Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

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	MICHAEL JOHN KEYS, JENNIFER EVANS
Property address (referred to as the "property" in this statement)	9/503 Pine Ridge Road, BIGGERA WATERS QLD 4216
Lot on plan description	LOT 9 GROUP TITLES PLAN 102322

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**

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Registered encumbrances

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

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

Unregistered encumbrances (excluding statutory encumbrances)

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

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

Unregistered lease (if applicable)

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

» the start and end day of the term of the lease:

» the amount of rent and bond payable:

» whether the lease has an option to renew:

Other unregistered agreement in writing (if applicable)

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

Unregistered oral agreement (if applicable)

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

Statutory encumbrances

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

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

CoGC - stormwater drainage pipe running along rear boundary line per attached Plan.
Energex - LV cable running along front boundary line per attached Plan.
Optus - cable running along rear boundary line per attached Plan.
NBN & Telstra - lead in cable to property per attached Plans.
SEE ATTACHED ADDITIONAL INFORMATION TO FORM 2 - STATUTORY ENCUMBRANCES

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)* 05/05/2026

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.

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

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.		

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

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.		

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

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: $3,017.27 Date Range: 01/07/26 to 31/12/26 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: $428.88 Date Range: 12/05/26 to 05/08/26 OR There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is: Amount: Date Range:

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

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

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**

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

Signatures – SELLER

Signed by:
Michael John Keys
CC2BEAE01825403...

Signature of seller

MICHAEL JOHN KEYS

Name of seller

12/11/2026

Date

Signed by:
Jennifer Evans
E89EBA33AA7440B...

Signature of seller

JENNIFER EVANS

Name of seller

12/11/2026

Date

Signatures – BUYER

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

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

ADDITIONAL INFORMATION TO FORM 2 - STATUTORY ENCUMBRANCES

In addition to the disclosure contained in the Form 2 the Seller discloses to the Buyer that the property is affected by all statutory encumbrances affecting the lot whether or not specifically disclosed, including but not limited to, any right to keep infrastructure on the lot or any statutory right to access land to maintain or repair infrastructure on the lot imposed by or in favour of any statutory authority, government department, or utility provider under any Act, regulation, or statutory instrument including, but not limited to, in relation to infrastructure shown on plans or extracts attached hereto or otherwise disclosed to the Buyer.

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**50063763**	**Search Date:**	07/09/2026 14:04
Date Title Created:	04/04/1995	**Request No:**	57533947
Previous Title:	50063610		

ESTATE AND LAND

Estate in Fee Simple

LOT 9 GROUP TITLES PLAN 102322
Local Government: GOLD COAST

COMMUNITY MANAGEMENT STATEMENT 23290

REGISTERED OWNER — INTEREST

Dealing No: 718009608 09/05/2017

MICHAEL JOHN KEYS 1/2
JENNIFER EVANS 1/2

AS TENANTS IN COMMON

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10473192 (POR 36)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2026]
Requested by: D-ENQ CITEC CONFIRM

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

GTP102322 V4 REGISTERED Recorded Date 03/04/1995 09:58 Page 1 of 11 Not To Scale

PGT 3104 6178

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

Regulation 8(1)
Sheet No. 1 of 9 Sheets
ANNEXURE 1 TO SHEET 1
MADE 4 AUG 1995

NAME OF PARCEL : SETTLERS COVE

GROUP TITLES PLAN NO. 102322

SIGNATURE OF REGISTERED PROPRIETOR:

BLUMILL PTY LTD ACN 061 657 896 The Common Seal of

Director DAVID BLUNT

Director FRANK MILLA

FOLR

NAME OF REGISTERED PROPRIETOR: BLUMILL PTY LTD
ACN 061 657 896

Lots 1-16 + Common Prop

ADDRESS: Bank Street, MOLONG. N.S.W. 2866

O.Por 36

REFERENCE TO TITLE: ~~ST 10040186~~ 50063610

DoG 10473129.

DESCRIPTION OF PARCEL: LOT 2 on RP 867264

COUNTY: WARD

PARISH: BARROW

CMS23290
GTP102322

CITY:

NAME OF BODY CORPORATE: The Proprietors : SETTLERS COVE
Group Titles Plan No. 102322

ADDRESS at which documents may be served: ~~503 Pine Ridge Road, COOMBABAH. 4216~~
C/- ERNST BODY CORPORATE MANAGEMENT PTY LTD
P.O. Box 7972
G.C.M.C.
BUNDALL QLD 4217

GROUP TITLES PLAN No.: 102322

REGISTERED: REGISTERED 4 APR 1995 REGISTRAR OF TITLES
EXAM. INITS.

Delegate of the
Chief Executive Officer
Under section 706 of the
Local Government Act 1993
City of Gold Coast
Council of the ~~Shire of Albert~~

Surveyor's Reference: KRF – 773
Local Authority Reference: 6178

CISPL

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

ANNEXURE 1 TO SHEET No 1 OF GROUP TITLES PLAN No. 102322 ON 4 AUG 1995

REGISTRAR OF TITLES

IT IS NOTIFIED THAT LOT 16 IN THIS GROUP TITLES PLAN HAS BEEN RESUBDIVIDED BY GROUP TITLES PLAN OF RESUBDIVISION NO. 103002 THIS 4 AUG 1995

N° 700823741 NOTIFICATION OF CHANGE OF BY LAWS RECORDED 26 FEB 1996

NO. 701248999 NOTIFICATION OF CHANGE OF ADDRESS RECORDED - 7 MAY 1996

NO 701463023 NOTIFICATION OF CHANGE OF BY LAWS RECORDED - 2 AUG 1996

G 357—Govt Printer, Qld

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

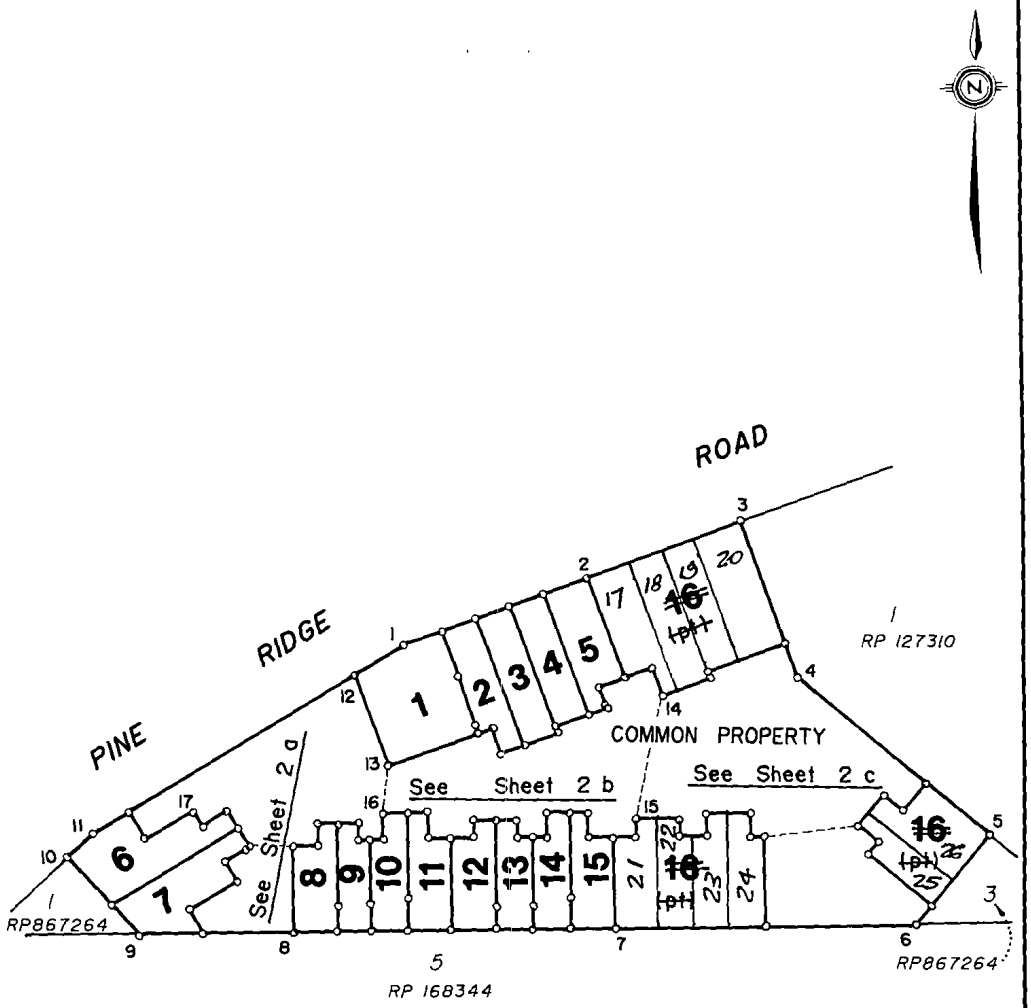
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel: SETTLERS COVE

Regulation 8(1)
Sheet No 2 of 9 Sheets

GROUP TITLES PLAN NO. 102322

Amendments made to Lot 16 in accordance with Group Titles Plan of Resubdivision No. 103002 this 4 AUG 1995



SCALE. 1 : 1000

SIGNATURE OF REGISTERED PROPRIETOR.

BLUMLA PTY LTD ACN 067 867 896 The Common Seal of

Director DAVID BLUNT

Director FRANK MILLA

Delegate of the Chief Executive Officer
Under section 706 of the Local Government Act 1993
Council of the ~~Shire of Albert~~ City of Gold Coast

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

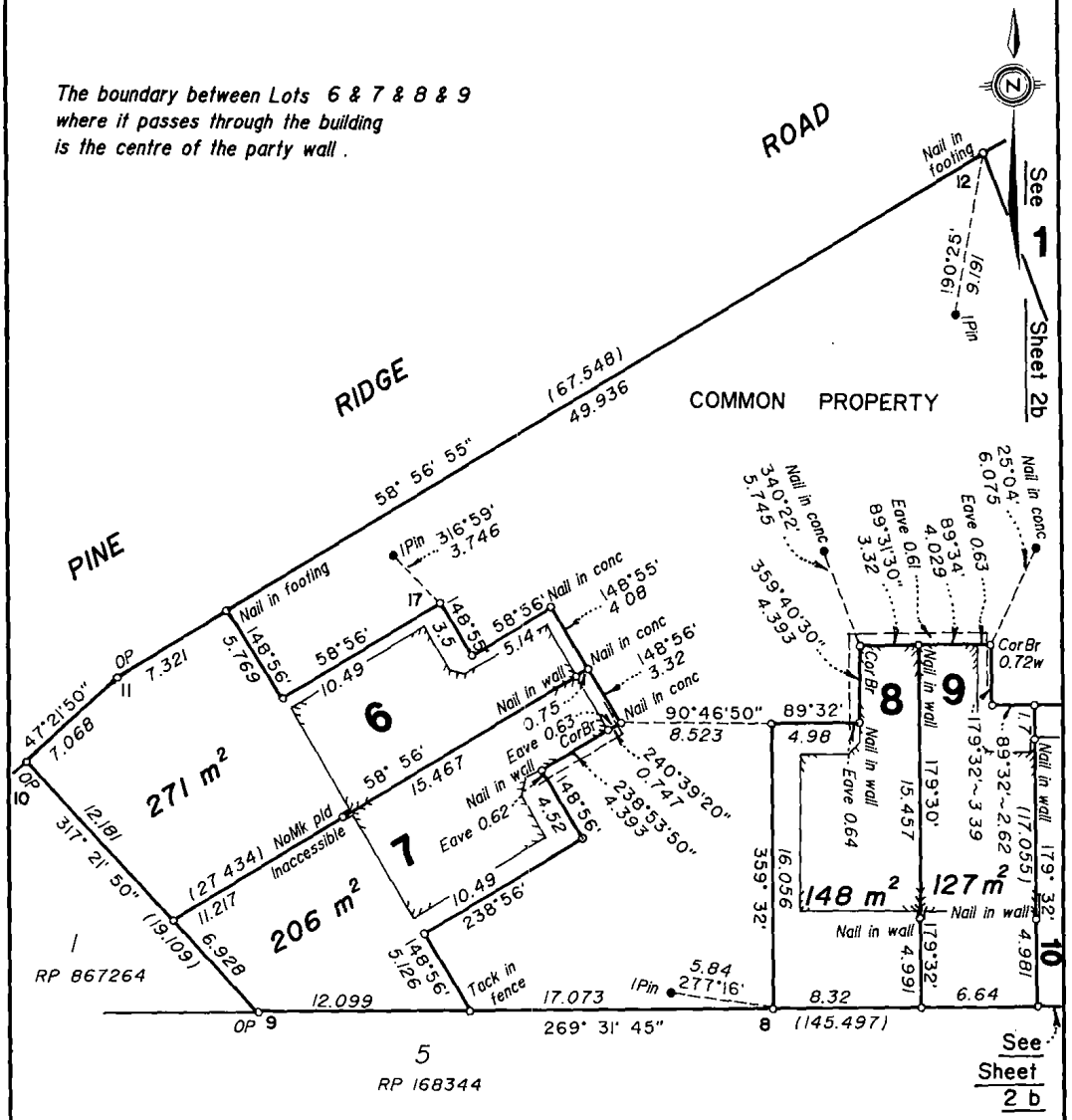
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel. SETTLERS COVE

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

GROUP TITLES PLAN NO. 102322

The boundary between Lots 6 & 7 & 8 & 9 where it passes through the building is the centre of the party wall.



SCALE: 1 : 300

SIGNATURE OF REGISTERED PROPRIETOR.

BLUMILL PTY. LTD. ACN 061 657 896 The Common Seal of

Director
DAVID BLUNT

Director
FRANK MILLA

Delegate of the Chief Executive Officer
Under section 706 of the Local Government Act 1993
Council of the ~~Shire of Albert~~ City of Gold Coast

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

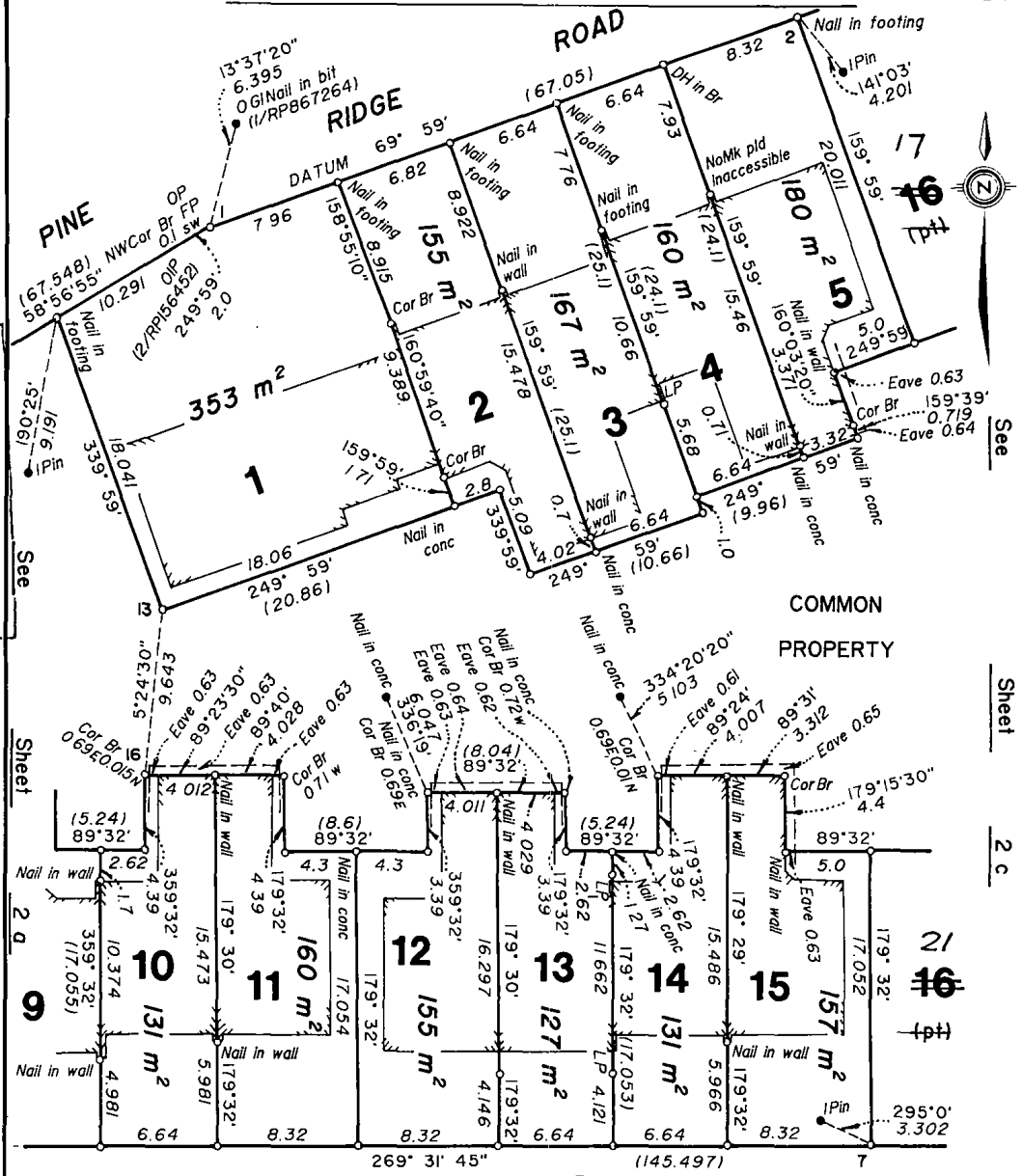
Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

Name of Parcel: SETTLERS COVE

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

GROUP TITLES PLAN NO. 102322

Amendments made to Lot 16 in accordance with Group Titles Plan of Resubdivision No. 103002 this 4 AUG 1995



The boundary between Lots 1 - 5, 10 & 11 & 12 - 15 where it passes through the building is the centre of the party wall.

5
RP 168344

SCALE. 1 : 300

SIGNATURE OF REGISTERED PROPRIETOR

The Common Seal of BLUNT PTY. LTD. ACN 009 657 896

Director DAVID BLUNT

Director FRANK MILLA

Under section 706 of the Local Government Act 1993

Delegate of the Council of the ~~Shire of Albert~~ City of Gold Coast

Chief Executive Officer

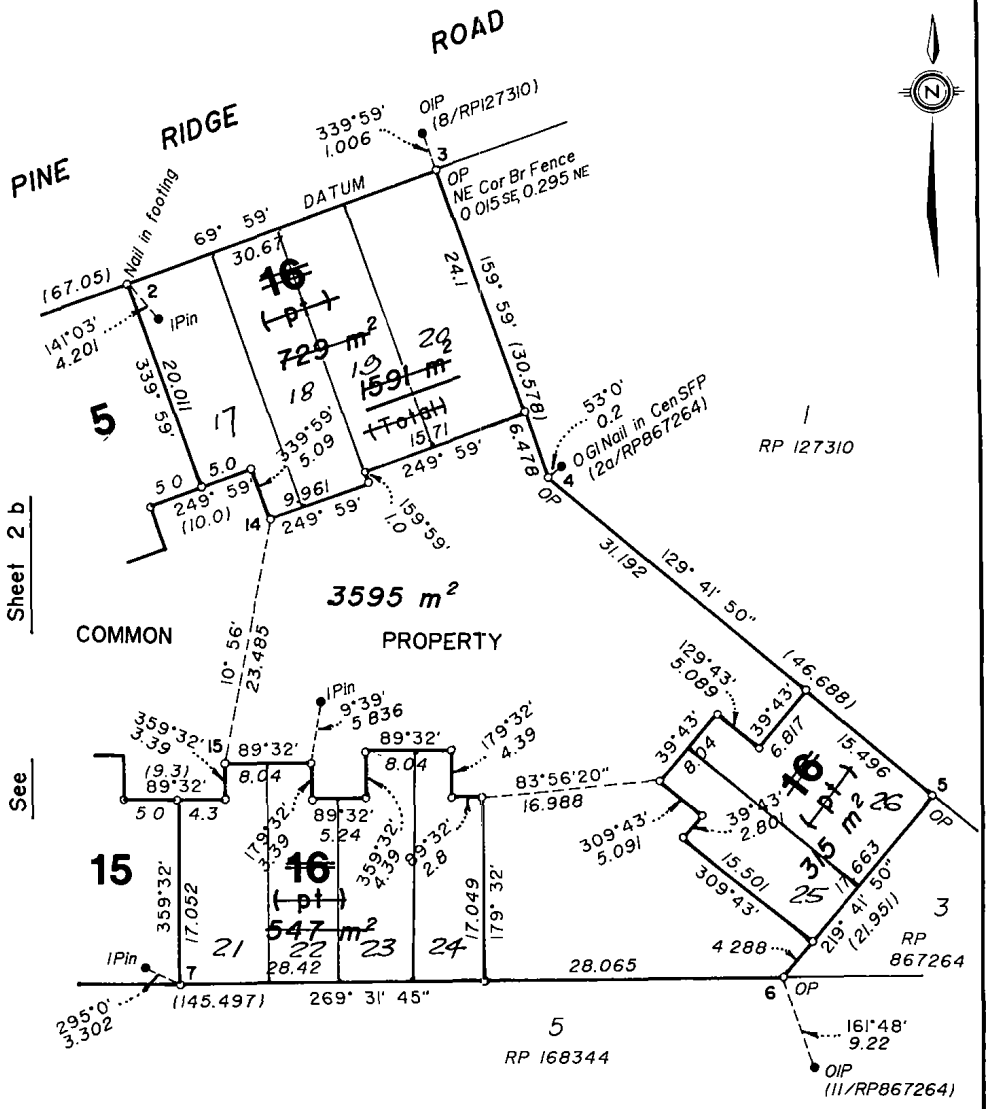
Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

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

Name of Parcel SETTLERS COVE

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

GROUP TITLES PLAN NO. 102322



SCALE: 1 : 500

SIGNATURE OF REGISTERED PROPRIETOR.

BLUMILL PTY. LTD. ACN 067 657 896 The Common Seal of

Director
DAVID BLUNT
Director
FRANK MILLA

Chief Executive Officer
Delegate of the Council of the ~~Shire of Albert~~ City of Gold Coast
Under section 706 of the Local Government Act 1993

Amendments made to Lot 16 in accordance with Group Titles Plan of Resubdivision No. 103002 this 4 AUG 1995

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

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

Name of Parcel: SETTLERS COVE

GROUP TITLES PLAN NO. 102322

I, Kim Raymond FULTON

hereby certify that *I/~~the Company~~ have surveyed the land comprised in this plan (*~~either personally~~ or by Craig Peter Ashley STOLZ (Surveying Technican)

for whose work *I/~~the Company~~ accept responsibility), that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act and the Surveyors Regulations and that the said survey was completed on 23-12-94

K. Fulton

Licensed Surveyor/
~~Director~~

~~Director~~

Date 12 - 1 - 95

*Delete whichever is inapplicable

Council of the City of Gold Coast

Delegate of the
Chief Executive Officer
Under section 706 of the
Local Government Act 1993

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

Building Units and Group Titles Act 1980 – 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 3)

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

Name of Parcel : SETTLERS COVE

GROUP TITLES PLAN NO. 102322

CERTIFICATE OF LOCAL AUTHORITY

* Council of the City of Gold Coast hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan, has been approved by the * Council of the City of Gold Coast and that all requirements of the Local Government Acts 1936 — 1990 as modified by the Building Units and Group Titles Act 1980 have been complied with in regard to the subdivision.

DATED this 24th day of FEBRUARY , 1995

Mayor.....

Delegate of the Chief Executive Officer.....
Under section 706 of the
Local Government Act 1993
Council of the City of Gold Coast

* Insert name of local authority

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

Building Units and Group Titles Act 1980 — 1990

BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 7)

Regulation 8(1)

Name of Parcel: SETTLERS COVE

Sheet No. 5 of 9 Sheets

GROUP TITLES PLAN NO. 102322

I, IAN ROBERT CRANE , of CLEVELAND

a valuer registered under the provisions of the Valuers Registration Act 1965 — 1985 do hereby certify that set forth in the following schedule is my opinion as to the unimproved value, and the lot entitlement, of each lot contained in the group titles plan to which this certificate is annexed.

Amendments made to Lot 16 in accordance with Group Titles Plan of Resubdivision No. 103002 this 4 AUG 1995

SCHEDULE

LOT	UNIMPROVED VALUE	LOT ENTITLEMENT
1	$40800	24
2	$27200	16
3	$27200	16
4	$27200	16
5	$28900	17
6	$35700	21
7	$30600	18
8	$25500	15
9	$23800	14
10	$23800	14
11	$25500	15
12	$25500	15
13	$23800	14
14	$23800	14
15	$25500	15
~~16~~	~~$265200~~	~~156~~
17	28900	17
18	27200	16
19	27200	16
20	30600	18
21	25500	15
22	23800	14
23	23800	14
24	23800	14
25	23800	14
26	30600	18
AGGREGATE	$680000	400

DATED this 13th. day of JANUARY , 1995.

REGISTERED VALUER.
No. 1217.

Delegate of the
Chief Executive Officer
Under section 706 of the
Local Government Act 1993

Council of the City of Gold Coast

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

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

Name of Parcel: SETTLERS COVE

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

GROUP TITLES PLAN NO. 102322

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO CURRENT CERTIFICATE OF TITLE

Lot No.	Entitlement	Current C's T.		Lot No.	Entitlement	Current C's T.	
		Vol	Fol			Vol	Fol
1	24						
2	16						
3	16						
4	16						
5	17						
6	21						
7	18						
8	15						
9	14						
10	14						
11	15						
12	15						
13	14						
14	14						
15	15						
~~16~~	~~156~~						
17	17						
18	16						
19	16						
20	18						
21	15						
22	14						
23	14						
24	14						
25	14						
26	18						
AGGREGATE	400			AGGREGATE			

Amendments made to Lot 16 in accordance with Group Titles Plan of Resubdivision No. 103002 this 4 AUG 1995

SIGNATURE OF REGISTERED PROPRIETOR

BLUMILL PTY. LTD. ACN 061 887 896 The Common Seal of

Director.
DAVID BLUNT
Director-
FRANK MILLA

Delegate of the Chief Executive Officer
Under section 706 of the Local Government Act 1993

Council of the ~~Shire of Albert~~ City of Gold Coast

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

FORM 18 Version 2
Land Title Act 1994

QUEENSLAND LAND REGISTRY

GENERAL CONSENT

1. Description of Lot	County	Parish	Title Reference
LOT 2 ON RP 867264	WARD	BARROW	~~16000106~~ 50063610

2. Instrument being consented to

Instrument type	GROUP TITLES PLAN
Dated	
Names of parties	BLUMILL PTY LTD ACN 061 657 896

3. Instrument under which consent required

Dealing Type	BILL OF MORTGAGE
Dealing No.	700086087
Name of consenting party	COUYNCO PTY LTD ACN 001 478 128

4. Execution by consenting party

The party identified in item 3 consents to the registration of the instrument in item 2.

Witnessing Officer	Execution Date	Consenting Party's Signature
..... signature	24/7/95	STEPHEN JOHN DAVOREN
JOHN MICHAEL WINTER full name		URSULA KRUSE
A JUSTICE OF THE PEACE - QLD. qualification		Who certify that they are the proper officers to affix the Seal

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)

COUYNCO PTY LIMITED A.C.N. 001 478 128 Common Seal

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

Office of the Commissioner for Body Corporate and Community Management

Queensland Government

Department of Justice

BCCM Form 33

Body corporate certificate

Body Corporate and Community Management Act 1997, section 205(4)
This form is effective from 1 August 2025

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

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

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

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

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

The information in this certificate is issued on 11/09/2026

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

SETTLERS COVE CTS No. **23290**

Body corporate manager

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

Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Roland Franz** Company: **Body Corporate Headquarters**
Phone: **07 5538 2676** Email: **admin@bchq.com.au**

Accessing records

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

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **9**

Plan type and number: **102322 GTP**

Plan of subdivision: **STANDARD FORMAT PLAN**

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

Regulation module

There are 5 regulation modules for community titles schemes in Queensland. The regulation module that applies to the scheme determines matters such as the length of service contracts and how decisions are made.
More information is available from www.qld.gov.au/buyingbodycorporate.

The regulation module that applies to this scheme is the:

Accommodation

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?

Not applicable

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

Building management statement

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

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

No

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

By-laws and exclusive use areas

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

What by-laws apply?

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

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

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

General by-laws

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

See Community Management Statement (CMS) attached

Exclusive use areas

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

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

Yes

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

Date of Resolution	Lot	Description	Conditions
Refer to Schedule E on the Comunity Management Statement			

Lot entitlements and financial information

Lot entitlements

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

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

Contribution schedule

Contribution schedule lot entitlement for the lot: **14**

Total contribution schedule lot entitlements for all lots: **400**

Interest schedule

Interest schedule lot entitlement for the lot: **14**

Total interest schedule lot entitlements for all lots: **400**

Statement of accounts

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

Owner contributions (levies)

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

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

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

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

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

Body corporate debts

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

Owner contributions and amounts owing

Administrative fund contributions

Total amount of contributions (before any discount) for lot **9** for the current financial year: $4,812.51

Number of instalments: 3 (outlined below)

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

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

Based on interim levels issued for the ensuing year pending the AGM which is not yes occurred

Period	Due date	Amount due	Amount due if discount applied	Paid
01/06/25 to 30/09/25	01/06/25	1,540.00	1,232.00	27/05/25
01/10/25 to 31/01/26	01/11/25	1,540.00	1,232.00	14/11/25
01/02/26 to 31/05/26	19/04/26	1,732.50	1,386.00	20/04/26
01/06/26 to 30/09/26	01/07/26	1,604.17	1,283.34	26/06/26
01/10/26 to 31/01/27	01/10/26	1,604.17	1,283.34	

Amount overdue **Nil**

Amount Unpaid including amounts billed not yet due **$1,604.17**

Sinking fund contributions

Total amount of contributions (before any discount) for lot **9** for the current financial year: $846.99

Number of instalments: 3 (outlined below)

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

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

Based on interim levels issued for the ensuing year pending the AGM which is not yes occurred

Period	Due date	Amount due	Amount due if discount applied	Paid
01/06/25 to 30/09/25	01/06/25	282.33	225.86	27/05/25
01/10/25 to 31/01/26	01/11/25	282.33	225.86	14/11/25
01/02/26 to 31/05/26	19/04/26	628.83	503.06	20/04/26
01/06/26 to 30/09/26	01/07/26	282.33	225.86	26/06/26
01/10/26 to 31/01/27	01/10/26	282.33	225.86	

Amount overdue **Nil**

Amount Unpaid including amounts billed not yet due **$282.33**

Special contributions - Administrative Fund (IF ANY)

Date determined: **26/08/26** (Access the body corporate records for more information).

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

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

Discount for on-time payments (if applicable): **0** %

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

Period	Due date	Amount due	Amount due if discount applied	Paid

Amount overdue **Nil**
Amount Unpaid including amounts billed not yet due **Nil**

Special contributions - Sinking Fund (IF ANY)

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

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

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

Discount for on-time payments (if applicable): **0** %

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

Due date	Amount due	Amount due if discount applied	Paid

Amount overdue **Nil**
Amount Unpaid including amounts billed not yet due **Nil**

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount

No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner Refer to the attached ledger card statement

At the date of this certificate

Annual contributions	**Nil**
Special contributions	**Nil**
Other contributions	**Nil**
Other payments	**Nil**
Penalties	**Nil**
Total amount overdue (Total Amount Unpaid including not yet due $1,886.50)	**Nil**

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

Common property and assets

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

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

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

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

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

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

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 27/07/20

Current sinking fund balance (as at date of certificate): $ 83,522.38

Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions

Nil known

Body corporate assets

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

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

Please see attached assets register

Insurance

The body corporate must insure the common property and assets for full replacement value and public risk.

The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

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

Body corporate insurance policies

Refer to attached Certicate of Currency

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

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING Longitude AAI Ltd t/as Vero	LNG-STR-20151758	15,858,313.00	42,600.18	20/04/27	$7500 Water/Pipes $3000 impact/ $2000 all claims
COMMON PROPERTY Longitude AAI Ltd t/as Vero	LNG-STR-20151758	158,583.00	Included	20/04/27	$7500 Water/Pipes $3000 impact/ $2000 all claims
PUBLIC LIABILITY Longitude AAI Ltd t/as Vero	LNG-STR-20151758	10,000,000.00	Included	20/04/27	$7500 Water/Pipes $3000 impact/ $2000 all claims
OFFICE BEARERS Longitude AAI Ltd t/as Vero	LNG-STR-20151758	1,000,000.00	Included	20/04/27	$7500 Water/Pipes $3000 impact/ $2000 all claims
VOLUNTARY WORKERS Longitude AAI Ltd t/as Vero	LNG-STR-20151758	Included	Included	20/04/27	$7500 Water/Pipes $3000 impact/ $2000 all claims
FIDELITY GUARANTEE Longitude AAI Ltd t/as Vero	LNG-STR-20151758	100,000.00	Included	20/04/27	$7500 Water/Pipes $3000 impact/ $2000 all claims
CATASTROPHE Longitude AAI Ltd t/as Vero	LNG-STR-20151758	30%	Included	20/04/27	$7500 Water/Pipes $3000 impact/ $2000 all claims
LOSS OF RENT Longitude AAI Ltd t/as Vero	LNG-STR-20151758	2,378,747.00	Included	20/04/27	$7500 Water/Pipes $3000 impact/ $2000 all claims

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?

Not applicable

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: Metco Property Pty Ltd

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

Yes - Name of authorised letting agent: Metco Property Pty Ltd

Embedded network electricity supply

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

No

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

Body corporate authority

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

Name/s Body Corporate Headquarters

Positions/s held Body Corporate Manager

Date 11/09/2026

Signature/s



Roland Franz
Body Corporate Manager
For and on behalf of
The Body Corporate Headquarters

Copies of documents given with this certificate:

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

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

GENERAL REQUEST

FORM 14 Version 4
Page 1 of 17

Duty Imprint

723893519
EC 470 $113.04
28/02/2025 10:37:41

Number

ICE USE ONLY

Client No: 1052167
Transaction No: _____
Duty Paid $_____
UTI $_____
Signed _____ Date ___/___/_____

Duties Act 2001
Exempt ☐

Priv
Colle is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

1. Nature of request

REQUEST TO RECORD NEW COMMUNITY MANAGEMENT STATEMENT FOR SETTLERS COVE COMMUNITY TITLE SCHEME 23290

Lodger (Name, address, E-mail & phone number)

MAHONEYS
GPO Box 3311
Brisbane Qld 4001
E-mail: info@mahoneys.com.au
Tel: 07 3007 3777 Ref: 34365

Lodger Code
BE 2763

2. Lot on Plan Description

COMMON PROPERTY OF SETTLERS COVE COMMUNITY TITLE SCHEME 23290

Title Reference
50063754

3. Registered Proprietor/State Lessee

BODY CORPORATE FOR SETTLERS COVE COMMUNITY TITLE SCHEME 23290

4. Interest

NOT APPLICABLE

5. Applicant

BODY CORPORATE FOR SETTLERS COVE COMMUNITY TITLE SCHEME 23290

6. Request

I hereby request that: the new Community Management Statement deposited herewith which amends Schedule C be recorded as the new Community Management Statement for Settlers Cove Community Titles Scheme 23290.

7. Execution by applicant

BODY CORPORATE FOR SETTLERS COVE C.T.S. 23290 Common Seal

18/02/2025
Execution Date

Applicant's or Solicitor's Signature

Note: A Solicitor is required to print full name if signing on behalf of the Applicant

DOUGLAS RANTE.
Chairperson / Secretary

© Queensland Titles Registry Pty Ltd 2026

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

23290

THI ED WITH:
REQUEST; AND

- A FORM 18C (IF NO EXEMPTION TO THE PLANNING BODY CMS NOTATION APPLIES).

A NEW CMS MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

Office use only
CMS LABEL 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 (including number) of CTS

Settlers Cove Community Titles Scheme 23290

2. Regulation module

Accommodation Module

3. Name of body corporate

Body Corporate for Settlers Cove Community Titles Scheme 23290

4. Scheme Land

Lot on Plan Description	Title Reference
Common Property of Settlers Cove CTS 23290	50063754
Lots 1 to 15 (inclusive) on GTP 102322	50063755 to 50063769 (inclusive)
Lots 17 to 26 (inclusive) on GRP 103002	50083549 to 50083558 (inclusive)

5. Name and address of original owner

NOT APPLICABLE

6. Reference to plan lodged with this statement (if applicable)

NOT APPLICABLE

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 section 60(6) of the *Body Corporate and Community Management Act 1997* (Qld).

*If there is no exemption, a Form 18C must be deposited with the Request to record the CMS.

8. Consent of body corporate

See Form 20 – BCCM Execution

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 Titles Queensland website.

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

1. **Community Titles Scheme (CTS) Name**	**CTS Number**
Settlers Cove Community Title Scheme	23290

2. **Module Type of BCCM Scheme**	**Instrument being executed (using this certificate)**
Accommodation Module	New CMS

3. Execution by the Body Corporate for the above Scheme*

Signature	[signature]	Signature	[signature]
Signer Name	DOUGLAS RANIE.	Signer Name	DONALD COOK
Signer Authority	CHAIRPERSON / SECRETARY.	Signer Authority	TREASURER
Entity (if applicable)		Entity (if applicable)	
Execution Date	18-02-2025	Execution Date	18-02-2025.

*By executing above the Body Corporate confirms it is in compliance with Section 96 of the *Body Corporate and Community Management Act 1997*.

When this Form should be used:

This form should be used for the execution by a Body Corporate of any Titles Instrument other than a Form 14.

Guidance

Please refer to Parts [45-2060] to [45-2081] of the Land Title Practice Manual for guidance on completion and execution of this form and refer to Part 45 generally for further guidance on titles instruments involving Community Titles Schemes. Some brief guidance on the completion of Item 3 has been included below for the quick reference of those who are already familiar with executions of titles instruments by a Body Corporate.

Signer Authority Guidance:

Representative of a Registered Owner means a natural person (individual) whose name is recorded on the body corporate's roll as the representative of the registered owner of a lot that is included in the scheme – Refer to Part [45-2070-1] of the Land Title Practice Manual.

Registered Owner – Individual means a natural person (individual) who is the registered owner of a lot that is included in the scheme. If a lot is owned by 2 or more people, it is acceptable for only one of the registered owners to sign the relevant certificate – Refer to Part [45-2070-2] of the Land Title Practice Manual.

Registered Owner - Corporation means the officeholder of the position of 'Director' or 'Secretary' for the corporate entity that is the registered owner of the lot. It is acceptable for only one office holder (Director or Secretary) of a Corporate Entity to execute on behalf of the Corporation in this instance, as by doing so they confirm they are signing as Agent on behalf of the Corporation and hold the requisite authority to do so – Refer to Part [45-2070-4] of the Land Title Practice Manual. The name and A.C.N of the corporation must be included in the 'Entity' field.

Body Corporate Manager under Chapter 3, Part 5 means a Body Corporate Manager appointed under Chapter 3, Part 5 of the respective Module Regulations to perform the functions of the body corporate committee. This is applicable only to Standard Module, Small Schemes Module and Accommodation Modules. This type of body corporate manager should not be confused with the more common type of body corporate manager that assists with the administration of the body corporate - Refer to Part [45-2070-5] of the Land Title Practice Manual.

Person specified as Signatory in the Body Corporate resolution authorising the transaction means the person identified (by name) and specifically authorised in the body corporate resolution, as the person who should execute the instrument. By signing in this way, the person signing confirms that they are one and the same person as is specified in the resolution to sign the instrument and that they have the authority to sign it. A copy of the resolution is not required to be deposited with this form to confirm this authority – Refer to Part [45-2060] of the Land Title Practice Manual.

Constructing Authority - Authorised Officer means the officer for the Constructing Authority that is authorised to execute on behalf of the Body Corporate pursuant to Section 12A of the *Acquisition of Land Act 1967* and Section 51 or 51A of the *Body Corporate and Community Management Act 1997*. The name of the Authorised Officer must be completed in the 'Signer Name' field, and the name of the Constructing Authority e.g. 'Department of Transport and Main Roads' must be entered into the 'Entity' section – Refer to Part [45-2068] of the Land Title Practice Manual.

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SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on GTP 102322	24	24
Lot 2 on GTP 102322	16	16
Lot 3 on GTP 102322	16	16
Lot 4 on GTP 102322	16	16
Lot 5 on GTP 102322	17	17
Lot 6 on GTP 102322	21	21
Lot 7 on GTP 102322	18	18
Lot 8 on GTP 102322	15	15
Lot 9 on GTP 102322	14	14
Lot 10 on GTP 102322	14	14
Lot 11 on GTP 102322	15	15
Lot 12 on GTP 102322	15	15
Lot 13 on GTP 102322	14	14
Lot 14 on GTP 102322	14	14
Lot 15 on GTP 102322	15	15
Lot 17 on GRP 103002	17	17
Lot 18 on GRP 103002	16	16
Lot 19 on GRP 103002	16	16
Lot 20 on GRP 103002	18	18
Lot 21 on GRP 103002	15	15
Lot 22 on GRP 103002	14	14
Lot 23 on GRP 103002	14	14
Lot 24 on GRP 103002	14	14
Lot 25 on GRP 103002	14	14
Lot 26 on GRP 103002	18	18
TOTALS	400	400

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Section 66(1)(f) and (g) of the *Body Corporate and Community Management Act 1997* is not applicable.

SCHEDULE C BY-LAWS

Administrative by-laws

1 Definitions and interpretation

1.1 In these by-laws the following terms have the meanings ascribed to them unless the context otherwise requires:

Term	Assigned meaning

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Act	the *Body Corporate Community Management Act 1997* (Qld).
Alter	the erection of a building, a structural change or a non-structural change of any kind, the carrying out of any works or the causing of any damage.
Approved Booking	a booking request by an Owner or Occupier that is approved in writing by the Body Corporate. The Body Corporate may impose conditions of any approval under an Approved Booking, which may include, but are not limited to, timeframes of use, condition of Common Property upon the end of the booking and requiring measures to avoid Unreasonable Noise.
Body Corporate	the body corporate established upon the registration of the Scheme.
Caretaking Service Contractor	a service contractor for the Scheme who is also a letting agent for the Scheme.
Common Property	Scheme Land that is not included in a Lot.
Guide, Hearing or Assistance Dog	a guide, hearing or assistance dog pursuant to the *Guide, Hearing and Assistance Dogs Act 2009* (Qld).
Inside Area	in relation to a Lot or exclusive use area, an area that is not an Outside Area.
Letting Agent	a person conducting the business of acting as agent of an Owner for securing, negotiating or enforcing leases or occupancies for a Lot.
Lot	a lot in the Scheme.
Occupier	any person that occupies a Lot, including an Owner if the Owner occupies a Lot.
Outside Area	includes any of the following areas: a balcony, a courtyard, a patio or a verandah.
Owner	an owner of a Lot.
Scheme	the scheme identified in this community management statement.
Scheme Land	a Lot or Common Property within the Scheme.
Smoke	to have control over an ignited smoking product or inhale through a personal vaporiser or hookah.
Unreasonable Noise	noise that creates a nuisance, hazard or interferes unreasonably with the use or enjoyment of a Lot or the Common Property.
Vehicle	any form of transportation including car, van, motor cycle, Segway, hovercraft, skateboard, rollerblades and push bike.
Visitor	a person invited onto Scheme Land by an Owner, Occupier or Visitor.

1.2 In the interpretation of these by-laws unless the context otherwise requires:

(a) words and expressions defined in clause 1.1 or elsewhere have the meaning ascribed to them;

(b) terms not defined in clause 1.1 or elsewhere but which are defined in the Act have the meanings given to them in the Act;

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(c) where a word or phrase is given a particular meaning, other parts of speech and grammatical forms of that word or phrase have corresponding meanings;

(d) clause headings are inserted for convenience only and are not to be used in the interpretation or construction of these by-Laws;

(e) words importing any gender include all other genders;

(f) words importing the singular include the plural and vice versa;

(g) a reference to a clause is a reference to a clause of these by-laws;

(h) a reference to a person is to be construed as a reference to an individual, body corporate, unincorporated association, partnership, joint venture or government body;

(i) a reference to anything (including, but not limited to, any right) includes a part of that thing but nothing in this clause implies that performance of part of an obligation constitutes performance of the obligation;

(j) a reference to a statute, regulation, proclamation, ordinance, standard, or by-law includes all statutes, regulations, proclamations, ordinances, standards or by-laws varying, consolidating or replacing it, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute;

(k) where these by-laws say that something can or must be done by the Body Corporate then that thing may be done by the Committee unless there is a legal restriction on the Committee doing so;

(l) all by-laws must be constructed so as to be valid, legal and enforceable in all respects. If any by-law is illegal, invalid or unenforceable it is to be read down to such extent as may be necessary to ensure that it is legal, valid, or enforceable as may be reasonable in the circumstances so as to give valid operation of a partial character. If any such by-law cannot be read down, it is deemed void and severed and the remaining by-laws are not in any way affected or impaired;

(m) these by-laws must be read in conjunction with the Owner's and Occupier's obligations under the Act.

2 Applicability to visitors

2.1 Occupiers must take reasonable steps to ensure that their Visitors comply with these by-laws on the basis that the by-laws apply to Visitors to the extent that the by-laws apply to the Occupier.

3 Occupier details

3.1 Owners must provide the Body Corporate with the name and service address of any Occupier and Letting Agent for their Lot.

Regulating conduct and interferences

4 Nuisances

4.1 Owners and Occupiers must:

(a) not use or permit the use of a Lot or the Common Property in a way that:

(i) causes a nuisance;

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(ii) causes a hazard;

(iii) interferes unreasonably with the use or enjoyment of another Lot or the Common Property; and

(b) communicate with the Body Corporate, Body Corporate contractors, Owners or Occupiers in a way that is reasonable, and in accordance with by-law 5.

5 Communication

5.1 Owners and Occupiers shall ensure that their communication with the Body Corporate and any of its contractors is sent in accordance with the following requirements:

(a) written communication shall only be sent by:

(i) email to the body corporate's address for service;

(ii) pre-paid post to the body corporate's address for service; or

(iii) another means of written communication if it is requested or invited by the Body Corporate;

(b) a maximum of two pieces of written communication may be sent per week, unless the body corporate invites additional written communication;

(c) any item of written communication shall be limited to a maximum of 2 pages in length containing a maximum of 1,000 words;

(d) verbal communications shall only be made by telephone to the body corporate if the body corporate expressly invites verbal communication;

(e) written and verbal communication with the body corporate or its contractors must at all times be courteous and not abusive or offensive;

(f) the body corporate and its contractors are permitted to disregard any communications that the Body Corporate reasonably considers fails to comply with the above requirements;

(g) the body corporate is not required to acknowledge receipt of any written communication;

(h) the body corporate must act reasonably in determining whether any communication requires a response, including considering whether the communication repeats matters addressed in previous communications; and

(i) Owners and Occupiers must not use threatening, intimidating, derogatory or defamatory language in their communication with, or display inappropriate behaviour towards, the body corporate or its contractors.

6 Smoking

6.1 Owners and Occupiers must not Smoke on Scheme Land unless the smoking is in:

(a) an Inside Area forming part of their Lot or exclusive use area; and

(b) a way that does not cause a nuisance, hazard or unreasonable interference with another person's use and enjoyment of the Common Property or a Lot.

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7 Parking and Vehicles

7.1 An Owner, Occupier or Visitor must not, without the written approval of the Body Corporate:

(a) use a Vehicle in a way which creates a hazard; or

(b) park a Vehicle on the Common Property except if the parking is:

(i) by a Visitor in a designated visitor car park; or

(ii) authorised in an exclusive use by-law.

7.2 An Owner or Occupier must provide to the Body Corporate the details of any Vehicles used by an Owner or Occupier on Scheme Land, including the registration number of the Vehicle.

7.3 A Visitor who parks in the designated visitor car park must display a notice on its Vehicle which includes:

(a) the Visitor's contact details, including a phone number, email and postal address; and

(b) the full name and lot number of the Owner or Occupier who the Visitor is visiting.

Note 1 – For the purposes of this by-law, Vehicle also extends to scooters, trucks, boats, trailers, caravans, camper vans, mobile homes, golf buggies or any other equivalent means of transportation.

Note 2 – an Owner or Occupier's Vehicle can be towed from the Common Property if parked in contravention of these by-laws without the Body Corporate being first required to send a contravention notice or make a dispute resolution application.

8 Works

Requirement for approval

8.1 An Owner or Occupier must not, without the written approval of the Body Corporate, Alter:

(a) the Common Property; or

(b) their Lot unless the works are of a cosmetic nature that:

(i) does not affect another Lot or the Common Property; or

(ii) are not visible from another Lot, the Common Property or from outside the Scheme .

Conditions of approval

8.2 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to:

(a) the improvement must be substantially in accordance with the plans and specifications provided to the Body Corporate detailing the way the Owner or Occupier is to Alter the Lot or Common Property;

(b) the way that the Owner or Occupier Alters the Lot or Common Property must be:

(i) carried out by suitably qualified persons in accordance with any building requirements;

(ii) carried out as soon as reasonably practicable and the Body Corporate advised of the commencement date as soon as known;

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(iii) carried out in accordance with any work, health and safety laws;

(iv) carried out in a way that does not cause a nuisance or unreasonable interference with Occupiers of other lots; and

(v) suitably insured; and

(c) the owner of the Lot must maintain any works in a good and structurally sound condition.

9 External appearance

9.1 The Owner or Occupier of a Lot must not, without the Body Corporate's written approval, do anything which changes the external appearance of the Lot which is visible from another Lot, the Common Property or from outside the Scheme.

Note – this includes the placement of an item or the hanging of washing on a balcony.

10 Use of Lots

10.1 An Owner or Occupier must not, without the written approval of the Body Corporate, use their Lot:

(a) for anything other than the purpose that the Lot was designed for; or

(b) if the owner or occupier of the Lot is not the Caretaking Service Contractor, in a way which competes with the Caretaking Service Contractor.

11 Obstruction

11.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

(a) obstruct the Common Property;

(b) place items on, or use for storage, the Common Property; or

(c) exclusively use the Common Property without an authorising exclusive use by-law.

12 Auctions

12.1 An Owner must not, without the written approval of the Body Corporate, carry out an auction on their Lot or the Common Property.

13 Garage sale

13.1 An Occupier must not, without the written approval of the Body Corporate, carry out a garage sale on their Lot or the Common Property.

14 Body Corporate contractors

14.1 An Owner or Occupier must not, without the written approval of the Body Corporate, provide instructions to contractors of the Body Corporate.

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15 Animals

Requirement for approval

15.1 An Owner or Occupier must not bring or keep an animal in their Lot or the Common Property:

(a) without the written approval of the Body Corporate; or

(b) unless:

(i) the Owner or Occupier is a person with a disability under the *Guide, Hearing and Assistance Dogs Act 2009* (Qld);

(ii) the Owner or Occupier relies on a Guide, Hearing or Assistance Dog; and

(iii) the animal is a Guide, Hearing or Assistance Dog.

Conditions of approval

15.2 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to the conditions set out in this by-law.

15.3 If an Owner or Occupier brings or keeps an animal in their Lot or the Common Property, unless approved to the contrary by the Body Corporate:

(a) the animal must be kept within the Lot and not allowed to roam the Common Property;

(b) the Owner or Occupier must ensure that when passing through Common Property, the animal is suitably restrained or carried;

(c) the Owner or Occupier must immediately pick up and dispose of any waste left by the animal on the Common Property;

(d) the animal must be registered with the council, if the animal is a type that allows council registration; and

(e) the animal must carry an identification tag with the Owner or Occupier's details.

16 Waste

16.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

(a) leave waste on the Common Property other than in a designated waste bin designed for keeping the type of waste being disposed of;

(b) overfill a designated waste bin; or

(c) dispose of waste in a way which is not adequately bagged.

17 Letterbox

17.1 An Owner or Occupier must not, without the written approval of the:

(a) Body Corporate, use or interfere with a letterbox designated for the Body Corporate; or

(b) other relevant Lot Occupier, use or interfere with a letterbox designated for another Lot.

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18 Access keys

18.1 An Owner or Occupier must:

(a) not, without the written approval of the Body Corporate:

(i) interfere or tamper with or copy an access key for the Common Property or a Lot; or

(ii) use an access key for which they are not authorised to use; and.

(b) notify the Body Corporate if they lose possession of an access key for which they are authorised to use.

19 Restricted areas

19.1 An Owner or Occupier must not, without the written approval of the Body Corporate, access an area that has been restricted by the Body Corporate.

20 Use of utility infrastructure

20.1 An Owner or Occupier shall not, without the prior approval of the Body Corporate, use or interfere with any utility infrastructure.

Note – this includes the use of electrical outlets located on the Common Property.

Facilities

21 Barbecue area

Booking

21.1 An Owner or Occupier must not, without an Approved Booking, use the barbecue area to the exclusion of other Owners and Occupiers.

Without a booking

21.2 An Owner or Occupier may use the barbecue area on the conditions that the use does not:

(a) conflict with an Approved Booking;

(b) exclude other Owners and Occupiers unless the use is consistent with an Approved Booking;

(c) cause damage to the surface, fixtures or fittings of the barbecue area;

(d) cause a nuisance or an unreasonable interference; and

(e) leave the area unclean and untidy after use.

22 Clothesline

22.1 An Owner or Occupier may use the clothesline on the conditions that the use:

(a) is for the clothesline's intended purpose;

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(b) is not for an unreasonable frequency or duration that would unreasonably exclude other Owners and Occupiers from using the clothesline; and

(c) does not cause damage to the clothesline.

23 Pool

23.1 An Owner or Occupier may use the pool on the conditions that the use:

(a) does not occur, unless otherwise approved by the Body Corporate, outside of the hours of 7:00am and 9:00pm;

(b) does not cause damage to the pool;

(c) does not Alter the maintenance or condition of the pool;

(d) does not leave the area unclean and untidy after use;

(e) does not bring animals into the pool;

(f) does not bring glass into the pool; and

(g) includes suitable clothing;

(h) ensures that Owners, Occupiers and Visitors are appropriately supervised having regard to the age and capability of the Owner, Occupier and Visitor.

24 Toilet

24.1 An Owner or Occupier may use the common property toilet on the conditions that the use:

(a) is for the intended purpose of a toilet;

(b) does not leave the area unclean and untidy after use;

(c) does not cause damage to the common property toilet; and

(d) does not take more consumables than reasonably required for the intended purpose of a toilet.

Exclusive use

25 Exclusive use – areas and usage

25.1 The Owner for the time being of each Lot identified in Schedule E is granted the exclusive use of that part of the Common Property identified in Schedule E for the purpose of parking a Vehicle.

25.2 Each Owner to whom exclusive use has been granted pursuant to this by-law shall be responsible for the repair, maintenance and replacement of the exclusive use area.

25.3 Owners and Occupiers must ensure their Vehicle is parked within the parameters of their allotted, authorised or designated exclusive use car space.

25.4 Owners and Occupiers must ensure their Vehicle in no way protrudes, encroaches or obstructs neighbouring parking spaces or Common Property areas.

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25.5 Owners and Occupiers must not leave any form of litter or refuse on their exclusive use carpark(s) or use the same to create a nuisance.

25.6 Owners and Occupiers must not park or permit any Vehicle (including motorcycles and push bikes) to stand on Common Property except:

(a) with the consent in writing of the Body Corporate; or

(b) where authorised by an exclusive use by-law.

25.7 The Body Corporate may cancel any approval granted under by-law 25.6(a) by giving seven (7) days written notice to the Owner or Occupier.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Nil.

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

Lot on Plan	Exclusive Use Area
Lot 1 on GTP 102322	Area 1 on attached Sheets 1 and 3
Lot 2 on GTP 102322	Area 2 on attached Sheets 1 and 3
Lot 3 on GTP 102322	Area 3 on attached Sheets 1 and 3
Lot 4 on GTP 102322	Area 4 on attached Sheets 1 and 3
Lot 5 on GTP 102322	Area 5 on attached Sheets 1 and 3
Lot 6 on GTP 102322	Area 6 on attached Sheets 1 and 2
Lot 7 on GTP 102322	Area 7 on attached Sheets 1 and 2
Lot 8 on GTP 102322	Area 8 on attached Sheets 1 and 2
Lot 9 on GTP 102322	Area 9 on attached Sheets 1 and 2
Lot 10 on GTP 102322	Area 10 on attached Sheets 1 and 2
Lot 11 on GTP 102322	Area 11 on attached Sheets 1 and 3
Lot 12 on GTP 102322	Area 12 on attached Sheets 1 and 3
Lot 13 on GTP 102322	Area 13 on attached Sheets 1 and 3
Lot 14 on GTP 102322	Area 14 on attached Sheets 1 and 3
Lot 15 on GTP 102322	Area 15 on attached Sheets 1 and 3
Lot 17 on GRP 103002	Area 17 on attached Sheets 1 and 4
Lot 18 on GRP 103002	Area 18 on attached Sheets 1 and 4
Lot 19 on GRP 103002	Area 19 on attached Sheets 1 and 4
Lot 20 on GRP 103002	Area 20 on attached Sheets 1 and 4
Lot 21 on GRP 103002	Area 21 on attached Sheets 1 and 3
Lot 22 on GRP 103002	Area 22 on attached Sheets 1 and 4
Lot 23 on GRP 103002	Area 23 on attached Sheets 1 and 4
Lot 24 on GRP 103002	Area 24 on attached Sheets 1 and 4
Lot 25 on GRP 103002	Area 25 on attached Sheets 1 and 4
Lot 26 on GRP 103002	Area 26 on attached Sheets 1 and 4

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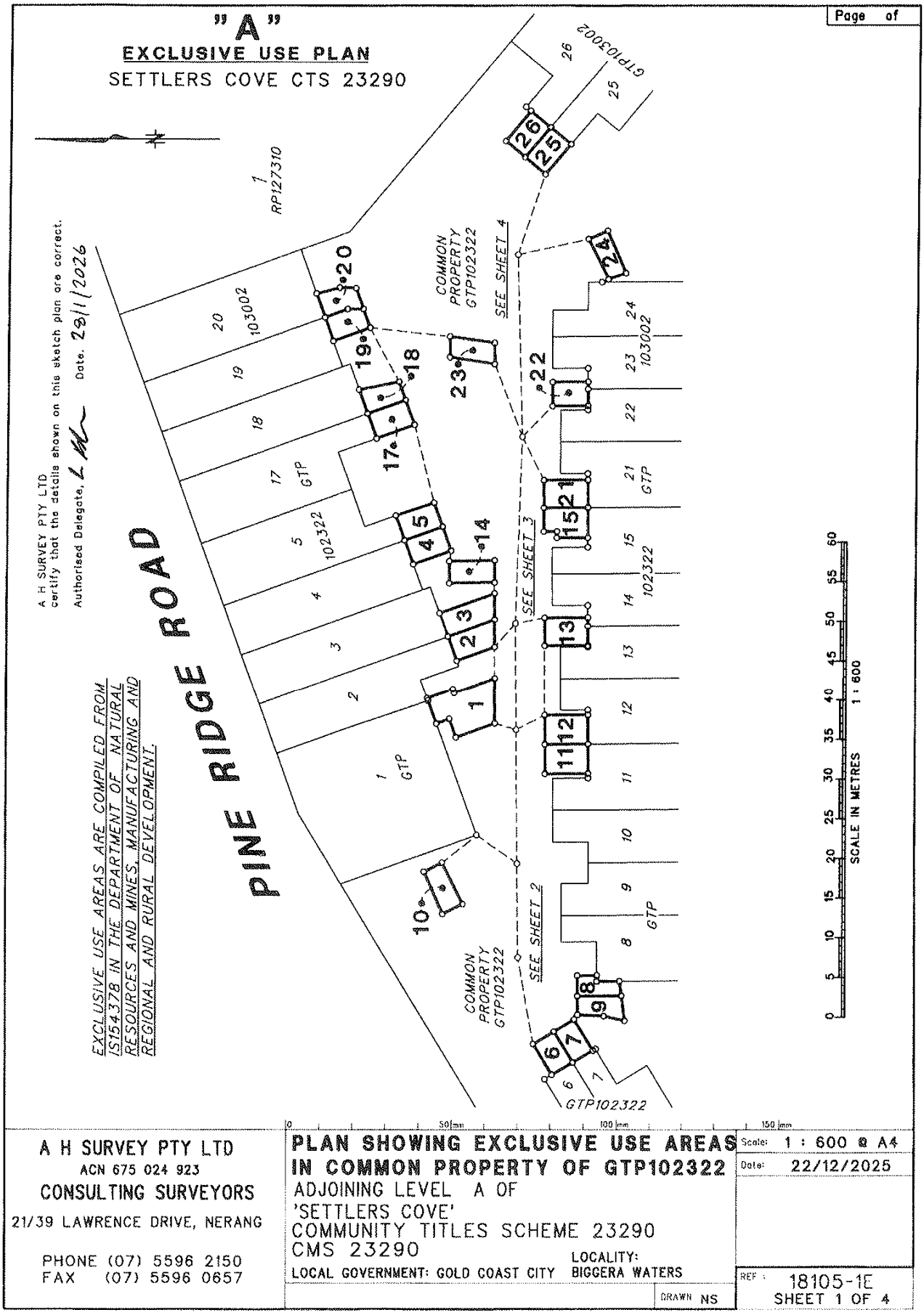

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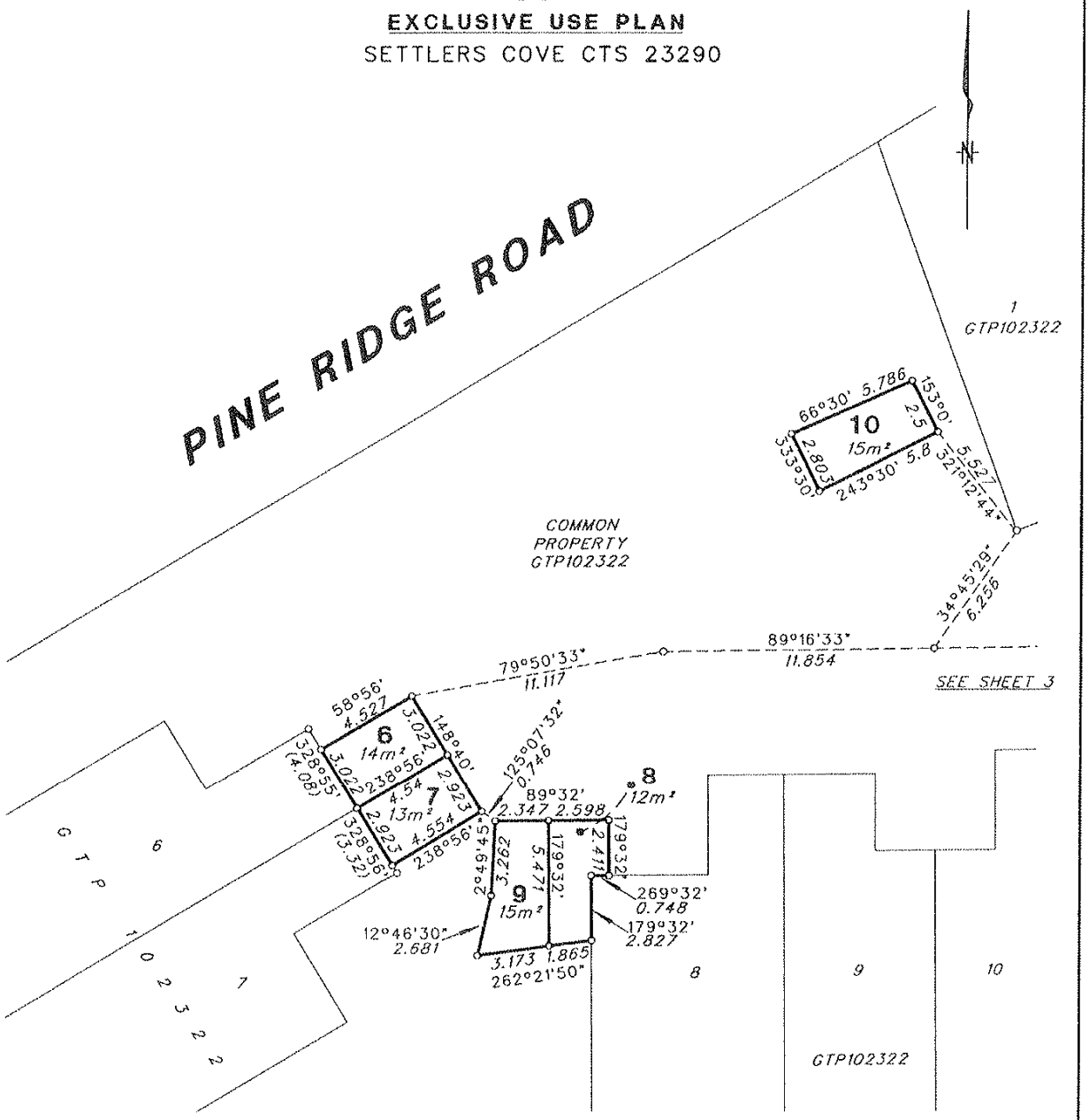
EXCLUSIVE USE PLAN

SETTLERS COVE CTS 23290



EXCLUSIVE USE AREAS ARE COMPILED FROM IS154378 IN THE DEPARTMENT OF NATURAL RESOURCES AND MINES, MANUFACTURING AND REGIONAL AND RURAL DEVELOPMENT.

A H SURVEY PTY LTD
ACN 675 024 923
CONSULTING SURVEYORS
21/39 LAWRENCE DRIVE, NERANG
PHONE (07) 5596 2150
FAX (07) 5596 0657

PLAN SHOWING EXCLUSIVE USE AREAS IN COMMON PROPERTY OF GTP102322

ADJOINING LEVEL A OF
'SETTLERS COVE'
COMMUNITY TITLES SCHEME 23290
CMS 23290

LOCAL GOVERNMENT: GOLD COAST CITY
LOCALITY: BIGGERA WATERS

Scale: 1 : 250 @ A4
Date: 22/12/2025

DRAWN NS

REF: 18105-1E
SHEET 2 OF 4

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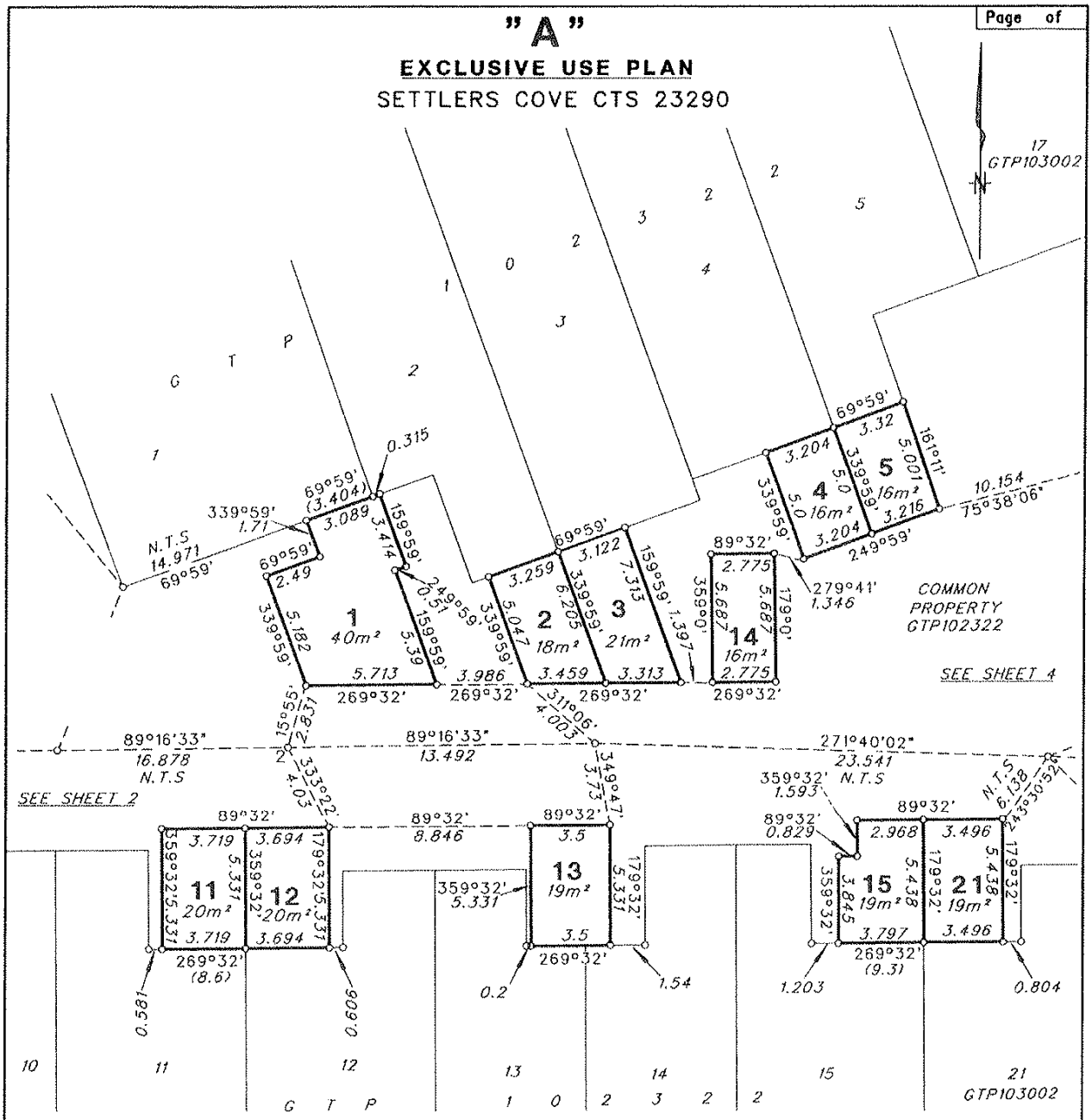
EXCLUSIVE USE PLAN

SETTLERS COVE CTS 23290



EXCLUSIVE USE AREAS ARE COMPILED FROM IS154378 IN THE DEPARTMENT OF NATURAL RESOURCES AND MINES, MANUFACTURING AND REGIONAL AND RURAL DEVELOPMENT.

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SCALE IN METRES 1 : 250

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ACN 875 024 923
CONSULTING SURVEYORS
21/39 LAWRENCE DRIVE, NERANG
PHONE (07) 5596 2150
FAX (07) 5596 0657

PLAN SHOWING EXCLUSIVE USE AREAS IN COMMON PROPERTY OF GTP102322
ADJOINING LEVEL A OF
'SETTLERS COVE'
COMMUNITY TITLES SCHEME 23290
CMS 23290

LOCALITY: BIGGERA WATERS
LOCAL GOVERNMENT: GOLD COAST CITY

Scale: 1 : 250 @ A4
Date: 22/12/2025
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SHEET 3 OF 4

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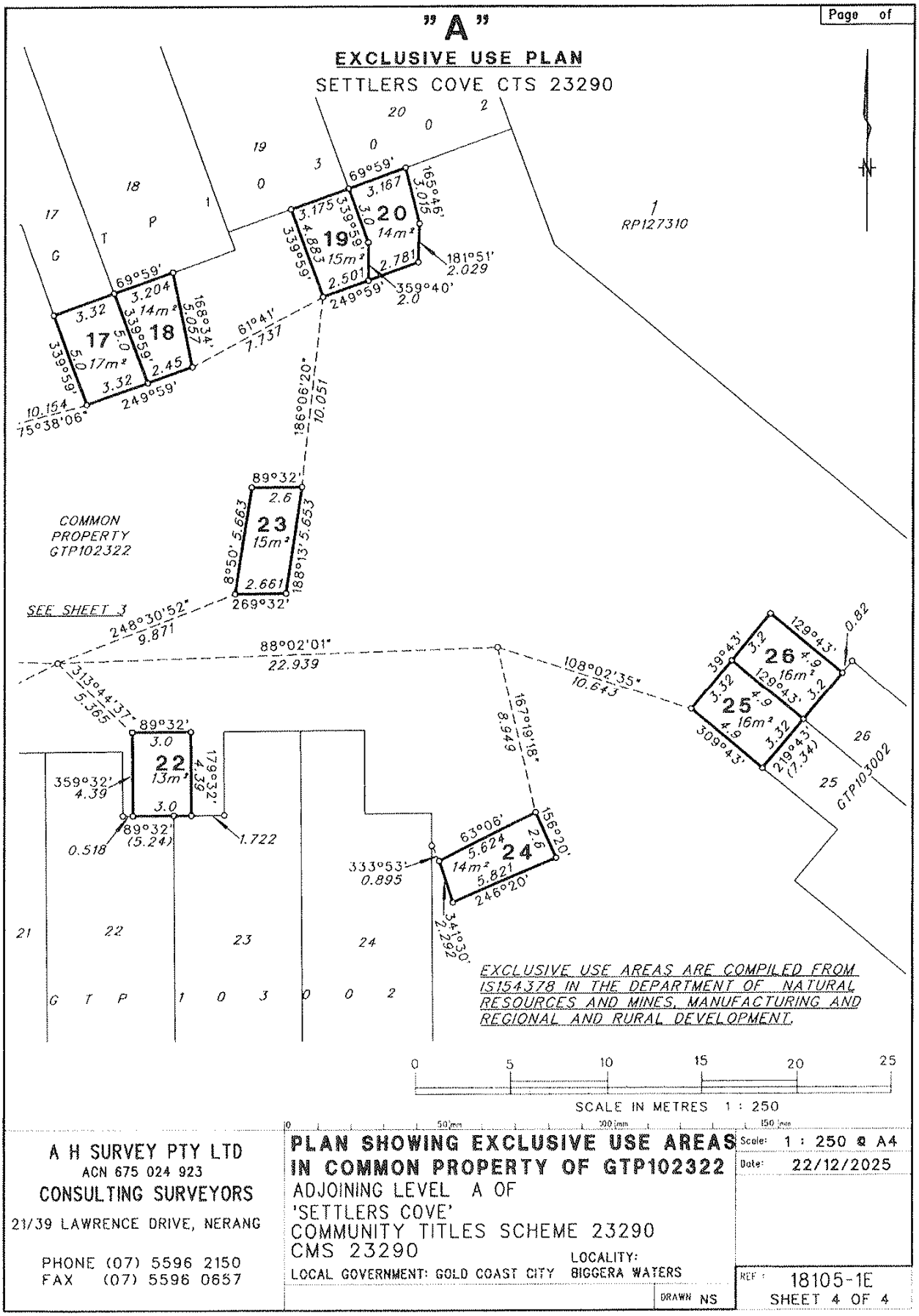

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COMMUNITY TITLES SCHEME 23290
CMS 23290
LOCALITY: BIGGERA WATERS
LOCAL GOVERNMENT: GOLD COAST CITY

Scale: 1 : 250 @ A4
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REF: 18105-1E
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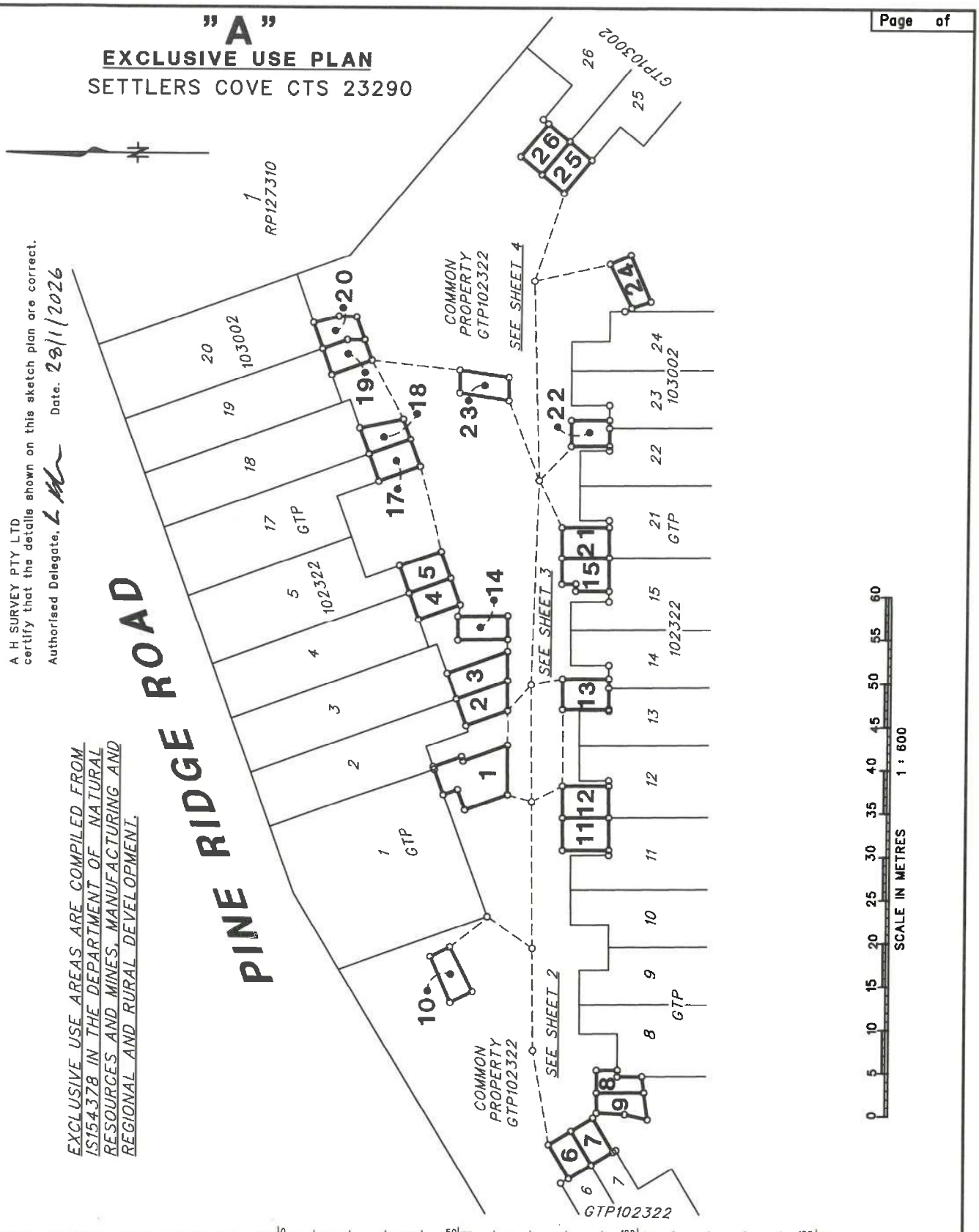
EXCLUSIVE USE PLAN

SETTLERS COVE CTS 23290



A H SURVEY PTY LTD certify that the details shown on this sketch plan are correct.

Authorised Delegate. Date. 29/1/2026

EXCLUSIVE USE AREAS ARE COMPILED FROM IS154378 IN THE DEPARTMENT OF NATURAL RESOURCES AND MINES, MANUFACTURING AND REGIONAL AND RURAL DEVELOPMENT.

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ACN 675 024 923
CONSULTING SURVEYORS
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PLAN SHOWING EXCLUSIVE USE AREAS IN COMMON PROPERTY OF GTP102322

ADJOINING LEVEL A OF
'SETTLERS COVE'
COMMUNITY TITLES SCHEME 23290
CMS 23290

LOCAL GOVERNMENT: GOLD COAST CITY LOCALITY: BIGGERA WATERS

DRAWN NS

Scale: 1 : 600 @ A4

Date: 22/12/2025

REF : 18105-1E

SHEET 1 OF 4

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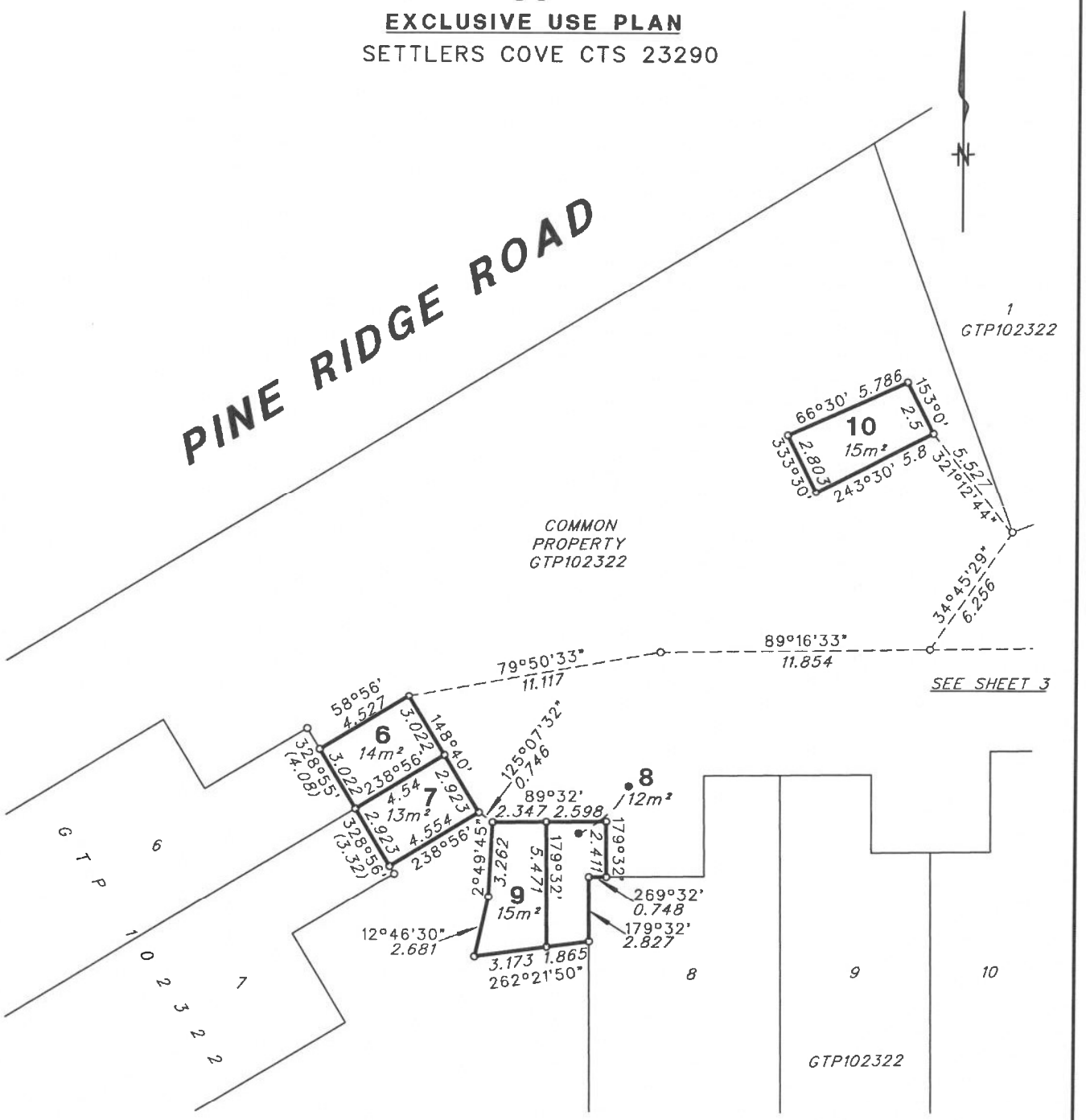
EXCLUSIVE USE PLAN

SETTLERS COVE CTS 23290



EXCLUSIVE USE AREAS ARE COMPILED FROM IS154378 IN THE DEPARTMENT OF NATURAL RESOURCES AND MINES, MANUFACTURING AND REGIONAL AND RURAL DEVELOPMENT.

0 5 10 15 20 25

SCALE IN METRES 1 : 250

0 50mm 100mm 150mm

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PLAN SHOWING EXCLUSIVE USE AREAS IN COMMON PROPERTY OF GTP102322

ADJOINING LEVEL A OF
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COMMUNITY TITLES SCHEME 23290
CMS 23290

LOCALITY: BIGGERA WATERS
LOCAL GOVERNMENT: GOLD COAST CITY

DRAWN NS

Scale: 1 : 250 @ A4
Date: 22/12/2025

REF : 18105-1E
SHEET 2 OF 4

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

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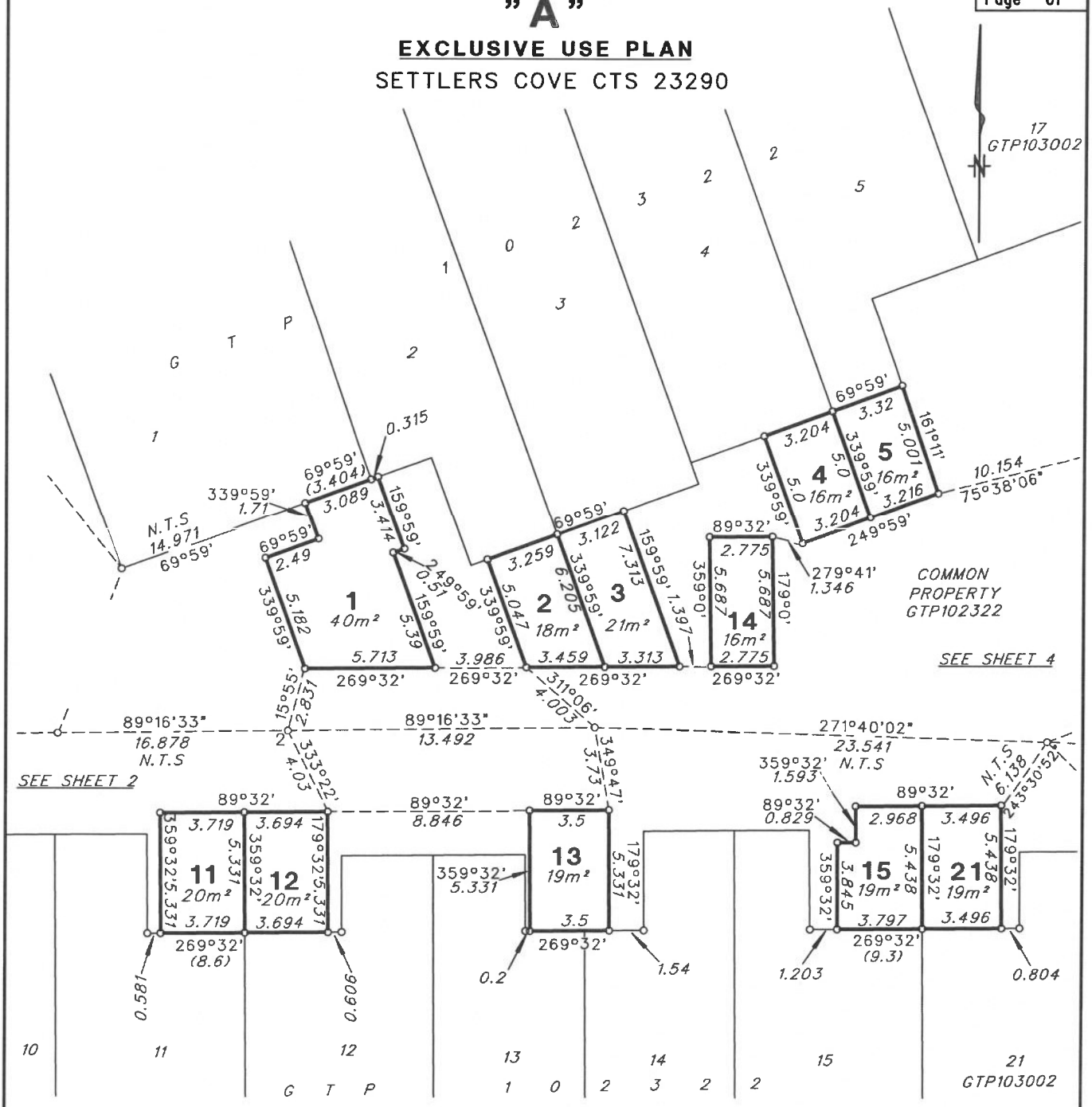
EXCLUSIVE USE PLAN

SETTLERS COVE CTS 23290



EXCLUSIVE USE AREAS ARE COMPILED FROM IS154378 IN THE DEPARTMENT OF NATURAL RESOURCES AND MINES, MANUFACTURING AND REGIONAL AND RURAL DEVELOPMENT.

0 5 10 15 20 25

SCALE IN METRES 1 : 250

0 50mm 100mm 150mm

A H SURVEY PTY LTD
ACN 675 024 923
CONSULTING SURVEYORS
21/39 LAWRENCE DRIVE, NERANG
PHONE (07) 5596 2150
FAX (07) 5596 0657

PLAN SHOWING EXCLUSIVE USE AREAS IN COMMON PROPERTY OF GTP102322

ADJOINING LEVEL A OF
'SETTLERS COVE'
COMMUNITY TITLES SCHEME 23290
CMS 23290

LOCALITY: BIGGERA WATERS
LOCAL GOVERNMENT: GOLD COAST CITY

DRAWN NS

Scale: 1 : 250 @ A4
Date: 22/12/2025

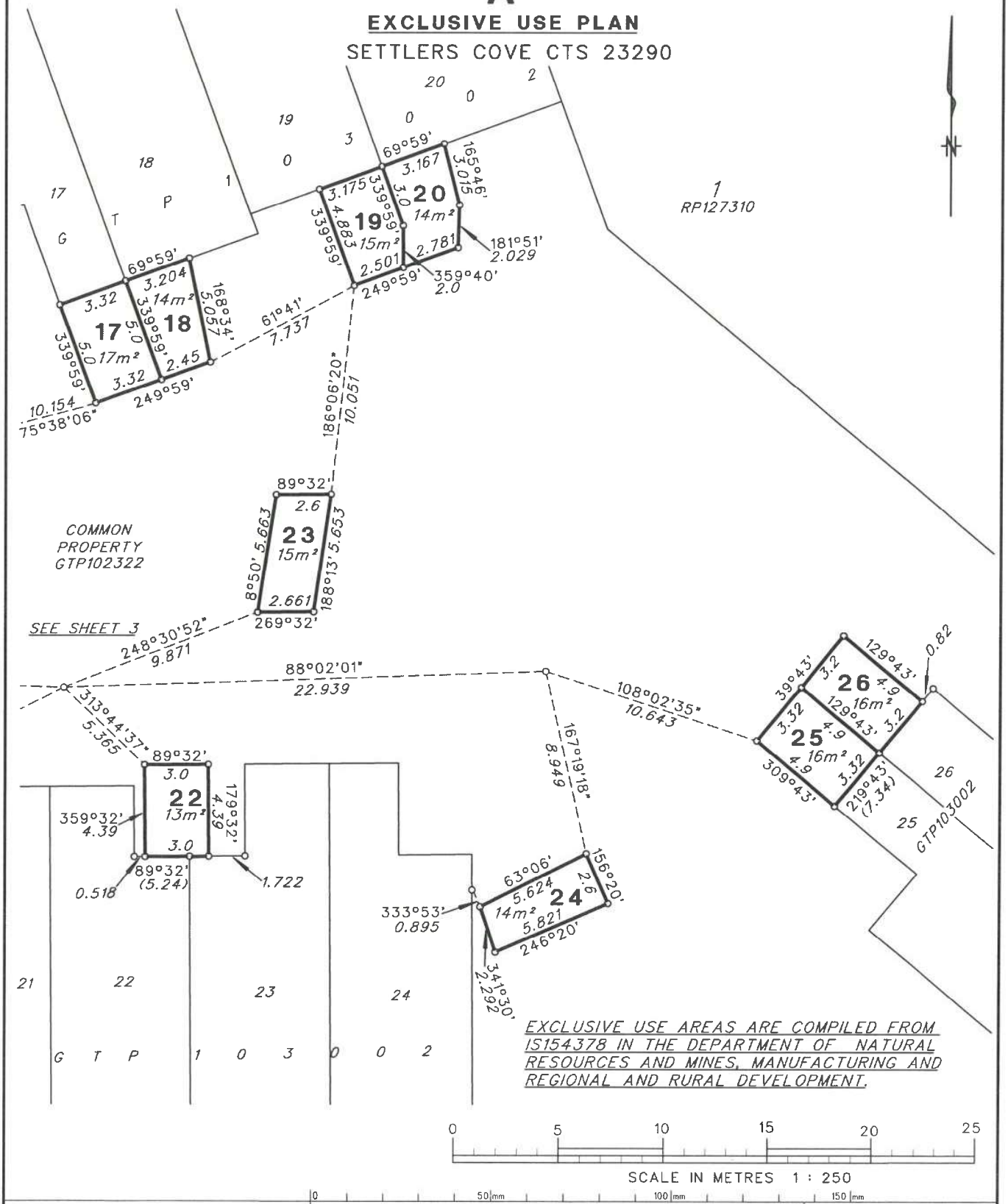
REF : 18105-1E
SHEET 3 OF 4

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

"A"

EXCLUSIVE USE PLAN

SETTLERS COVE CTS 23290



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0 5 10 15 20 25

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DRAWN NS

Scale: 1 : 250 @ A4
Date: 22/12/2025

REF : 18105-1E
SHEET 4 OF 4

ASSET REGISTER

SETTLERS COVE CTS 23290

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Stihl BG86-C Blower SN28740903	**Plant and Machinery**		**010113**			**0.00**	**399.00**
Hedge Trimmer	**Plant and Machinery**		**010110**			**0.00**	**59.87**
Rake	**Plant and Machinery**		**010110**			**0.00**	**16.97**
Steel Pruner	**Plant and Machinery**		**010110**			**0.00**	**25.98**
Chlorinator Hurlcon VX9T 30 am	**Plant and Machinery**		**010111**			**0.00**	**1,360.00**
Honda Lawnmower 5.5hp 21' SN MASU-1008007	**Plant and Machinery**	**Purchase**	**120514**	**Ashmore Mower Centre**		**0.00**	**1,350.00**
Rover Shredder/Chipper Vac	**Plant and Machinery**	**Purchase**	**281114**	**Williams Grp Southport Timbers**		**0.00**	**710.00**
Salt Chlorinator A300 Deluxe	**Plant and Machinery**	**Purchase**	**201214**	**Paul Galvin**		**0.00**	**1,250.00**
				Totals	**0.00**	**0.00**	**5,171.82**

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ASSET REGISTER

SETTLERS COVE CTS 23290

Description	Type	Method of Acquisition	Date of Acquisition	Acquired from	Original Cost	Cost to date	Market Value
Sand Filter Cantabrick C280	**Plant and Machinery**	**Purchase**	**070815**	**Active Pool Supplies**		**0.00**	**965.00**
GRILLEX BBQ UNIT	**Plant and Machinery**	**Purchase**	**010219**	**AUSSIELEC**		**0.00**	**3,795.00**
28.3.19 POOL EQUIP	**Plant and Machinery**	**Purchase**	**010419**	**ACTIVE POOL SUPPLIES P O Box 9 RUNAWAY BAY QLD 4216**	**162.65**	**162.65**	**162.65**
				Totals	**162.65**	**162.65**	**10,094.47**

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CONTRACTS REGISTER
SETTLERS COVE CTS 23290

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Bellborough Pty Ltd T/A Body Corporate Headquarters	**Administration**		**CONTRACT**
Commencement Date	**01/09/24**	Termination Date	
Term of Contract	**1**	Finance	
Options	**1 + 1**	Name of Financier	
Copy of Agreement on File	**Y**	Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Metco Property Pty Ltd **PO Box 608** **MACKAY QLD 4740**	**Caretaking**		**Monthly in arrears**
Commencement Date	**01/09/19**	Termination Date	
Term of Contract	**25 Years**	Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

Contractor Name and Address	Details of Duties	Delegated Powers	Basis of Remuneration
Commencement Date		Termination Date	
Term of Contract		Finance	
Options		Name of Financier	
Copy of Agreement on File		Date of Advice from Financier	
Workers Comp No		Date of Withdrawal of Financier	

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Body Corporate Headquarters
A better customer experience
ABN: 14 087 234 857
4/71 Upton Street, Bundall QLD 4217
P O Box 7393, GCMC, Bundall QLD 9726
Ph: 07 5538 2676
admin@bchq.com.au

SETTLERS COVE CTS 23290

BALANCE SHEET

AS AT 11 SEPTEMBER 2026

	ACTUAL 11/09/2026	ACTUAL 31/05/2026
OWNERS FUNDS		
Administrative Fund	21,075.39	2,630.61
Sinking Fund	83,522.38	80,151.44
TOTAL	**$ 104,597.77**	**$ 82,782.05**
THESE FUNDS ARE REPRESENTED BY		
ASSETS		
Cash At Bank	98,509.16	74,903.00
Levies In Arrears	16,865.52	11,864.65
Other Arrears	760.00	611.50
Secondary Debtors	1,404.10	1,404.10
TOTAL ASSETS	**117,538.78**	**88,783.25**
LIABILITIES		
Gst Clearing Account	3,669.48	496.46
Levy Arrears	(25.00)	(25.00)
Creditors	0.00	(222.18)
Accruals	0.00	1,122.50
Next Year Discounts	0.00	(808.50)
Levies In Advance	9,296.53	5,437.92
TOTAL LIABILITIES	**12,941.01**	**6,001.20**
NET ASSETS	**$ 104,597.77**	**$ 82,782.05**

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SETTLERS COVE CTS 23290

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2026 TO 11 SEPTEMBER 2026

	ACTUAL 01/06/26-11/09/26	BUDGET 01/06/26-31/05/27	ACTUAL 01/06/25-31/05/26
ADMINISTRATIVE FUND			
INCOME			
Levies - Administrative Fund	41,666.68	132,000.00	125,000.00
Discount - Admin Fund	(8,437.46)	(26,400.00)	(18,910.00)
TOTAL ADMIN. FUND INCOME	**33,229.22**	**105,600.00**	**106,090.00**
EXPENDITURE - ADMIN. FUND			
Administration Fees	493.94	2,500.00	2,384.25
Audit Preparation Fees	0.00	375.00	375.00
Auditors--Audit Services	(20.00)	710.00	710.00
Bank Charges	6.60	40.00	37.00
Bank Charges--With Gst	27.96	100.00	93.23
Bas Preparation	257.50	1,050.00	1,030.00
Caretaking	10,977.78	47,000.00	46,317.17
Electrical	0.00	250.00	0.00
Executive Committee Expenses	0.00	50.00	0.00
Grounds-Gardening	0.00	0.00	3,080.00
Grounds-Gates	0.00	0.00	2,058.00
Grounds-Pool Consumables	110.82	1,200.00	1,072.74
Gutters & Downpipes	0.00	1,500.00	1,381.82
Insurance-Premiums	(480.45)	37,000.00	35,617.28
Insurance - Stamp Duty	0.00	3,700.00	3,421.17
Insurance-Valuation	713.00	700.00	0.00
Legal & Debt Collection Fees	0.00	750.00	732.00
Management Fees--Standard	1,307.54	4,150.00	3,865.05
Pest/Vermin Control	0.00	700.00	0.00
Plumbing & Drainage	0.00	500.00	4,611.50
Pool Safety Inspection/Report	0.00	180.00	171.82
Printing, Postage, Stationery	799.22	2,500.00	2,362.66
Tax Return Preparation	0.00	260.00	257.50
Utility-Community Power	429.17	2,000.00	1,859.54
Stratamax Program Licence	161.36	500.00	484.08
TOTAL ADMIN. EXPENDITURE	**14,784.44**	**107,715.00**	**111,921.81**
SURPLUS / DEFICIT	**$ 18,444.78**	**$ (2,115.00)**	**$ (5,831.81)**
Opening Admin. Balance	2,630.61	2,630.61	8,462.42
ADMINISTRATIVE FUND BALANCE	**$ 21,075.39**	**$ 515.61**	**$ 2,630.61**

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SETTLERS COVE CTS 23290

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JUNE 2026 TO 11 SEPTEMBER 2026

	ACTUAL 01/06/26-11/09/26	BUDGET 01/06/26-31/05/27	ACTUAL 01/06/25-31/05/26
SINKING FUND			
INCOME			
Levies - Sinking Fund	7,333.32	14,666.64	30,999.96
Discount - Sinking Fund	(1,294.38)	(2,933.32)	(4,667.06)
TOTAL SINKING FUND INCOME	**6,038.94**	**11,733.32**	**26,332.90**
EXPENDITURE - SINKING FUND			
Building General	0.00	5,000.00	0.00
Consultancy	0.00	5,000.00	1,980.00
Grounds-Fencing & Gates	0.00	2,500.00	5,471.00
Grounds-Mulching Of Gardens	0.00	3,000.00	0.00
Gutter Cleaning	1,925.00	1,500.00	1,500.00
Legal Fees--Sinking	0.00	0.00	1,632.75
Plumbing & Drainage	0.00	5,000.00	7,580.00
Security Equipment	0.00	5,000.00	0.00
Sinking Fund Forecast	743.00	0.00	0.00
TOTAL SINK. FUND EXPENDITURE	**2,668.00**	**27,000.00**	**18,163.75**
SURPLUS / DEFICIT	**$ 3,370.94**	**$ (15,266.68)**	**$ 8,169.15**
Opening Sinking Fund Balance	80,151.44	80,151.44	71,982.29
SINKING FUND BALANCE	**$ 83,522.38**	**$ 64,884.76**	**$ 80,151.44**

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SETTLERS COVE CTS 23290

ABN 94 741 411 532

STATEMENT

Michael Keys & Jennifer Evans
1/8 Bluefin Court
NOOSAVILLE QLD 4566

Transfer Date:
05/05/17

-

Statement Period			
01 Jun 26 to 11 Sep 26			
A/c No	9	Lot No	9
Page Number	1 of 1	Unit No	9

Last Certificate Issued: 24/04/17

Date	Type	Details	Reference	Debit	Credit	Balance
		Brought forward				0.00
01/06/26	Admin Fund	01/06/26 To 30/09/26	I0012085	1,604.17		1,604.17
01/06/26	Sinking Fund	01/06/26 To 30/09/26	I0012110	282.33		1,886.50
26/06/26	Receipt	Admin Fund	R0011492		1,283.34	603.16
26/06/26	Receipt	Sinking Fund	RA011492		225.86	377.30
26/06/26	Discount	Admin Discount	RB011492		320.83	56.47
26/06/26	Discount	Sink Discount	RC011492		56.47	0.00
31/08/26	Admin Fund	01/10/26 To 31/01/27	I0012135	1,604.17		1,604.17
31/08/26	Sinking Fund	01/10/26 To 31/01/27	I0012160	282.33		1,886.50
				$3,773.00	$1,886.50	$1,886.50

Over 90 Days	90 Days	60 Days	30 Days	Current
0.00	0.00	0.00	0.00	1,886.50

BALANCE DUE: $1,886.50

Date Paid	Amount Paid

Payment Options

Tel: 1300 552 311 Ref: 1441 1775 2	**Telephone:** Call this number to pay by credit card. International: +613 8648 0158 (charges apply).
www.stratamax.com.au Ref: 1441 1775 2	**Internet:** Make credit card payments online Visit www.stratamax.com.au (charges apply).
www.stratapay.com/ddr Ref: 1441 1775 2	**Direct Debit:** Make auto payments from your credit card or bank account. Visit stratapay.com/ddr to register *Credit card charges apply.
Biller Code: 74625 Ref: 1441 1775 2	**BPay:** Contact your participating financial institution to make a payment from your cheque or savings account using BPay. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518
Billpay Code: 3599 Ref: 1441 1775 2	**In Person:** Present this bill in store at Australia Post to make cheque or EFTPOS payments.
Make cheque payable to: StrataPay 1441 1775 2	**Mail:** Send cheque with this slip by mail to: **StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia**
BSB: 067-970 Acct No: 1441 1775 2 (Applies to this bill only)	**Internet Banking - EFT:** Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.

STRATAPAY

StrataPay Reference
1441 1775 2

Amount	Due Date
$1,886.50	**25 Sep 26**

BODY CORPORATE HEADQUARTERS
23290/02100009 Lot 9/9

Michael Keys & Jennifer Evans
1/8 Bluefin Court
NOOSAVILLE QLD 4566

*3599 144117752

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

PGS MANAGEMENT

PAUL SEYMOUR
BSc (OS) AAIOS
T/A PGS MANAGEMENT (QLD)
ABN 50 190 394 745

P. 07 5603 3922
E. info@pgsmanagement.com.au
PO BOX. 1274 Paradise Point, QLD 4216

20/07/2026

Our Reference: 0441022026

Settlers Cover CTS 23290
C/o The Body Corporate Headquartersd
4/71 Upton Street, Bundall, Qld 4217

Melisa.wyatt@bchq.com.au

Attention : Melisa Wyatt

Sinking Fund Forecast

SETTLERS COVER CTS 23920

503 Pine Ridge Road, Runaway Bay, Qld 4216

Further to our proposal and your subsequent commission we are pleased to enclose our Sinking Fund Forecast for the above property.

If you have any questions or require further information, please contact the undersigned.

Yours faithfully,

For and behalf of

PGS Management

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

Sinking Fund Forecast

for

SETTLERS COVER

503 Pine Ridge Road, Runaway Bay, Qld 4216

CTS 23290

20/07/2026

SFF Number 0441022026



Prepared by

PGS MANAGEMENT

PGS Management (QLD)
ABN 50 190 394 745

P: 07 5603 3922
E: info@pgsmanagement.com.au

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

BUILDING DETAILS

Building Name	SETTLERS COVER
Building Address	503 Pine Ridge Road, Runaway Bay, Qld 4216
Common Title Scheme Number (CTS)	23290
Plan Type	SFP
Financial year end date	31-05-2025
Number of Lot Entitlements	400
Number of Units	26
Report date	20/07/2026
GST Status	Not Registered
Sinking fund levy (Excl Discount)	$ 27 280.00

BUILDING DESCRIPTION – Pool Building

Floor / Slab Construction:	Reinforced concrete.
External Walls:	External face brick wallsClick or tap here to enter text.
Roof Construction:	Tiled roofing on trusses
Access Driveway / Parking:	Reinforced concrete.
Common Facilities:	Swimming pool recreation area
Building Condition:	The site is in a good condition and no evidence of additional works undertaken.

Sinking Fund Forecast

ANNUAL CONTRIBUTION REQUIREMENT

Annual Increase: 4%	Estimated overall life	Years to Replacement	CURRENT COSTS	Year 1 2026 1.040	Year 2 2027 1.082	Year 3 2028 1.125	Year 4 2029 1.170	Year 5 2030 1.217	Year 6 2031 1.265	Year 7 2032 1.316	Year 8 2033 1.369	Year 9 2034 1.423	Year 10 2035 1.480	Year 11 2036 1.539	Year 12 2037 1.601	Year 13 2038 1.665	Year 14 2039 1.732	Year 15 2040 1.801	TOTAL
				1.040	1.082	1.125	1.170	1.217	1.265	1.316	1.369	1.423	1.480	1.539	1.601	1.665	1.732	1.801	
Roadworks , walkways																			
Concrete driveway repairs	7	5	1,875					2,281							3,002			15,000	20,283
Sub Total			1,875					2,281							3,002			15,000	20,283
Roofing - shared facilities																			
Replace gutters, fascias, downpipes - allowance	5	4	1,350				1,579					1,921					2,338		5,839
Sub Total			1,350				1,579					1,921					2,338		5,839
Doors, gates and framing																			
Replace front gate	15	11	4,500											6,928					6,928
Replace front gate motor	6	5	1,250					1,521						1,924					3,445
Sub Total		16	5750					1521						8852					10373
Services																			
Electrical																			
Replace intercom	10	6	4,354						5,509										5,509
Replace light fittings - External	3	3	265			298			335			377			424			477	1,912
Repair electrical services	5	4	1,320				1,544					1,879					2,286		5,709
Hydraulics																			
Replace in ground pipework	4	4	1,980	7,580			2,316				2,710				3,170				15,776
Maintain sewers systems	5	4	2,000				2,340					2,847					3,463		8,650
Sub Total				7580		298	6200		5845		2710	5103			3594		5749	477	37556
Complex facilities																			
Swimming pool																			
Resurface outdoor pool	20	18	6,400																
Replace pool sand filter	10	5	1,350					1,642										2,431	4,074
Replace pool pump	5	3	1,400			1,575					1,915					2,331			5,822
Replace chlorinator	10	7	1,150							1,513									1,513
Replace pool signage	8	6	95						120								165		285
Replace pool shade sail	15	10	3,500										5,181						5,181
Replace BBQ	15	9	1,800									2,562							2,562
Repairs to pool copings	20	13	1,100													1,832			1,832
Repairs to pool pavings	7	5	2,200					2,677							3,522				6,199
Sub Total			18995			1575		4319	120	1513	1915	2562	5181		3522	4163	165	2431	27467
General fixtures																			
Replace letter boxes	10	8	600								821								821
Sub total			785								1074								1074
External works																			
Repair timber fencing	2	2	3,800		4,110		4,445		4,808		5,201		5,625		6,084		6,580		36,854
Replace timber fencing - portion	25	12	7,600												12,168				12,168
Block retaining wall repairs	6	6	1,200						1,518						1,921		3,500		6,940
Sub total			14800		4110		4445		6327		5201		5625		20173	3663	10080		59624
Overall Sub Total			43,555	7,580	4,110	1,873	12,225	8,121	12,291	1,513	10,901	9,586	10,806	8,852	30,292	7,826	18,332	17,909	162,216
Contingency - 5%			2,178	379	206	94	611	406	615	76	545	479	540	443	1,515	391	917	895	8,111
TOTAL			**45,733**	**7,959**	**4,316**	**1,967**	**12,836**	**8,527**	**12,906**	**1,589**	**11,446**	**10,065**	**11,345**	**9,294**	**31,806**	**8,217**	**19,248**	**18,804**	**170,327**

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Sinking Fund Forecast

ANNUAL CONTRIBUTION REQUIREMENT

Annual Increase: 4%	Estimated overall life	Years to Replacement	CURRENT COSTS	Year 1 2026 1.040 / 1.040	Year 2 2027 1.082 / 1.082	Year 3 2028 1.125 / 1.125	Year 4 2029 1.170 / 1.170	Year 5 2030 1.217 / 1.217	Year 6 2031 1.265 / 1.265	Year 7 2032 1.316 / 1.316	Year 8 2033 1.369 / 1.369	Year 9 2034 1.423 / 1.423	Year 10 2035 1.480 / 1.480	Year 11 2036 1.539 / 1.539	Year 12 2037 1.601 / 1.601	Year 13 2038 1.665 / 1.665	Year 14 2039 1.732 / 1.732	Year 15 2040 1.801 / 1.801	TOTAL
OPENING BALANCE																			71,982
EXPENDITURE			45,733	7,959	4,316	1,967	12,836	8,527	12,906	1,589	11,446	10,065	11,346	9,294	31,806	8,217	19,248	18,804	170,327
LEVIES			4,808	5,000	5,200	5,408	5,624	5,849	6,083	6,327	6,580	6,843	7,117	7,401	7,697	8,005	8,325	8,658	100,118
BALANCE				69,023	69,907	73,349	66,137	63,459	56,636	61,374	56,508	53,286	49,056	47,163	23,054	22,842	11,919	1,773	1,773
SPECIAL LEVIES																			
Inancial year				2,026	2,027	2,028	2,029	2,030	2,031	2,032	2,033	2,034	2,035	2,036	2,037	2,038	2,039	2,040	
Levies per lot entitlement				625.00	$650.00	$676.00	$703.04	$731.16	$760.41	$790.82	$822.46	$855.36	$889.57	$925.15	$962.15	$1,000.65	$1,040.67	$1,082.30	

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Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

SINKING FUND FORECAST

SCOPE OF SERVICES

Legislation

The sinking fund forecast has been prepared and satisfies the Body Corporate and Community Act 1997 and does not take into consideration any future changes to this or other relevant legislation.

Introduction

The purpose of the sinking fund forecast is provide a sinking fund budget to enable the Body Corporate to make sufficient monetary provision from contributions for future common property replacements and upgrade of capital cost items and major repair items, in accordance with the requirement of the relevant legislation.

The sinking fund forecast assumes that normal ongoing maintenance has occurred by the Body Corporate Manager to maintain regular maintenance expenditure in the prevention of larger remedial capital expenditures.

Goods and Services Tax (GST)

Where the property is registered for Goods and Services Tax (GST) the forecast report will be exclusive of any GST component but will be inclusive of GST should the property not be registered for GST.

Basis of Sinking Fund Forecast

The sinking fund forecast expenses have been forecast in line with the standard requirement for a building of the nature and assume a typical level of usage and maintenance.

The estimated life of the components would be listed in the elemental breakdown of this forecast.

Contingency

A contingency allowance has been allowed for any unforeseen expenses that may occur in the life of the forecast.

Life Expectancy

This forecast is based on the estimated life allowances sourced from industry trade specialists. The estimated life of the products is a guide only and the actual life may vary based on the site conditions and maintenance programs.

Sinking Fund Balance

The sinking fund balance is forecast on expected contributions and expenses at the beginning of the year.

STRUCTURAL DEFECTS

This is not a structural report and does not cover expenditure that occurs either directly or indirectly as a result of structural defects. It does not cover expenditure as a result of accidental damage.

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

ASBESTOS SURVEY

An Asbestos detection survey is not applicable.

SAFETY

The inspection and report does not cover safety issues.

EXCLUSIONS

The forecast makes no allowance for costs associated with the following:

- Operational costs including Management fees, rates, land legal and finance costs, maintenance contracts, latent defects, minor items such as light bulbs and batteries.
- Items which are included in the administration fund.
- Costs arising from changes to legislation, e.g. GST

ACCESSIBLE AREAS

At the onsite inspection all areas of the property will be investigated, however, certain areas or parts of areas that may not have been accessible at the time of inspection.

These may be due to height restrictions, accessibility or obstructions:

- Building interior or exterior
- Roof areas
- Fencing, retaining walls.

QUALIFICATION NOTES

- The sinking fund forecast is only for the use of the party to whom it is addressed and for no other purposes than those stated. No responsibility is accepted for any third party who may use or rely on information provided in this report.
- The sinking fund forecast will not take into consideration structural or building improvements to exclusive use areas as these are the responsibility of relative owner and must be insured separately by such owner.

SINKING FUND REVIEW

- It is recommended that periodic reviews be made to the sinking fund forecast taking into consideration inflation and the cost effect of any new legislative changes and any other improvements to the common property.

The forecast would be based on a reasonable estimate of the expected life of the components listed in the forecast. The actual life of the components can be expected to vary from the estimated life and will be affected by maintenance programs, climate and environmental conditions, material failure, misuse and design errors etc.

The contributions and expenses in the report should be reviewed on an annual basis to take into account any change in condition of the building, new work that may have been attended to or changes in the Sinking Fund balance. It will also require updating if there is a change in any statutory requirements affecting this project.

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ADDITIONAL PHOTGRAPHS







Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE



Issue date: 20 March 2026

Certificate of Insurance

This document certifies that the policy referred to below is currently intended to remain in force until 4.00pm on the expiry date shown in the Period of Insurance below 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 or the provisions of the "Insurance Contracts Act, 1984".

INSURED:	The BC for Settlers Cove CTS 23290
INTERESTED PARTY(S):	**Name** **Classification**
DESCRIPTION OF INSURED BUSINESS:	Residential Strata
SITUATION OF RISK:	503 PINE RIDGE ROAD, BIGGERA WATERS, QLD 4216
SECTION 1:	**Property - Physical Loss, Destruction or Damage** Buildings - $15,858,313.00 Common Contents - $158,583.00
SECTION 2:	**Voluntary Workers Personal Accident** Accidental Death & Disablement - Insured Weekly Benefits - Insured
SECTION 3:	**Office Bearers' Liability** Limit of Indemnity - $1,000,000.00 in the aggregate Period of Insurance
SECTION 4:	**Fidelity Guarantee** Limit - $100,000.00 in the aggregate Period of Insurance
SECTION 6:	**Public Liability** Limit of Indemnity - $10,000,000.00 each and every Occurrence
SECTION 7:	**Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses** **(a) Taxation and Audit Costs** Limit of Indemnity - $30,000 in the aggregate Period of Insurance **(b) Workplace Health and Safety Breaches** Limit of Indemnity - $150,000 in the aggregate Period of Insurance **(c) Legal Defence Expenses** Limit of Indemnity - $50,000 in the aggregate Period of Insurance
POLICY NUMBER:	LNG-STR-20151758
PERIOD OF INSURANCE:	20 April 2026 expiring on 20 April 2027 at 4pm Local Standard Time
INSURER:	Chubb Insurance Australia Limited

This certificate has been arranged by Us in our capacity as agents for the insurer/s named above. It does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is in existence at the date we have issued this certificate. If you wish to review the details of the policy terms, conditions, restrictions, exclusions or warranties, you must refer to the policy wording, schedule and any other associated policy document.

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 or in accordance with the terms of the Insurance Contracts Act 1984. We accept no responsibility or liability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

This policy is issued by Longitude Insurance Pty Ltd (ABN 86 152 337 267) as an Authorised Representative (AR 424867) of Austagencies Pty Ltd (ABN 76 006 09 464) (Austagencies). Austagencies have binding authority from Chubb Insurance Australia Limited (ABN 23 001 642 020, AFSL 239687).

Transaction ID: 358147

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION

FORM 23
POOL SAFETY CERTIFICATE

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

1. Pool safety certificate number

Identification number: PSC0281397

2. Location of the swimming pool

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

Street address: 503 PINE RIDGE RD

BIGGERA WATERS QLD Postcode 4216

Lot and plan details: 1/GTP/102322 Local government area: GOLD COAST CITY

3. Exemptions or alternative solutions for the swimming pool (if applicable)

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

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

4. Pool properties Shared pool ☑ Non-shared pool ☐ Number of pools 1

5. Pool safety certificate validity

Effective date: 20/01/2026 Expiry date: 20/01/2027

6. Certification

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

Name: Mark Andrew FILDES

Pool safety inspector licence number: PS100728

Signature:

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

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

Privacy statement

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

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

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

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

Pool Register

Property location

Show Map

Address

503 PINE RIDGE RD, BIGGERA WATERS QLD 4216

Lot on plan (RPD)

1/GTP/102322

Council

GOLD COAST CITY

Details

Pool Details

Number of pools

1

Impracticality exemption

Shared pool property

Yes

Disability exemption

Building certificate issue date

Performance Solution

Building certificate term

Contact the QBCC to change the number of registered pools click here (contactsupport)

Pool safety certificate

Download most recent certificate (Active)

Expiry Date: 20/1/2027

Back

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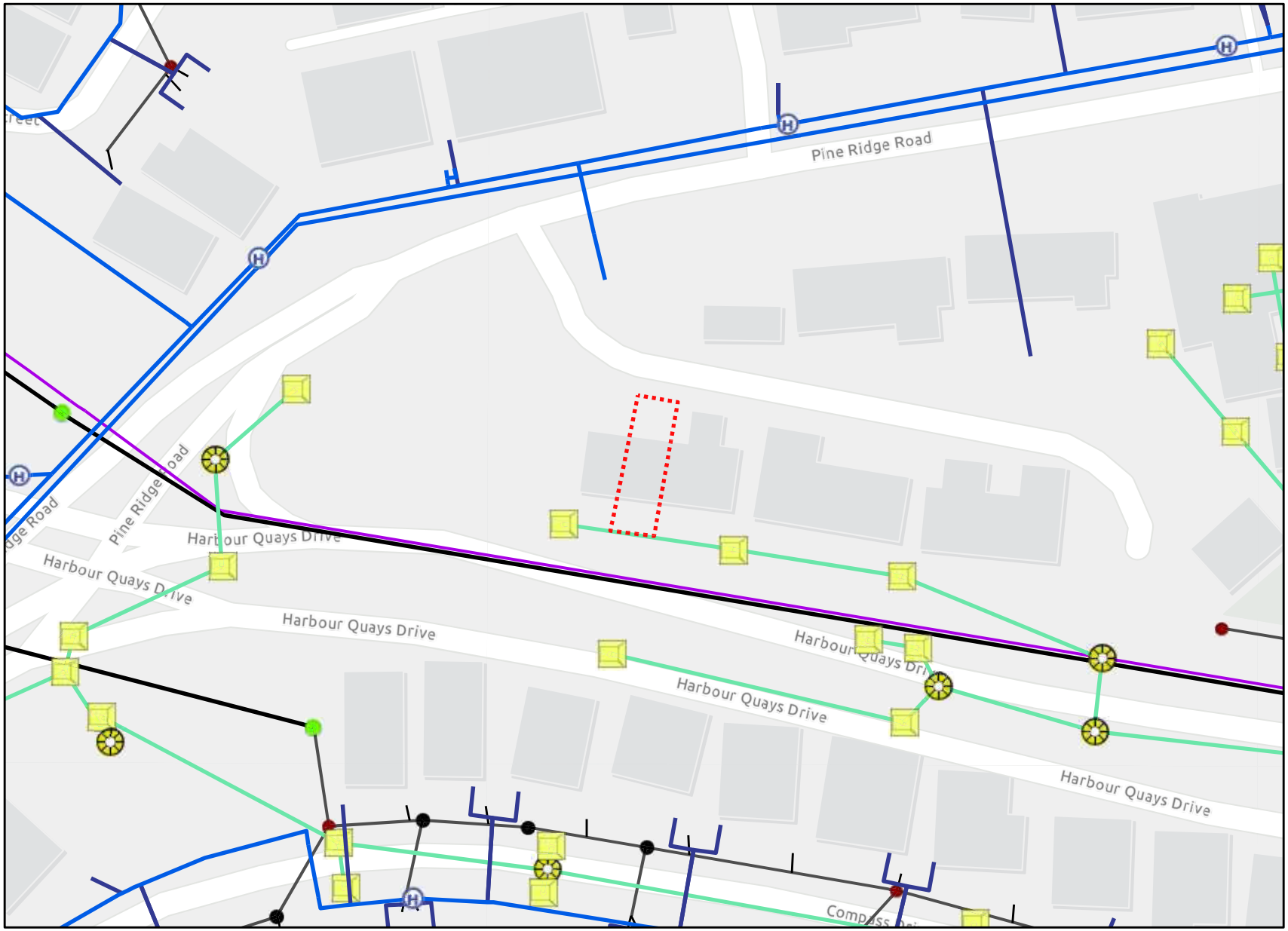
Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

CITY OF GOLDCOAST.

Job # 54167386
Seq # 278984235
Provided by City of Gold Coast

BEFORE YOU DIG www.byda.com.au



Legend

- BYDA Enquiry
- Water Hydrant
- Water Pipe
- Potable Water Connection
- Stormwater Drainage Pipe
- Stormwater Inlet Gully
- Stormwater Manhole
- Sewer Connection
- Sewer Pipe Non Pressure
- Sewer Pipe Pressure
- Sewer Manhole
- Sewer Lamphole
- Sewer Other
- Recycled Water Pipe
- Fibre Optic Pit
- Fibre Optic Cable
- GCCC Boundary

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Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of Gold Coast City Council infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

In an emergency contact City of Gold Coast on 1300 465 326

07/09/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate

0 10 20 40 m

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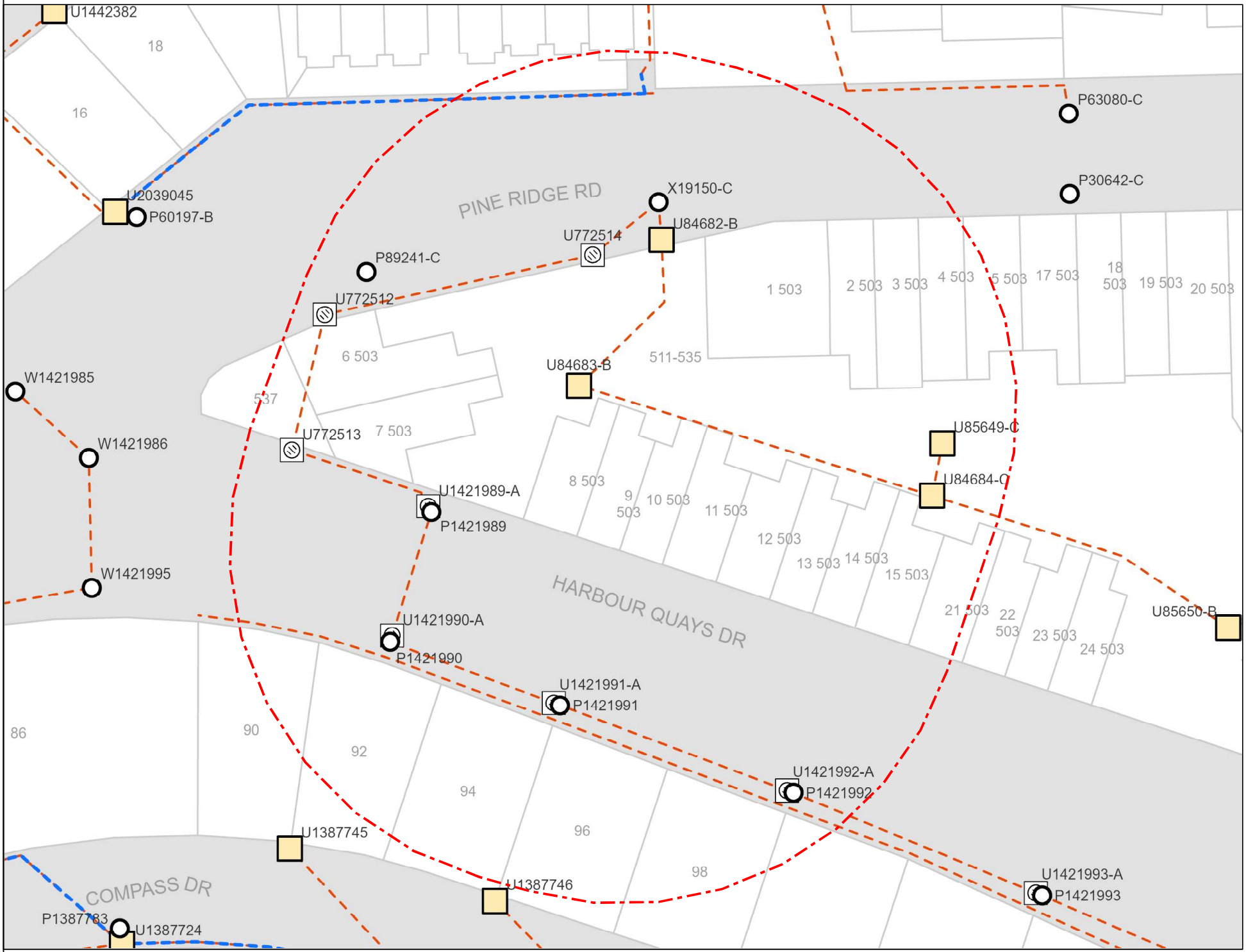
For Emergency Situations
Please Call 13 19 62



energex

BYDA

Sequence: 278984234
Date: 07/09/2026

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

CAUTION - HIGH VOLTAGE

LEGEND

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

AS5488 Category "D" Plan

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.

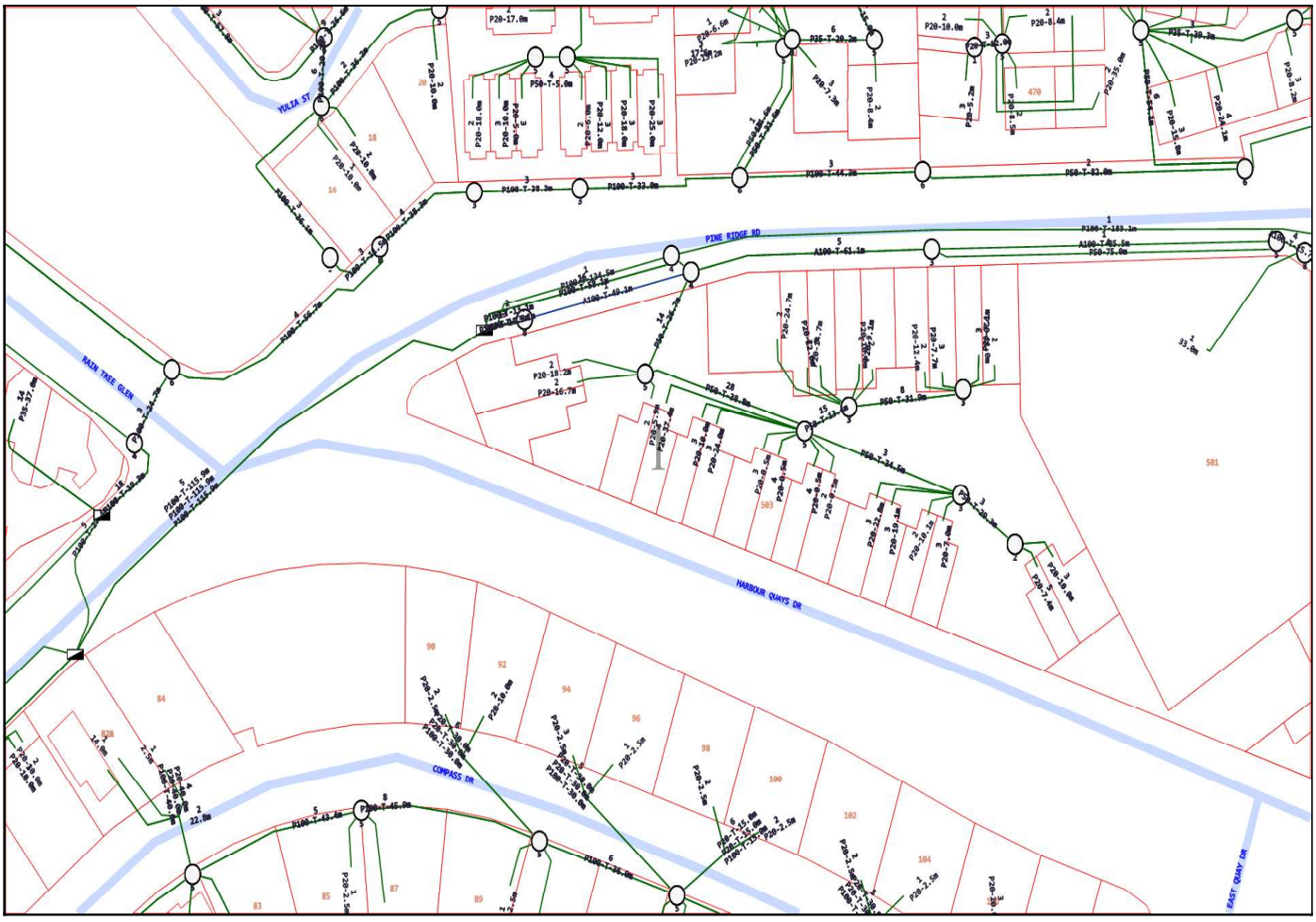
Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

LEGEND

nbn™

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

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

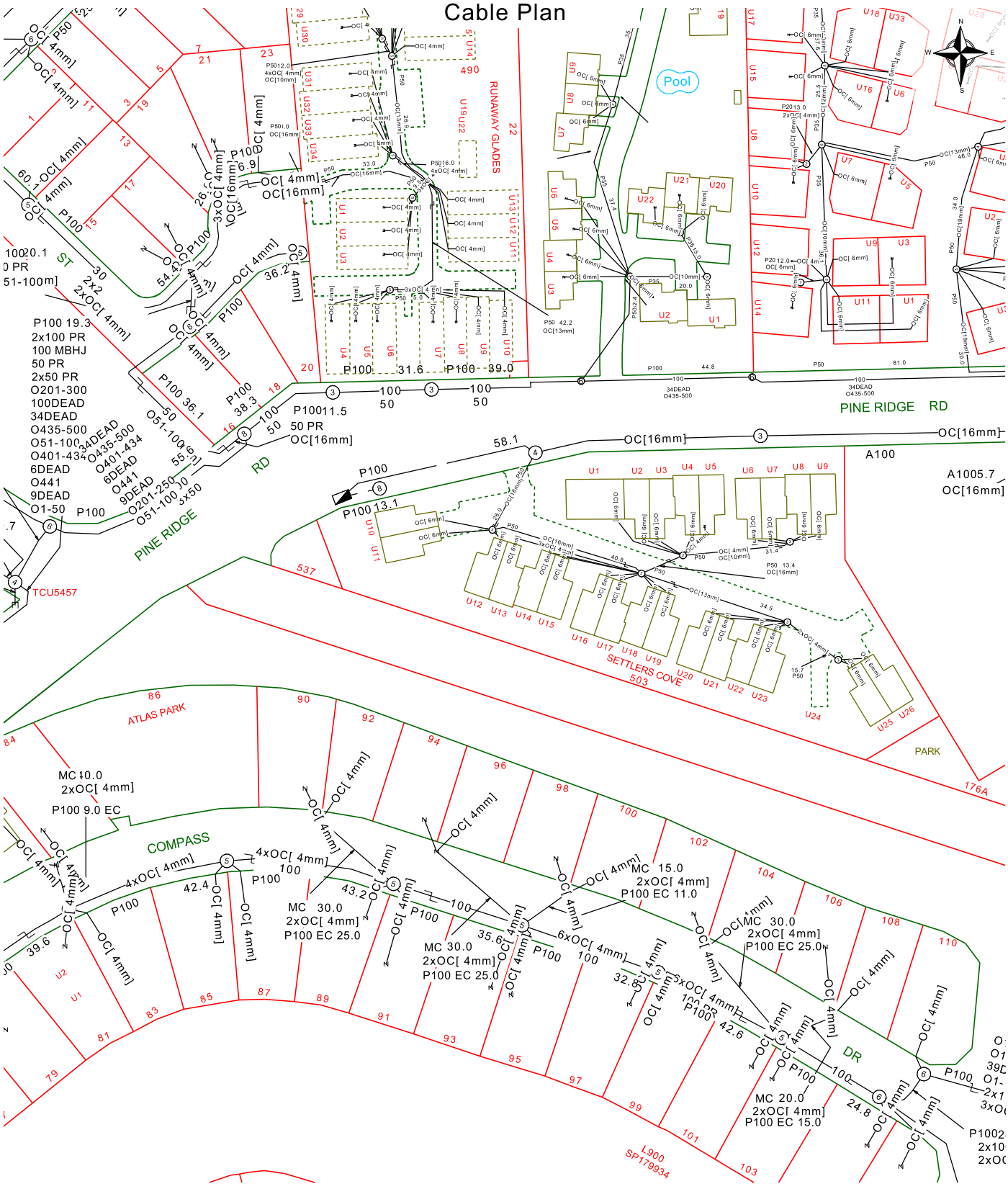


Emergency Contacts

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

Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

Cable Plan



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

Sequence Number: 278984236

TELSTRA LIMITED A.C.N. 086 174 781

Generated On 07/09/2026 14:14:10

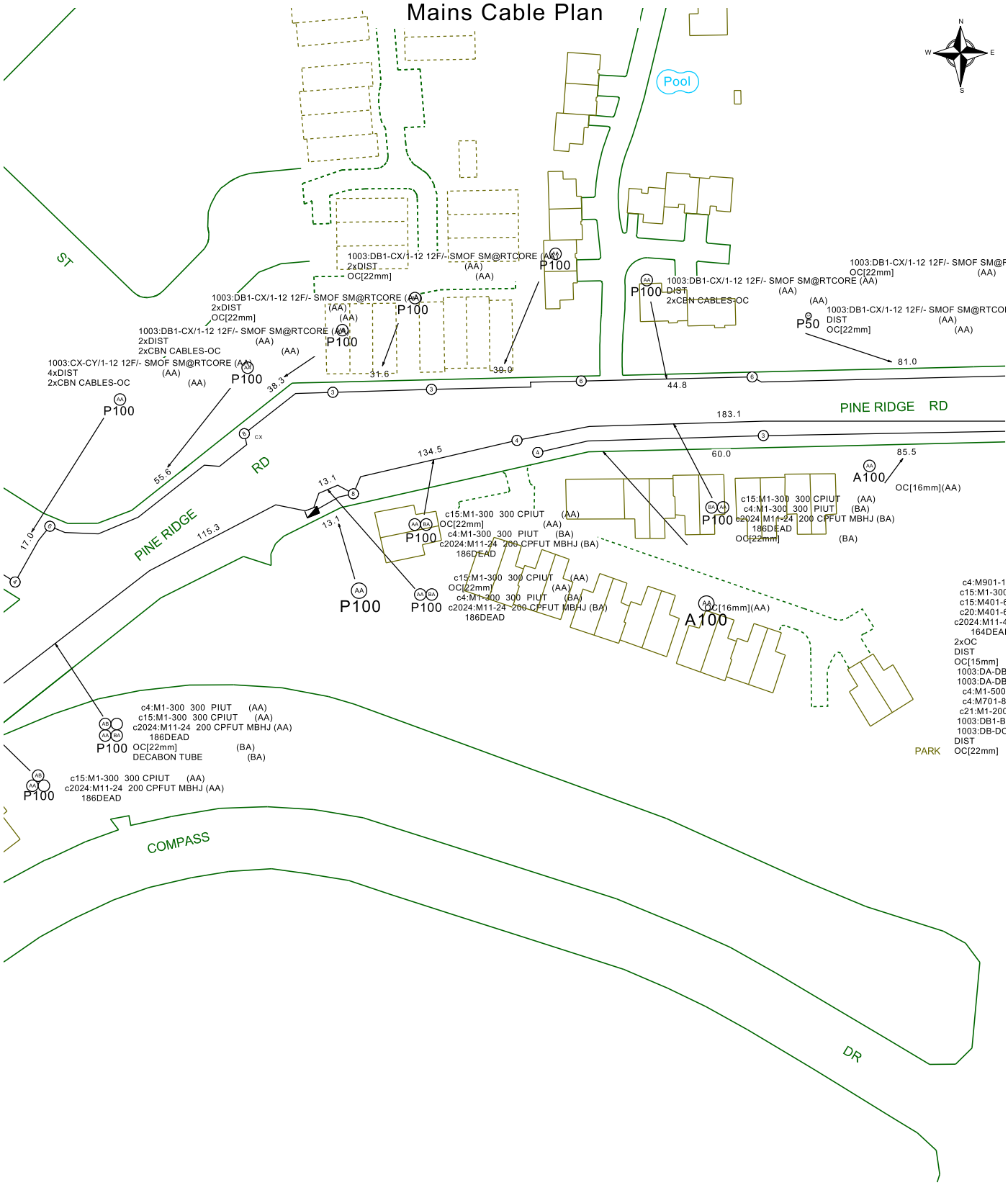
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.

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.

Mains Cable Plan



Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-c
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 07/09/2026 14:14:11

Sequence Number: 278984236

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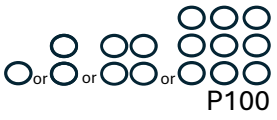
Docusign Envelope ID: 2FDADF43-924A-8331-8052-99CF418018EE

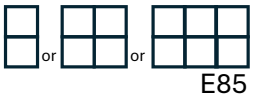
LEGEND

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)



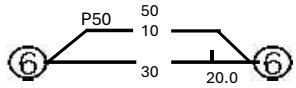
Multiple Square Conduit configurations 2,4,6 respectively

(attached text denotes conduit type and size)

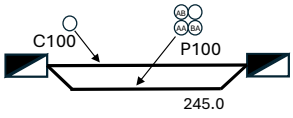
Some examples of conduit type and size:

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

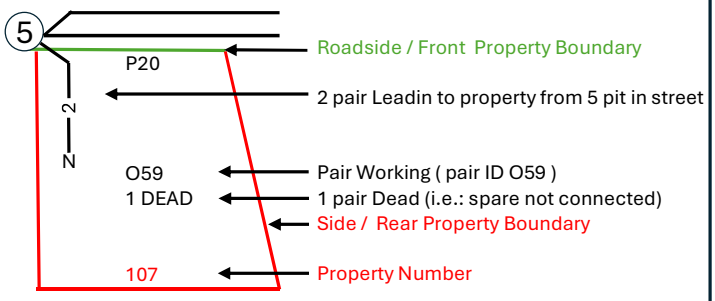
Some Examples of how to read Telstra Plans



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.



WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

Sequence Number: 278984233

Date Generated: 07 Sep 2026

For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208

Type of Works	Clearance to Physical Location of Optus Asset
Heavy vehicle Traffic (over 3 tonnes)	Not to be driven across Optus conduits with less than 600mm of cover. Not to be driven across Optus direct buried cable with less than 1.2 meters of cover. Once off crossings permitted, multiple crossing (e.g. road construction or logging) will require Optus approval. Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.
Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc.	Not within 1 meter. Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.

ASSET CLEARANCES AFTER COMPLETION OF WORKS

All Optus pits and manholes must be a minimum of 1 meter from the back of any kerb, 3.5 meters of the road surface without a kerb or not within 15 meters of street intersection.

In urban areas Optus conduit must have the following minimum depth of cover:

- Footway 600mm;
- Roadway 1 meter at drain invert and at road centre crown.

In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1.2 meters.

In cases where it is considered that the above clearances cannot be maintained at the completion of works, advice must be sought from the relevant Optus Damages and Relocations Team (refer "Further Assistance").

FURTHER ASSISTANCE

Further assistance on asset clearances, protection works, or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:
NFODamages&RelocationsDropbox@optus.com.au
Further assistance relating to asset location drawings etc. can be obtained by contacting the Optus Network Operations Asset Analysis Team on 1800 505 777.

OPTUS ENGINEERING DRAWING SYMBOLS

