

Seller Disclosure Report

Vendor/s

REBECCA JOANN KERR, JESSE IVAN JAMES BALL

Property Address

UNIT 7 89 ILUKA AV, BUDDINA QLD 4575

Prepared On

Thursday, October 9, 2025

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Disclosure Statement

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 REBECCA JOANN KERR, JESSE IVAN JAMES BALL

Property address UNIT 7 89 ILUKA AV, BUDDINA QLD 4575
(referred to as the
“property” in this
statement)

Lot on plan description Lot 7 on BUP9510

Community titles scheme
or BUGTA scheme:

Is the property part of a community titles scheme or a BUGTA scheme:

☒ **Yes**

*If **Yes**, refer to Part 6 of this statement
for additional information*

☐ **No**

*If **No**, please disregard Part 6 of this statement
as it does not need to be completed*

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

Title details

The seller gives or has given the buyer the following—

A title search for the property issued under the *Land Title Act 1994*
showing interests registered under that Act for the property.

☒ **Yes**

A copy of the plan of survey registered for the property.

☒ **Yes**

Registered encumbrances	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
Unregistered encumbrances (excluding statutory encumbrances)	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> » the start and end day of the term of the lease: » the amount of rent and bond payable: » whether the lease has an option to renew: <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p>
Statutory encumbrances	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <p>Please refer to the Statutory Encumbrance Maps and Summary Annexure for further and better details.</p>
Residential tenancy or rooming accommodation agreement	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? <i>(Insert date of the most recent rent increase for the premises or rooms)</i> <input type="text"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

Zoning	<p>The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>:</p> <p>High Density Residential Zone</p>		
Transport proposals and resumptions	<p>The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p>		
Contamination and environmental protection	<p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The following notices are, or have been, given:</p> <p>A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
Trees	<p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p>		
Heritage	<p>The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
Flooding	<p>Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.</p>		
Vegetation, habitats and protected plants	<p>Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.</p>		

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<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>		
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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , 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: \$1,303.81	Date Range: 01/07/2025 - 31/12/2025
OR	
The property is currently a rates exempt lot.**	<input type="checkbox"/>
OR	
The property is not rates exempt but no separate assessment of rates is issued by a local government for the property.	<input type="checkbox"/>

*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—
	<p>The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:</p> <p>Amount: \$246.93 access charge Date Range: 01/07/2025 - 30/09/2025</p> <p>OR</p> <p>There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:</p> <p>Amount: <input type="text" value="Insert estimated amount"/> Date Range: <input type="text" value="Insert date range"/></p>

* 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	<p>The property is included in a community titles scheme. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>(If Yes, complete the information below)</i></p>
Community Management Statement	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. <input checked="" type="checkbox"/> Yes</p> <p>Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.
Statutory Warranties	<p>Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>

Building Units and Group Titles Act 1980	<p>The property is included in a BUGTA scheme <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>(If Yes, complete the information below)</i></p>
Body Corporate Certificate	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. <p>Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>

Signatures – SELLER

Signed by:

806F3223D58242CB

Signature of seller

Rebecca KErr

Name of seller

09/10/2025 05:34 pm

Date

Signed by:

0D667A48A6536369

Signature of seller

Jesse Ball

Name of seller

09/10/2025 05:35 pm

Date

Signatures – BUYER

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

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date

Searches

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53644937
Search Date: 08/10/2025 19:09

Title Reference: 17414027
Date Created: 25/10/1989

Previous Title: 17408213

REGISTERED OWNER

Dealing No: 723234586 03/05/2024

REBECCA JOANN KERR
JESSE IVAN JAMES BALL JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 7 BUILDING UNIT PLAN 9510
Local Government: SUNSHINE COAST
COMMUNITY MANAGEMENT STATEMENT 5813

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 16584120 (ALLOT 303 SEC 24)
Deed of Grant No. 17095007 (Lot 302 on CP B92937)
2. MORTGAGE No 723234587 03/05/2024 at 14:07
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]
Requested By: D-ENQ INFOTRACK PTY LIMITED

Building Units and Group Titles Act 1980 — 1988
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 1)

Regulation 8(1)
 Sheet No. 1 of 9 Sheets
 ANNEX 1 TO SHEET 7/101
 MADE 29 NOV 1989

NAME OF BUILDING: "ROXY BEACH"

BUILDING UNITS PLAN NO. 9510

SIGNATURE OF REGISTERED PROPRIETOR:

M.P. Egan
R. Egan



BUP9510

CMS5813

NAME OF REGISTERED PROPRIETOR: MICHAEL PHILIP EGAN and RENATA ELIZABETH EGAN
 as joint tenants.

ADDRESS: 27a BALLINGER ROAD
 BUDERIM QLD. 4556.

REFERENCE TO TITLE: VOLUME ⁷⁴⁰⁸ ~~6584~~ ₇₀₄₅ FOLIO ²¹³ ~~120~~ ₇

DESCRIPTION OF PARCEL: LOT 303 on RP 229360

COUNTY: CANNING

PARISH: MOOLOOLAH

~~XXXX~~ TOWN: BUDDINA

NAME OF BODY CORPORATE: THE PROPRIETORS
 " ROXY BEACH "
 Building Units Plan No. 9510

ADDRESS at which documents
 may be served: 89 ILUKA AVENUE
 BUDDINA
 QLD. 4575.

BUILDING UNITS PLAN No.: 9510

REGISTERED: 23 OCT 1989

H. Lindland
Sat 3.05pm.

REGISTRAR OF TITLES

CBarr

Shire
 Clerk
 of
 Town

Surveyor's Reference: 88.265

Local Authority Reference:

Council of the City of Caloundra

15th August, 1989

CISP

ANNEXURE / TO SHEET NO. 1

OF BUILDING UNITS PLAN NO. 9510 ON

2 9 NOV 1989

H. Kumar

REGISTRAR OF TITLES.

No. H 91443X

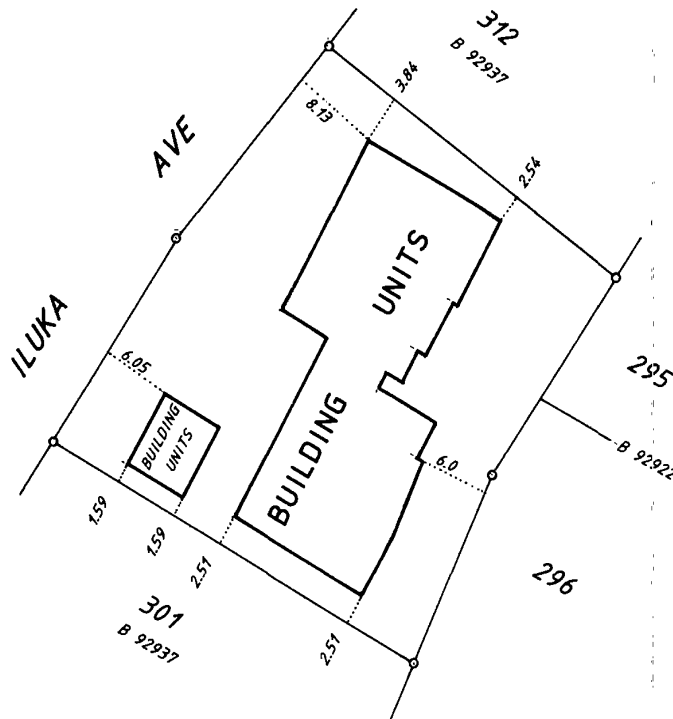
NOTIFICATION OF CHANGE OF BY LAWS RECORDED 2 9 NOV 1989

H. Kumar

REGISTRAR OF TITLES

Regulation 8(1)
Sheet No. 2 of 9 Sheets.

BUILDING UNITS PLAN NO. 9510



SCALE: 1 : 400

Slair
Clerk
Town

Council of the City of Caloundra

15th August, 1989

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 2)

Name of Building: "ROXY BEACH"

Regulation 8(1)
Sheet No. 3 of 9 Sheets

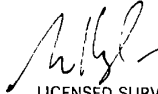
BUILDING UNITS PLAN NO. 9510

I, **MARTIN HOWARD KEYLAR**, of **MOOLOOLABA**

licensed surveyor registered under the Surveyors Act 1977-1987 hereby certify that -

- (a) The building shown on the "building units plan/~~BUILDING UNITS PLAN NO. 9510~~" to which this certificate is annexed is within the external surface boundaries of the parcel the subject of the said plan subject to paragraph (b) of this certificate;
- (b) (i) Where eaves or guttering project beyond such boundaries an appropriate easement has been granted as an appurtenance of the parcel; and
(ii) Where that 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 **NINETEENTH** day of **JUNE** 1989


LICENSED SURVEYOR

*Delete whichever is inapplicable

 
Shire Clerk
Town

Council of the City of Caloundra

15th August, 1989

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 3)

Name of Building: "ROXY BEACH"

Regulation 8(1)
Sheet No. 4 of 9 Sheets

BUILDING UNITS PLAN NO. 9510

CERTIFICATE OF LOCAL AUTHORITY

Council of the City of Caloundra hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan has been approved by the Council of the City of Caloundra and that all the requirements of The Local Government Act 1936 to 1987 as modified by the Building Units and Group Titles Act 1980-1988 have been complied with in regard to the subdivision

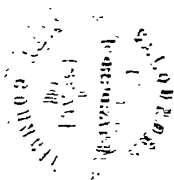
DATED this Fifteenth day of August, 1989

H. C. O'Leary

MAYOR

C. Barr

M. J. TOWN CLERK



Council of the City of Caloundra

Building Units and Group Titles Act 1980 — 1984
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 6)

Name of Building: "ROXY BEACH"

Regulation 8(1)
Sheet No 5 of 9 Sheets

BUILDING UNITS PLAN NO. 9510

I, COLIN DESMOND BAYFIELD, of CALOUNDRA

~~"a building surveyor appointed by the Council + of the City of Caloundra"~~

*a building surveyor appointed by the Council + of the City of Caloundra

~~"a building surveyor appointed by the Council + of the City of Caloundra"~~

hereby certify that the building shown on the *building units plan/building units plan of subdivision

to which this certificate is annexed has been substantially completed in accordance with plans

and specifications approved by *the Council + of the City of Caloundra

/a designated officer of the Council

DATED this Fifteenth

day of August

, 19 89


~~"a building surveyor appointed by the Council + of the City of Caloundra"~~

* Delete whichever is inapplicable

+ Insert name of local authority

 
Shire Clerk
Town

Council of the City of Caloundra

15th August, 1989

Building Units and Group Titles Act 1980 — 1988
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 8)

Name of Building: "ROXY BEACH"

Regulation 8(1)
 Sheet No. 6 of 9 Sheets

BUILDING UNITS PLAN NO. 9510

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO
 CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's T.		Lot No.	Level	Entitlement	Current C's T.	
			Vol.	Fol.				Vol.	Fol.
1	A	1	7414	21					
2	A	1		22					
3	A & B	1		23					
4	A & B	1		24					
5	A & B	1		25					
6	A & B	1		26					
7	A & C	1		27					
8	A & C	1		28					
9	A & C	1		29					
10	A & C	1		30					
AGGREGATE		10			AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:

M. Egan
R. Egan

Charr *A. Shire*
 Clerk
 Town

15th August, 1989

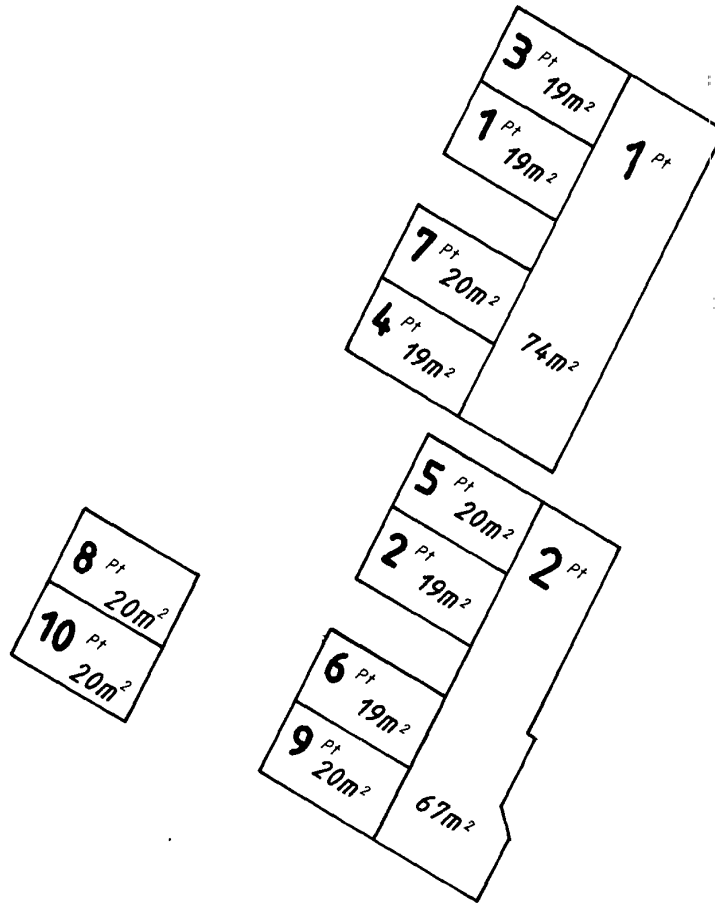
Council of the City of Caloundra

Name of Building: " ROXY BEACH "

Regulation 8(1)
Sheet No 7 of 9 Sheets.

BUILDING UNITS PLAN NO. 9510

LEVEL A



Scale: 1 : 200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

M. Egan
R. Egan

Chav

4/89

Shire Clerk
Town

Council of the City of Caloundra

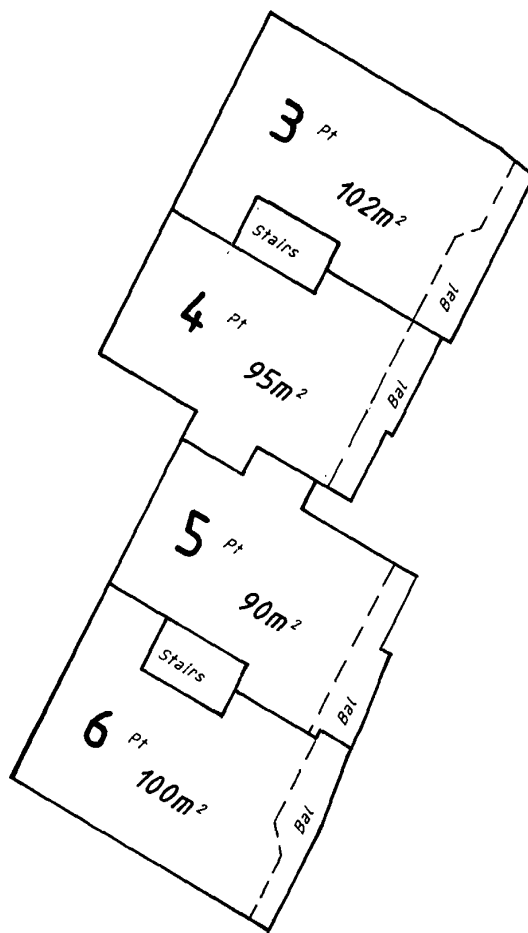
15th August, 1989

Name of Building: " ROXY BEACH "

Regulation 8(1)
Sheet No. 8 of 9 Sheets

BUILDING UNITS PLAN NO. 9510

LEVEL B



Scale: 1 : 200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

M. Egan
R. Egan

Chaw *Ap* *Shire*
Clerk
Town

Council of the City of Caloundra

15th August, 1989

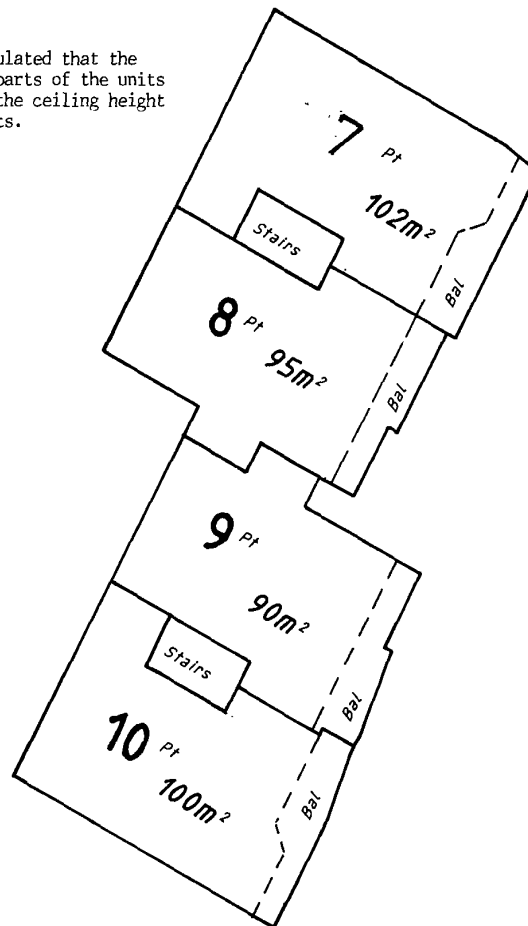
Name of Building: " ROXY BEACH "

Regulation 8(1)
Sheet No. 9 of 9 Sheets

BUILDING UNITS PLAN NO. 9510

LEVEL C

It is stipulated that the uncovered parts of the units extend to the ceiling height of the units.



Scale: 1 : 200

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

M. Egan
R. Egan

CBW

Shire
Clerk
Town

Council of the City of Caloundra

15th August, 1989



M.H. Keylar L.S., B.A.S. (Surv), M.I.S.
J.R. Keylar

Name of Building: Roxy Beach

Building Units Plan no. 9510

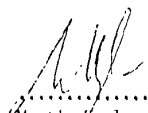
I, Martin Howard Keylar, Licensed Surveyor of 59 Amarina Avenue, Mooloolaba hereby certify that as at the date of the signing of my certificate in form 2 of the Building Units and Group Titles Regulations 1980 I had physically inspected the building known as Roxy Beach and certify that:-

It conforms to the Building units Plan as submitted herewith.

The lots are numbered in accordance with the numbering on the Building Units Plan.

Areas designated as parts of lots (including garages) have been suitably identified and structurally divided.

All lots in the building are physically connected to each other in an approved manner.


.....
Martin Keylar
Licensed Surveyor

Date: 16th August, 1989

Property Fact Pack

develo

u7/89 Iluka Avenue
Buddina QLD 4575

YOUR DIGITAL COPY



Easements



Flood History



State Flood Planning



Flood Risk



Coastal Flood Risk



Character



Overland Flow Flood Risk



Flood Planning Risk



Historic Imagery

At a glance

This report provides important property information and identifies the common considerations when buying property, building or renovating.



Easements



NO
CONSIDERATIONS
IDENTIFIED



Flood Risk



CONSIDERATIONS
IDENTIFIED



Character



NO
CONSIDERATIONS
IDENTIFIED



Vegetation



NO
CONSIDERATIONS
IDENTIFIED



Bushfire Risk



NO
CONSIDERATIONS
IDENTIFIED



Noise



NO
CONSIDERATIONS
IDENTIFIED

DATE OF REPORT

8th of October, 2025

ADDRESS

u7/89 ILUKA AVENUE

LOT/PLAN

7/BUP9510

COUNCIL

Sunshine Coast

ZONING

- High Density Residential Zone
- Tourist Accommodation Zone

UTILITIES

- Power
- Sewer
- Water

SCHOOL CATCHMENTS

- Buddina SS
- Mountain Creek SHS

CLOSEST CITY

Sunshine Coast – 6km

Easements

What access rights exist over the property?



Sources: Qld Spatial

THINGS TO KNOW

Easements are legal rights allowing a person or government authority to access a specific portion of land for a particular purpose. They are commonly required for the maintenance of utilities including large water and sewer pipes, stormwater drains, and power lines. Easements are also created for shared vehicle access through a property or for maintenance of built to boundary walls.

Easements are recorded on a land title and agreed to by the landowner at the time of subdivision. The easement remains on the title even if the land is sold to someone else. Typically, a landowner cannot build permanent structures within an easement area or obstruct the access of the authorised party.



Before building within or over an easement, you must obtain approval from the easement owner and should speak to a building certifier to understand any specific considerations.

Note: The map identifies only publicly registered easements provided by the relevant authority and is not a definitive source of information. You should order a certificate of title & survey plan from the titles office to be sure. Although rare, private covenants or agreements over the land may exist. If you have specific concerns about land entitlements, please contact a solicitor.

Questions to ask

- Does the easement benefit or burden the property?
- Who is responsible for the land within the easement area?
- What other impacts does the easement have on the design of my building?

LEGEND

-  Selected Property
-  Easement

Flood Risk

Is the property in a potential flood area?



THINGS TO KNOW

If your property is in a potential flood area, it's important to understand the possible risks, impacts and causes of flooding. Flooding commonly happens when prolonged or heavy rainfall causes waterways to rise, overflowing into nearby properties.

The likelihood of a flood is often described using Annual Exceedance Probability (AEP), which shows the chance of a flood happening in any given year. For example, a 1% AEP flood has a 1 in 100 chance of occurring annually.

Building, renovating, or developing in flood-prone areas may require government assessment. For instance, floor heights might need to be built above flood levels, or structures designed to allow water to flow beneath raised buildings.

It is important to check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.

PROPERTY DUE DILIGENCE REPORT | u7/89 ILUKA AVENUE

Note: Government flood risk models are broad guides that estimate flood probability and acceptable risk but don't guarantee site-specific accuracy or immunity. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels rendering the mapping invalid. For specific concerns, consult your local authority, local flood check or a qualified professional.

Questions to ask

- What are the building requirements in a potential flood area?
- Can the flood risk be reduced through design measures?
- What is the probability of flooding and is this an acceptable risk for your plans?

LEGEND

 Selected Property

Overland Flow Flood Risk

Are there any major rainfall issues for this property?



Sources: Sunshine Coast Council

THINGS TO KNOW

Overland flow refers to water running over the ground's surface during heavy rain. This can happen when stormwater systems are overwhelmed, drainage paths are blocked, or the land cannot absorb water quickly enough.

Unlike river or coastal flooding, overland flow is usually localised but can cause water pooling, damage to structures, and flooding of yards or low-lying areas. Urban areas are particularly vulnerable due to surfaces like roads and concrete, which prevent water from soaking into the ground.

If your property is in an overland flow area, future development of the site may require specific measures like improving drainage, raising building platforms, or adding landscaping features to safely redirect water.

Check with your local authority (e.g. flood check report) to understand flood risks and access detailed information.





PROPERTY DUE DILIGENCE REPORT | u7/89 ILUKA AVENUE

Note: Government overland flow maps are general guides and may not reflect site-specific conditions. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Flooding may still occur outside mapped areas due to local factors. Newly subdivided lots may have already considered flooding risks and designed flows away from residential lots, rendering the mapping invalid. For tailored advice, consult your local authority or a qualified professional.

Questions to ask

- Are there specific regulations for overland flow that affect your property?
- What building or landscaping measures can help manage water flow?

LEGEND

-  Selected Property
-  Defined Overland Flow Event
-  Overland Flow Extents
-  Overland Flow Extents In Road Reserves

Coastal Flood Risk

Are there any coastal impacts that impact my property?



Sources: Sunshine Coast Council

THINGS TO KNOW

Coastal flooding may occur when high tides, storm surges, or severe weather events push seawater inland. Rising sea levels and coastal erosion, caused by waves, tides, and human activities like vegetation removal, can make previously safe areas more vulnerable to flooding.

Building in a potential coastal flood area often requires government approval and mitigation measures. These can include raising floor heights, using materials resistant to saltwater, and installing erosion control features such as seawalls, revetments, or dune restoration.





It is important to check with your local authority (e.g. flood check and/or flood planning report) to understand flood risks and access detailed information.

Note: Government coastal flood risk models provide general guidance but don't account for site-specific conditions or guarantee protection from flooding. They are primarily developed by local authorities to govern future development on that sites to mitigate risks for residents. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels, rendering the mapping invalid. Check with your local authority or a qualified professional for specific requirements.

Questions to ask

- What are the building restrictions in a coastal flood area?
- Can building designs reduce flood and erosion risks?
- How does coastal erosion impact your property, and what measures can help?

LEGEND

-  Selected Property
-  High Risk Stormtide
-  Moderate Risk Stormtide
-  Low To Very Low Risk Stormtide

Flood Planning Risk

What planning overlays impact development of this property?



Sources: Sunshine Coast Council

THINGS TO KNOW

Flood Planning overlays identify areas at risk of flooding from rivers, creeks, stormwater, or coastal inundation. These overlays are used to guide land use and development to minimise flood impacts on people, property, and infrastructure.




Developments in Flood Planning areas must meet specific requirements, such as raising floor levels above designated flood immunity levels or using flood-resilient building materials. In some cases, developments may not be permitted in high-risk zones unless engineering solutions, such as stormwater detention basins or elevated structures, are implemented.

Note: Flood Planning overlays are based on broad modelling assumptions, are general in nature and are a tool for managing flood risk as it relates to development of the property. They do not guarantee individual property immunity from flooding or account for site-specific conditions. Newly subdivided lots may have already considered flooding risks and developed above acceptable flood risk levels, rendering the mapping invalid. Check with your local authority or a qualified professional for specific requirements.

Questions to ask

- What restrictions apply to developing in a Flood Planning area?
- Are there required flood immunity levels or design standards?
- How do overlays account for future changes like climate impacts or urban growth?

LEGEND

-  Selected Property
-  Low Flood Risk Area
-  Flooding And Inundation Area

Character

Is the property in a character or heritage area?



THINGS TO KNOW

Heritage and character places are generally to be retained or restored to preserve their unique character value and charm. Any extensions or alterations to existing heritage buildings should complement the traditional building style of the area. There may also be demolition restrictions for existing heritage buildings.

If a property is identified in a character area, any new houses or an extension to a house **may** need to be designed to fit in with the existing building character of the area.

Note: It is not only houses or buildings that are protected by heritage values, there may be structures or landscape features on site that are protected by heritage values. It is essential to consult with the local authority, town planner or a building certifier for guidance on heritage places.

Questions to ask

- Is the property protected by Character or Heritage restrictions?
- What impacts do these restrictions have on renovations, extensions, or new builds?
- Is approval required for works under Character or Heritage restrictions?
- How does this consideration positively or negatively impact the property?

LEGEND

 Selected Property

Vegetation

Is the property in an area with vegetation protection?



THINGS TO KNOW

Properties located in protected vegetation areas may have tree clearing restrictions over the native vegetation or significant vegetation on the property. Your property may have vegetation protection if it:

- is located near a river, creek or a waterway corridor
- is located in a bushland area or rural area with native vegetation
- contains large significant trees even in an urban area
- the trees have heritage values and cultural sentiment

If these features are present, your property may contribute to the preservation of important environmental or cultural values. In these cases, planning controls may apply to help guide how vegetation is managed or how land can be developed.

Note: The map provided identifies areas that may have restrictions on tree clearing of native vegetation or significant. The mapping is based on broad modelling assumptions and does not assess each site individually. Newly subdivided lots may already have considered protected vegetation in the design of the subdivision and removal of vegetation approved by Council. To obtain accurate information about tree clearing and building on a site with protected vegetation considerations, it is recommended to contact your local Council or a local arborist for guidance.

Questions to ask

- Where is the protected vegetation located on the property?
- Is the identified vegetation "native" or an introduced species?
- How does this consideration positively or negatively impact the property?

LEGEND

 Selected Property

Bushfire Risk

Is the property in a potential bushfire area?



THINGS TO KNOW

Being located in a bushfire risk area does not guarantee a bushfire occurrence but signifies that the property has been identified as having conditions conducive to supporting a bushfire. Factors such as a dry climate, dense surrounding vegetation, and steep landscapes all contribute to the impact and intensity of a bushfire.

If you plan to build or develop in a bushfire area, your construction may need to adhere to specific requirements to ensure resident safety. This could involve proper building siting, creating barriers and buffer zones around your home, and using appropriate building design and materials to minimise the impact of bushfires.

Note: The map provided is based on broad government modelling assumptions and does not assess each site individually or guarantee bushfire immunity.

Newly subdivided lots may have already considered bushfire risk in the design of the subdivision, potentially involving vegetation removal, and gained approval from the Council. You should speak with the Council or a building certifier to identify any relevant safety requirements for your site.

Questions to ask

- What is the significance of the bushfire risk to the property?
- What can be built in a bushfire risk area?
- Can bushfire impacts be reduced through design?

LEGEND

 Selected Property

Steep Land

Is there significant slope on this property?



Sources: Department Of Resources

THINGS TO KNOW

Understanding how the land slopes on your property is important to know for building construction, soil and rainwater management purposes. A sloping block is a title of land that has varying elevations. Whether the slope is steep or gradual, knowing the land's topography helps in planning and building structures on site.

A flat block of land is generally easier to construct on but sloping land has other benefits if the building is designed well, such as improved views, drainage and ventilation. Properties with steep slopes pose challenges, particularly regarding soil stability. Retaining walls and other stabilisation measures may be necessary to prevent erosion and ensure the safety of structures.




For an accurate assessment of your property's slopes and suitability for construction, consult a surveyor or structural engineer.

Note: The information provided is based on general modelling assumptions and does not evaluate each site individually. Changes in the landscape such as retaining walls may have occurred. The contour lines provided show elevation measurement above sea level.

Questions to ask

- Where is the steep land and/or landslide risk located?
- How does this affect what can be built on the property?
- Can the steep land and/or landslide risk be improved?

LEGEND

-  Selected Property
- Property Est. Fall: ~0m
-  Property High: ~4m
-  Property Low: ~4m



Noise

Is the property in a potential noise area?



THINGS TO KNOW

Some properties may be located near uses that generate noise such as road, rail and airport traffic. These noise generating uses can cause some nuisance for the occupants of a building if it is loud and consistent. When building, extending or developing property in a noise affected area, you may be required to consider design features that reduce noise for the residents of the dwelling.

Common design features some local Councils may require include installing double glazing windows, noise attenuation doors and fences. You may wish to contact an acoustic engineer for more information.

Note: The map provided identifies noise based on government broad modelling assumptions and does not assess each site individually or any nearby sound barriers such as acoustic fences, buildings, vegetation, or earth mounds.

Questions to ask

- What is the significance of the noise impacts?
- How do noise impacts affect renovations, extensions or new builds?
- How can noise impacts be reduced through design?
- How might you confirm the noise levels and whether they are acceptable?

LEGEND

 Selected Property

Water

Are there any water pipes nearby?



Sources: Unity Water

THINGS TO KNOW

Water mains carry potable water from water treatment facilities to properties to use for drinking, washing and watering of gardens. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.



Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

- Where is the water infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified water infrastructure?

LEGEND

-  Selected Property
-  Water Pipe

Sewer

Are there any sewer pipes nearby?



Sources: Unity Water

THINGS TO KNOW

Sewer mains carry wastewater away from properties to sewage treatment facilities. These mains are owned by Council or a local Service Authority. It is important to locate these pipes before you start any underground work, to avoid costly damage to the mains.

If you are planning to develop or renovate a property and the building work is close to or over water and sewer mains, you may be required to obtain approval from local Council or the Service Authority. You should also contact a surveyor or register professional to identify any underground services before commencing any work.

Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground. The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from.

The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

- Where is the sewer infrastructure located on the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?
- What can be built over or near the identified sewer infrastructure?

LEGEND

-  Selected Property
-  Sewer Maintenance Point
-  Sewer Pipe

Stormwater

Are there stormwater pipes on or near the property?



Sources: Sunshine Coast Council

THINGS TO KNOW

Council stormwater pipes collect piped roof water and surface water from a number of properties and direct flows away from buildings. These pipes are owned by Council and feed into large pipes which collect water from the street curb and channel.

You will need government approval to build over or near a large stormwater pipe. It is important to locate these pipes before digging to ensure they are not damaged. Please contact the local authority to access detailed plans that show the size and depth of pipes.



Note: The information provided identifies the location of large government maintained pipes only and does not identify all privately owned pipes that may exist underground.

The location of pipes in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative pipe location is provided as a guide only and not relied upon solely before undertaking work.

Questions to ask

- Where is the stormwater infrastructure located on the property?
- Is there a lawful point of stormwater discharge available to the property?
- What impacts might this have on renovations, extensions, new builds or redevelopment?
- What can you build over or near the identified stormwater infrastructure?

LEGEND

-  Selected Property
-  Stormwater Pipe Or Culvert

Power

Are there any power lines on or near the property?



Sources: Energex

THINGS TO KNOW






Power lines (overhead or underground) transmit electricity from power stations through cables to individual properties. It is important to locate these cables before digging or undertaking overhead work near power lines, to ensure they are not damaged or workers injured.

Note: The map provided identifies the general location of large power mains identified by the service authority. The location of cables and power lines in relation to the aerial or satellite image provided may be skewed because of the angle the imagery is captured from. The indicative cable location is provided as a guide only and not relied upon solely before undertaking work. Please contact the relevant Service Authority to find out further detailed information.

Questions to ask

- Where is the power infrastructure located on the property?
- Is there an electricity connection available to the property?
- What impact might this have on renovations, extensions, new builds or redevelopment?

LEGEND

-  Selected Property
-  Overhead Power Line (HV)
-  Overhead Power Line (LV)
-  Underground Power Cable (HV)
-  Underground Power Cable (LV)

Zoning

What zone is my property?



Sources: Sunshine Coast Council

THINGS TO KNOW

Zoning helps organise cities and towns by dividing properties into specific land use types, such as commercial, residential, industrial, agricultural, and public-use. This structured approach prevents disorderly development, making cities and towns more livable, navigable, and attractive.

Zoning rules determine how land can be used and developed, including identifying desirable developments like townhouses or apartment units near public transport. Zoning may also impose restrictions on building heights to preserve local neighbourhood views.








Local area plans provide even more specific details to protect an area's unique character or encourage growth in suitable places. These plans can modify zoning rules and influence development possibilities, supporting economic growth, preserving local identity, providing open spaces, and improving transport routes.

Note: To determine the development possibilities for your property, it's essential to review the planning documents provided by local authorities, contact directly, or consult with a practising town planner.

Questions to ask

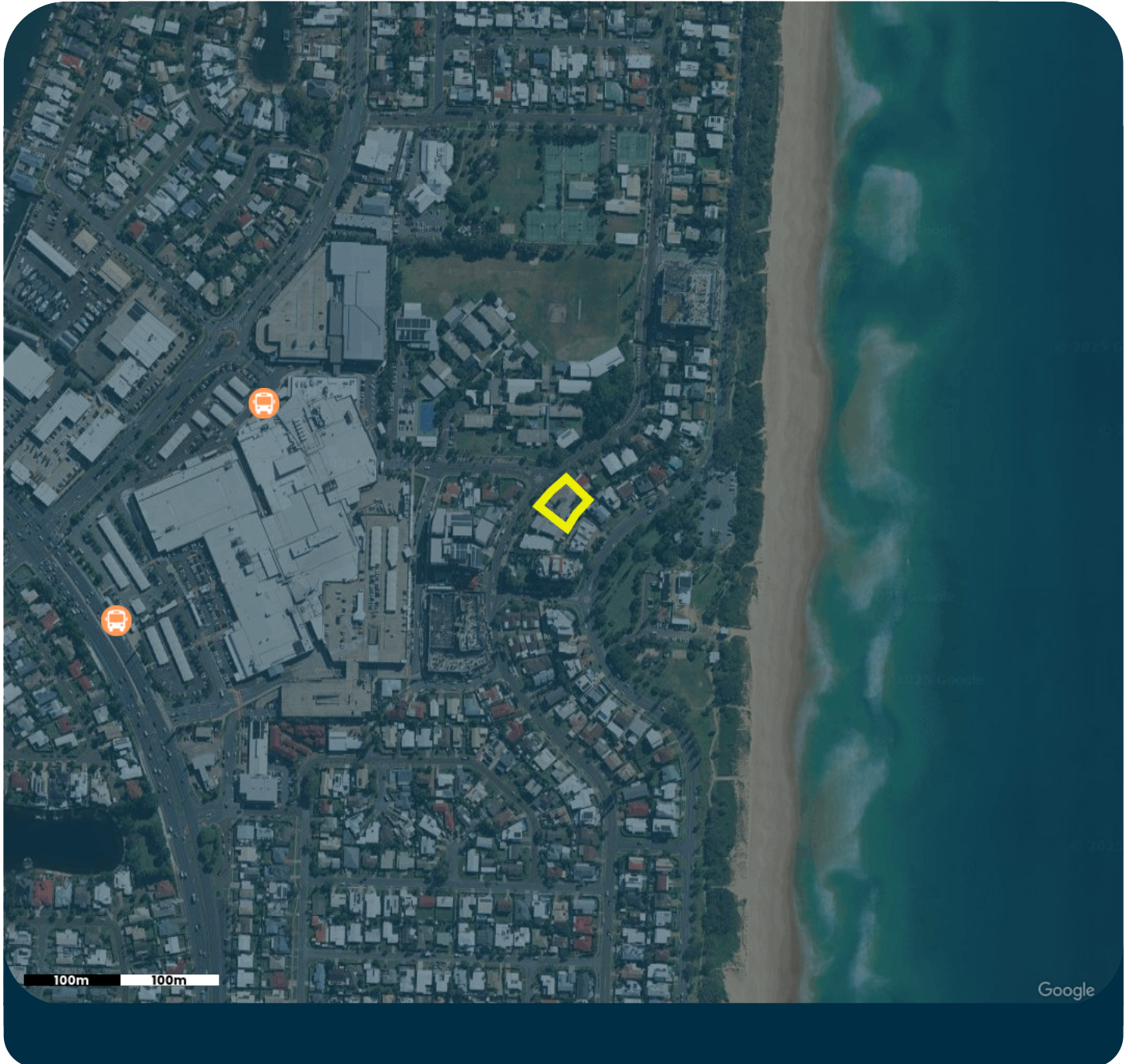
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

-  Selected Property
-  Community Facilities Zone
-  District Centre Zone
-  High Density Residential Zone
-  Open Space Zone
-  Sport And Recreation Zone
-  Tourist Accommodation Zone

Public Transport

Is there any public transport stops nearby?



LEGEND

 Selected Property

 Bus Stop

Boundary

View your property boundaries



LEGEND

Selected Property

DISCLAIMER

This report is provided by Develo Pty Ltd as a general guide only and is intended to support due diligence when considering a property. While care is taken to compile and present information from a variety of reliable third-party sources, including government and regulatory datasets, Develo Pty Ltd makes no representations or warranties about the accuracy, currency, completeness, or suitability of the information provided.

Information displayed in this report may be derived from third-party data modelling, automated algorithms, and publicly available or licensed third-party datasets. All data is subject to change without notice and may not reflect recent developments, site-specific conditions, or council-approved amendments. Due to the limitations of digital mapping, imagery distortion, and third-party data dependencies, all spatial data, infrastructure locations, distances, and risk indicators are indicative only.

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By accessing this report, you acknowledge and accept the above terms and assume full responsibility for verifying all information independently prior to undertaking any development, renovation, or transaction.

WHO ELSE COULD USE THIS REPORT

- ✓ Your mortgage broker and bank
- ✓ Your building and pest inspector
- ✓ Your conveyancing solicitor
- ✓ Your building professional consultant. eg. architect, designer and builder.

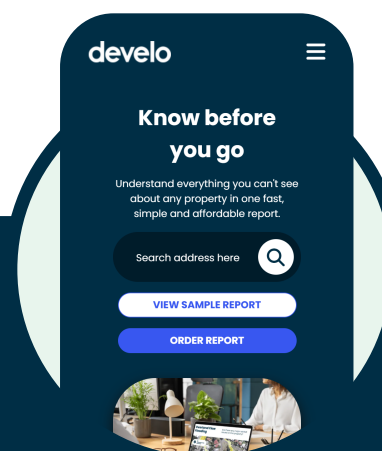
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Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

InfoTrack
PO Box 10314 Adelaide St Brisbane QLD 4001
Brisbane QLD 4001

Transaction ID: 51067609 EMR Site Id: 09 October 2025
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 7 Plan: BUP9510
7/89 ILUKA AV
BUDDINA

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

Rate notice

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



ABN 37 876 973 913



Mr JIJ BALL & Ms RJ KERR
ROXY BEACH
7/89 ILUKA AVE
BUDDINA QLD 4575

Half yearly rate notice for period

1 July 2025 to 31 December 2025

Issue date 22 July 2025
Property no. 184090
Valuation \$190,000
Payment reference no. 100818532
Due date for payment **22 August 2025**

Amount payable \$67.78

Property location: Roxy Beach, 7/89 Iluka Ave BUDDINA QLD 4575
Property description: Lot 7 BUP 9510

Rates and charges	Units	Rate charged	Amount
Sunshine Coast Council rates and charges			
Opening Balance			1,236.03-
General Rate - Category 30		Minimum Rate =	793.15
Waste Bin On Property - 240 Litre	1 x	\$623.80 x .5 =	311.90
Arts and Heritage Levy	1 x	\$20.00 x .5 =	10.00
Environment Levy	1 x	\$82.00 x .5 =	41.00
Transport Levy	1 x	\$43.92 x .5 =	21.96
State Government charges (Council required to collect on behalf of the State Government)			
State Emergency Management Levy: Class A Group 2	1 x	x .5 =	125.80
TOTAL:			\$67.78

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

Easy ways to pay:

B
PAY
Biller Code: 18259
Ref: 100818532

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 100818532



Phone

Call **13 18 16** and follow the prompts

Credit Card: MasterCard and Visa

Billpay Code: 0214

Reference: 1 0081 8532



Internet

Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts.
Reference: 1 0081 8532
MasterCard and Visa

Rates and payment information

Rates and charges for the land described in this notice must be paid by the due date detailed on the front of this notice. Rates and charges have been made and levied by Sunshine Coast Council in accordance with the *Local Government Act 2009* and *Local Government Regulation 2012*.

Why check your rate category?

It is the property owner's responsibility to confirm rates and charges are correct when the rate notice is issued. This timely action is important because if you request another rate category, by submitting a rate category objection, the maximum adjustment is limited to 12 prior months. Please refer to the Schedule of Rates issued with this notice.

Is interest charged?

Council charges interest of 8 per cent per annum (compounding daily) on overdue rates. This applies to rates and charges not paid by the due date (except where a payment arrangement is approved before the due date for payment on this notice).

Having difficulty paying your rates?

If you can't pay the full amount by the due date, you can set up a payment plan. Please contact Council before the due date to arrange this. Visit Council's website and choose the "Pay your rates" option under "How can we help?" or you can email rates@sunshinecoast.qld.gov.au.

Does Council offer a rate concession for pensioners?

If you hold a Pensioner Concession Card or Veteran Affairs Gold Card and live in a property you own in the Sunshine Coast Council area, you may be eligible for the State Pensioner Rate Subsidy and Council's Pensioner Rate Concession. For more details, visit Council's website or contact Council's Customer Service Centre.

Are legal and professional costs shown on the rate notice?

Overdue rates and charges may be recovered by legal process. Legal and professional costs are incurred when a Statement of Claim has been filed with the Magistrates Court for the recovery of overdue rates and charges. These costs are not considered an overdue rate or charge until judgment has been entered.

State levy information

State Government Emergency Management Levy

This levy is set by the State Government and is required to be collected by Council and submitted to the State Government in accordance with the *Fire Services Act 1990*. For queries about the levy, contact the Queensland Fire Department on 137 468 or visit www.fire.qld.gov.au.

State Waste Levy

The State Government has paid \$10,322,376 to Council to mitigate the impact of the Queensland Waste Levy on households, however this does not cover the full cost to Council.



Help us help the environment

Already receive your rate notice via email? Thank you for helping us save paper.

Still receiving a printed copy? Switch to email - it's easy and convenient.

Simply register for a MyCouncil account or log in to your existing account at mycouncil.sunshinecoast.qld.gov.au and change your delivery method to email.

Other payment options:



By mail

Post your cheque (must include barcode from the easy ways to pay on the front page) to Sunshine Coast Council Locked Bag 72 Sunshine Coast Mail Centre, Qld 4560



Pay in person at any Council office

8.30am to 4.30pm weekdays.

Caloundra:

77 Bulcock Street

Maroochydore:

54 First Avenue

Nambour:

Corner Currie

and Bury Street



Direct debit

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

Periodic direct debit

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

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

Set and forget direct debit

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

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



Pay using your smart phone

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



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 numberIdentification number: **PSC0257111****2. Location of the swimming pool**

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

Street address:

89 ILUKA AVE**BUDDINA QLD**

Postcode

4**5****7****5**

Lot and plan details:

9999/BUP/9510

Local government area:

SUNSHINE COAST REGIONAL**3. Exemptions or alternative solutions for the swimming pool (if applicable)**

If an exemption or alternative 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 alternative 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 alternative solution applies****4. Pool properties**

Shared pool



Non-shared pool



Number of pools

1**5. Pool safety certificate validity**

Effective date:

2**5****/****0****6****/****2****0****2**

Expiry date:

2**5****/****0****6****/****2****0****2****6****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 GardinerPool 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.



BYDA

Sequence: 262332112
Date: 09/10/2025

Scale: 1:1025
Tile No: **OVERVIEW**

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



BYDA

Sequence: 262332112
Date: 09/10/2025
Scale: 1:500
Tile No: **Tile No: 1**

CAUTION - HIGH
VOLTAGE

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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All underground cables shall be treated as being energised. Where a cable is located that is not represented on the ENERGEX BYDA map, then ENERGEX shall be contacted immediately.

For Emergency Situations
Please Call 13 19 62



BYDA

Sequence: 262332112
Date: 09/10/2025

Scale: 1:500
Tile No: **Tile No: 2**

**CAUTION - HIGH
VOLTAGE**

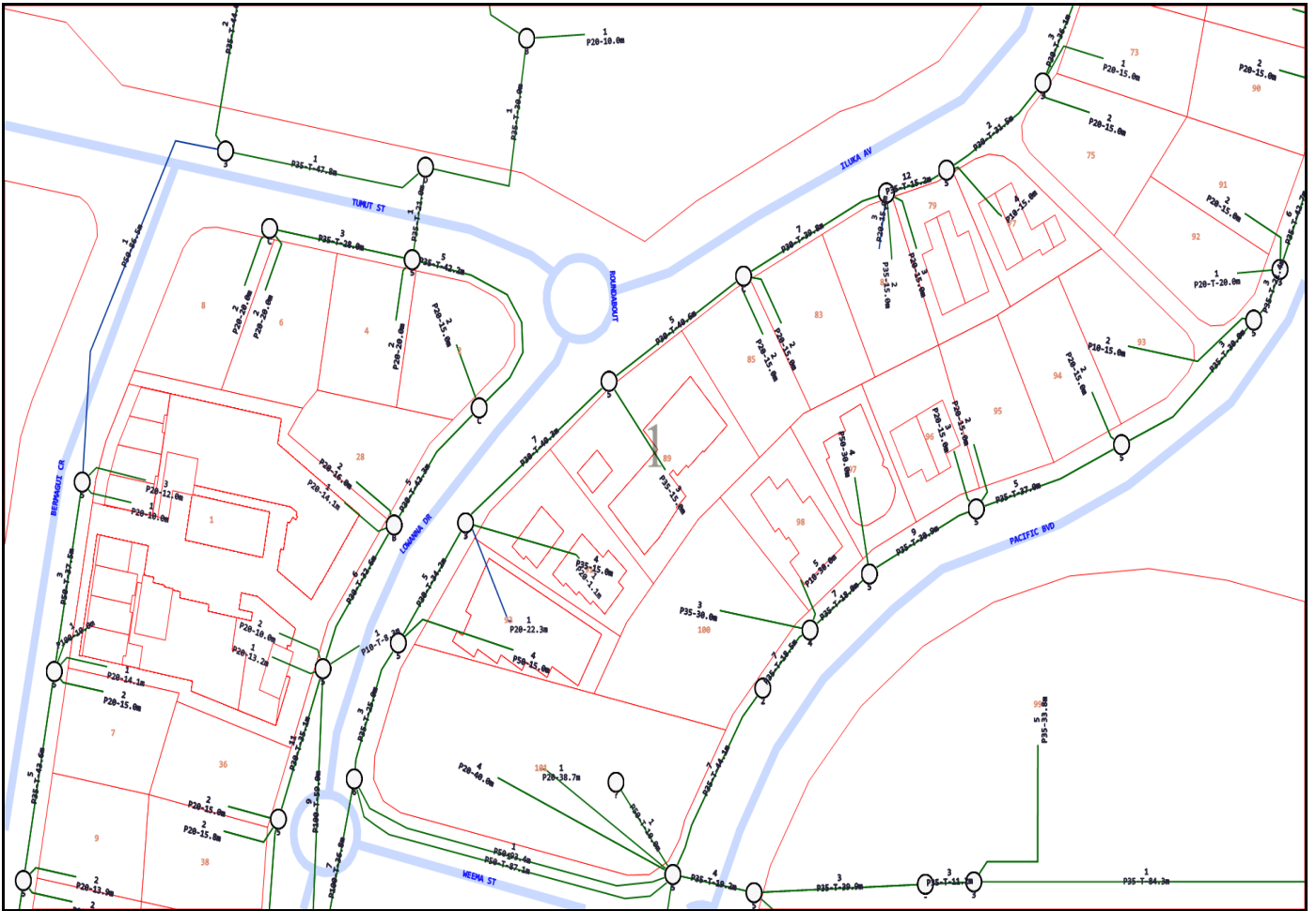
LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.



Plans generated by SmarterWX™
Automate

09/10/25 (valid for 30 days)

In an emergency contact Sunshine Coast Council on (07) 5475 7272



Job # 51378781

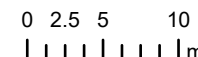
Seq # 262332109

Legend



BYDA Enquiry

Scale 1:500



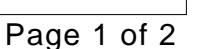
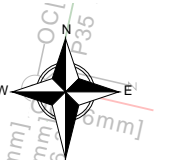
Disclaimer

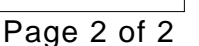
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Provided by Sunshine Coast Council





[illegible]

UNITYWATER BYDA MAP

Sequence Number: 262332111
Job Number: 51378781
Printed On: 9/10/2025

Emergency Situations
Call Unitywater:
1300 086 489

This information on this plan is valid
for 30 days from "Printed On" date.

Legend

Extent of Unitywater Area

Water

Water Pump Station

Water Service

Water Valve

Water Pipe (Abandoned)

Water Hydrant

Water Fitting

Water Main

Trunk Main

Reticulation Main

Sewer

Sewer Pump Station

Sewer Maintenance Hole

Sewer Valve

Sewer Fitting

Sewer Gravity Main

Trunk Main

Reticulation Main

Overflow Main

Sewer Pipe (Abandoned)

Sewer Pressure Main

Pressure Sewer

Rising Main

Vacuum Main

Pressure Sewer Service

Sewer Service

Recycled Water

Recycled Water Pump Station

Recycled Water Valve

Recycled Water Hydrant

Recycled Water Fitting

Recycled Water Pipe (Abandoned)

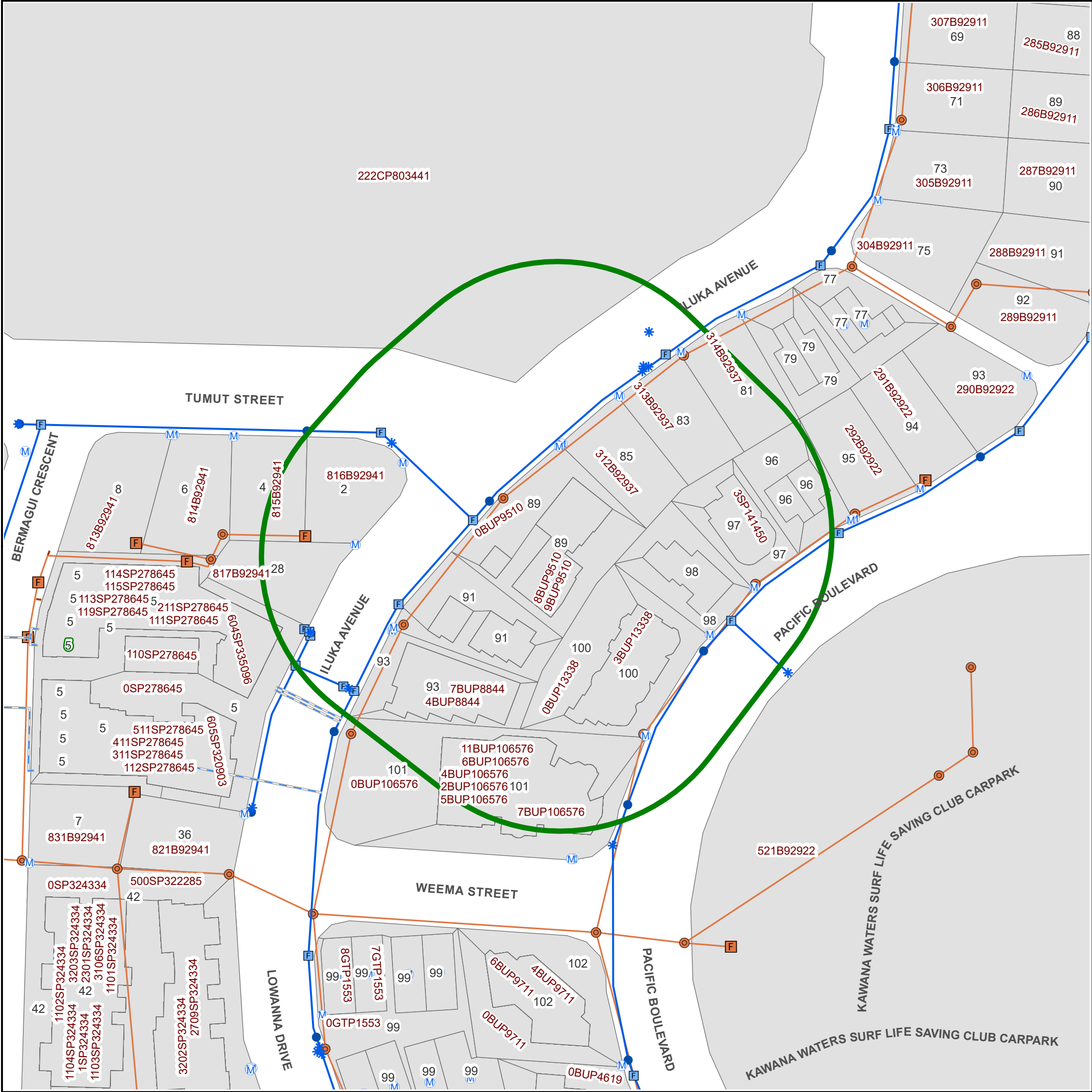
Recycled Water Main

Map Tile: 1
Scale: 1:1000
(If printed at 100%
on A3 size paper)



Before You Dig Australia
PO Box 953
Caboolture QLD 4510
Inquiries: 1300 0 Unity (1300 086 489) Email: dbyd@unitywater.com

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Statutory Encumbrances Overview

Property: UNIT 7 89 ILUKA AV, BUDDINA QLD 4575

This report details statutory encumbrances that directly impact the property.

1. Energex

Energex maintains underground and overhead electricity infrastructure, including high voltage assets, within or adjacent to the subject property. The presence of these assets constitutes a statutory encumbrance, providing Energex with rights of access for maintenance and operation and imposing restrictions on interference with the network.

2. Sunshine Coast Regional Council

The Sunshine Coast Regional Council holds stormwater and related infrastructure in the vicinity of the subject property. These works form statutory encumbrances, granting Council rights of access and protection of its infrastructure, and imposing limitations on works or development in affected areas.

3. Telstra Limited (ACN 086 174 781)

Telstra Limited maintains telecommunications infrastructure, including fibre optic and mains cabling, within and around the subject property. These works form statutory encumbrances, providing Telstra with rights of access for maintenance and operational purposes, and restricting interference with its assets.

4. Nbn

nbnTM operates telecommunications infrastructure affecting the subject property. These works constitute statutory encumbrances, entitling nbnTM to access rights for maintenance and requiring the preservation of its infrastructure.

5. Unitywater

Unitywater maintains water, sewerage, and recycled water infrastructure within and adjoining the subject property. These services represent statutory encumbrances, providing Unitywater with rights of inspection, maintenance, and repair, and imposing obligations not to interfere with its infrastructure.

STANDARD COMMUNITY MANAGEMENT STATEMENT
Section 285. Body Corporate and Community Management Act 1997

Dealing: 704180898
Title Reference:19209510
Lodgment: 1065049
Date: 15/07/2000 11:15:23

Name of Community Title Scheme

ROXY BEACH

Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

Name of Body Corporate

BODY CORPORATE FOR ROXY BEACH COMMUNITY TITLES SCHEME 5813

Address for service of documents on the body corporate

89 ILUKA AVENUE
BUDDINA QLD 4575

By-Laws

Taken to be those in effect as at 13 July 2000
[section 285 (5)(a) Body Corporate and Community Management Act 1997]

Contribution Schedule 7. Interest Schedule

Lot	Entitlement	Lot	Entitlement
1 in BUP9510	1	1 in BUP9510	1
2 in BUP9510	1	2 in BUP9510	1
3 in BUP9510	1	3 in BUP9510	1
4 in BUP9510	1	4 in BUP9510	1
5 in BUP9510	1	5 in BUP9510	1
6 in BUP9510	1	6 in BUP9510	1
7 in BUP9510	1	7 in BUP9510	1
8 in BUP9510	1	8 in BUP9510	1
9 in BUP9510	1	9 in BUP9510	1
10 in BUP9510	1	10 in BUP9510	1

Total Lots: 10 Aggregate 10 Total Lots: 10 Aggregate 10

***** End *****



Better communities.
The Whittles way.

Level 2, 15 Carnaby Street
Maroochydore QLD 4558

07 5409 3400
whittles.com.au

09/10/25

Whittles Management
Services QLD Pty Ltd
ABN 28 056 674 803

Whittles Australia Pty Ltd
ABN 78 139 486 678

SEARCHX
111 EAGLE STEET
BRISBANE CITY , QLD, 4000

Dear Sir/Madam

Please find attached the Information Certificate as requested for Lot 7 "ROXY BEACH CTS 5813", 89 ILUKA AVENUE, BUDDINA. Your reference CTS 5813 L7.

Specific Information To This Lot:

No information

Upon settlement please ensure that a BCCM Form 8 is promptly supplied to Whittles at info.ssc@whittles.com.au to ensure invoices are sent to the correct address.

Please include the buyer's current postal address, email address and phone numbers if possible and also if the property is being let the rental agent's details and where levy notices should be sent.

Yours faithfully

A handwritten signature in black ink, appearing to read "S. Randall", followed by a period.

Scott Randall
Body Corporate Manager

**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 ..Page 2
- details of the property and community titles scheme ..Page 3
- by-laws and exclusive use areas ..Page 4
- lot entitlements and financial information ..Page 5
- owner contributions and amounts owing ..Page 6
- common property and assets ..Page 8
- insurance ..Page 9
- contracts and authorisations ..Page 10

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 09/10/2025.

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 (Example - Seaview CTS 1234)

ROXY BEACH CTS 5813

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:

Whittles Management Services (Qld) Pty Ltd
Scott Randall
PO Box 1855
Sunshine Plaza QLD 4558
info.ssc@whittles.com.au
07 5409-3400

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: 7

Plan type and number: BUP 9510

Plan of subdivision: ☐ Standard Format ☒ Building Format ☐ Volumetric Format

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 Module

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?

☐ Yes

☒ 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?

☐ Yes

☒ No

If yes, you can obtain a copy of the statement from Titles Queensland: ww.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.

☐ The community management statement specifies the by-laws in Schedule 4 of the Body Corporate and Community Management Act 1997 apply to the scheme.

☐ A consolidated set of the by-laws for the scheme is given with this certificate.

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?

☐ Yes

☒ No

If yes, the exclusive use by-laws or other allocations of common property for the schemes are: (select all that apply)

☐ listed in the community management statement.

☐ given with this certificate.

Lot entitlements and financial information

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: 10

Interest schedule

Interest schedule lot entitlement for the lot: 1

Total interest schedule lot entitlements for all lots: 10

Statement of accounts

[x] 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 7 for the current financial year: \$2,400.00

Number of instalments: 2 (outlined below)

Monthly penalty for overdue contributions (if applicable): 0.00%

Discount for on-time payments (if applicable): 20.00%

Lot 00007 has no amounts currently payable.

Administrative Fund	Amount	Due Date	Discount	If Paid By	Date Paid
01/08/25 to 31/01/26	\$1200.00	01/08/25	\$240.00	01/08/25	23/06/25
01/02/26 to 31/07/26	\$1200.00	01/02/26	\$240.00	01/02/26	
01/08/26 to 31/01/27 - Interim	\$1200.00	01/08/26	\$240.00	01/08/26	

Sinking fund contributions

Total amount of contributions (before any discount) for lot 7 for the current financial year: \$1,968.00

Number of instalments: 2 (outlined below)

Monthly penalty for overdue contributions (if applicable): 0.00%

Discount for on-time payments (if applicable): 20.00%

Lot 00007 has no amounts currently payable.

Sinking Fund	Amount	Due Date	Discount	If Paid By	Date Paid
01/08/25 to 31/01/26	\$984.00	01/08/25	\$196.80	01/08/25	23/06/25
01/02/26 to 31/07/26	\$984.00	01/02/26	\$196.80	01/02/26	
01/08/26 to 31/01/27 - Interim	\$984.00	01/08/26	\$196.80	01/08/26	

Special contributions (IF ANY)

N/A

Other amounts payable by the lot owner

For the current financial year there are:

- ☒ No other amounts payable for the lot.
☐ Amounts payable under exclusive use by-laws.
☐ Amounts payable under service agreements (that are not included in body corporate contributions for the lot).
☐ Other amounts payable.

Summary of amounts due but not paid by the current owner

At the date of this certificate:

- ☒ All payments for the lot are up to date.
☐ The following amounts are due but not yet paid for the lot.

Annual Contributions, Administration Fund	\$0.00
Annual Contributions, Sinking Fund	\$0.00
Special Contributions	\$0.00
Other Payments	\$0.00
Penalties	\$0.00
Total amount overdue	\$0.00

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.
☐ No

Current sinking fund balance (as at date of certificate): \$17,617.52CR

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.

☒ There are no authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition.

☐ 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.

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.
☐ A copy of the body corporate register of assets is given with this certificate.

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, the:

- type of policy;
- name of the insurer;
- sum insured;
- amount of premium (\$7,574.78)
- excess payable on a claim

are given with this certificate.

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?

☐ Yes

☒ 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?

☐ Yes - Name of caretaking service contractor engaged:

☒ No

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

☐ Yes - Name of authorised letting agent:

☒ No

Embedded network electricity supply

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

☐ Yes

☒ 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.



Scott Randall

Body Corporate Manager

09/10/2025

Copies of documents given with this certificate:

- ☒ [x] by-laws for the scheme in consolidated form (if applicable)
- ☐ [] details of exclusive use by-laws or other allocations of common property (if applicable)
- ☒ [x] 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)
- ☒ [x] insurance policy details

TAX INVOICE

09/10/2025

Whittles Management Services (Qld) Pty Ltd
ABN 28 056 674 803
PO Box 1855
Sunshine Plaza QLD 4558

SearchX
111 EAGLE STEET
BRISBANE CITY QLD 4000

DESCRIPTION: Searching and completing document for provisions of Section 206,
Body Corporate and Community Management Act 1997,
Lot 00007 at 89 ILUKA AVENUE, BUDDINA

ROXY BEACH CTS 5813

FEE:	As prescribed	\$114.10	PAID
-------------	---------------	----------	------

TOTAL DUE:		\$114.10	PAID
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OWNER:	J I J Ball & R J Kerr
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With Compliments

STANDARD COMMUNITY MANAGEMENT STATEMENT

Section 285. Body Corporate and Community Management Act 1997

Dealing: 704180898
Title Reference:19209510
Lodgment: 1065049
Date: 15/07/2000 11:15:23

1. Name of Community Title Scheme

ROXY BEACH

2. Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

3. Name of Body Corporate

BODY CORPORATE FOR ROXY BEACH COMMUNITY TITLES SCHEME 5813

4. Address for service of documents on the body corporate

89 ILUKA AVENUE
BUDDINA QLD 4575

5. By-Laws

Taken to be those in effect as at 13 July 2000
[section 285 (5)(a) Body Corporate and Community Management Act 1997]

6. Contribution Schedule

7. Interest Schedule

Lot	Entitlement	Lot	Entitlement
1 in BUP9510	1	1 in BUP9510	1
2 in BUP9510	1	2 in BUP9510	1
3 in BUP9510	1	3 in BUP9510	1
4 in BUP9510	1	4 in BUP9510	1
5 in BUP9510	1	5 in BUP9510	1
6 in BUP9510	1	6 in BUP9510	1
7 in BUP9510	1	7 in BUP9510	1
8 in BUP9510	1	8 in BUP9510	1
9 in BUP9510	1	9 in BUP9510	1
10 in BUP9510	1	10 in BUP9510	1

Total Lots: 10 Aggregate 10 Total Lots: 10 Aggregate 10

***** End *****

Admin Fund Statement of Income & Expenditure

ROXY BEACH CTS 5813

89 Iluka Avenue BUDDINA QLD 4575

1 February 2024 to 31 January 2025

Printed 07/02/25 10:23

	YTD Actual	YTD Budget	Variance	Last Year
FUND INCOME				
Contributions	27,250.00	19,562.50	7,687.50	18,500.00
Discount	(5,450.00)	(4,000.00)	(1,450.00)	(2,775.00)
TOTAL FUND INCOME	21,800.00	15,562.50	6,237.50	15,725.00
FUND EXPENDITURE				
Account Transaction Charges	0.00	0.00	0.00	9.75
Common property-Repairs	249.34	200.00	(49.34)	143.00
Debt collection fees-Final notice fee	132.00	0.00	(132.00)	0.00
Fire systems-Services	0.00	350.00	350.00	275.00
Grounds-Contract groundsman	4,901.30	4,500.00	(401.30)	4,422.00
Insurance-Renewal	7,642.50	6,400.00	(1,242.50)	5,713.00
Management - Additional services fee	154.00	200.00	46.00	212.50
Management - Agreed Services	2,420.04	2,420.00	(0.04)	2,532.75
Management - Asset Maintenance Services	219.96	220.00	0.04	105.00
Management - Disbursement Fees	699.96	700.00	0.04	781.76
Pest control	638.00	600.00	(38.00)	550.00
Plumbing	0.00	200.00	200.00	0.00
Pool/Spa-Registration	210.00	250.00	40.00	210.00
Pool/Spa-Repairs and Maintenance	2,545.10	2,000.00	(545.10)	1,708.40
Reports-Insurance valuation	399.00	0.00	(399.00)	0.00
Taxation-Accountants fee	0.00	275.00	275.00	0.00
Technology and System Fees	176.04	180.00	3.96	88.02
Utilities-Electricity	1,739.93	2,000.00	260.07	1,849.94
TOTAL FUND EXPENDITURE	22,127.17	20,495.00	(1,632.17)	18,601.12
FUND SURPLUS (DEFICIT)	(327.17)	(4,932.50)	4,605.33	(2,876.12)

Admin Fund Statement of Assets & Liabilities

ROXY BEACH CTS 5813
89 Iluka Avenue BUDDINA QLD 4575
31 January 2025
Printed 07/02/25 10:23

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	4,572.99	7,449.11
Surplus/(Deficit) For Period	(327.17)	(2,876.12)
TOTAL FUNDS	4,245.82	4,572.99
ASSETS		
Cash at Bank (MBL)	4,281.02	5,134.19
TOTAL ASSETS	4,281.02	5,134.19
LIABILITIES		
Unallocated Advances	35.20	561.20
TOTAL LIABILITIES	35.20	561.20
NET ASSETS	4,245.82	4,572.99

Sinking Fund Statement of Income & Expenditure

ROXY BEACH CTS 5813

89 Iluka Avenue BUDDINA QLD 4575

1 February 2024 to 31 January 2025

Printed 07/02/25 10:23

	YTD Actual	YTD Budget	Variance	Last Year
FUND INCOME				
Contributions	27,330.00	19,125.00	8,205.00	18,358.00
Discount	(4,971.20)	(3,824.00)	(1,147.20)	(2,676.80)
TOTAL FUND INCOME	22,358.80	15,301.00	7,057.80	15,681.20
FUND EXPENDITURE				
Building Repairs	0.00	2,000.00	2,000.00	0.00
Carpark-Linemarking	0.00	0.00	0.00	544.50
Fencing	813.50	0.00	(813.50)	0.00
Insurance claims recovery	(533.50)	0.00	533.50	0.00
Pool/Spa-Equipment	0.00	2,000.00	2,000.00	1,018.00
Reports-Engineers report	1,980.00	0.00	(1,980.00)	0.00
Reports-Sinking fund analysis	463.00	0.00	(463.00)	0.00
TOTAL FUND EXPENDITURE	2,723.00	4,000.00	1,277.00	1,562.50
FUND SURPLUS (DEFICIT)	19,635.80	11,301.00	8,334.80	14,118.70

Sinking Fund Statement of Assets & Liabilities

ROXY BEACH CTS 5813
89 Iluka Avenue BUDDINA QLD 4575
31 January 2025
Printed 07/02/25 10:23

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	82,005.42	67,886.72
Surplus/(Deficit) For Period	19,635.80	14,118.70
TOTAL FUNDS	101,641.22	82,005.42
ASSETS		
Cash at Bank (MBL)	101,641.22	82,005.42
TOTAL ASSETS	101,641.22	82,005.42
LIABILITIES		
TOTAL LIABILITIES	0.00	0.00
NET ASSETS	101,641.22	82,005.42

Consolidated Statement of Assets & Liabilities

ROXY BEACH CTS 5813
89 Iluka Avenue BUDDINA QLD 4575
31 January 2025
Printed 07/02/25 10:23

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	86,578.41	75,335.83
Surplus/(Deficit) For Period	19,308.63	11,242.58
TOTAL FUNDS	105,887.04	86,578.41
ASSETS		
Cash at Bank (MBL)	105,922.24	87,139.61
TOTAL ASSETS	105,922.24	87,139.61
LIABILITIES		
Unallocated Advances	35.20	561.20
TOTAL LIABILITIES	35.20	561.20
NET ASSETS	105,887.04	86,578.41

Notes to the Financial Statements

ROXY BEACH CTS 5813
89 Iluka Avenue BUDDINA QLD 4575
31 January 2025
Printed 07/02/25 10:23

Investments

Nil

The following balances relate to amounts received or owing as at 31/01/2025

Receivables - Owner Arrears

Nil

Debtors

Nil

Allocated Advance Payments

Unit/Lot Details	Admin	Sinking	Total
	Contributions	Contributions	
00001	1,000.00	956.00	1,956.00
00002	1,000.00	956.00	1,956.00
00004	1,000.00	956.00	1,956.00
00005	1,000.00	956.00	1,956.00
00006	1,000.00	756.00	1,756.00
00007	1,000.00	956.00	1,956.00
00008	1,000.00	956.00	1,956.00
00009	1,000.00	956.00	1,956.00
Totals	8,000.00	7,448.00	15,448.00

Outstanding Creditors

Nil

Unallocated Advance Payments

Unit/Lot Details	Admin
00007	35.20-
Totals	35.20-

Summary of Significant Accounting Policies

ROXY BEACH CTS 5813
89 Iluka Avenue BUDDINA QLD 4575
1 February 2024 to 31 January 2025
Printed 07/02/25 10:23

Basis of Preparation

The Body Corporate agent has prepared the financial statements on the basis that the Body Corporate is a non-reporting entity because there are no users dependent on general purpose financial statements. These financial statements are therefore special purpose financial statements that have been prepared to meet the information needs of members.

The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the Body Corporate agent has determined are appropriate to meet the purposes of preparation. Such accounting policies are consistent with the prior period unless otherwise stated.

Basis of Accounting

The financial statements have been prepared on a cash basis where income is recorded when received and expenditure is recorded when paid and are based on historical costs.

Cash and cash equivalents

Cash and cash equivalents comprise deposits held on call with banks and other short-term highly liquid investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

Goods and Services Tax

Income, expenditure and assets of the Corporation are recognised net of the amount of Goods and Services Tax (GST), except where the GST incurred is not recoverable from the Australian Taxation Office (ATO).

The net amount of GST payable to, or recoverable from, the ATO represents the unpaid portion of the aggregate of GST on income received and expenditure paid and is presented as the GST Control Account on the Statement of Assets and Liabilities.

Income Tax

Income tax is the tax payable on taxable income calculated using applicable income tax rates enacted, or substantially enacted, during the financial year.

Only the non-member income of the Corporation is assessable for income tax purposes, as member income is excluded under the principle of mutuality.

The income tax expense recorded in the Statement of Income and Expenditure represent amounts that have been paid to, or recovered from, the ATO.

Residential Strata Insurance

Certificate of Currency

Policy Number: HRS11094755

UMR: B200800000STR2024



Certificate Date	09 October, 2025
Insurer	Issued by Hutch Underwriting Pty Ltd on behalf of certain underwriters at Lloyd's
Period of Cover	4:00pm Local Time 14/09/2025 to 4:00pm Local Time 14/09/2026
Insured	Body Corporate Roxy Beach CTS 5813
Interested Parties	None
Situation	Roxy Beach 89 Iluka Avenue, BUDDINA, QLD, 4575

Cover

Section 1 Insured Property	Selected
Building Sum Insured	\$4,042,500
Common Area Contents	\$40,425
Temporary Accommodation Costs and Loss of Rent	\$606,375
Flood	Not Selected
Additional Catastrophe Cover	30%
Additional Catastrophe Cover	\$1,212,750
Unit Owners' Fixtures and Improvements	Selected
Unit Owners' Fixtures and Improvements	\$404,250
Section 2 Property Owner's Legal Liability	Selected
Limit of Liability	\$20,000,000
Section 3 Voluntary Workers	Selected
Death	\$200,000
Total Disablement (per week)	\$2,000
Section 4 Fidelity Guarantee	Selected
Sum Insured	\$100,000
Section 5 Office Bearers Legal Liability	Selected
Limit of Liability	\$1,000,000
Section 6 Machinery Breakdown	Not Selected
Section 7 Government Audit and Related Covers	Selected
Part A: Government Audit Expenses	\$25,000
Part B: Health & Safety Legal Expenses	\$100,000
Part C: Legal Expenses	\$50,000

The Clear Way to Better Cover

W: hutchunderwriting.com.au T: 1 300 256 056

Hutch Underwriting Pty Ltd ABN 846 552 56 134, L8, 17 Bridge Street, Sydney, NSW, 2000.

Hutch is an Authorised Representative (number 001296345) of CoverRadar Group Pty Ltd, ABN 146 412 25 809, AFS Licence number 523647, of L8, 17 Bridge Street, Sydney, NSW, 2000

Residential Strata Insurance

Certificate of Currency

Policy Number: HRS11094755
UMR: B200800000STR2024



Section 8 Cyber

Cyber Coverage Sum Insured \$10,000

Policy Wording

Hutch Residential Strata version HRS8

Imposed Conditions

None

This Policy has been issued by Hutch Underwriting Pty Ltd ABN 846 552 56 134, of L8, 17 Bridge Street, Sydney, NSW, 2000, Authorised Representative number 001296345 on behalf of certain underwriters at Lloyds and confirms that on the Date of Issue a policy existing for the Period of Insurance and sums insured shown herein.

Hutch is an authorised representative of CoverRadar Group Pty Ltd ABN 146 412 25 809 AFS Licence number 523647 of L8, 17 Bridge Street, Sydney, NSW, 2000.

The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this certificate without further notice to the holder of this certificate.

It is issued as a matter of information only and does not confer any rights on the holder or any noted interested parties. This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

The Clear Way to Better Cover

W: hutchunderwriting.com.au T: 1 300 256 056

Hutch Underwriting Pty Ltd ABN 846 552 56 134, L8, 17 Bridge Street, Sydney, NSW, 2000.

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BODY CORPORATE MANAGER / COMMITTEE:

Body Corporate Manager:	Whittles Management Services (Sunshine Coast)
Body Corporate Managers Address / Phone Contact:	2/15 Carnaby St, PO Box 1855, Maroochydore QLD 4558 / (07) 5409 3400
Is there a current Administration Agreement in place?	Yes - refer to attached Agreement
Chairperson:	Virginia Brooker
Secretary:	Neil Cawthorne
Treasurer:	Robert Melady
Committee Members:	Please refer to Annual General Meeting dated 15 May 2023
Is the Manager engaged under a Chapter 3 Part 5 engagement?	No
<p>This engagement can only be made if the body corporate has been unable to fill all executive member positions on the committee or the total number of voting members of the committee is fewer than three. A Body Corporate Manager can be appointed under a Part 5 administration agreement. In this instance the manager has all of the functions and powers of the Committee and each executive member. Administration charges may increase if a Part 5 Agreement has been entered into. Refer - https://www.qld.gov.au/law/housing-and-neighbours/body-corporate/roles/manager</p>	



Vendor/s

REBECCA JOANN KERR, JESSE IVAN JAMES BALL

Property Address

UNIT 7 89 ILUKA AV, BUDDINA QLD 4575
