SearchX

Seller Disclosure Report

Vendor/s

KYLIE ANNE UPTON personal representative under instrument 725252986

Property Address

UNIT 7 18-20 WIRRAWAY ST, MAROOCHYDORE QLD 4558

Downloaded On

Wednesday, November 4, 2026

Report Contents

01 Disclosure Statement

02 Searches

01

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 KYLIE ANNE UPTON personal representative under instrument 725252986

Property address (referred to as the "property" in this statement) UNIT 7 18-20 WIRRAWAY ST, MAROOCHYDORE QLD 4558

Lot on plan description Lot 7 on BUP12594

Community titles scheme or BUGTA scheme:

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

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

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

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

Title details	**The seller gives or has given the buyer the following—**	
	A title search for the property issued under the *Land Title Act 1994* showing interests registered under that Act for the property.	☒ **Yes**
	A copy of the plan of survey registered for the property.	☒ **Yes**

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue to affect the property after **settlement**. ☐ **Yes** ☒ **No** **Note**—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are **NOT** required to be disclosed.
	Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: » the amount of rent and bond payable: » whether the lease has an option to renew:
	Other unregistered agreement in writing (if applicable) If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. ☐ **Yes**
	Unregistered oral agreement (if applicable) If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows: NA
Statutory encumbrances	There are statutory encumbrances that affect the property. ☒ **Yes** ☐ **No** *If **Yes**, the details of any statutory encumbrances are as follows:* Please refer to the Statutory Encumbrance Maps and Summary Annexure for further and better details.
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 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)*: Medium Density Residential Zone		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	☐ **Yes**	☒ **No**
	The lot is affected by a notice of intention to resume the property or any part of the property.	☐ **Yes**	☒ **No**
	*If **Yes**, a copy of the notice, order, proposal or correspondence must be given by the seller.*		

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

Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the *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**
	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.		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the *Building Act 1975*, section 246AG, 247 or 248 or under the *Planning Act 2016*, 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**
	*If **Yes**, a copy of the notice or order must be given by the seller.*		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 5 – Rates and services

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

Rates	**Whichever of the following applies—**
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is: Amount: $1,316.19 Date Range: 01/01/2026 - 30/06/2026 OR The property is currently a rates exempt lot.** ☐ OR The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. ☐

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

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

Water	**Whichever of the following applies—**
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is: Amount: $274.44 access Date Range: 05/08/2026 - 04/11/2026 OR There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is: Amount: 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.** ***(If Yes, complete the information below)***	☒ **Yes**	☐ **No**
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the *Land Title Act 1994* 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 *Body Corporate and Community Management Act 1997*, section 205(4) is given to the buyer. *If **No***— An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the *Property Law Regulation 2024* why the seller has not been able to obtain a copy of the body corporate certificate for the lot.	☒ **Yes** ☐ **Yes**	☐ **No**
Statutory Warranties	**Statutory Warranties**—If you enter into a contract, you will have implied warranties under the *Body Corporate* and *Community Management Act 1997* relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.		

Building Units and Group Titles Act 1980	**The property is included in a BUGTA scheme** ***(If Yes, complete the information below)***	☐ **Yes**	☒ **No**
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the *Building Units and Group Titles Act 1980*, section 40AA(1) is given to the buyer. *If **No***— An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the *Property Law Regulation 2024* 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** ☐ **Yes**	☐ **No**

Signatures – SELLER

Signed by:
F21516A0CEBA003B

Signature of seller

Signature of seller

KYLIE ANNE UPTON personal representativ

Name of seller

Name of seller

04/11/2026 01:13 pm

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

02

Searches

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**18521210**	**Search Date:**	02/11/2026 15:08
Date Title Created:	04/05/1993	**Request No:**	58166399
Previous Title:	18498129		

ESTATE AND LAND

Estate in Fee Simple

LOT 7 BUILDING UNIT PLAN 12594
Local Government: SUNSHINE COAST

COMMUNITY MANAGEMENT STATEMENT 3033

REGISTERED OWNER

Dealing No: 725252986 27/10/2026

KYLIE ANNE UPTON — PERSONAL REPRESENTATIVE
UNDER INSTRUMENT 725252986

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 12083041 (POR 363)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested by: D-ENQ DYE & DURHAM (S)

Historical Document stored on behalf of ddsearchx for exclusive use of ddsearchx

COMPLETED

Building Units and Group Titles Act 1980 — 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 1)

Regulation 8(1)
Sheet No. 1 of 8 Sheets
Annexure 1 to Sheet 1
made 1993

NAME OF BUILDING: "JESSICA HAVEN"

BUILDING UNITS PLAN NO. 12594

SIGNATURE OF REGISTERED PROPRIETOR:

NAME OF REGISTERED PROPRIETOR: NOEL CHARLES BURNS AND
JESSIE HENRIETTA BURNS
AS JOINT TENANTS

ADDRESS: PO BOX 282
MOOLOOLABA QLD 4557

REFERENCE TO TITLE: VOLUME 8498 FOLIO 129

DESCRIPTION OF PARCEL: LOT 86 on R.P.853070

COUNTY: CANNING

PARISH: MOOLOOLAH

CITY:

NAME OF BODY CORPORATE: THE PROPRIETORS "JESSICA HAVEN"
BUILDING UNITS PLAN NO: 12594

ADDRESS at which documents may be served: ~~18-20 WIRRAWAY STREET~~
~~MAROOCHYDORE QLD 4558~~
Suite 13
65 Bulcock St.,
Caloundra
4551

BUILDING UNITS PLAN No.: 12594

REGISTERED: 28 APR 1993 at 12.23 pm

REGISTRAR OF TITLES

BUP12594

CMS3033

Surveyor's Reference: 818
Local Authority Reference:

Shire Clerk
COUNCIL OF THE SHIRE OF MAROOCHY
~~MAROOCHY SHIRE COUNCIL~~

QSP

Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

12594
RP 853070 L390423C

Precedes

601109207

7

L390424E DATA TAKEON

Journal No.

Receipt No.

Lodgement	127 —
8 New Titles	288 —
~~Edits on N/Ts~~	—
Photocopies	88 —
Total	$503 —

TIME

LODGER: AC FOX

DEED: Esanda (10)

LOCAL AUTHORITY TO COMPLETE AT TIME OF [illegible] OF PLAN

1. CURRENT [illegible] Brisbane C
(AT SEAL[illegible]

2. AREA C[illegible] PARCEL 1983A
(SQUA[illegible]

3. IF SUP[illegible] PLAN CONTAI[illegible] THAT ARE ABOVE O[illegible] UNITS?

YES	NO
☐	☑

This information does not form part of the Register.

Lodger (Sabtorch Pty Ltd. T/A
A. C. FOX & ASSOCIATES
157 Ann Street,
BRISBANE, 4000
Ph.: 221 1266

O'Brien (10)
Deed x 3 by Esanda

ANNEXURE 1 TO SHEET NO. 1 OF BUILDING UNITS PLAN NO. 1S94 ON

15 JUN 1993

REGISTRAR OF TITLES

No. L5049 41E NOTIFICATION OF CHANGE OF BY LAWS RECORDED

15 JUN 1993

REGISTRAR OF TITLES

No. L940735F NOTIFICATION OF CHANGE OF [illegible] RECORDED

6 JUL 1995

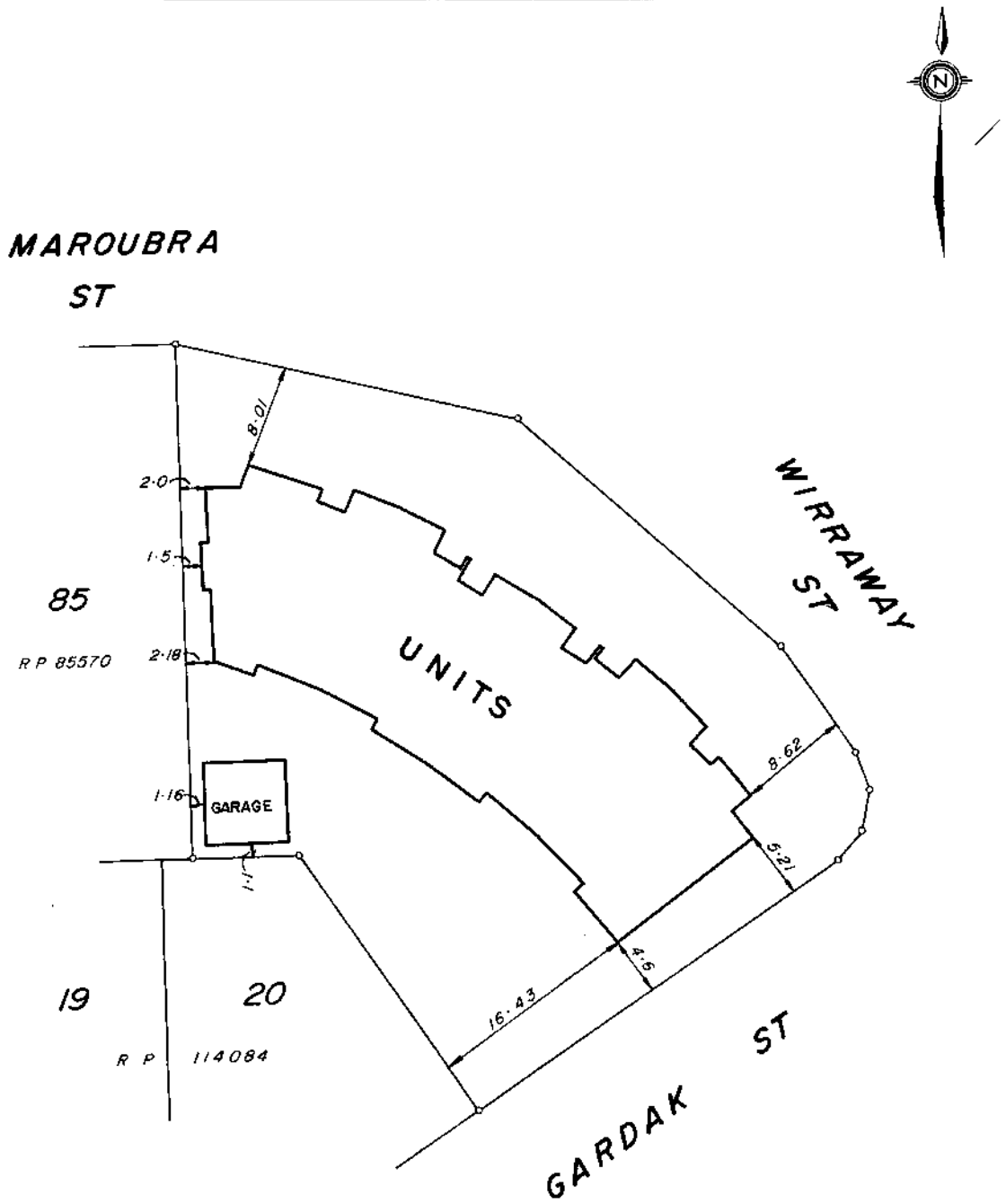
G 358—Govt. Printer, Qld.

Building Units and Group Titles Act 1980 — 1988
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Building: "JESSICA HAVEN"

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

BUILDING UNITS PLAN NO. 12594



SCALE: 1:400

Shire Clerk

~~MAROOCHY SHIRE COUNCIL~~
COUNCIL OF THE SHIRE OF MAROOCHY

Building Units and Group Titles Act 1980 – 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

(Form 2)

Regulation 8(1)

Name of ~~Parcel~~ BUILDING "JESSICA HAVEN"

Sheet No. 3 of 8 Sheets

BUILDING UNITS PLAN NO. 12594

We, HILLMIR PTY LTD (T/A J.B.Goodwin, Midson and Partners), of TOOWONG licensed surveyors registered under the Surveyors Act 1977–1989 hereby certify that:–

(a) The building shown on the *building units plan/~~building units plan of resubdivision~~ 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; and

(c) I have physically inspected the building shown on the building units plan to which this certificate is annexed and–
(i) It conforms to the building units plan as submitted; and
(ii) The numbering of the lots agree with the numbering on the building units plan; and
(iii) The areas designated as part of lots (including garages) have been suitably identified and structually divided; and
(iv) All lots in the building are physically connected to each other in an approved manner.

DATED this TWENTY SIXTH day of NOVEMBER 1992

HILLMIR PTY. LTD. COMMON SEAL A.C.N. 009 728 63[illegible]

LICENSED SURVEYOR / DIRECTOR

LICENSED SURVEYOR / DIRECTOR

*Delete whichever is inapplicable

Shire Clerk

COUNCIL OF THE SHIRE OF MAROOCHY ~~TOWN~~

~~MAROOCHY SHIRE COUNCIL~~

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

Name of Building: "JESSICA HAVEN"

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

BUILDING UNITS PLAN NO. 12594

CERTIFICATE OF LOCAL AUTHORITY

Council OF THE SHIRE OF MAROOCHY hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan has been approved by the Council OF THE SHIRE OF MAROOCHY and that all the requirements of The Local Government Act 1936 to ~~1988~~ AS AMENDED as modified by the Building Units and Group Titles Act 1980 ~~1988~~ AS AMENDED have been complied with in regard to the subdivision.

DATED this FIFTH day of FEBRUARY , 1993

SHIRE CHAIRMAN

SHIRE CLERK

Council OF THE SHIRE OF MAROOCHY

Building Units and Group Titles Act 1980 — 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 6)

Name of Building: "JESSICA HAVEN"

Regulation 8(1)
Sheet No. 5 of 8 Sheets

BUILDING UNITS PLAN NO. 12594

I, DOUGLAS MAXWELL MCDOUGALL , of 53 GLENLEA DRIVE, MAROOCHYDORE
~~an architect within the meaning of the Architects Act 1985~~
*a building surveyor appointed by the Council+ of the Shire of Maroochy
~~a building inspector appointed by the Council~~
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 Shire of Maroochy
~~a designated officer of the Council~~

DATED this FIFTH day of FEBRUARY , 1993 .

D M L Dougall.
~~Architect~~/Building surveyor/~~Building inspector~~

* Delete whichever is inapplicable
+ Insert name of local authority

Shire Clerk
COUNCIL OF THE SHIRE OF MAROOCHY
~~MAROOCHY SHIRE COUNCIL~~

Building Units and Group Titles Act 1980 — 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 8)

Regulation 8(1) AAA.

Name of Building "JESSICA HAVEN"

Sheet No. ~~6~~ 8 of 8 Sheets

BUILDING UNITS PLAN NO. 12594

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's T. Vol.	Current C's T. Fol.	Lot No.	Level	Entitlement	Current C's T. Vol.	Current C's T. Fol.
1	A & B	1	8521	204					
2	A & B	1		205					
3	A & B	1		206					
4	A & B	1		207					
5	A & B	1		208					
6	A & B	1		209					
7	A & B	1		210					
8	A & B	1		211					
AGGREGATE		8			AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:

X

X

~~MAROOCHY SHIRE COUNCIL~~ Shire Clerk

COUNCIL OF THE SHIRE OF MAROOCHY ~~Town~~

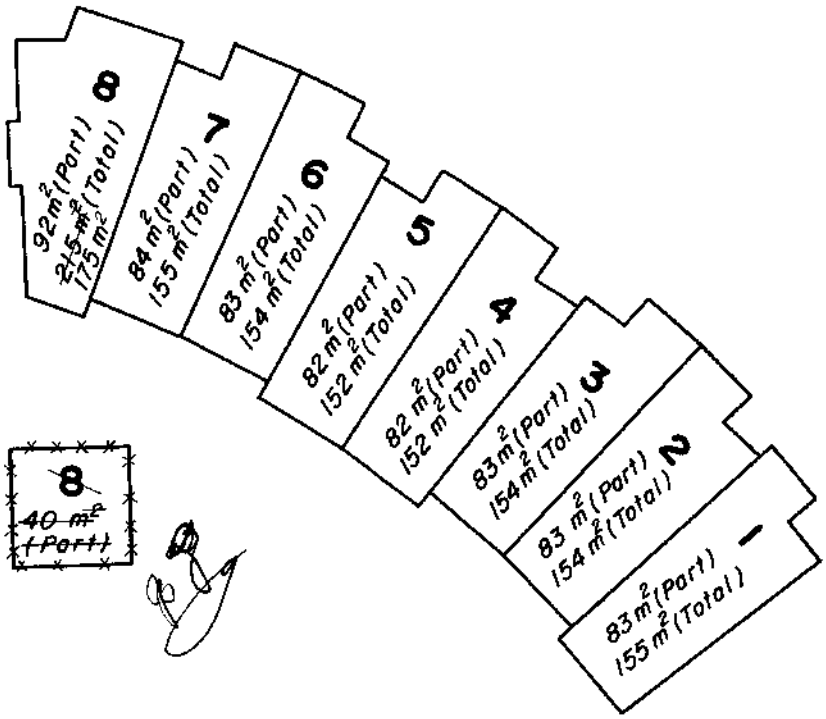
Building Units and Group Titles Act 1980 — 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

Name of Building: "JESSICA HAVEN"

Regulation 8(1)
Sheet No. ~~6~~ 7 of 8 Sheets

BUILDING UNITS PLAN NO. 12594

LEVEL A



Amendments by me.
P.K. Wilson Licensed Surveyor/Director
Hunnam Pty Ltd 4/9/1993

Scale: 1:300

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

Jessie Burns

.....
~~Shire~~ Clerk

COUNCIL OF THE SHIRE OF MAROOCHY

~~MAROOCHY SHIRE COUNCIL~~ Shire Clerk

COUNCIL OF THE SHIRE OF MAROOCHY XXXXX

Building Units and Group Titles Act 1980 — 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 9)

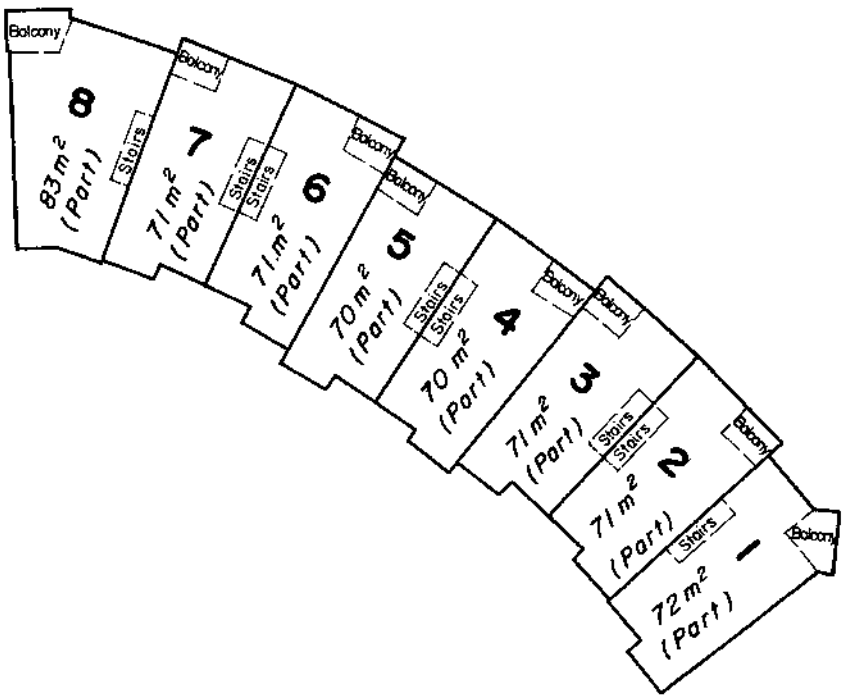
Regulation 8(1) P.M.

Name of Building: "JESSICA HAVEN"

Sheet No. 7 8 of 8 Sheets

BUILDING UNITS PLAN NO. 12594

LEVEL B



Scale: 1 : 300

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

Jessica Burns.

Jessica Burns

~~MAROOCHY SHIRE COUNCIL~~ Shire Clerk

COUNCIL OF THE SHIRE OF MAROOCHY ~~XXXXX~~

12594

REQUISITION FEE
$2 [illegible] APR 1923
Paid Q001483

Sheets 6 to 8 numbering to be amended
Sheet 8 Wolfgate requires alteration
further examination invalidates report of
1/3904/23 on validity of the application contained
in Section 7 of the Act which is at variance
part of Lot 6 may be entitled to garage ?

Regulation
Case
Copy

2/3/23

Property Fact Pack

develo

u7/18-20 Wirraway Street
Maroochydore QLD 4558

YOUR DIGITAL COPY

- Zoning
- Flood Risk
- Environment
- Local Plans
- Character
- Bushfire Risk
- Easements
- Vegetation
- Steep Land

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
2nd of November, 2026

ADDRESS
u7/18-20 WIRRAWAY STREET

LOT PLAN
7/BUP12594

COUNCIL
Sunshine Coast

ZONING
- Medium Density Residential Zone

SCHOOL CATCHMENTS
- Mooloolaba SS
- Maroochydore SHS

CLOSEST CITY
Sunshine Coast - 1km

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

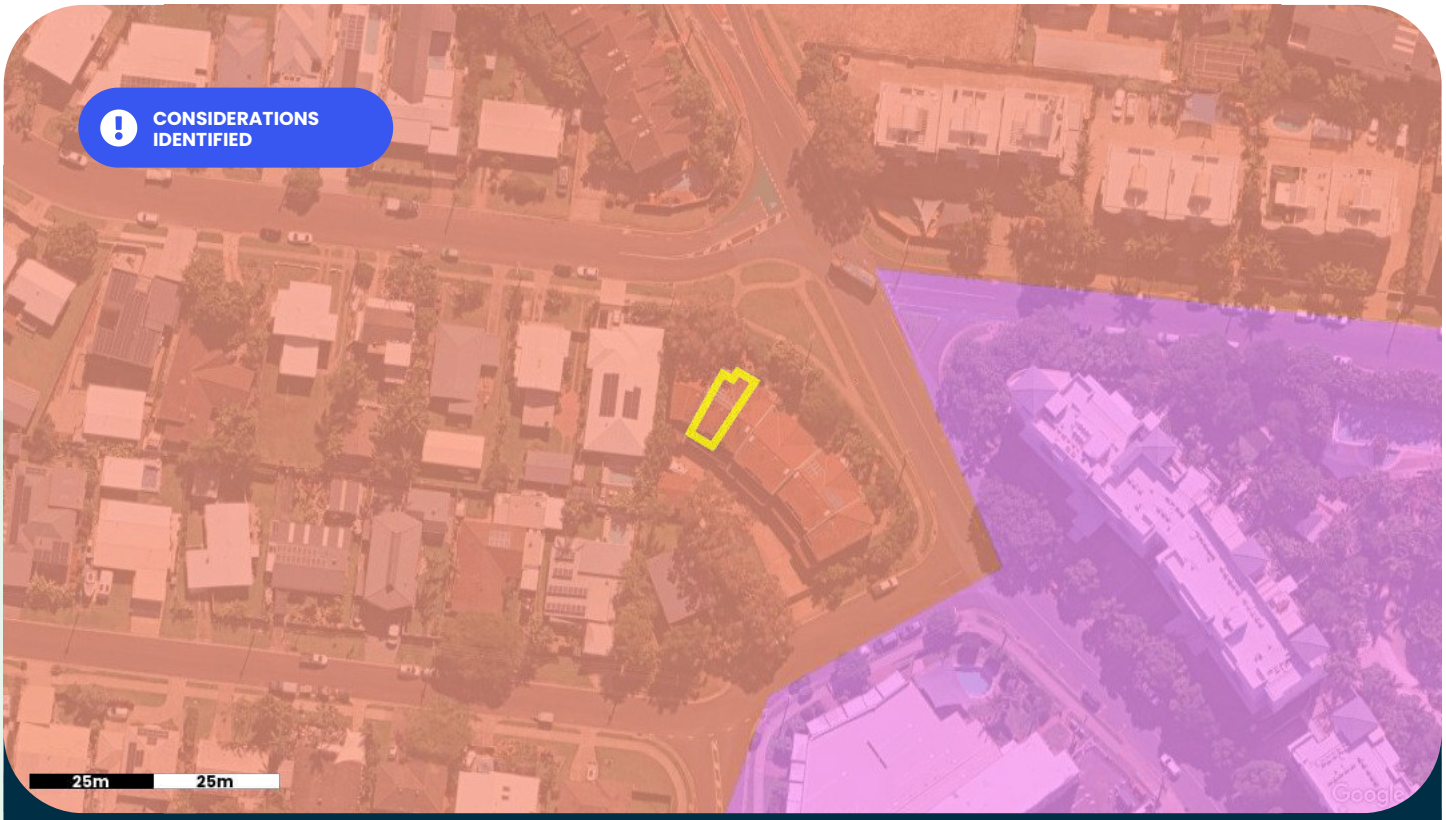
- What does the zoning and local plan mean for the property?
- What land uses are suitable for the applicable zone and/or local plan?

LEGEND

- Selected Property
- High Density Residential Zone
- Low Density Residential Zone
- Medium Density Residential Zone
- Tourist Accommodation Zone

Local Plans

Is my property in a Local Area or Neighbourhood Plan?



Sources: Sunshine Coast Council

THINGS TO KNOW

Local Area and Neighbourhood Plans provide more detailed planning guidance for specific parts of a suburb or town. They sit within the local planning scheme and work alongside zoning to shape how land can be developed.

While zoning sets the general land use, such as residential, commercial or industrial, Local Area Plans can refine or vary zoning rules. They might allow increased building heights in key centres, encourage mixed-use or higher density near transport, or protect local character in established neighbourhoods.

These plans help guide how growth occurs, balancing development with the area's unique identity, access to services, open spaces and transport networks.

Note: Local Area and Neighbourhood Plans differ between councils and are updated over time. Always check the local planning scheme or speak with a town planner or Council officer for current requirements.

Questions to ask

- Does this plan change or override standard zoning rules?
- What design, height or density controls apply?

LEGEND

- Selected Property
- Maroochydore/Kuluin Local Plan Area
- Mooloolaba/Alexandra Headland Local Plan Area

Easements

What access rights exist over the property?



Sources: Department Of Natural Resources And Mines, Manufacturing And Regional And Rural Development

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

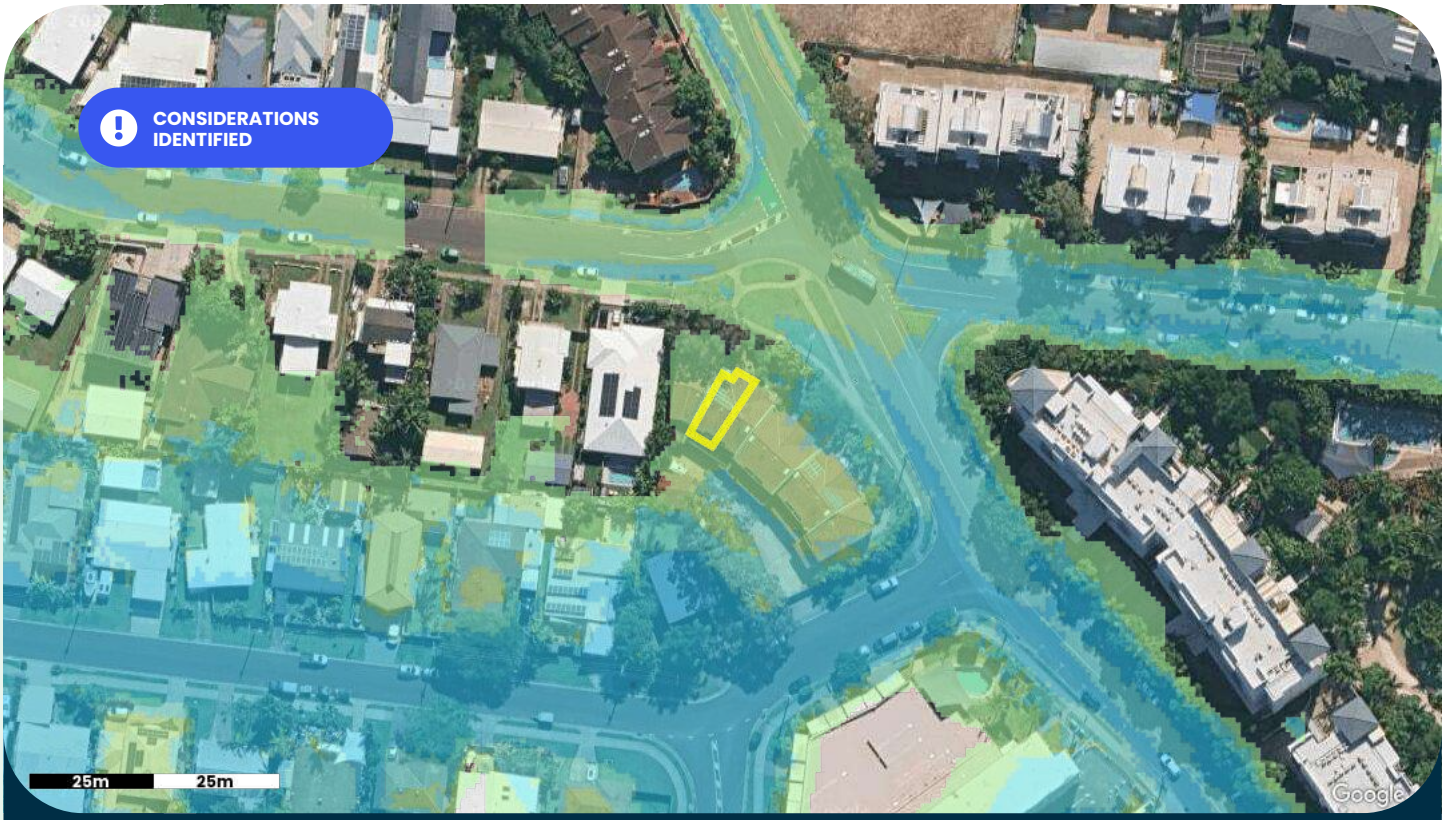
- Does the easement benefit or burden the property?
- Who is responsible for the land within the easement area?
- What other impacts does the easement have on the design of my building?

LEGEND

- Selected Property
- Secondary Interest: Easement

Flood Risk

Is the property in a potential flood area?



Sources: Sunshine Coast Council

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.

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
- High Flood Risk
- Moderate Flood Risk
- Low Flood Risk
- Very Low Flood Risk

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.

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

Flood History

Has the property been impacted by historic flood events?



Sources: Sunshine Coast Council

THINGS TO KNOW

Knowing about past major flood events on or near a property is important for understanding the risk of future flooding. Government flood prediction models often show the worst-case scenarios, which may not always eventuate. However, knowing the highest previous water levels (flood risk vs flood reality) that have actually occurred can help you plan ways to protect yourself and your property.

Being well-prepared for floods is key to staying safe and reducing damage to property assets. It's important to know where higher ground is and plan safe routes to get there during an emergency.

Note: These reports only reflect major flood events mapped and published by government authorities in open data portals. Other rapid flash flood events that subsided quickly may not be documented.

Questions to ask:

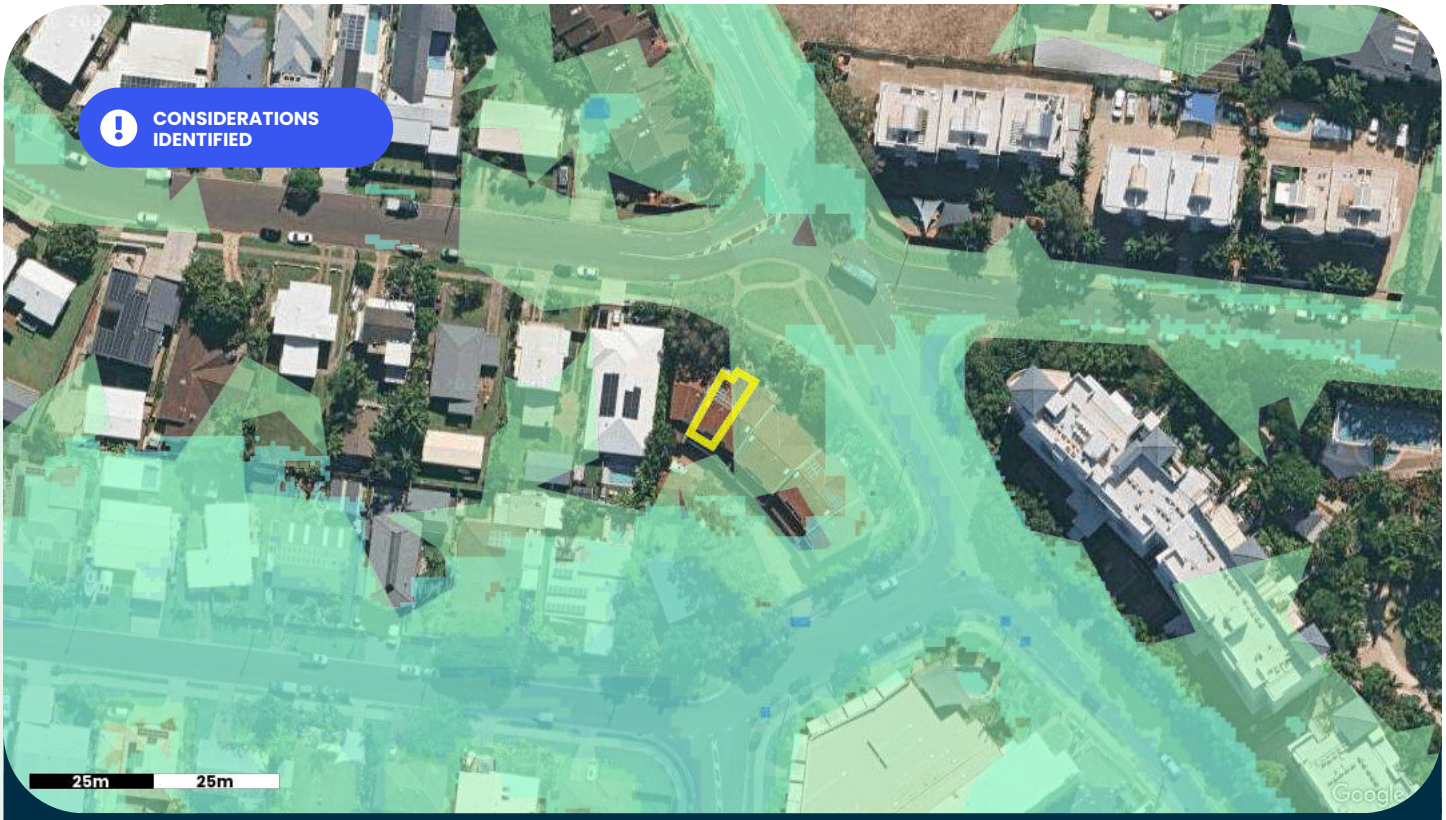
- Where has flooding historically occurred on the property?
- What are the differences between government flood models and recorded flood events?
- Is the government flood model an acceptable level of risk when compared to actual flood events?

LEGEND

- Selected Property
- Defined Flood Event

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
- High Flood Risk Area
- Moderate Flood Risk Area
- Low Flood Risk Area
- Flooding And Inundation Area

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

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?



Sources: Sunshine Coast Council

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
- Native Vegetation Area

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

4m

3m

Noise

Is the property in a potential noise area?



Sources: Department Of Transport And Main Roads | Sunshine Coast Council

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
- Low Noise (Road)
- Potential Noise Area (Road)

Water

Are there any water pipes nearby?



Sources: Unity Water

29m from property

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

13m from property

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
- Maintenance Structure
- Sewer Pipe

Stormwater

Are there stormwater pipes on or near the property?



Sources: Sunshine Coast Council

11m from property

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

12m from property

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)
- Power Pillar
- Power Pole
- Substation
- Underground Power Cable (HV)
- Underground Power Cable (LV)

Internet Availability

What internet connection is available for this property?



Sources: Nbn

THINGS TO KNOW

This page identifies the mapped broadband service information available for the property. This may include whether the property is within a service available area, build commenced area, fixed line area, fixed wireless area, satellite area or other fibre provider area.

The type of connection available may influence the internet providers, plans and speeds available at the property. Some properties may have access to a fixed line connection, while others may rely on fixed wireless, satellite or another network technology.

If the property is within a service available area, it generally means a broadband connection may be available. However, some properties may still require additional work before a service can be connected.

Note: Information is based on third-party network mapping and is provided as a guide only and does not guarantee service availability, speeds, provider plans or address-specific outcomes. Network coverage and services may change over time. Always confirm availability, plans and expected speeds with your preferred provider.

Questions to ask

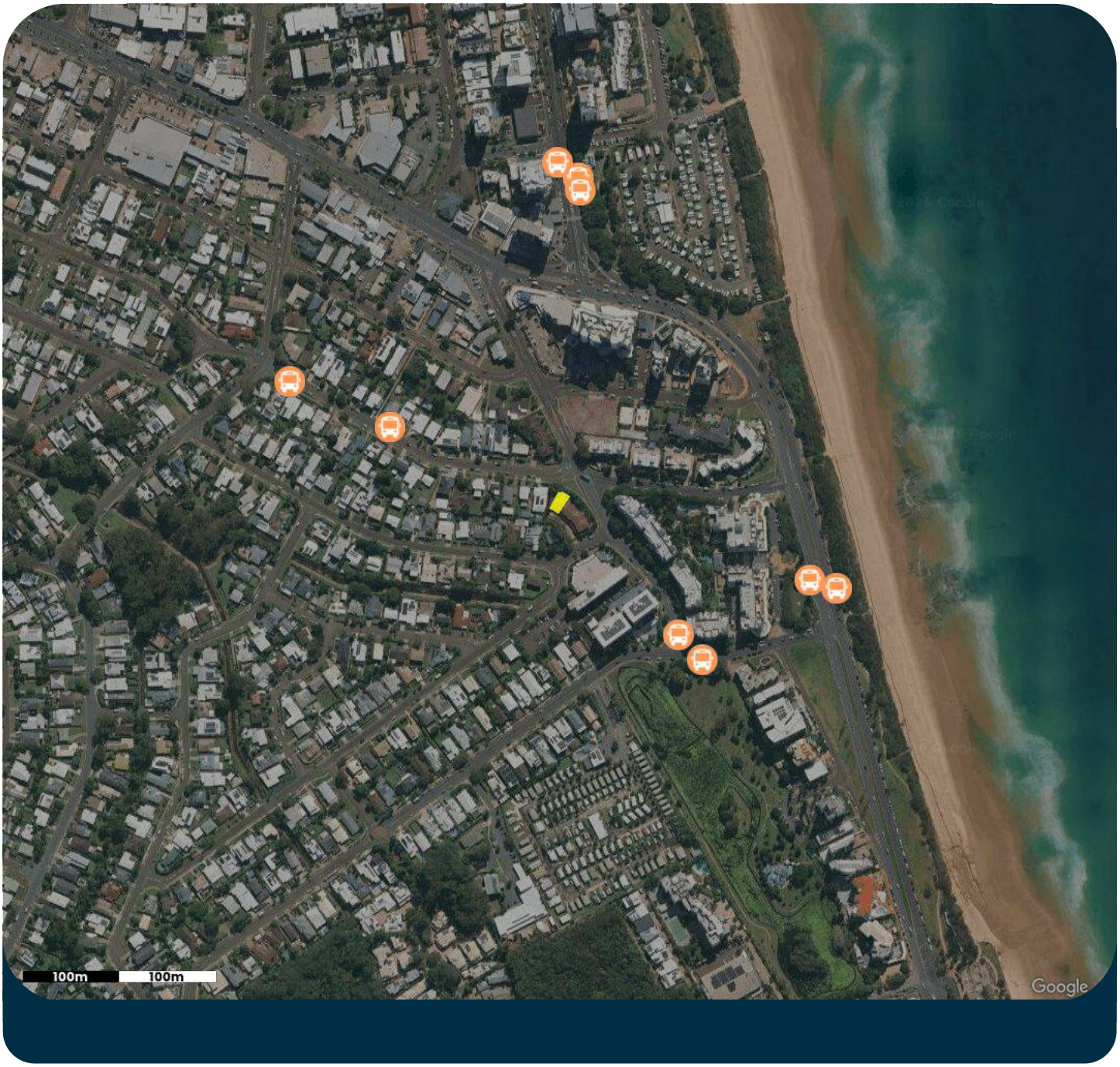
- Is the property serviced by fixed line, fixed wireless, satellite or another fibre network?
- What connection works are required before internet can be activated?
- What plans and speeds are available from providers at this address?

LEGEND

- Selected Property
- NBN Fixed Line

Public Transport

Is there any public transport stops nearby?



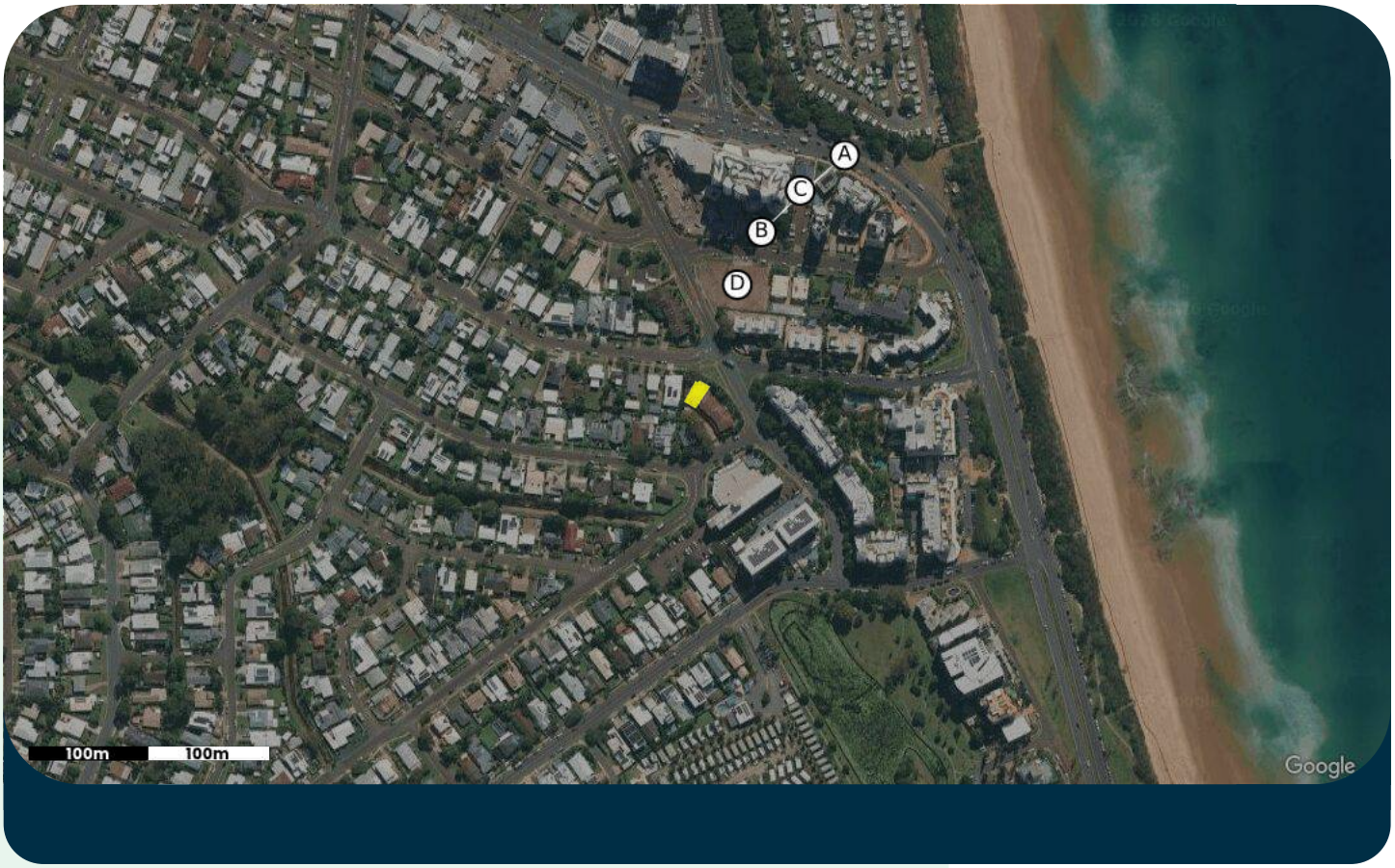
LEGEND

Selected Property

Bus Stop

Development Applications

Find nearby applications



THINGS TO KNOW

Development applications, approvals and permits are planning applications submitted to Council for the property and the surrounding area. They provide valuable insight into current and proposed developments, such as apartment buildings, townhouse developments, subdivisions, commercial projects and community infrastructure. Understanding these applications can help you identify how the neighbourhood may evolve over time and how future development could affect the character and amenity of the area.

Planning approval from Council is generally only required for larger-scale developments and therefore excludes building approvals such as new houses, internal renovations, extensions and other minor building works.

The level of detail provided depends on the availability of data within each Council area and may be limited in some locations. Before making any property purchase or development decisions, you should contact the relevant Council to confirm development applications and approvals.

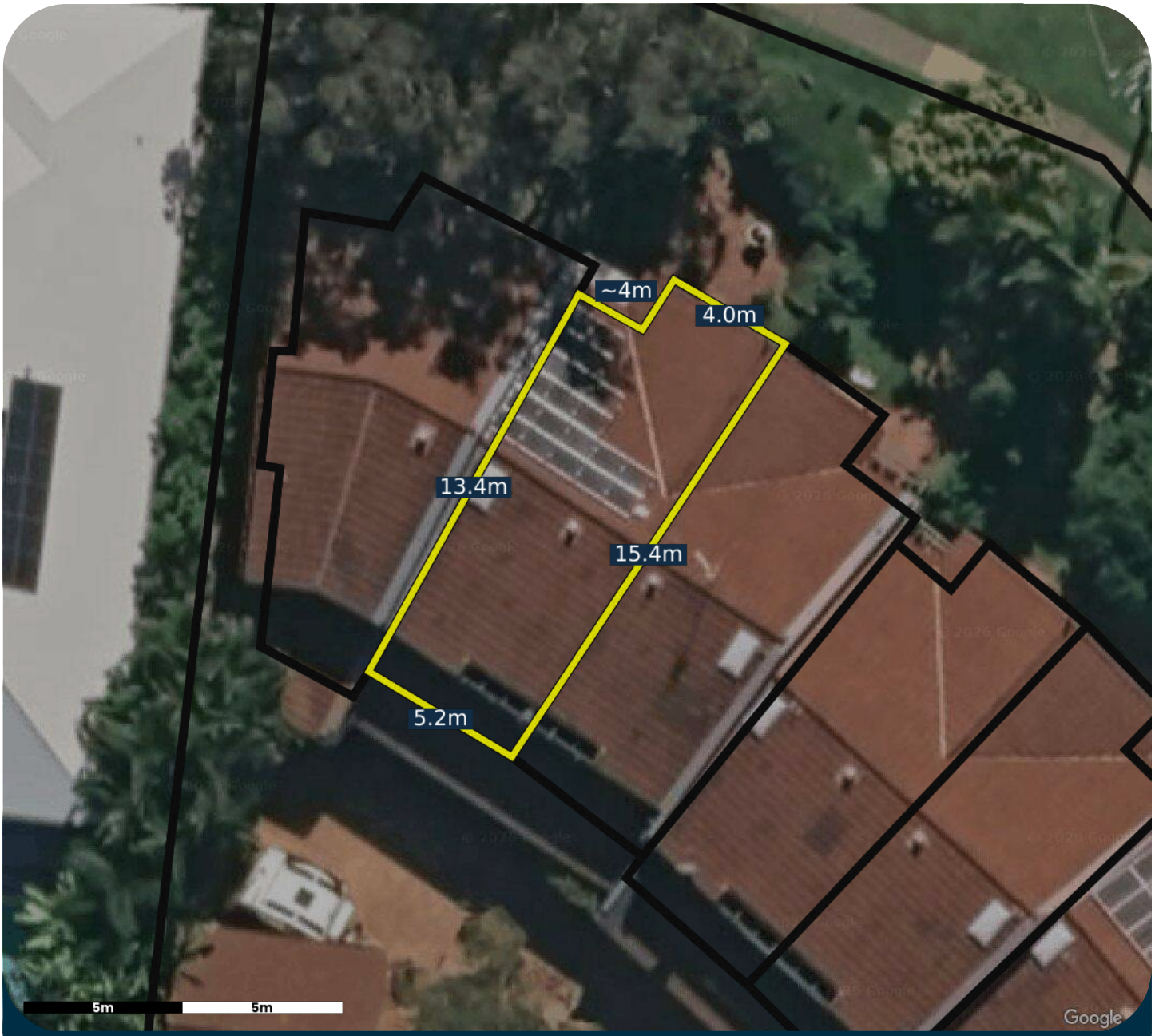
Development Applications

Find nearby applications

Map	Status	Submitted	Reference	Address	Summary
A	Decided or Past	26/10/2025	POS25/0194	12 Aerodrome Rd Maroochydore	12 Aerodrome Rd MAROOCHYDORE - BFP for Multiple 24 Dwelling Units & Shop and Food & Drink Outlet - SP343081 - (Lots 1, 301-304, 401-405, 501-505, 601-605, 701-705) - Project Urban
B	Decided or Past	22/09/2025	OPW23/0090.02	12 Aerodrome Rd Maroochydore	12 Aerodrome Rd MAROOCHYDORE - Generally in Accordance - Stormwater, Landscaping, Earthworks, Carparking and Access - Saintsun Aerodrome Pty Ltd - Project Urban
C	Decided or Past	24/08/2025	MCU19/0165.03	12 Aerodrome Road Maroochydore	12 Aerodrome Road Maroochydore - Development Permit for Material Change of Use of Premises to Establish a Multiple Dwelling (24 Units), Short Term Accommodation, Shop and Food & Drink Outlet - Saintsun Maroochydore Pty Ltd - Project Urban
D	Decided or Past	24/03/2025	MCU23/0029.02	19 Parker St Maroochydore	19 Parker St MAROOCHYDORE - Generally In Accordance - Retirement Facility (57 Units & Manager's Residence) - Plantation Maroochydore Pty Ltd - Murray and Associates QLD Pty Ltd

Boundary

View your property boundaries



Imagery may misalign with boundaries due to capture distortion.
Note: All dimensions are estimates, not all dimensions may be shown.

Area: ~85m2, Perimeter: ~42m

LEGEND

Selected Property

DISCLAIMER

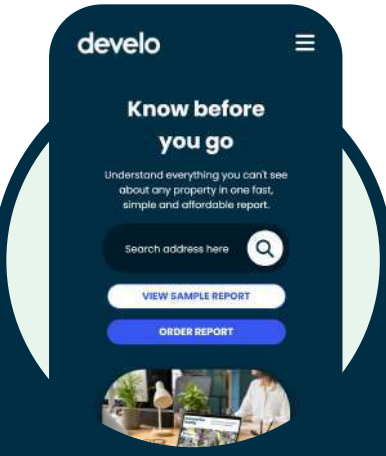
This report is provided by Develo Pty Ltd as a general guide only and is intended to support due diligence when considering a property. While care is taken to compile and present information from a variety of reliable third-party sources, including government and regulatory datasets, Develo Pty Ltd, it's partners and data providers, make 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.

This report does not constitute legal, financial, planning, or building advice, and must not be relied upon as a substitute for independent professional advice. Readers should conduct their own enquiries and seek qualified advice from a solicitor, town planner, surveyor, certifier, or relevant authority before making decisions or relying on this information.

To the maximum extent permitted by law, Develo Pty Ltd, it's partners and data providers, disclaims all liability for any loss, damage, cost, or expense incurred by any person arising from any use or reliance on this report or the data contained within it, including but not limited to errors, omissions, or inaccuracies. No liability is accepted for decisions made on the basis of this report or its contents.

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.



Ordering your property report has never been easier.

develo.com.au

YOUR DIGITAL COPY

2f5b2e

FOLLOW US **@developropertyreports**

develo

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)

Dye & Durham
GPO Box 1612
Brisbane QLD 4001

Transaction ID: 51232385 EMR Site Id: 03 November 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 7 Plan: BUP12594
7/18 WIRRAWAY ST
MAROOCHYDORE

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

Sunshine Coast COUNCIL
ABN 37 876 973 913

⊢ 005954 002

Mrs LJM UPTON
JESSICA HAVEN
7/18-20 WIRRAWAY ST
MAROOCHYDORE QLD 4558

Half yearly rate notice for period

1 January 2026 to 30 June 2026

Issue date	20 January 2026
Property no.	**77009**
Valuation	$387,500
Payment reference no.	96590467
Due date for payment	**20 February 2026**
Amount payable	**$1,316.19**

Property location: Jessica Haven, 7/18-20 Wirraway St MAROOCHYDORE QLD 4558
Property description: LOT 7 BUP 12594 - Jessica Haven - Contribution Entitlement = 1/8 - Interest Entitlement = 1/8

Rates and charges	Units	Rate charged		Amount
Sunshine Coast Council rates and charges				
General Rate - Category 30	387500 x	.004459	x .5 =	863.93
Garden Organics Bin - 240 Litre	0.06250 x	$96.00	x .5 =	3.00
Waste Bin - 240 Litre	1 x	$501.00	x .5 =	250.50
Arts and Heritage Levy	1 x	$20.00	x .5 =	10.00
Environment Levy	1 x	$82.00	x .5 =	41.00
Transport Levy	1 x	$43.92	x .5 =	21.96
State Government charges (Council required to collect on behalf of the State Government)				
State Emergency Management Levy: Class A Group 2	1 x		x .5 =	125.80
TOTAL:				**$1,316.19**

PAID. 20.02.26.
12.10PM ANZ OFFSET ACC.
$1,316.19.

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

Easy ways to pay:

Biller Code: 18259
Ref: 96590467

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 96590467

Phone
Call **13 18 16** and follow the prompts
Credit Card: MasterCard and Visa
Billpay Code: 0214 Reference: 9659 0467

Internet
Go to www.sunshinecoast.qld.gov.au, click on 'Pay and Apply' and follow the prompts.
Reference: 9659 0467
MasterCard and Visa

706SC10_Under7_2_217/005954/006451/i1

Look up and Live - 54649374



Poles

- Pole
- Tower

Devices

- Pillar
- Substation

Network TR

- Overhead
- Underground
- Submarine

Newtwork SWER

- Overhead
- Underground

Network HV

- Overhead
- Underground
- Submarine

Network LV

Overhead

Underground

Network Other

Network Other

LUAL_NoData_Public



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



energex

BYDA

Sequence: 281873364
Date: 02/11/2026

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

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

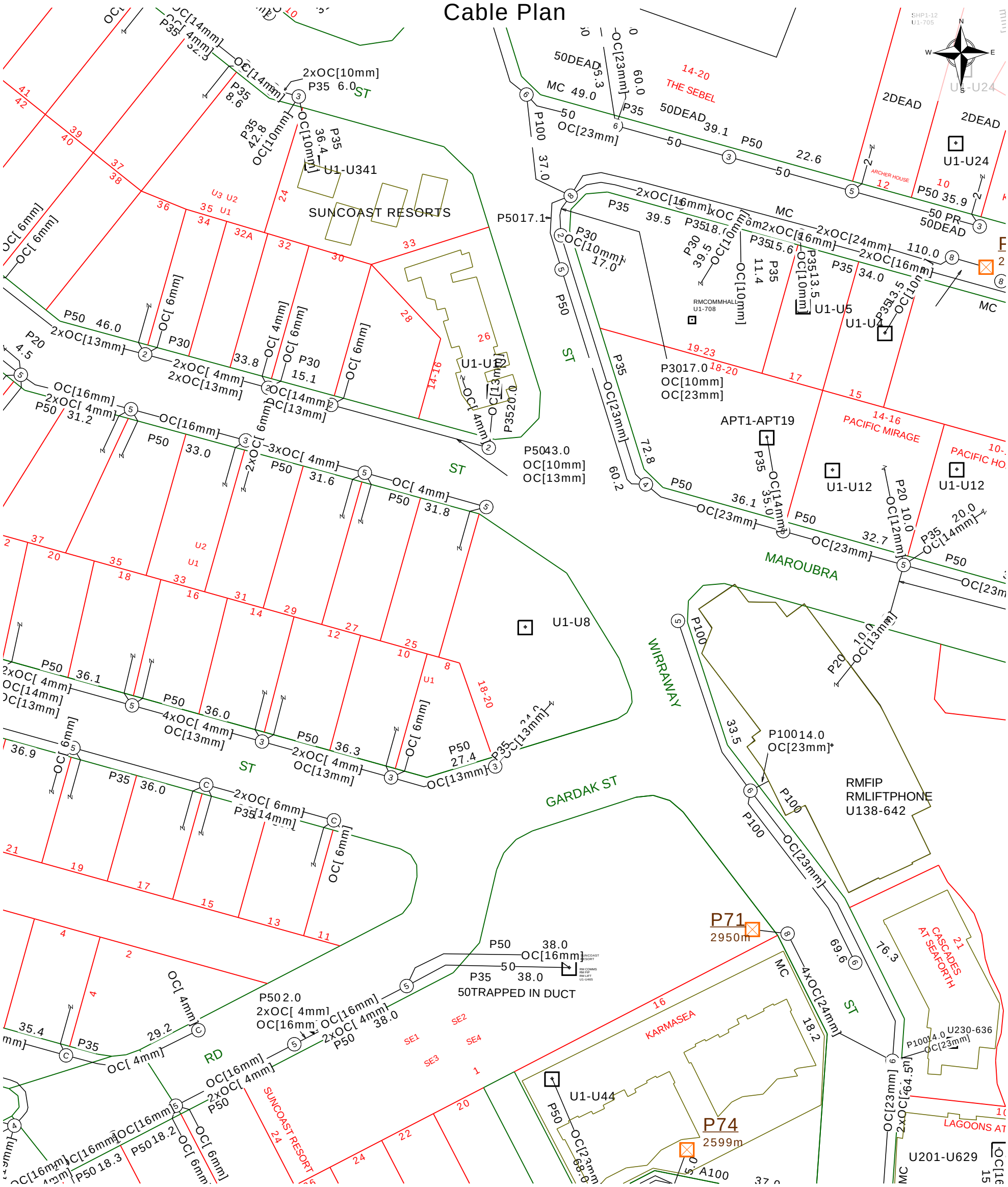
AS5488 Category “D” Plan

N
W E
S

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.

This output provides details of the ENERGEX electrical network. As variations may exist no responsibility is incurred by ENERGEX for the accuracy or completeness of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.

Cable Plan



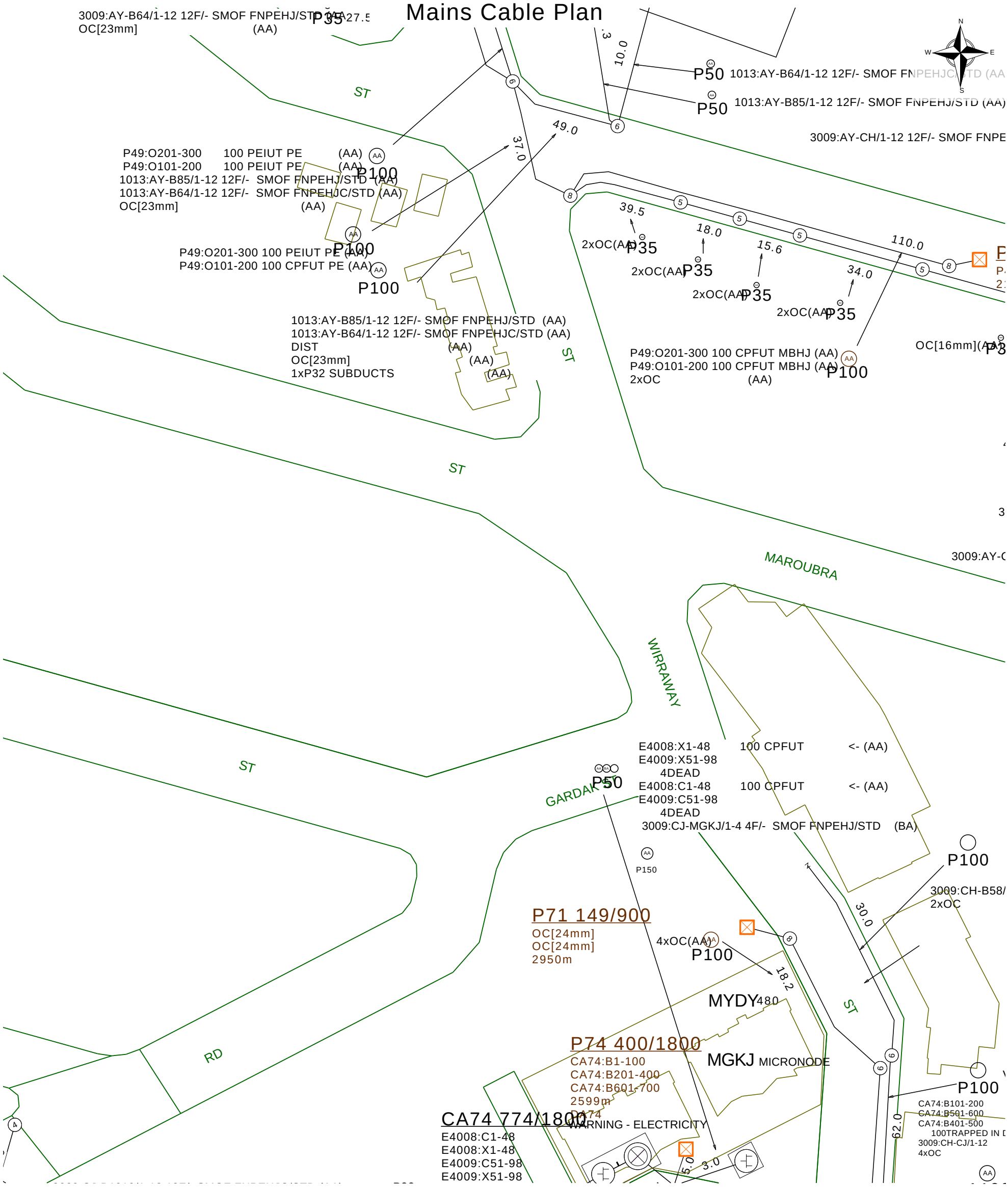
Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-(Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 281873365
TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.
Generated On 03/11/2026 21:34:41	

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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.

Mains Cable Plan



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 03/11/2026 21:34:47

Sequence Number: 281873365

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

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.

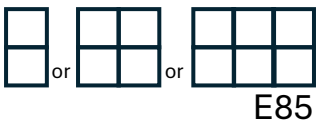
LEGEND

Leadin terminates at a Customer Address	Cable Jointing Pit Number / Letter indicating Pit type/size
Exchange Major Cable Present	Elevated Joint (above ground joint on buried cable)
Pillar / Cabinet Above ground Free Standing	Telstra Plant in shared Utility trench
Above ground Complex Equipment Please note: Powered by 240v electricity	Aerial cable / or cable on wall
OC — Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned	Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST — Distribution cables in Main Cable Ducts	Marker Post Installed
MC — Main Cable ducts on a Distribution Plan	Buried Transponder
Blocked or Damaged Duct	Marker Post & Transponder
Footway Access Chamber (can vary between 1-lid to 12-lid	Optical Fibre Cable Direct Buried
NBN Pillar	Direct Buried Cable
Third Party Owned Network Non-Telstra	nbn owned network



Single to Multiple Round Conduit Configurations 1,2,4,9 respectively

(attached text denotes conduit type and size)



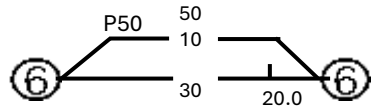
Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

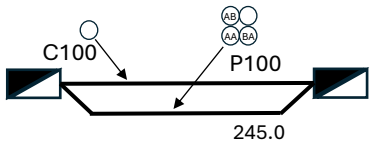
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete,
GI - Galvanised Iron, E - Earthenware
Conduit sizes nominally range from 20mm to 100mm
P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

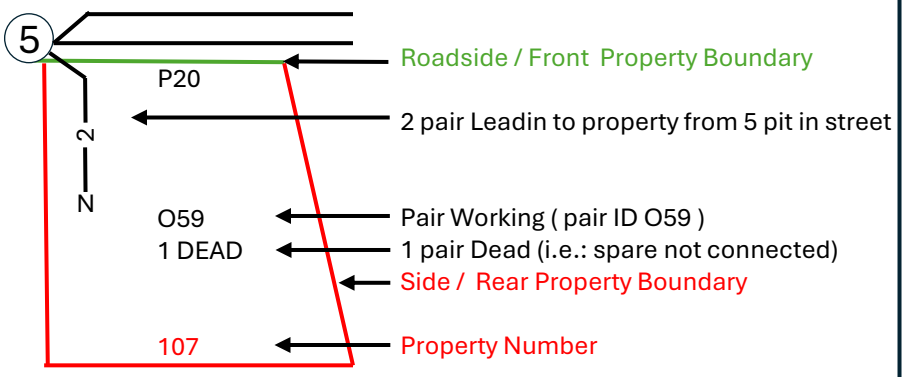
Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6 pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route.



Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along the same route.



The 5 Ps of Safe Excavation

https://www.byda.com.au/before-you-dig/best-practice-guides/

Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.

Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.



BEFORE YOU DIG
www.byda.com.au

Plans generated by SmarterWX™ Automate

02/11/26 (valid for 30 days)

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

N

Job # 54649374

Seq # 281873366

Legend

BYDA Enquiry

Scale 1:500

0 2.5 5 10 m

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 and all liability (including without limitation, liability in negligence) 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.

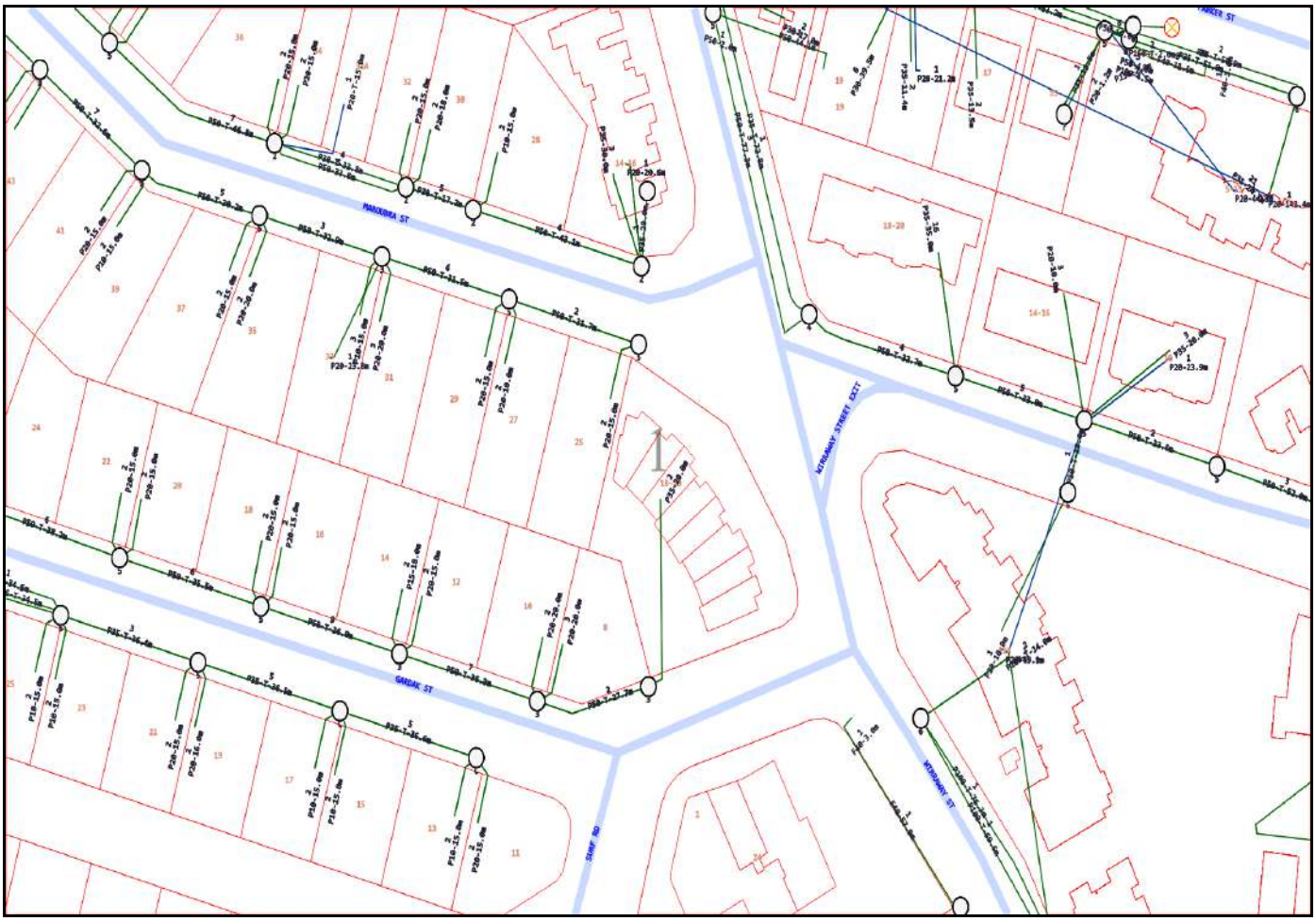
Crown & Council Copyright Reserved.

Provided by Sunshine Coast Council

Sunshine Coast COUNCIL

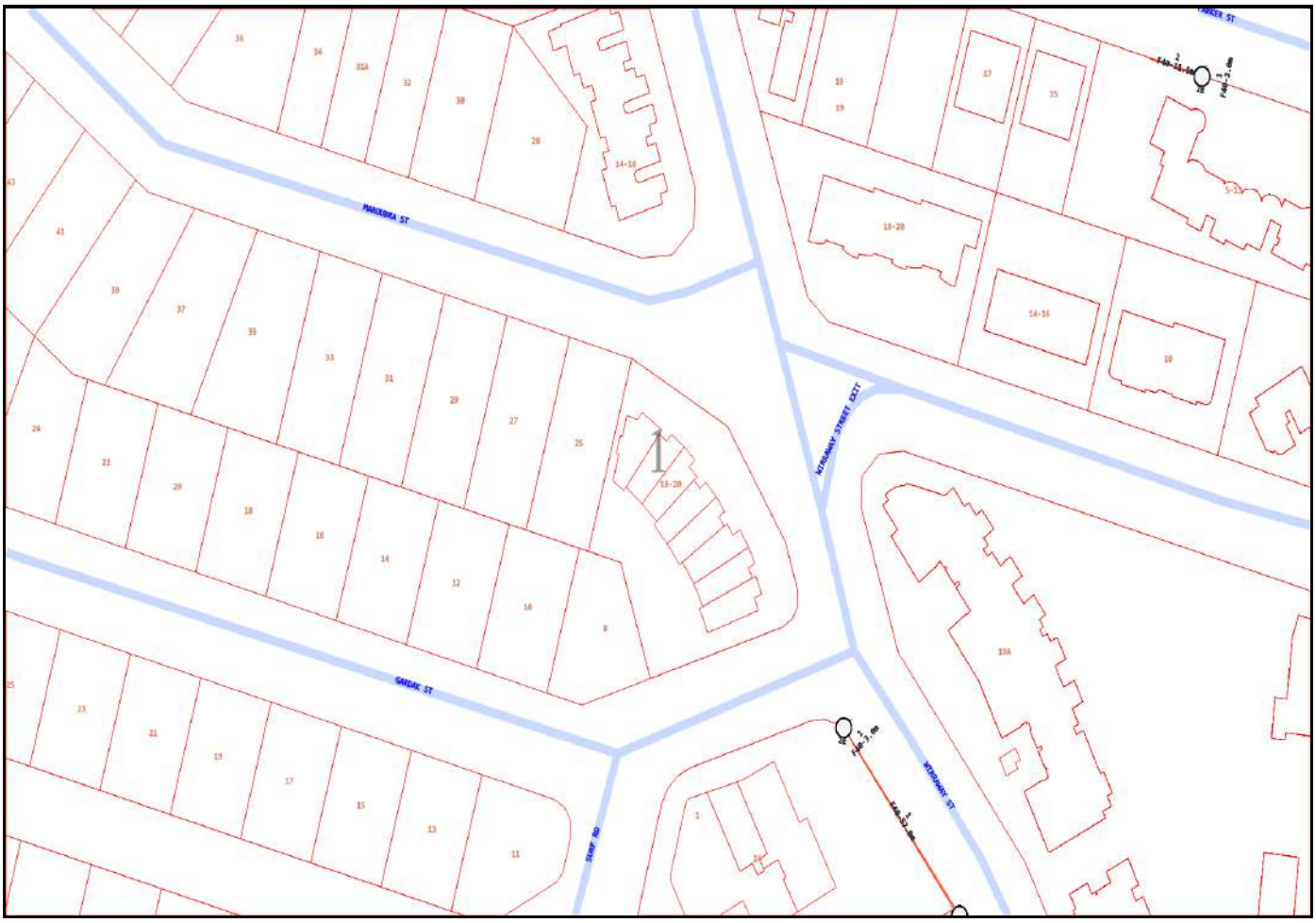
LEGEND

34	Parcel and the location
5	Pit with size "5"
2E	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
2 PO – T- 25.0m P40 – 20.0m 5 9	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 10.0m 5 9	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
5 9	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
5 9	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
BROADWAY ST	Road and the street name "Broadway ST"
Scale	0 20 40 60 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.



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.

UNITYWATER BYDA MAP

Sequence Number: **281873368**
Job Number: **54649374**
Printed On: 02 Nov 2026

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

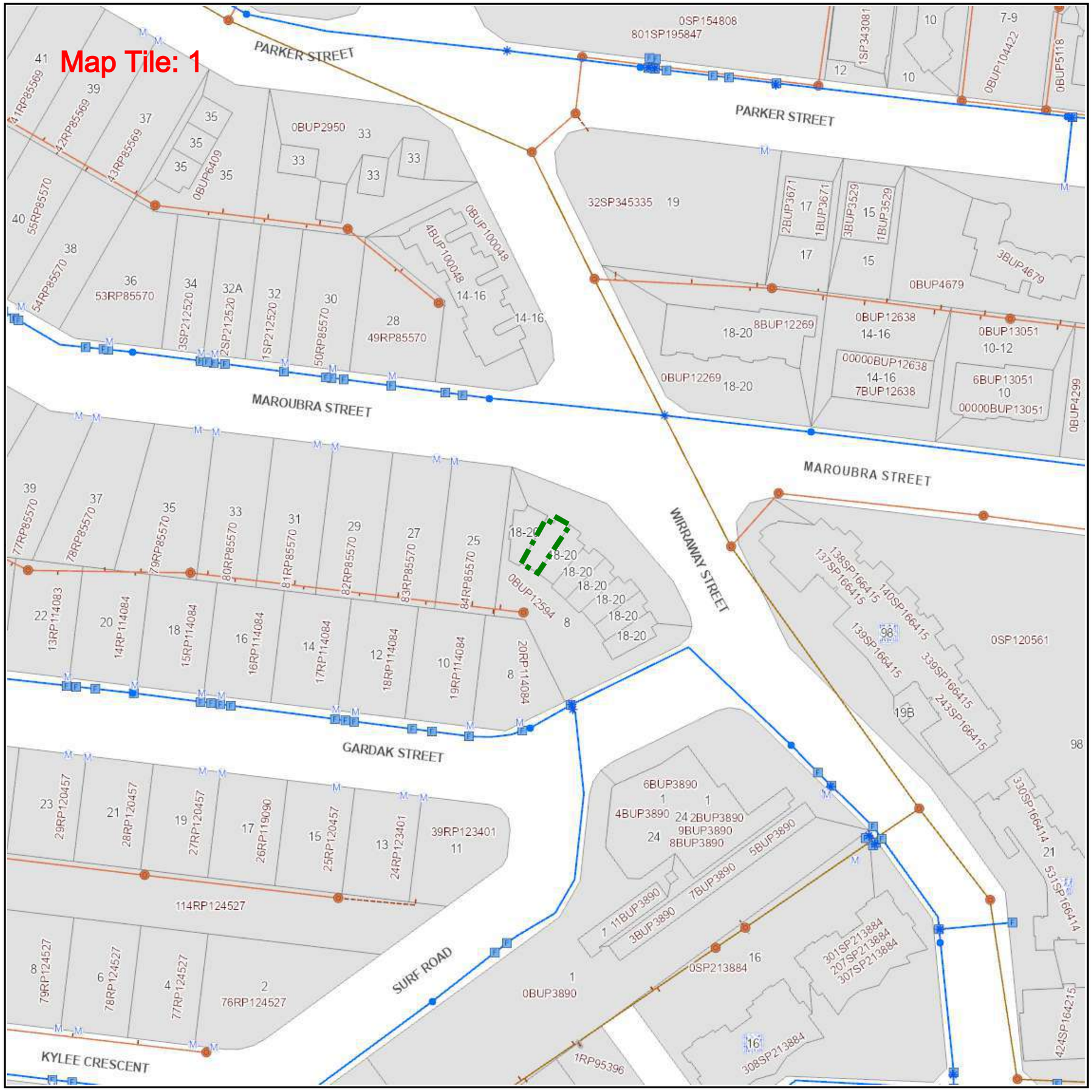
Scale: 1:1000
(If printed at 100%
on A3 size paper)

Unitywater

N

Before You Dig Australia
PO Box 953
Caboulture 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.



Statutory Encumbrances Annexure

Property: UNIT 7 18-20 WIRRAWAY ST, MAROOCHYDORE QLD 4558

This report details statutory encumbrances that directly impact the property.

1. Look up and Live

Overhead and underground power infrastructure was not located within the property boundaries on the supplied Look up and Live mapping.

2. Energex QLD

Energex electricity distribution assets are located within the parent lot boundaries for the multi-unit complex at 18-20 Wirraway St. Distribution poles are located in the road reserve along Wirraway St and Maroubra St adjoining the lot boundary and may affect works at the property frontage.

3. Telstra QLD South East

Telecommunications lead-in conduits and cables from the street network enter the property, indicating Telstra assets within the property boundaries. Additional distribution pits and underground conduits are located in the road reserve along the Wirraway St and Gardak St frontages adjoining the lot boundary and may affect works at the property frontage.

4. Sunshine Coast Regional Council

Sunshine Coast Regional Council mapping states No Assets for the enquiry area, with no council water, sewer or stormwater infrastructure shown within the property boundaries or in the immediate frontage road reserve.

5. NBN Co Qld

Telecommunications infrastructure is present within the property boundaries - a service lead-in from a street distribution pit crosses the front boundary to the premises. NBN underground cable trenches and distribution pits are located in the road reserve along the Wirraway St frontage adjoining the property.

6. Unitywater North

Unitywater water and sewerage infrastructure is present at the street frontage, with water reticulation mains along the Wirraway Street and Maroubra Street frontages and a sewer gravity main with maintenance holes along the Maroubra Street frontage. A sewer service connection from the Maroubra Street main is shown entering the property boundaries.

QUEENSLAND TITLES REGISTRY
Land Title Act 1994, Land Act 1994, and Water Act 2000

GENERAL REQUEST

Duty Imprint (8)

FORM 14 Version 4
Page 1 of 1

722420892

$101.76
19/04/2023 10:52

BE 470

1. Nature of request

Request to record a new community management statement for Jessica Haven Community Titles Scheme 3033

Lodger (Name, address, E-mail & phone number)
Grace Lawyers
PO Box 12962
George Street QLD 4003
brenton.schoch@gracelawyers.com.au
07 3102 4120

Lodger Code
2437

2. Lot on Plan Description

Common Property for Jessica Haven Community Titles Scheme 3033

Title Reference
19212594

3. Registered Proprietor/State Lessee

Body Corporate for Jessica Haven Community Titles Scheme 3033

4. Interest

Not Applicable

5. Applicant

Body Corporate for Jessica Haven Community Titles Scheme 3033

6. Request

I hereby request that: the new Community Management Statement deposited herewith which amends Schedule C and Schedule E, of the existing Community Management Statement be recorded as the new Community Management Statement for Jessica Haven Community Titles Scheme 3033.

7. Execution by applicant

14/04/2023
Execution Date

K Johnson
Kimberley Johnson – Solicitor
Applicant's Solicitor's Signature

© Queensland Titles Registry Pty Ltd 2023

NEW COMMUNITY MANAGEMENT STATEMENT

THIS CMS MUST BE DEPOSITED WITH:

3033

CMS ID ISSUED NUMBER

This statement incorporates and must include the following:

Schedule A - Schedule of lot entitlements
Schedule B - Explanation of development of scheme land
Schedule C - By-laws
Schedule D - Any other details
Schedule E - Allocation of exclusive use areas

1. Name of community titles scheme
Jessica Haven Community Titles Scheme 3033

2. Regulation module
Standard Module

3. Name of body corporate
Body Corporate for Jessica Haven Community Titles Scheme 3033

4. Scheme land

Lot on Plan Description	Title Reference
Common Property of Jessica Haven Community Titles Scheme 3033	19212594
Lots 1 - 8 in BUP 12594	18521204 to 18521211 (inclusive)

5. #Name and address of original owner
Not Applicable

6. Reference to plan lodged with this statement
Not Applicable

first community management statement only

7. New CMS exemption to planning body community management statement notation (if applicable*)
Insert exemption clause (if no exemption – insert 'N/A' or 'not applicable)
Not Applicable pursuant to S. 60(6) of the *Body Corporate and Community Management Act 1997*

*If there is no exemption or for a first community management statement (CMS), a Form 18C must be deposited with the Request to record the CMS.

8. Execution by original owner/Consent of body corporate

COMMON SEAL
BODY CORPORATE FOR JESSICA HAVEN CTS 3033

06 / 04 / 2023
Execution Date

Name: LINDA BERNARD
~~Chairperson~~/Secretary

Name:
Committee Member Toni-Lea Hardy

***Execution**

*Original owner to execute for a first community management statement
*Body corporate to execute for a new community management statement

Privacy Statement
Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

SCHEDULE A SCHEDULE OF ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 in BUP 12594	1	1
Lot 2 in BUP 12594	1	1
Lot 3 in BUP 12594	1	1
Lot 4 in BUP 12594	1	1
Lot 5 in BUP 12594	1	1
Lot 6 in BUP 12594	1	1
Lot 7 in BUP 12594	1	1
Lot 8 in BUP 12594	1	1
TOTALS	**8**	**8**

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Sections 66(1)(f) & (g) of the *Body Corporate and Community Management Act* 1997 are not applicable.

SCHEDULE C BY-LAWS

1. Noise

A proprietor or occupier of a lot shall not upon the parcel create any noise likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

2. Vehicles

Save where a by-law made pursuant to Section 30(7) authorises him so to do, a proprietor or occupier of a lot shall not park or stand any motor or other vehicle upon the common property except with the consent in writing of the body corporate.

3. Obstruction

A proprietor or occupier of a lot shall not obstruct the lawful use of common property by any person.

4. Damage to Common Property

A proprietor or occupier of a lot shall not –

(a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property; or

(b) except with the consent in writing of the body corporate, use for his own purposes as a garden any portion of the common property.

5. Damage to Common Property

A proprietor or occupier of a lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except with the consent in writing of the body corporate, but this by-law does not prevent a proprietor or person authorised by him from installing –

(a) any locking or other safety device for protection of his lot against intruders; or

(b) any screen or other device to prevent entry of animals or insects upon his lot;

provided that the locking or other safety device or, as the case may be, screen or other device is constructed in a workman-like manner, is maintained in a state of good and serviceable repair by the proprietor and does not detract from the amenity of the building.

6. Behaviour of invitees

A proprietor or occupier of a lot shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

7. Depositing rubbish, etc. on common property

A proprietor or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using the common property.

8. Appearance of building

In the case of a building units plan, a proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his lot in such a way as to be visible from outside the building.

9. Storage of flammable liquids, etc.

A proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, use or store upon his lot or upon the common property any flammable chemical, liquid or gas or other flammable material, other than chemicals, liquids gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

10. Garbage disposal

A proprietor or occupier of a lot shall –

(a) save where the body corporate provides some other means of disposal of garbage, maintain within his lot, or on such part of the common property as may be authorised by the body corporate, in clean and dry condition and adequately covered, a receptacle for garbage;

(b) comply with all local authority by-laws and ordinances relating to the disposal of garbage;

(c) ensure that the health, hygiene and comfort of the proprietor or occupier of any other lot is not adversely affected by his disposal of garbage.

11. Keeping of animals

Subject to Section 30(12), a proprietor or occupier of a lot shall not, without the approval in writing of the body corporate, keep any animal upon his lot or the common property.

12. Exclusive Use – Courtyards

The proprietors of each of the lots set forth in the first column hereunder shall have the right for themselves and the occupiers for the time being of that lot to the exclusive use and enjoyment for household garden and passive recreational purposes of that courtyard which is part of the common area as is described in the Column opposite such lot and shown in the plan annexed hereto which is marked "A" and the proprietor to whom for the time being and from time to time such exclusive use hereby is granted shall be responsible at his own cost for the punctual and due performance and discharge of the duties of the Body Corporate under and pursuant to Section 37 (1)(c)(i) of the Building Units and Group Titles Act (1980-1988) in respect to that part of the common property the exclusive use of which hereby is granted to that proprietor **PROVIDED HOWEVER** that the body corporate may elect from time to time to perform and discharge those duties wholly or in part but at the expense of the proprietor for the time being enjoying the said exclusive use. The proprietors of each of the lots shall maintain, replace and care for all shrubs, flowers and vegetation contained in the exclusive use areas.

time being enjoying the said exclusive use. The proprietors of each of the lots shall maintain, replace and care for all shrubs, flowers and vegetation contained in the exclusive use areas.

First Column (Lot No.)	*Second Column (Courtyards)*
1	A
2	B
3	C
4	D
5	E
6	F
7	G
8	H

13. Exclusive Use – Lot 8 Garage

The proprietor for the time being and from time to time of Lot 8 shall have the special privilege of the exclusive use and enjoyment for a vehicular parking facility and passive recreational purposes of that part of the common property as shall be depicted, described with the letter J in the plan annexed hereto and marked with the letter "C". With the said proprietor being responsible at their own cost and expense to keep same in a neat and tidy condition and to otherwise be responsible at their own cost for the punctual and due performance and discharge of the duties of the Body Corporate under and pursuant to Section 37(1)(c)(i) of the Building Units and Group Titles Act (1980-1988) in respect to that part of the common property the exclusive use of which is hereby granted to that proprietor **PROVIDED HOWEVER** that the Body Corporate may elect from time to time to perform and discharge those duties wholly or in part but at the expense of the proprietor for the time being enjoying the said exclusive use.

Attachments:

Two (2) Exclusive Use Plans relating to By-Laws 12 and 13.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

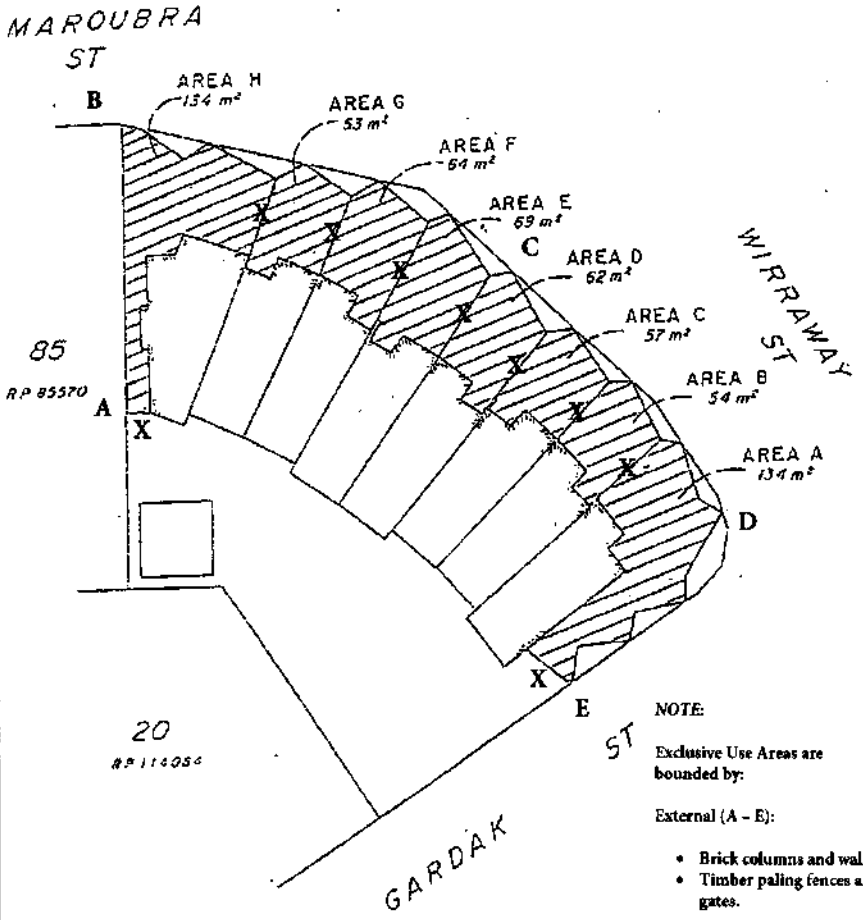
NOT APPLICABLE

SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY

Lot on Plan	Exclusive Use Areas on Sketch "A" & "C"	Use of Exclusive Use
Lot 1 in BUP 12594	Area A	Courtyard
Lot 2 in BUP 12594	Area B	Courtyard
Lot 3 in BUP 12594	Area C	Courtyard
Lot 4 in BUP 12594	Area D	Courtyard
Lot 5 in BUP 12594	Area E	Courtyard
Lot 6 in BUP 12594	Area F	Courtyard
Lot 7 in BUP 12594	Area G	Courtyard
Lot 8 in BUP 12594	Area H and Area J	Courtyard and Garage

"A"

"JESSICA HAVEN"
BUILDING UNITS
LEVEL A



NOTE:

Exclusive Use Areas are bounded by:

External (A – E):

- **Brick columns and walls.**
- **Timber paling fences and gates.**

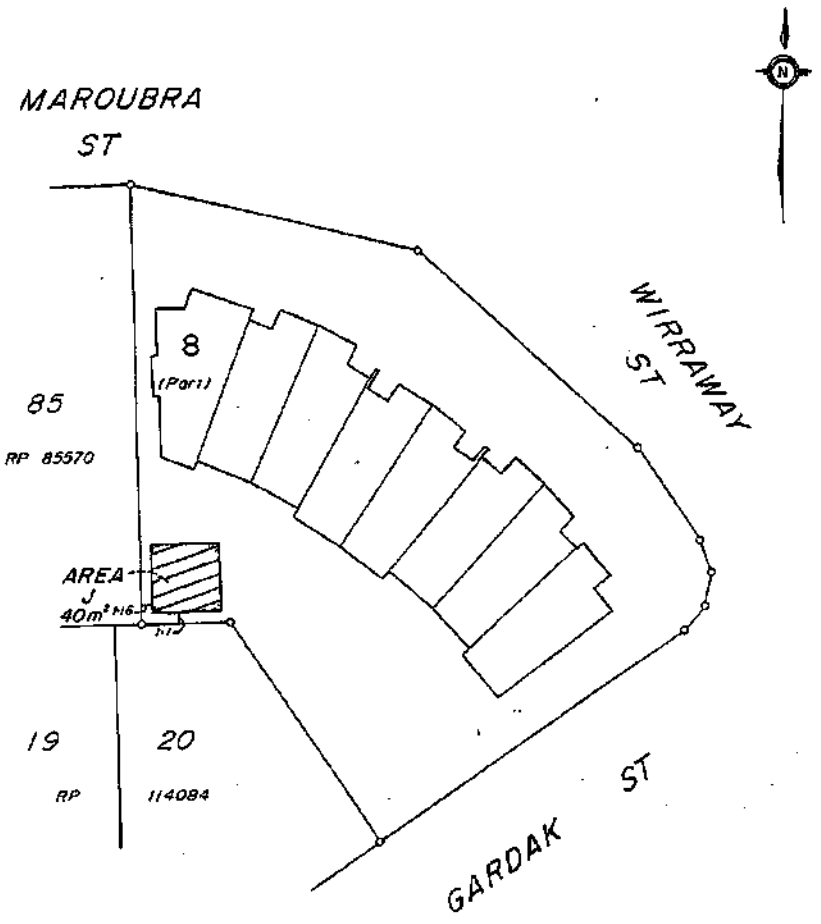
Internal:

- **X – timber paling fences**
- **Brick buildings.**

Plan showing Areas A - H to be allocated for exclusive use and enjoyment of Lots 1 - 8 (shown hatched) respectively.

Scale 1 : 400

"JESSICA HAVEN"
BUILDING UNITS PLAN No. 12594
LEVEL A



Plan showing Area J (shown hatched) to be allocated for exclusive use and enjoyment of Lot 8

NOTE:

Area J is delineated by:

- **Brick exterior walls.**
- **Tile roof.**

Scale 1:400

Better communities.
The Whittles way.

Level 2, 15 Carnaby Street
Maroochydore QLD 4558

07 5409 3400
whittles.com.au

Whittles Management
Services QLD Pty Ltd
ABN 28 056 674 803

Whittles Australia Pty Ltd
ABN 78 139 486 678

04/11/26

SEARCH X
GPO BOX 2199
BRISBANE, QLD, 4001

Dear Sir/Madam

Please find attached the Information Certificate as requested for Lot 7 "JESSICA HAVEN CTS 3033", 18-20 WIRRAWAY STREET, MAROOCHYDORE.

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

Laura Munro
Body Corporate Manager

Office of the Commissioner for Body Corporate and Community Management

BCCM Form 33

Body corporate certificate

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

This form is effective from 1 August 2025

Queensland Government

Department of Justice

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 03/11/2026.

Becoming an owner

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

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

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

How to get more information

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

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

Contacting the body corporate

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

Name and number of the community titles scheme (Example - Seaview CTS 1234)

JESSICA HAVEN CTS 3033

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
Laura Munro
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?

[x] The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot Number: 7
Plan type and number: 12594
Plan of subdivision: [ ] Standard Format [x] 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:

[x] 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
[x] 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
[x] 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

[x] 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?

[x] Yes
[ ] No

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

[x] 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: 8

Interest schedule
Interest schedule lot entitlement for the lot: 1
Total interest schedule lot entitlements for all lots: 8

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: $4,024.00

Number of instalments: 4 (outlined below)

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

Discount for on-time payments (if applicable): 10%

Lot 00007 has no amounts currently payable.

Period	Amount	Due Date	Discount	If Paid By	Date Paid
01/09/25 to 30/11/25	$1,006.00	01/09/25	$100.60	01/09/25	01/09/25
01/12/25 to 28/02/26	$1,006.00	01/12/25	$100.60	01/12/25	12/12/25
01/03/26 to 31/05/26	$1,006.00	01/03/26	$100.60	01/03/26	02/03/26
01/06/26 to 31/08/26	$1,006.00	01/06/26	$100.60	01/06/26	01/06/26
01/09/26 to 30/11/26 - interim	$1,006.00	01/09/26	$0.00	01/09/26	05/10/26

Sinking fund contributions

Total amount of contributions (before any discount) for lot 7 for the current financial year: $2,660.00

Number of instalments: 4 (outlined below)

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

Discount for on-time payments (if applicable): 10%

Lot 00007 has no amounts currently payable.

Period	Amount	Due Date	Discount	If Paid By	Date Paid
01/09/25 to 30/11/25	$620.00	01/09/25	$62.00	01/09/25	01/09/25
01/12/25 to 28/02/26	$680.00	01/12/25	$68.00	01/12/25	12/12/25
01/03/26 to 31/05/26	$680.00	01/03/26	$68.00	01/03/26	02/03/26
01/06/26 to 31/08/26	$680.00	01/06/26	$68.00	01/06/26	01/06/26
01/09/26 to 30/11/26 - interim	$680.00	01/09/26	$0.00	01/09/26	05/10/26

Special contributions (IF ANY)

N/A

Other amounts payable by the lot owner

For the current financial year there are:

[x] 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:

[x] 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?

[x] Yes - you can obtain a copy from the body corporate records.
[ ] No

Current sinking fund balance (as at date of certificate): $57,528.66CR

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.

[x] 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.

[x] 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 ($10,650.00)
- 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
[x] 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:
[x] No

Has the body corporate authorised a letting agent for the scheme?
[ ] Yes - Name of authorised letting agent:
[x] No

Embedded network electricity supply

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

[ ] Yes
[x] 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.



Laura Munro
Body Corporate Manager
03/11/2026

Copies of documents given with this certificate:

[x] by-laws for the scheme in consolidated form (if applicable)
[x] 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)
[x] details of improvements the owner is responsible for (if applicable)
[ ] the register of assets (if applicable)
[x] insurance policy details

TAX INVOICE

03/11/2026

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

Search X
GPO BOX 2199
BRISBANE QLD 4001

DESCRIPTION: Searching and completing document for provisions of Section 206,
Body Corporate and Community Management Act 1997,
Lot 00007 at 18-20 WIRRAWAY STREET, MAROOCHYDORE

JESSICA HAVEN CTS 3033

FEE:	As prescribed	$117.95	PAID
TOTAL DUE:		$117.95	PAID

OWNER: L J M Upton

With Compliments

Administrative Fund Statement of Income & Expenditure

JESSICA HAVEN CTS 3033
18-20 Wirraway Street MAROOCHYDORE QLD 4558
1 September 2025 to 31 August 2026
Printed 25/09/26 11:40

	YTD Actual	YTD Budget	Variance	Last Year
FUND INCOME				
Contributions	31,182.60	32,200.00	(1,017.40)	32,195.40
Discount	(2,615.60)	(3,220.00)	604.40	(2,515.00)
Interest-Contributions arrears	199.25	0.00	199.25	186.75
TOTAL FUND INCOME	**28,766.25**	**28,980.00**	**(213.75)**	**29,867.15**
FUND EXPENDITURE				
Common property	250.00	2,000.00	1,750.00	275.00
Common property-Glass Repairs	0.00	0.00	0.00	1,563.26
Debt collection fees-Final notice fee	44.00	0.00	(44.00)	(22.15)
Garage-Security gate/roller door	0.00	0.00	0.00	6,840.70
Grounds	5,651.14	5,800.00	148.86	5,703.61
Grounds-Reimburse purchases	60.00	0.00	(60.00)	0.00
Gutters & downpipes-Cleaning	0.00	1,600.00	1,600.00	880.00
Insurance	9,925.00	9,925.00	0.00	9,395.00
Management - Additional services fee	294.50	500.00	205.50	1,043.75
Management - Agreed Services	2,100.00	2,100.00	0.00	2,000.04
Management - Asset Maintenance Services	159.96	160.00	0.04	159.96
Management - Disbursement Fees	600.00	600.00	0.00	600.00
Pest control	1,337.00	1,600.00	263.00	1,139.00
Plumbing	1,278.00	300.00	(978.00)	154.00
Reports	0.00	350.00	350.00	0.00
Reports-Roofing	0.00	0.00	0.00	731.50
Security gates-Repairs	2,898.00	880.00	(2,018.00)	1,130.00
Taxation-Accountants fee	275.00	0.00	(275.00)	0.00
Taxation-IAS Return	154.00	0.00	(154.00)	0.00
Taxation-PAYG Income Tax Instalment	390.00	0.00	(390.00)	0.00
Taxation-Payment	501.91	0.00	(501.91)	0.00
Technology and System Fees	140.76	140.80	0.04	140.76
Television -Antennae repairs	0.00	0.00	0.00	1,644.00
Utilities	2,200.00	0.00	(2,200.00)	0.00
Utilities-Electricity	0.00	500.00	500.00	0.00
Utilities-Water	1,473.28	700.00	(773.28)	1,229.31
TOTAL FUND EXPENDITURE	**29,732.55**	**27,155.80**	**(2,576.75)**	**34,607.74**
FUND SURPLUS (DEFICIT)	**(966.30)**	**1,824.20**	**(2,790.50)**	**(4,740.59)**

Administrative Fund Statement of Assets & Liabilities

JESSICA HAVEN CTS 3033
18-20 Wirraway Street MAROOCHYDORE QLD 4558
31 August 2026
Printed 25/09/26 11:40

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	15,960.68	20,701.27
Surplus/(Deficit) For Period	(966.30)	(4,740.59)
TOTAL FUNDS	**14,994.38**	**15,960.68**
ASSETS		
Cash at Bank (MBL)	15,474.38	16,380.68
TOTAL ASSETS	**15,474.38**	**16,380.68**
LIABILITIES		
Unallocated Advances	480.00	420.00
TOTAL LIABILITIES	**480.00**	**420.00**
NET ASSETS	**14,994.38**	**15,960.68**

Sinking Fund Statement of Income & Expenditure

JESSICA HAVEN CTS 3033
18-20 Wirraway Street MAROOCHYDORE QLD 4558
1 September 2025 to 31 August 2026
Printed 25/09/26 11:40

	YTD Actual	YTD Budget	Variance	Last Year
FUND INCOME				
Contributions	20,719.05	21,280.00	(560.95)	19,840.00
Discount	(1,688.00)	(2,128.00)	440.00	(1,426.00)
Interest-External Accounts	1,904.65	0.00	1,904.65	1,882.06
TOTAL FUND INCOME	**20,935.70**	**19,152.00**	**1,783.70**	**20,296.06**
FUND EXPENDITURE				
Common property-Balcony repairs	6,055.50	5,621.00	(434.50)	0.00
Common property-Driveway	0.00	5,000.00	5,000.00	0.00
Electrical-Repairs & maintenance	4,884.00	0.00	(4,884.00)	0.00
Fencing	0.00	0.00	0.00	6,106.00
Fencing-Repairs	0.00	7,480.00	7,480.00	0.00
Plumbing	0.00	0.00	0.00	1,904.14
Roofing-Repairs	35,650.00	40,000.00	4,350.00	0.00
TOTAL FUND EXPENDITURE	**46,589.50**	**58,101.00**	**11,511.50**	**8,010.14**
FUND SURPLUS (DEFICIT)	**(25,653.80)**	**(38,949.00)**	**13,295.20**	**12,285.92**

Sinking Fund Statement of Assets & Liabilities

JESSICA HAVEN CTS 3033
18-20 Wirraway Street MAROOCHYDORE QLD 4558
31 August 2026
Printed 25/09/26 11:40

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	81,202.01	68,916.09
Surplus/(Deficit) For Period	(25,653.80)	12,285.92
TOTAL FUNDS	**55,548.21**	**81,202.01**
ASSETS		
Cash at Bank (MBL)	55,548.21	42,811.83
Investment Account 1	0.00	6,840.94
Investment Account 2	0.00	31,549.24
TOTAL ASSETS	**55,548.21**	**81,202.01**
LIABILITIES		
TOTAL LIABILITIES	**0.00**	**0.00**
NET ASSETS	**55,548.21**	**81,202.01**

Consolidated Statement of Assets & Liabilities

JESSICA HAVEN CTS 3033
18-20 Wirraway Street MAROOCHYDORE QLD 4558
31 August 2026
Printed 25/09/26 11:40

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	97,162.69	89,617.36
Surplus/(Deficit) For Period	(26,620.10)	7,545.33
TOTAL FUNDS	**70,542.59**	**97,162.69**
ASSETS		
Cash at Bank (MBL)	71,022.59	59,192.51
Investment Account 1	0.00	6,840.94
Investment Account 2	0.00	31,549.24
TOTAL ASSETS	**71,022.59**	**97,582.69**
LIABILITIES		
Unallocated Advances	480.00	420.00
TOTAL LIABILITIES	**480.00**	**420.00**
NET ASSETS	**70,542.59**	**97,162.69**

Investments Nil

The following balances relate to amounts received or owing as at 31/08/2026

Receivables - Owner Arrears

Unit/Lot Details	Admin	Sinking		
	Final notice fee	Contributions	Other	Total
00008	44.00	180.95	17.30	242.25
Totals	**44.00**	**180.95**	**17.30**	**242.25**

Debtors Nil

Allocated Advance Payments

Unit/Lot Details	Admin	Sinking	
	Contributions	Contributions	Total
00001	1,006.00	680.00	1,686.00
00003	1,006.00	680.00	1,686.00
00004	1,006.00	680.00	1,686.00
00006	1,006.00	680.00	1,686.00
Totals	**4,024.00**	**2,720.00**	**6,744.00**

Outstanding Creditors Nil

Unallocated Advance Payments

Unit/Lot Details	Admin
00001	480.00-
Totals	**480.00-**

Remuneration
Commissions received by Whittles are disclosed in the Services Agreement between the Body Corporate and Whittles
Commissions received by Whittles for the financial year of the body corporate: $1,012.03

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.

Register of Authorisations Affecting Common Property & Approvals

JESSICA HAVEN CTS 3033
18-20 WIRRAWAY STREET, MAROOCHYDORE

Date Approved	Description of Approval	Approval Given To	Unit No.	Conditions
06.10.06	Approval to install an air conditioner	Mr & Mrs Chapman	3	As per FM 06.10.06
20.10.09	Approval to keep a pet	Mr T Hayes	2	As per EGM 20.10.09
02.08.10	Approval to install solar system	Mr & Mrs Bernard	3	As per EGM 02.08.10
08.08.10	Approval to park work car on common property for 10 weeks being 31.12.10		6	As per AGM 08.08.10
12.04.13	Approval to install gutter guard to gutters above unit 7 & 8	Mr B & Mrs N Tarrant	8	As per EGM 12.04.13 1. Installation must be carried out by a qualified tradesperson in a proper and workman like manner at the Owners cost; 2. The Owner will be responsible for repairing any damage to the common property as a consequence of the installation; 3. The Owner must obtain the consent of the local authority and any other authority having jurisdiction in respect of the matter, if required; 4. The Owner must maintain the improvement made under this authority in good condition in accordance with the relevant section of the Standard Module Regulation to the Act.
01.11.13	Approval to install Solar Panels	Mr T Hayes	2	As per AGM 01.11.13 1. The installation must be carried out by a qualified trade person in a proper and workman like manner at the Owners cost; 2. The installation must be located in such a way as to not impede a similar installation by other lot owners 3. The Owner will be responsible for repairing any damage to the common property as a consequence of the installation; 4. The Owner must obtain the consent of the local authority and any other authority having jurisdiction in respect of the matter, if required; 5. The Owner must maintain the improvement made under this authority in good condition in accordance with the relevant section of the Standard Module Regulation to the Act. 6. At the demise of the panels, they must be removed and the roof restored at the owners expense.
01.11.13	Approval to install Solar Panels	Mr A & Mrs L Bernard	3	As per AGM 01.11.13 1. The installation must be carried out by a qualified trade person in a proper and workman like manner at the Owners cost; 2. The installation must be located in such a way as to not impede a similar installation by other lot owners 3. The Owner will be responsible for repairing any damage to the common property as a consequence of the installation; 4. The Owner must obtain the consent of the local authority and any other authority having jurisdiction in respect of the matter, if required; 5. The Owner must maintain the improvement made under this authority in good condition in accordance with the relevant section of the Standard Module Regulation to the Act. 6. At the demise of the panels, they must be removed and the roof restored at the owners expense.

Register of Authorisations Affecting Common Property & Approvals

JESSICA HAVEN CTS 3033
18-20 WIRRAWAY STREET, MAROOCHYDORE

Date Approved	Description of Approval	Approval Given To	Unit No	Conditions
01.11.13	Installation of Air Conditioner	Mr T Hayes	2	1. Installation must be carried out by a qualified trades person in a proper and workman like manner at the Owners cost; 2. The Owner will be responsible for repairing any damage to the common property as a consequence of the installation; 3. The Owner must obtain the consent of the local authority and any other authority having jurisdiction in respect of the matter, if required; 4. The Owner must maintain the improvement made under this authority in good condition in accordance with the relevant section of the Standard Module Regulation to the Act.
01.11.13	Approval to keep a dog	Mr T Hayes	2	1. The Owner must obtain the consent of the local authority and any other authority having jurisdiction in respect of the matter. 2. The relevant animal must be restricted to the owner or occupier's lot; 3. The animal must be properly restrained or controlled at all times; The owner or occupier must prevent such animal from causing a nuisance, whether by noise or otherwise, at all times; 4. Any approval granted extends only to the individual animal specified in the approval.
23.10.14	Approval to keep a dog	Mr C Buck	6	1. The Owner must obtain the consent of the local authority and any other authority having jurisdiction in respect of the matter. 2. The animal must be properly restrained or controlled at all times; 3. Any approval granted extends only to the individual animal specified in the approval. 4. Is not aggressive towards humans, dogs, cats and/or other animals. 5. Does not generate repeated regular barking/whining/yelping/howling noises that disturb the peace or irritate others within the complex and/or neighbourhood. 6. Is confined within the confines of Unit 6's exclusive use area and property. 7. Is humanly cared for whilst at the property. 8. Is responsive to commands by the owner/s and/or residents of unit 6. 9. Does not cause any other nuisances which notably affect the quality of life/enjoyment, lifestyle or use of the Jessica Haven property by unit owners/tenants/residents of the complex.
23.10.14	Approval to keep a 3 year old Shitsu/Poodle dog	Ms C Maskell, Ms L Maskell & Mr J Dobbyn	1	1. The Owner must obtain the consent of the local authority and any other authority having jurisdiction in respect of the matter. 2. The animal must be properly restrained or controlled at all times; 3. Any approval granted extends only to the individual animal specified in the approval. 4. Is not aggressive towards humans, dogs, cats and/or other animals. 5. Does not generate repeated regular barking/whining/yelping/howling noises that disturb the peace or irritate others within the complex and/or neighbourhood. 6. Is confined within the confines of Unit 1's exclusive use area and property. 7. Is humanly cared for whilst at the property. 8. Is responsive to commands by the owner/s and/or residents of unit 1. 9. Does not cause any other nuisances which notably affect the quality of life/enjoyment, lifestyle or use of the Jessica Haven property by unit owners/tenants/residents of the complex.

Register of Authorisations Affecting Common Property & Approvals

JESSICA HAVEN CTS 3033
18-20 WIRRAWAY STREET, MAROOCHYDORE

Date Approved	Description of Approval	Approval Given To	Unit No	Conditions
11.11.15	Installation of Clear Roof Sheeting over veranda	Mr A & Mrs L Bernard	3	As per AGM 11.11.15 1. Installation must be carried out by a qualified trade person in a proper and workman like manner at the Owners cost; 2. The Owner will be responsible for repairing any damage to the common property as a consequence of the installation; 3. The Owner must obtain the consent of the local authority and any other authority having jurisdiction in respect of the matter, if required; 4. The Owner must maintain the improvement made under this authority in good condition in accordance with the relevant section of the Standard Module Regulation to the Act.
11.11.15	Installation of Clear Roof Sheeting over veranda	Ms L Upton	7	As per AGM 11.11.15 1. Installation must be carried out by a qualified trade person in a proper and workman like manner at the Owners cost; 2. The Owner will be responsible for repairing any damage to the common property as a consequence of the installation; 3. The Owner must obtain the consent of the local authority and any other authority having jurisdiction in respect of the matter, if required; 4. The Owner must maintain the improvement made under this authority in good condition in accordance with the relevant section of the Standard Module Regulation to the Act.
17.06.16	Approval to keep a dog	Markvet Pty Ltd Atf Mark Cullen Family Trust	4	As per VOC 17.06.16 1. The animal is not aggressive towards either humans or other animals (including other dogs, cats and wildlife) 2. The animal does not create a nuisance, disturbance or unrest within either the complex or neighbourhood (e.g. doesn't bark, howl or whine for extended periods) 3. The animal can be securely confined within the applicable Unit's exclusive use area and/or unit 4. The animal is given all appropriately required care and attention to ensure it is "humanely" cared for and has quality of life. 5. The animal is microchipped, vaccinated and desexed as soon as possible, once it achieves an appropriate age. 6. The animal be capable of being controlled and is obedient to voice commands (either through professional or own training). These additional approval conditions are included on the basis that the puppy (due to it's age) has not received these typically expected measures.
18.11.16	Approval for Tenants to Keep a Dog/Puppy	Tenants	5	As per AGM 18.11.16 1. The animal is not aggressive towards either humans or other animals (including other dogs, cats and wildlife). 2. The animal does not create a nuisance, disturbance or unrest within the complex or neighbourhood (eg doesn't bark, whimper, wine, howl for extended periods). 3. The animal can be securely confined within the applicable unit's exclusive use area and/or unit. 4. The animal is given all appropriately required care and attention to ensure it is "humanely" cared for and has quality of life. 5. The animal is microchipped, vaccinated and (desexed - TBC ASAP) as soon as possible, once it achieves an appropriate age. 6. The animal being capable of being controlled and is obedient to voice commands (either through professional or own training). These additional approval conditions are included on the basis that the puppy (due to its age) has not received these typically expected measures. 7. The animal and exclusive and communal areas are exceptionally well maintained, cleaned and kept tied at all times including removal of pet waste, small/odour.

Register of Authorisations Affecting Common Property & Approvals

JESSICA HAVEN CTS 3033
18-20 WIRRAWAY STREET, MAROOCHYDORE

Date Approved	Description of Approval	Approval Given To	Unit No	Conditions
18.11.16	Revocation of Pet Approval Process	All	All	1. Pet owner to be approached with verbal report of breach. If unsuccessful, 2. Written report submitted to Committee. 3. First letter requesting breach to be remedied. If unsuccessful, 4. Second letter requesting breach to be remedied. If unsuccessful, 5. Third letter advising approval to be revoked.
EGM 19.01.17	Approval to keep a small dog	Ms L Upton	7	1. The animal is not aggressive towards either humans or other animals (including other dogs, cats and wildlife). 2. The animal does not create a nuisance, disturbance or unrest within the complex or neighbourhood (eg doesn't bark, whimper, wine, howl for extended periods). 3. The animal can be securely confined within the applicable unit's exclusive use area and/or unit. 4. The animal is given all appropriately required care and attention to ensure it is "humanely" cared for and has quality of life. 5. The animal is microchipped, vaccinated and desexed as soon as possible, once it achieves an appropriate age. 6. The animal being capable of being controlled and is obedient to voice commands (either through professional or own training). These additional approval conditions are included on the basis that the puppy (due to its age) has not received these typically expected measures. 7. The animal and exclusive and communal areas are exceptionally well maintained, cleaned and kept tied at all times including removal of pet waste, small/odour.
15.11.18	Committee spending increased to $400.00 per lot resulting in a maximum limit of $400.00 x 8 lots = $3,200.00 per individual project			
AGM 26.11.20	i. The Body Corporate consents to voters receiving notices of general meetings, notices of voting outside of committee meetings and voting papers, electronically, providing voters have given prior consent in writing to the Secretary; and ii. Further that the Body Corporate consent to voters casting their votes for general meetings and voting outside of committee meetings, including secret ballots, electronically.			
VOC 21/06/21	Approval to keep a small dog	Linda Bernard	3	1. The Owner must obtain the consent of the local authority and any other authority having jurisdiction in respect of the matter, if required; 2. The relevant animal must be restricted to the Owner or Occupier's lot and any area set aside for the exclusive use of that lot; 3. The animal must be properly restrained or controlled at all times; 4. The Owner or Occupier must prevent such animal from causing a nuisance, whether by noise or otherwise, at all times; 5. Any approval granted extends only to the individual animal/s specified in the approval.
AGM	Installation of Solar Panels	June Upton	7	1. The installation must be carried out by a qualified trade person in a proper and workman like manner at the Owners cost; 2. The installation must be located in such a way as to not impede a similar installation by other lot owners; 3. The Owner must obtain the consent of the local authority and any other authority having jurisdiction in respect of the matter, if required; 4. The Owner must maintain the improvement made under this authority in good condition in accordance with the relevant section of the Standard Module Regulation to the Act. 5. At the demise of the panels, they must be removed and the roof restored at the owners expense.

Register of Authorisations Affecting Common Property & Approvals

JESSICA HAVEN CTS 3033
18-20 WIRRAWAY STREET, MAROOCHYDORE

Date Approved	Description of Approval	Approval Given To	Unit No	Conditions
VOC 02/06/2023	Approval for a kitten	Tenant (Tom Hayes Owner)	2	1. The pet must be kept within the lot while it is present on the scheme. 2. No pets or other animals are allowed in the pool and its enclosure at any time (if applicable). 3. The pet must traverse common property only for the purpose of being brought onto or taken off scheme land, at which time the pet must be appropriately restrained. 4. The pet is not permitted to cause a nuisance or interfere unreasonably with any person's use or enjoyment of another lot or common property. 5. Reasonable steps must be taken to minimise the transmission of airborne allergens from the pet to other lots or common property, for example, by vacuuming the lot and grooming the pet. 6. The pet is to be registered as per Council regulations. 7. The Committee reserve the right to rescind the approval for the pet should an allergic reaction to the pet be experienced by any other occupant or owner of any lot within the scheme. 8. Reasonable steps must be taken to keep the pet in good health and free from fleas and parasites. 9. Any animal waste must be disposed of in such a way that it does not create noxious odours or otherwise contaminate the scheme. 10. The Committee shall be entitled to rescind permission of the pet if it reasonably considers the applicant has not complied with these conditions and that the applicant has failed to respond appropriately to warnings about their concerns. 11. Any approval granted only applies to one pet and does not authorise the keeping of any additional, replacement, or substitute animals on the lot.
VOC 17/11/2023	Solar Panel Installation	Toni Hardy & Nathan Linton	4	1. The installation must be carried out by a qualified trade person in a proper and workman like manner at the Owners cost. 2. The installation must be located in such a way as to not impede a similar installation by other lot owners. 3. The Owner will be responsible for repairing any damage to the common property as a consequence of the installation. 4. The Owner must obtain the consent of the local authority and any other authority having jurisdiction in respect of the matter, if required. 5. The Owner must maintain the improvement made under this authority in good condition in accordance with the relevant section of the Standard Module Regulation to the Act. 6. At the demise of the panels, they must be removed, and the roof restored at the owners expense.

Certificate of Insurance

ABN 29 008 096 277

Laura Munro
Body Corporate for Jessica Haven CTS3033
C/- Whittles Body Corporate Services
PO Box 1855
SUNSHINE PLAZA QLD 4558

Date: 18.08.2026
Invoice No: I5068358

This document certifies that the policy referred to below is currently intended to remain in force until 4:00pm on the expiry date shown and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions.

Class Residential Strata/Community Corporation

Insurer Strata Community Insurance Agencies Pty Ltd
PO Box 881
SPRING HILL QLD 4004

Period 01.09.2026 to 01.09.2027

Policy No. POL11082761

Important Notice

This certificate does not reflect in detail the policy terms and conditions and merely provides a brief summary of the insurance that is, to the best of our knowledge, in existence at the date we have issued this certificate.
If you wish to obtain details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy contract.

Disclaimer

In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration to, or cancellation of the policy of insurance.

MGA Insurance Brokers Pty. Ltd.
ABN 29 008 096 277
Level 2, 15 Carnaby Street
MAROOCHYDORE
QLD 4558

Phone: 07 5409 3450
PO Box 1952
SUNSHINE PLAZA QLD 4558

COVERAGE SUMMARY

Body Corporate for Jessica Haven CTS3033
Residential Strata/Community Corporation

RESIDENTIAL STRATA/COMMUNITY CORPORATION

INSURED:
Body Corporate for Jessica Haven CTS 3033

SITUATION:
18-20 Wirraway Street, Maroochydore QLD 4558

INTEREST INSURED:

Building Sum Insured	**$**	**4,694,315**
Common Contents Sum Insured	**$**	**46,943**
Loss of Rent/Temporary Accommodation	**$**	**704,147**
Catastrophe/Emergency Cover		**30%**
Flood		**Not Insured**
Storm Surge		Not Insured
Glass		Insured
Theft		Insured
Public Liability	$	20,000,000
Voluntary Workers		Insured
Weekly Benefit	$	2,000
Capital Benefit	$	300,000
Fidelity	$	100,000
Office Bearers Liability	$	1,000,000
Machinery Breakdown		Not Insured
Government Audit Costs	$	25,000
Appeal expenses - common property health and safety breaches	$	100,000
Legal Defence Expenses	$	50,000
Lot owners fixtures and fixings	$	300,000
Floating floors		Insured
Loss of Market Value		Not Insured
Workers Compensation (ACT, WA & TAS ONLY)		Not Insured

EXCESS:

Standard Excess	$	2,000

MGA Insurance Brokers Pty. Ltd.
ABN 29 008 096 277
Level 2, 15 Carnaby Street
MAROOCHYDORE
QLD 4558

Phone: 07 5409 3450
PO Box 1952
SUNSHINE PLAZA QLD 4558

COVERAGE SUMMARY

Body Corporate for Jessica Haven CTS3033
Residential Strata/Community Corporation

Burst Pipes and/or Resultant Water Damage from	$ 3,000
Storm and Rainwater	$ 3,000
Flood Excess	Not Applicable
Storm Surge Excess	Not Applicable
Public Liability Excess	Nil
Voluntary Workers Excess	Nil
Fidelity Excess	Nil
Office Bearers Liability Excess	Nil
Machinery Breakdown Excess	Not Applicable
Government Audit Excess	Nil
Appeal Expenses Excess	Nil
Legal Defence Expenses Excess	$1,000 + 10% contribution

Other excesses payable are shown in the Policy Wording

ADDITIONAL POLICY BENEFITS AND CONDITIONS:
Not Applicable

MAJOR EXCLUSIONS :Terrorism
Others As Per Policy

This Document is a Summary of Cover Only. Please refer to the Product Disclosure Statement for Full Policy Limitations and Additional Excesses

UNDERWRITING INFORMATION:

Year Built	1988
Primary Wall Construction	Rendered Masonry
Secondary Wall Construction	Fibre Cement - No Asbestos
Roof Construction	Tile
Floor Construction	Concrete

Aluminium Composite Panels	No
Heritage Listed	No

Fire Protection

Sprinkler systems in the complex basement/carpark?	No
Sprinkler systems in the complex units?	No
Fire hose reels located throughout the complex?	No

Number of Units	8
Number of Levels	2
Number of Basements	0
Number of Lifts	0
Number of Pools/Spas	0
Number of Gyms	0
Number of Playgrounds	0
Number of Water Features	0
Number of Jetties/Wharfs	0
Number of Separate Buildings	2
% of EPS	0 %
% Commercial Tenants	0 %

Additional Construction Comments:

MGA Insurance Brokers Pty. Ltd.
ABN 29 008 096 277
Level 2, 15 Carnaby Street
MAROOCHYDORE
QLD 4558

Phone: 07 5409 3450
PO Box 1952
SUNSHINE PLAZA QLD 4558

COVERAGE SUMMARY

Body Corporate for Jessica Haven CTS3033
Residential Strata/Community Corporation

General Information:
2 Storey
No. of Units: 8
No. of Pools: Nil
No. Of Lifts: Nil Year Built : 1988
Year Built : 1988
Construction Type: Walls – Brick/Block/FC Sheet
Floors – Concrete/Timber Upper
Roof – Tiles

Valuation: 1st December 2023

Level 2 15 Carnaby Street,
Maroochydore, QLD, 4558

(07)54093400
www.whittles.com.au

Whittles Management
Services (Qld) Pty Ltd
ABN 28056674803

15 Oct 2026

TO THE OWNERS OF JESSICA HAVEN CTS 3033
18-20 WIRRAWAY STREET, MAROOCHYDORE, QLD, 4558
NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given of the Annual General Meeting of JESSICA HAVEN CTS 3033 as follows:

Date:	**Thursday, 05 November 2026**
Time:	**03:30 PM**
Venue:	**Whittles Sunshine Coast Office, Level 2, 15 Carnaby Street, Maroochydore, QLD, 4558** **To join via video, click on the link below and enter the meeting ID and passcode** **https://join.whittles.com.au** **Meeting ID: 453 500 712 941 408** **Passcode: E6TY3Zi9** **To join via phone dial the number below and enter the conference ID** **Dial: 07 5409 3482** **Conference ID: 981 499 459#**

Please find enclosed the agenda and associated documentation for the above-mentioned meeting.

Quorum
Should the meeting be adjourned due to a lack of a quorum the meeting will be reconvened 7 days following the meeting and the voting summary sheets in hand will constitute a quorum.

Voting
We look forward to your attendance, however, if you are unable to join the meeting, please either:

1. Complete your electronic vote, OR
2. Complete the paperwork to vote or the proxy form to appoint your representative and return to Whittles PO Box 1855,Sunshine Plaza, QLD, 4558 or email to info.ssc@whittles.com.au

Whittles Better communities. The Whittles way.

Please complete and return prior to the meeting either the proxy form nominating your representative or the voting summary sheet which enables owners to submit a formal vote on the motions to be considered at the meeting in their absence.

The Body Corporate and Community Management Act 1997 prescribes that a lot **must not** be in debt in order to exercise a vote.

General Information
A copy of the contract appointing Whittles and details of the Managers Professional Indemnity Insurance are available for viewing on the owners portal.

If you have any queries regarding the above please feel free to contact our office.

Kind regards,
Laura Munro

Whittles Better communities. The Whittles way.

AGENDA

The following agenda sets out the substance of the motions to be considered at the meeting of your Body Corporate in accordance with the 2020 Regulations made under the Body Corporate and Community Management Act 1997.

The full text of each motion is set out in the accompanying “Voting Paper”.

Attendance record and apologies
Appointment of Chairperson
Quorum
Motions as per voting paper:

1. Minutes - Ordinary Resolution
2. Statement of Accounts - Ordinary Resolution
3. No Audit - Special Resolution
4. Appointment of Auditor - Ordinary Resolution
5. Administrative Fund Budget - Ordinary Resolution
6. Sinking Fund Budget - Ordinary Resolution
7. Insurance - Ordinary Resolution
8. Appointment of Body Corporate Manager - Ordinary Resolution Without use of Proxies
9. Termite Inspection - Ordinary Resolution
10. Workplace Health and Safety Report - Ordinary Resolution
11. Replacement of Garage Door Lots 4 & 7 - Ordinary Resolution
12. General Information -
13. Election of Committee - Ordinary Resolution Without use of Proxies

Whittles Better communities. The Whittles way.

VOTING PAPER

1 - Minutes

Statutory Motion Submitted by Committee **Ordinary Resolution**

That the minutes of the last Annual General Meeting held on 5 NOV 2025 be confirmed as a true and correct record of the proceedings at that meeting.

Explanatory Notes:
To confirm that the minutes are a true and correct record of that meeting.
To obtain a copy of the previous general meeting minutes, please go to Whittles Online Portal and logon using your username and password.

☐ YES ☐ NO ☐ ABSTAIN

2 - Statement of Accounts

Statutory Motion Submitted by Committee **Ordinary Resolution**

That the Statement of Accounts for the financial year commencing from 1 AUG 2025 and ending 31 JUL 2026, which have been circulated to all members, be approved.

Explanatory Notes:
The accounts have been prepared as a "Special Purpose Financial Report" and to the knowledge and belief of the Committee, the Body Corporate will remain a non-reporting entity in the current financial year.

Should you have any queries regarding the financial statements and balance sheets provided, please advise the Body Corporate Manager a minimum of 48 hours prior to the meeting, to ensure any additional information that may be required is available at the meeting.

☐ YES ☐ NO ☐ ABSTAIN

3 - No Audit

Statutory Motion Submitted by Committee **Special Resolution**

That the Body Corporate statements of account for the financial year 1 AUG 2026 to 31 JUL 2027 **NOT** be audited.

Explanatory Notes:
If you wish the accounts to be audited vote "NO".
If you do not want the accounts to be audited vote "YES".

Note that the motion is drafted in the negative to properly reflect the section of the BCCM Regulations (2020) which requires that an audit must be carried out, unless owners vote by special resolution not to have an audit.

☐ YES ☐ NO ☐ ABSTAIN

4 - Appointment of Auditor

Statutory Motion Submitted by Committee **Ordinary Resolution**

That in accordance with the relevant section of the Body Corporate and Community Management Act (Standard Module), an auditor be appointed and that the auditor be Complete Business Advisory.

Explanatory Notes:
If the Body Corporate resolves to carry out an audit, this motion is required to appoint an auditor to audit the books and accounts of the Body Corporate. If owners vote not to have an audit, this motion will not be required.

☐ YES ☐ NO ☐ ABSTAIN

Whittles Better communities. The Whittles way.

5 - Administrative Fund Budget

Statutory Motion Submitted by Committee **Ordinary Resolution**

That the administrative fund budget with contributions and levies amounting to $32,200.00 for the financial year ending 31 JUL 2027 plus an interim contribution for the first instalment of the next financial year as attached, be approved and adopted.

Levy Status	Period From	Period To	Due	Admin Fund	Per Contribution Entitlement
Already Issued	01 Sep 2026	30 Nov 2026	01 Sep 2026	$8,050.00	$1,006.25
To be Issued	01 Dec 2026	28 Feb 2027	01 Dec 2026	$8,050.00	$1,006.25
To be Issued	01 Mar 2027	31 May 2027	01 Mar 2027	$8,050.00	$1,006.25
To be Issued	01 Jun 2027	31 Aug 2027	01 Jun 2027	$8,050.00	$1,006.25
Total	**01 Sep 2026**	**31 Aug 2027**	**01 Jun 2027**	**$32,200.00**	**$4,025.00**

Interim Periods

Levy Status	Period From	Period To	Due	Admin Fund	Per Contribution Entitlement
To be Issued	01 Sep 2027	30 Nov 2027	01 Sep 2027	$8,050.00	$1,006.25
Total	**01 Sep 2027**	**30 Nov 2027**	**01 Sep 2027**	**$8,050.00**	**$1,006.25**

Subject to a 10% discount if contributions are paid prior to the due date.

Explanatory Notes:
The BCCM Regulations 2020 provide for the amount of a budget to be adopted at an Annual General Meeting to be amended by no more than 10% of the proposed budget amount, provided the change is only to provide for spending or removing amounts included in the proposed budget for the current financial year and:
The motion to approve the spending is in the meeting agenda; and
The spending is either not adequately provided for in the budget; or
The spending is provided for in the budget but the body corporate does not approve the spending.
The budget adjustment must be approved by a majority of voters present and entitled to vote at the meeting; voting papers do not need to be adjusted.
If the budget is changed, the proposed contributions for the financial year are proportionately adjusted and a copy of the adopted budget must be attached to the minutes of the meeting given to each owner.

☐ YES ☐ NO ☐ ABSTAIN

6 - Sinking Fund Budget

Statutory Motion Submitted by Committee **Ordinary Resolution**

That the sinking fund budget with contributions and levies amounting to $21,760.00 for the financial year ending 31 JUL 2027 plus an interim contribution for the first instalment of the next financial year as attached, be approved and adopted.

Levy Status	Period From	Period To	Due	Sinking Fund	Per Contribution Entitlement
Already Issued	01 Sep 2026	30 Nov 2026	01 Sep 2026	$5,440.00	$680.00
To be Issued	01 Dec 2026	28 Feb 2027	01 Dec 2026	$5,440.00	$680.00
To be Issued	01 Mar 2027	31 May 2027	01 Mar 2027	$5,440.00	$680.00
To be Issued	01 Jun 2027	31 Aug 2027	01 Jun 2027	$5,440.00	$680.00
Total	**01 Sep 2026**	**31 Aug 2027**	**01 Jun 2027**	**$21,760.00**	**$2,720.00**

Interim Periods

Levy Status	Period From	Period To	Due	Sinking Fund	Per Contribution Entitlement
To be Issued	01 Sep 2027	30 Nov 2027	01 Sep 2027	$5,440.00	$680.00
Total	**01 Sep 2027**	**30 Nov 2027**	**01 Sep 2027**	**$5,440.00**	**$680.00**

Subject to a 10% discount if contributions are paid prior to the due date.

Explanatory Notes:
The BCCM Regulations 2020 provide for the amount of a budget to be adopted at an Annual General Meeting to be amended by no more than 10% of the proposed budget amount, provided the change is only to provide for spending or removing amounts included in the proposed budget for the current financial year and:
The motion to approve the spending is in the meeting agenda; and
The spending is either not adequately provided for in the budget; or
The spending is provided for in the budget but the body corporate does not approve the spending.
The budget adjustment must be approved by a majority of voters present and entitled to vote at the meeting; voting papers do not need to be adjusted.
If the budget is changed, the proposed contributions for the financial year are proportionately adjusted and a copy of the adopted budget must be attached to the minutes of the meeting given to each owner.

☐ YES ☐ NO ☐ ABSTAIN

Whittles Better communities. The Whittles way.

7 - Insurance

Statutory Motion Submitted by Committee **Ordinary Resolution**

That the Body Corporate Manager arrange quotes or renewal of the Body Corporate insurance with the Authorised Representative of MGA Insurance Brokers Pty Ltd, who have an association with Whittles Management Services (QLD) Pty Ltd. A Financial Services Guide is available on request.

Note: The insurer has advised that an automatic building sum insured indexation adjustment of 5% may be applied to all renewing policies from 1 August 2026. This adjustment is intended to help reduce the risk of underinsurance and ensure that insured values more accurately reflect current construction, labour and rebuilding costs. Owners should be aware that this indexation may result in an increase to the building's insured value and associated insurance premium.

Whilst annual indexation assists in maintaining adequate levels of cover between valuations, it should not be relied upon as a substitute for a professional insurance valuation. To ensure the building remains appropriately insured, formal replacement cost valuations should be obtained at least every three (3) years, or more frequently if significant building works, market changes or other circumstances warrant a review.

The Body Corporate review and confirm all current insurance cover and that from the next renewal date cover be adjusted according to the determination of the meeting.

A copy of the Body Corporate's current Certificate of Currency/Insurance is attached to this meeting notice and is also available for viewing at whittles.com.au through your owner portal.

Premium on this cover was $10,650.00
The policy cover is from 1 SEP 2026 to 1 SEP 2027.

Renewal of the policies in the next financial year is to be carried out with the approval of the Committee.

Explanatory Notes:
For ratification of the current year's insurance cover and authorisation to obtain quotations to renew the insurance policies for the forthcoming year. Lot owners are reminded of the necessity for them to arrange individually for adequate insurance for the contents of their Lots, whether or not the lot is occupied by the lot owner or tenant, including the following:

- *Mobile or fixed air conditioning units servicing a particular lot*
- *Curtains, blinds and other internal window coverings*
- *Carpets and loose floor coverings*
- *Mobile dishwashers, clothes dryers or other electrical or gas appliance not wired or plumbed in*
- *Fixtures which the lessee or tenant can remove at the end of the tenancy*

Also, owners should ensure that their Contents cover includes Legal Liability as the Body Corporate Legal Liability cover applies primarily to common property and also that their Contents cover includes Loss of Rent where a unit becomes uninhabitable due to insurable damage to the contents.

Last formal valuation of the property was carried out: 01/12/2023
Replacement cost of the building and fixtures at that time: $4,694,315.00

☐ YES ☐ NO ☐ ABSTAIN

Whittles Better communities. The Whittles way.

8 - Appointment of Body Corporate Manager

Submitted by Committee **Ordinary Resolution**

Without use of Proxies

That in accordance with the relevant section of the Body Corporate and Community Management Act 1997 and Regulation Modules the Body Corporate agree to:

i. appoint Whittles Management Services (Qld) Pty Ltd as its Manager to supply Services,

ii. execute the Services Agreement with Whittles Management Services (Qld) Pty Ltd that specifies the details of the terms and conditions of the appointment, the delegations, the Services, the Service Fees, the Disclosure and the term, being from 1 SEP 2026 to 31 AUG 2027 ,

iii. authorise limited powers to Whittles Management Services (Qld) Pty Ltd,

iv. agree to pay a service fees to Whittles Management Services (Qld) Pty Ltd in the amount of $2,200.00 per annum at a rate of $275.00 per lot,

v. acknowledge the Disclosures by Whittles Management Services (Qld) Pty Ltd.

We have updated our Services Agreement to provide greater clarity and transparency around our role and responsibilities. Changes have been made across services provided, delegated powers, disclosures, liability, and definitions.

A full copy of the updated agreement is available via your owner portal, and we encourage all owners to review it.

☐ YES ☐ NO ☐ ABSTAIN

9 - Termite Inspection

Submitted by Committee **Ordinary Resolution**

That in accordance with the provisions of the Australian Standard for Protection Against Termites, The Cocky Man be engaged to carry out an annual internal and external termite inspection of the building, including common areas and gardens, at an estimated cost of $850.00 ($106.25 per unit) and to monitor and maintain the current Termite Bait Stations on a quarterly basis at a cost of $150.00 per visit, plus $28.00 per bait (if replacement is required).

☐ YES ☐ NO ☐ ABSTAIN

10 - Workplace Health and Safety Report

Submitted by Committee **Ordinary Resolution**

That the Body Corporate, in acknowledging its responsibility under the WH&S Act 2011 and the penalties for failing to exercise due diligence:

- authorises Whittles Management Services (Qld) Pty Ltd to obtain quotations to engage a contractor to update the Workplace Health and Safety Report that identifies hazards and risks, and the controls required to manage or eliminate those risks (including identifying any risks, providing a risk management plan, required registers and necessary signage);
- authorises the Chairperson to accept the best quotation; and
- actions the recommendations contained within the report.

Explanatory Notes:
The last Workplace Health and Safety Report prepared for the Body Corporate was performed 22 MAR 2023 .

☐ YES ☐ NO ☐ ABSTAIN

11 - Replacement of Garage Door Lots 4 & 7

Submitted by Committee **Ordinary Resolution**

That the Body Corporate approves the replacement of the garage doors to Units 4 and 7 by All Door Servicing & Installation, in accordance with the scope of works in the attached Quote QU-0986 (Unit 4) and Quote QU-1007 (Unit 7), for a total cost of $8,082.25 including GST, with the funds to be paid from the Sinking Fund.

☐ YES ☐ NO ☐ ABSTAIN

12 - General Information

Maintenance Items – Refer to Attached Schedule
General discussion regarding the maintenance items identified in the attached schedule, including prioritisation of outstanding works and identification of any additional maintenance requirements.

13 - Election of Committee

In accordance with the relevant section of the Body Corporate and Community Management Act (Standard Module), the Committee must consist of a minimum of 3 (except if the number of owners is less than 3) but no more than 7 voting members. An individual can hold one or more positions of Chairperson, Secretary or Treasurer but cannot also be an Ordinary Member. A Body Corporate Manager and/or Caretaker/Manager are appointed in an advisory capacity only (if appropriate) - Non-Voting.

Please indicate your preferred nominees by selecting the appropriate boxes if more than 1 candidate.
Those positions not subject to a ballot are deemed to be filled by the nominees listed.
If there are 7 on the Committee the below nominees will form the Body Corporate Committee for the forthcoming year.
If all positions are not full further nominations may be accepted from the floor at the meeting for any unfilled positions.

Nominations received are:

Chairperson
Nominations will be called for at the meeting as no nominations were received.

Secretary
Nominations will be called for at the meeting as no nominations were received.

Treasurer
Nominations will be called for at the meeting as no nominations were received.

Ordinary Member
Nominations will be called for at the meeting as no nominations were received.

Signature: .....
Name: .....
Unit/Lot: Date: .....
Phone Number: ..... Email: .....
Strata Manager Laura Munro JESSICA HAVEN CTS 3033

Attachments

- Statement of Accounts
- Budget
- Insurance Certificate
- Unit 4 Garage Door Quote QU0986
- Unit 7 Garage Door Quote QU1007
- Maintenance Items
- Proxy Form
- Company Nominee Form

Administrative Fund Statement of Income & Expenditure

JESSICA HAVEN CTS 3033
18-20 Wirraway Street MAROOCHYDORE QLD 4558
1 September 2025 to 31 August 2026
Printed 25/09/26 11:40

	YTD Actual	YTD Budget	Variance	Last Year
FUND INCOME				
Contributions	31,182.60	32,200.00	(1,017.40)	32,195.40
Discount	(2,615.60)	(3,220.00)	604.40	(2,515.00)
Interest-Contributions arrears	199.25	0.00	199.25	186.75
TOTAL FUND INCOME	**28,766.25**	**28,980.00**	**(213.75)**	**29,867.15**
FUND EXPENDITURE				
Common property	250.00	2,000.00	1,750.00	275.00
Common property-Glass Repairs	0.00	0.00	0.00	1,563.26
Debt collection fees-Final notice fee	44.00	0.00	(44.00)	(22.15)
Garage-Security gate/roller door	0.00	0.00	0.00	6,840.70
Grounds	5,651.14	5,800.00	148.86	5,703.61
Grounds-Reimburse purchases	60.00	0.00	(60.00)	0.00
Gutters & downpipes-Cleaning	0.00	1,600.00	1,600.00	880.00
Insurance	9,925.00	9,925.00	0.00	9,395.00
Management - Additional services fee	294.50	500.00	205.50	1,043.75
Management - Agreed Services	2,100.00	2,100.00	0.00	2,000.04
Management - Asset Maintenance Services	159.96	160.00	0.04	159.96
Management - Disbursement Fees	600.00	600.00	0.00	600.00
Pest control	1,337.00	1,600.00	263.00	1,139.00
Plumbing	1,278.00	300.00	(978.00)	154.00
Reports	0.00	350.00	350.00	0.00
Reports-Roofing	0.00	0.00	0.00	731.50
Security gates-Repairs	2,898.00	880.00	(2,018.00)	1,130.00
Taxation-Accountants fee	275.00	0.00	(275.00)	0.00
Taxation-IAS Return	154.00	0.00	(154.00)	0.00
Taxation-PAYG Income Tax Instalment	390.00	0.00	(390.00)	0.00
Taxation-Payment	501.91	0.00	(501.91)	0.00
Technology and System Fees	140.76	140.80	0.04	140.76
Television -Antennae repairs	0.00	0.00	0.00	1,644.00
Utilities	2,200.00	0.00	(2,200.00)	0.00
Utilities-Electricity	0.00	500.00	500.00	0.00
Utilities-Water	1,473.28	700.00	(773.28)	1,229.31
TOTAL FUND EXPENDITURE	**29,732.55**	**27,155.80**	**(2,576.75)**	**34,607.74**
FUND SURPLUS (DEFICIT)	**(966.30)**	**1,824.20**	**(2,790.50)**	**(4,740.59)**

Administrative Fund Statement of Assets & Liabilities

JESSICA HAVEN CTS 3033
18-20 Wirraway Street MAROOCHYDORE QLD 4558
31 August 2026
Printed 25/09/26 11:40

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	15,960.68	20,701.27
Surplus/(Deficit) For Period	(966.30)	(4,740.59)
TOTAL FUNDS	**14,994.38**	**15,960.68**
ASSETS		
Cash at Bank (MBL)	15,474.38	16,380.68
TOTAL ASSETS	**15,474.38**	**16,380.68**
LIABILITIES		
Unallocated Advances	480.00	420.00
TOTAL LIABILITIES	**480.00**	**420.00**
NET ASSETS	**14,994.38**	**15,960.68**

Sinking Fund Statement of Income & Expenditure

JESSICA HAVEN CTS 3033
18-20 Wirraway Street MAROOCHYDORE QLD 4558
1 September 2025 to 31 August 2026
Printed 25/09/26 11:40

	YTD Actual	YTD Budget	Variance	Last Year
FUND INCOME				
Contributions	20,719.05	21,280.00	(560.95)	19,840.00
Discount	(1,688.00)	(2,128.00)	440.00	(1,426.00)
Interest-External Accounts	1,904.65	0.00	1,904.65	1,882.06
TOTAL FUND INCOME	**20,935.70**	**19,152.00**	**1,783.70**	**20,296.06**
FUND EXPENDITURE				
Common property-Balcony repairs	6,055.50	5,621.00	(434.50)	0.00
Common property-Driveway	0.00	5,000.00	5,000.00	0.00
Electrical-Repairs & maintenance	4,884.00	0.00	(4,884.00)	0.00
Fencing	0.00	0.00	0.00	6,106.00
Fencing-Repairs	0.00	7,480.00	7,480.00	0.00
Plumbing	0.00	0.00	0.00	1,904.14
Roofing-Repairs	35,650.00	40,000.00	4,350.00	0.00
TOTAL FUND EXPENDITURE	**46,589.50**	**58,101.00**	**11,511.50**	**8,010.14**
FUND SURPLUS (DEFICIT)	**(25,653.80)**	**(38,949.00)**	**13,295.20**	**12,285.92**

Sinking Fund Statement of Assets & Liabilities

JESSICA HAVEN CTS 3033
18-20 Wirraway Street MAROOCHYDORE QLD 4558
31 August 2026
Printed 25/09/26 11:40

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	81,202.01	68,916.09
Surplus/(Deficit) For Period	(25,653.80)	12,285.92
TOTAL FUNDS	**55,548.21**	**81,202.01**
ASSETS		
Cash at Bank (MBL)	55,548.21	42,811.83
Investment Account 1	0.00	6,840.94
Investment Account 2	0.00	31,549.24
TOTAL ASSETS	**55,548.21**	**81,202.01**
LIABILITIES		
TOTAL LIABILITIES	**0.00**	**0.00**
NET ASSETS	**55,548.21**	**81,202.01**

Consolidated Statement of Assets & Liabilities

JESSICA HAVEN CTS 3033
18-20 Wirraway Street MAROOCHYDORE QLD 4558
31 August 2026
Printed 25/09/26 11:40

	YTD Actual	Last Year
OWNERS FUNDS		
Balance Brought Forward	97,162.69	89,617.36
Surplus/(Deficit) For Period	(26,620.10)	7,545.33
TOTAL FUNDS	**70,542.59**	**97,162.69**
ASSETS		
Cash at Bank (MBL)	71,022.59	59,192.51
Investment Account 1	0.00	6,840.94
Investment Account 2	0.00	31,549.24
TOTAL ASSETS	**71,022.59**	**97,582.69**
LIABILITIES		
Unallocated Advances	480.00	420.00
TOTAL LIABILITIES	**480.00**	**420.00**
NET ASSETS	**70,542.59**	**97,162.69**

Investments Nil

The following balances relate to amounts received or owing as at 31/08/2026

Receivables - Owner Arrears

Unit/Lot Details	Admin	Sinking		
	Final notice fee	Contributions	Other	Total
00008	44.00	180.95	17.30	242.25
Totals	**44.00**	**180.95**	**17.30**	**242.25**

Debtors Nil

Allocated Advance Payments

Unit/Lot Details	Admin	Sinking	
	Contributions	Contributions	Total
00001	1,006.00	680.00	1,686.00
00003	1,006.00	680.00	1,686.00
00004	1,006.00	680.00	1,686.00
00006	1,006.00	680.00	1,686.00
Totals	**4,024.00**	**2,720.00**	**6,744.00**

Outstanding Creditors Nil

Unallocated Advance Payments

Unit/Lot Details	Admin
00001	480.00-
Totals	**480.00-**

Remuneration
Commissions received by Whittles are disclosed in the Services Agreement between the Body Corporate and Whittles
Commissions received by Whittles for the financial year of the body corporate: $1,012.03

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.

PROPOSED BUDGET

JESSICA HAVEN CTS 3033
18-20 WIRRAWAY STREET, MAROOCHYDORE

Year ending August 2027

ADMINISTRATIVE FUND

	Sept-Nov 26	Dec-Feb 27	Mar-May 27	Jun-Aug 27	Annual Total
INCOME					
Contributions	*8,050.00*	*8,050.00*	*8,050.00*	*8,050.00*	***$32,200.00***
Arrears	*61.30*	*0.00*	*0.00*	*0.00*	***$61.30***
Advances (discounted)	*-4,024.00*	*-0.00*	*-0.00*	*-0.00*	***-$4,024.00***
Discount	*-805.00*	*-805.00*	*-805.00*	*-805.00*	***$-3,220.00***
Total	***3,282.30***	***7,245.00***	***7,245.00***	***7,245.00***	***$25,017.30***
EXPENDITURE					
Common property	*500.00*	*500.00*	*500.00*	*500.00*	***$2,000.00***
Grounds	*1,450.00*	*1,450.00*	*1,450.00*	*1,450.00*	***$5,800.00***
Gutters & downpipes - Cleaning	*0.00*	*1,600.00*	*0.00*	*0.00*	***$1,600.00***
Insurance	*10,650.00*	*0.00*	*0.00*	*0.00*	***$10,650.00***
Management - Additional services fee	*125.00*	*125.00*	*125.00*	*125.00*	***$500.00***
Management - Agreed Services	*550.00*	*550.00*	*550.00*	*550.00*	***$2,200.00***
Management - Asset Maintenance Services	*40.00*	*40.00*	*40.00*	*40.00*	***$160.00***
Management - Disbursement Fees	*150.00*	*150.00*	*150.00*	*150.00*	***$600.00***
Pest control	*400.00*	*400.00*	*400.00*	*400.00*	***$1,600.00***
Plumbing	*125.00*	*125.00*	*125.00*	*125.00*	***$500.00***
Reports	*0.00*	*350.00*	*0.00*	*0.00*	***$350.00***
Security gates - Repairs	*220.00*	*220.00*	*220.00*	*220.00*	***$880.00***
Technology and System Fees	*39.60*	*39.60*	*39.60*	*39.60*	***$158.40***
Utilities - Electricity	*125.00*	*125.00*	*125.00*	*125.00*	***$500.00***
Utilities - Water	*250.00*	*250.00*	*250.00*	*250.00*	***$1,000.00***
Total	***14,624.60***	***5,924.60***	***3,974.60***	***3,974.60***	***$28,498.40***

SINKING FUND

	Sept-Nov 26	Dec-Feb 27	Mar-May 27	Jun-Aug 27	Annual Total
INCOME					
Contributions	*5,440.00*	*5,440.00*	*5,440.00*	*5,440.00*	***$21,760.00***
Arrears	*180.95*	*0.00*	*0.00*	*0.00*	***$180.95***
Advances (discounted)	*-2,720.00*	*-0.00*	*-0.00*	*-0.00*	***-$2,720.00***
Discount	*-544.00*	*-544.00*	*-544.00*	*-544.00*	***$-2,176.00***
Total	***2,356.95***	***4,896.00***	***4,896.00***	***4,896.00***	***$17,044.95***
EXPENDITURE					
Common property - Driveway	*5,000.00*	*0.00*	*0.00*	*0.00*	***$5,000.00***
Garage - Repairs	*8,500.00*	*0.00*	*0.00*	*0.00*	***$8,500.00***
Total	***13,500.00***	***0.00***	***0.00***	***0.00***	***$13,500.00***

CASH FLOW SUMMARY

	Sept-Nov 26	Dec-Feb 27	Mar-May 27	Jun-Aug 27	Annual Total
ADMINISTRATIVE FUND					
Opening Balance	*14,994.38*	*3,652.08*	*4,972.48*	*8,242.88*	***$14,994.38***
Add: Contributions	*8,050.00*	*8,050.00*	*8,050.00*	*8,050.00*	***$32,200.00***
Add: Discount	*-805.00*	*-805.00*	*-805.00*	*-805.00*	***$-3,220.00***
Add: Arrears	*61.30*	*0.00*	*0.00*	*0.00*	***$61.30***
Minus: Advances	*4,024.00*	*0.00*	*0.00*	*0.00*	***$4,024.00***
Minus: Expenditures	*14,624.60*	*5,924.60*	*3,974.60*	*3,974.60*	***$28,498.40***
CLOSING BALANCE	*3,652.08*	*4,972.48*	*8,242.88*	*11,513.28*	***$11,513.28***
SINKING FUND					
Opening Balance	*55,548.21*	*44,405.16*	*49,301.16*	*54,197.16*	***$55,548.21***
Add: Contributions	*5,440.00*	*5,440.00*	*5,440.00*	*5,440.00*	***$21,760.00***
Add: Discount	*-544.00*	*-544.00*	*-544.00*	*-544.00*	***$-2,176.00***
Add: Arrears	*180.95*	*0.00*	*0.00*	*0.00*	***$180.95***
Minus: Advances	*2,720.00*	*0.00*	*0.00*	*0.00*	***$2,720.00***
Minus: Expenditures	*13,500.00*	*0.00*	*0.00*	*0.00*	***$13,500.00***
CLOSING BALANCE	*44,405.16*	*49,301.16*	*54,197.16*	*59,093.16*	***$59,093.16***

CALCULATION OF CONTRIBUTIONS

Total Lot Entitlement 8
Number of Lots 8

	— Effective from 01/12/26 —			— Effective from 01/12/26 —		
Lot Number	**LEV**	**ADMIN Fund**	**ADMIN Fund Discounted**	**LEV**	**SINKING Fund**	**SINKING Fund Discounted**
1	1	$1,006	**$906**	1	$680	**$612**
2	1	$1,006	**$906**	1	$680	**$612**
3	1	$1,006	**$906**	1	$680	**$612**
4	1	$1,006	**$906**	1	$680	**$612**
5	1	$1,006	**$906**	1	$680	**$612**
6	1	$1,006	**$906**	1	$680	**$612**
7	1	$1,006	**$906**	1	$680	**$612**
8	1	$1,006	**$906**	1	$680	**$612**
QUARTERLY TOTAL		***$8,048.00***	***$7,248***		***$5,440.00***	***$4,896***

CONTRIBUTION PAYMENT DATES PER QUARTER

Already issued	Period	01/09/26	to	30/11/26
	10.00% Discount if Paid BY due date: 01/09/26			
	Period	01/12/26	to	28/02/27
	10.00% Discount if Paid BY due date: 01/12/26			
	Period	01/03/27	to	31/05/27
	10.00% Discount if Paid BY due date: 01/03/27			
	Period	01/06/27	to	31/08/27
	10.00% Discount if Paid BY due date: 01/06/27			
Interim levy	Period	01/09/27	to	30/11/27
	10.00% Discount if Paid BY due date: 01/09/27			

Certificate of Insurance

ABN 29 008 096 277

Laura Munro
Body Corporate for Jessica Haven CTS3033
C/- Whittles Body Corporate Services
PO Box 1855
SUNSHINE PLAZA QLD 4558

Date: 18.08.2026
Invoice No: I5068358

This document certifies that the policy referred to below is currently intended to remain in force until 4:00pm on the expiry date shown and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions.

Class Residential Strata/Community Corporation

Insurer Strata Community Insurance Agencies Pty Ltd
PO Box 881
SPRING HILL QLD 4004

Period 01.09.2026 to 01.09.2027

Policy No. POL11082761

Important Notice

This certificate does not reflect in detail the policy terms and conditions and merely provides a brief summary of the insurance that is, to the best of our knowledge, in existence at the date we have issued this certificate.
If you wish to obtain details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy contract.

Disclaimer

In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration to, or cancellation of the policy of insurance.

MGA Insurance Brokers Pty. Ltd.
ABN 29 008 096 277
Level 2, 15 Carnaby Street
MAROOCHYDORE
QLD 4558

Phone: 07 5409 3450
PO Box 1952
SUNSHINE PLAZA QLD 4558

COVERAGE SUMMARY

Body Corporate for Jessica Haven CTS3033
Residential Strata/Community Corporation

RESIDENTIAL STRATA/COMMUNITY CORPORATION

INSURED:
Body Corporate for Jessica Haven CTS 3033

SITUATION:
18-20 Wirraway Street, Maroochydore QLD 4558

INTEREST INSURED:

Building Sum Insured	**$**	**4,694,315**
Common Contents Sum Insured	**$**	**46,943**
Loss of Rent/Temporary Accommodation	**$**	**704,147**
Catastrophe/Emergency Cover		**30%**
Flood		**Not Insured**
Storm Surge		Not Insured
Glass		Insured
Theft		Insured
Public Liability	$	20,000,000
Voluntary Workers		Insured
Weekly Benefit	$	2,000
Capital Benefit	$	300,000
Fidelity	$	100,000
Office Bearers Liability	$	1,000,000
Machinery Breakdown		Not Insured
Government Audit Costs	$	25,000
Appeal expenses - common property health and safety breaches	$	100,000
Legal Defence Expenses	$	50,000
Lot owners fixtures and fixings	$	300,000
Floating floors		Insured
Loss of Market Value		Not Insured
Workers Compensation (ACT, WA & TAS ONLY)		Not Insured

EXCESS:

Standard Excess	$	2,000

MGA Insurance Brokers Pty. Ltd.
ABN 29 008 096 277
Level 2, 15 Carnaby Street
MAROOCHYDORE
QLD 4558

Phone: 07 5409 3450
PO Box 1952
SUNSHINE PLAZA QLD 4558

COVERAGE SUMMARY

Body Corporate for Jessica Haven CTS3033
Residential Strata/Community Corporation

Burst Pipes and/or Resultant Water Damage from	$ 3,000
Storm and Rainwater	$ 3,000
Flood Excess	Not Applicable
Storm Surge Excess	Not Applicable
Public Liability Excess	Nil
Voluntary Workers Excess	Nil
Fidelity Excess	Nil
Office Bearers Liability Excess	Nil
Machinery Breakdown Excess	Not Applicable
Government Audit Excess	Nil
Appeal Expenses Excess	Nil
Legal Defence Expenses Excess	$1,000 + 10% contribution

Other excesses payable are shown in the Policy Wording

ADDITIONAL POLICY BENEFITS AND CONDITIONS:
Not Applicable

MAJOR EXCLUSIONS :Terrorism
Others As Per Policy

This Document is a Summary of Cover Only. Please refer to the Product Disclosure Statement for Full Policy Limitations and Additional Excesses

UNDERWRITING INFORMATION:

Year Built	1988
Primary Wall Construction	Rendered Masonry
Secondary Wall Construction	Fibre Cement - No Asbestos
Roof Construction	Tile
Floor Construction	Concrete

Aluminium Composite Panels	No
Heritage Listed	No

Fire Protection

Sprinkler systems in the complex basement/carpark?	No
Sprinkler systems in the complex units?	No
Fire hose reels located throughout the complex?	No

Number of Units	8
Number of Levels	2
Number of Basements	0
Number of Lifts	0
Number of Pools/Spas	0
Number of Gyms	0
Number of Playgrounds	0
Number of Water Features	0
Number of Jetties/Wharfs	0
Number of Separate Buildings	2
% of EPS	0 %
% Commercial Tenants	0 %

Additional Construction Comments:

MGA Insurance Brokers Pty. Ltd.
ABN 29 008 096 277
Level 2, 15 Carnaby Street
MAROOCHYDORE
QLD 4558

Phone: 07 5409 3450
PO Box 1952
SUNSHINE PLAZA QLD 4558

COVERAGE SUMMARY

Body Corporate for Jessica Haven CTS3033
Residential Strata/Community Corporation

General Information:
2 Storey
No. of Units: 8
No. of Pools: Nil
No. Of Lifts: Nil Year Built : 1988
Year Built : 1988
Construction Type: Walls – Brick/Block/FC Sheet
Floors – Concrete/Timber Upper
Roof – Tiles

Valuation: 1st December 2023

ALL DOOR SERVICING & INSTALLATION

ALLAN IRVINE Ph. 0429 007 283
alldoorservicing@hotmail.com

ABN 90 149 362 744

QUOTE

Jessica Haven CTS 3033
Attention: c/-Whittles Maroochydore
Jessica Haven 18-20 Wirraway St
MAROOCHYDORE QLD 4558
AUSTRALIA

Date
19 Aug 2026

Expiry
31 Aug 2026

Quote Number
QU-0986

Reference
Unit 4

ABN
90 149 362 744

Allan Irvine
21 Woodroffe Street
LITTLE MOUNTAIN
QLD 4551
AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
Supply & Install Centurion sectional door. 2165(h) x 4730(w) woodgrain in Regency style , surf mist colour. - Retro fit existing ATA TEMPO motor. Take down and removal of old door	1.00	3,510.00	10%	3,510.00
Unit 4				

Subtotal	3,510.00
TOTAL GST 10%	351.00
TOTAL AUD	**3,861.00**

Terms

25% Deposit required once quote has been Accepted.
Balance payment is due upon completion of works.

Please make payment to:
Acc Name: Allan Irvine
Suncorp BSB: 484799
Acc Number: 507425228
*Please use QUOTE NUMBER as reference when making payment.
All stock/ material remains the property of ALL DOOR SERVICING & INSTALLATION until invoiced is paid in full.

ALL DOOR SERVICING & INSTALLATION

ALLAN IRVINE Ph. 0429 007 283
alldoorservicing@hotmail.com

ABN 90 149 362 744

QUOTE

Jessica Haven CTS 3033
Attention: c/-Whittles Maroochydore
Jessica Haven 18-20 Wirraway St
MAROOCHYDORE QLD 4558
AUSTRALIA

Date
26 Sep 2026

Expiry
10 Oct 2026

Quote Number
QU-1007

Reference
Unit 7

ABN
90 149 362 744

Allan Irvine
21 Woodroffe Street
LITTLE MOUNTAIN
QLD 4551
AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
Supply & Install Centurion sectional door. 2145(h) x 4780(w) woodgrain in Regency style , surf mist colour. - Retro fit existing ATA TEMPO motor. Take down and removal of old door	1.00	3,837.50	10%	3,837.50
Unit 7				

Subtotal	3,837.50
TOTAL GST 10%	383.75
TOTAL AUD	**4,221.25**

Terms

25% Deposit required once quote has been Accepted.
Balance payment is due upon completion of works.

Please make payment to:
Acc Name: Allan Irvine
Suncorp BSB: 484799
Acc Number: 507425228
*Please use QUOTE NUMBER as reference when making payment.
All stock/ material remains the property of ALL DOOR SERVICING & INSTALLATION until invoiced is paid in full.

Jessica Haven Repair Works

Item	Problem / Issue desicription
Facias, all sides, all units	Mutiple spots that have extensive damage due to age. Some holes are significant which allows water ingress & internal structrial compromise
Balconys	Balcony assessment and works as approved in 2025 AGM, identify new builder willing to undertake works. (Unit 4 to progress)
Skylights	replacement - was raised and quoted when roof was done
Front garden lights	Electrical fault possibly due to age
Garage lights	No 4 been disconnected, others are not working. all need updating
Gate	motor, rail, gate and sensors starting to show severe signs of aging
Driveway	needs attention. surface and tree roots
Drainiage on driveway	at the enterance where gate is, rectify drainage issue
Trees	large trees in communial grassed area require attention
Green bins	current is 1. suggest addition of 4 or higher
Bin area	currntly too small, possible expansion to better accomodate more yellow and green bins - Unit 4 present a possible proposal
Rear Communial grassed area	1-2 Removal bollards to allow possible vehicle washing area
Front courtyard locks	failing due to age, some owners have experienced significiant rust
Back common fence	Pailings are falling off - Hire a nail gun, purchase appropiate nail andafix - unit 4 to take lead
Whole building external clean and repaint	Building facias need to be replaced first
Timber on roof over front balconies and rear bedrooms	All units have significiantly damaged timber, all need replacing
Area behind bins - Garden/Vegitation	Tidy up & trim above trees. currently dark and breading ground for mosquitos
Garage Doors	Tracks and infrustructure are aged and rusting and will require replacing soon (Garage Service previous reports) - Unit 4 to work with comittee and garage door company and devise end of life replacement

PROXY FORM

FOR BODY CORPORATE GENERAL MEETINGS

Section 1
To the Secretary

Name:
The Secretary of
JESSICA HAVEN CTS
3033
C/- Whittles Management Services (Qld) Pty Ltd
Level 2 15 Carnaby Street, Maroochydore, QLD, 4558

Address of scheme 18-20 Wirraway Street, MAROOCHYDORE, QLD, 4558

*I/We (full name(s))....

Owner(s) of Lot(s)..... on Plan No 3033

Name of Scheme: JESSICA HAVEN CTS 3033

Appoint (full name)....

as *my/our proxy to vote on *my/our behalf (including adjournments) at**

(1) the general meeting to be held on. .....(date of meeting)
or

(2) all general meetings held before. .....(expiry date)
or

(3) all general meetings held during the rest of the body corporate's financial year unless
*I/we serve you with prior written withdrawal of the appointment.

Signature(s) of owner(s)..... Date...../...../.....
DD MM YYYY

..... Date...../...../.....
DD MM YYYY

Signature of proxy holder..... Date...../...../.....
DD MM YYYY

Residential address....

Locality/Suburb..... State…..... Postcode.....

Postal address....

Locality/Suburb..... State..... Postcode.....

Notes:
*delete one

*delete one
**circle the applicable alternative

The regulations set out a number of restrictions on the use of proxies, including an ability for the body corporate to further restrict their use including prohibition.

COMPANY NOMINEE FORM

BODY CORPORATE NAME: JESSICA HAVEN CTS 3033

The following individual is the nominee of a corporate owner, corporate mortgagee in possession, corporate lessee under a leaseback arrangement or a corporate representative, being corporations entitled to be entered on the body corporate roll as provided for above.

Name of Person to be Appointed ..... of

Address

.....

..... (Company Name) hereby authorises you in accordance with its constitution to exercise or perform on its behalf any power, authority, duty or function conferred by or under that Act on it as owner of Lot(s) ..... in Community Titles Scheme No: 3033

Dated: .....

EXECUTED by: ....
Director Name Director Signature

FOR: ..... PTY LTD

ABN / ACN: .....

In accordance with its constitution in the presence of Director/Secretary/Witness

EXECUTED by: ....

Director Name Director Signature

Please note: A vote cast at a meeting of a body corporate by or on behalf of a company nominee of a company, has no effect unless the body corporate has been given notice in writing specifying the company nominee of the company.

Contact Details for Company Nominee:

Phone: ….....

Email: ….....

Address: .....

Correspondence Contact Method (please tick one): Post [ ] Email [ ]

SearchX

Vendor/s

KYLIE ANNE UPTON personal representative under instrument 725252986

Property Address

UNIT 7 18-20 WIRRAWAY ST, MAROOCHYDORE QLD 4558

Downloaded On

Wednesday, November 4, 2026