

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 **JOHN EPTON**

Property address
(referred to as the “property” in this statement) **17 HENRY ST, NIRIMBA QLD 4551**

Lot on plan description **1471/SP303519**

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

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

Title details	The seller gives or has given the buyer the following—	
	A title search for the property issued under the <i>Land Title Act 1994</i> showing interests registered under that Act for the property.	☒ 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: <table><tr><td>» the start and end day of the term of the lease:</td><td>19/11/2025 - 18/11/2026</td></tr><tr><td>» the amount of rent and bond payable:</td><td>Rent: \$770 p/w, Bond: \$3080</td></tr><tr><td>» whether the lease has an option to renew:</td><td></td></tr></table> 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:	» the start and end day of the term of the lease:	19/11/2025 - 18/11/2026	» the amount of rent and bond payable:	Rent: \$770 p/w, Bond: \$3080	» whether the lease has an option to renew:	
» the start and end day of the term of the lease:	19/11/2025 - 18/11/2026						
» the amount of rent and bond payable:	Rent: \$770 p/w, Bond: \$3080						
» whether the lease has an option to renew:							
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>) 2025-11-19 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>: Priority Development Area Caloundra South	
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>	
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i>. A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.		
Contamination and environmental protection	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: \$1373.46 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: \$486.72 Date Range: 17/12/2025 - 20/03/2026
	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:

JOHN PATRICK EPTON

6CD28547A59A40A

Signature of seller

Signature of seller

JOHN EPTON

Name of Seller

Name of Seller

21-05-2026

Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD



Request No: 56229883

Search Date: 22/05/2026 09:08

Title Reference: 51178366

Date Created: 28/03/2019

Previous Title: 51101418

REGISTERED OWNER

Dealing No: 719768881 02/12/2019

JOHN PATRICK EPTON

ESTATE AND LAND

Estate in Fee Simple

LOT 1471 SURVEY PLAN 303519

Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 15008221 (POR 505)

2. MORTGAGE No 723622844 24/10/2024 at 14:07
WESTPAC BANKING CORPORATION A.C.N. 007 457 141

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
712292989	VEG NOTICE	20/03/2009 14:35	CURRENT
	VEGETATION MANAGEMENT ACT 1999		
712292992	VEG NOTICE	20/03/2009 14:36	CURRENT
	VEGETATION MANAGEMENT ACT 1999		
712293010	VEG NOTICE	20/03/2009 14:38	CURRENT
	VEGETATION MANAGEMENT ACT 1999		

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]

Requested By: D-ENQ INFOTRACK PTY LIMITED

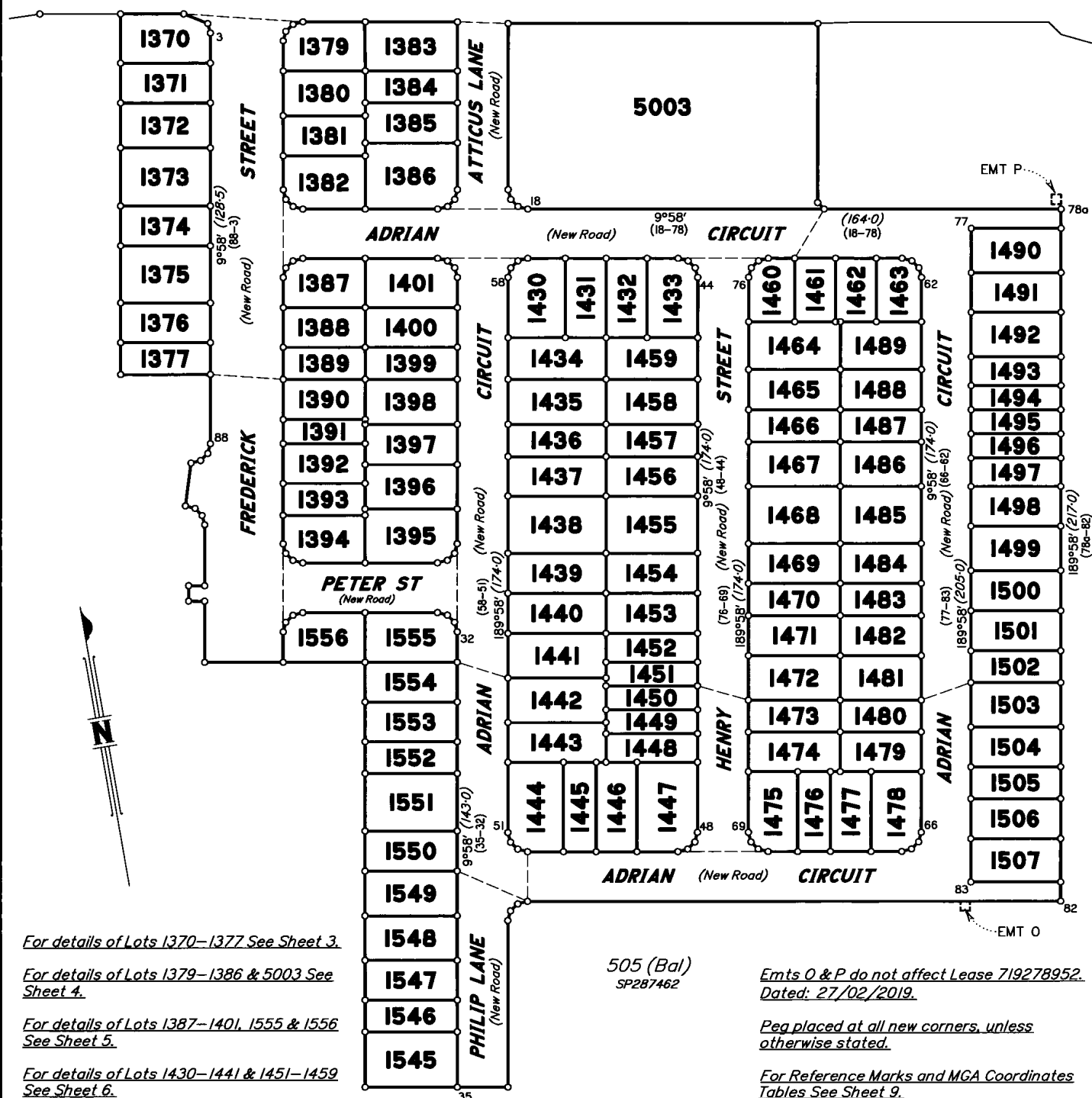
Land Title Act 1994; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet
1 of
9

CENTRAL

AVENUE



For details of Lots 1370-1377 See Sheet 3.

For details of Lots 1379-1386 & 5003 See Sheet 4.

For details of Lots 1387-1401, 1555 & 1556 See Sheet 5.

For details of Lots 1430-1441 & 1451-1459 See Sheet 6.

For details of Lots 1460-1472, 1481-1502 & Emt P See Sheet 7.

For details of Lots 1545-1554 See Sheet 8.

For details of Lots 1442-1450, 1473-1480, 1503-1507 & Emt O See Sheet 9.

505 (Bal)
SP287462

Emts O & P do not affect Lease 719278952.
Dated: 27/02/2019.

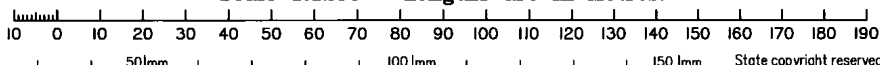
Peg placed at all new corners, unless otherwise stated.

For Reference Marks and MGA Coordinates Tables See Sheet 9.

Total Area of New Road
(SEE SHEETS 3 - 9)..... 2.2262 ha

ADDITIONAL REFERENCE MARKS
TO BE PLACED FOLLOWING ROAD
CONSTRUCTION (SEE IS282253)

Scale 1:1250 - Lengths are in Metres.



RPS Australia East Pty Ltd (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Michael Peter VENIER, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Mark Raymond TROYAHN, Cadastral Surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 26/02/2019.

[Signature]
Authorised Delegate
Date 26-02-19

Plan of
Lots 1370-1377, 1379-1401, 1430-1507,
1545-1556 & 5003
Cancelling Part of Lot 505 (Balance) on SP287462
and of Emts O & P in Lot 505 (Balance) on SP287462
LOCAL GOVERNMENT: SUNSHINE COAST REGIONAL COUNCIL LOCALITY: BELLS CREEK
Meridian: MGA (Zone 56) Vide GNSS
Survey Records: No

Scale: 1:1250
Format: STANDARD



SP303519

719323659**\$12386.00**
22/03/2019 14:38**BE 400 NT****1. Certificate of Registered Owners or Lessees.**±/We **STOCKLAND DEVELOPMENT PTY LIMITED**
(ACN 000 064 835)

(Names in full)

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

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

Stockland Development Pty Limited ACN
000 064 835 by its Attorney David Sergio
William Laner Acting General Manager-
Queensland Residential under Power of Attorney
No. 717162195 who certifies that he has not
received revocation of the Power of Attorney

* Rule out whichever is inapplicable

2. Planning Body Approval.* **MINISTER FOR ECONOMIC DEVELOPMENT QUEENSLAND**
hereby approves this plan in accordance with the :% **ECONOMIC DEVELOPMENT ACT 2012**Dated this 6 day of March 2019MINISTER FOR ECONOMIC DEVELOPMENT QUEENSLAND
BY ITS AUTHORISED DELEGATE#
Jeanine Stone #

* Insert the name of the Planning Body.

Insert designation of signatory or delegation

% Insert applicable approving legislation.

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :

Local Govt :

Surveyor : PRI24697-7

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.Sheet **2** of **9**

s. Lodged by

City and Suburban Agencies
GPO Box 1722
Brisbane QLD 4001
PH: 07 3221 3603
DX 207

425

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

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51101418	Lot 505 on SP287462	1370-1377, 1379-1401, 1430-1507, 1545-1556 & 5003	New Rd	Emts O & P

Lot 505 Balance is Lot 505 on SP287462 less
New Lots and Road created on this plan &
SP303517 and New Road created on SP306277.**EXISTING ADMINISTRATIVE ADVICE ALLOCATIONS**

Administrative Advice	Lots to be Encumbered
712292989	1370-1377, 1379-1401, 1430-1507, 1545-1556 & 5003
712292992	1370-1377, 1379-1401, 1430-1507, 1545-1556 & 5003
712293010	1370-1377, 1379-1401, 1430-1507, 1545-1556 & 5003
716792467	1370-1377, 1379-1401, 1430-1507, 1545-1556 & 5003

9. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part
of the building shown on this plan encroaches
onto adjoining lots or road.* Part of the building shown on this plan
encroaches onto adjoining * lots and roadCadastral Surveyor/Director * Date
* delete words not required**10. Lodgement Fees :**

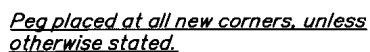
Survey Deposit	\$
Lodgement	\$
..... New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

11. Insert
Plan
Number**SP303519****7. Orig Grant Allocation :****8. Passed & Endorsed :**By : **RPS Australia East Pty Ltd**Date : **27-02-19**Signed : **WAT**Designation : **Cadastral Surveyor**

Por 505

Lots

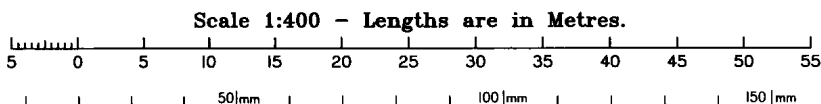
Orig



For Reference Marks and MGA
Coordinates Tables See Sheet 9.

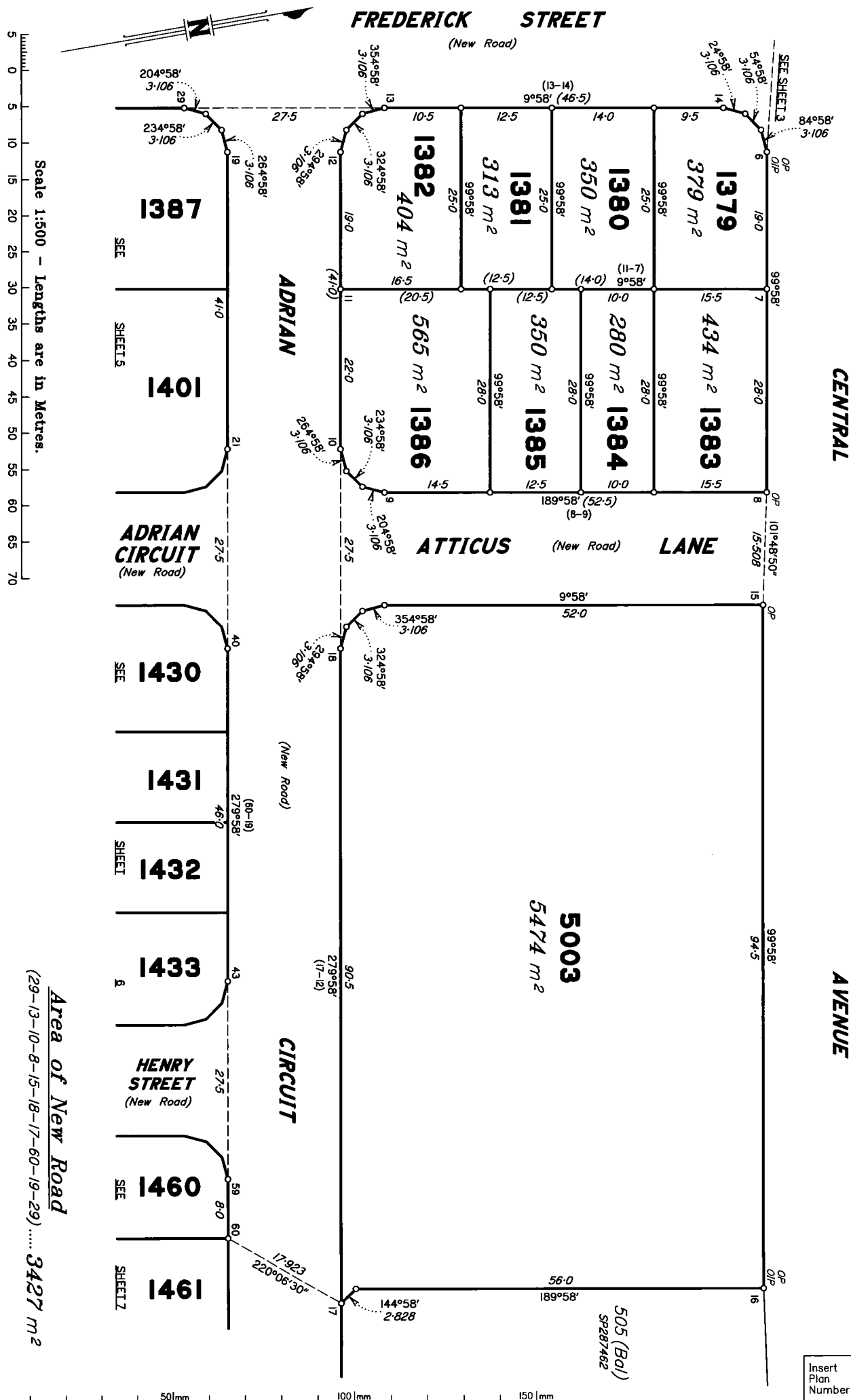
Area of New Road
(2a-6-14-28-4-3-2a)..... 2552 m²

State copyright reserved.



Insert
Plan
Number **SP303519**

Req. placed at all new corners, unless otherwise stated.



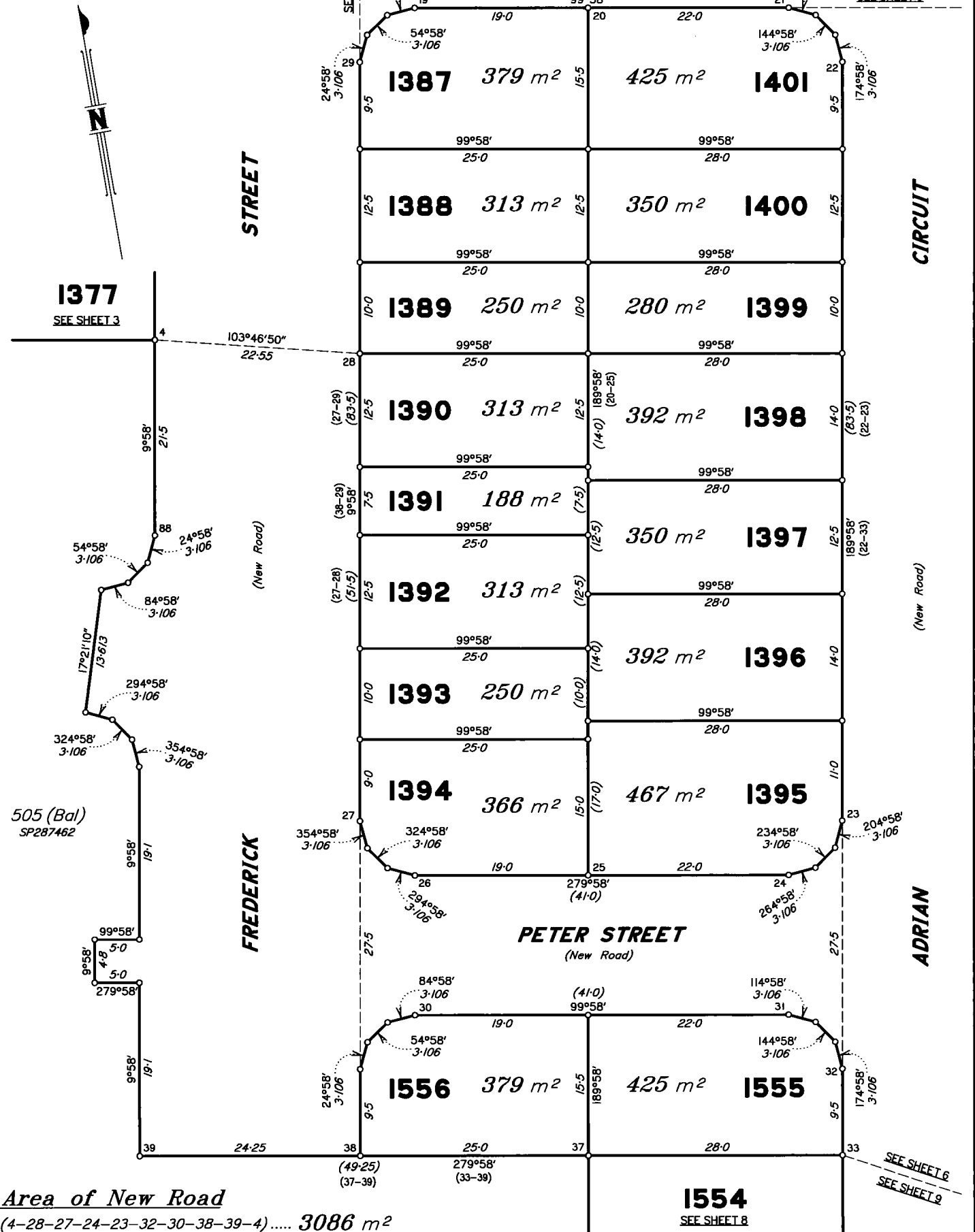
State copyright reserved.

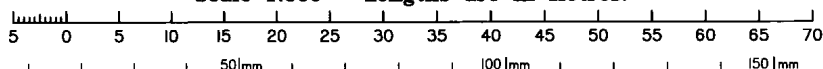
Insert
Plan
Number

SP303519

Peg placed at all new corners, unless otherwise stated.

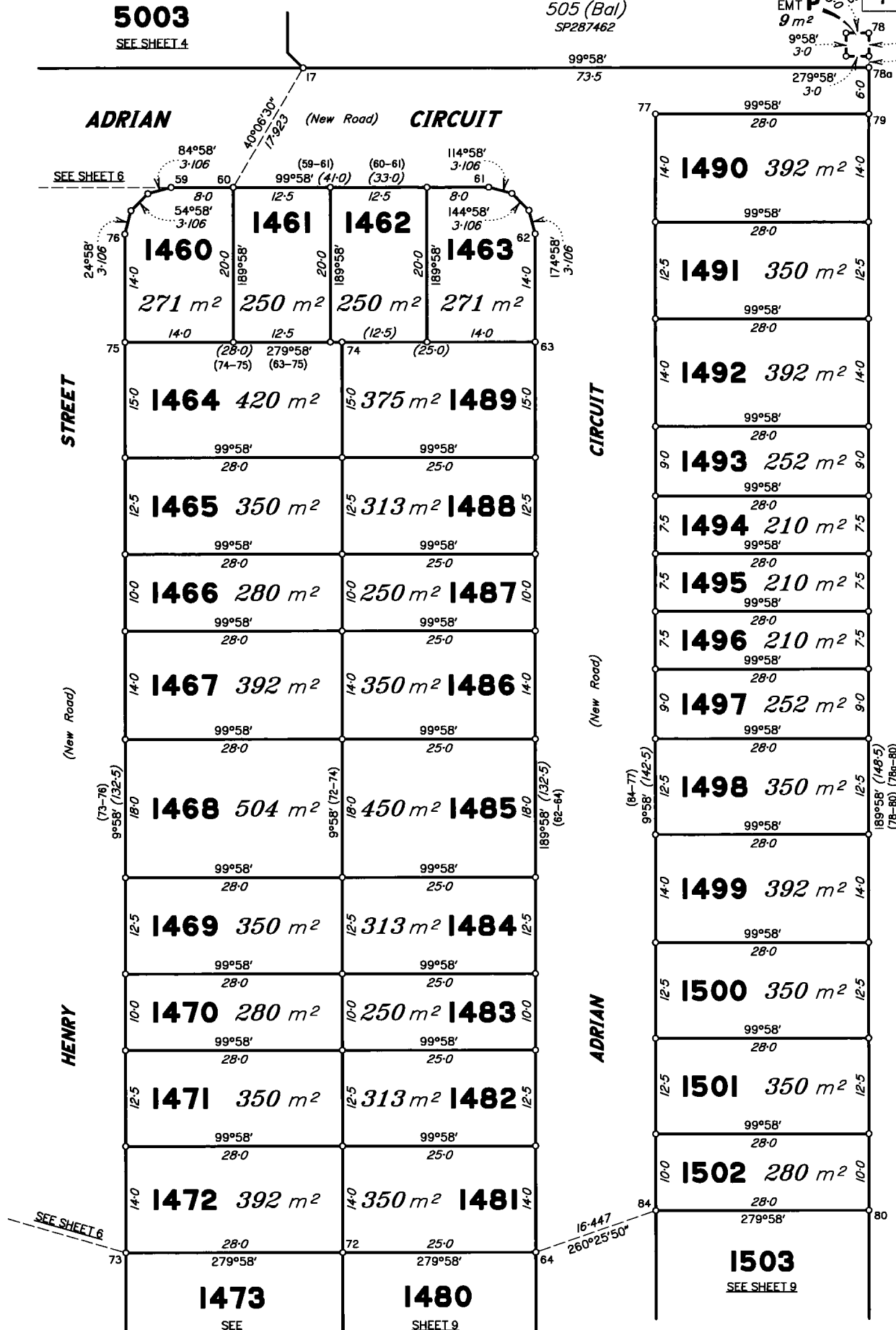
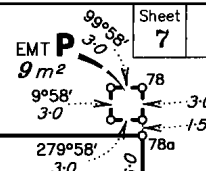
For Reference Marks and MGA Coordinates Tables See Sheet 9.





SEE SHEET 4

505 (Bal)
SP287462

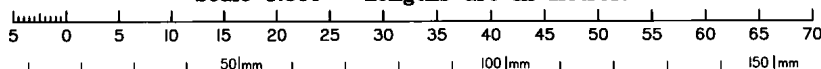


For Reference Marks and MGA
Coordinates Tables See Sheet 9.

Area of New Road
(17-78a-79-77-84-64-62-60-17)..... **3056 m²**

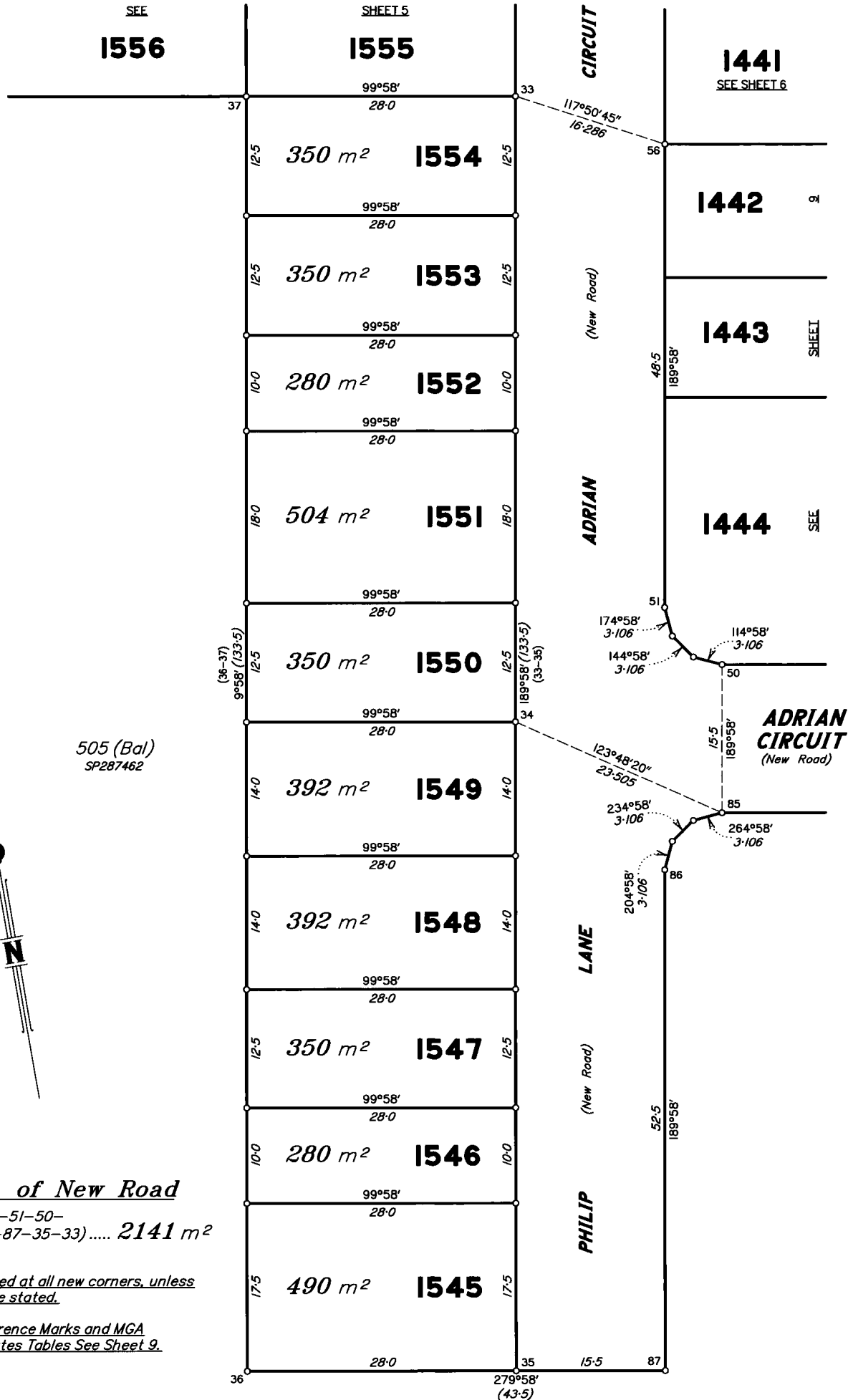
State copyright reserved.

Scale 1:500 - Lengths are in Metres.



Insert
Plan
Number

SP303519



ADDITIONAL SHEET

PHILIP LANE
(New Road)

ADRIAN

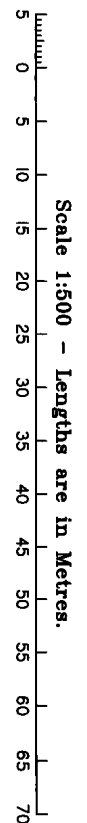
(New Road)

CIRCUIT

STN	TO	BEARING	DIST	REMARKS
20	O/P	68°35'	7.379	120/SP303517
6	O/P	306°45'	4.16	12/SP303517
16	O/P	287°11'	7.763	110/SP303517
17	Pin	275°49'	11.174	
22	Pin	2°40'	4.484	
30	Pin	265°43'	5.635	
32	Pin	357°59'	4.674	
35	Pin	133°55'	1.771	
43	Pin	100°55'	5.118	
51	Pin	182°52'	5.38	
61	Pin	122°13'	4.541	
69	Pin	181°47'	4.599	
79	Pin	53°21'	2.271	
81	Pin	142°54'	1.634	
88	Pin	202°10'	6.785	

MGA COORDINATES GDA-94

STN	EAST	NORTH	ZONE	P.U.	LINEAGE	METHOD	REMARKS
78a	506139.563	703316.122	56	0-022	Derived	Network RTK	Peg
82	506102.021	7033102.482	56	0-023	Derived	Network RTK	Peg



Peg placed at all new corners, unless otherwise stated.

Area of New Road
(50-49-46-73-68-67-64-84-83-81-82-85-50) **3853 m²**

505 (Bal)
SP287462

EMT O
9 m²

ADRIAN

HENRY

(New Road)

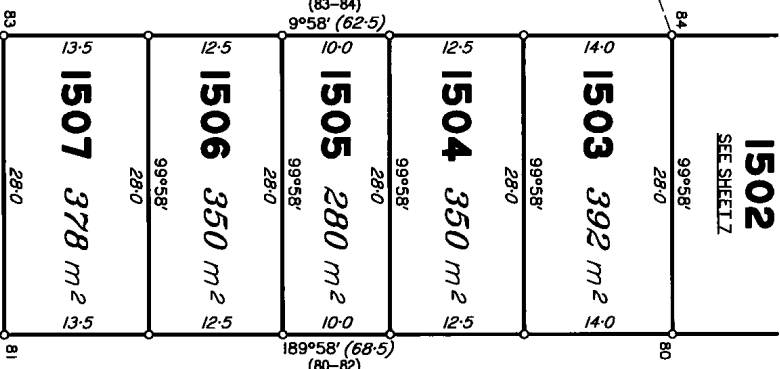
STREET

CIRCUIT

ADRIAN

(New Road)

CIRCUIT



Rate notice

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

Sunshine Coast
COUNCIL

ABN 37 876 973 913



001616 000
Mr JP EPTON

Half yearly rate notice for period

1 January 2026 to 30 June 2026

Issue date 20 January 2026
Property no. 262100
Valuation \$335,000
Payment reference no. 101578572
Due date for payment 20 February 2026

Amount payable **\$1,373.46**

Property location: 17 Henry St NIRIMBA QLD 4551
Property description: Lot 1471 SP 303519

Rates and charges	Units	Rate charged	Amount
Sunshine Coast Council rates and charges			
General Rate - Category 16		Minimum Rate =	952.00
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
Beerwah & Dist 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:			\$1,373.46

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

Easy ways to pay:

B
PAY
Bill Code: 18259
Ref: 101578572
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

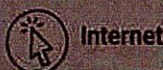


*214 101578572



Phone

Call 13 18 16 and follow the prompts
Credit Card: MasterCard and Visa
Billpay Code: 0214 Reference: 1 0157 8572



Internet

Go to www.sunshinecoast.qld.gov.au, click on
'Pay and Apply' and follow the prompts.
Reference: 1 0157 8572
MasterCard and Visa

10441004191004210264



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	99943905
Payment reference	0999 4390 52
Property	17 Henry St, NIRIMBA, QLD

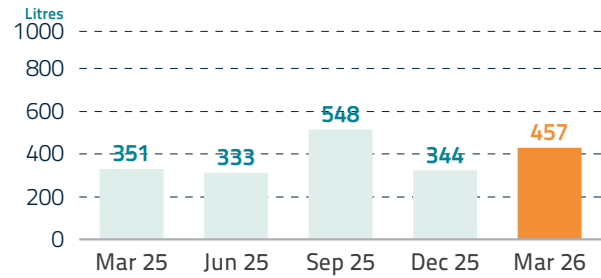
Bill number	7128526244
Billing period	17 Dec 2025 94 days to 20 Mar 2026
Issue date	23 Mar 2026
Approximate date of next meter reading	15 Jun 2026

Your account activity

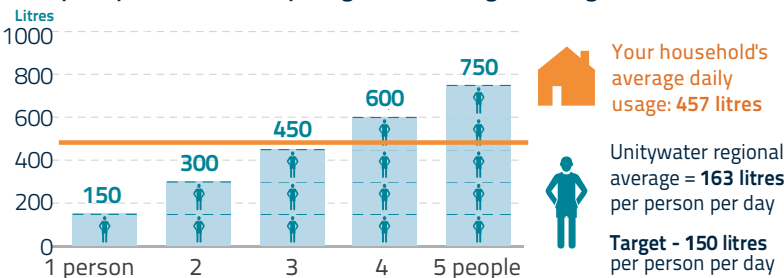
Your last bill	Payments/ adjustments	Balance	New charges	Total due
\$442.36	\$442.36	\$0.00	\$486.72	\$486.72
				Due date
				24 Apr 2026

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: 0999 4390 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)
UT1900419W	16 Dec 25	1530	20 Mar 26	1573	43	94	457.4
Total water usage					43	94	457.4
Total sewerage usage (waste and greywater) = 90% of water usage					38.70	94	411.7

Activity since last bill

Last bill	\$442.36
Payments / adjustments	
20 Jan 2026 CBA BPAY BPAY 20/01/2026	-\$442.36
Account balance	\$0.00

Water and Sewerage Charges

Lot 1471 Plan SP303519 Installation ID 223164320592

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	17 Dec 25 to 20 Mar 26	0.4574	94	\$3.517	\$151.23

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	17 Dec 25 to 20 Mar 26	0.4574	94	\$0.787	\$33.84
Sewerage up to 740 L/day	17 Dec 25 to 20 Mar 26	0.4117	94	\$0.787	\$30.46
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	17 Dec 25 to 20 Mar 26	1	94	\$0.945	\$88.83
Sewerage Access	17 Dec 25 to 20 Mar 26	1	94	\$1.940	\$182.36
Water subtotal					\$273.90
Sewerage subtotal					\$212.82

New water and sewerage charges \$486.72

Total Due = 1 + 2 \$486.72

Important information

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

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

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

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

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

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

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

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

International calls
+ 61 7 5431 8333

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



More payment options



Credit card by phone or online
To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply.
Ref: 0999 4390 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: 0999 4390 52
Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0999439052 00048672

Account number	99943905
Payment reference	0999 4390 52
Total due	\$486.72
Due date	24 Apr 2026



LOTSEARCH

Spatial Intelligence | Mapping Risk

LOTSEARCH REFERENCE
LS137945_DZ

REPORT DATE
22 May 2026 10:12:28

CLIENT ID
195281393

Seller Disclosure - Zoning



This report provides information on the zoning of a property. It is designed to support the requirement under the **Property Law Regulation 2024** to disclose the zoning of the property under **Part 3 - Land use, planning and environment** of the **QLD Seller Disclosure Statement**.



Zoning

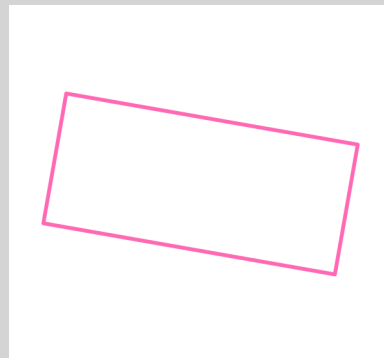
The result below is based on the *Property Law Regulation 2024* and a search of zoning records under:

- the *Economic Development Act 2012* (Priority Development Areas)
- the *State Development and Public Works Organisation Act 1971*
- the *Integrated Resort Development Act 1987*
- the *Mixed Use Development Act 1993*
- the *Sanctuary Cove Resort Act 1985*
- the local planning scheme

The zoning identified for the property:

Planning Record	Zoning
Priority Development Area	Caloundra South - Click here for zoning in development scheme

LOT/PLAN
Lot 1471, SP303519



COUNCIL
Sunshine Coast Regional

THINGS TO KNOW

This report provides zoning information only. The buyer may need to consider other planning controls that may apply to the lot such as local plans and overlays. These can be obtained from the local planning scheme.

This report does not replace the seller's responsibility to accurately complete the Seller Disclosure Statement.

CUSTOMER SUPPORT



support@lotsearch.com.au



lotsearch.com.au



LOTSEARCH

Spatial Intelligence | Mapping Risk

Seller Disclosure - Zoning

Dataset Listing

The results in this report are based upon the following datasets only:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Priority Development Areas	QLD Department of State Development, Infrastructure and Planning	01/05/2026	10/11/2025	Monthly
State Development Area Precincts	QLD Department of State Development, Infrastructure and Planning	01/05/2026	01/05/2026	Monthly
State Development Areas	QLD Department of State Development, Infrastructure and Planning	01/05/2026	29/02/2024	Monthly
Integrated Resort Development Areas	Sunshine Coast Council	05/03/2026	05/03/2026	Quarterly
Mixed Use Development Areas	Sunshine Coast Council	05/03/2026	05/03/2026	Quarterly
Sanctuary Cove Resort	Sunshine Coast Council	05/03/2026	05/03/2026	Quarterly
Sunshine Coast Planning Scheme Zoning – Zones	Sunshine Coast Council	28/04/2026	22/01/2024	Monthly
Sunshine Coast Planning Scheme Zoning – Community Facilities Zone Annotations	Sunshine Coast Council	28/04/2026	22/01/2024	Monthly
Sunshine Coast Planning Scheme Zoning – Tourism Zone Precincts	Sunshine Coast Council	28/04/2026	22/01/2024	Monthly
Sunshine Coast Planning Scheme Zoning – Rural Zone Precinct	Sunshine Coast Council	28/04/2026	22/01/2024	Monthly
Sunshine Coast Planning Scheme Zoning – Low Density Residential Zone Precinct	Sunshine Coast Council	28/04/2026	22/01/2024	Monthly
Sunshine Coast Planning Scheme Other Planning Instruments – Palmview	Sunshine Coast Council	01/05/2026	22/01/2024	Monthly
Sunshine Coast Planning Scheme Other Planning Instruments – Kawana Waters	Sunshine Coast Council	01/05/2026	22/01/2024	Monthly

Useful Contacts

Lotsearch Pty Ltd
www.lotsearch.com.au
support@lotsearch.com.au

QLD Department of State Development, Infrastructure and Planning
<https://www.planning.qld.gov.au/>
 13 QGOV (13 74 68)

Sunshine Coast Regional
<http://www.sunshinecoast.qld.gov.au/>
mail@sunshinecoast.qld.gov.au
 (07) 5475 7272

[Click for 'Use of Report - Applicable Terms'](#)

Disclaimer:

The purpose of this report is to provide a search of publicly available zoning records for the site, to support the requirement of identifying the zoning to be disclosed under the Property Law Regulation 2024 and assist with the disclosure of information under Part 3 – Land use, planning and environment, of the QLD Seller Disclosure Statement.

The report does not replace your responsibility to undertake the accurate identification and disclosure of information relevant to the matters outlined in the Seller Disclosure Statement.

The report does not constitute advice. The report is not a substitute for an on-site inspection or review of other available reports and records. The report is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice from a suitably qualified professional or legal practitioner before you make any decision based on the information within the report.

You understand that Lotsearch has defined the site by reference to lot and plan information supplied in the order. You accept that Lotsearch may amend some of the information supplied in the order, to identify the relevant site for the report.

Information provided by public authorities is constantly changing. This report is based on data listed in the Dataset Listing table and reflects a point in time position based on the datasets supplied on the dates given in the report. Report content may change over time. You should always seek an up-to-date report before relying on any of the content.

A link to the detailed terms applicable to the use of this report is available above.