

Form 2 Seller Disclosure Pack



Seller disclosure statement



Queensland
Government

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

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller **IAN WALTER OAKES, LOUANNE TRUDIE OAKES**

Property address
(referred to as the “property” in this statement) **11/4 JUAN ST, ALEXANDRA HEADLAND QLD 4572**

Lot on plan description **11/BUP3294**

Community titles scheme or BUGTA scheme:	Is the property part of a community titles scheme or a BUGTA scheme:
	☒ Yes ☐ 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. ☒ 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 to affect the property after settlement. ☐ Yes ☒ No 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 <i>If Yes, the details of any statutory encumbrances are as follows:</i>
Residential tenancy or rooming accommodation agreement	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. ☐ Yes ☒ No 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> 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. 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> : High 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 If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.	
* 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.		
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 If Yes, a copy of the order or application must be given by the seller.	
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: \$1277.46 Date Range: 01/01/2026 - 30/06/2026
	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: \$382.34 Date Range: 10/10/2025 - 08/01/2026
	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. ☒ Yes ☐ No (If Yes, complete the information below)
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. ☒ Yes 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.
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. ☒ Yes ☐ No If No— An explanatory statement is given to the buyer that states: ☐ Yes » 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 ☐ Yes ☒ No (If Yes, complete the information below)
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. ☐ Yes ☐ No If No— An explanatory statement is given to the buyer that states: ☐ Yes » 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.

Signatures – SELLER

Signed by:

IAN WALTER OAKES

8D74BA644713486

Signature of seller

Signed by:

LOUANNE TRUDIE OAKES

BAB1A48D7125450

Signature of seller

IAN WALTER OAKES

Name of Seller

LOUANNE TRUDIE OAKES

Name of Seller

15-06-2026

Date

15-06-2026

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: 56169307

Search Date: 18/05/2026 13:29

Title Reference: 15880115

Date Created: 11/05/1979

Previous Title: 15862058

REGISTERED OWNER

Dealing No: 716864046 04/11/2015

IAN WALTER OAKES

LOUANNE TRUDIE OAKES

JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 11 BUILDING UNIT PLAN 3294

Local Government: SUNSHINE COAST

COMMUNITY MANAGEMENT STATEMENT 11863

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10046207 (POR 2)

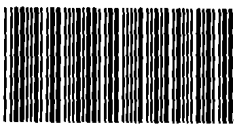
ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]

Requested By: D-ENQ INFOTRACK PTY LIMITED



BUP3294

CMS11863

(Form 1)

REGULATION 5(a)

SHEET No. 1

of 10

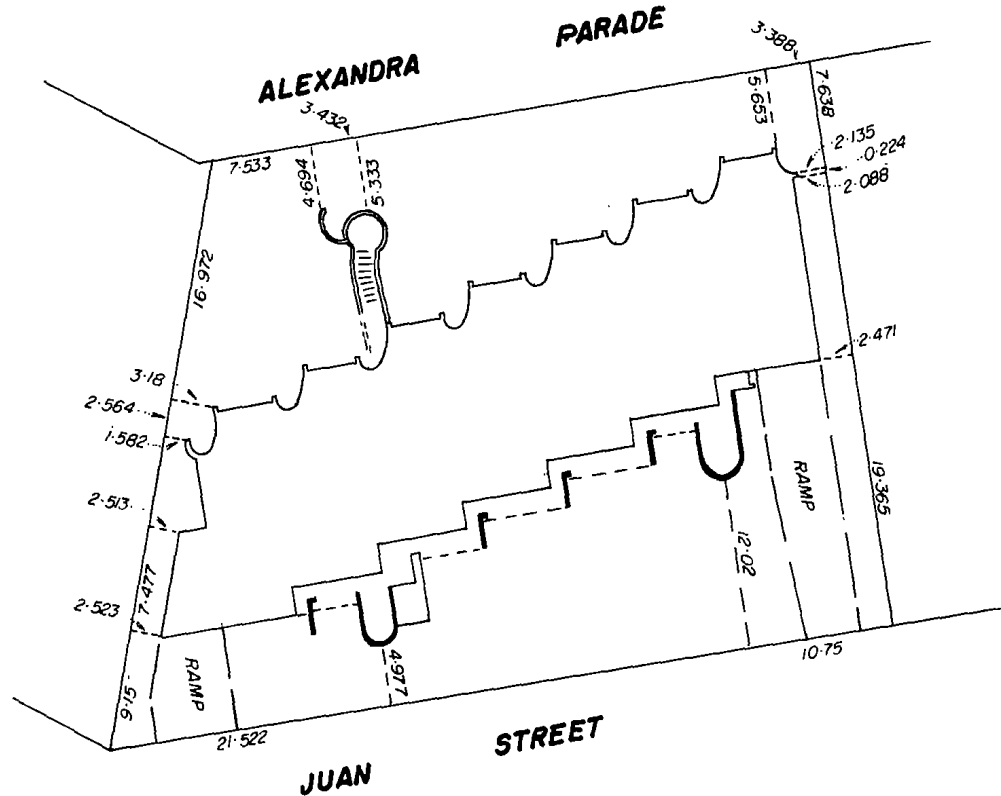
SHEETS.

ANNEXURE I TO SHEET No. 1 MADE

BUILDING UNITS PLAN NO. 3294

23 FEB 1990

Name of Building Units: SHAN-DELLE



& CO.

SIGNATURE OF REGISTERED PROPRIETOR:

Scale: 1 : 400

COMMON SEAL OF
BEAU HARTNETT PTY. LTD.
as hereto affixed by
authority of a resolution
of the Board of
Directors in the presence
of TIMOTHY FRANCIS
HARTNETT Director and
JESSIE HARTNETT
Director in the presence

Director.
Director.

BUILDING UNITS PLAN No. 3294

REGISTERED 3 May 1979

NAME OF REGISTERED PROPRIETOR: BEAU HARTNETT & CO. PTY. LTD.

REGISTRAR OF TITLES

ADDRESS: 12 Park Street,
Buderim

COUNTY: Canning

OFFICE REFERENCE ONLY

PARISH: Mooloolah

CITY:

REFERENCE TO TITLE VOLUME 5862 FOLIO 58

Shire Clerk
MAROOCHY SHIRE Council

DESCRIPTION OF PARCEL: Lot 1 on RP.165749

NAME OF BODY CORPORATE
ADDRESS AT WHICH DOCUMENTS
MAY BE SERVED

Building Units Plan No 3294
The Proprietors of "Shan-Delle"
c/- Power & Cartwright
Sunshine Beach Road,
Noosa Heads, -

3294
C/- KING & BURNS PTY LTD
PO BOX 42 COFFS HARBOUR NSW
600 4558
PO BOX 467 BUDERIM QLD
4556

of By-laws. First schedule. Recorded
28th day of Mar. 1980.

REGISTRAR OF TITLES

CISP

ANNEXURE / TO SHEET NO. 1

OF BUILDING UNITS PLAN NO. 3294 ON

23 FEB 1990

H. L. Laxman

REGISTRAR OF TITLES

No. K 183471B

Notification of Change of Address for Service of Documents

Recorded 23 FEB 1990

H. L. Laxman

REGISTRAR OF TITLES

No. 700837581

NOTIFICATION OF CHANGE OF ADDRESS RECORDED

28 SEP 1995

H. L. Laxman

(Form 2)

REGULATION 12

SHEET No. 2

of 10

SHEETS

BUILDING UNITS PLAN NO3294

I, **DAVID MITCHELL BUCKLEY** of **Maroochydore**
Licensed Surveyor under "*The Surveyors Act, 1977*" do hereby certify (1) that the building shown on
the Building Units Plan to which this Certificate is annexed, is within the external surface boundaries of the
parcel the subject of the Building Units Plan, subject to Clause 2 of this Certificate and (2) that where eaves
or guttering project beyond such external boundaries, an appropriate easement has been granted as an
appurtenance of the parcel and (3) that where the projection is over a road, the Local Authority has
consented thereto pursuant to the ordinances or by-laws as the case may be.

DATED THIS

Seventh

DAY OF

March

19 79



Licensed Surveyor

>


MAROOCHY SHIRE Council
Shire Clerk
Town

(Form 3)

REGULATION 13

SHEET No. 3 of 10 SHEETS

BUILDING UNITS PLAN No. 3294

The Maroochy Shire Council certifies that the proposed subdivision of the parcel, as illustrated in the Building Units Plan, has been approved by the Maroochy Shire Council and that all requirements of "The Local Government Acts, 1936 to 1977", have been complied with in regard to the subdivision.

Mayor

Shire Chairman

Town

Clerk

Shire

MAROOCHY SHIRE Council.

FORM 11

REGULATION 13A

SHEET No. 4 of 10 SHEETS

BUILDING UNITS PLAN NO. 3294

I, Alan Andrew KIRBY of NAMBOUR

~~* an Architect under the "Architects Act 1962-1971"~~

* a Building Inspector appointed by the x Maroochy Shire Council

do hereby certify that the building shown on the Buildings Units plan to which this certificate is annexed has been substantially completed in accordance with plans and specifications approved by

* the x Maroochy Shire Council

* ~~a designated officer of the x~~ Council

DATED this Thirtieth

day of March

1979

* Cross out whichever is inapplicable

x Insert name of Council

Shire Clerk
Town

MAROOCHY SHIRE Council

(Form 4) REGULATION 14

3294

SHEET No. 5 of

10

SHEETS

SCHEDULE OF UNIT ENTITLEMENT AND REFERENCE TO
CURRENT CERTIFICATE OF TITLE

Unit No.	Level	Entitle- ment	Current C's T.		Unit No.	Level	Entitle- ment	Current C's T.	
			Vol.	Fol.				Vol.	Fol.
1	B	1	5880	105					
2	B	1		106					
3	B	1		107					
4	B	1		108					
5	B	1		109					
6	B	1		110					
7	B	1		111					
8	C	1		112					
9	C	1		113					
10	C	1		114					
11	C	1		115					
12	C	1		116					
13	C	1		117					
14	C	1		118					
15	D	1		119					
16	D	1		120					
17	D	1		121					
18	D	1		122					
19	D	1		123					
20	D	1		124					
21	D	1		125					
	TOTAL	21							

SIGNATURE OF REGISTERED PROPRIETOR:
THE COMMON SEAL of
BEAVY HARTNETT & CO PTY.
LTD. was hereto affixed.
by authority of a resolu-
tion by the Board of
Directors in the pres-
ence of TIMOTHY FRANCIS
HARTNETT Director and
ALINE JESSIE HARTNETT
Director in the presence
of:



M. J. Shine
MARDOCHY SHINE
Shire Clerk
Town Council

(Form 5)

REGULATION 15

SHEET No.

6

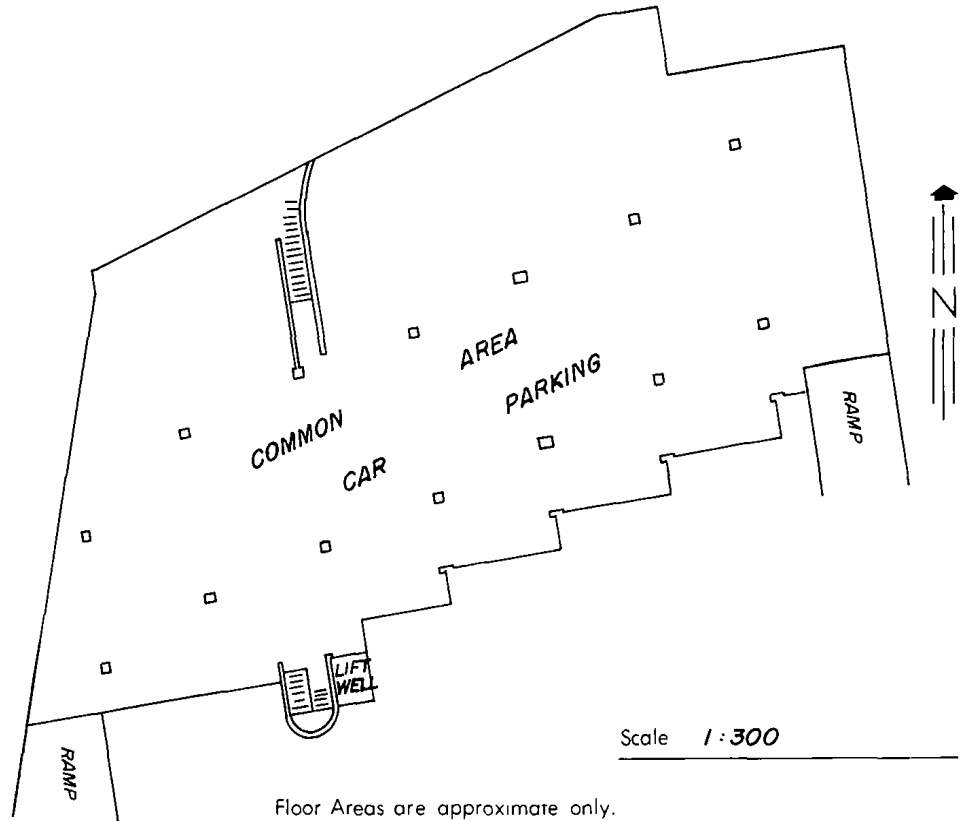
of

10

SHEETS

BUILDING UNITS PLAN NO. 3294

LEVEL A



Scale 1:300

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

[Signature]
 THE COMMON SEAL of BEAU HARTNETT & CO. PTY. LTD.
 Common Seal of Director.
[Signature]
 Director.

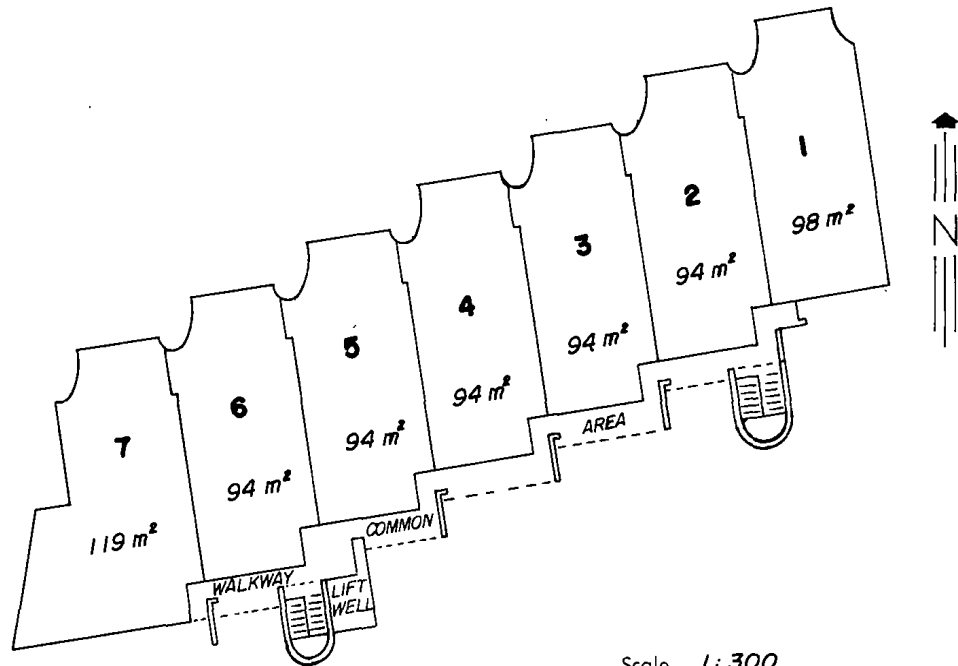
(THE COMMON SEAL of BEAU HARTNETT & CO. PTY. LTD. was hereto affixed (by authority of a resolution by the Board of Directors in the presence of TIMOTHY FRANCIS HARTNETT (Director and ALINE JESSIE HARTNETT (Director in the presence of:

[Signature] Shire Clerk
 Town

MAROOCHY SHIRE Council

BUILDING UNITS PLAN NO. 3294

LEVEL B



Scale 1:300

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

[Signature]
 THE
 Common Seal
 OF
[Signature]
 Director.
 Director.

(THE COMMON SEAL OF BEAU HARTNETT & CO. PTY. LTD. was hereto affixed by authority of a resolution by the Board of Directors in the presence of TIMOTHY FRANCIS HARTNETT Director (and ALINE JESSIE HARTNETT Director in the presence of:

[Signature]

Shire Clerk
 Town

MARDOCHY SHIRE Council

(Form 5)

REGULATION 15

SHEET No.

8

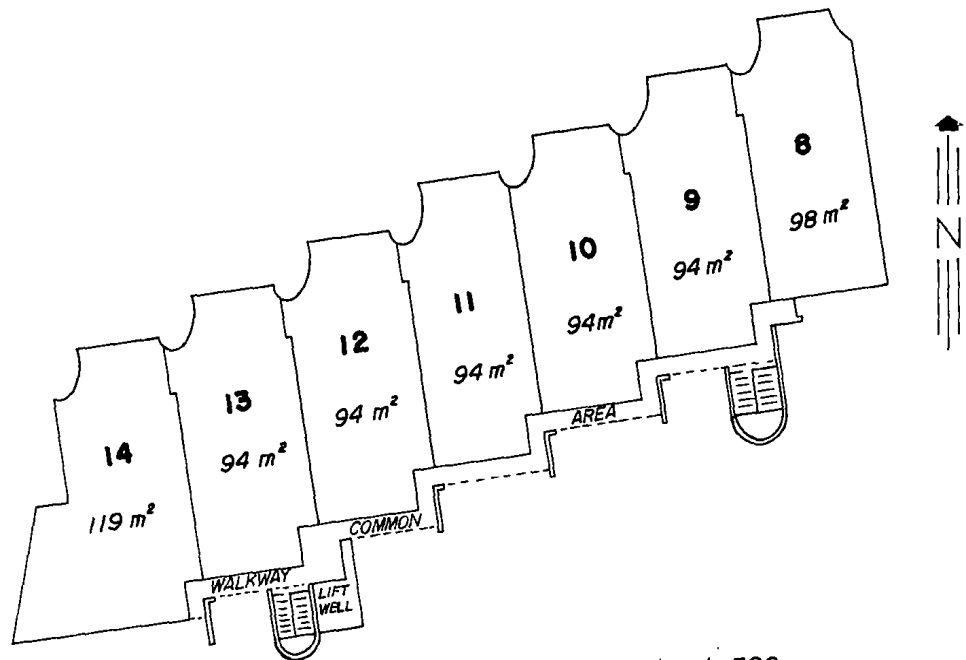
of

10

SHEETS

BUILDING UNITS PLAN NO. 3294

LEVEL C



Scale 1:300

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

Timothy Francis Hartnett
 Director.
Aline Jessie Hartnett
 Director.

(THE COMMON SEAL of BEAU HARTNETT & CO. PTY. LTD. was hereto affixed by authority of a resolution by the Board of Directors in the presence of TIMOTHY FRANCIS HARTNETT Director (and ALINE JESSIE HARTNETT Director in the presence of:

M. J. Smith Shire Clerk
 Town

MARDOCHY SHIRE Council

(Form 5)

REGULATION 15

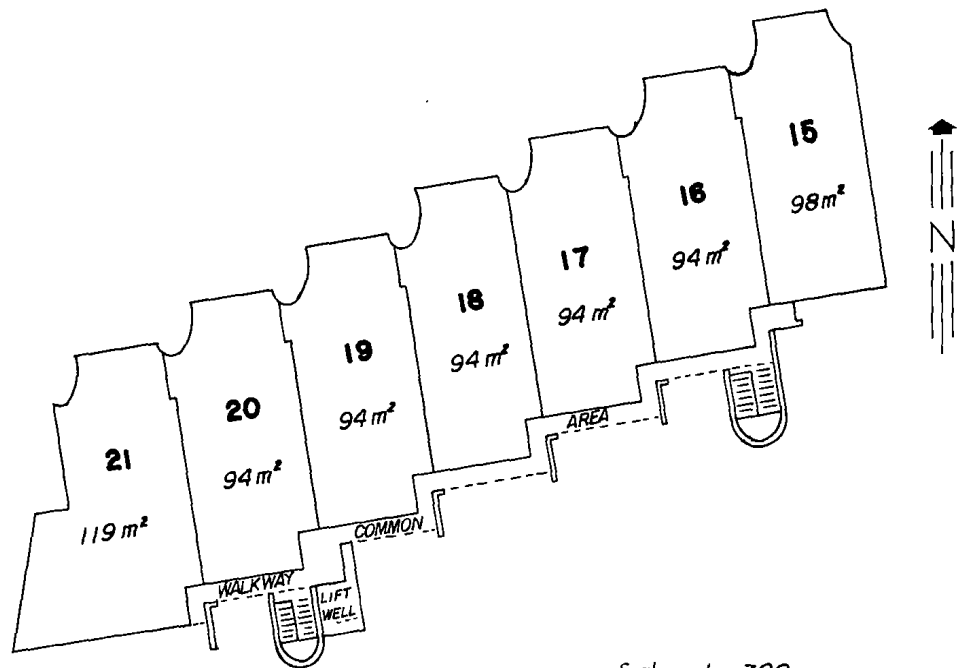
SHEET No.

9

of 10

SHEETS

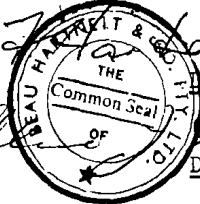
BUILDING UNITS PLAN NO. 3294

LEVEL D

Scale 1 : 300

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:



 Director.

 Director.

(THE COMMON SEAL of BEAU HARTNETT &
 CO. PTY. LTD. was hereto affixed by
 authority of a resolution by the
 Board of Directors in the presence
 of TIMOTHY FRANCIS HARTNETT Director
 (and ALINE JESSIE HARTNETT Director
 in the presence of:

Shire Clerk
 Town

MAROOCHY SHIRE Council

(Form 5)

REGULATION 15

SHEET No.

10

of

10

SHEETS

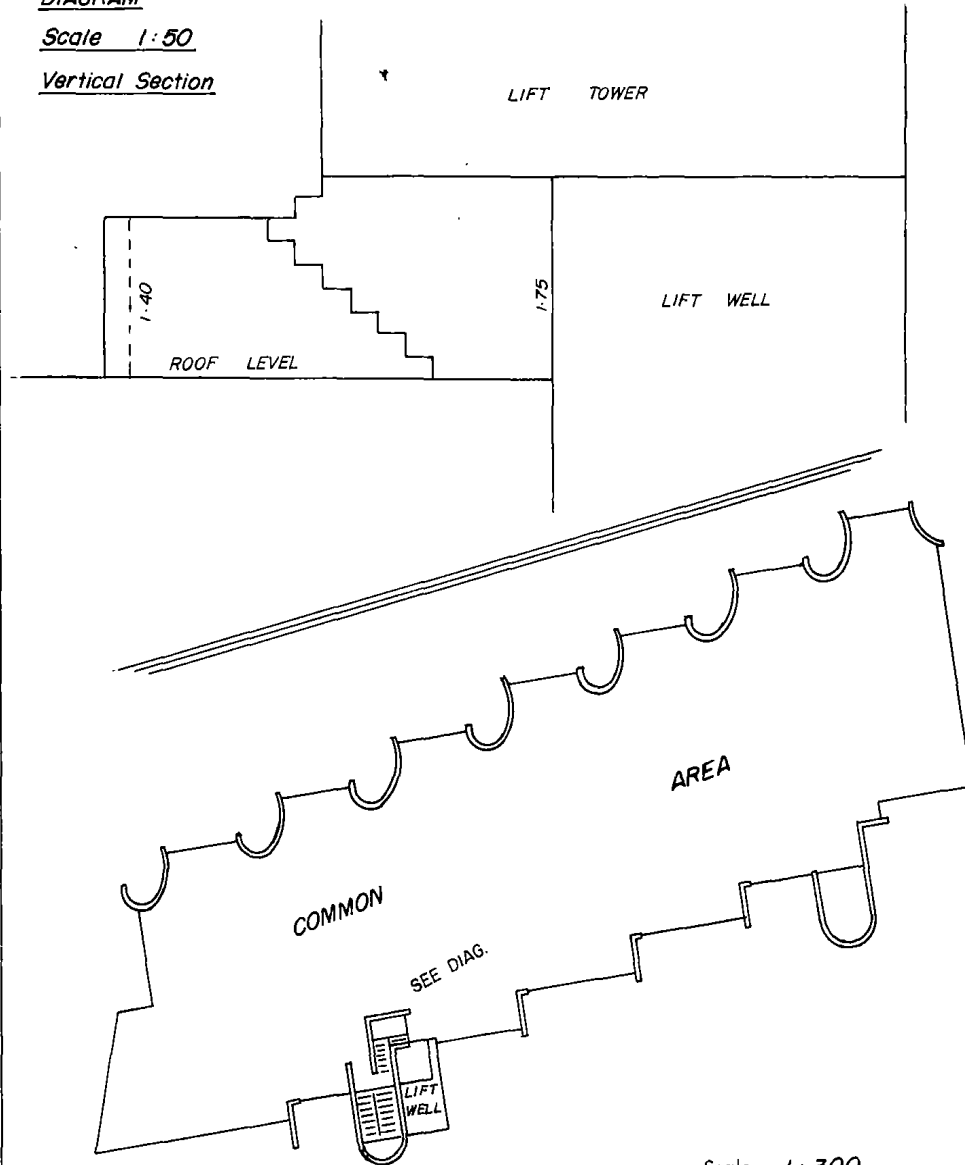
BUILDING UNITS PLAN NO. 3294

LEVEL E

DIAGRAM

Scale 1:50

Vertical Section

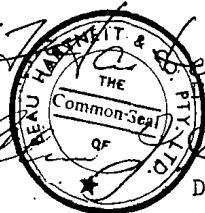


Scale 1:300

Floor Areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

[Signature]
 Director.
[Signature]
 Director.



(THE COMMON SEAL of BEAU HARTNETT & CO.
 (PTY. LTD. was hereto affixed by authority
 of a resolution by the Board of Directors
 in the presence of TIMOTHY FRANCIS HARTNETT
 Director and ALINE JESSIE HARTNETT Director
 in the presence of:

A. M. S. S. S. Shire Clerk
 Town
 MAROOCHY SHIRE Council

ESANDA LIMITED

Incorporated in Victoria



A wholly-owned General Finance Subsidiary of ANZ Bank
324 Queen Street Brisbane Queensland 4000
PO Box 226 Brisbane Queensland 4001 Telephone 221 7777

LC:EM

6th April, 1979.

3294

The Registrar of Titles,
Titles Office,
BRISBANE. 4000.

Dear Sir,

RE: ~~GROUP TITLES PLAN NO.~~ BUILDING UNITS PLAN NO: 3294
SHAN-DELLE
BEAU HARTNETT & CO. PTY. LTD.

Esanda Limited as Mortgagee under Bill of Mortgage
No. F654989 hereby consents to registration of the
above plan.

EXECUTED by ESANDA LIMITED by
being signed by its Attorney

EDWARD GLANVILLE HUSSETT ESANDA LIMITED
under Power of Attorney No. 2982513 by its Attorney
(who hereby certifies that he is the
Queensland Operations Manager,
Esanda Limited) in the presence of

THE REGISTRAR OF TITLES

TITLES OFFICE

BRISBANE....4000

3294

Dear Sir,

RE: B.U.P. "SHAN-DELLE"

AS MORTGAGEE UNDER BILL OF MORTGAGE NO. F654990

THE BOYANDA PTY. LTD. HEREBY CONSENTS TO THE REGISTRATION

OF BUILDING UNITS PLAN NO. 3294 AS FAR AS RELATES
TO CERTIFICATES OF TITLE VOLUME ⁵⁸⁶² 2704 FOLIO ⁵⁸ 44.

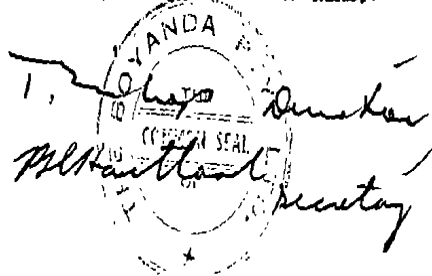
~~VOLUME 2900 FOLIO 45.~~

~~VOLUME 2913 FOLIO 68.~~

Being lot 1 on E.P.165749

IN WITNESS WHEREOF THE COMMON SEAL OF THE BOYANDA PTY. LTD.

HATH BEEN HEREUNTO AFFIXED THIS *twenty seventh* DAY OF
April ONE THOUSAND NINE HUNDRED AND SEVENTY-NINE.



A JUSTICE OF THE PEACE

John September J.P.

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

1. Pool safety certificate number

Identification number: PSC0298153

2. Location of the swimming pool

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

Street address:

4 JUAN ST

ALEXANDRA HEADLAND QLD

Postcode

4

5

7

2

Lot and plan details:

9999/BUP/3294

Local government area:

SUNSHINE COAST REGIONAL

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

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

No disability exemption applies; No impracticality exemption applies

No performance solution applies

4. Pool properties

Shared pool



Non-shared pool



Number of pools

1

5. Pool safety certificate validity

Effective date:

1

1

/

0

6

/

2

0

2

6

Expiry date:

1

1

/

0

6

/

2

0

2

7

6. Certification

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

Name:

Emma Gardiner

Pool safety inspector
licence number:

PS15329813

Signature:

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

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit <https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

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

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

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

BCCM

Form 33

Department of Justice

Body corporate certificate

Body Corporate and Community Management Act 1997, section 205(4)

This form is effective from 1 August 2025

For the sale of a lot included in a community titles scheme under the Body Corporate and Community Management Act 1997 (other than a lot to which the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 applies).

WARNING - Do not sign a contract to buy a property in a community titles scheme until you have read and understood the information in this certificate. Obtain independent legal advice if needed.

You may rely on this certificate against the body corporate as conclusive evidence of matters stated in the certificate, except any parts where the certificate contains an error that is reasonably apparent.

This certificate contains important information about the lot and community titles scheme named in the certificate, including:

- becoming an owner and contacting the body corporate
- details of the property and community titles scheme
- by-laws and exclusive use areas
- lot entitlements and financial information
- owner contributions and amounts owing
- common property and assets
- insurance
- contracts and authorisations

This certificate does not include information about:

- physical defects in the common property or buildings in the scheme;
- body corporate expenses and liabilities for which the body corporate has not fixed contributions;
- current, past or planned body corporate disputes or court actions;
- orders made against the body corporate by an adjudicator, a tribunal or a court;
- matters raised at recent committee meetings or body corporate meetings; or
- the lawful use of lots, including whether a lot can be used for short-term letting.

Search applicable planning laws, instruments and documents to find out what your lot can be used for. If you are considering short-term letting your lot, contact your solicitor, the relevant local government or other planning authority to find out about any approvals you will need or if there are any restrictions on short-term letting. It is possible that lots in the community titles scheme are being used now or could in future be used lawfully or unlawfully for short-term or transient accommodation.

The community management statement

Each community titles scheme has a community management statement (CMS) recorded with Titles Queensland, which contains important information about the rights and obligations of the owners of lots in the scheme. The seller must provide you with a copy of the CMS for the scheme before you sign a contract.

The Office of the Commissioner for Body Corporate and Community Management

The Office of the Commissioner for Body Corporate and Community Management provides an information and education service and a dispute resolution service for those who live, invest or work in community titles schemes. Visit www.qld.gov.au/bodycorporate.

You can ask for a search of adjudicators orders to find out if there are any past or current dispute applications lodged for the community titles scheme for the lot you are considering buying www.qld.gov.au/searchofadjudicatorsorders.

The information in this certificate is issued on 07/05/2026

Becoming an owner

When you become an owner of a lot in a community titles scheme, you:

- automatically become a member of the body corporate and have the right to participate in decisions about the scheme;
- must pay contributions towards the body corporate's expenses in managing the scheme; and
- must comply with the body corporate by-laws.

You must tell the body corporate that you have become the owner of a lot in the scheme within 1 month of settlement. You can do this by using the BCCM Form 8 Information for body corporate roll. Fines may apply if you do not comply.

How to get more information

You can inspect the body corporate records which will provide important information about matters not included in this certificate. To inspect the body corporate records, you can contact the person responsible for keeping body corporate records (see below), or you can engage the services of a search agent. Fees will apply.

Planning and development documents can be obtained from the relevant local government or other planning authority. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

Contacting the body corporate

The body corporate is an entity made up of each person who owns a lot within a community titles scheme.

Name and number of the community titles scheme

SHAN-DELLE

CTS No. **11863**

Body corporate manager

Bodies corporate often engage a body corporate manager to handle administrative functions.

Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Tim Baker**

Company: **Archers the Strata Professionals**

Phone: **07 5458 4500**

Email: **sunshinecoast@abcm.com.au**

Accessing records

Who is currently responsible for keeping the body corporate's records?

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **11**

Plan type and number: **3294**

Plan of subdivision: **BUILDING FORMAT PLAN**

The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.

Regulation module

There are 5 regulation modules for community titles schemes in Queensland. The regulation module that applies to the scheme determines matters such as the length of service contracts and how decisions are made.

More information is available from www.qld.gov.au/buyingbodycorporate.

The regulation module that applies to this scheme is the:

Standard

NOTE: If the regulation module that applies to the scheme is the Specified Two-lot Schemes Module, then BCCM Form 34 should be used.

Layered arrangements of community titles schemes

A layered arrangement is a grouping of community titles schemes, made up of a principal scheme and one or more subsidiary schemes. Find more information at www.qld.gov.au/buyingbodycorporate

Is the scheme part of a layered arrangement of community titles schemes?

No

If yes, you should investigate the layered arrangement to obtain further details about your rights and obligations. The name and number of each community titles scheme part of the layered arrangement should be listed in the community management statement for the scheme given to you by the seller.

Building management statement

A building management statement is a document, which can be put in place in certain buildings, that sets out how property and shared facilities are accessed, maintained and paid for by lots in the building. It is an agreement between lot owners in the building that usually provides for supply of utility services, access, support and shelter, and insurance arrangements. A lot can be constituted by a community titles scheme's land.

Does a building management statement apply to the community titles scheme?

No

If yes, you can obtain a copy of the statement from Titles Queensland: www.titlesqld.com.au. You should seek legal advice about the rights and obligations under the building management statement before signing the contract -for example, this can include costs the body corporate must pay in relation to shared areas and services.

By-laws and exclusive use areas

The body corporate may make by-laws (rules) about the use of common property and lots included in the community titles scheme. You must comply with the by-laws for the scheme. By-laws can regulate a wide range of matters, including noise, the appearance of lots, carrying out work on lots (including renovations), parking, requirements for body corporate approval to keep pets, and whether smoking is permitted on outdoor areas of lots and the common property. However, by-laws cannot regulate the type of residential use of lots that may lawfully be used for residential purposes. You should read the by-laws before signing a contract.

What by-laws apply?

The by-laws that apply to the scheme are specified in the community management statement for the scheme provided to you by the seller.

The community management statement will usually list the by-laws for the scheme. If the statement does not list any by-laws, Schedule 4 of the Body Corporate and Community Management Act 1997 will apply to the scheme.

In some older schemes, the community management statement may state that the by-laws as at 13 July 2000 apply. In these cases, a document listing the by-laws in consolidated form must be given with this certificate.

General by-laws

The community management statement includes the complete set of by-laws that apply to the scheme.

Exclusive use areas

Individual lots may be granted exclusive use of common property or a body corporate asset, for example, a courtyard, car park or storage area. The owner of a lot to whom exclusive use rights are given will usually be required to maintain the exclusive use area unless the exclusive use by-law or other allocation of common property provides otherwise.

Are there any exclusive use by-laws or other allocations of common property in effect for the community titles scheme?

No

If yes, the exclusive use by-laws or other allocations of common property for the schemes are:

Date of Resolution	Lot	Description	Conditions
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Lot entitlements and financial information

Lot entitlements

Lot entitlements are used to determine the proportion of body corporate expenses each lot owner is responsible for. The community management statement contains two schedules of lot entitlements – a contribution schedule of lot entitlements and an interest schedule of lot entitlements, outlining the entitlements for each lot in the scheme. The contribution schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to most body corporate expenses, and the interest schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to insurance expenses in some cases. Lots may have different lot entitlements and therefore may pay different contributions to the body corporate's expenses.

You should consider the lot entitlements for the lot compared to the lot entitlements for other lots in the scheme before you sign a contract of sale.

Contribution schedule

Contribution schedule lot entitlement for the lot: **1**

Total contribution schedule lot entitlements for all lots: **21**

Interest schedule

Interest schedule lot entitlement for the lot: **1**

Total interest schedule lot entitlements for all lots: **21**

Statement of accounts

The most recent statement of accounts prepared by the body corporate for the notice of the annual general meeting for the scheme is given with this certificate.

Owner contributions (levies)

The contributions (levies) paid by each lot owner towards body corporate expenses is determined by the budgets approved at the annual general meeting of the body corporate.

You need to pay contributions to the body corporate's administrative fund for recurrent spending and the sinking fund for capital and non-recurrent spending.

If the Commercial Module applies to the community titles scheme, there may also be a promotion fund that owners of lots have agreed to make payments to.

WARNING: You may have to pay a special contribution if a liability arises for which no or inadequate provision has been made in the body corporate budgets.

The contributions payable by the owner of the lot that this certificate relates to are listed over the page.

Body corporate debts

If any contributions or other body corporate debt (including penalties or reasonably incurred recovery costs) owing in relation to the lot are not paid before you become the owner of the property, YOU WILL BE LIABLE TO PAY THEM TO THE BODY CORPORATE. Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot **11** for the current financial year: \$ **5,475.66**

Number of instalments: **4** (outlined below)

Discount for on-time payments (if applicable): **20** %

Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/10/25 to 31/12/25	01/10/25	1,288.40	1,030.72	30/09/25
01/01/26 to 31/03/26	01/01/26	1,288.40	1,030.72	22/12/25
01/04/26 to 30/06/26	01/04/26	1,449.43	1,159.54	27/03/26
01/07/26 to 30/09/26	01/07/26	1,449.43	1,159.54	
01/10/26****31/12/26	01/10/26	1,368.92	1,095.14	
01/01/27****31/03/27	01/01/27	1,368.92	1,095.14	
Amount overdue				Nil
Amount Unpaid including amounts billed not yet due				Nil

Sinking fund contributions

Total amount of contributions (before any discount) for lot **11** for the current financial year: \$ **4,764.39**

Number of instalments: **4** (outlined below)

Discount for on-time payments (if applicable): **20** %

Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
01/10/25 to 31/12/25	01/10/25	1,153.29	922.63	30/09/25
01/01/26 to 31/03/26	01/01/26	1,153.29	922.63	22/12/25
01/04/26 to 30/06/26	01/04/26	1,228.90	983.12	27/03/26
01/07/26 to 30/09/26	01/07/26	1,228.91	983.13	
01/10/26****31/12/26	01/10/26	1,191.10	952.88	
01/01/27****31/03/27	01/01/27	1,191.10	952.88	
Amount overdue				Nil
Amount Unpaid including amounts billed not yet due				Nil

Special contributions - Administrative Fund (IF ANY)

Date determined: **17/12/25** (Access the body corporate records for more information).

Total amount of contributions (before any discount) **Nil**

Number of instalments: **0** (outlined below)

Discount for on-time payments (if applicable): **20** %

Monthly penalty for overdue contributions (if applicable): **2.50** %

Period	Due date	Amount due	Amount due if discount applied	Paid
				Amount overdue
				Nil
				Amount Unpaid including amounts billed not yet due
				Nil

Special contributions - Sinking Fund (IF ANY)

Date determined: (Access the body corporate records for more information).

Total amount of contributions (before any discount) Nil

Number of instalments: 0 (outlined below)

Discount for on-time payments (if applicable): 20 %

Monthly penalty for overdue contributions (if applicable): 2.50 %

Due date	Amount due	Amount due if discount applied	Paid
			Amount overdue
			Nil
			Amount Unpaid including amounts billed not yet due
			Nil

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount
No other amounts payable for the lot.				

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	Nil
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue (Total Amount Unpaid including not yet due \$0.00)	Nil

(An amount in brackets indicates a credit or a payment made before the due date)

Common property and assets

When you buy a lot in a community titles scheme, you also own a share in the common property and assets for the scheme. Common property can include driveways, lifts and stairwells, and shared facilities. Assets can include gym equipment and pool furniture.

The body corporate is usually responsible for maintaining common property in a good and structurally sound condition. An owner is usually responsible for maintaining common property or assets that their lot has been allocated exclusive use of, or for maintaining improvements to common property or utility infrastructure that is only for the benefit of their lot. The body corporate may have additional maintenance responsibilities, depending on the plan of subdivision the scheme is registered under. For more information, visit www.qld.gov.au/buyingbodycorporate.

Sinking fund forecast and balance - maintenance and replacement of common property / assets

The body corporate must have a sinking fund to pay for future capital expenses, such as repairs or replacement of common property and assets. The body corporate must raise enough money in its sinking fund budget each year to provide for spending for the current year and to reserve an amount to meet likely spending for 9 years after the current year. If there is not enough money in the sinking fund at the time maintenance is needed, lot owners will usually have to pay additional contributions.

Prior to signing a contract, you should consider whether the current sinking fund balance is appropriate to meet likely future capital expenditure.

Does the body corporate have a current sinking fund forecast that estimates future capital expenses and how much money needs to be accumulated in the sinking fund?

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 15/11/22

Current sinking fund balance (as at date of certificate): \$ 95,852.15

Improvements to common property the lot owner is responsible for

A lot owner may make improvements to the common property for the benefit of their lot if authorised by the body corporate or under an exclusive use by-law. The owner of the lot is usually responsible for maintenance of these improvements, unless the body corporate authorises an alternative maintenance arrangement or it is specified in the relevant by-law.

Details of authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition are given with this certificate below

Date	Description	Conditions
------	-------------	------------

Body corporate assets

The body corporate must keep a register of all body corporate assets worth more than \$1,000.

The body corporate does not have any assets that it is required to record in its register

Insurance

The body corporate must insure the common property and assets for full replacement value and public risk. The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

- under a building format plan of subdivision or volumetric format plan of subdivision - each building that contains an owner's lot (e.g. a unit or apartment); or
- under a standard format plan of subdivision - each building on a lot that has a common wall with a building on an adjoining lot.

Body corporate insurance policies

Details of each current insurance policy held by the body corporate including, for each policy, are given with this certificate.

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING CHU UNDERWRITING AGENCIES	HU0006160965	10,781,968.00	18,740.00	14/02/27	2,000 standart, 2,500 water damage 1,000 machinery breakdown
PUBLIC LIABILITY CHU UNDERWRITING AGENCIES	HU0006160965	20,000,000.00	Included	14/02/27	2,000 standart, 2,500 water damage 1,000 machinery breakdown
OFFICE BEARERS CHU UNDERWRITING AGENCIES	HU0006160965	5,000,000.00	Included	14/02/27	2,000 standart, 2,500 water damage 1,000 machinery breakdown
BUILDING CATASTROPHE CHU UNDERWRITING AGENCIES	HU0006160965	1,617,295.00	Included	14/02/27	2,000 standart, 2,500 water damage 1,000 machinery breakdown
FLOOD COVER CHU UNDERWRITING AGENCIES	HU0006160965	Insured	Included	14/02/27	2,000 standart, 2,500 water damage 1,000 machinery breakdown

Alternative insurance

Where the body corporate is unable to obtain the required building insurance, an adjudicator may order that the body corporate take out alternative insurance. Information about alternative insurance is available from www.qld.gov.au/buyingbodycorporate.

Does the body corporate currently hold alternative insurance approved under an alternative insurance order?

No

Lot owner and occupier insurance

The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.

The owner is responsible for insuring buildings that do not share a common wall if the scheme is registered under a standard format plan of subdivision, unless the body corporate has set up a voluntary insurance scheme and the owner has opted-in.

More information about insurance in community titles schemes is available from your solicitor or www.qld.gov.au/buyingbodycorporate

Contracts and authorisations

Caretaking service contractors and letting agents – Accommodation Module, Commercial Module and Standard Module

A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.

If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.

A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as 'management rights'.

The maximum term of a service contract or authorisation entered into by a body corporate is:

- 10 years if the Standard Module applies to the scheme; and
- 25 years if the Accommodation Module or Commercial Module applies to the scheme.

You may inspect the body corporate records to find information about any engagements or authorisations entered into by the body corporate, including the term of an engagement or authorisation and, for an engagement, duties required to be performed and remuneration payable by the body corporate.

Has the body corporate engaged a caretaking services contractor for the scheme?

No

Has the body corporate authorised a letting agent for the scheme?

No

Embedded network electricity supply

Is there an arrangement to supply electricity to occupiers in the community titles scheme through an embedded network?

No

More information about embedded networks in community titles schemes is available from www.qld.gov.au/buyingbodycorporate.

Body corporate authority

This certificate is signed and given under the authority of the body corporate.

Name/s Archers the Strata Professionals

Positions/s held Body Corporate Manager

Date 07/05/2026

Signature/s TRBaker

Copies of documents given with this certificate:

- by-laws for the scheme in consolidated form (if applicable)
- details of exclusive use by-laws or other allocations of common property (if applicable)
- the most recent statement of accounts
- details of amounts payable to the body corporate for another reason (if applicable)
- details of improvements the owner is responsible for (if applicable)
- the register of assets (if applicable)
- insurance policy details

Mail Address
PO Box 1191
Mooloolaba Qld 4557

Telephone (07) 5458 4500
Fax (07) 5444 5595

Level 1
35 Dalton Drive
Maroochydore, Qld 4558

SHAN-DELLE CTS 11863

4 Juan Street Alexandra Headland Qld 4572

BALANCE SHEET

AS AT 30 SEPTEMBER 2025

	ACTUAL 30/09/2025	ACTUAL 30/09/2024
<u>PROPRIETORS FUND</u>		
Administrative Fund	5,511.69	9,159.46
Sinking Fund	99,876.22	72,726.33
<u>TOTAL</u>	<u>\$ 105,387.91</u>	<u>\$ 81,885.79</u>

THESE FUNDS ARE REPRESENTED BY

<u>CURRENT ASSETS</u>		
Cash At Bank	78,603.34	117,424.02
Investment - Macquarie 1	60,000.00	0.00
Accrued Interest	932.05	0.00
Levies Billed - Not Yet Due	51,275.49	51,619.26
Levies Rec'd - Not Yet Billed	1,953.33	0.00
Prepayments	7,454.36	6,415.06
<u>TOTAL ASSETS</u>	<u>200,218.57</u>	<u>175,458.34</u>

<u>LIABILITIES</u>		
G S T Clearing Account	2,912.00	(1,138.31)
P A Y G Clearing A/C	182.00	0.00
Provision For Income Tax	0.00	270.00
Creditors	143.00	2,394.54
Sundry Creditors	2,860.00	6,037.31
Accrued Expenses	3,230.89	1,719.86
Next Year Discounts	(8,559.46)	(9,340.59)
Levies Billed - Not Yet Due	46,614.08	46,926.60
Levies Rec'd - Not Yet Billed	1,775.75	0.00
All Levies Rec'd In Advance	45,672.40	46,703.14
<u>TOTAL LIABILITIES</u>	<u>94,830.66</u>	<u>93,572.55</u>

<u>NET ASSETS</u>	<u>\$ 105,387.91</u>	<u>\$ 81,885.79</u>
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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 30 SEPTEMBER 2025

	ACTUAL	BUDGET	ACTUAL
	01/10/24-30/09/25	01/10/24-30/09/25	01/10/23-30/09/24
<u>ADMINISTRATIVE FUND</u>			
<u>INCOME</u>			
Levies - Administrative Fund	98,387.12	98,388.00	101,943.70
Discount - Admin Fund	(18,977.58)	(19,678.00)	(19,826.59)
Interest On Overdue Levies	63.60	0.00	0.00
<u>TOTAL ADMIN. FUND INCOME</u>	79,473.14	78,710.00	82,117.11
<u>EXPENDITURE - ADMIN. FUND</u>			
<u>BANK CHARGES</u>			
Transaction Fees	18.44	50.00	19.39
<u>BODY CORPORATE MANAGEMENT</u>			
Business Activity Statements	0.00	450.00	0.00
Disbursements	2,130.29	2,000.00	2,175.03
Secretarial Fees Additional	827.50	0.00	1,283.75
Secretarial Fees	3,668.25	4,000.00	3,527.41
Disbursements - Additional	0.00	0.00	48.79
Flying Minute	100.00	0.00	0.00
<u>CLEANING</u>			
Cleaning - General	7,200.00	6,600.00	7,200.00
Cleaning - Building	0.00	1,900.00	1,738.00
Cleaning - Garbage Bins	540.00	720.00	549.00
<u>COMMUNITY POWER</u>			
Electricity	7,455.70	4,500.00	6,713.08
Archers Electricity Rebate	(1,919.99)	0.00	(1,686.43)
Qld Govt. Relief	(318.75)	0.00	(406.25)
<u>COUNCIL FEES</u>			
Council Extra Garbage	0.00	100.00	0.00
<u>FIRE CONTROL</u>			
Fire - Contract	554.30	900.00	754.80
Fire - Evacuation Plan	209.09	200.00	0.00
Fire - Repairs & Maintenance	0.00	0.00	60.91
Fire - Evacuation Practice	400.00	400.00	0.00
Fire - Occupier's Statement	209.09	200.00	0.00
Fire - Annual Audit	490.91	450.00	0.00
<u>GENERAL EXPENSES</u>			

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 30 SEPTEMBER 2025

	ACTUAL	BUDGET	ACTUAL
	01/10/24-30/09/25	01/10/24-30/09/25	01/10/23-30/09/24
Committee Member Payments	0.00	0.00	1,000.00
Committee Member Pps	15.64	0.00	0.00
<u>INSURANCE</u>			
Insurance - Premiums	17,250.95	21,000.00	18,513.63
Insurance - Stamp Duty	1,340.24	0.00	815.20
<u>LIFT EXPENSES</u>			
Lift - Contract	4,808.00	4,800.00	4,637.00
Lift - Repairs & Maintenance	1,240.00	900.00	640.00
Lift - Registration Fee	255.85	300.00	253.48
Lift - Telephone Fee	360.00	550.00	1,370.00
<u>PEST CONTROL</u>			
Pest Control	2,075.31	2,200.00	2,675.10
<u>POOL EXPENDITURE</u>			
Pool - Chemicals	275.50	550.00	186.31
Pool - Repairs & Maintenance	2,967.95	2,250.00	1,005.45
Pool Safety Inspections	266.99	180.00	385.17
<u>PROFESSIONAL FEES</u>			
Consultancy Fees	0.00	0.00	720.00
Prep Of Income Tax Return	240.00	210.00	220.00
Work Place Health & Safety	0.00	500.00	533.64
Debt Recovery	170.00	0.00	115.00
<u>REPAIRS & MAINTENANCE</u>			
R & M - Building	6,078.62	4,500.00	8,268.03
R & M - Doors/Locks	0.00	1,800.00	1,750.00
R & M - Gardens & Grounds	16,742.63	4,500.00	11,504.14
R & M - Electrical	2,514.43	3,300.00	6,475.45
R & M - Locksmiths	627.00	900.00	0.00
R & M - Plant & Equipment	0.00	900.00	0.00
R & M - Plumbing	4,326.97	3,300.00	4,264.64
R & M - Painting	0.00	3,600.00	0.00
<u>TOTAL ADMIN. EXPENDITURE</u>	83,120.91	78,710.00	87,309.72
<u>SURPLUS / DEFICIT</u>	\$ (3,647.77)	\$ 0.00	\$ (5,192.61)
Opening Admin. Balance	9,159.46	9,159.46	14,352.07
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 5,511.69	\$ 9,159.46	\$ 9,159.46

Mail Address
PO Box 1191
Mooloolaba Qld 4557

Telephone (07) 5458 4500
Fax (07) 5444 5595

Level 1
35 Dalton Drive
Maroochydore, Qld 4558

SHAN-DELLE CTS 11863

4 Juan Street Alexandra Headland Qld 4572

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2024 TO 30 SEPTEMBER 2025

	ACTUAL	BUDGET	ACTUAL
	01/10/24-30/09/25	01/10/24-30/09/25	01/10/23-30/09/24
<u>SINKING FUND</u>			
<u>INCOME</u>			
Levies - Sinking Fund	88,069.21	88,069.00	89,828.99
Discount - Sinking Fund	(16,984.91)	(17,614.00)	(17,462.74)
Interest Income	2,018.95	0.00	3,237.35
Interest Receivable	932.05	0.00	(335.27)
Interest On Overdue Levies	58.35	0.00	0.02
<u>TOTAL SINKING FUND INCOME</u>	74,093.65	70,455.00	75,268.35
<u>EXPENDITURE - SINKING FUND</u>			
Building Repairs	30,667.18	0.00	46,251.02
Consultancy - Professional	2,364.86	0.00	0.00
Electrical	6,909.77	0.00	0.00
Fencing	0.00	0.00	2,900.00
Fire Doors	0.00	0.00	3,778.20
Gardens & Grounds	0.00	0.00	3,927.27
Income Tax	(216.05)	0.00	906.40
Payg Instalments	368.00	0.00	0.00
Lift - Repairs	4,300.00	0.00	0.00
Pool Pump	0.00	0.00	6,225.00
Plumbing Work	0.00	0.00	2,750.00
Pool Repairs	2,550.00	0.00	5,857.24
<u>TOTAL SINK. FUND EXPENDITURE</u>	46,943.76	0.00	72,595.13
<u>SURPLUS / DEFICIT</u>	\$ 27,149.89	\$ 70,455.00	\$ 2,673.22
Opening Sinking Fund Balance	72,726.33	72,726.33	70,053.11
<u>SINKING FUND BALANCE</u>	\$ 99,876.22	\$ 143,181.33	\$ 72,726.33

LAND TITLE ACT 1994

REGISTRATION CONFIRMATION STATEMENT

ENVIRONMENT AND RESOURCE MANAGEMENT, QUEENSLAND

Title Reference : 19203294

This is the current status of the title as at 08:46 on 29/06/2011

REGISTERED OWNER

BODY CORPORATE FOR SHAN-DELLE COMMUNITY TITLES SCHEME
11863
PO BOX 1191
MOOLOOLABA QLD 4557

LAND DESCRIPTION

COMMON PROPERTY OF SHAN-DELLE COMMUNITY TITLES SCHEME 11863
COMMUNITY MANAGEMENT STATEMENT 11863
Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10046207 (POR 2)
2. CHANGE OF BY-LAWS NO 601210704 (F966468) 28/03/1980
THE BY-LAWS HAVE BEEN CHANGED
3. CHANGE OF ADDRESS NO 700837581 04/09/1995 at 13:26
The address of the body corporate is changed from
THE PROPRIETORS "SHAN-DELLE"
BUP 3294
C/- KING & BURNS PTY LTD
PO BOX 43 COTTON TREE QLD
4558
to
THE PROPRIETORS "SHAN-DELLE"
BUP 3294
C/- KING & BURNS PTY LTD
PO BOX 467 BUDERIM QLD
4556

4. REQUEST FOR NEW CMS NO 704186129 15/07/2000 at 12:11
New COMMUNITY MANAGEMENT STATEMENT 11863
MODULE: STANDARD

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - NO

DEALINGS REGISTERED
713928958 C BC ADDRESS

BUILDING UNITS & GROUP TITLES ACT 1980-1990

58

THIRD SCHEDULE BY-LAWS

BODY CORPORATE "SHAN-DELLE"

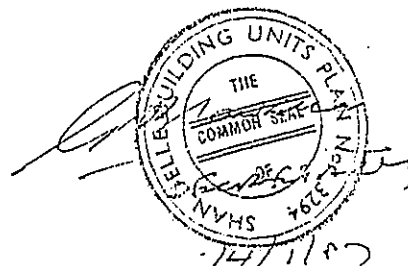
1. **NOISE.** A proprietor or occupier of a lot shall not upon the parcel create any noise likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or any person lawfully using common property.
2. **VEHICLES.** Save where a by-law made pursuant to section 30 (7) authorizes him so to do, a proprietor or occupier of a lot shall not park or stand any motor or other vehicle upon common property except with the consent in writing of the body corporate.
3. **OBSTRUCTION.** A proprietor or occupier of a lot shall not obstruct lawful use of common property by any person.
4. **DAMAGE TO LAWNS, ETC., ON COMMON PROPERTY.** A proprietor or occupier of a lot shall not -
 - (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property; or
 - (b) except with the consent in writing of the body corporate, use for his own purposes as a garden any portion of the common property.
5. **DAMAGE TO COMMON PROPERTY.** A proprietor or occupier of a lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except with the consent in writing of the body corporate, but this by-law does not prevent a proprietor or person authorized by him from installing -
 - (a) any locking or other safety device for protection of his lot against intruders; or
 - (b) any screen or other device to prevent entry of animals or insects upon his lot:
 Provided that the locking or other safety device or, as the case may be, screen or other device is constructed in a workman-like manner, is maintained in a state of good and serviceable repair by the proprietor and does not detract from the amenity of the building.
6. **BEHAVIOUR OF INVITEES.** A proprietor or occupier of a lot shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.
7. **DEPOSITING RUBBISH, ETC., ON COMMON PROPERTY.** A proprietor or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using the common property.
8. **APPEARANCE OF BUILDING.** In the case of a building units plan, a proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his lot in such a way as to be visible from outside the building.
9. **STORAGE OF FLAMMABLE LIQUIDS, ETC.** A proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, use or store upon his lot or upon the common property any flammable chemical, liquid or gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.
10. **GARBAGE DISPOSAL.** A proprietor or occupier of a lot shall -
 - (a) save where the body corporate provides some other means of disposal of garbage, maintain within his lot, or on such part of the common property as may be authorized by the body corporate, in clean and dry condition and adequately covered, a receptacle for garbage;
 - (b) comply with all local authority by-laws and ordinances relating to the disposal of garbage;
 - (c) ensure that the health, hygiene and comfort of the proprietor or occupier of any other lot is not adversely affected by his disposal of garbage.
11. **KEEPING OF ANIMALS.** Subject to section 30 (12), a proprietor or occupier of a lot shall not, without the approval in writing of the body corporate, keep any animal upon his lot or the common property.

SHAN-DELLE B.U.P. 3294CAR PARK ALLOCATIONS

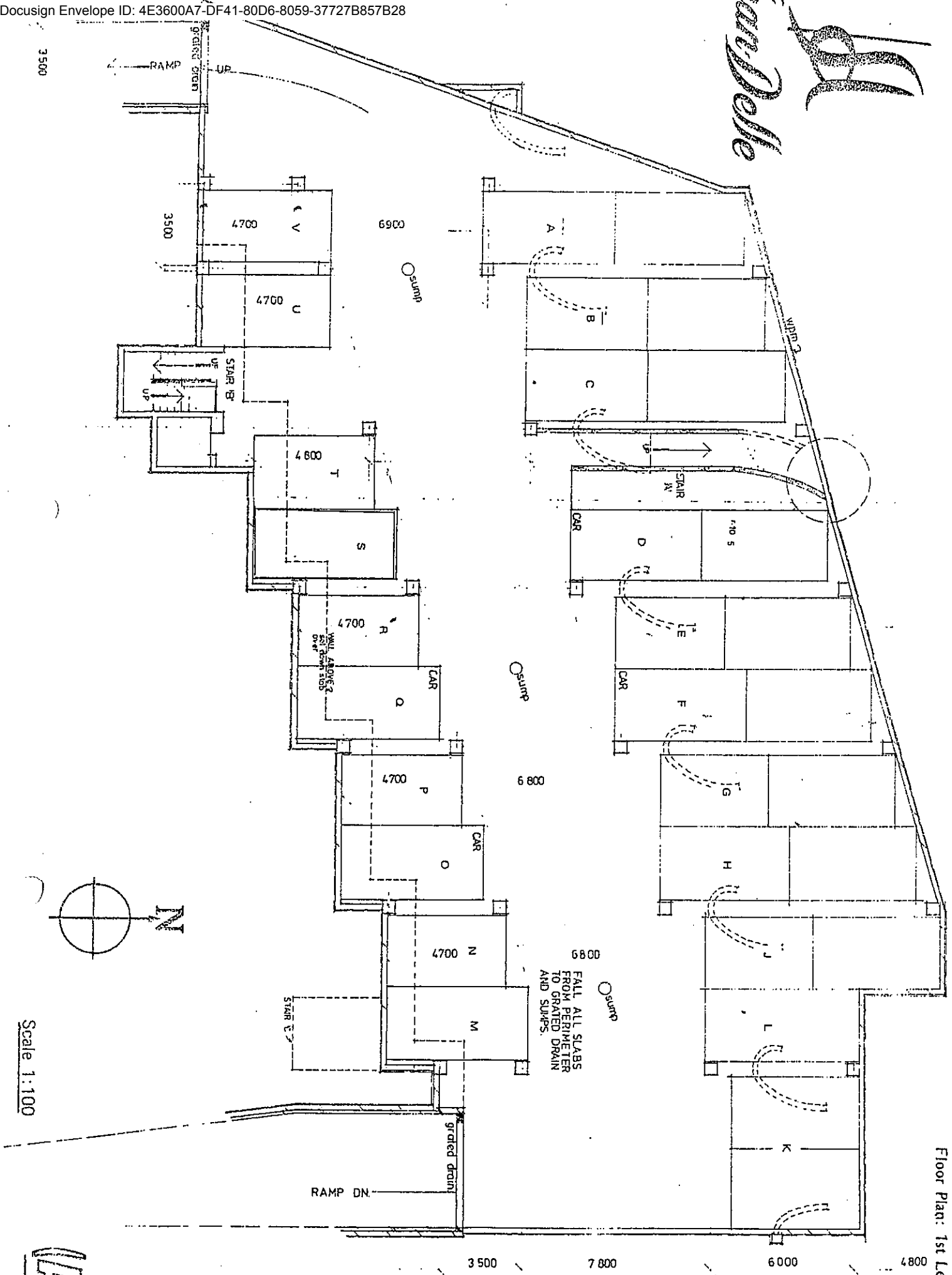
Pursuant to By-Law 42(a) the following allocation of car park spaces to the Proprietors for the time being of the various units in Shan-delle is as follows:-

<u>CAR SPACE</u>	<u>UNIT</u>
A	21
B	7
C	15
D	10
E	3
F	11
G	8
H	16
J	5
K	14
L	2
M	1
N	18
O	12
P	6
Q	4
R	13
S	20
T	19
U	9
V	17

This allocation supercedes the information contained in the Body Corporate Minute Book dated 1 May 1980.



and Belle



Floor Plan: 1st Level

SCHEDULE

(A)

Scale 1:100

(FORM 97)

28.3.80

NOTIFICATION OF CHANGE OF BY-LAWS

"THE BUILDING UNITS TITLES ACT OF 1965"

In pursuance of Section 13 (4) of "The Building Units Titles Act of 1965"

The Proprietors "Shan-Delle" Building Units Plan No. 3294 hereby certify that by unanimous resolution duly passed on the 5th day of November, 1979 the By-Laws referred to in the First Schedule of the above Act as they apply to the building referred to in the said Building Units Plan were added to, amended or repealed as follows:-

1. By adding the following new By-Laws:-

42 (a). The proprietor for the time being of each unit in the building shall be entitled to the exclusive use for himself and his licensees of the car space or spaces designated by the lettering on the car parking plan attached hereto the designation of which shall be notified in writing by BEAU HARTNETT & CO. PTY. LTD. to the Council of the Body Corporate within 15 months after the date of registration of the Building Units Plan No. 3294 PROVIDED THAT once allocated pursuant to this By-Law the Body Corporate shall not and is hereby prohibited from varying the allocation so made except to transpose a car parking space or space from one unit in the said building to another unit in the said building at any time and from time to time upon the written request of the proprietors of the units involved.

(b). Notwithstanding anything to the contrary herein contained no proprietor shall interfere with or obstruct any other proprietors right to the exclusive use occupation and enjoyment of any parking area in the building so allocated as set out in Sub-Clause (a) of this By-Law 42 or his right of ingress or egress thereto over any common property notwithstanding that such car space is designated as common property on Building Units Plan No. 3294.

THE COMMON SEAL of the Proprietors
"SHAN-DELLE" Building Units Plan No.
3294 was hereunto affixed on the

19th day of December 1979

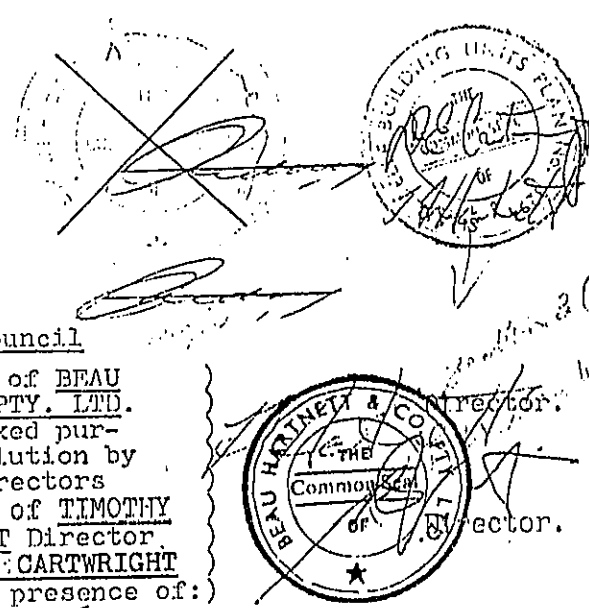
in the presence of:

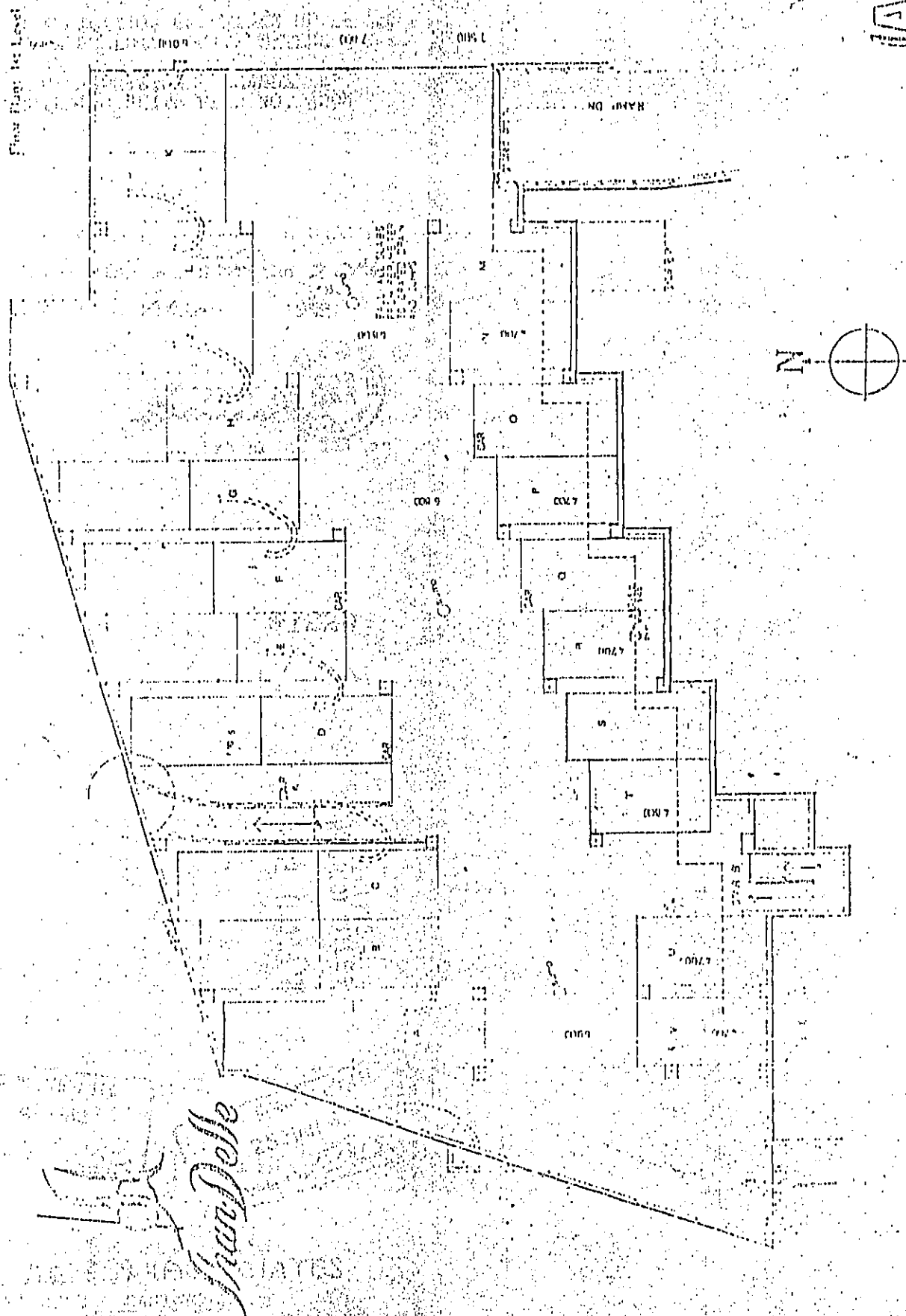
[Signature]
A Justice of the Peace

Member of the Council

The Common Seal of BEAU HARTNETT & CO. PTY. LTD. was hereto affixed pursuant to a resolution by the Board of Directors in the presence of TIMOTHY FRANCIS HARTNETT Director and ROBERT JOHN CARTWRIGHT Director in the presence of:

[Signature]
A Justice of the Peace





Rate notice

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



ABN 37 876 973 913

002391 000



Mr IW OAKES & Mrs LT OAKES

Half yearly rate notice for period

1 January 2026 to 30 June 2026

Issue date 20 January 2026
Property no. **31876**
Valuation \$610,000
Payment reference no. 318765
Due date for payment **20 February 2026**

Amount payable \$1,277.46

Property location: 258 Highlands Rd EUDLO QLD 4554

Property description: Lot 5 RP 230233

Rates and charges	Units	Rate charged	Amount
Sunshine Coast Council rates and charges			
General Rate - Category 7		Minimum Rate =	880.00
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
Eudlo Rural Fire Charge	1 x	\$25.00 x .5 =	12.50
State Government charges (Council required to collect on behalf of the State Government)			
State Emergency Management Levy: Class E Group 02	1 x	x .5 =	61.50
TOTAL:			\$1,277.46

PAID
20 FEB 2026
BY:

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

Easy ways to pay:

Bill Code: 18259
Ref: 318765

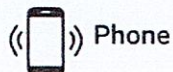
Mobile & Internet Banking – BPAY®
Make this payment from your cheque, savings, debit, credit card or transaction account.



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



*214 318765

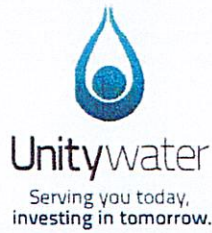


Call **13 18 16** and follow the prompts
Credit Card: MasterCard and Visa
Billpay Code: 0214 Reference: 31 8765



Internet

Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts.
Reference: 31 8765
MasterCard and Visa



Mr I W & Mrs L T Oakes

PAID
14 FEB 2026
BY:

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 99780022
Payment reference 0997 8002 22
Property Shan-Delle, Unit 11/4 Juan St,
ALEXANDRA HEADLAND, QLD

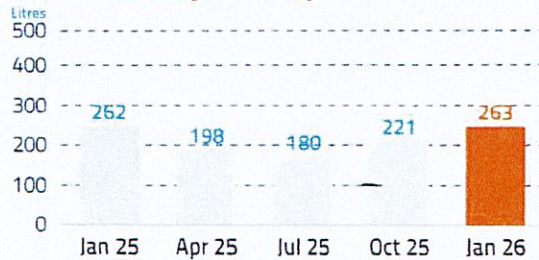
Bill number 7128199702
Billing period 10 Oct 2025
91 days to 8 Jan 2026
Issue date 16 Jan 2026
Approximate date
of next meter reading 10 Apr 2026

Your account activity

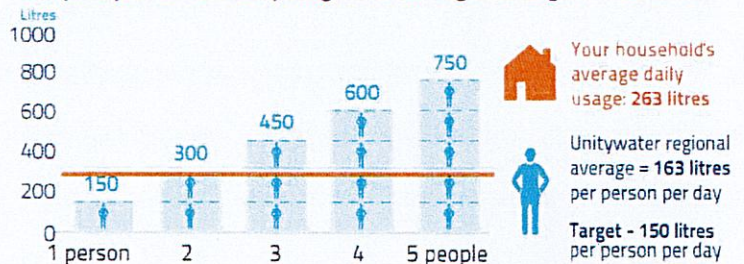
Your last bill	Payments/ adjustments	Balance	New charges	Total due
\$367.18	\$367.18	\$0.00	\$382.34	\$382.34
				Due date 16 Feb 2026

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



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: 0997 8002 22
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

Body Corporate for

SHAN-DELLE CTS 11863

Mail Address
PO Box 1191
Mooloolaba Qld 4557

Telephone (07) 5458 4500
Fax (07) 5444 5595

Level 1
35 Dalton Drive
Maroochydore, Qld 4558

TAX INVOICE
ABN 63 594 039 771

Body Corporate and Community Management Act 1997

NOTICE OF CONTRIBUTIONS

Mr I & Mrs L Oakes

Date of Notice	26 February 2026		
A/c No	11		
Lot No	11	Unit Number	
Contrib Ent.	1		
Interest Ent.	1		

Body Corporate for

SHAN-DELLE CTS 11863

Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/04/26 to 30/06/26	01/04/2026	\$1,449.43	\$289.89	01/04/2026	\$1,159.54
Sinking Fund	01/04/26 to 30/06/26	01/04/2026	\$1,228.90	\$245.78	01/04/2026	\$983.12
Totals	(Levies include GST)		\$2,678.33	\$535.67		\$2,142.66
GST component on gross of \$2,434.84 is \$243.49 or on net of \$1,947.88 is \$194.78						
Interest at the rate of 30.00% per annum (2.50% per month) is payable on overdue Levies.						
If paying by DEFT Direct Debit, ensure payment covers amount due.						
Please make your cheque payable to The body corporate for, SHAN-DELLE CTS 11863						
Please visit www.deft.com.au for any fees that may be applied when making payments via credit cards.						

IMPORTANT NOTICE

If Levies are NOT received by the due date, any discounts will be lost and penalty interest incurred where applicable. The following arrears procedures will then apply:-

- 1st Notice - (payment not received within 10 days of Levy Notice Due Date) - cost to owner \$33.00
- 2nd Notice - (payment not received within 24 days of Levy Notice Due Date) - cost to owner \$44.00
- * Final Notice - (payment not received within 40 days of Levy Notice Due Date) - cost to owner \$66.00. If not paid within 7 days of the final notice being sent the matter may be referred to a debt collection agency at a cost to the owner in excess of \$99.00.

PAID
27 MAR 2026



BY:

ARCHERS BODY CORPORATE M'MENT

CARD OR
DIRECT DEBIT DEFT Reference Number:
305343923 1000 0000 118



Billers Code: 96503
Ref: 305343923 1000 0000 118

Lot 11/ Unit
Shan-Delle

Visit www.deft.com.au to pay by card or direct debit.

** Payments by credit card may attract a surcharge



Pay in-store at Australia Post by cheque or EFTPOS
All cheques must be made payable to:
BODY CORPORATE FOR SHAN-DELLE CTS 11863

Internet & Telephone Banking - BPAY
Make this payment from your preferred bank account or card
BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518



*496 305343923 10000000118

NET AMOUNT DUE
DUE DATE 01/04/26

\$2,142.66



Ian Oakes

**Your Electricity Account**Account Number: **101341116****Account Details:**

Supply Address

Lot 11 U 11 4 Juan Street Alexandra Headland QLD 4572

Issue Date

10 Apr 2026

Invoice Number

35109499

National Metering Identifier (NMI)

QB018512096**Need help?**

For help, enquiries or complaints

alintaenergy.com.au/help or 13 37 02Faults and emergencies **13 62 62****(Energex) 24 hours, 7 days**

Disputes Ombudsman

1800 662 837 EWOQ**Could you save money on another plan?**

Based on your past usage, our latest **HomeDeal Select** plan may cost you up to **\$117.15** including GST less per year than your current plan.

This Plan has eligibility criteria. To view the eligibility criteria or to change plans visit **alintaenergy.com.au/offers**.

To compare offers from other retailers, visit Energy Made Easy at **energymadeeasy.gov.au**.

The Australian Energy Regulator requires us to include this information.

Total balance \$1,081.71 crAccount in Credit - **nothing to pay**

Tax Invoice Issued: 10 Apr 2026
Alinta Energy Retail Sales Pty Ltd ABN 22 149 658 300
Amounts include GST unless otherwise specified

How to pay this bill**MyAccount**

Manage your bills and payments
including direct debit at
alintaenergy.com.au/myaccount

**Credit Card**REF: **101 341 116 47**

Online at **alintaenergy.com.au/paymybill**
or call **13 37 02**

**By mail**

Post this payment slip and your
cheque made payable to:
**Alinta Energy GPO Box 1304,
Melbourne VIC 3001**



Biller Code: 168930
Ref: 101 341 116 47

**Centrepay**

CRN: 555 100 520 K
Ref: 101 341 116 47

Online at **humanservices.gov.au/centrepay**



To pay via PayPal, Google Pay and
Apple Pay visit
alintaenergy.com.au/paymybill

**In person**

Pay in person at any Post Office.

phone **13 18 16** or go to **postbillpay.com.au**



Post Billpay



*2675 1013411164 7

Nothing to pay

Reference number

101 341 116 47