

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 John Victor Butcher & Helen Elizabeth Butcher

Property address 8 Argus Court

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

Beerwah QLD 4519

Lot on plan description Lot 182 on SP 223352

Community titles scheme
or BUGTA scheme:

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

☐ Yes

☒ No

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

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

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

Title details

The seller gives or has given the buyer the following—

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

☒ Yes

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

☒ Yes

Registered encumbrances

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

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

Unregistered encumbrances (excluding statutory encumbrances)

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

Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are **NOT** required to be disclosed.

Unregistered lease (if applicable)

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

- » the start and end day of the term of the lease:
- » the amount of rent and bond payable:
- » whether the lease has an option to renew:

Other unregistered agreement in writing (if applicable)

If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ **Yes**

Unregistered oral agreement (if applicable)

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

Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property

Statutory encumbrances

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

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

Energex, Telstra, NBN and water infrastructure are located on and / or border the property along Argus Court.

Sewerage infrastructure is located on the property along the southern property boundary. (see attached plans)

Residential tenancy or rooming accommodation agreement

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

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

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

As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

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

Zoning The zoning of the property is *(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable):*

Low Density Residential

Transport proposals and resumptions The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. ☐ Yes ☒ No

The lot is affected by a notice of intention to resume the property or any part of the property. ☐ Yes ☒ No

If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.

* *Transport infrastructure* has the meaning defined in the *Transport Infrastructure Act 1994*. A *proposal* means a resolution or adoption by some official process to establish plans or options that will physically affect the property.

Contamination and environmental protection The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *Environmental Protection Act 1994*. ☐ Yes ☒ No

The following notices are, or have been, given:

A notice under section 408(2) of the *Environmental Protection Act 1994* (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). ☐ Yes ☒ No

A notice under section 369C(2) of the *Environmental Protection Act 1994* (the property is a place or business to which an environmental enforcement order applies). ☐ Yes ☒ No

A notice under section 347(2) of the *Environmental Protection Act 1994* (the property is a place or business to which a prescribed transitional environmental program applies). ☐ Yes ☒ No

Trees There is a tree order or application under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* affecting the property. ☐ Yes ☒ No

If Yes, a copy of the order or application must be given by the seller.

Heritage The property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth). ☐ Yes ☒ No

Flooding Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the [FloodCheck Queensland](#) portal or the [Australian Flood Risk Information](#) portal.

Vegetation, habitats and protected plants Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	☒ Yes	☐ No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	☐ Yes	☒ No
	Pool compliance certificate is given.	☐ Yes	☐ No
	OR		
	Notice of no pool safety certificate is given.	☒ Yes	☐ No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	☐ Yes	☒ 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.	☐ Yes	☒ 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.	☐ Yes	☒ 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: \$1,187.11

Date Range: 1/7/2025-31/12/2025

OR

The property is currently a rates exempt lot.**

☐

OR

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

☐

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

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

Water

Whichever of the following applies—

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

Amount: \$358.44

Date Range: 25/4/2025-21/7/2025

OR

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

Amount: Insert estimated amount

Date Range: Insert date range

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. <i>(If Yes, complete the information below)</i>	☐ Yes ☒ No
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.	☐ Yes
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. <i>If No</i>— An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	☐ Yes ☐ No ☐ Yes
Statutory Warranties	Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.	
Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme <i>(If Yes, complete the information below)</i>	☐ Yes ☒ No
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. <i>If No</i>— An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.	☐ Yes ☐ No ☐ Yes

Signatures – SELLER



Signature of seller

John Victor Butcher

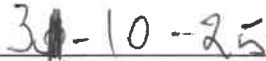
Name of seller



Signature of seller

Helen Elizabeth Butcher

Name of seller



Date



Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53805314

Search Date: 22/10/2025 09:58

Title Reference: 50815183

Date Created: 22/06/2010

Previous Title: 50815141

REGISTERED OWNER

Dealing No: 715651341 13/03/2014

JOHN VICTOR BUTCHER

HELEN ELIZABETH BUTCHER JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 182 SURVEY PLAN 223352

Local Government: SUNSHINE COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 12214052 (POR 203)

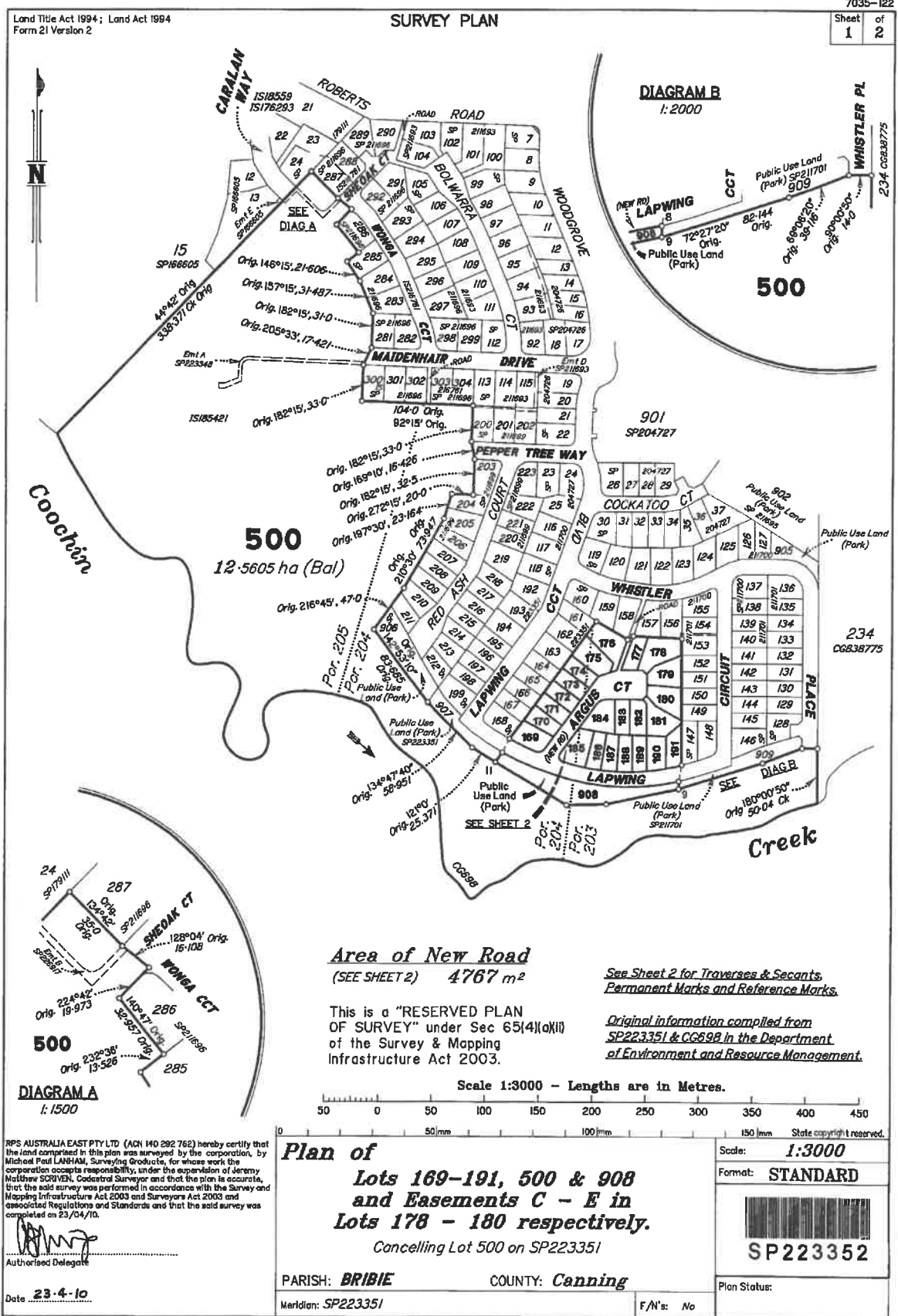
ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

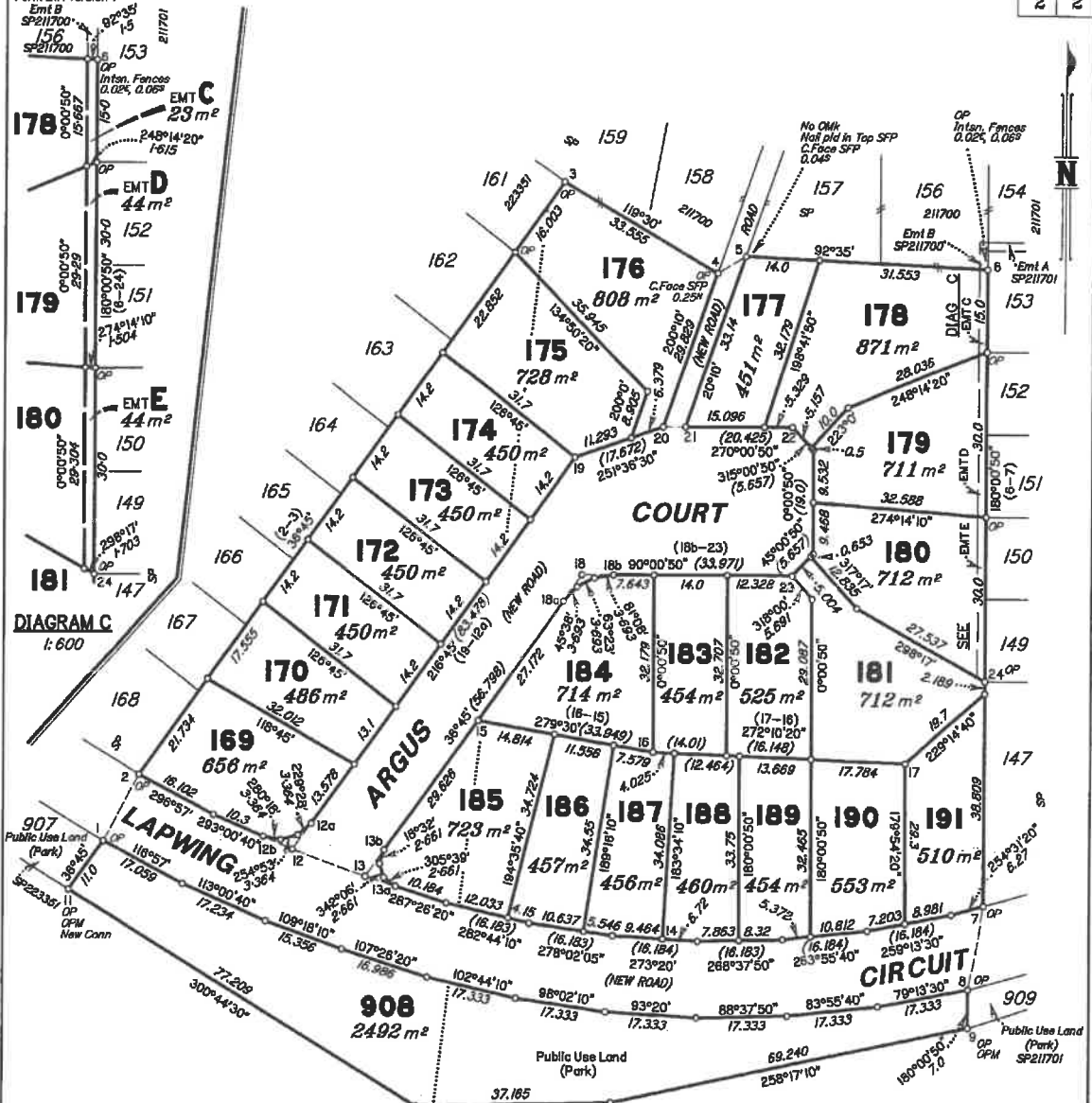
** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]

Requested By: D-ENQ INFOTRACK PTY LIMITED



<i>withdrawn & re-entered 15/06/10</i> 713270378 713294703 \$2099.10 \$2099.10 15/06/2010 15:29 BE 400 NT		WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.																																								
1. Certificate of Registered Owners or Lessees. 1. We STOCKLAND DEVELOPMENT PTY LTD (A.C.N. 000 064 835) (Names in full) *as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994. *as Lessees of this land agree to this plan. Signature of *Registered Owners *Lessees STOCKLAND DEVELOPMENT PTY LTD ACN 000 064 835 by its duly constituted Attorney TROY ANDREW WAINWRIGHT under Power of Attorney No. 712393104 and declare that we have received no notice of revocation of such Power of Attorney. <i>[Signature]</i> TROY ANDREW WAINWRIGHT * Rule out whichever is Inapplicable		5. Lodged by STOCKLAND DEVELOPMENT PTY LIMITED PO BOX 10460 BRISBANE ADELAIDE STREET Q 4000 PH: 3305 0000 <i>155a</i> (Include address, phone number, reference, and Lodger Code)																																								
2. Local Government Approval. * Sunshine Coast Regional Council hereby approves this plan in accordance with the: % INTEGRATED PLANNING ACT 1997 Dated this <u>28th</u> day of <u>May</u> 2010 <i>[Signature]</i> DELEGATED OFFICER ADRIAN HALL COORDINATOR, DEVELOPMENT CONSTRUCTION OPERATIONAL WORKS ASSESSMENT SUNSHINE COAST REGIONAL COUNCIL * Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990		6. Existing <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Title Reference</th> <th>Lot</th> <th>Plan</th> <th>Lots</th> <th>Emts</th> <th>Road</th> </tr> </thead> <tbody> <tr> <td>50801816</td> <td>500</td> <td>SP223351</td> <td>169-191, 500 & 908</td> <td>C-E</td> <td>New Rd</td> </tr> </tbody> </table> ENCUMBRANCE EASEMENT ALLOCATIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Easement</th> <th>Lots to be Encumbered</th> </tr> </thead> <tbody> <tr> <td>712326823 (Emt A on SP223348)</td> <td>500</td> </tr> <tr> <td>(Emt B on SP226917)</td> <td>500</td> </tr> </tbody> </table> BENEFIT EASEMENT ALLOCATIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Easement</th> <th>Lots Fully Benefited</th> <th>Lots Partially Benefited</th> </tr> </thead> <tbody> <tr> <td>711671235 (Emt D on SP211693)</td> <td>169-191 161-168, 192-199 & 500</td> <td>---</td> </tr> <tr> <td>712421966 (Emt J on SP211699)</td> <td>169-191 161-168, 192-199 & 500</td> <td>---</td> </tr> <tr> <td>712421973 (Emt I on SP211699)</td> <td>169-191 161-168, 192-199 & 500</td> <td>---</td> </tr> <tr> <td>712421980 (Emt H on SP211699)</td> <td>169-191 161-168, 192-199 & 500</td> <td>---</td> </tr> <tr> <td>712899195 (Emt B on SP211700)</td> <td>169-191 161-168, 192-199 & 500</td> <td>---</td> </tr> <tr> <td>713039666 (Emt A on SP211701)</td> <td>169-191 161-168, 192-199 & 500</td> <td>---</td> </tr> </tbody> </table> 169-172 173-176, 184, 185 & 908 177-183 & 186-191 500 Por. 204 Por. 203 & 204 Por. 203 Por. 203, 204 & 205 Lots Orig 7. Portion Allocation : 8. Map Reference : 9444 - 21233 9. Locality : BEERWAH 10. Local Government : Sunshine Coast Regional Council 11. Passed & Endorsed : By: RPS AUSTRALIA EAST PTY LTD Date: 25-5-10 Signed: <i>[Signature]</i> Designation: Cadastral Surveyor 12. Building Format Plans only. I certify that: * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or roads. * Part of the building shown on this plan encroaches onto adjoining lots and road Cadastral Surveyor/Director * Date delete words not required 13. Lodgement Fees : Survey Deposit \$ Lodgement \$ New Titles \$ Photocopy \$ Postage \$ TOTAL \$ 14. Insert Plan Number SP223352		Title Reference	Lot	Plan	Lots	Emts	Road	50801816	500	SP223351	169-191, 500 & 908	C-E	New Rd	Easement	Lots to be Encumbered	712326823 (Emt A on SP223348)	500	(Emt B on SP226917)	500	Easement	Lots Fully Benefited	Lots Partially Benefited	711671235 (Emt D on SP211693)	169-191 161-168, 192-199 & 500	---	712421966 (Emt J on SP211699)	169-191 161-168, 192-199 & 500	---	712421973 (Emt I on SP211699)	169-191 161-168, 192-199 & 500	---	712421980 (Emt H on SP211699)	169-191 161-168, 192-199 & 500	---	712899195 (Emt B on SP211700)	169-191 161-168, 192-199 & 500	---	713039666 (Emt A on SP211701)	169-191 161-168, 192-199 & 500	---
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3. Plans with Community Management Statement : CMS Number : Name :		4. References : Dept File : Local Govt : 2003/56-00029 Surveyor : J167035 - IIB																																								



500
SEE SHEET 1

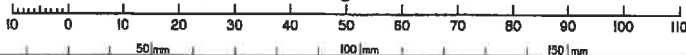
REFERENCE MARKS

STN	TO	BEARING	DIST	REMARKS
10	Screw in Kerb	55°39'	38.8	
12	Screw in Kerb	147°11'	3.51	
13	PIN	82°05'	1.865	
14	Screw in Kerb	258°40'	15.38	
18	Screw in Kerb	18°23'	6.31	
19	PIN	152°45'	1.365	
20	Screw in Kerb	180°39'	5.03	
22	PIN	205°43'	0.62	
23	Screw in Kerb	315°24'	7.21	

PERMANENT MARKS

PM	BEARING	DIST	NO	TYPE	REMARKS
9-OPM	287°59'50"	215.08	172199	Standard	
11-OPM	322°17'30"	37.315	172195	Standard	

Scale 1:750 - Lengths are in Metres.



TRAVERSES ETC

LINE	BEARING	DISTANCE
1-2	28°53'45"	14.008
4-5	60°05'30"	6.233
7-8	190°34'35"	15.584
12-12a	36°45'	6.0
12-12b	293°00'40"	6.0
12-13	109°18'	14.675
13-13a	107°26'20"	6.0
13-13b	36°45'	6.0
18-18a	216°45'	6.0
18-18b	90°00'50"	6.0
20-21	90°00'50"	4.261

Area of New Road

(1-2-12a-19-4-5-22
-23-18a-13a-7-8-1) 4767 m²

Branded Peg placed at all new
corners unless shown otherwise.

State copyright reserved.

Insert
Plan
Number
SP223352

The following report has been automatically generated to provide an indication (only) of development related information applying to the site.

For more information and to determine if the mapping overlays are applicable, refer to the Sunshine Coast Planning Scheme 2014. This report is not intended to replace the requirement to carry out a detailed assessment of Council and State controls. You are advised to seek your own professional advice on town planning laws and other controls that may impact on the existing or intended use of the subject site.

If you are undertaking development or building certification, it is recommended that Council property searches are sought. These may include (but not limited to) building information searches, planning and development certificates and flood information searches.

New Sunshine Coast Planning Scheme Project: In partnership with our community, council is preparing a new planning scheme that will replace the current Sunshine Coast Planning Scheme 2014. Up-to-date information on the status of the New Planning Scheme Project is available on [Council's website](#), where you can also register to receive project updates and be notified of future community engagement activities.

Site Information

[Change location](#)

Property Address 8 Argus Ct BEERWAH QLD 4519

Lot Plan 182SP223352

Land Area 525 SQ METRES

More Information

[View in MyMaps.](#)

[View in Development.i.](#)

[View in State Assessment Referral Agency \(SARA\) DA mapping \(External Site\).](#)

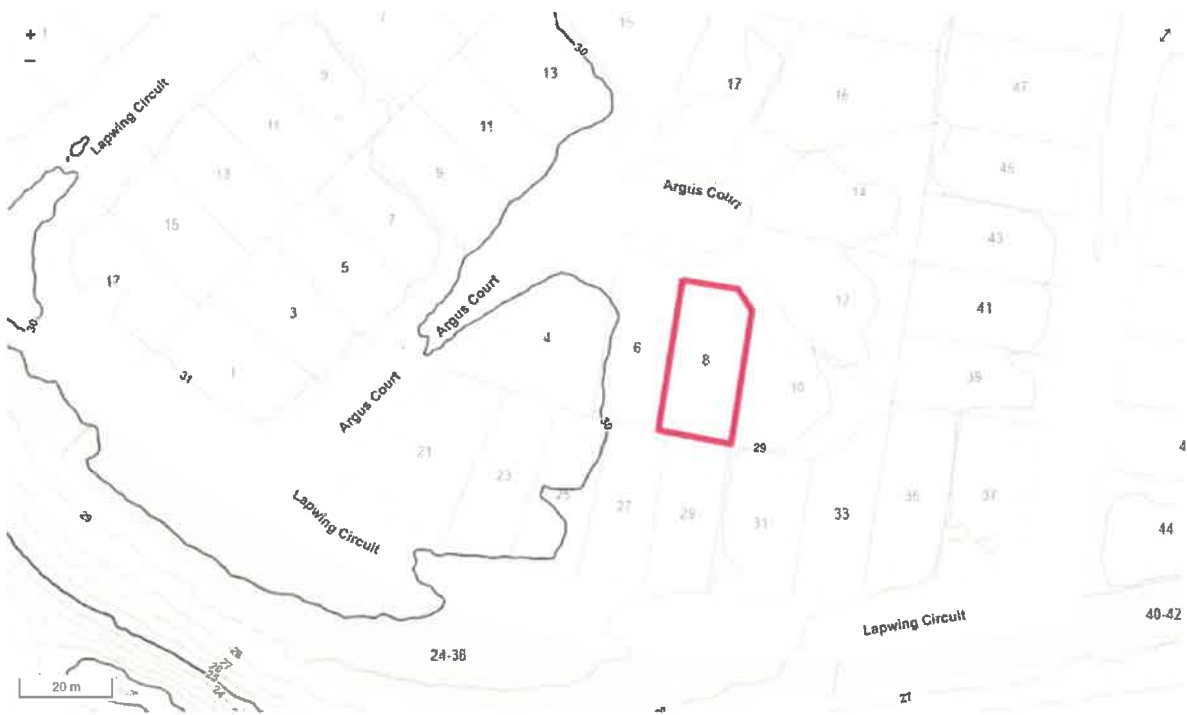
[View in State Planning Policy Interactive Mapping System \(External Site\).](#)

[View in Google Street View \(External Site\).](#)

Location Map

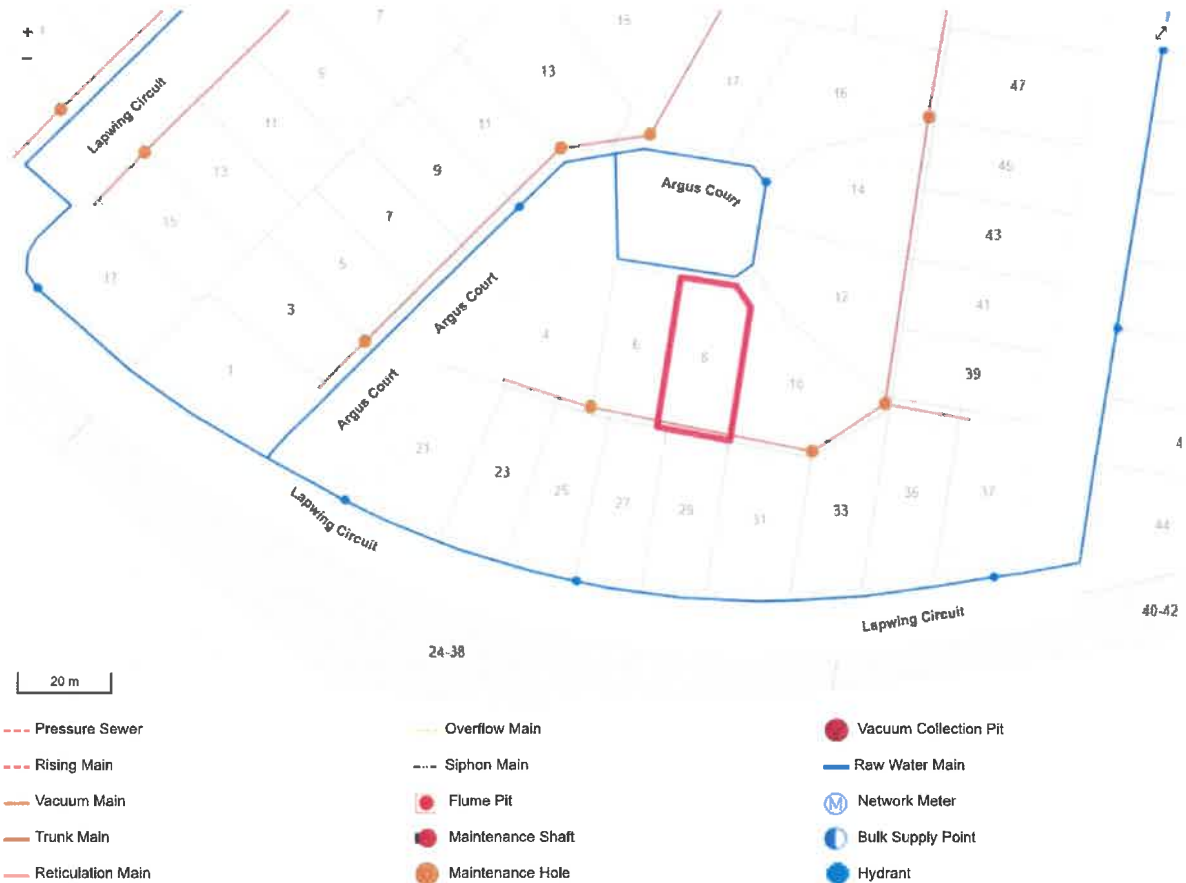


Contour Map



Water & Sewer Infrastructure Map

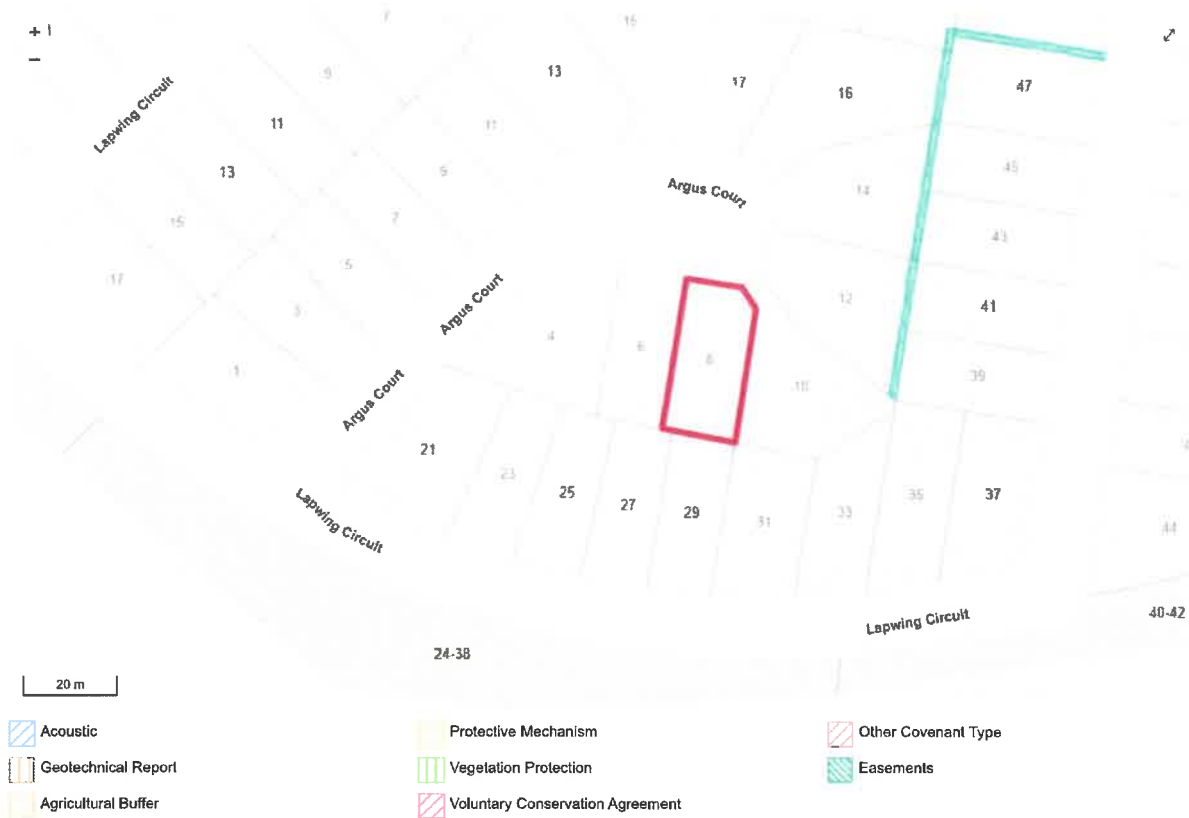
The following information has been provided and maintained by [Unitywater](#). Please contact Unitywater directly for any errors or omissions. Limited layers have been displayed for the purpose of this report. Go to [Unitywater's Web Mapping Application](#) for more information. Usage in agreement with © Unitywater 2017 [terms and conditions](#).



Stormwater Network



Easements and Covenants Map



Applications Associated with Site

Development & Building applications lodged to Sunshine Coast Council since 2007 and searchable on Development.i. To check if applications or approvals exist over site prior to 2007, it is recommended that you contact council

Note: This list does not include applications lodged under the provisions of the *Economic Development Act 2012* with respect to the [Caloundra South Priority Development Area \(Aura\)](#) and [Maroochydore City Centre Priority Development Area](#). Visit the web links to get an overview of the approval process for these areas and how to get further information.

Lodged over historical land parcel (Decided or Past):

2009/540082 - Peppertree Way Beerwah - Endorsement of Survey Plan SP211701 - Stockland Developments Pty Ltd - Conics, Received: Fri Dec 11 2009
 2010/540022 - Pepper Tree Way Beerwah - Endorsement of Survey Plan SP223351 Woodgrove Estate Stage 11A - RPS, Received: Fri Apr 30 2010
 2009/540072 - Woodgrove Blvd Beerwah - Endorsement of Survey Plan SP226917 - Stockland Developments Pty Ltd - Conics, Received: Wed Oct 28 2009
 2007/550044 - 87 Roberts Road Beerwah - Change to Development Approval and Conditions (Variation to Staging Built to Boundary Provisions Additional Display Dwelling Lots Amendments to Plan of Development) - Stockland Development Pty Ltd, Received: Fri Nov 09 2007
 2008/550005 - 87 Roberts Rd Beerwah and Roberts Rd Beerwah - Change to Development Approval - Plan of Development - Stockland Development Pty Ltd, Received: Fri Feb 15 2008

Lodged over current land parcel (Decided or Past):

2010/BLD1754 - Argus Ct Beerwah - Dwelling - Mr Neville Screen, Received: Thu Jul 08 2010
 PC14/4077 - SWIMMING POOL - 8 Argus Ct BEERWAH - Earthcert Building Approvals, Received: Mon Sep 01 2014

Other Approval Information

- Key residential and industrial approvals varying the effect of a Planning Scheme; or
- Master Plan details for land within Development Control Plan 1 – Kawana Waters

Sunshine Coast Planning Scheme 2014

Growth Management Area

Land within the Urban Growth Management Boundary

Zones

[View Tables of Assessment](#)

[View Zone Codes](#)

Low Density Residential Zone

Local Plan Area

[View Tables of Assessment](#)

[View Local Plan Codes](#)

Beerwah Local Plan Area

Land Subject to Bushfire Hazard Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)

High Bushfire Hazard Area Buffer

Height of Buildings and Structures Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)

8.5 metres

Local Government Infrastructure Plan

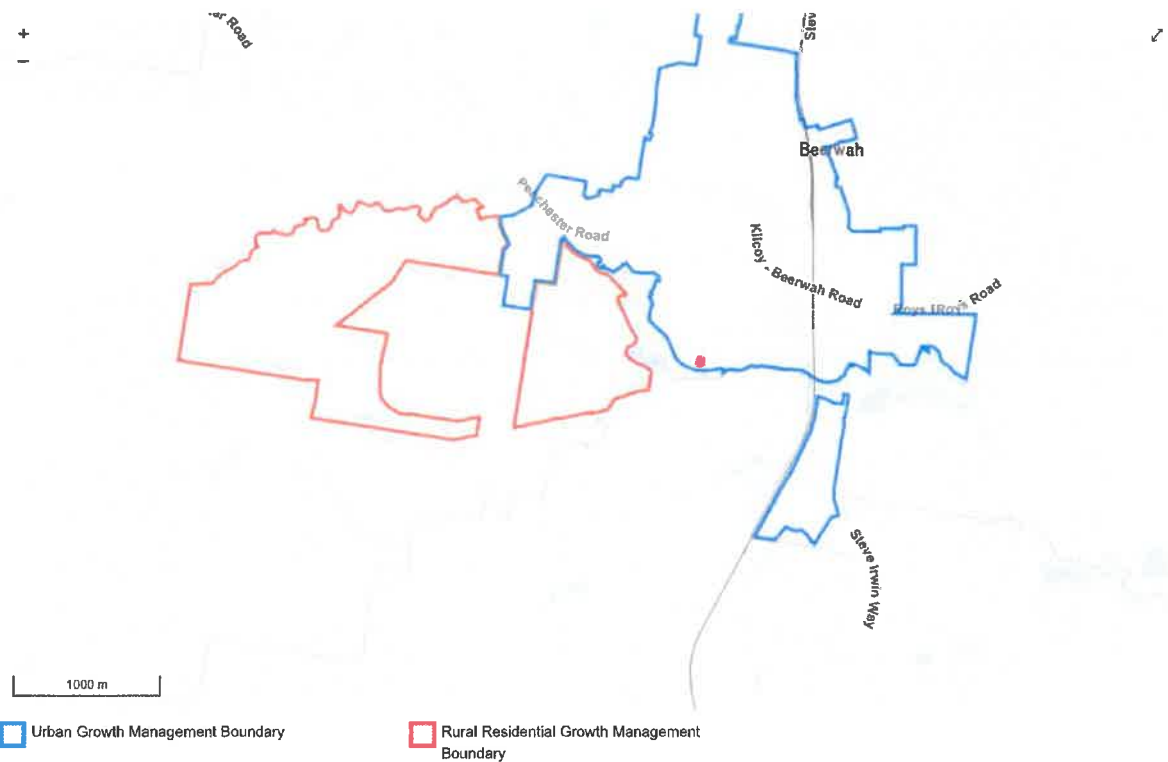
[View Local Government Infrastructure Plan](#)

[View Local Government Infrastructure Plan \(LGIP\) Maps](#)

Priority Infrastructure Area

Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades

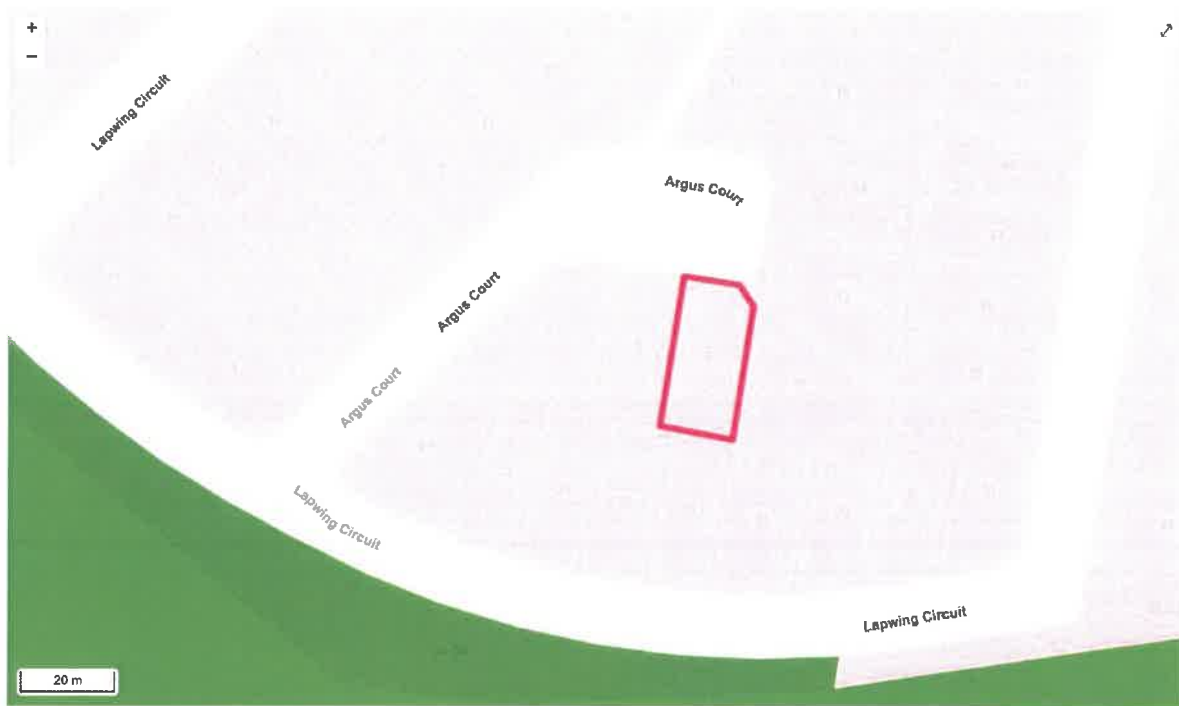
Growth Management Area



Zones

[View Tables of Assessment](#)

[View Zone Codes](#)

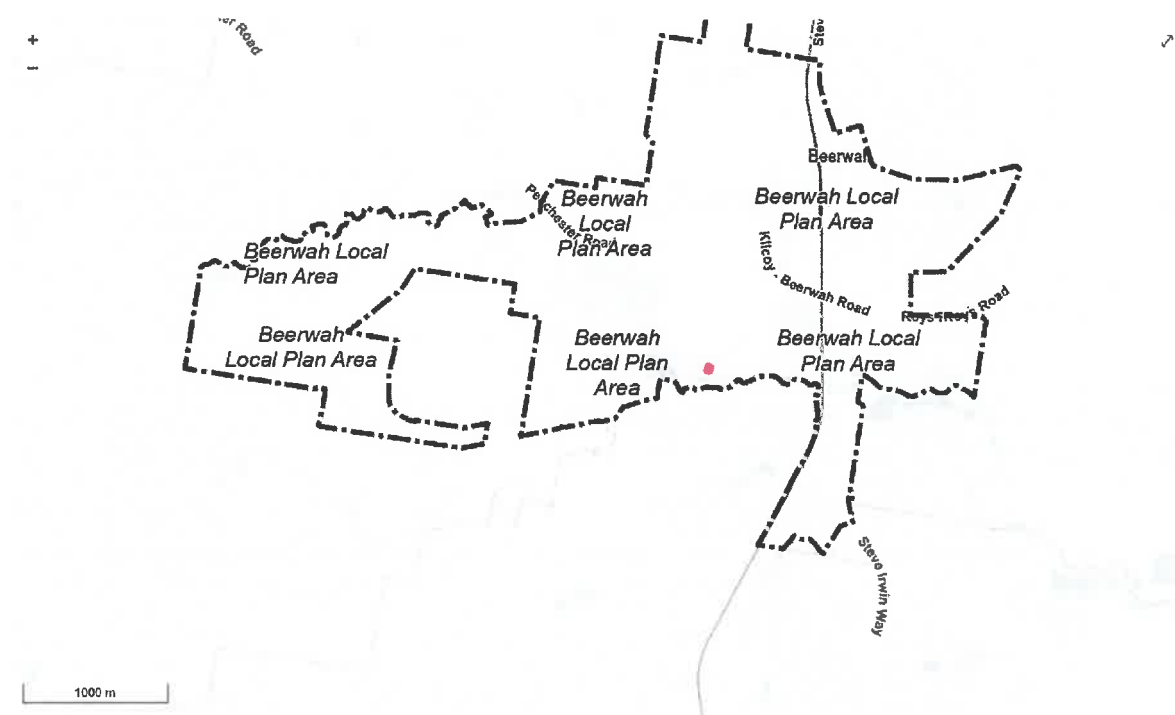


Low Density Residential Zone	Sport and Recreation Zone	Community Facilities Zone
Medium Density Residential Zone	Open Space Zone	Emerging Community Zone
High Density Residential Zone	Environmental Management and Conservation Zone	Limited Development (Landscape Residential) Zone
Tourist Accommodation Zone	Low Impact Industry Zone	Rural Zone
Principal Centre Zone	Medium Impact Industry Zone	Rural Residential Zone
Major Centre Zone	High Impact Industry Zone	Specialised Centre Zone
District Centre Zone	Waterfront and Marine Industry Zone	Tourism Zone
Local Centre Zone		

Local Plan Area

[View Tables of Assessment](#)

[View Local Plan Codes](#)

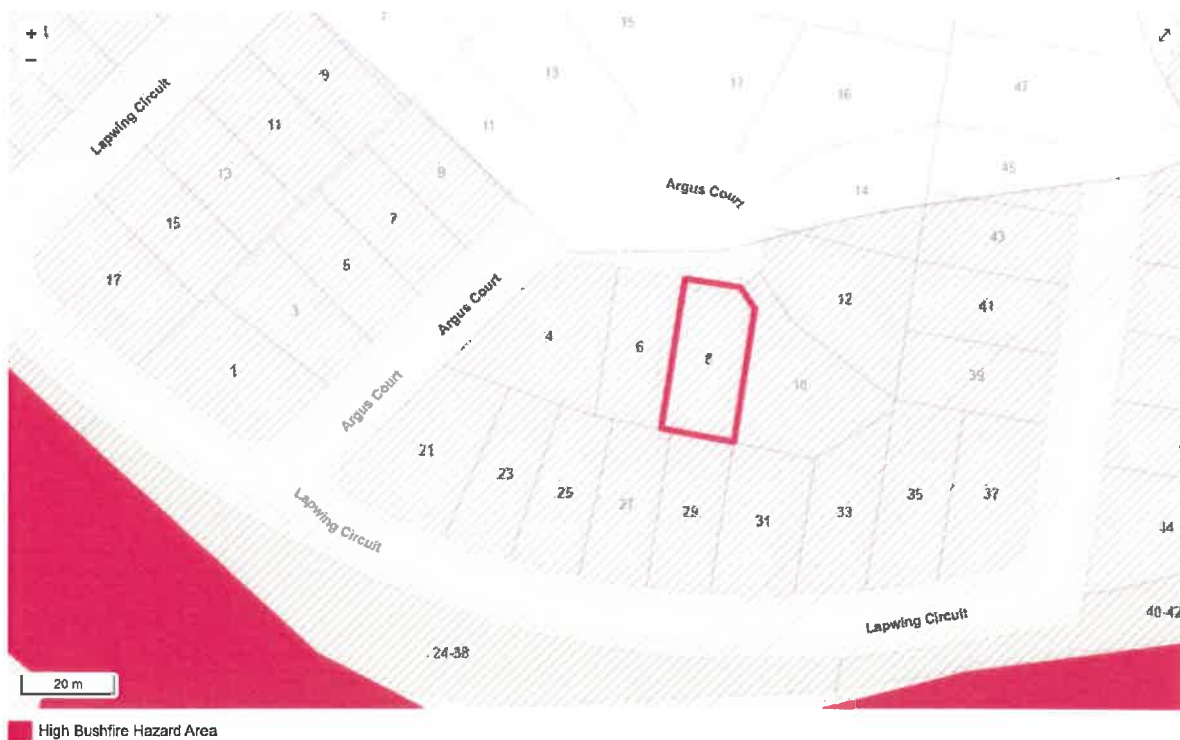


 Local Plan Area Boundary

Land Subject to Bushfire Hazard Overlay

[View Tables of Assessment](#)

[View Overlay Code](#)

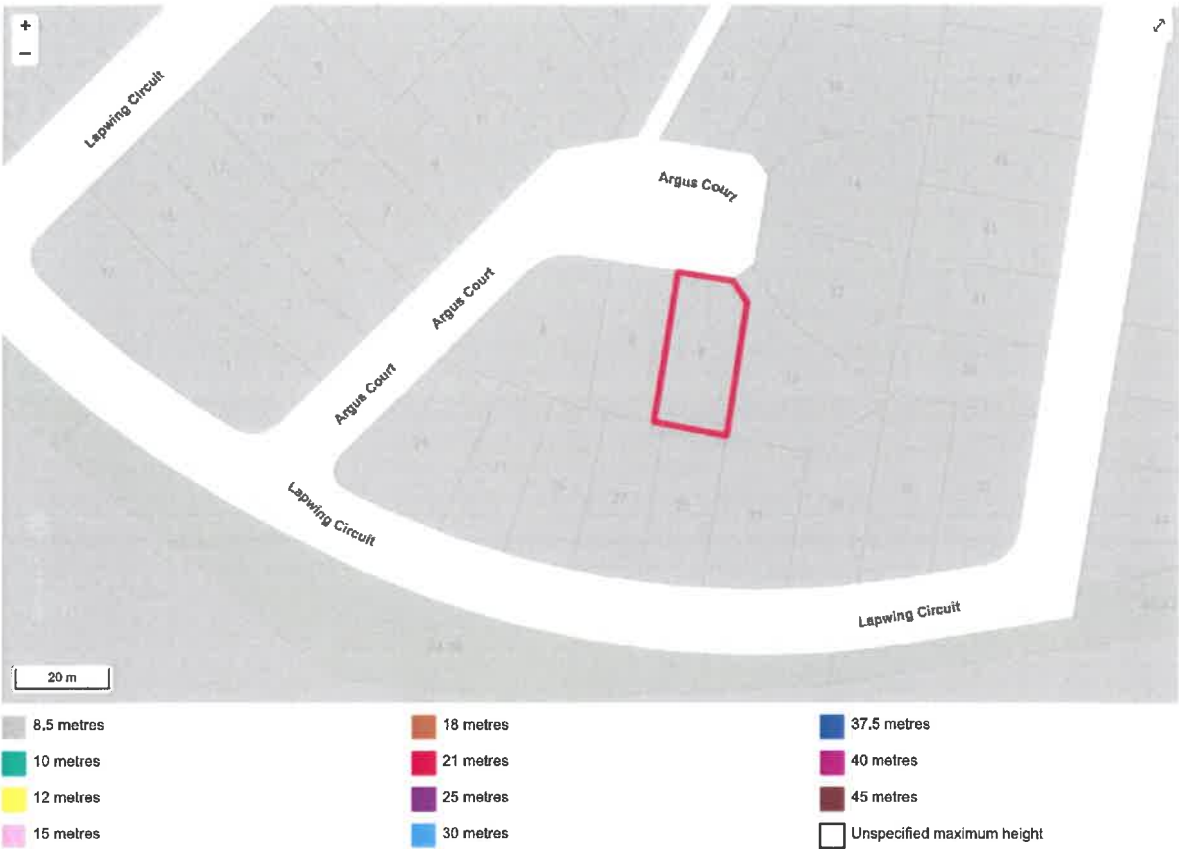


 High Bushfire Hazard Area

Height of Buildings and Structures Overlay

[View Tables of Assessment](#)

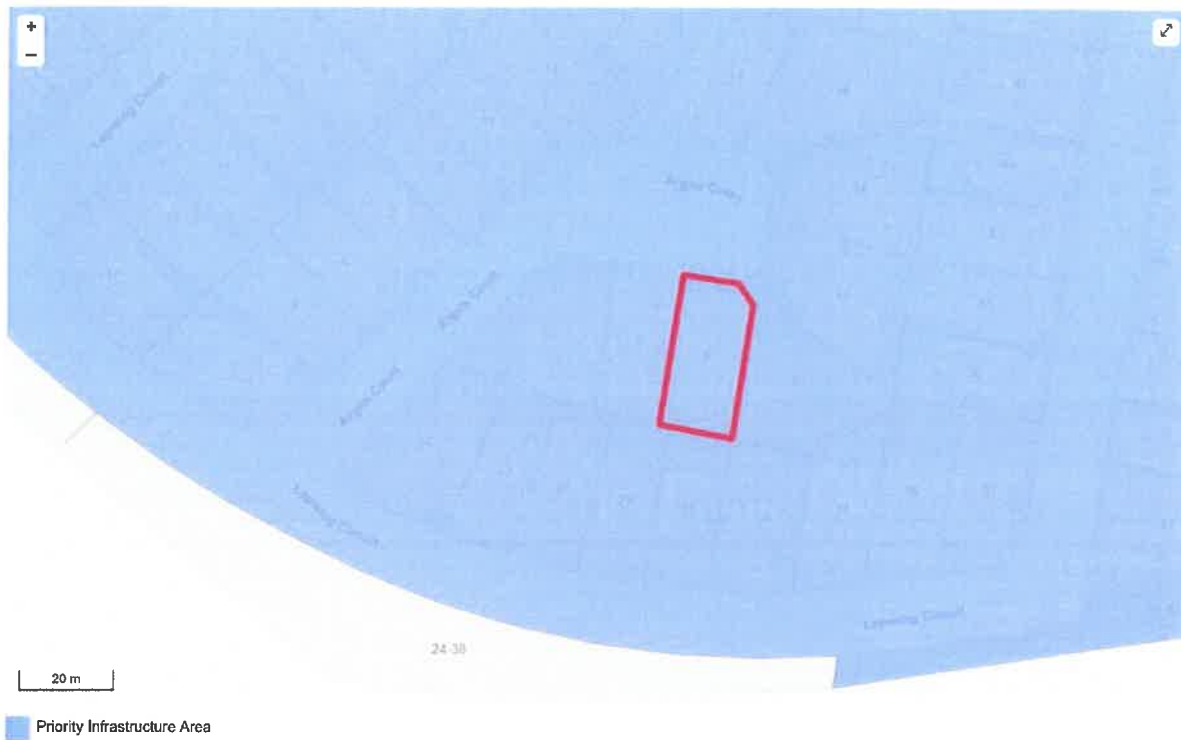
[View Overlay Code](#)



Local Government Infrastructure Plan

[View Local Government Infrastructure Plan](#)

[View Local Government Infrastructure Plan \(LGIP\) Maps](#)



Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades



Additional Site Information

Electoral Division DIVISION 1 Jenny Broderick

State Assessment Referral Agency (SARA) DA Mapping This map relates to assessment and referral triggers under the Sustainable Planning Regulation 2009. Limited Layers have been displayed for the purpose of this report. Go to [SARA DA Mapping](#).
Note: Development and/or clearing of vegetation in Koala Habitat areas may be prohibited and penalties may apply. Visit [Koala Maps](#) for more information.

State Assessment Referral Agency (SARA) DA Mapping



Flood Hazard Area for Building Regulation Purposes

This map contains the Flood Hazard Area for Building Regulation Purposes and differs from the Sunshine Coast Council 2014, Flood Hazard Overlay. This map and associated table should be used by industry professionals required to comply with *Queensland Development Code: MP3.5 Construction of Buildings in Flood Hazard Areas*.

The Map is based on the Defined Flood Event, but also includes additional buffer flood hazard areas. These additional buffer areas incorporate freeboard allowance, overland flow paths and street drainage.

If building works are proposed within the Flood Hazard Area for Building Regulation Purposes (including the additional buffer area), then the declared flood level, velocity and finished floor level is required to comply with MP3.5. See table below for this information.

The minimum floor level considers multiple mechanisms, including flooding, overland flow, street drainage and storm tide. It is possible that one mechanism, such as street drainage, generates the Defined Flood Level, while another mechanism, such as flooding generates the minimum floor level, due to the greater freeboard associated for flooding.

For complex situations where the flood search is unable to be automated, application for a customised [Flood Information Search \(self-assessable\)](#) will need to be requested from council.

For more information please refer to Council's Website: [Flood information relevant to building works \(sunshinecoast.qld.gov.au\)](http://sunshinecoast.qld.gov.au)



Flood Hazard Area for Building Regulation Purposes - Minimum Floor Level

The lot is not within the Flood Hazard Area. Minimum floor level requirements are not relevant.

Flood Mapping and Information 2023

The map considers flood events of lesser and greater magnitude than the defined flood event and flood behaviour information such as depth, velocity and hazard.

The flood risk mapping has been prepared in a manner consistent with State Planning Policy (July 2017) and Integrating state interests in a planning scheme – Guidance for local governments (May 2021).

Risk rating definitions

High risk - these areas present a high and unacceptable flood risk to life and property.

Moderate risk - flood risk does not meet contemporary standards. However, it is expected that the urban renewal of coastal lots, over time, will deliver an acceptable risk outcome.

Low risk - flood risk is low and meets contemporary community standards. If it becomes possible to reduce this risk at either an individual or community level, it is recommended that the opportunity to do so is given consideration.

Recent development area - flood risk is not mapped as the area has recently been developed. This is likely to have changed the flood risk. Site specific flood studies for the development may be available on Development.i.

Other areas of the floodplain - these areas present a very low risk to life and property.

How Flood Risk is calculated: [Sunshine Coast Council Flood Risk Assessment Methodology](#)



Department of Transport and Main Roads

Property Search - Advice to Applicant

Property Search reference **961254**

Date: 22/10/2025

Search Request reference: **176586800**

Applicant details

Applicant: Megan Thompson

megan@goodlawqld.com.au

Buyer: not known not known

Search response:

Your request for a property search on Lot 182 on Plan SP223352 at 8 Argus Ct, Beerwah Qld 4519 has been processed.

At this point in time the Department of Transport and Main Roads has no land requirement from the specified property.

Note:

1. Development proposed on this property may require approval under the Planning Act. This may include referral to the State Assessment and Referral Agency for assessment of the impacts to state transport corridors and infrastructure.
2. New or changed access between this property and a state transport corridor will require approval under the Transport Infrastructure Act.
3. To see what other State Government planning has been identified in your area, please refer to the online DA Mapping system. Refer to the State Transport interests under the SARA layers to identify what interests TMR has in your locality.
< <https://planning.dsdmip.qld.gov.au/maps/sara-da> >
4. Any properties located in proximity to a current or future State transport corridor may be affected by noise. For existing corridors, refer to the online SPP interactive mapping system. Select the Information Purposes and refer to the Transport Infrastructure. If the property is located in a mandatory transport noise corridor then Mandatory Part 4.4 of the Queensland Development Code will apply.
< <https://planning.dsdmip.qld.gov.au/maps/spp> >

Disclaimer:

Any information supplied by this Department of Transport and Main Roads' (TMR) property search is provided on the basis that you will use your own judgement to independently evaluate, assess and verify the information's completeness, suitability, purpose and usefulness.

Without limitation, TMR is under no liability for any negligence, claim, loss or damage (including consequential or indirect loss or lost time, profits, savings, contracts, revenue, interest, business opportunities, goodwill or damage to reputation) however caused (whether by negligence or otherwise) that may be suffered or incurred or that may arise directly or indirectly out of any act or omission on its part in connection with the use and reliance upon, and the provision of this property search, including loss or damage caused by any delays in providing this property search to the party who requested the information or any errors, misdescriptions, incompleteness and inaccuracies in the information. TMR excludes all warranties, representations, terms, conditions and undertaking in respect of the completeness, quality, accuracy, suitability or fitness of the information contained in this property search for your purpose. You acknowledge that the information provided is indicative only and may be subject to change.

Privacy Statement:

The personal information collected on this property search is required to enable TMR to communicate with you regarding your enquiry. The information recorded will not be disclosed to a third party without your consent or unless required or authorised to do so by law.

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

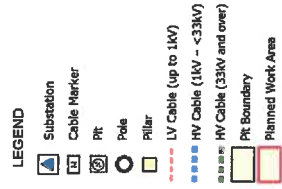
For Emergency Situations
Please Call 13 19 82



BYDA

Sequence: 262995053
Date: 22/10/2025

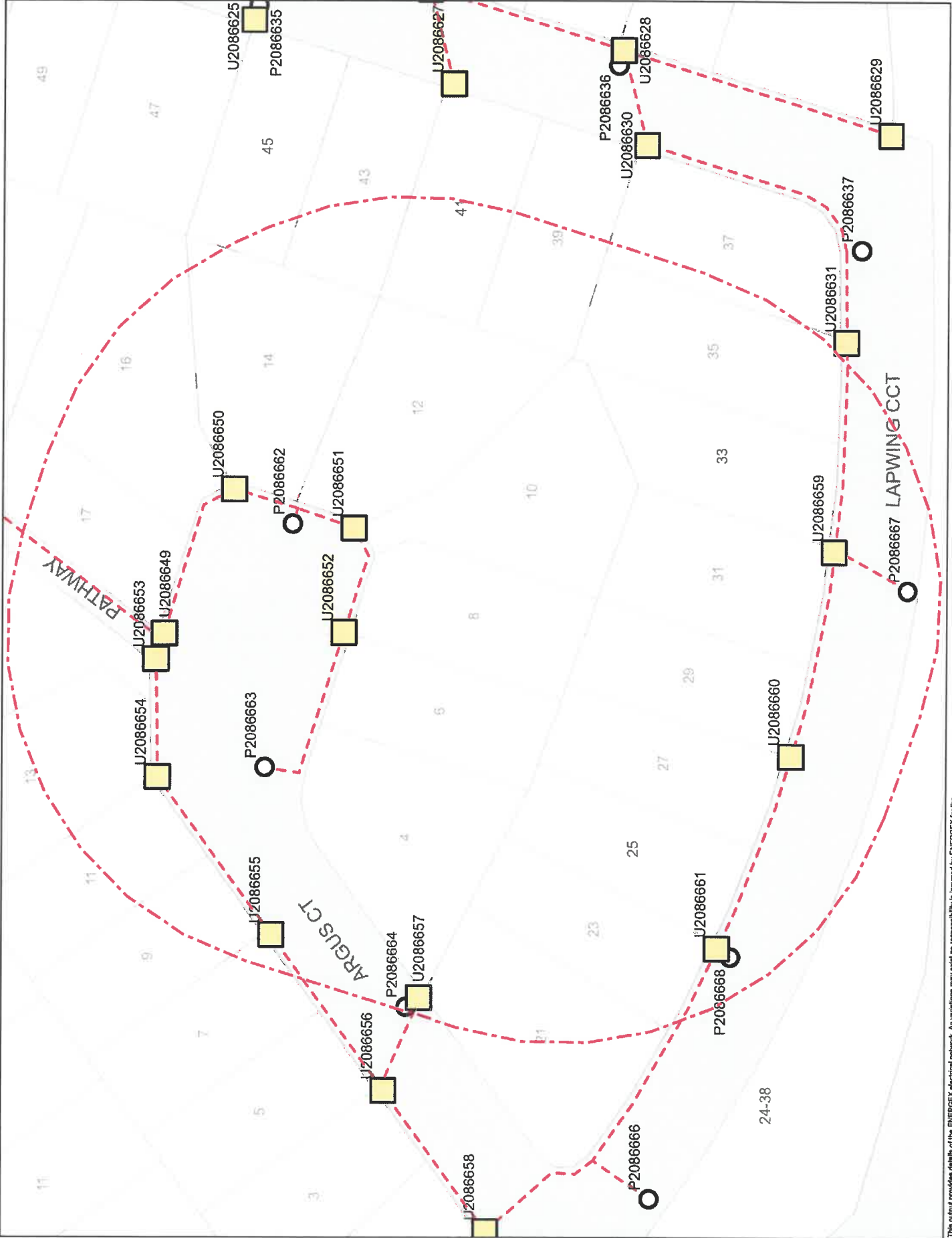
Scale: 1:500
Title No: 1



AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage or injury arising from the use of this plan 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.

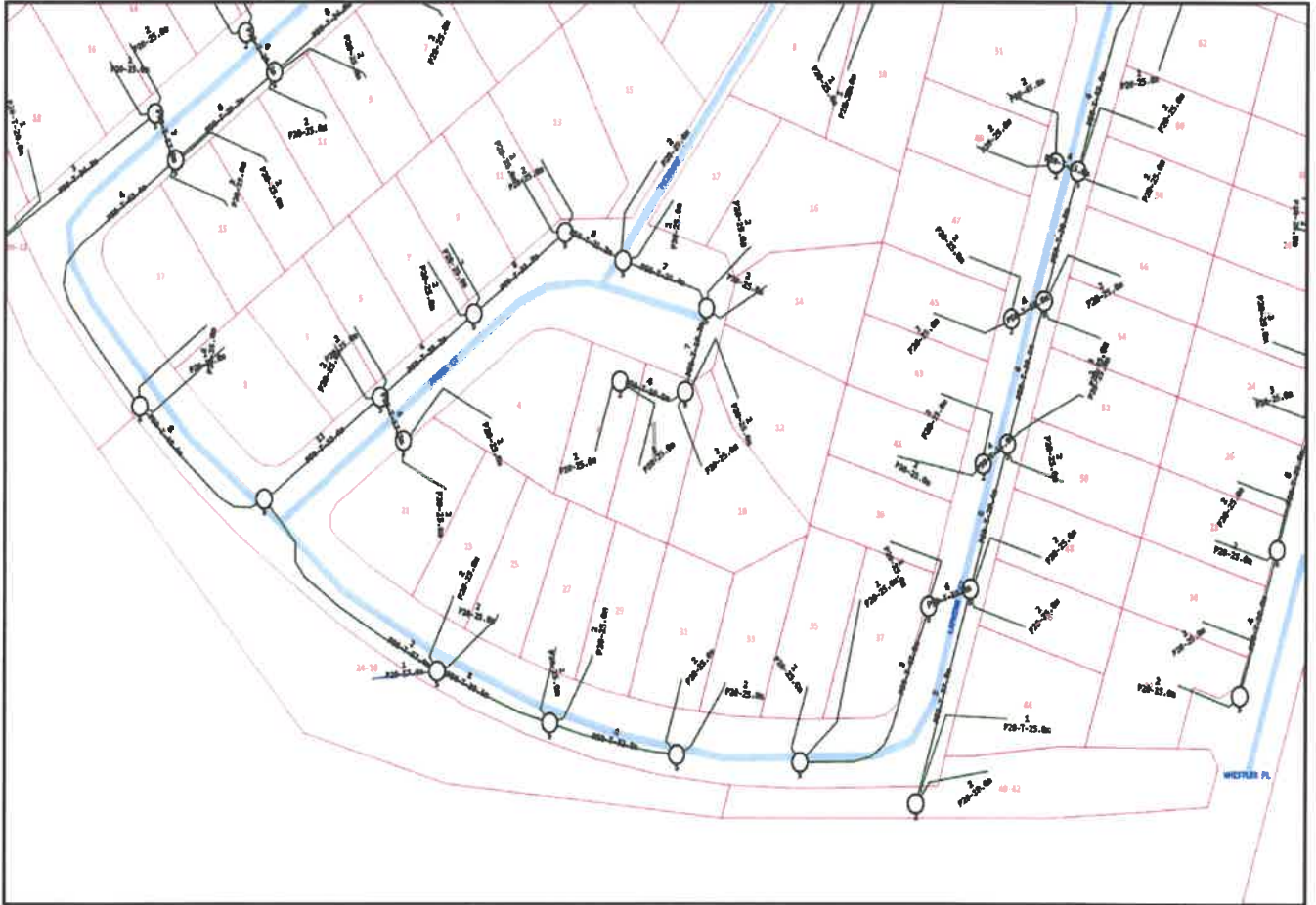




LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	Meters 1:2000 1 cm equals 20 m



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 SmarterVX™
Automate

22/10/25 (valid for 30 days)

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

Job # 51491182

Seq # 262995050



Legend

- Stormwater Pit
 - Catch Pit
 - Field Inlet
 - Manhole
- Stormwater Open Drain
- Stormwater Pipe
- Allotment
- Pipe

Scale 1:1,000

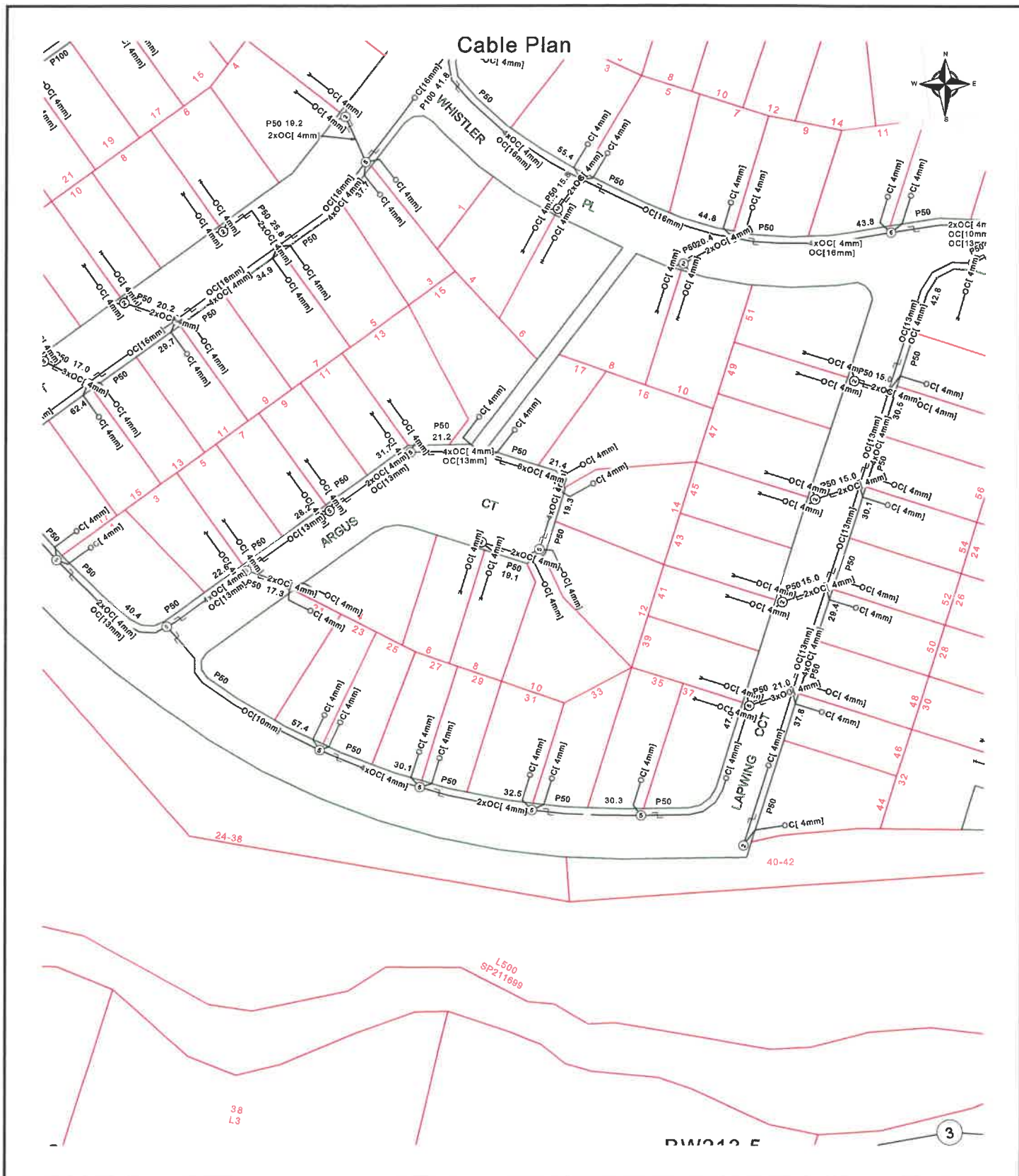
Disclaimer

While every care is taken to ensure the accuracy of this product, neither the Sunshine Coast Regional Council nor the State of Queensland makes any representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the product being inaccurate or incomplete in any way or for any reason.

Crown & Council Copyright Reserved.

Provided by Sunshine Coast Council





Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/>
 Ph - 13 22 03
 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 22/10/2025 11:06:52

Sequence Number: 262995054

Please read Duty of Care prior to any excavating

WARNING

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

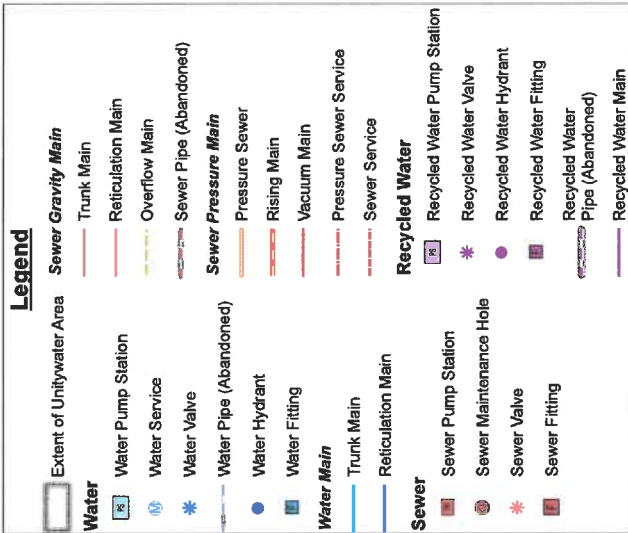
See the Steps- Telstra Duty of Care that was provided in the email response.

UNITYWATER BYDA MAP

Sequence Number: 262995052
 Job Number: 51491182
 Printed On: 22/10/2025

Emergency Situations
 Call Unitywater:
 1300 086 489

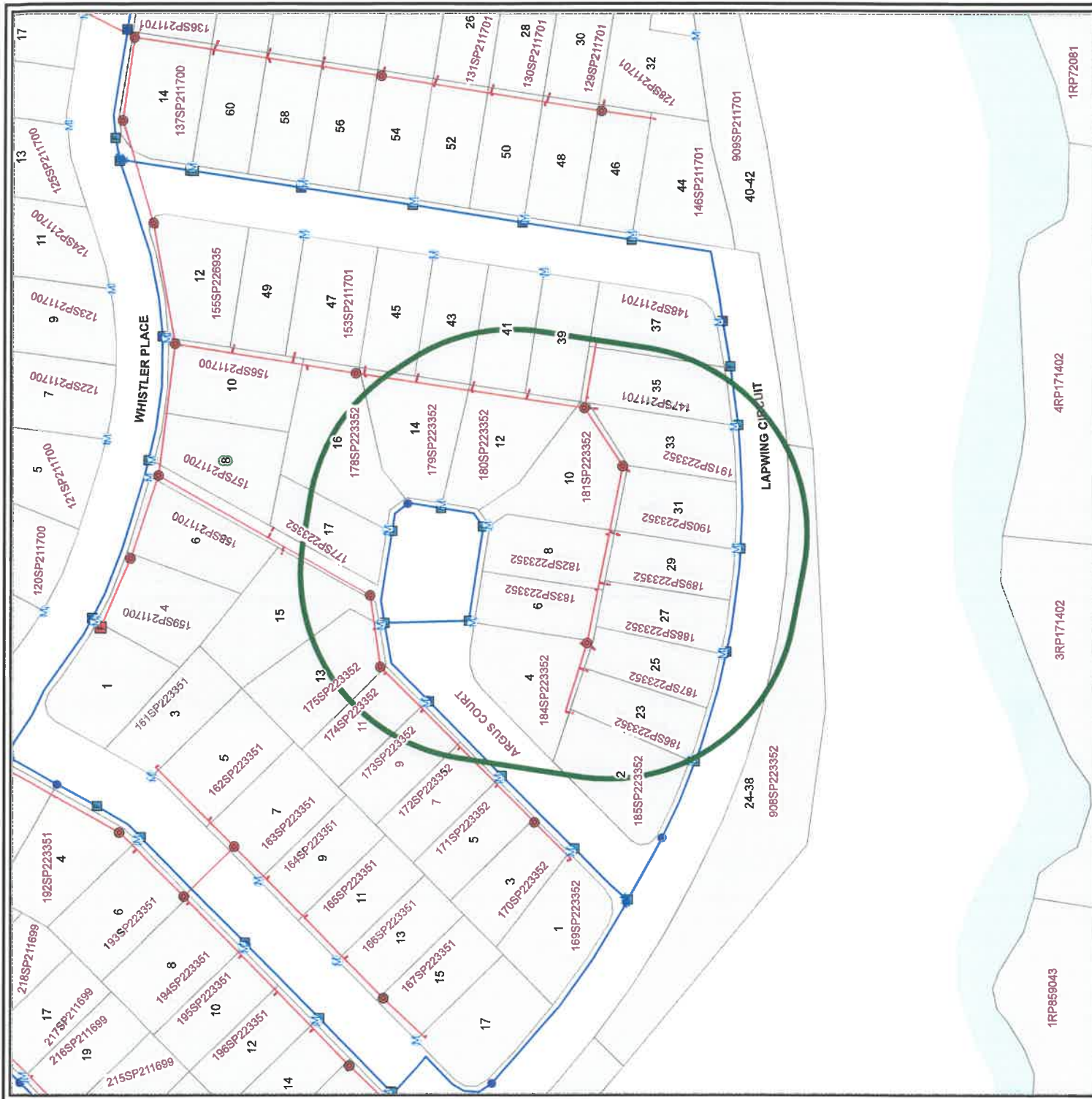
This information on this plan is valid
 for 30 days from "Printed On" date.



Map Title: 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

Disclaimer These Maps are supplied under the following conditions:- Mapping details are supplied from information contained in Unitywater's records which may have been furnished to Unitywater by other persons. Unitywater gives no warranty or guarantee of any kind, expressed, implied, or statutory, to the correctness, currency or accuracy of the map details or the degree of compliance with any standards in this matter. As per the Important Information included in the response to your enquiry, you agree that these Maps are indicative only and will not be relied upon by you for any purpose. Persons making decisions with financial or legal implications must not rely upon the map details shown on this plan for the purpose of determining whether any particular facts or circumstances exist and Unitywater (and its officers and agents) expressly disclaim responsibility and liability for any loss or damage suffered as a result of placing reliance upon this information. You also acknowledge that these Maps are the intellectual property of Unitywater and may not be reproduced or sold on without the written consent of Unitywater.





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 PTY LTD
PO Box 10314, Adelaide Street
Brisbane QLD 4001

Transaction ID: 51073480 EMR Site Id: 22 October 2025
Cheque Number:
Client Reference:

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

Lot: 182 Plan: SP223352
8 ARGUS CT
BEERWAH

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



CERTIFICATE OF AFFECT
QUEENSLAND HERITAGE REGISTER

Client Reference: 251696

Certificate Number: CA029269

Result 1 of 1

InfoTrack PTY LTD
PO Box 10314, Adelaide Street

QLD 4001

This is a certificate issued under section 33(1)(b) of the *Queensland Heritage Act 1992* (Heritage Act) as to whether a place is affected by: entry in the Queensland Heritage Register (QHR) as a Queensland heritage place, a current QHR application, or is excluded from entry in the QHR.

RESULT

This response certifies that the place identified as:

Place Ref: None
Place Name: None
Lot: 182 Plan: SP223352
Located at:

is neither on the QHR nor the subject of a QHR application under the Heritage Act.

ADDITIONAL ADVICE

Note: This certificate is valid at the date of issue only

If you have any queries in relation to this search please contact the Heritage Branch on 13QGOV or heritage@des.qld.gov.au.

*Issued on behalf of the Chief Executive,
Department of Environment, Science and Innovation*

Date of issue: 22/10/2025

Receipt No: 6714793

InfoTrack

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
Sent: Wednesday, 22 October 2025 11:31 AM
To: InfoTrack QLD Property Services
Subject: RE: QCAT Search & Copy - 251696

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe.

Queensland Civil and Administrative Tribunal

Register of Proceedings

A request has been made for a copy of any part of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009* that relates to the following name:

HELEN ELIZABETH BUTCHER

You have requested a search of the Register of Proceedings kept by the Tribunal in accordance with section 229 of the *Queensland Civil and Administrative Tribunal Act 2009*. This search has been limited to proceedings related to neighbour disputes, being proceedings commenced under the following Acts: • Building Act 1975, Chapter 8, Part 2A (dividing fences that are also pool barriers) • Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 • *Queensland Civil and Administrative Tribunal Act 2009*, Chapter 2, Part 1, Division 2 (minor civil disputes for debt or liquidated demand of money related to dividing fences or trees)

A search has been conducted of the Register of Proceedings for that name. The Register of Proceedings does not contain any information relating to that name.

This information is current as at 9/10/2025.

Queensland Civil and Administrative Tribunal

Please think about the environment before you print this message.

This email and any attachments may contain confidential, private or legally privileged information and may be protected by copyright. You may only use it if you are the person(s) it was intended to be sent to and if you use it in an authorised way. No one is allowed to use, review, alter, transmit, disclose, distribute, print or copy this email without appropriate authority.

If you are not the intended addressee and this message has been sent to you by mistake, please notify the sender immediately, destroy any hard copies of the email and delete it from your computer system network. Any legal privilege or confidentiality is not waived or destroyed by the mistake.

It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interferences by third parties or replication problems.

InfoTrack

From: searches@qcat.qld.gov.au [searches@qcat.qld.gov.au]
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JOHN VICTOR BUTCHER

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If you are not the intended addressee and this message has been sent to you by mistake, please notify the sender immediately, destroy any hard copies of the email and delete it from your computer system network. Any legal privilege or confidentiality is not waived or destroyed by the mistake.

It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interferences by third parties or replication problems.

Rate notice

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



ABN 37 876 973 913

035656 000



Mr JV BUTCHER & Mrs HE BUTCHER
8 ARGUS CT
BEERWAH QLD 4519

Half yearly rate notice for period

1 July 2025 to 31 December 2025

Issue date 22 July 2025
Property no. 231439
Valuation \$320,000
Payment reference no. 101304425
Due date for payment **22 August 2025**

Amount payable \$626.52-

Property location: 8 Argus Ct BEERWAH QLD 4519

Property description: Lot 182 SP 223352

Rates and charges	Units	Rate charged	Amount
Sunshine Coast Council rates and charges			
Opening Balance			1,654.63-
General Rate - Category 6		Minimum Rate =	793.15
Waste Bin - 140 Litre	1 x	\$471.00 x .5 =	235.50
Garden Organics Bin - 240 Litre	0.50 x	\$96.00 x .5 =	24.00
Arts and Heritage Levy	1 x	\$20.00 x .5 =	10.00
Environment Levy	1 x	\$82.00 x .5 =	41.00
Transport Levy	1 x	\$43.92 x .5 =	21.96
State Government charges (Council required to collect on behalf of the State Government)			
State Emergency Management Levy: Class D Group 2	1 x	x .5 =	61.50
		SUB TOTAL:	467.52-
Less PENSION CONCESSION:			
State Government		112.30-	
Sunshine Coast Regional Council		46.70-	159.00-
TOTAL:			\$626.52-

(NO PAYMENT REQUIRED)

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

Easy ways to pay:



Billers Code: 18259
Ref: 101304425

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



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



*214 101304425



Call **13 18 16** and follow the prompts
Credit Card: MasterCard and Visa
Billpay Code: **0214** Reference: **1 0130 4425**



Go to www.sunshinecoast.qld.gov.au, click on
'Pay and Apply' and follow the prompts.
Reference: **1 0130 4425**
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.





000119 002
Mr J V & Mrs H E Butcher
8 Argus Ct
BEERWAH QLD 4519

WATER AND SEWERAGE YOUR BILL

1300 086 489
Emergencies and faults 24 Hours, 7 days
Account enquiries 8am-5pm Mon-Fri
unitywater.com
ABN 89 791 717 472

Account number 99714846
Payment reference 0997 1484 65
Property 8 Argus Ct, BEERWAH, QLD

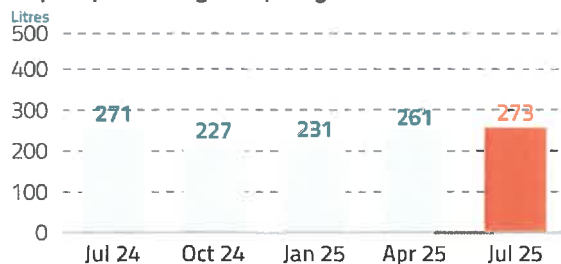
Bill number 7127521930
Billing period 25 Apr 2025 to 21 Jul 2025
Issue date 24 Jul 2025
Approximate date of next meter reading 20 Oct 2025

Your account activity

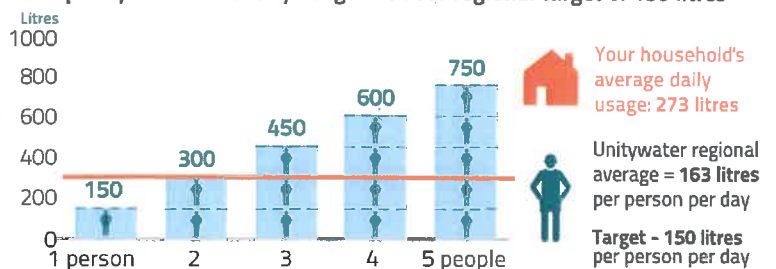
Your last bill	Payments/ adjustments	Balance	New charges	Total due
-\$1,317.36 In credit	-\$600.00	-\$1,917.36 In credit	+\$328.44 Including rebates	\$0.00
				No payment due

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

Compare your average daily usage over time



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



Changes on *your* bill

From 1 July 2025

Find out more unitywater.com/pricing



211855_128UW02_SC_U7_AU_2025/000119/000241



Easy ways to pay For other payment options - see over



BPAY®
Billers Code: 130393
Ref: 0997 1484 65
Contact your bank or financial institution to pay from your cheque, savings, debit, credit card or transaction account.
Find out more at bpay.com.au
© Registered to BPAY Pty Ltd ABN 69 079 137 518



Direct Debit
Login to My Account at unitywater.com to set up automatic payments from your bank account or credit card or call us for assistance.

SmoothPay

Smooth out your bill payments across the year with regular fortnightly or monthly payments, interest free.
Find out more at unitywater.com/smoothpay

Your account details



1300 086 489

Account enquiries

8am-5pm Mon-Fri

Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
10W038277	24 Apr 25	1161	21 Jul 25	1185	24	88	272.7
Total water usage					24	88	272.7
Total sewerage usage (waste and greywater) = 90% of water usage					21.60	88	245.5

Activity since last bill

Last bill		-	\$1,317.36
Payments / adjustments			
6 May 2025	CBA BPAY BPAY 06/05/2025	-	\$100.00
16 May 2025	CBA BPAY BPAY 16/05/2025	-	\$100.00
27 May 2025	CBA BPAY BPAY 27/05/2025	-	\$100.00
4 Jun 2025	CBA BPAY BPAY 04/06/2025	-	\$50.00
11 Jun 2025	CBA BPAY BPAY 11/06/2025	-	\$50.00
20 Jun 2025	CBA BPAY BPAY 20/06/2025	-	\$50.00
26 Jun 2025	CBA BPAY BPAY 26/06/2025	-	\$50.00
3 Jul 2025	CBA BPAY BPAY 03/07/2025	-	\$50.00
10 Jul 2025	CBA BPAY BPAY 10/07/2025	-	\$50.00
Account balance		-	\$1,917.36

Water and Sewerage Charges

Lot 182 Plan SP223352 Installation ID 1466349

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	25 Apr 25 to 30 Jun 25	0.2727	67	\$3.444	\$62.93
State Govt Bulk Water	01 Jul 25 to 21 Jul 25	0.2727	21	\$3.517	\$20.14

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 822 L/day	25 Apr 25 to 30 Jun 25	0.2727	67	\$0.760	\$13.89
Water up to 822 L/day	01 Jul 25 to 21 Jul 25	0.2727	21	\$0.787	\$4.51
Sewerage up to 740 L/day	25 Apr 25 to 30 Jun 25	0.2455	67	\$0.760	\$12.50
Sewerage up to 740 L/day	01 Jul 25 to 21 Jul 25	0.2455	21	\$0.787	\$4.06
Fixed Access Charges	Period	x No.	x Days	x Price/day	
Water Access 20mm	25 Apr 25 to 30 Jun 25	1	67	\$0.879	\$58.89
Water Access 20mm	01 Jul 25 to 21 Jul 25	1	21	\$0.945	\$19.84
Sewerage Access	25 Apr 25 to 30 Jun 25	1	67	\$1.805	\$120.94
Sewerage Access	01 Jul 25 to 21 Jul 25	1	21	\$1.940	\$40.74

Water subtotal \$180.20
Sewerage subtotal \$178.24

New water and sewerage charges \$358.44

Rebates
Pensioner Rebate 01 Jul 25 to 30 Sep 25 -\$30.00

Total Rebates -\$30.00

Total Due = ① + ② - ③ -\$1,588.92

Important information

Payment assistance

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

Changing contact details

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

Pensioners

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

Credit card payments

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

Interest on overdue amounts

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

Water efficiency

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

Interpreter service 13 14 50

当您需英语口语时，请致电 13 14 50。
اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
Khi bạn cần thông ngôn, xin gọi số 13 14 50
통역사가 필요하시면 13 14 50 으로 연락하십시오.
Cuando necesite un intérprete llame al 13 14 50

Privacy policy

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

International calls

+ 61 7 5431 8333

unitywater.com

PO Box 953

Caboolture QLD 4510

1300 086 489

More payment options



Credit card by phone or online

To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com. A credit card surcharge may apply. Ref: 0997 1484 65



Cheques by mail

Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558



In person, by phone or online

Billpay Code: 4028

Ref: 0997 1484 65

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



*4028 0997148465 00000000

Account number 99714846

Payment reference 0997 1484 65

Total due \$0.00

No payment due

FORM 36 - NOTICE OF NO POOL SAFETY CERTIFICATE

EFFECTIVE OCTOBER 2022

Important Information

1. Pool owners, including bodies corporate, are responsible for ensuring the barrier complies with the pool safety standard at all times, even after giving or receiving this Form 36.
2. Pool owners may be committing an offence by failing to comply with their pool safety obligations and penalties of up to 165 penalty units may be applied.
3. The owner must complete this form if a pool safety certificate is not in effect when:
 - selling a premises with a regulated pool; or
 - entering into an accommodation agreement (e.g. written, oral or implied agreement for provision of accommodation) for premises associated with a shared pool.
4. It is recommended the seller maintain a record of giving this form to the required parties.

For the seller:

When selling without a pool safety certificate, you need to fill out this Form 36. A Form 36 is completed as part of the contract of sale.

Before settlement you must give a copy to:

- the buyer; and
- the QBCC; and
- body corporate (if you are selling a home, unit or townhouse, where there is a shared pool).

For the buyer:

If you buy a property without a pool safety certificate you must get one within 90 days of settlement. The seller must have given you a Form 36 – notice of no pool safety certificate, before entering into a contract of sale.

For the lessor - non shared (private) pool:

You must get a pool safety certificate before a lease is signed for a house or townhouse with its own non-shared pool.

For the body corporate - shared pool:

The body corporate must also ensure a pool safety certificate is in effect within 90 days of settlement OR the date an accommodation agreement is entered into. A pool safety certificate must be displayed at the main entrance to the premises or at any gate or door giving access to the pool.



**GOVERNING LEGISLATION**

Applicable under Sections 246ATF and 246ATI of the *Building Act 1975*.

PRIVACY NOTICE

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.

RIGHT TO INFORMATION (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*.

COMPLETING THIS FORM

- Use BLACK pen only
- Print clearly in BLOCK LETTERS
- DO NOT use correction fluid – cross out and initial amendments

RETURN YOUR COMPLETED FORM BY

Post: GPO Box 5099 Brisbane QLD 4001.

In person: QBCC service centres are listed on our website qbcc.qld.gov.au.

Email: poolssafety@qbcc.qld.gov.au.

1. DETAILS OF PROPERTY OWNER

Title	☐ Mr	☒ Mrs	☐ Miss	☐ Ms		Other													
Surname	B	U	T	C	H	E	R												
First name	J	O	H	N		V	I	C	T	O	R								
Postal Address	8		A	R	G	U	S		C	O	U	R	T						
	B	E	E	R	W	A	H												
Mobile																			
Email																			

2. LOCATION OF THE SWIMMING POOL

Street address	9		A	R	G	U	S		C	O	U	R	T						
	B	E	E	R	W	A	H												
Lot/s on plan	LOT 182 ON SP 223352																		
Local Government Area	SUNSHINE COAST REGIONAL																		

3. SHARED OR NON-SHARED POOL

☐ Shared pool	☒ Non-shared pool
--------------------------------------	---

OFFICE	CRN:		Licence no:		Container:	
USE	Receipt no:		Receipt amount: \$			
ONLY	Assignee:		Received by:			



4. DETAILS OF PROPERTY PURCHASER

Title ☐ Mr ☐ Mrs ☐ Miss ☐ Ms Other

Surname

First name

Postal Address

State Postcode

Mobile

Home Phone

Email

5. PROPOSED DATE OF SETTLEMENT OR ACCOMMODATION AGREEMENT

☒ Sale ☐ Lease

Date can be amended and initiated by the owner if the settlement or accommodation agreement date changes after this form is completed.

Date / /

6. PROPERTY OWNER'S DECLARATION

I declare that the information provided in this form is true and correct to the best of my knowledge; there is no pool safety certificate in effect for the pool; and I will give this form to the required parties in accordance with the *Building Act 1975*.

Name of Owner

Signature of Owner

Date / /



FORM 36 IS NOT PROPERLY COMPLETED UNLESS ALL RELEVANT DETAILS ARE PROVIDED.
It is recommended the seller maintain a record of giving this form to the required parties.



The owner or authorised person acting on behalf of the owner must submit completed form to:

Email - poolssafety@qbcc.qld.gov.au

Post - GPO Box 5099, Brisbane, QLD. 4001

In person - QBCC service centres are listed on our website qbcc.qld.gov.au.