



Working near **nbn**TM cables

nbn has partnered with Dial Before You Dig to give you a single point of contact to get information about **nbn** underground services owned by **nbn** and other utility/service providers in your area including communications, electricity, gas and other services. Contact with underground power cables and gas services can result in serious injury to the worker, and damage and costly repairs. You must familiarise yourself with all of the Referral Conditions (meaning the referral conditions referred to in the DBYD Notice provided by **nbn**).

Practice safe work habits

Once the DBYD plans are reviewed, the Five P's of Excavation should be adopted in conjunction with your safe work practices (which must be compliant with the relevant state Electrical Safety Act and Safe Work Australia "Excavation Work Code of Practice", as a minimum) to ensure the risk of any contact with underground **nbn** assets are minimised.



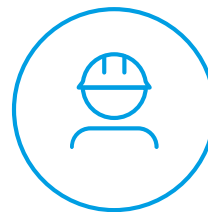
Plan: Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



Prepare: Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



Pothole: Non-destructive potholing (i.e. hand digging or hydro excavation) should be used to positively locate **nbn** underground assets with minimal risk of contact and service damage.

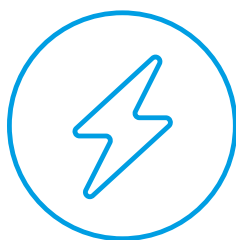


Protect: Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with the potential to damage the asset is prevented.

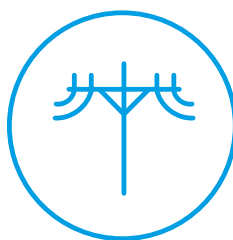


Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

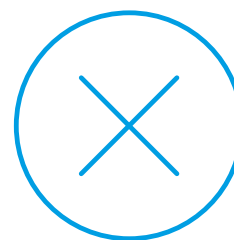
Working near **nbn**™ cables



Identify all electrical hazards, assess the risks and establish control measures.



When using excavators and other machinery, also check the location of overhead power lines.



Workers and equipment must maintain safety exclusion zones around power lines.

Once all work is completed, the excavation should be re-instated with the same type of excavated material unless specified by **nbn**. Please note:

- Construction Partners of **nbn** may require additional controls to be in place when performing excavation activities.
- The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

Contact

All **nbn**™ network facility damages must be reported online [here](#).
For enquiries related to your DBYD request please call 1800 626 329.

Disclaimer

This brochure is a guide only. It does not address all the matters you need to consider when working near our cables. You must familiarise yourself with other material provided (including the Referral Conditions) and make your own inquiries as appropriate.

nbn will not be liable or responsible for any loss, damage or costs incurred as a result of reliance on this brochure.

This document is provided for information purposes only. This document is subject to the information classification set out on this page. If no information classification has been included, this document must be treated as UNCLASSIFIED, SENSITIVE and must not be disclosed other than with the consent of nbn co. The recipient (including third parties) must make and rely on their own inquiries as to the currency, accuracy and completeness of the information contained herein and must not use this document other than with the consent of nbn co. Copyright © 2021 nbn co limited. All rights reserved.

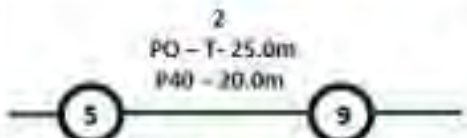
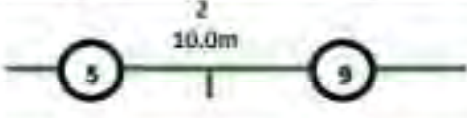
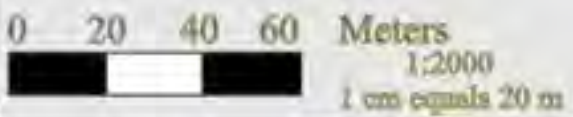


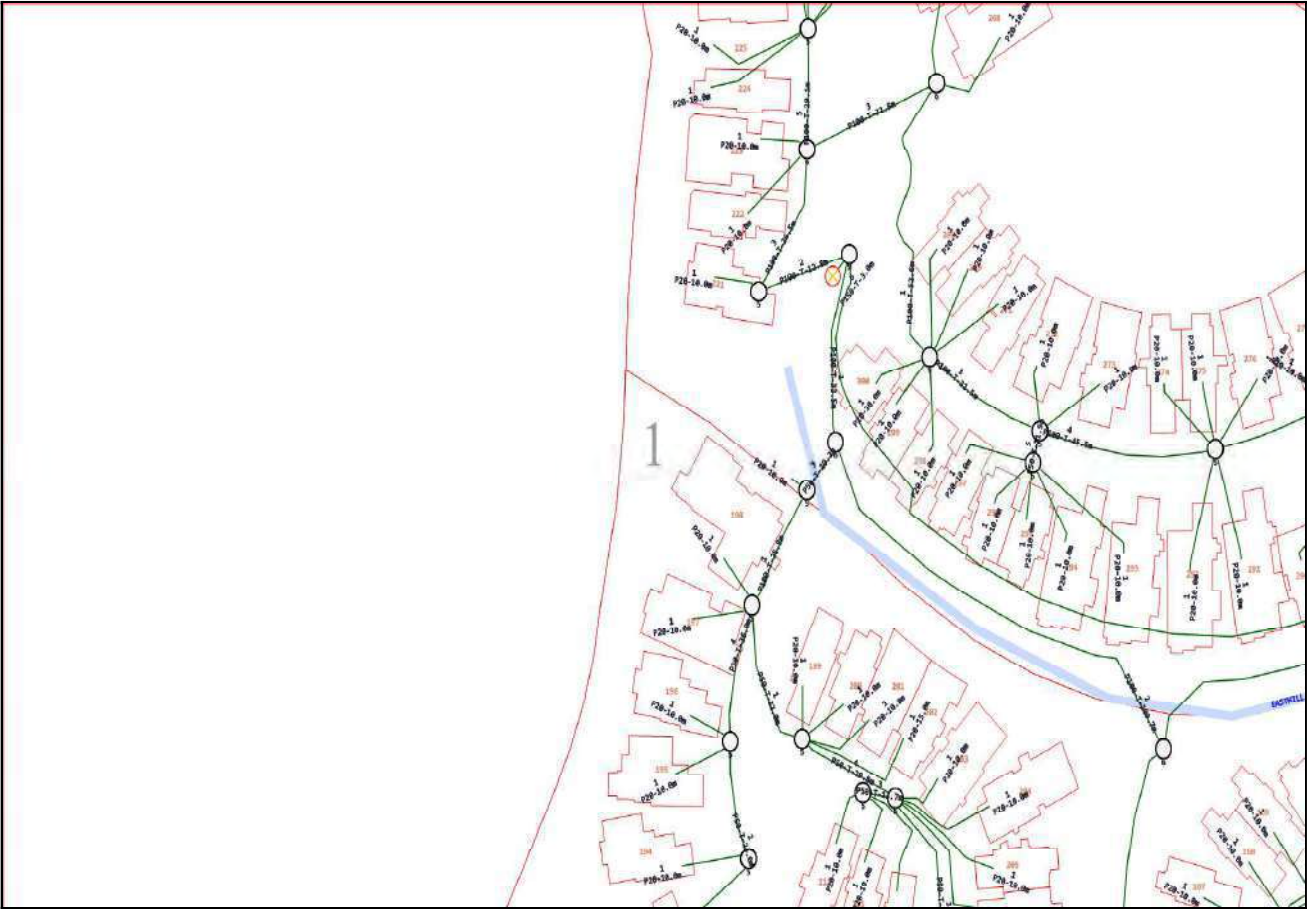
To: JESSIE ZHANG
Phone: Not Supplied
Fax: Not Supplied
Email: jzhang@ebenezerlegal.com.au

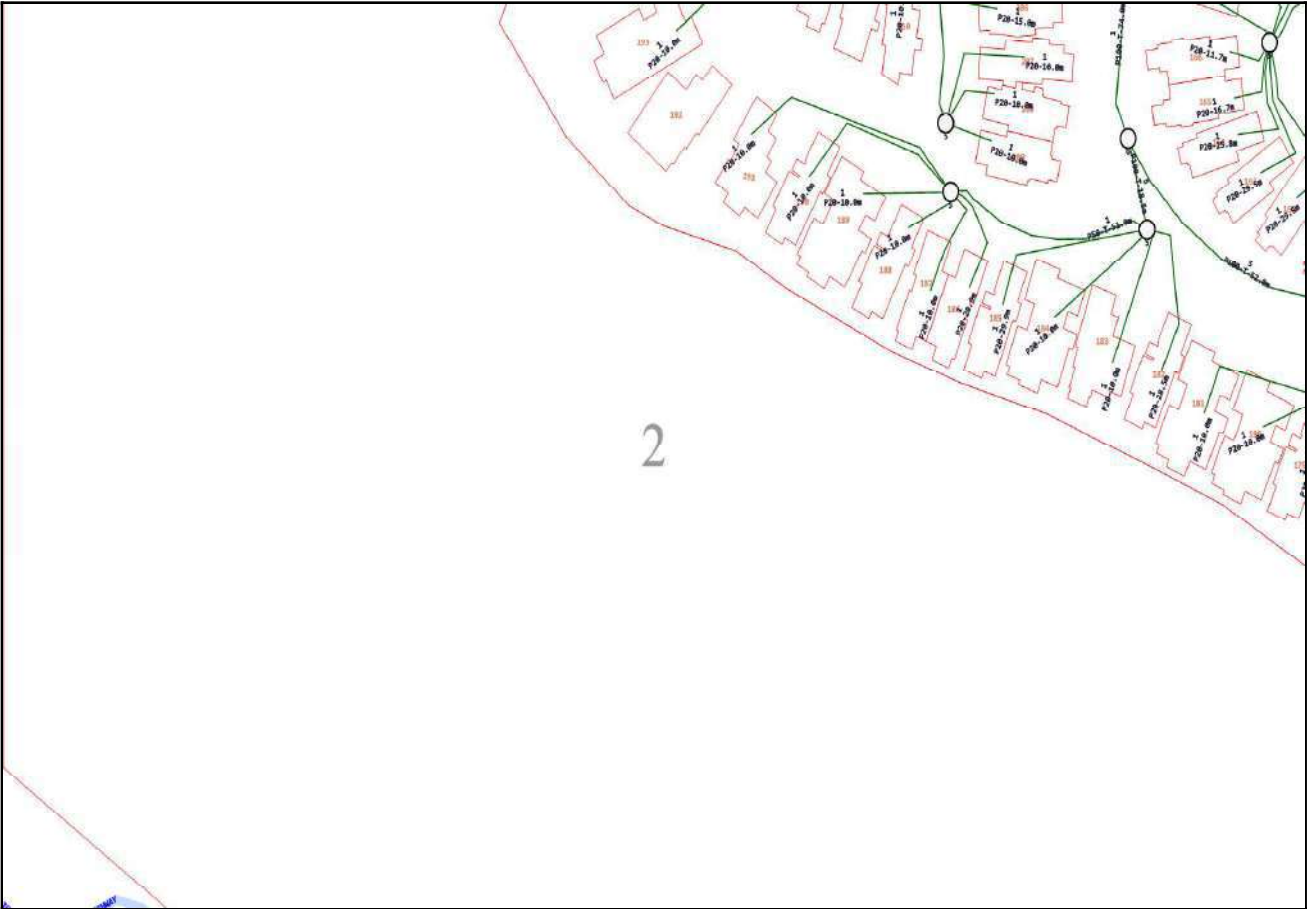
Dial before you dig Job #:	51025196	
Sequence #	260221001	
Issue Date:	27/08/2025	
Location:	Glades Easthill South 116 Easthill Dr , Robina , QLD , 4226	

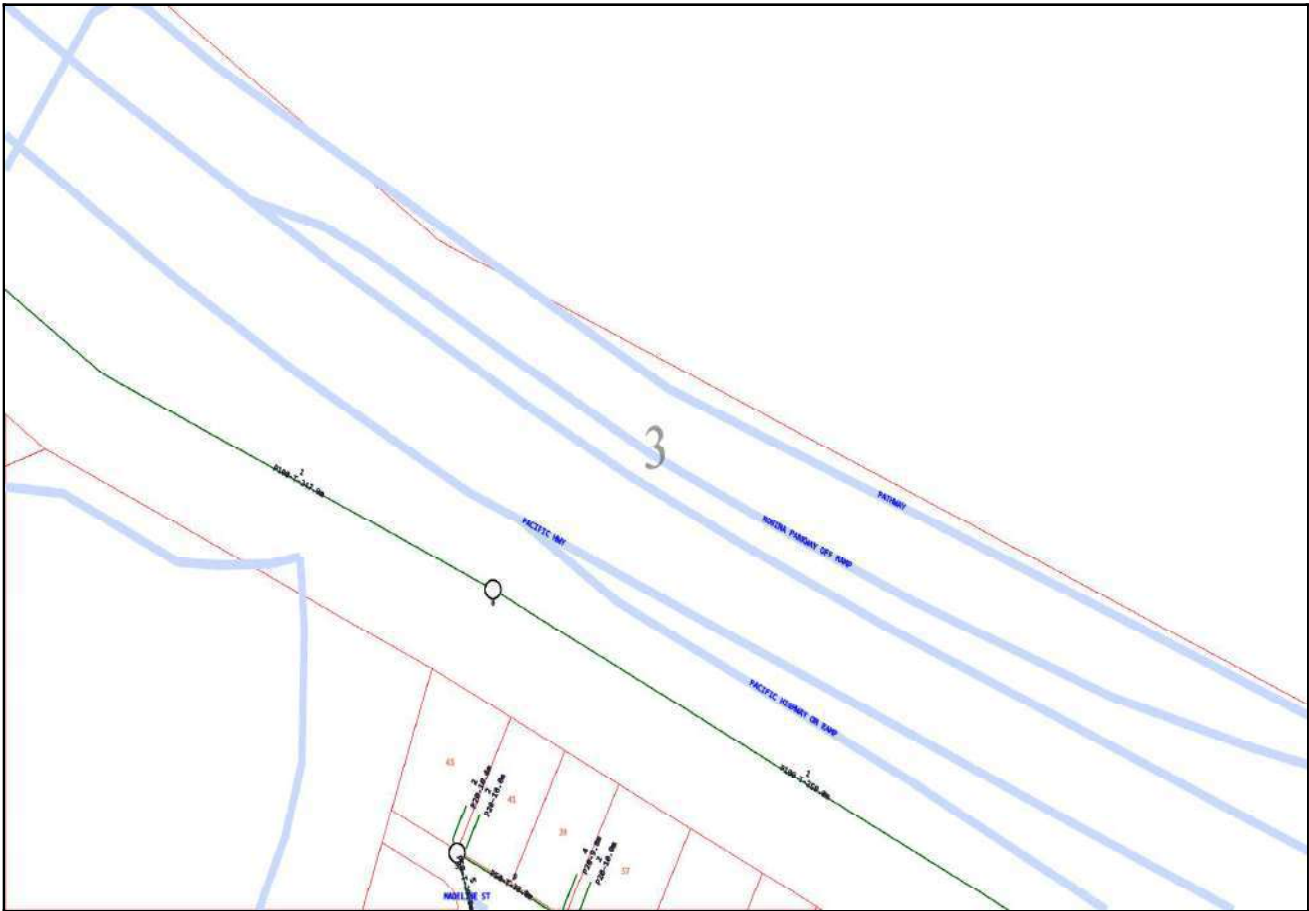
Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans

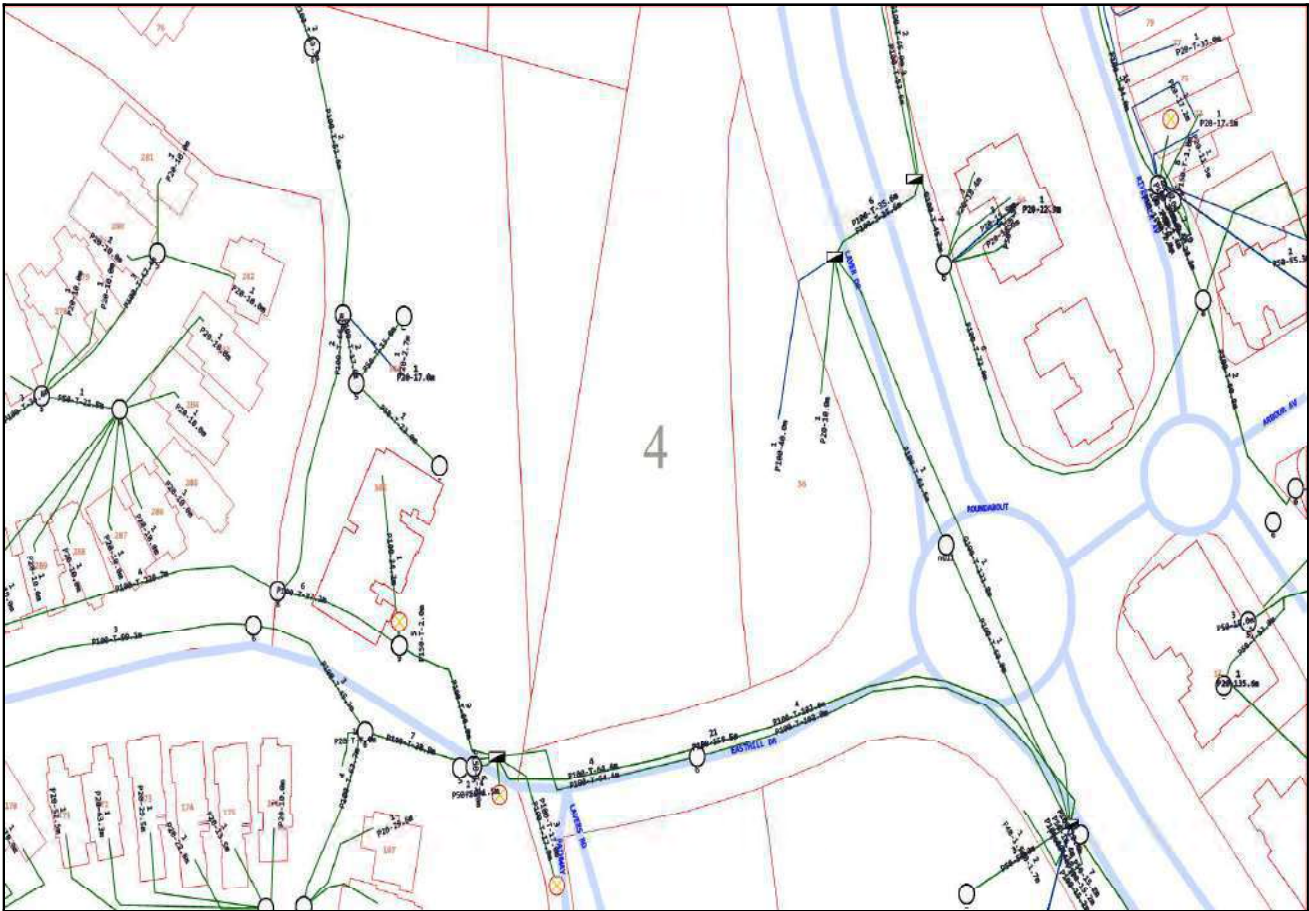
1	4
2	5
3	6

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

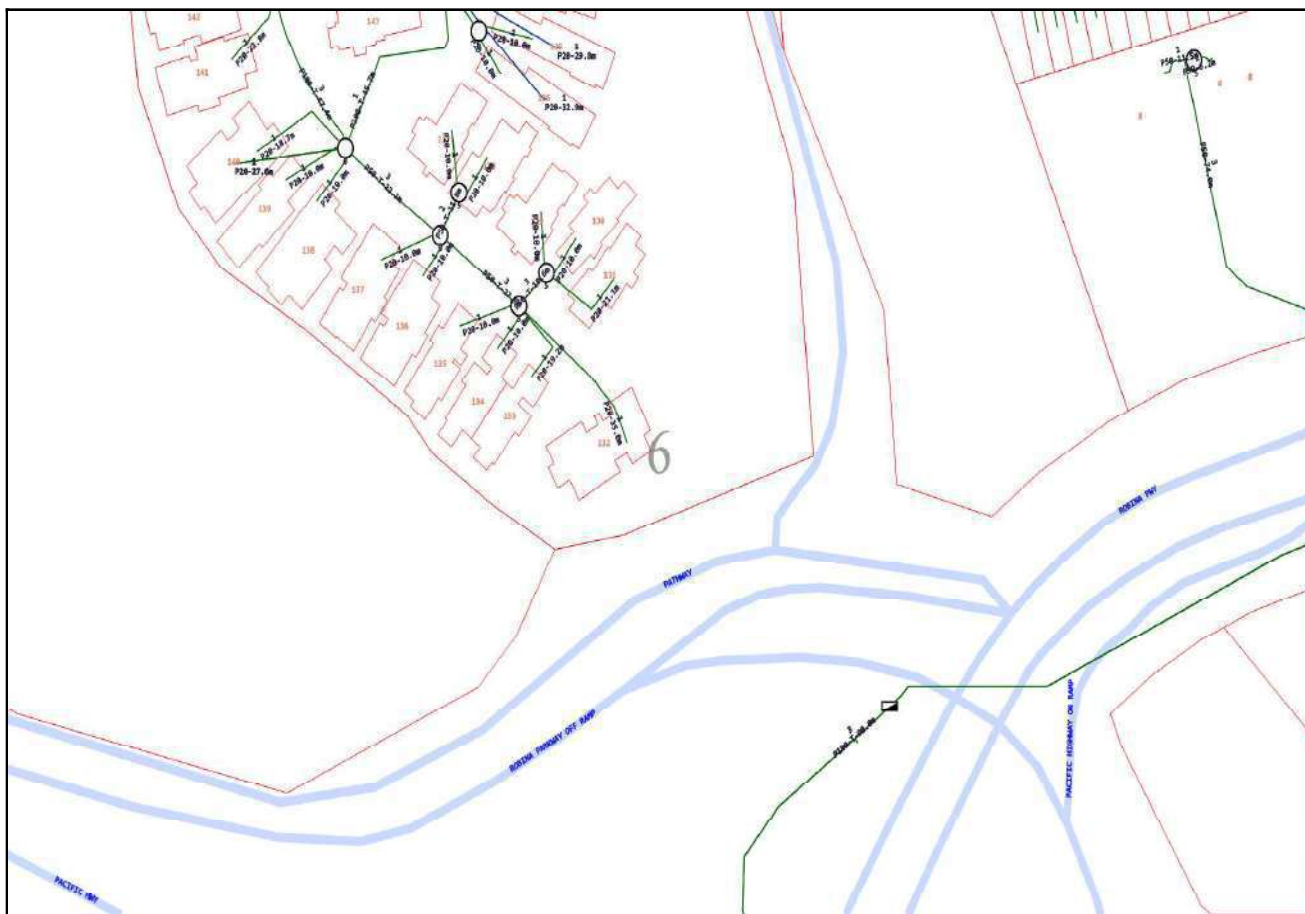












Emergency Contacts

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

Job ID 51025196

Nextgen NCC - QLD

Referral

260221004

Member Phone

1800 262 663

Responses from this member

Response received Wed 27 Aug 2025 3.33pm

File name	Page
Response Body	144
260221004 - Nextgen Cable Plan.pdf	145
260221004 - Nextgen Letter.pdf	150
260221004 - Nextgen 3rd Party Duct Plan.pdf	154

ATTENTION: JESSIE ZHANG

Please DO NOT SEND A REPLY to this email as it has been automatically generated and replies are not monitored.

Thank you for your DBYD enquiry.

Job No: 51025196

Sequence No: 260221004

Enquiry location:

Glades Easthill South 116 Easthill Dr

Robina

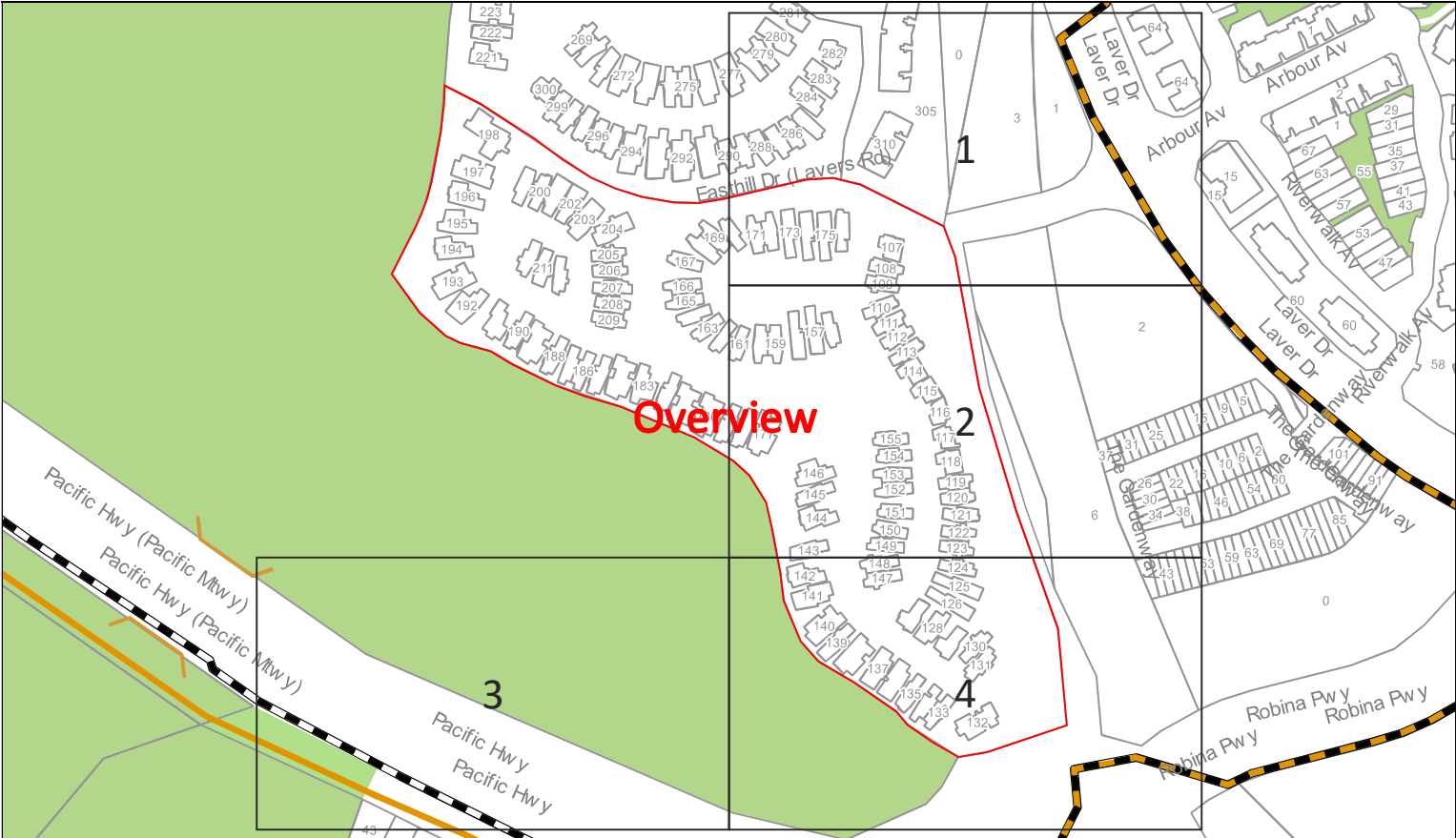
QLD 4226

Attached are the files containing information relating to your recent DBYD request. Please read and understand all the attached documentation and contact Nextgen Networks on 1800 032 532 or dbyd@nextgengroup.com.au if you have any queries.

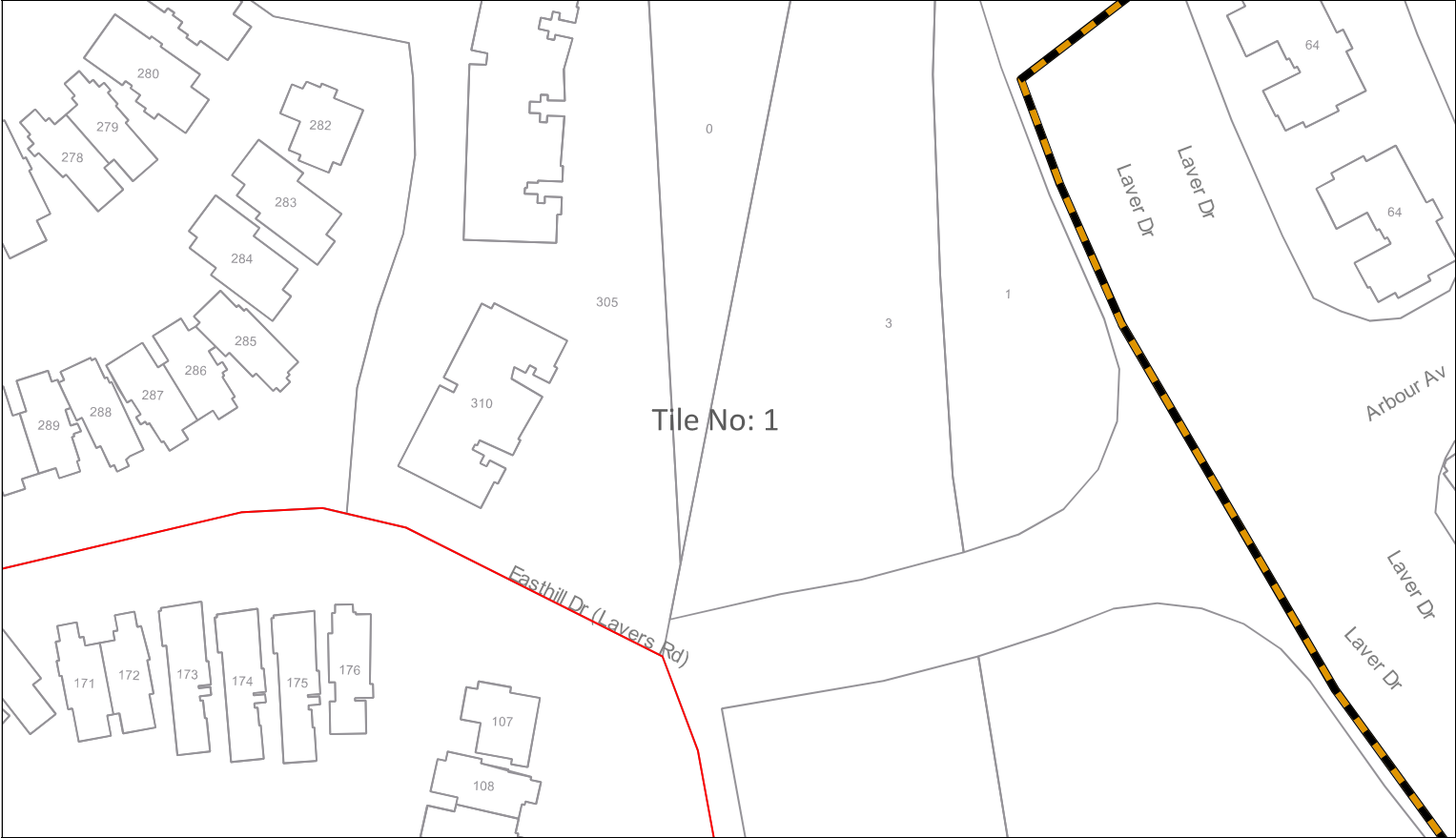
Note: If you have received this email in error, please advise us by calling 1800 032 532 and quote the Sequence Number listed above.

If you are unable to launch any of the files for viewing and printing, you may need to download and install free viewing and printing software such as:

Adobe Acrobat Reader (for PDF files) - <http://get.adobe.com/reader>



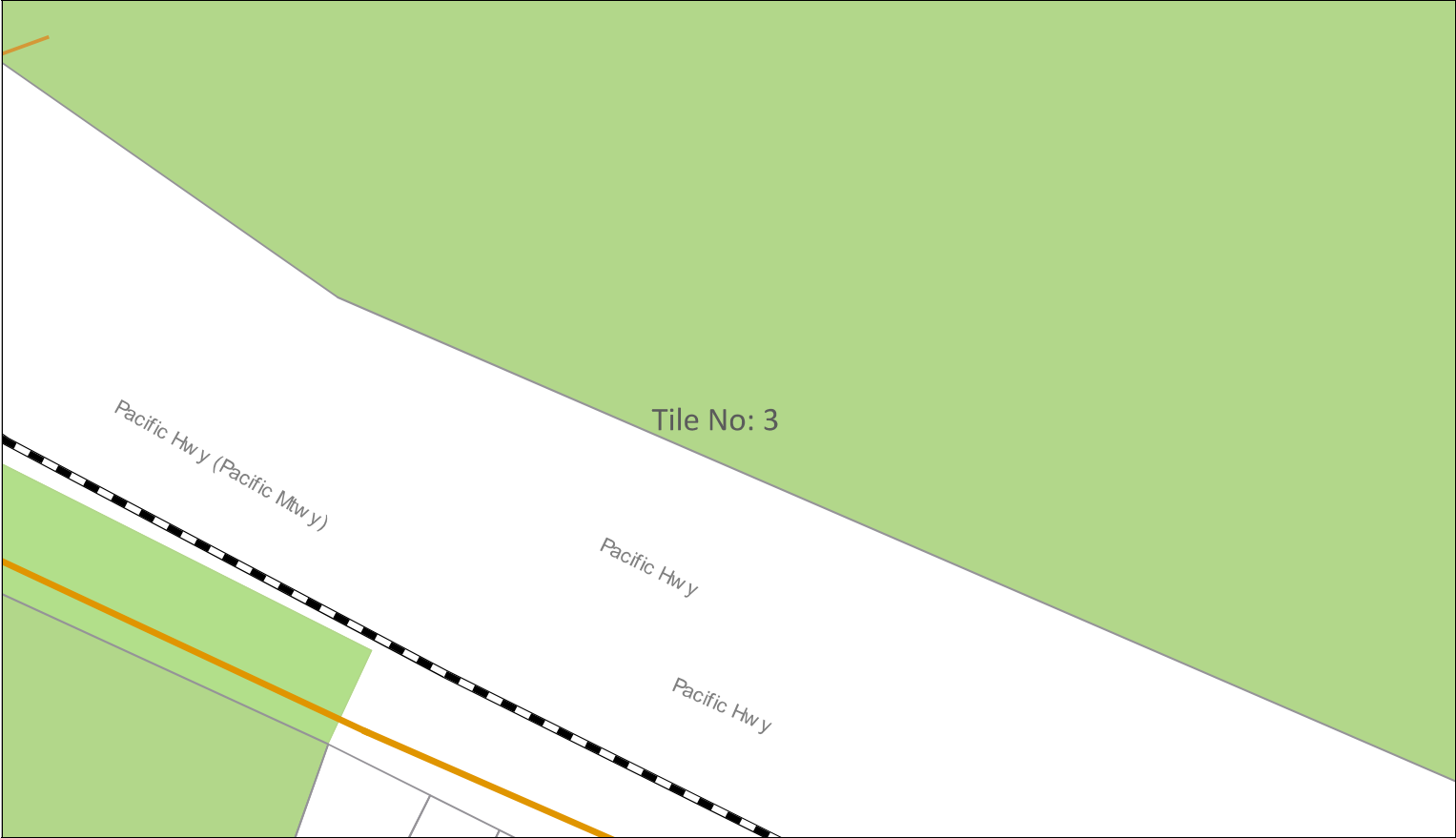
Sequence Number: 260221004		Date: 27/08/2025									
DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIAL SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.											
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LEGEND

Digsite	Assets
Area	Cable
	3rd Party Duct
	Marker Post



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Plant Location Details



27/08/2025

JESSIE ZHANG
Ebenezer Legal
Unit 5 42-46 Mt Gravatt-Capalaba Road
Upper Mt Gravatt QLD 4122
Phone: +61733497771

Nextgen Networks Pty Ltd
Level 6, 333 Collins Street
Melbourne VIC 3000
T 1800 032 532
E Damage.Relocations@vocus.com.au

Dear JESSIE ZHANG

The following is a response to your Dial Before You Dig enquiry

Assets Affected:

Nextgen Assets

Sequence No:

260221004

Location:

Glades Easthill South 116 Easthill Dr, Robina QLD 4226

IMPORTANT:

- Please read and understand all the information and disclaimers provided below
- Sketches and Plans provided by Nextgen Networks are circuit diagrams only and indicate the presence of telecommunications plant in the general vicinity of the geographical area shown; exact ground cover and alignments cannot be given with any certainty and cover may alter over time. Telecommunications plant seldom follow straight lines and careful on site investigation is essential to uncover and reveal its exact position
- The accuracy and/or completeness of the information in the plans can not be guaranteed often due to changes in the surrounding land subsequent to Nextgen's deployment and, accordingly the plans are intended to be indicative only

"DUTY OF CARE"

When working in the vicinity of telecommunications plant you have a legal "Duty of Care" that must be observed. The following points must be considered:

1. It is the responsibility of the owner and any consultant engaged by the owner, including an architect, consulting engineer, developer, and head contractor to design for minimal impact and protection of Nextgen Networks plant. Nextgen Networks will provide free plans and sketches showing the presence of its network to assist at this design stage.
2. It is the owner's (or constructor's) responsibility to:
 - a) Request plans of Nextgen Networks plant for a particular location at a reasonable time before construction begins
 - b) Visually locate Nextgen Networks plant by vacuum excavation (pot-holing) where construction activities may damage or interfere with Nextgen Networks plant (see "Essential Precautions and Approach Distances" section for more information)
 - c) Contact Nextgen Networks Network (see below for details) if Nextgen Networks plant is wholly or partly located near planned construction activities

DAMAGE

ANY DAMAGE TO Nextgen Networks NETWORK MUST BE REPORTED TO 1800 032 532 IMMEDIATELY

- The owner is responsible for all plant damage when works commence prior to obtaining Nextgen Networks plans, or failure to follow agreed instructions
- Nextgen Networks reserves all rights to recover compensation for loss or damage to its cable network or other property including consequential losses

CONCERNING NEXTGEN NETWORK PLANS

- Phone 1100. Dial Before You Dig for free plans of Nextgen Networks plant locations. Please give at least 2 business days notice
- Nextgen Networks plans and information provided are valid for 30 days from the date of issue
- Nextgen Networks retains copyright in all plans and details provided in conjunction with your request. These plans and or details should be disposed of by shredding or any other secure disposal method after use
- Nextgen Networks plans or other details are provided for the use of the applicant, its servants, or agents, and shall not be used for any unauthorised purpose
- Please contact the Network Help Desk (see below for details) immediately should you locate Nextgen Networks assets not indicated on these plans
- Nextgen Networks, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Nextgen Networks against any claim or demand for any such loss or damage
- Please ensure Nextgen Networks plans and information provided remains on-site at all times throughout your construction phase

ESSENTIAL PRECAUTION AND APPROACH DISTANCE

NOTE: If the following clearances cannot be maintained, please contact the Nextgen Network Help Desk (see below for details) for advice on how best to resolve this situation

1. On receipt of plans and sketches and before commencing excavation work or similar activities near Nextgen Networks plant, carefully locate this plant first to avoid damage. Undertake prior exposure (vacuum excavation) such as potholing when intending to excavate or work closer to Nextgen Networks plant than the following approach distances:
 - Where Nextgen Networks plant is in an area where road and footpaths are well defined by kerbs or other features a minimum clear distance of 600mm must be maintained from where it could be reasonably presumed that plant would reside
 - In non established or unformed reserves and terrain, this approach distance must be at least 1.5 metres
 - In country/rural areas which may have wider variations in reasonably presumed plant presence, the following minimum approach distances apply:
 - d) Parallel to major plant: 10 metres (for optic fibre cable)
 - e) Parallel to other plant: 5 metres

Note: Even pot-holing needs to be undertaken with extreme care, common sense and employing techniques least likely to damage cables. For example - vacuum excavation.

 - If construction work is parallel to Nextgen Networks plant, then careful pot-holing at least every 5m is required to establish the location of all plant, hence continuing nominal locations before work can commence
2. Maintain the following minimum clearance between construction activity and actual location of Nextgen Networks Plant.

Jackhammers/Pneumatic Breakers	<i>Not within 1.0m of actual locations</i>
Vibrating Plate or Wackers Packer Compactors	<i>Not within 0.5m of Nextgen Networks ducts 300mm compact clearance cover before compactor can be used across Nextgen Networks ducts, and 600mm clearance across Nextgen Networks cables in the solid</i>
Boring Equipment (in-line, horizontal and vertical)	<i>Not within 2.0m of actual location Constructor to check depth via vacuum excavation (pot-hole)</i>
Heavy Vehicle Traffic (over 3 tonnes)	<i>Not to be driven across Nextgen Networks ducts with less than 600mm cover. Not to be driven across Nextgen Networks fibre with less than 1.2m cover Constructor to vacuum excavate (pot-hole) and expose plant</i>
Mechanical Excavators, Boring and Tree Removal	<i>Not within 1.0m of actual location Constructor to vacuum excavate (pot-hole) and expose plant</i>

- All Nextgen Networks pits and manholes should be a minimum of 1.2m in from the back of kerb after the completion of your work
- All Nextgen Networks conduit should have the following minimum depth of cover after the completion of your work:

Footway 450mm

Roadway 450mm at drain invert and 600mm below the pavement subgrade level invert

- All Nextgen Networks fibre in the solid should have the following minimum depth of cover after the completion of your work:

Footway 600mm

Roadway 1200mm at drain invert and 1200mm below the pavement subgrade level invert

- For clearance distances relating to Nextgen Networks above ground infrastructure please contact the Network Help Desk (see below for details)

FURTHER ASSISTANCE

Over-the-phone assistance can be obtained by calling the Network Help Desk below.

Nextgen require 5 clear business days notice to conduct an on-site location. The initial on site location visit will not normally incur a charge, but at the discretion of Nextgen subsequent site visits may incur a charge to be applied at an hourly rate.

Where an on-site location is provided, the owner is responsible for all vacuum excavation work (pot-holing) to visually locate and expose Nextgen Networks plant.

If plant location plans or visual location of Nextgen Networks plant by vacuum excavation reveals that the location of Nextgen Networks plan is situated wholly or partly where the owner plans to work, then **Nextgen Networks** must be contacted through the **Network Help Desk** to discuss possible engineering solutions.

The contact number for the **Network Help Desk** is 1800 032 532.

NOTE:

If Nextgen Networks relocation or protection works are part of the agreed solution, then payment to Nextgen Networks for the cost of this work shall be the responsibility of the principal developer. The principal developer will be required to provide Nextgen Networks with the details of their proposed work showing how Nextgen Networks plant is to be accommodated and these details must be approved by the Nextgen National Operations Manager prior to the commencement of site works.

RURAL LANDOWNER - IMPORTANT INFORMATION

Where Nextgen Networks owned cable crosses agricultural land Nextgen Networks will provide a one off free-on-site electronic cable location. Please note that the exact location of cables can only be verified by visual proving by pot holing, which is not covered by this service. The Network Integrity HelpDesk Officer will provide assistance in determining whether a free-on-site location is required. Please ring the Nextgen Network Help Desk as listed above.

PRIVACY NOTE

Your information has been provided to Nextgen Networks by DBYD to enable Nextgen Networks to respond to your DBYD request. Nextgen Networks keeps your information in accordance with its privacy statement entitled 'Protecting Your Privacy' which can be obtained from Nextgen Networks either by calling 1800 032 532 or visiting our website www.nextgengroup.com.au

Warning: Nextgen Networks plans show only the presence of cables and plant. They only show their position relative to road boundaries, property fences etc, at the time of installation and Nextgen Networks does not warrant or hold out that such plans are accurate thereafter due to changes that may occur over time.

DO NOT ASSUME DEPTH OR ALIGNMENT of cables or plant as these vary significantly.

The customer has A DUTY OF CARE when excavating near Nextgen Networks cables and plant. Before using machine excavators NEXTGEN PLANT MUST FIRST BE PHYSICALLY EXPOSED BY VACUUM EXCAVATION (potholing) to identify its location.

Nextgen Networks will seek compensation for damages caused to its property and losses caused to Nextgen Networks and its customers.

EXPERIENCED PLANT LOCATORS (for your area)

On-site assistance should be sought from an Experienced Plant Locator if the telecommunications plant cannot be located within 2.5 metres of the locations indicated on the drawings provided. On-site advice should be obtained from a suitably qualified contractor highly skilled in locating Nextgen Networks plant. If there is any doubt whatsoever about the actual location of the telecommunications plant, the best method for locating the telecommunications plant or the correct interpretation of the drawings provided. In the case where Nextgen Networks plant is outside a recognised road reserve Nextgen Networks recommends that the **Network Help Desk** is contacted for assistance prior to engaging an Experienced Plant Locator.

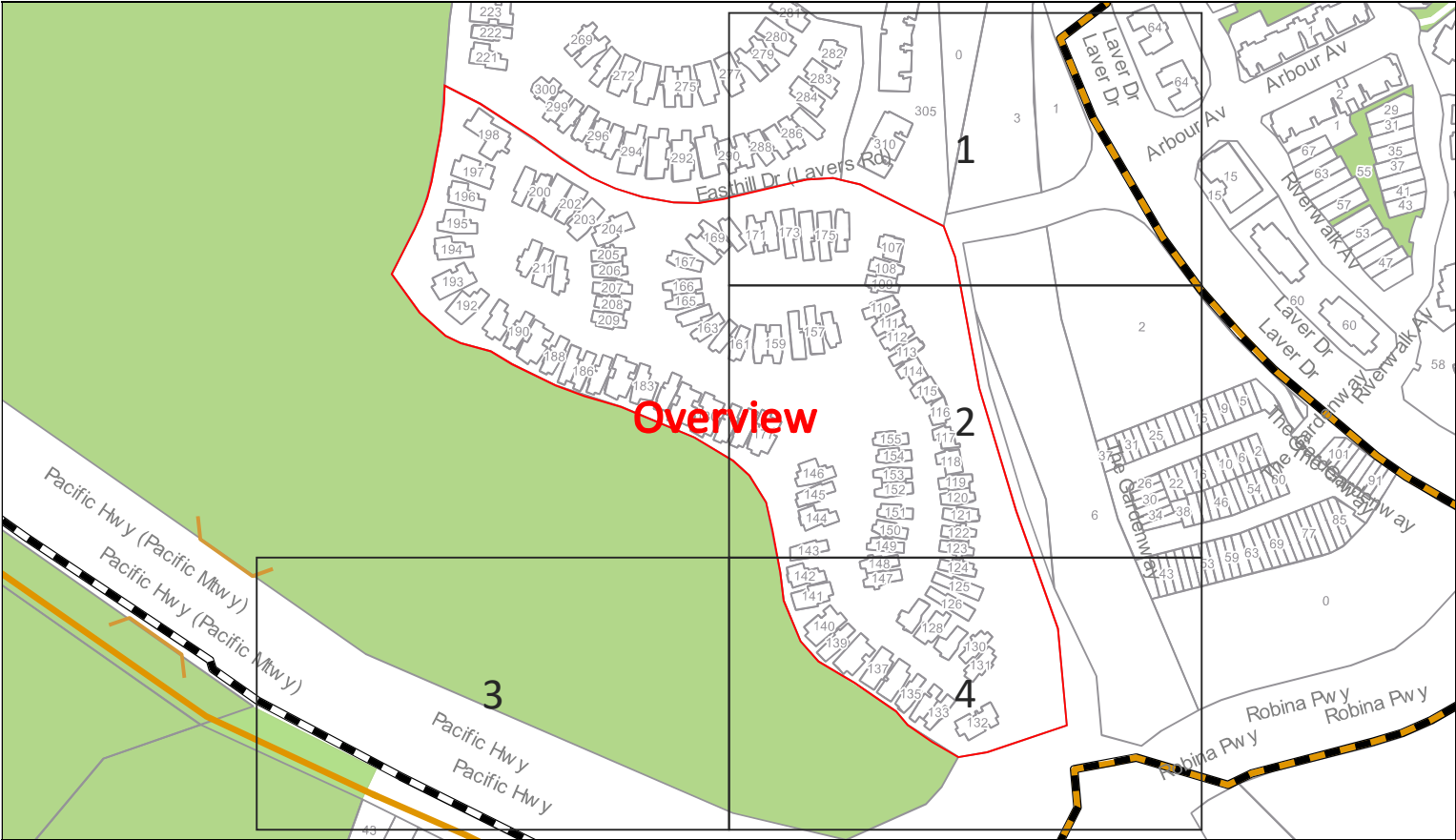
For the assistance of customers Nextgen Networks has established strict criteria to assess the skill of contractors that may be engaged by owners requiring Nextgen Networks plant locating services to perform any of the following activities if requested to do so by the owner:

- Review Nextgen Networks plans to assess the approximate location of Nextgen Networks plant
- Advise owners of the approximate location of Nextgen Networks plant according to the plans
- Advise the owners of the best method for locating Nextgen Networks plant
- Advise owners of the hazard of unqualified persons attempting to find the exact location of Nextgen Networks plant and working in the vicinity of Nextgen Networks plant without first locating its exact position
- Perform trial hole explorations by vacuum excavation (pot-holing) to expose Nextgen Networks plant with a high degree of skill, competence and efficiency and utilising all necessary safety equipment

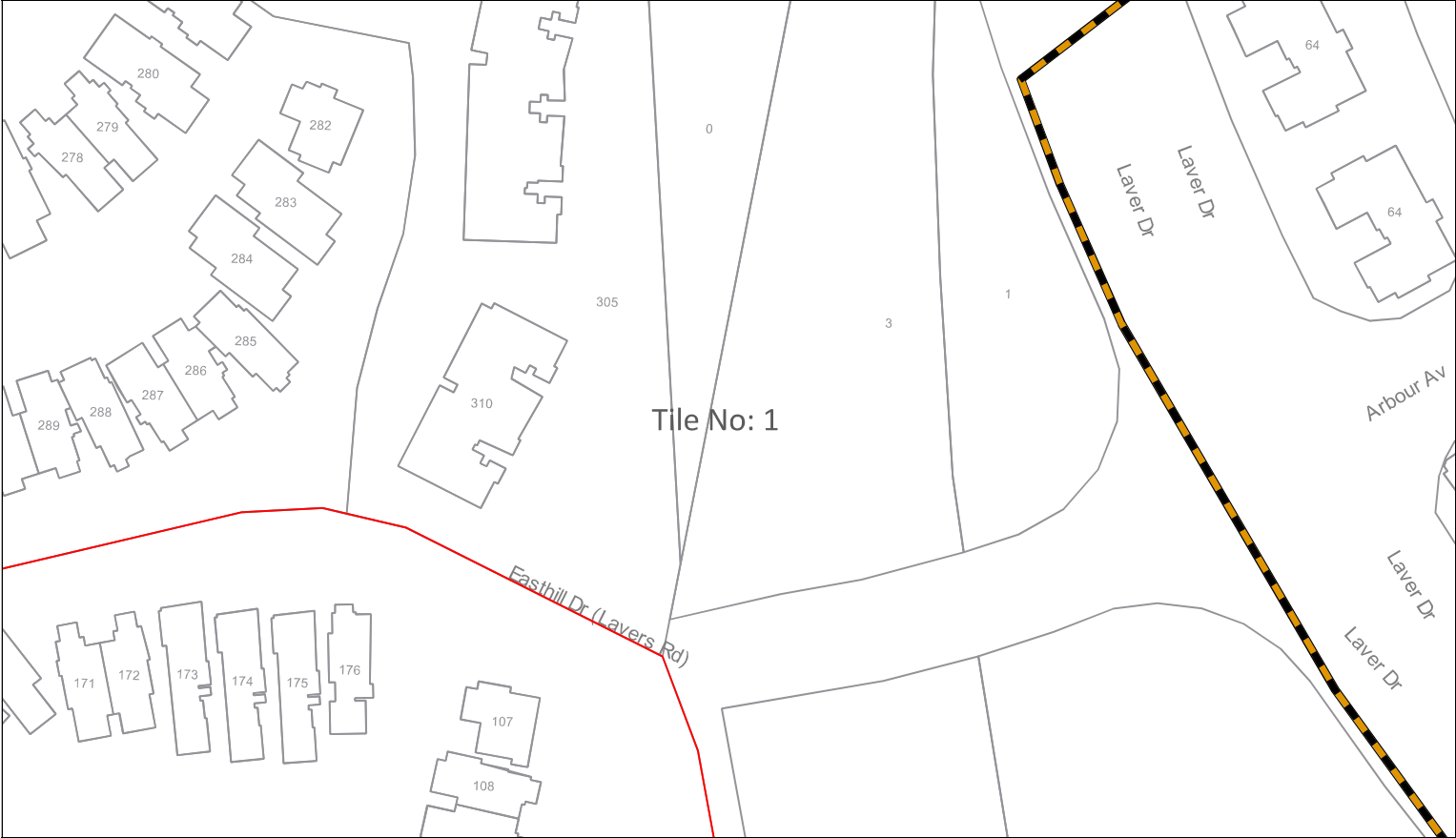
Nextgen Networks does not accept any liability or responsibility for the performance of or advice given by any Plant Locator engaged by you but we will, if requested, recommend suitably qualified plant locators.

GENERAL DISCLAIMER

While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Nexgen or PelicanCorp 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.



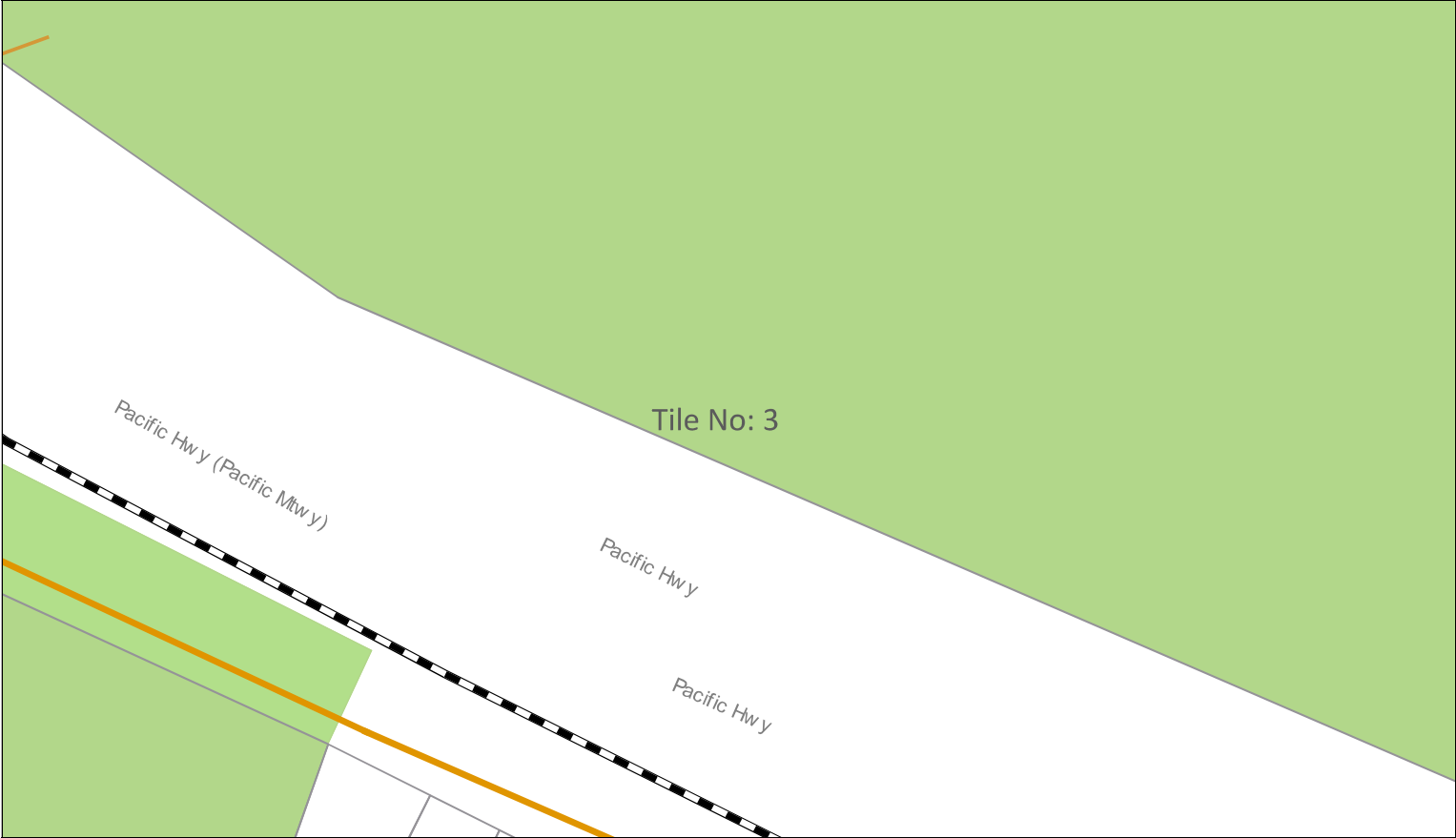
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		LEGEND <table><tr><td>Digsite</td><td>Assets</td></tr><tr><td> Area</td><td> Cable</td></tr><tr><td></td><td> 3rd Party Duct</td></tr><tr><td></td><td> Marker Post</td></tr></table>		Digsite	Assets	 Area	 Cable		 3rd Party Duct		 Marker Post
Digsite	Assets										
 Area	 Cable										
	 3rd Party Duct										
	 Marker Post										



Sequence Number: 260221004		Date: 27/08/2025	
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		LEGEND Digsite  Area Assets  Cable  3rd Party Duct  Marker Post	



Sequence Number: 260221004		Date: 27/08/2025								
DISCLAIMER: THIS DRAWING SHOULD NOT BE SCALED TO LOCATE CABLES. NO WARRANTY IS GIVEN THAT THE INFORMATION IS ACCURATE OR COMPLETE. IF YOU REQUIRE INFORMATION REGARDING LOCATING THE CABLE PLEASE CALL NEXTGEN. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR DIAL BEFORE YOU DIG USE. THIS PLAN CONTAINS COMMERCIAL SENSITIVE INFORMATION AND IS TO BE TREATED ACCORDINGLY. NO SUCH INFORMATION IS TO BE PASSED ONTO OTHER PARTIES WITHOUT WRITTEN CONSENT FROM NEXTGEN PTY LTD.		 LEGEND <table><tr><td>Digsite</td><td>Assets</td></tr><tr><td> Area</td><td> Cable</td></tr><tr><td></td><td> 3rd Party Duct</td></tr><tr><td></td><td> Marker Post</td></tr></table>	Digsite	Assets	 Area	 Cable		 3rd Party Duct		 Marker Post
Digsite	Assets									
 Area	 Cable									
	 3rd Party Duct									
	 Marker Post									

Job ID 51025196

Optus and or Uecomm Qld

Referral
260221002

Member Phone
1800 505 777

Responses from this member

Response received Wed 27 Aug 2025 7.09pm	
File name	Page
Response Body	160
260221002 - Optus Response Letter.pdf	161
260221002 - Optus Plan.pdf	172

Response received Wed 27 Aug 2025 7.09pm	
File name	Page
Response Body	175
4175-6.zip	Excluded
260221002 - Uecomm Plan.pdf	176
260221002 - Optus Response Letter (Uecomm).pdf	179

Optus - Before You Dig Australia - REFERRAL NOTIFICATION

This referral has been successfully processed by Optus and the results are contained in the attached files.

Notice: Please DO NOT REPLY TO THIS EMAIL as it has been automatically generated and replies are not monitored.

If you have any queries or attachments missing please contact:

Network Operations Centre
1 Lyonpark Road,
Macquarie Park, NSW 2113
Ph: 1800 505 777
Fax: 1300 307 035

You will require Adobe Reader to view attachments.

<http://www.adobe.com/downloads/>

We thank you for your enquiry and appreciate your continued use of the “Before You Dig Australia Service” Asset Analysis Service. If you require further information in relation to Optus and/or Uemcomm cables please contact Optus on above.

This reply relates only to the location indicated above and is valid for 30 days from the sent date. Where additional works are planned that have not been specified within this reply, Optus require that an additional enquiry be submitted to Before You Dig Australia enquiry Service: <http://www.byda.com.au>

In the case of no additional location request being submitted, Optus will hold the relevant party responsible for any damage to Optus and/or Uecommm plant and all expenses incurred by Optus as a result of asset damage.

This e-mail may contain confidential information. If you are not the intended recipient, please notify Network Operations Centre immediately and delete this e-mail from your system. You must not disclose this e-mail to anyone without express permission from the sender. The contents of all e-mails sent to and received from Optus may be scanned, stored, or disclosed to others at Optus' discretion.



Optus Contract Management Team
Unit 9, 677 Springvale Road
Mulgrave, Victoria, 3178

Date: 27 Aug 2025
To: JESSIE ZHANG
Company: Ebenezer Legal
Address: Unit 5 42-46 Mt Gravatt-Capalaba Road
Upper Mt Gravatt, QLD 4122

ENQUIRY DETAILS

Location: Glades Easthill South 116 Easthill Dr, Robina, QLD 4226
Sequence No.: 260221002
BYDA Reference: 51025196

In relation to your enquiry concerning the above location, Optus advises as follows:

Optus records indicate that there ARE underground Optus FIBRE OPTIC TELECOMMUNICATIONS ASSETS in the vicinity of the above location as per the attached drawing(s).

PLEASE NOTE that any interference with these assets may be considered an offence under the Criminal Code Act 1995 (Cth). Optus reserves the right to seek compensation for loss or damage to its assets including consequential loss.

This reply is valid for a period of 30 days from the date above.

IMPORTANT INFORMATION

Asset location drawings provided by Optus are reference diagrams and are provided as a guide only. The completeness of the information in these drawings cannot be guaranteed. Exact ground cover and alignments cannot be provided with any certainty as these may have altered over time. Depths of telecommunications assets vary considerably as do alignments. It is essential to identify the location of any Optus assets in the vicinity prior to engaging in any works.

All Optus assets in the vicinity of any planned works will need to be electronically located to ascertain their general location. Depending on the scope of planned works in the vicinity, the assets may also need to be physically located.

YOU MUST ENGAGE THE SERVICES OF ONE OF THE OPTUS ASSET ACCREDITED LOCATORS TO CARRY OUT ASSET LOCATION (REFER LIST OF ACCREDITED LOCATORS AT THE END OF THIS OPTUS RESPONSE).

Unless otherwise agreed with Optus, where an on-site asset location is required, the requestor is responsible for all costs associated with the locating service including (where required) physically exposing the Optus asset.

DUTY OF CARE

When working in the vicinity of telecommunications assets you have a legal "Duty of Care" and non-interference that must be observed.

It is your responsibility as the requesting party (as a landowner or any other party involved in the planned works) to design for minimal impact to any existing Optus asset. Optus can assist at the design stage through consultation.

It is also your, as the requesting party (or your representative's), responsibility to:

- Obtain location drawings (through the Before You Dig Australia process) of any existing Optus assets at a reasonable time before any planned works begin;
- Have an Optus Accredited Asset Locator identify the general location of the Optus asset and physically locate the asset where planned works may encroach on its alignment; and
- Contact Optus for further advice where requested to do so by this letter.

DAMAGE TO ANY OPTUS ASSET MUST BE REPORTED TO 1800 505 777 IMMEDIATELY

You, your head contractor, and any relevant subcontractor are all responsible for any Optus asset damage as a result of planned activities in the vicinity of Optus assets.

This applies where works commence prior to obtaining Optus drawings, where there is failure to follow instructions or during any construction activities.

Optus reserves the right to recover compensation for loss or damage to its assets including consequential loss. Also, you, your head contractor and any relevant subcontractor may also be liable for prosecution under the Criminal Code Act 1995 (Cth).

ASSET RELOCATIONS

You are not permitted by law to relocate, alter or interfere with any Optus asset under any circumstance. Any unauthorised interference with an Optus asset may lead to prosecution under the Criminal Code Act 1995 (Cth). Enquiries relating to the relocation of Optus assets must be referred to the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

APPROACH DISTANCES

On receipt of Optus asset location drawings and prior to commencing any planned works near an Optus asset, engage an Optus Accredited Locator to undertake a general location of the Optus asset.

Physical location of the Optus asset by an Optus Accredited Locator will also be required where planned works are within the following approach distances of the general location of the Optus asset:

- a) In built up metropolitan areas where road and footpaths are well defined by kerbs or other features a minimum clear distance of 1 meter must be maintained from the general location of the Optus asset.
- b) In non-established or unformed metropolitan areas, a minimum clear distance of 3 meters must be maintained from the general location of the Optus asset.
- c) In country or rural areas where wider variations may exist between the general and actual location of an Optus asset may exist, then a minimum clear distance of 5 meters must be maintained from the general location of the Optus asset.

If planned works are parallel to the Optus asset, then the Optus asset must be physically located by an Optus Accredited Locator at a minimum of 5 meter intervals along the length of the parallel works prior to work commencing.

Under no circumstances is crossing of any Optus asset permitted without physical location of the asset being carried out by an Optus Accredited Locator. Depending on the asset involved an Optus representative may be required onsite.

The minimum clearances to the physical location of Optus assets for the following specific types of works must be maintained at all times.

Note: Where the clearances in the following table cannot be maintained or where the type of work differs from those listed then advice must be sought from the relevant Optus Damages and Relocations Team (refer to "FURTHER ASSISTANCE").

Type of Works	Clearance to Physical Location of Optus Asset
Jackhammers / Pneumatic Breakers	Not within 1 meter.
Light duty Vibrating Plate or Wacker Packer type compactors (not heavy road construction vibrating rollers etc.)	500mm compact clearance cover before a light duty compactor can be used over any Optus conduit. No compaction permitted over Optus direct buried cable without prior approval from Optus.
Boring Equipment (in-line, horizontal and vertical)	Not within 5 meters parallel of the Optus asset location without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite. Not to cross the Optus asset without an Accredited Optus Asset Locator physically exposing the Optus asset and with an Optus representative onsite.

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").

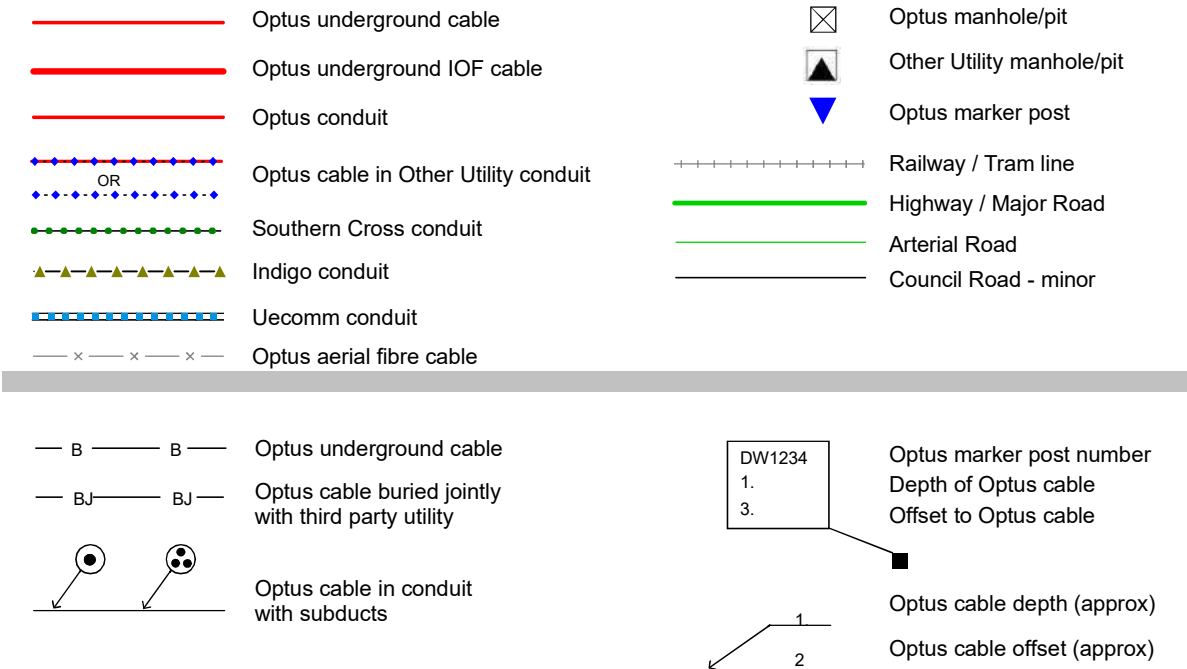
FURTHER ASSISTANCE

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





Optus Accredited Asset Locators

Name	Company Name	Phone	Email	State	Region/Service Area
Drew Misko	Australian Subsurface Pty Ltd	0427 879 600	admin@australiansubsurface.com	ALL	ALL
Andrew Watson	Subsurface Mapping Solutions Pty Ltd	0408 839 723	admin@subsurfacems.com.au	ALL (Not TAS)	South East QLD + Aus wide
Chris Gordon	Heavy Construction Solutions	1300 859 027	chris.gordon@heavycs.com.au	VIC,NSW,QLD,SA TAS	All
Alan Cordner	Alcom Fibre Services Pty Ltd	0400 300 337	alcomfibre@bigpond.com	NSW	Sydney, NSW
Daniel Rogers	D&D Rogers Pty Ltd T/as Bradmac Locating Services	0407662605	info@bradmaclocating.com.au	NSW	Sydney and surrounds
Shane Buckley	Cable & Pipe Locations Pty Ltd	0408730430	shane@cableandpipelocations.com.au	NSW	North Coast , Mid North Coast, Central West, Northern Rivers
Annabelle Pegler	Down Under Detection Services (DUDS)	0418 267 964	apegler@duds.net.au	NSW	All
George Koenig	Downunder Locations	0438243856	downunderlocations@gmail.com	NSW	Tweed Heads/Gold Coast
Michael Grant	M&K Grant Bega Bobcats Pty Ltd	0427 260 423	zzbobcat@bigpond.net.au	NSW	Bega, Far South Coast
Antony Critcher	Geotrace Australia Pty Ltd	0417 147 945	antony@geotrace.com.au	NSW	All Areas, Sydney, Wollongong, Newcastle, ACT
Sarah Martin	Hydro Digga	0447 774 000	admin@hydrodigga.com	NSW	Mid North Coast
Nathan Ellis	Utility Locating Services	0404 087 555	nathan@uls.com.au	NSW	Sydney
Scott O'Malley	Coastal Cable Locators Pty Ltd	0427 975 777	skomalley@bigpond.com	NSW	South Coast- Snowy Mountains- Southern Highlands
Liam Bolger	Brandon Construction Services	0438 044 008	liam.bolger@hotmail.com	NSW	Sydney
Laura Elvery	Durkin Construction Pty Ltd	02 9712 0308	info@durkin.au	NSW	NSW
Shireen Sidhu	Locate & Map	(02) 8753 0049	admin@locateandmap.com.au	NSW	Sydney & Regional NSW only

Ken Browne	Riteway Traffic Control Pty Ltd	0419 212 969	kbrowne@ritewaytc.com.au	NSW	Central Coast, Hunter
Jean-Max Monty	Civilscan	1300 575 488	info@civilscan.com.au	NSW	Sydney, Central Coast, Hunter, Blue Mountains, Southern Highlands, Illawarra
Scott Hunter	Hunter Ground Search	0409327345	admin@hunter-groundsearch.net.au	NSW	Hunter, Upper Hunter, Central Coast, Newcastle
Damien Black	Mid North Coast Hydro Digging & Service Locating P/L	0418 409 465	djblack1@bigpond.com	NSW	Mid North Coast
Michael Nicholls	Utility Mapping NSW	1300 627 746	sydney@utilitymapping.com.au	NSW	All NSW
Joseph Restuccia	ProLocate	0415 633 393	joe.restuccia@prolocate.com.au	NSW	NSW Wide
Barry Maloney	Online Pipe & Cable Locating	1300 665 384	Office@onlinepipe.com.au	NSW	Sydney, Central Coast, Canberra, Wollongong, Newcastle
Sam Romano	Locating Services	0403 065 510	sam.romano@locatingservices.com.au	NSW	NSW All
Scott Allison	Crux Surveying Australia	02 9540 9940	sydneyoffice@cruxsurveying.com.au	NSW	Sydney Metro & Surrounding Areas
Donna Wullaert	Commence Communications Pty Ltd	02 6226 3869	admin@commencecomms.com.au	NSW	Canberra/ Yass / Bungendore/ Goulburn and surrounding regional areas
Grant Pearson	Warrabinya Services	0423 651 615	grant@warrabinya.com.au	NSW	Greater Sydney region
Stephen Fraser	Advanced Ground Locations	(02) 4930 3195	steve_agl@hotmail.com	NSW	Newcastle, Hunter Valley, Central Coast, Taree & Surrounding Areas
Andrew Findlay/ Anthony Hart	LiveLocates	1300 517 062	info@livelocates.com.au	NSW/ACT	South Coast NSW, ACT, Snowy Mountains, Snowy Valley
Mark Smith	Armidale Electrical	02 6772 3702	office@armidale-electrical.com.au	NSW	New England/Northwest
Samantha Guptill	Australian Locating Services	1300 761 545	admin@locating.com.au	NSW	All NSW
Clay Laneyrie	Laneyrie Electrical	0411142627	bindy@laneyrielectrical.com.au	NSW	Illawarra, South Coast, Shoalhaven, Southern Highlands
Reece Gainsford	East Coast Locating Services	0431 193 111	admin@eastcoastlocatingservices.com.au	NSW	Newcastle/Maitland/ Hunter / Sydney / Central Coast / upper hunter / Port Stephens
Jason Vane	Smartscan Locators PTY Ltd	1300 778 923	Admin@sslocators.com.au	NSW	Sydney
Alex Farcash	Newcastle Locating Services Pty Ltd	0410698599	Admin@newcastlelocatingservices.com.au	NSW	Newcastle, Hunter Valley, Central Coast, Taree & Surrounding Areas

Amer El Chami	Site Scan Pty Ltd	0449 992 520	office@sitescan.net.au	NSW	All NSW
Ian Brown	A1 Locate Services	0400 484 828	Ian.brown@a1locate.com.au	NSW	All NSW
Paul Wallis	Beveridge Williams	0431 458 878	wallisp@bevwill.com.au	NSW	NSW Wide
Cameron Handley	Wombat Underground Services	0407477038	accounts@wombatunderground-services.com.au	NSW	ALL
Samantha Cupido	Geoscope Utility Detection Services Pty Ltd	1300 750 350	info@geoscopelocating.com.au	NSW	All regions
Laurence Mead	Astrea Pty Ltd	1300 009 346	admin@astrea.com.au	NSW	Sydney Only
Braydon Greenwood	City Coast Services	0422432813	braydon.greenwood@live.com.au	NSW	NSW
Jim Morrison	Absolute Utilities Pty Ltd	0429 496 375	jim@absoluteutilities.com.au	NSW	Mid North Coast
Declan Dowd	Dowds Pipe And Cable Locating	0434 635 134	accounts@pipeandcable.com.au	NSW	Sydney/Wollongong
Nicholas Schneider	Subsurface Utility Solutions	0421157372	nick@subsurf.com.au	NSW	Sydney only
Ricky Evans	Riverina Cable Locating	0411444980	ricky@riverinacablelocating.com.au	NSW	Riverina, Murray
Adrian Ruane	Road and Rail Excavations Pty Ltd	0414 594 063	cody@roadandrailexcavations.com.au	NSW	Sydney only
Billy Cameron	Locate Down Under Pty Ltd	0431275034	info@locatedownunder.com.au	NSW	Central Coast/ Sydney
Daniel Hudson	Geosurv Locating Pty Ltd	1300 554 675	dan@geosurv.com.au	NSW	Sydney only
Roneel Chand	JDG Civil	0416506891	sadhunaam@gmail.com	NSW	Sydney only
Tim Briggs	Deetect Locating Services	0414630852	deetect.locating@outlook.com	NSW	ACT / NSW
Sean Ferriter	Utech Solutions Pty Ltd	1300 427 614	seanf@vaughancivil.com.au	NSW	Sydney only
Mark Restuccia	Direct Connect Locating PTY LTD	0400507690	info@dclocating.com.au	NSW	NSW only
Ali Chahine	Underground Industries	0406906787	info@undergroundindustries.com.au	NSW	Sydney only
Scott Copetti	Metiri	0435 710 399	scott@metiri.com.au	NSW	Newcastle & Hunter Region
Blake Richardson	VFT	0409 210 502	b.richardson@vftes.com	NSW	NSW
Roneel Chand	Tonagh Civil Pty Ltd,	0416506891	roneel@tonaghcivil.com.au	NSW	All Regions
Brett Pickup	BAP Services Pty Ltd	0434006009	Brett@bapservices.com.au	NSW	All Areas, Sydney, Illawarra, Newcastle, ACT
Patrick Billingham	OzDetect Pty Ltd	0497700667	patrick@ozdetect.com.au	NSW	NSW

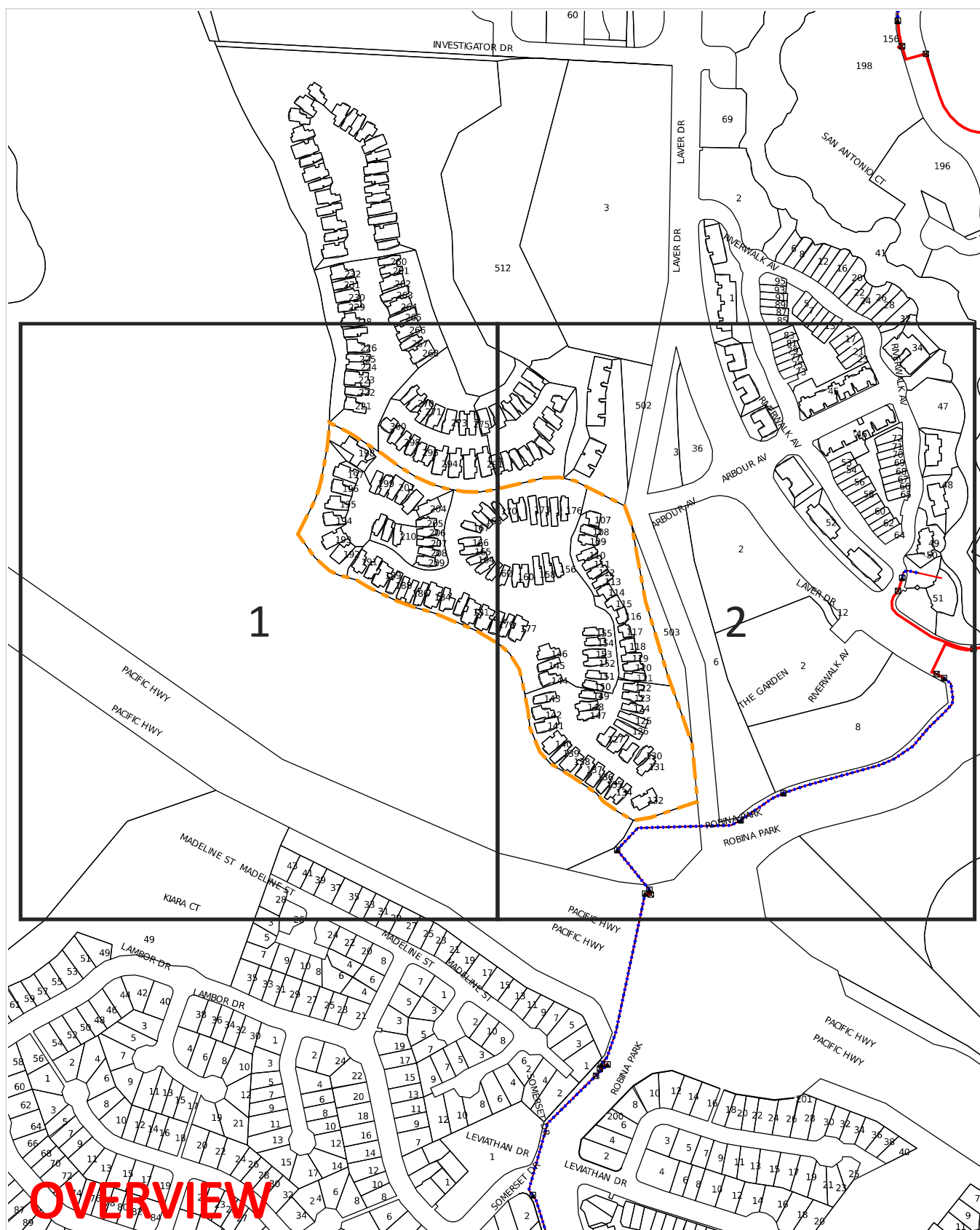
Cameron Brown	Sub Scan Australia	0421751343	admin@subscan.com.au	NSW	Norther Rivers
Jesse Gavin	LCG GLOBAL PTY LTD	1300032740	info@lcsolutions.com.au	NSW	All NSW
Rob Moate	Dig Safe NSW Pty Ltd	0477 900 200	rob@digsafensw.com.au	NSW	All Regions
Euan Gow	Jurovich Surveying	1300 750 000	egow@jurovichsurveying.com.au	WA/NSW/SA	All state
Michael Nicholls	LocateX	0487 043 596	info@locatex.com.au	NSW	Sydney, Central Coast, Newcastle
Brad Mccorkindale	b4 u dig locators	0447818260	jon@b4udiglocators.com	NSW	central west nsw
Jason Steger	Steger & Associates Registered Land Surveyors	0400 008 641	jason.steger@steger.com.au	ACT/NSW	ACT & Surrounds
Samuel Hathaway	Landmark Surveys	02 6280 9608	admin@landmarksurveys.com.au	NSW/ACT	ACT & Sourthen NSW
Kaisar sefian	Australian Utility Search Pty Ltd	0424 841 888	kaisar@aususearch.com.au	NSW/ACT	All NSW, ACT
Daniel Fox	Epoca Environmental Pty Ltd	1300 376 220	daniel@epocaenvironmen-tal.com.au	NSW & ACT	All NSW & ACT
Scott Tancred	SureSearch Underground Services	1300 884 520	Scott.Tan-cred@suresearch.com.au	NSW/ACT QLD	NSW, Sydney, Northern NSW, Canberra, QLD, South East QLD.
Justin Martinez	LCG GLOBAL PTY LTD	0401749007	j.martinez@lcsolutions.com.au	NSW, ACT, QLD, VIC	All regions
Troy Redden	On Point Utility Locating	1300 66 76 46	Troy@onpointlocating.com.au	NSW/QLD	Throughout both states
Geoff Campbell	CLS Locating	0450759497	geoffrey@campbellslocat-ing.com.au	NSW/QLD	All QLD, Northern Rivers, NSW
Patrick Popovic	Site And See Pty Ltd	0479 162 692	patrick@siteandsee.com.au	QLD/NSW	South East QLD & Northern NSW
Kelsee Stevens	Abletech Underground Group	07 5293 7746	admin@abletechunder-ground.com.au	QLD / NSW	QLD / NSW
Rhys Lambert	Provac / one find cables	1300 734 772	rhys@provac.net.au	QLD	South East QLD
Paul Beaton	Cairns Asset Locations	0448 157 227	paul.beaton@clarketrench-ing.com.au	QLD	FNQ to NT Border
Chris Hall	D C Locators Pty Ltd	0419 679 741	dcloc@powerup.com.au	QLD	Brisbane, Ipswich
Benji Lee	LADS	0478 915 237	benji@ladsqld.com.au	QLD	South East QLD
Ian Lambert	Lambert Locations Pty Ltd	07 5562 8400	admin@lambertlocations.com.au	QLD	South East QLD & Northern NSW
Ross Clarke	FNQ Cable Locators Pty Ltd	0428 775 655	onlineco@bigpond.net.au	QLD	QLD REGION
Col Greville	Bsure Locators	0488 520 688	admin@bsurelocators.com.au	QLD	Wide Bay & Burnett; Central and Western QLD; Western Downs
Matthew Carr	Pensar	0405609739	matty.carr@pensar.com.au	QLD	Brisbane

Jimmy Wilkins	GeoRadar Asutralia Pty Ltd	0425057722	jimmy@georadar.net.au	QLD	Emerald, Bundeaberg
Craig Waite	C Locate	0437 808 444	clocate@bigpond.com	QLD	Brisbane GC SC
Jeffrey Lenehan	Syndicate Communications	0404 151 270	jlenehan@syndicate.com.au	QLD	Brisbane
Toni O'Dell	Utility Location Services	1300 001 857	qldops@utilitylocation-services.com.au	QLD	South East QLD
Michael Jackman	Utility Mapping QLD	1300 627 746	brisbane@utilitymapping.com.au	QLD	All QLD
Jenny Dziduch	1300 Locate Pty Ltd	1300 562 283	admin@1300locate.com.au	QLD	All Queensland, Northern NSW
Brendon Smith	Advanced Locating PTY LTD	0424678823	admin@advancedlocating.com.au	QLD	Gold Coast
Samuel Hazel	Utility ID Underground Service Locators	0401 202 515	sam@utilityid.com.au	QLD	Darling Downs, South West QLD and South East QLD
Bruce Normyle	Dynamic Hydro Excavations	0434 731 933	admin@dynamicexcavation.com.au	QLD	QLD
Michael Koschel	Precision Service Locating	07 46462845	paul@pslocating.com.au	QLD	All QLD / North West NSW/South East QLD
Robert Rutledge	Safe Dig Services	+61 7 3376 0856	rrutledge@safedig.com.au	QLD	Brisbane
Michael Falla	ICUC Locating Services Pty Ltd	0410085365	michael.falla@icudlocatings-services.com.au	QLD	South East QLD
Ben Stephens	DTS Group TA Electros-can	0434 140 556	ben.s@electroscanqld.com.au	QLD	Queensland
Adam Lloyd	Aussie HydroVac Services	07 3287 7818	adam.lloyd@aussiehydrovac.com.au	QLD	All
Michael Prentice	Onsite Utility Locations	0437 172 601	admin@onsiteutilitylocations.com.au	QLD	SEQ
Roland Mollison	LandPartners Pty Ltd	0439 488 545	roland.mollison@landpartners.com.au	QLD	South East Queensland
Duncan McGrath	Abletech Underground Group	0418 511 767	duncan@abletechunderground.com.au	QLD	QLD Wide
Daniel Poppi	Ace Cable Locations	0431517837	acecablelocations@bigpond.com	QLD	Wide Bay Burnett
Jason Bastow	Utility Underground	0414454015	jason@utilityunderground.com.au	QLD	QLD / NSW
Aidan Waszaj	South-East Scanning Pty Ltd	0421 193 439	aidan@southeastscanning.com.au	QLD	Southeast Queensland
Josh Brinn	i-LOCATE	0418 105 902	josh@i-lec.com.au	QLD	QLD only
Carl Molloy	Provac Melbourne	0451 104 611	melbourne@provac.net.au	VIC	Melbourne Region

Olivier Davies	Central Locating PTY LTD	0439 995 894	ollie@centrallocating.com.au	VIC	Melbourne & Western Victoria
Tina Brereton	D-Tech Ground & Overhead	03 9544 8933	tina@d-tech.net.au	VIC	ALL
Josh Taylor	Advanced Locations Victoria Pty Ltd	0427846716	josh@advancedlocationsvic.com.au	VIC	All Victoria
Ben Minutoli	Geelong Cable Locations	1800 449 543	ben@geelongcablelocations.com.au	VIC	Melbourne, Geelong, Country Victoria
Sean Henry	Asset Survey Solutions	1300 035 796	info@assetsurvey.com.au	VIC,QLD,NSW,SA	VIC,QLD,NSW,SA
Mick McGoldrick	Locate Cables	0404 241 679	mick@locatecables.com	VIC	Western Victoria
Alex Jones	Utility Mapping VIC	1300 627 746	melbourne@utilitymapping.com.au	VIC	All VIC
Phi Nguyen	Asset Detection Services Pty Ltd	1300 300 100	Phi.nguyen@assetdetection.com.au	VIC	Melbourne/VIC
Maurice Tobin	Drain Solutions	0412 111600	info@drainsolutions.com.au	VIC	Melbourne Metro
Kate Ficker	Seeker Utility Engineering	1300 733 583	admin@seekerutilityengineering.com.au	VIC	All Victoria
Leigh French	Veris Australia VIC	(03) 7019 8400	melbourne@veris.com.au	VIC	Melbourne
Ben Wooldridge	Controltech Solutions	0447 760 759	ben.wooldridge@controltechsolutions.com.au	VIC	Melbourne
Chris Sandlant	Access Utility Engineering P/L	03 9799 8788	Chris.sandlant@accessue.com.au	VIC	Victoria & Regional
Shaun Stephen	STS Locating Services	0405 181 734	stslocatingservices@gmail.com	VIC	All VIC
Glen Foreman	Underground Services Detection Pty Ltd	0402 748 889	undergroundservices@bigpond.com	VIC	Victoria
Clinton Carver	Insight Underground Pty Ltd	0468 900 273	clinton@insightunderground.com.au	VIC	Victoria
Lindsay Botha	L B Underground Service Locations & Engineering	0499 658 677	lb.locations.engineering@gmail.com	VIC	Metro and Regional Victoria
Damien Nielsen	ELS Environmental Location Systems Pty Ltd	0499 499 137	bookings@elsvic.com.au	VIC	Victoria only
Tyler Blake	CHS Group	0409 437 750	tyler.blake@chsgroup.com.au	VIC	Horsham VIC
Craig Jackson	Survey Management Solutions	0400647299	craiqj@surveyms.com.au	VIC	All Regions
Chloe Milligan	Tequa Plumbing and Civil	0351432666	civil@tequa.au	VIC	Gippsland only
Ashley Stevens	ABS HYDRO Pty Ltd	0422 798 476	ashley.stevens@abshydro.com.au	NSW/VIC	All of VIC, Regional NSW

Eddie Santos	Taylors Development Strategists	0488 700 155	m.tasker@taylorsds.com.au	VIC/SA/TAS	Victoria
Taryn van Dyk	Trenchless Pipelaying Contractors (TPC)	08 8376 5911	tpc@trenchlesspipelaying.com.au	SA	All
Marc Rose	SADB	0488190699	marc@sadb.com.au	SA	Adelaide only
Deninis Stray	Pinpoint Services Mapping	(08) 8130 1600	hello@pinpointsm.com.au	SA	SA and western VIC
Liam Gill	Michael Gear Surveys	08 82788732	ugsl@mgsurveys.com.au	SA	SA
Matthew Cooper	Fulton Hogan	0447 320 581	Matthew.Cooper@fulton-hogan.com.au	SA	South Australia
Liam Catchpole	Apex Service Locating Pty Ltd	0458 924 471	liam@apexvacolutions.com.au	SA	Adelaide and Surroundings
Bradley Gosling	Engineering Surveys	0433506880	bgosling@engsurveys.com.au	SA	Adelaide
Jason Shelvock	SA Underground Pty Ltd	0430 067 476	jason@saunderground.com.au	SA	All SA
Jason Revill	MME/Platinum Locating Services	08 94080625	jason.revill@platinumlocating.com.au	WA	Perth
Henry Westbrook	Cable Locates & Consulting	08 9524 6600	admin@cablelocates.com.au	WA	All WA
Cameron Swift	Mikcomm Communication	08 9337 1125	cswift@mikcomm.com.au	WA	All
Tobi Lawrence-Ward	Abaxa	08 9256 0100	enquiries@abaxa.com.au	WA	Perth, Southwest, Western Australia
Ben Upton	TerraVac Vacuum Excavation	0433 374 802	locations@terravac.com.au	WA	Perth
Dale Shearsmith	Subtera	1300 046 636	dale@subtera.com.au	WA	WA
Liam Davies	Bunbury Telecom Service Pty Ltd	897260088	admin@btswa.com.au	WA	WA
Drew Monkhouse	Utility Mapping WA	1300 627 746	perth@utilitymapping.com.au	WA	All WA
Edel O'Connor	Kier Contracting	0456 190 910	edel@kier.com.au	WA	Perth Metro & greater region; Regional WA
Nigel Nunn	CCS Group / Utility Locating Solutions	08 9385 5000	enquiry@ccswa.com.au	WA	Perth
Jeremy Brown	Spotters Asset Locations Pty Ltd	0459 130 677	jeremy@spottersassetlocations.com.au	WA	All
Reece Topham	Prime Locate	0400 888 406	reece@primelocate.com.au	WA	All
Rhyce Murphy	RM Surveys	08 9457 7900	rhyce.murphy@rmsurveys.com.au	WA	All

James Horton	Westscan Pty Ltd	1300 858 404	westscan1@gmail.com	WA	All
Ashleigh Austin	Veris WA	0419 024 696	perth@veris.com.au	WA	Perth Metro & Regional
Suhairee Suhaimi	BCE Spatial	08 9791 7411	harry@bcespatial.com.au	WA/SA/VIC/NSW	WA
Tim Daws	Award Contracting Pty Ltd	0411 878 895	info@awardcontracting.com.au	WA	Metro & Country Regions
Stephen Steart	Cabling WA Pty Ltd	0422 845 586	ssteart@cablingwa.com.au	WA	Perth Metro
Devvyn Barto	Pulse Locating	0431402738	devvyn.barto@pulselocating.com.au	WA	Western Australia
Shane McQuoid	Find Wise Location Services	0407992758	shane@findwise.com.au	WA	Perth
Alex King	KR SURVEYS	0400077933	alex@krsurveys.com.au	WA	Statewide
Cody Foster	Precision Locating Pty Ltd	0473029391	cody@precisionlocating.net	WA	Statewide
Scott Harrison	Triodia Scanning services PTY LTD	0438 664 196	booking@triodiascanning.com.au	WA	Perth/ Regional
Josh Pool	Utility Mapping NT	1300 627 746	darwin@utilitymapping.com.au	NT	All NT
Stuart Speckman	FYFE	08 8944 7888	Stuart.Speckman@fyfe.com.au	NT/SA/NSW	NT/SA/NSW
Wayne Parslow	Danisam	0417 089 865	danisam@westnet.com.au	NT	Darwin NT and Surrounds
Heather Easter	Archers Underground Service Pty Ltd	0418 737 299	admin@auslocations.com.au	TAS	Statewide
Scott Crerar	Paneltec Group	0400 895 637	scott@paneltec.com.au	TAS	All
Hayden Stone	Utility Detection & Mapping	03 61712555	admin@udmgroup.com.au	TAS	Statewide



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: 260221002

Date Generated: 27 Aug 2025



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





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Sequence Number: 260221002

Date Generated: 27 Aug 2025



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



Optus - Before You Dig Australia - REFERRAL NOTIFICATION

This referral has been successfully processed by Optus and the results are contained in the attached files.

Notice: Please DO NOT REPLY TO THIS EMAIL as it has been automatically generated and replies are not monitored.

If you have any queries or attachments missing please contact:

Network Operations Centre
1 Lyonpark Road,
Macquarie Park, NSW 2113
Ph: 1800 505 777
Fax: 1300 307 035

You will require Adobe Reader to view attachments.

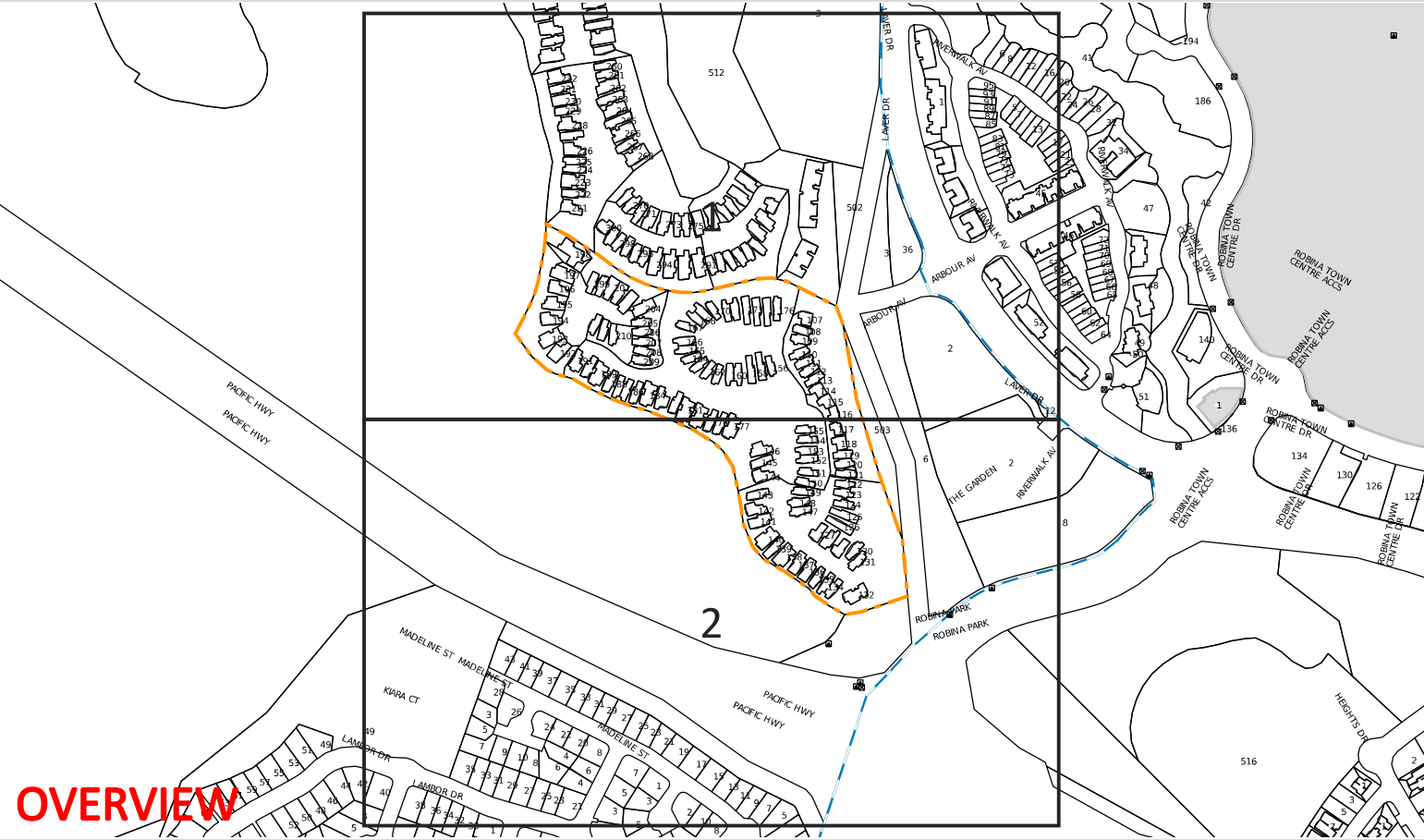
<http://www.adobe.com/downloads/>

We thank you for your enquiry and appreciate your continued use of the “Before You Dig Australia Service” Asset Analysis Service. If you require further information in relation to Optus and/or Uemcomm cables please contact Optus on above.

This reply relates only to the location indicated above and is valid for 30 days from the sent date. Where additional works are planned that have not been specified within this reply, Optus require that an additional enquiry be submitted to Before You Dig Australia enquiry Service: <http://www.byda.com.au>

In the case of no additional location request being submitted, Optus will hold the relevant party responsible for any damage to Optus and/or Uecommm plant and all expenses incurred by Optus as a result of asset damage.

This e-mail may contain confidential information. If you are not the intended recipient, please notify Network Operations Centre immediately and delete this e-mail from your system. You must not disclose this e-mail to anyone without express permission from the sender. The contents of all e-mails sent to and received from Optus may be scanned, stored, or disclosed to others at Optus' discretion.



Uecomm Underground Cable

Scale: 1:5125 Printed on: 27 Aug 2025

Sequence Number: 260221002

Location: Glades Easthill South 116 Easthill Dr, Robina, QLD 4226



Job Location

Line

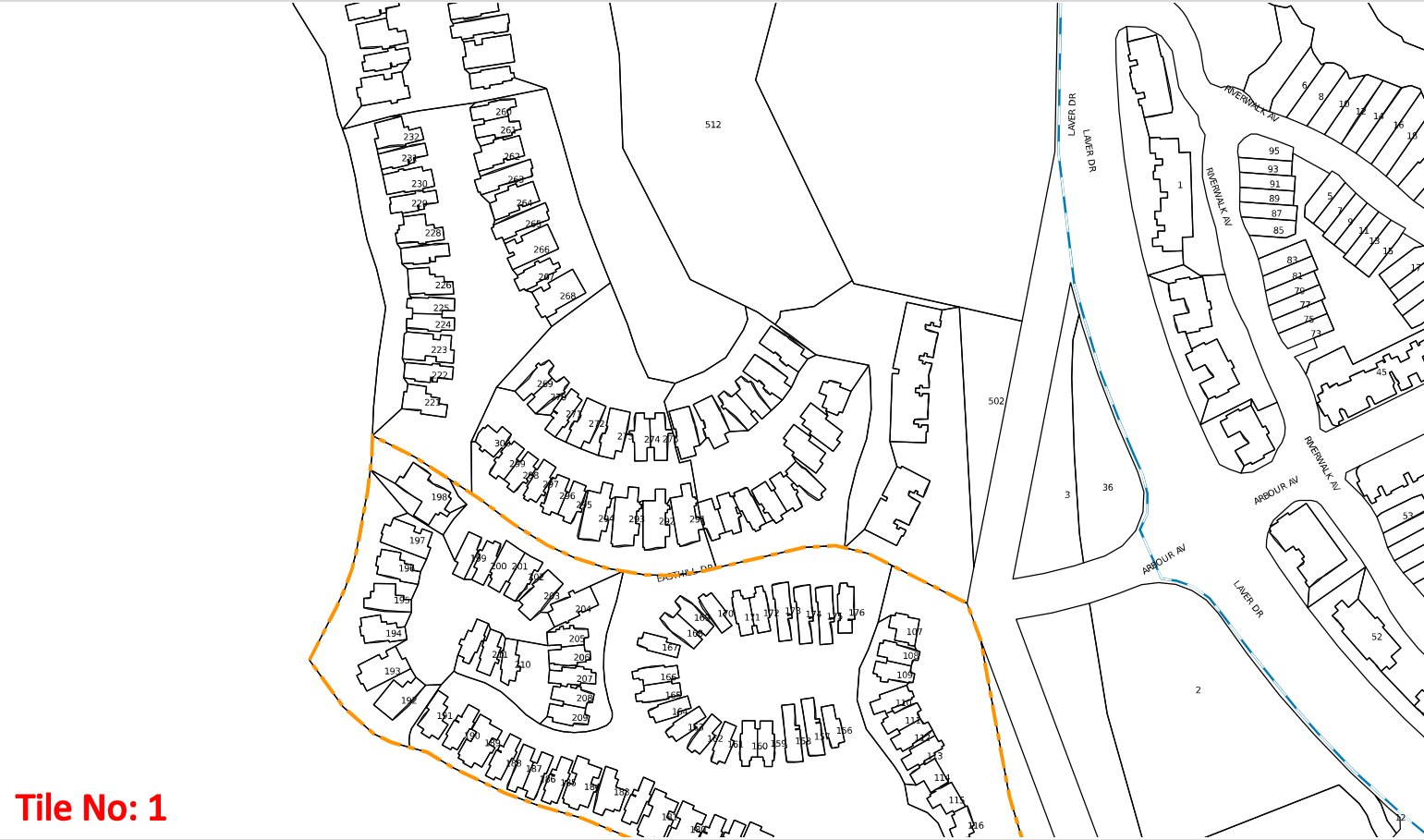
Point

Area

Underground Asset

***** UECOMM

This document is confidential and may also be privileged, and neither confidentiality nor privilege is waived lost 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.



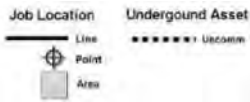
Tile No: 1

Uecomm Underground Cable

Scale: 1:2500 Printed on: 27 Aug 2025

Sequence Number: 260221002

Location: Glades Easthill South 116 Easthill Dr, Robina, QLD 4226



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Uecomm Underground Cable

Scale: 1:2500 Printed on: 27 Aug 2025

Sequence Number: 260221002

Location: Glades Easthill South 116 Easthill Dr, Robina, QLD 4226



Job Location

Line

Point

Area

Underground Asset

***** UECOMM

This document is confidential and may also be privileged, and neither confidentiality nor privilege is waived lost 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.

JESSIE ZHANG

To: Ebenezer Legal
Unit 5 42-46 Mt Gravatt-Capalaba Road
Upper Mt Gravatt, QLD 4122



Uecomm Pty Limited
ABN 56 079 083 195

Building 8, 658 Church St,
Richmond, VIC 3121
Ph: (03) 9221 4100
Fax: (03) 9221 4193
Ah: 1800 707 447

LOCATION OF UNDERGROUND FIBRE OPTIC CABLE INFORMATION SHEET

IMPORTANT: PLEASE READ ALL INFORMATION AND CONDITIONS BELOW AND THE NOTICE ON THE REVERSE SIDE OF THE PLAN/S.

260221002

27 Aug 2025

"Before You Dig Australia" Sequence No

Issue Date: Optus and or Uecomm Qld

Customer ID

Issue By:

Glades Easthill South 116 Easthill Dr, Robina, QLD 4226

Location: 4175-6
Uecomm Asset Location No. 51025196
Before You Dig Australia Job No.

In relation to your enquiry at the above address, Uecomm advises as follows:

The records of Uecomm Limited disclose that there ARE underground FIBRE OPTIC / TELECOMMUNICATIONS cables in the vicinity of the above enquiry as per attached plan/s.

- The underground cables referred to in this advice are defined as the underground communications cables owned or controlled by Uecomm Pty Limited.
- The person/company responsible for submitting the inquiry should take care to ensure all plans listed above have been received. For any plan listed above but not received please contact **1800 707 447**.
- Any information provided is valid only for **30 days** from the date of issue set out above.
- If the work operations extend beyond this period, or if the designs are altered in any way, you are requested to resubmit your proposal for reassessment.
- Further assistance may be obtained if necessary, by telephoning **1800 707 447**.

PLEASE READ ALL INFORMATION AND DISCLAIMERS BELOW:

1. Due to the nature of underground cables and the age of some cables and records, it is impossible to conclusively ascertain the location of all cables. The accuracy and/or completeness of the information cannot be guaranteed and, accordingly, they are intended to be indicative only and, as a result, Uecomm does not accept any responsibility for any inaccuracies of its plans. They should not be solely relied upon when undertaking underground works. It is also inaccurate to assume that fibre optic cables follow straight lines and careful on-site investigations are essential to locate its exact position.
2. The following minimum clearances must be maintained:
 - 300mm when laying asset's inline, horizontal or vertical.
 - 500mm when operating vibrating equipment, e.g., jackhammers or vibrating plates.
 - 1000mm when operating mechanical excavators.
3. Due to the inherent dangers associated with excavation in the vicinity of underground cables, precautions should be taken in the undertaking of any underground works, including (but not limited to) the following:
 - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likely hood of damage to the cable, e.g., blades of hand equipment should be orientated parallel to the line of the cable rather than digging across the cable.
 - If any undisclosed underground cables are located, Uecomm Limited should be notified immediately.
 - All personnel must be properly briefed, particularly those associated with the use of earthmoving equipment, trenching, boring and pneumatic equipment.
 - All excavations must be undertaken in accordance with the relevant legislation and regulations.

4. DAMAGE. ANY DAMAGE TO UECOMM'S NETWORK MUST BE REPORTED IMMEDIATELY TO 1800 707 447.

5. Uecomm recommends using Uecomm approved location contractors to provide on-site location services for Uecomm plant. You can arrange Uecomm on-site visits by calling Uecomm on 1800 707 447 and Uecomm or its approved representative will attend your site to provide guidance to the location of the Uecomm assets (the "Uecomm Asset Alignment"). **Uecomm requires 3 clear business days' notice to conduct an on-site location.** The initial on-site visit by Uecomm will not normally incur a charge, but at the discretion of Uecomm, subsequent site visits may incur a charge to be applied at an hourly rate.
6. Uecomm will hold the relevant party responsible for any damage to Uecomm plant and all expenses incurred by Uecomm as a result of asset damage.
7. Except to the extent that liability may not be capable of lawful exclusion, Uecomm Pty Limited and its servants and agents and the related bodies corporate of Uecomm Pty Limited and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any Plans attached hereto. Except as expressly provided to the contrary in this information sheet or the attached Plans, all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

We thank you for your enquiry and appreciate your continued use of the Before You Dig Australia and/or Uecomm Asset Analysis Service. If you require further information, please contact Uecomm on **1800 707 447**.

IMPORTANT *This document may be confidential and privileged. Unauthorised use is prohibited. If you have it in error, please notify us and shred this document. Thank you.*

Job ID 51025196

Telstra QLD South East

Referral 260221006	Member Phone 1800 653 935
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Responses from this member

Response received Wed 27 Aug 2025 3.40pm

File name	Page
Response Body	182
AccreditedPlantLocators 2025-01-08a.pdf	184
260221006.pdf	185
Telstra Map Legend 4.0b.pdf	187
Telstra Duty of Care v32.0c.pdf	188

Attention: JESSIE ZHANG

Site Location: Glades Easthill South 116 Easthill Dr, Robina, QLD 4226

Your Job Reference: 250748

Please do not reply to this email, this is an automated message -

Thank you for requesting Telstra information via Before You Dig Australia (BYDA).

This response contains Telstra information relating to your recent BYDA request.

Please refer to all enclosed attachments for more information.

Information for opening Telstra Asset Plans as well as some other useful contact information is noted in the attached documents.

Report Damage to Telstra Equipment: [Report damages to Telstra equipment - Telstra](#)

Please note:

When working in the vicinity of telecommunications plant you have a 'Duty of Care' that must be observed.

Ensure you read all documents (attached) - they contain important information.

Please also refer to the **Before you Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation**

<https://www.byda.com.au/before-you-dig/best-practice-guides/>. The essential steps that must be undertaken prior to commencing construction activities.

WARNING - MAJOR CABLES and/or OPTIC FIBRE IN THE AREA.

Phone 1800 653 935 for further assistance.

Note: In some areas Telstra fibre routes may be marked as "Amcom", as Telstra has purchased much of this infrastructure. If in doubt, please contact Telstra Plan services on the number above. Telstra plans and information are only valid for 60 days from the date of issue.

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 them. 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 assets prior to commencing work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. See the **Before You Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation** <https://www.byda.com.au/before-you-dig/best-practice-guides/>.

Please note that:

- it is a criminal offence under the *Criminal Code Act 1995* (Cth) to tamper or interfere with telecommunications infrastructure.
- Telstra will take action to recover compensation for damage caused to property and assets, and for interference with the operation of Telstra's networks and customers' services.

Telstra's plans contain Telstra's confidential information and are provided on the basis that they are used solely for identifying the location or vicinity of Telstra's infrastructure to avoid damage to this infrastructure occurring as part of any digging or other excavation activity. You must not use Telstra's plans for any other purpose or in a way that will cause Telstra loss or damage and you must comply with any other terms of access to the data that have been provided to you by Telstra (including Conditions of Use or Access).

(See attached file: Telstra Duty of Care v32.0c.pdf)

(See attached file: Telstra Map Legend 4.0b.pdf)

(See attached file: AccreditedPlantLocators 2025-01-08a.pdf)

(See attached file: 260221006.pdf)



General Information

Before you Dig Australia – BEST PRACTISE GUIDES

The five Ps of safe excavation

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

OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types.
Dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.



DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) <https://viewer.autodesk.com/> or
Autodesk Design Review <http://usa.autodesk.com/design-review/> for
DWF files. (Windows PC)



PDF Map Files (max size A3)
Adobe Acrobat Reader <http://get.adobe.com/reader/>



Telstra BYDA map related enquiries email Telstra.Plans@team.telstra.com
1800 653 935 (AEST Business Hours only)



REPORT ANY DAMAGE TO THE TELSTRA NETWORK IMMEDIATELY

Report online - <https://www.telstra.com.au/forms/report-damage-to-telstra-equipment>

Ph: 13 22 03

If you receive a message asking for a phone or account number say:
“I don’t have one” then say “Report Damage” then press 1 to speak to an operator.



Telstra New Connections / Disconnections
13 22 00



Telstra asset relocation enquiries: 1800 810 443 (AEST business hours only).
NetworkIntegrity@team.telstra.com
<https://www.telstra.com.au/consumer-advice/digging-construction>

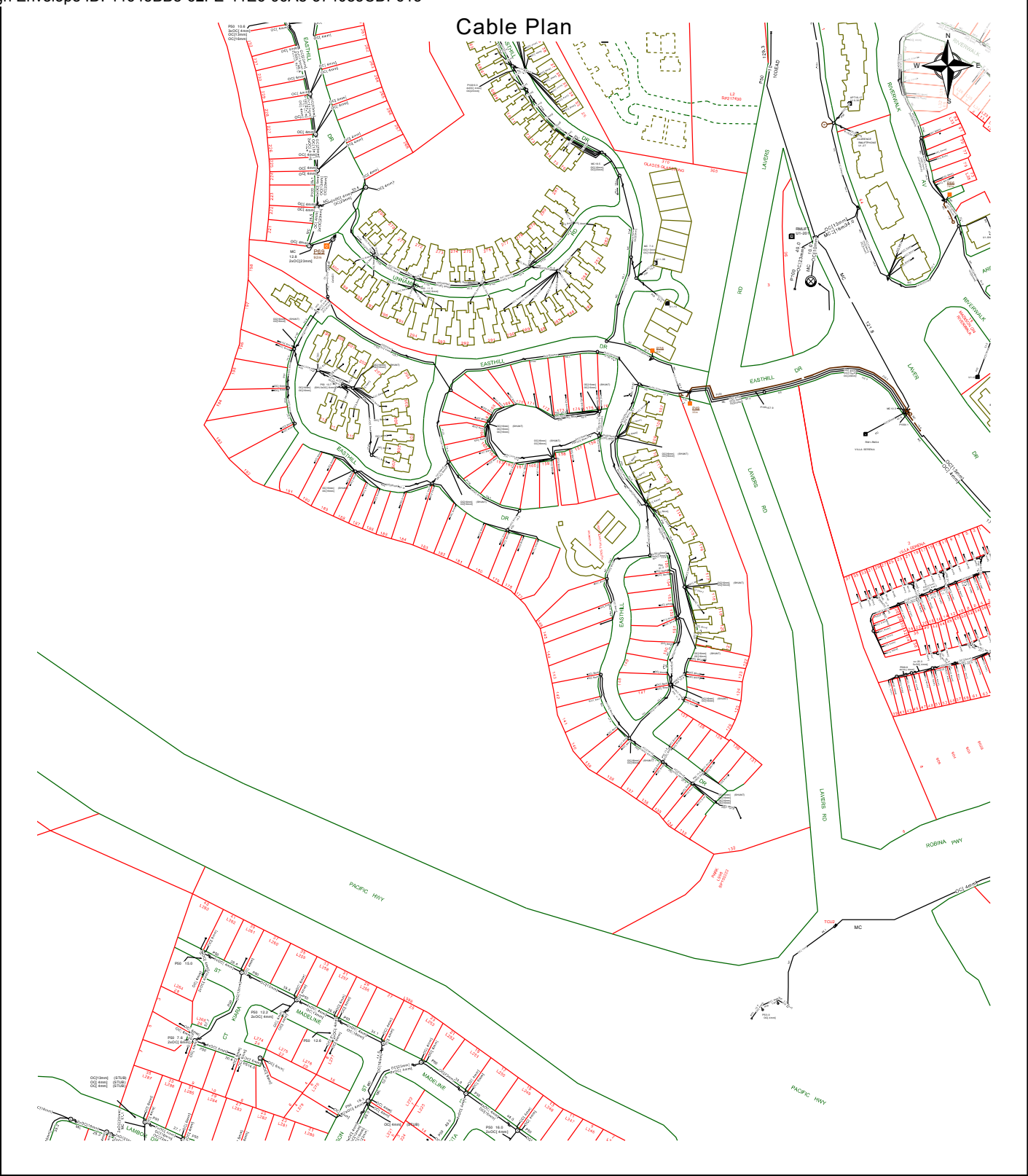


Telstra Aerial Assets Group (overhead network)
1800 047 909



CERTLOC Certified Locating Organisation (CLO)
certloc.com.au/locators/

Only Telstra authorised personnel and CERTLOC Locators can access Telstra's Pit and Pipe Network.



	Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 260221006
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 27/08/2025 15:34:23		CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra 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-e>
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 27/08/2025 15:34:47

Sequence Number: 260221006

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra 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

WARNING

Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D.

Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it.

Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy.

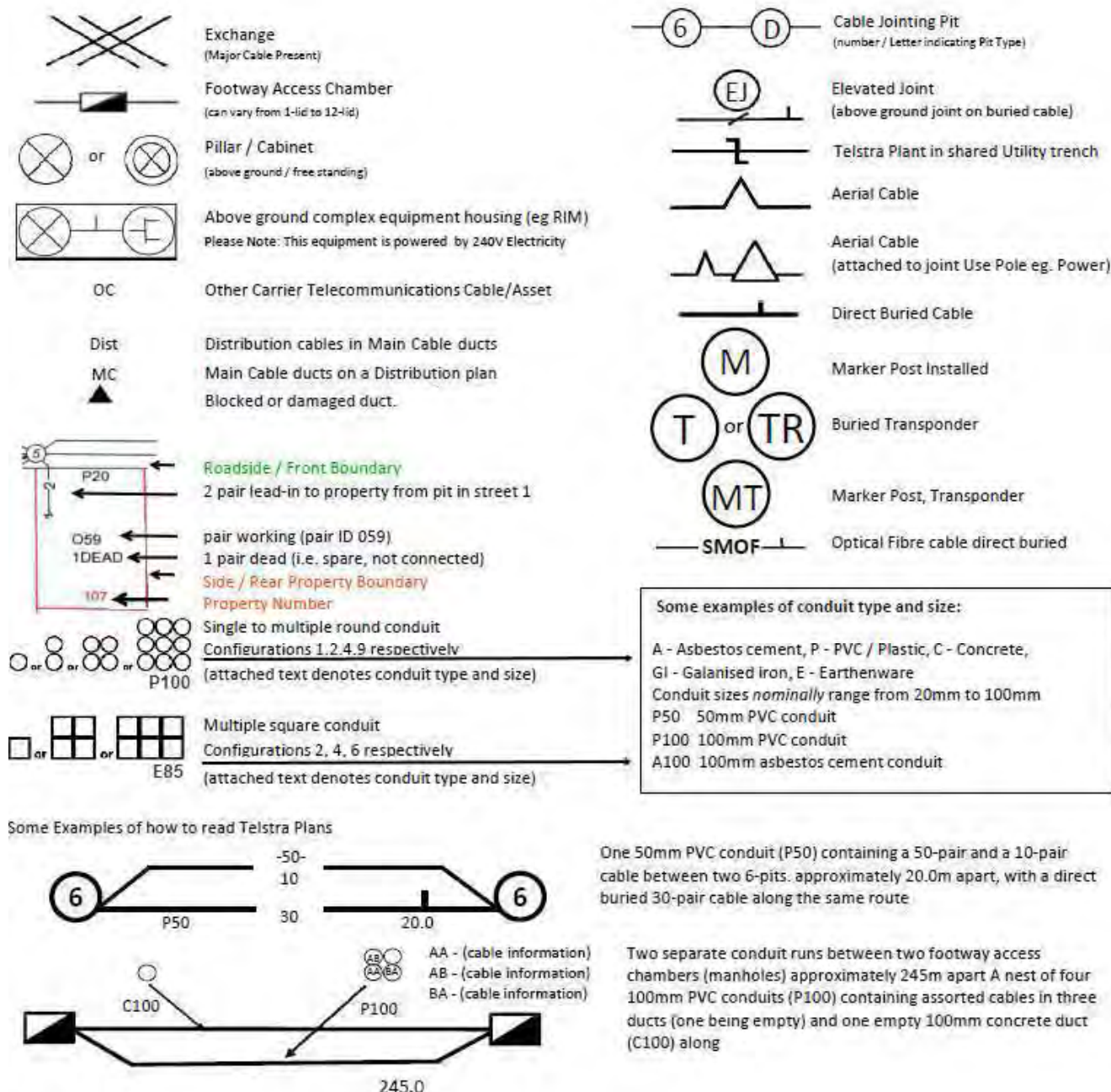
Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work.

A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

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



LEGEND



Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935



Before You Dig Australia

Think before you dig

This document has been sent to you because you requested plans of the Telstra network through Before You Dig Australia (BYDA).

If you are working or excavating near telecommunications cables, or there is a chance that cables are located near your site, you are responsible to avoid causing damage to the Telstra network.

Please read this document carefully. Taking your time now and following the **BYDA's Best Practices and 5 Ps of Safe Excavation** <https://www.byda.com.au/before-you-dig/best-practice-guides/>

can help you avoid damaging our network, interrupting services, and potentially incurring civil and criminal penalties.

Our network is complex and working near it requires expert knowledge. Do not attempt these activities if you are not qualified to do so.



Disclaimer and legal details

*Telstra advises that the accuracy of the information provided by Telstra conforms to Quality Level D as defined in AS5488-2013.

It is a criminal offence under the Criminal Code Act 1995 (Cth) to tamper or interfere with telecommunications infrastructure.

Telstra will also take action to recover costs and damages from persons who damage assets or interfere with the operation of Telstra's networks.

By receiving this information including the indicative plans that are provided as part of this information package you confirm that you understand and accept the risks of working near Telstra's network and the importance of taking all the necessary steps to confirm the presence, alignments and various depths of Telstra's network. This in addition to, and not in replacement of, any duties and obligations you have under applicable law.

When working in the vicinity of a telecommunications plant you have a "Duty of Care" that must be observed. Please read and understand all the information and disclaimers provided below.

The Telstra network is complex and requires expert knowledge to interpret information, to identify and locate components, to pothole underground assets for validation and to safely work around assets without causing damage. If you are not an expert and/or qualified in these areas, then you must not attempt these activities. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers. Construction activities and/or any activities that potentially may impact on Telstra's assets must not commence without first undertaking these steps. Construction activities can include anything that involves breaking ground, potentially affecting Telstra assets.

If you are designing a project, it is recommended that you also undertake these steps to validate underground assets prior to committing to your works.

This Notice has been provided as a guide only and may not provide you with all the information that is required for you to determine what assets are on or near your site of interest. You will also need to collate and understand all information received from other Utilities and understand that some Utilities are not a part of the BYDA program and make your own enquiries as appropriate. It is the responsibility of the entities undertaking the works to protect Telstra's network during excavation / construction works.

Telstra owns and retains the copyright in all plans and details provided in conjunction with the applicant's request. The applicant is authorised to use the plans and details only for the purpose indicated in the applicant's request. The applicant must not use the plans or details for any other purpose.

Telstra plans or other details are provided only for the use of the applicant, its servants, agents, or CERTLOC Certified Locating Organisation (CLO). The applicant must not give the plans or details to any parties other than these and must not generate profit from commercialising the plans or details.

Telstra, its servants or agents shall not be liable for any loss or damage caused or occasioned by the use of plans and or details so supplied to the applicant, its servants and agents, and the applicant agrees to indemnify Telstra against any claim or demand for any such loss or damage.

Please ensure Telstra plans and information provided always remains on-site throughout the inspection, location, and construction phase of any works.

Telstra plans are valid for 60 days after issue and must be replaced if required after the 60 days.

Data Extraction Fees

In some instances, a data extraction fee may be applicable for the supply of Telstra information. Typically, a data extraction fee may apply to large projects, planning and design requests or requests to be supplied in non-standard formats. For further details contact Telstra Location Intelligence Team.

Telstra does not accept any liability or responsibility for the performance of or advice given by a CERTLOC Certified Locating Organisation (CLO). Certification is an initiative taken by Telstra towards the establishment and maintenance of competency standards. However, performance and the advice given will always depend on the nature of the individual engagement.

Neither the Certified Locating Organisation nor any of its employees are an employee or agent for Telstra. Telstra is not liable for any damage or loss caused by the Certified Locating Organisation or its employees.

Once all work is completed, the excavation should be reinstated with the same type of excavated material unless specified by Telstra.

The information contained within this pamphlet must be used in conjunction with other material supplied as part of this request for information to adequately control the risk of potential asset damage.

When using excavators and other machinery, also check the location of overhead power lines.

Workers and equipment must maintain safety exclusion zones around power lines

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. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

Privacy Note

Your information has been provided to Telstra by BYDA to enable Telstra to respond to your BYDA request. Telstra keeps your information in accordance with its privacy statement. You can obtain a copy at www.telstra.com.au/privacy or by calling us at 1800 039 059 (business hours only).

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i This document may exclude some files (eg. DWF or ZIP files)

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BCCM

Form 33

Body corporate certificate

This form is effective from 1 August 2025

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

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

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 25/08/2025.

Becoming an Owner

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

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

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

How to get more information

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

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

Contacting the body corporate

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

Name and number of the community titles scheme

GLADES EASTHILL SOUTH 30074

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: Bronwyn Allard

Company: Body Corporate Services (QLD)
Pty Ltd

Phone: 55096666

Email: bcs_goldcoast@bcssm.com.au

☐ No

Accessing records

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

☒ The body corporate manager named above.

☐ The following person:

Name:

Role:

Phone:

Email:

Property and community titles scheme details

Lot and plan details

Lot number: 97

Plan type and number: SP 141126 SP 145052 SP 141134 SP 149365 SP 152040

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

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

Regulation module

There are 5 regulation modules for community titles schemes in Queensland. The regulation module that applies to the scheme determines matters such as the length of service contracts and how decisions are made.

More information is available from www.qld.gov.au/buyingbodycorporate.

The regulation module that applies to this scheme is the:

☒ Accommodation ☐ Commercial ☐ Small Schemes ☐ Standard

NOTE: If the regulation module that applies to the scheme is the Specified Two-lot Schemes Module, then BCCM Form 34 should be used.

Layered arrangements of community titles schemes

A layered arrangement is a grouping of community titles schemes, made up of a principal scheme and one or more subsidiary schemes. Find more information at www.qld.gov.au/buyingbodycorporate.

Is the scheme part of a layered arrangement of community titles schemes?

☐ Yes

☒ No

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

Building management statement

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

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

☐ Yes

☒ No

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

- ☒ The community management statement includes the complete set of by-laws that apply to the scheme.
- ☐ The community management statement specifies the by-laws in Schedule 4 of the *Body Corporate and Community Management Act 1997* apply to the scheme.
- ☐ A consolidated set of the by-laws for the scheme is given with this certificate.

Exclusive use areas

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

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

- ☒ Yes
- ☐ No

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

- ☒ listed in the community management statement.
- ☐ given with this certificate.

Lot entitlements and financial information

Lot entitlements

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: 68

Total contribution schedule lot entitlements for all lots: 7486

Interest schedule

Interest schedule lot entitlement for the lot: 68

Total interest schedule lot entitlements for all lots: 7486

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 97 for the current financial year: \$6,581.08

Number of instalments: 4 (outlined below)

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

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

Due date	Amount due	Amount due if discount applied	Paid
01/02/2025	\$1,566.92	\$1,253.54	☒ Yes ☐ No
01/02/2025	\$0.00	\$0.00	☐ Yes ☒ No
01/05/2025	\$1,566.92	\$1,253.54	☒ Yes ☐ No
01/05/2025	\$0.00	\$0.00	☐ Yes ☒ No
01/08/2025	\$1,723.62	\$1,378.90	☒ Yes ☐ No
01/11/2025	\$1,723.62	\$1,378.90	☐ Yes ☒ No

Sinking fund contributions

Total amount of contributions (before any discount) for lot 97 for the current financial year: \$3,170.04

Number of instalments: 4 (outlined below)

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

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

Due date	Amount due	Amount due if discount applied	Paid
01/02/2025	\$0.00	\$0.00	☐ Yes ☒ No
01/02/2025	\$747.65	\$598.12	☒ Yes ☐ No
01/05/2025	\$747.65	\$598.12	☒ Yes ☐ No
01/05/2025	\$0.00	\$0.00	☐ Yes ☒ No
01/08/2025	\$837.37	\$669.90	☒ Yes ☐ No
01/11/2025	\$837.37	\$669.90	☐ Yes ☒ No

Special contributions (IF ANY)

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

Total amount of contributions (before any discount) for lot 97: \$0.00

Number of instalments: 0 (outlined below)

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

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

Other amounts payable by the lot owner

For the current financial year there are:

- ☒ No other amounts payable for the lot.
- ☐ Amounts payable under exclusive use by-laws, totalling \$0.00
- ☐ Amounts payable under service agreements (that are not included in body corporate contributions for the lot), totalling \$0.00
- ☐ Other amounts payable, totalling \$0.00 (see explanation given with this certificate).

Summary of amounts due but not paid by the current owner

At the date of this certificate:

- ☒ All payments for the lot are up to date.
- ☐ The following amounts are due but not yet paid for the lot:
- ☐ Overdue contributions: \$0.00
 - ☐ Penalties on overdue contributions: \$0.00
 - ☐ Other amounts due but not paid: \$0.00

Total amounts due but not paid: \$0.00

Common property and assets

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

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

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

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

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

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

☒ Yes - you can obtain a copy from the body corporate records.

☐ No

Current sinking fund balance (as at date of certificate): \$1,063,855.18

Improvements to common property the lot owner is responsible for

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

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

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

Body corporate assets

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

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

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

Insurance

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

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

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

Body corporate insurance policies

☒ Details of each current insurance policy held by the body corporate including, for each policy, the:

- type of policy;
- name of the insurer;
- sum insured;
- amount of premium; and
- excess payable on a claim

are given with this certificate.

Alternative insurance

Where the body corporate is unable to obtain the required building insurance, an adjudicator may order that the body corporate take out alternative insurance. Information about alternative insurance is available from www.qld.gov.au/buyingbodycorporate.

Does the body corporate currently hold alternative insurance approved under an alternative insurance order?

☐ Yes

☒ No

Lot owner and occupier insurance

The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.

The owner is responsible for insuring buildings that do not share a common wall if the scheme is registered under a standard format plan of subdivision, unless the body corporate has set up a voluntary insurance scheme and the owner has opted-in.

More information about insurance in community titles schemes is available from your solicitor or www.qld.gov.au/buyingbodycorporate.

Contracts and authorisations

Caretaking service contractors and letting agents – Accommodation Module, Commercial Module and Standard Module

A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.

If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.

A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as 'management rights'.

The maximum term of a service contract or authorisation entered into by a body corporate is:

- 10 years if the Standard Module applies to the scheme; and
- 25 years if the Accommodation Module or Commercial Module applies to the scheme.

You may inspect the body corporate records to find information about any engagements or authorisations entered into by the body corporate, including the term of an engagement or authorisation and, for an engagement, duties required to be performed and remuneration payable by the body corporate.

Has the body corporate engaged a caretaking services contractor for the scheme?

☒ Yes - Brooke & Laurie Piovesan

☐ No

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

☒ Yes - TTF Piovesan Family Trust (East Glades Management Pty Ltd)

☐ No

Embedded network electricity supply

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

☐ Yes

☒ No

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

Body corporate authority

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

Name/s: Jill Walshaw

Position/s held: Licensee in charge



Signature/s _____

Date: 25/08/2025

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

ANNUAL FINANCIAL STATEMENTS

For the period 1 February 2024 to 31 January 2025

Prepared For

GLADES EASTHILL SOUTH

CTS 30074

176 EASTHILL DRIVE
ROBINA
QLD 4226

Manager

Bronwyn Allard
Body Corporate Services (QLD) Pty Ltd

Printed

25 August 2025

Balance Sheet

Administrative & Sinking Fund

Body Corporate for GLADES EASTHILL SOUTH CTS 30074

As at 31st January 2025

176 EASTHILL DRIVE ROBINA QLD 4226

ABN/ACN 71305215072

Assets

2025

Cash		398,186.32
Investment Account	Note 9	941,958.37
Prepaid Expenses	Note 10	16,034.43
Accounts Receivable	Note 11	107.50
Levies in Arrears	Note 12	217.91
GST balance to collect		2,581.23
Total Assets		\$ 1,359,085.76

Liabilities

Levies in Advance	Note 14	160,157.64
Accounts Payable Liability	Note 15	54,829.95
Unallocated Monies Received	Note 13	4,611.30
Accrued Expenses	Note 16	9,537.80
GST Liability		2,956.68
Total Liabilities		\$ 232,093.37

Net Assets	\$ 1,126,992.39
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Equity

Administrative Fund	(33,321.46)
Sinking Fund	1,160,313.85
Total Equity	\$ 1,126,992.39

Income and Expenditure Statement**Administrative Fund****Body Corporate for GLADES EASTHILL SOUTH CTS 30074****1 February 2024 to 31 January 2025**

176 EASTHILL DRIVE ROBINA QLD 4226

ABN/ACN 71305215072

Income

Discount Levies - normal	(129,659.33)
Levy Fees - normal	663,193.74
Mutual Revenue - penalty interest	483.50
Mutual Revenue - reimbursement	777.36
Mutual Revenue - shared facilities contributions	4,914.01
Non-Mutual Revenue - bank interest	1,904.20
Non-Mutual Revenue - certificates	(32.73)
Sundry Revenue - discharge insurance claim	17,060.55
Taxes, Fees & Charges - GST rounding	(0.17)

Total Administrative Fund Income**558,641.13****Expenditure**

Accountant - audit fees	3,782.00
Automatic Gate Maintenance	1,063.75
Body Corporate Manager - Insurance Claims	109.09
Body Corporate Manager - Investment Management	460.92
Body Corporate Manager - Taxation Management	2,217.26
Body Corporate Manager - additional services	1,705.11
Body Corporate Manager - disbursements	10,449.60
Body Corporate Manager - management fees	14,807.87
Body Corporate Manager - work order/quotes	160.00
Caretaking Services	190,042.42
Cleaning Service	423.68
Consultant	1,736.36
Electrical Repairs	5,032.00
Electricity	31,854.27
Electricity - government rebate	(731.25)
Fire Protection Services	2,163.64
Garden/Lawn Maintenance	12,085.46
Garden/Lawn Maintenance - gutter clearing	25,680.00
Gas	400.16
General Repairs	10,264.48
Insurance Claim - paid	17,060.55
Insurance Premiums	20,886.01
Insurance Premiums - building	96,012.75
Legal Services	5,880.94
Pest Control Services	25,829.09
Plumbing	7,670.11
Pool Maintenance	15,434.98
Prior Period Adjustment	(16,814.87)
Roadways, Driveways & Parking	11,385.00
Security Services	25,495.70
Shared Facilities	19,538.02
Sundry Expenditure	5,659.46
Taxes, Fees & Charges - GST rounding	(1.43)
Taxes, Fees & Charges - PAYG instalments	2,772.00
Taxes, Fees & Charges - income tax	8,472.00
Telephone & Internet Services	1,461.36

176 EASTHILL DRIVE ROBINA QLD 4226

ABN/ACN 71305215072

Income and Expenditure Statement (continued)

Administrative Fund

Body Corporate for GLADES EASTHILL SOUTH CTS 30074
176 EASTHILL DRIVE ROBINA QLD 4226

1 February 2024 to 31 January 2025
ABN/ACN 71305215072

Waste Management Services	7,536.79
Total Administrative Fund Expenditure	567,985.28
Surplus / Deficit for period	(9,344.15)

Summary

Opening Balance as at 1 February 2024	(23,977.31)
Total Revenue during period	558,641.13
Total Expenditure during period	(567,985.28)
Administrative Fund balance as at 31 January 2025	(\$ 33,321.46)

Income and Expenditure Statement

Sinking Fund

Body Corporate for GLADES EASTHILL SOUTH CTS 30074

1 February 2024 to 31 January 2025

176 EASTHILL DRIVE ROBINA QLD 4226

ABN/ACN 71305215072

Income

Discount Levies - normal	(57,845.08)
Investment Transactions - interest received	38,072.43
Levy Fees - normal	299,299.56
Mutual Revenue - penalty interest	215.58
Total Sinking Fund Income	279,742.49

Expenditure

Doors and Windows	2,727.27
Electrical Repairs	4,521.02
Garden/Lawn Maintenance	18,961.81
General Repairs	4,954.94
Painting	4,917.60
Plumbing	26,561.00
Plumbing & Drainage	10,315.00
Pool Maintenance	442.25
Roof	680.00
Television Systems	511.00
Total Sinking Fund Expenditure	74,591.89

Surplus / Deficit for period	205,150.60
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Summary

Opening Balance as at 1 February 2024	955,163.25
Total Revenue during period	279,742.49
Total Expenditure during period	(74,591.89)
Sinking Fund balance as at 31 January 2025	\$ 1,160,313.85

Notes To Financial Statements

Body Corporate for GLADES EASTHILL SOUTH CTS 30074

176 EASTHILL DRIVE ROBINA QLD 4226

ABN/ACN 71305215072

Note 1 Summary of Accounting Policies

This special purpose financial report has been prepared for distribution to owners to fulfill the body corporate's financial reporting requirements under the Body Corporate and Community Management Act 1997. The accounting policies used in the preparation of this report, as described below, are in the opinion of the body corporate manager appropriate to meet the needs of owners.

- (a) The financial report has been prepared on the Accrual basis of accounting including the historical cost convention and the going concern assumption.
- (b) The requirements of Accounting Standards and other professional reporting requirements in Australia do not have mandatory applicability to the body corporate because it is not a "reporting entity" as defined in those Standards.

Note 2 Levies in Arrears, in Advance, not Due and payments unidentified

Any items shown as "Levies in Arrears" and "Levies in Advance" in the Balance Sheet represent the position of all levies in arrears or advance, as the case may be, as at the balance date. Any items shown as "Levies not Due" in the Balance Sheet represent levies which have a due date after the balance date. Any items shown as "Levy payments unidentified" in the Balance Sheet represent levy payments that have been received, however could not be identified and therefore allocated to a unit correctly, these funds are held as a liability until they can be correctly allocated. Any other charges against unit owners in arrears or payments in advance appear as liabilities and assets, as the case may be, elsewhere in the Balance Sheet.

Note 3 Unallocated Monies Received

Any items shown as "Unallocated Monies Received" in the Balance Sheet represents amounts received for levies and/or items not yet billed and are recognised as revenue on the day the levy and/or invoice is billed.

Note 4 Income Tax

Assessable income such as interest, dividends and other investment income derived by the Body Corporate, is taxable at the current company tax rate of 30%. Assessable income received by the Body Corporate in respect of common property, other than as stated above, is taxable in the hands of individual owners as determined by Tax Ruling 2015/3.

Note 5 Depreciation

Common property, including assets fixed to it, is not beneficially owned by the body corporate and is therefore not depreciable. Non-fixed assets that are purchased by the body corporate are beneficially owned by it, but the purchase cost is expensed upon acquisition and not depreciated.

Note 6 Unearned Revenue

Any items shown as "Unearned Revenue" in the Balance Sheet represents money received for a service or product that has yet to be fulfilled. For example, pre-payment on a lease agreement. The revenue is a liability until it has been 'earned' by the owners corporation.

Note 7 GST Rounding

Any items shown as "GST Rounding" in the Income and Expenditure Statement represents the rounded amount not included in any amounts paid to the ATO when calculating GST transactions. This amount is net of GST.

Note 8 GST balance to collect

Any items shown as "GST balance to collect" in the Balance Sheet represents the GST portion of any invoices that are due and accrue in the next financial year. EG. Interim levies issued in this reporting period that are for a levy period in the next financial year. The invoice (net of GST) is not an asset as the accrual period has not started. However the GST portion is considered both an asset and a liability as at the invoice date. The asset is reported as "GST balance to collect".

Note 9 Investment Account

Detail	Amount
MBL 184466 210777603 4.90% TD M31/03/2025 - CLOSED	53336.21
MBL 184466 223744384 AC	26862.68
MBL 184466 228519492 4.65% TD M21/07/2025 - CLOSED	151503.31
MBL 184466 241949536 4.45% TD M29/09/2025	81111.30
MBL 184466 303639363 4.45% TD M08/09/2025	55009.30
MBL 184466 208942508 AC	77388.97
MBL 184466 304216039 4.50% TD M25/08/2025	79986.33
MBL 184466 304219991 4.55% TD M16/06/2025- CLOSED	129751.53
MBL 184466 304221450 4.95% TD M03/03/2025 - CLOSED	82373.12
MBL 184466 243535358 4.45% TD M07/10/2025	204635.62

These notes (other than notes added by the body corporate manager) are the subject of copyright and are generated by the software program "Strataware", developed by Mystrata Pty Ltd (www.mystrata.com). These notes explain how the accounts were prepared, what specific policies/rulings apply and further clarify the figures in the financial statement. The form of accounts produced by Strataware has been settled by a prominent national firm of Chartered Accountants and certified as being compliant with the requirements of the Body Corporate and Community Management Act 1997 by a leading strata and community titles lawyer. The accuracy of data used to generate the accounts is the responsibility of the software user.

Notes To Financial Statements

Body Corporate for GLADES EASTHILL SOUTH CTS 30074

176 EASTHILL DRIVE ROBINA QLD 4226

ABN/ACN 71305215072

\$ 941,958.37

Note 10 Prepaid Expenses

Detail	Amount
Body Corporate Services (QLD) Pty Ltd Management Fees	2950.05
Body Corporate Brokers Pty Ltd (Accounts) Insurance Premium 07/01/2025 - 07/01/2026	4437.73
Body Corporate Brokers Pty Ltd (Accounts) Insurance Premium 25/02/2024 - 25/02/2025	8309.77
GOLD COAST CITY COUNCIL ACC 507397560 01/09/24-31/08/25	336.88
	\$ 16,034.43

Note 11 Accounts Receivable

Detail	Amount
Lot: 41 Unit: 172 INS Claim IPC Task ID 6214407	107.50
	\$ 107.50

Note 12 Levies in Arrears - also see note 2

Detail	Amount
Lot: 34 Unit: 165	141.11
Lot: 71 Unit: 198	76.80
	\$ 217.91

Note 13 Unallocated Monies Received - also see note 3

Detail	Amount
Lot: 21 Unit: 152	98.34
Lot: 11 Unit: 181	139.65
Lot: 14 Unit: 178	126.49
Lot: 47 Unit: 142	9.80
Lot: 5 Unit: 187	245.56
Lot: 50 Unit: 139	1987.81
Lot: 55 Unit: 134	176.32
Lot: 67 Unit: 125	724.57
Lot: 69 Unit: 123	571.10
Lot: 70 Unit: 122	531.10
Lot: 92 Unit: 121	0.56
	\$ 4,611.30

Note 14 Levies in Advance - also see note 2

Detail	Amount
Lot: 10 Unit: 182	1987.81
Lot: 100 Unit: 113	1851.66
Lot: 20 Unit: 151	1851.66
Lot: 21 Unit: 152	1851.66
Lot: 102 Unit: 111	1851.66
Lot: 103 Unit: 110	1851.66
Lot: 104 Unit: 109	1851.66
Lot: 105 Unit: 108	1851.66
Lot: 11 Unit: 181	2069.51
Lot: 3 Unit: 189	2069.51
Lot: 13 Unit: 179	1987.81
Lot: 14 Unit: 178	1987.81
Lot: 16 Unit: *146	2260.12
Lot: 17 Unit: 145	1987.81
Lot: 19 Unit: 150	1851.66
Lot: 2 Unit: 190	1987.81
Lot: 30 Unit: 161	1851.66
Lot: 22 Unit: 153	1851.66
Lot: 23 Unit: 154	1851.66
Lot: 24 Unit: 155	1851.66
Lot: 25 Unit: 156	1851.66
Lot: 26 Unit: 157	1851.66

Notes To Financial Statements

Body Corporate for GLADES EASTHILL SOUTH CTS 30074

176 EASTHILL DRIVE ROBINA QLD 4226

ABN/ACN 71305215072

Detail	Amount
Lot: 27 Unit: 158	1851.66
Lot: 28 Unit: 159	1851.66
Lot: 31 Unit: 162	1794.46
Lot: 32 Unit: 163	1851.66
Lot: 33 Unit: 164	1851.66
Lot: 34 Unit: 165	134.39
Lot: 37 Unit: 168	1851.66
Lot: 38 Unit: 169	1851.66
Lot: 39 Unit: 170	1851.66
Lot: 47 Unit: 142	2069.51
Lot: 48 Unit: 141	1987.81
Lot: 4 Unit: 188	1987.81
Lot: 40 Unit: 171	1851.66
Lot: 41 Unit: 172	1851.66
Lot: 42 Unit: 173	1851.66
Lot: 43 Unit: 174	1851.66
Lot: 44 Unit: 175	1851.66
Lot: 45 Unit: 176	1851.66
Lot: 46 Unit: 143	1987.81
Lot: 5 Unit: 187	1906.12
Lot: 50 Unit: 139	1987.81
Lot: 54 Unit: 135	1987.81
Lot: 55 Unit: 134	1906.12
Lot: 90 Unit: 200	1851.66
Lot: 57 Unit: 132	2069.51
Lot: 58 Unit: 131	1851.66
Lot: 59 Unit: 130	1851.66
Lot: 6 Unit: 186	1906.12
Lot: 62 Unit: 127	1851.66
Lot: 63 Unit: 147	1851.66
Lot: 64 Unit: 148	1851.66
Lot: 65 Unit: 149	1851.66
Lot: 66 Unit: 126	1851.66
Lot: 67 Unit: 125	1851.66
Lot: 68 Unit: 124	1851.66
Lot: 69 Unit: 123	1851.66
Lot: 7 Unit: 185	1987.81
Lot: 70 Unit: 122	1851.66
Lot: 72 Unit: 197	2069.51
Lot: 73 Unit: 196	2069.51
Lot: 74 Unit: 195	2260.12
Lot: 75 Unit: 194	2069.51
Lot: 76 Unit: 193	2069.51
Lot: 77 Unit: 192	2260.12
Lot: 78 Unit: 212	1001.00
Lot: 79 Unit: 211	1851.66
Lot: 8 Unit: 184	2069.51
Lot: 80 Unit: 210	1851.66
Lot: 81 Unit: 209	1851.66
Lot: 82 Unit: 208	1851.66
Lot: 83 Unit: 207	1851.66
Lot: 84 Unit: 206	1851.66
Lot: 85 Unit: 205	1851.66
Lot: 87 Unit: 203	1987.81
Lot: 88 Unit: 202	1851.66
Lot: 89 Unit: 201	1851.66
Lot: 9 Unit: 183	2260.12
Lot: 91 Unit: 199	1851.66
Lot: 92 Unit: 121	1851.66
Lot: 93 Unit: 120	1851.66
Lot: 97 Unit: 116	1851.66
Lot: 98 Unit: 115	1851.66

Notes To Financial Statements

Body Corporate for GLADES EASTHILL SOUTH CTS 30074

176 EASTHILL DRIVE ROBINA QLD 4226

ABN/ACN 71305215072

Detail	Amount
Lot: 99 Unit: 114	1851.66
	\$ 160,157.64

Note 15 Accounts Payable Liability

Detail	Amount
AGL Energy Ltd - **BPAY 33837** Gas General usage Supply 01/01/2025 - 30/01/2025	57.11
ALAN'S ENVIRONMENTAL PEST CON. Termite inspection external spray 30/01/25	3740.00
JG SETTLEMENTS PTY LTD Rejected Agents fee to lodge CMS	22.00
J J Richards & Sons Pty Ltd Waste Management January 31/01/2025	371.33
Magic Door Industries (QLD) Pty Ltd Automatic gate maintenance 20/01/25	1170.13
MFE Services Pty Ltd t/a Queensland Building Fire Safety and Compliance 2.5 KG ABE 04/09/2024	137.50
MFE Services Pty Ltd t/a Queensland Building Fire Safety and Compliance CR-5592	-137.50
Origin Energy **BPAY 747428** ACC 50002656500 New charges Energy 01/01/2025 - 31/01/2025	2077.08
Sunrise Creek Pty Ltd Rejected REIMBURSEMENTS 12/5	73.12
TCE Queensland Pty Ltd Service Call (Attendance 31/01/2025	313.50
TTF EXIMM TRUST Shared Facilities 30/01/2025	352.00
TTF EXIMM TRUST Shared Facilities 31/01/2025	11115.50
TTF Piovesan Family Trust (East Glades Management Pty Ltd) Body Corporate Remuneration 28/10/2024 to 27/...	17769.09
TTF Piovesan Family Trust (East Glades Management Pty Ltd) Body Corporate Remuneration 28/12/2024 to 27/...	17769.09
	\$ 54,829.95

Note 16 Accrued Expenses

Detail	Amount
Accrue Audit Fees to 31/01/2025	3782.00
Accrue Income Tax Liability - June 2024	5755.80
	\$ 9,537.80

Body Corporate for GLADES EASTHILL SOUTH CTS 30074

176 EASTHILL DRIVE ROBINA QLD 4226

ABN/ACN 71305215072

REGISTER OF ASSETS

Date of Acquisition	Cost of Asset	Brief Description of Asset	Received From	Address	Disposal Date	Disposed To
01/11/01	\$5,000.00	2 X 2.5 SEATER SOFAS & CUSHION	UNKNOWN	.		
				.	No Post Co	
01/11/01	\$2,000.00	1 X LARGE ARTWORK	UNKNOWN	.		
				.	No Post Co	
01/11/01	\$2,150.00	2 X ARM CHAIRS & CUSHIONS	UNKNOWN	.		
				.	No Post Co	
01/11/01	\$1,615.00	COFFEE/SIDE TABLES & LAMPS	UNKNOWN	.		
				.	No Post Co	
01/11/01	\$1,690.00	1 X BUFFET	UNKNOWN	.		
				.	No Post Co	
01/11/01	\$1,200.00	1 X SOFATABLE & FLORAL ARRANGE	UNKNOWN	.		
				.	No Post Co	
01/11/01	\$6,000.00	8 X TUB STYLE CHAIRS	UNKNOWN	.		
				.	No Post Co	
01/11/01	\$1,800.00	2 X ROUND TABLES	UNKNOWN	.		
				.	No Post Co	
01/11/01	\$5,600.00	CLUBHOUSE VENETIANS & DRAPES	UNKNOWN	.		
				.	No Post Co	
01/11/01	\$3,375.00	GYMNASIUM TIMBER VENETIAN	UNKNOWN	.		
				.	No Post Co	
01/11/01	\$5,000.00	1 X YORK WEIGHT & GYM SYSTEM	UNKNOWN	.		
				.	No Post Co	
01/11/04	\$1,500.00	1 X ROWING MACHINE	UNKNOWN	.		
				.	No Post Co	
23/07/14	\$8,227.27	4 BNR WINDOW BUILD IN BBQ	GOLD COAST FIREPLACE ...	4217		
17/05/16	\$1,295.45	OFFICE FITOUT	ANDREW WILTON	4211		
07/08/16	\$1,425.00	Storage of CTV System/Gate	.	.		
				.	No Post Co	
07/08/16	\$22,000.00	CCTV Equipment/Software/Cables	.	.		
				.	No Post Co	
02/02/17	\$899.00	LG Fridge	FAIRVIEW WAY PTY LTD	***REIMBURSEMENTS ONLY***		
				176/5 EASTHILL DRIVE ROBINA 4226		
31/08/11	\$5,000.00	16X CHAIRS & 4X TABLES 31/8/11	PRIDE POLYWORKS	4211		
05/12/11	\$2,790.00	BASES/TEXTMESH UMBRELLAS 5/12	PRIDE CASUAL FURNITURE	4215		
18/11/16	\$5,515.20	DEPOSIT/SUNLOUNGES/TABLES18/11	PRIDE CASUAL FURNITURE	4215		
18/11/16	\$3,676.80	BAL DUE SUNLOUNGES	PRIDE CASUAL FURNITURE	4215		
15/01/14	\$2,200.00	SUPPLY EXERCISE BIKE 15/1	JOHN WALKER GYM REP...	2486		

Body Corporate for GLADES EASTHILL SOUTH CTS 30074

176 EASTHILL DRIVE ROBINA QLD 4226
ABN/ACN 71305215072

REGISTER OF ASSETS

13/06/14	\$5,300.00	SUPPLY TREADMILL 13/6/14	JOHN WALKER GYM REP...	2486	
30/06/04	\$1,570.80	WALL URN	DAY NIGHT EMERGENCY ...	PO BOX 120	
				CITY ASHMORE 4214	
10/03/17	\$7,800.00	S/I BAMBOO BLINDS - 4 ROLL UP MESH	U - SELECT BLINDS & AW...	UNIT 2/5 JOWETT STREET	
				. COOMERA 4209	
01/01/15	\$1,100.00	COMPUTER	Unknown Creditor	. . .	
11/03/22	\$2,465.00	Powerheart G5 Defibrillator & AED Cabinet	ST JOHN AMBULANCE AU...		
02/03/21	\$1,660.00	1 x Laptop Computer	VACANCY	0	Laptop Purchase MOTI...
01/01/01	\$5,000.00	Carpet - Gym & Club Room	Unknown Creditor	. . .	
01/01/15	\$395.00	'HENRY' VACUUM CLEANER	Unknown Creditor	. . .	
01/01/16	\$5,800.00	3 SPPLIT SYSTEM AIR CONDITIONERS	Unknown Creditor	. . .	
31/08/23	\$6,398.00	MV601SP Billy Goat Commercial	HINTERLAND MOWERS P...		
30/10/23	\$4,400.00	Gym Equipment - Upright Bike/True Fitness Trainer - Invoice 0883	JOHN WALKER GYM REP...		
24/09/24	\$2,469.00	Pressure Cleaner	Yaping Yang		

Insurance Report

Body Corporate for GLADES EASTHILL SOUTH CTS 30074

Policy number : HU0019550

176 EASTHILL DRIVE ROBINA QLD 4226

Insurance Policy Details

Policy Number:	HU0019550
Period of Insurance:	25 February 2025 to 25 February 2026
Insurance Company:	CHU/QBE Insurance Limited
Broker (if any):	Body Corporate Brokers Pty Ltd (QLD)
Amount of Premium:	\$ 138,475.67
Paid Date:	26 February 2025

Policy Type	Amount of cover	Excess
Workers Compensation Insurance	Not Insured	0.00
Voluntary Workers Insurance	\$200000/2000	0.00
Property, Death and Injury (Public Liability)	\$30,000,000	0.00
Paint	Included	0.00
Office Bearers Liability Insurance	\$5,000,000	0.00
Machinery Breakdown Insurance	\$10,000	0.00
Lot Owner's Fixtures and Improvements	\$250000	0.00
Loss of Rent	\$15,669,475	0.00
Legal Defence Expenses	\$50,000	0.00
Government Audit Costs	\$25,000	0.00
Fusion Cover	Not Insured	0.00
Flood	Not Selected	0.00
Floating Floors	Included	0.00
Fidelity Guarantee Insurance	\$100,000	0.00
Damage (i.e. Building) Policy	\$104,463,172	5,000.00
Community Income	Not Insured	0.00
Common Area Contents	\$231,525	0.00
Building Catastrophe	\$15,669,475	0.00
Appeal Expenses	\$100,000	0.00

Insurance Report

Body Corporate for GLADES EASTHILL SOUTH CTS 30074

Policy number : 06S0307266 C/P

176 EASTHILL DRIVE ROBINA QLD 4226

Insurance Policy Details

Policy Number:	06S0307266 C/P
Period of Insurance:	7 January 2025 to 7 January 2026
Insurance Company:	STRATA UNIT UNDERWRITERS
Broker (if any):	Body Corporate Brokers Pty Ltd (QLD)
Amount of Premium:	\$ 4,763.08
Paid Date:	20 January 2025

Policy Type	Amount of cover	Excess
Workers Compensation Insurance	Not Insured	0.00
Voluntary Workers Insurance	\$200000/2000	0.00
Property, Death and Injury (Public Liability)	\$10,000,000	0.00
Paint	Not Included	0.00
Office Bearers Liability Insurance	Not Insured	0.00
Machinery Breakdown Insurance	Not Insured	0.00
Lot Owner's Fixtures and Improvements	\$250000	0.00
Loss of Rent	\$24,123	0.00
Legal Defence Expenses	\$50,000	0.00
Government Audit Costs	\$25,000	0.00
Fusion Cover	Not Insured	0.00
Flood	Not included	0.00
Floating Floors	Not included	0.00
Fidelity Guarantee Insurance	\$100,000	0.00
Damage (i.e. Building) Policy	\$160,812	2,000.00
Community Income	Not Insured	0.00
Common Area Contents	Not Insured	0.00
Building Catastrophe	\$24,123	0.00
Appeal Expenses	\$100,000	0.00

Body Corporate for GLADES EASTHILL SOUTH CTS 30074

176 EASTHILL DRIVE ROBINA QLD 4226
ABN/ACN 71305215072

DEBTOR STATEMENT - LOT: 97

OWNER: J S Zhang, C Huang

For the period 1 Feb 2025 to 31 Jan 2026 - sorted by Due Date

Levy Account

Due Date	Issue Date	Payment Date	Payment Method	Description	Period (if applicable)	Admin Fund	Sink Fund	BALANCE
				Brought forward		1,253.54	598.12	1,851.66
01-02-25	19-12-24			Levies - normal (interim)	01-02-25 to 30-04-25		-598.12	1,253.54
01-02-25	19-12-24			Levies - normal (interim)	01-02-25 to 30-04-25	-1,253.54		0.00
01-05-25	18-03-25			Levies - normal (interim)	01-05-25 to 31-07-25		-598.12	-598.12
01-05-25	18-03-25			Levies - normal (interim)	01-05-25 to 31-07-25	-1,253.54		-1,851.66
		01-05-25	TRANSFER	Payment 1851.66		1,253.54	598.12	0.00
		10-07-25	TRANSFER	Payment 2048.80		1,378.90	669.90	2,048.80
01-08-25	18-06-25			Levies - normal	01-08-25 to 31-10-25		-669.90	1,378.90
01-08-25	18-06-25			Levies - normal	01-08-25 to 31-10-25	-1,378.90		0.00
Balance as at 25 Aug 2025						0.00	0.00	0.00
* Invoice is a debt to the Lot						TOTAL ADMIN	TOTAL SINK	TOTAL BALANCE
^ Invoice is a debt to the Sundry Debtor								
\$						0.00	0.00	0.00

QUEENSLAND TITLES REGISTRY
Land Title Act 1994, Land Act 1994

GENERAL REQUEST

FORM 14 Version 4
Page 1 of 56
Duty Imprint

724077715

EF 470 \$113.04

26/05/2025 11:48:50

ing Number

OFFICE USE ONLY

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

1. Nature of request	Lodger (Name, address, E-mail & phone number)	Lodger Code
REQUEST TO RECORD NEW COMMUNITY MANAGEMENT STATEMENT FOR GLADES EASTHILL SOUTH COMMUNITY TITLES SCHEME 30074	JG Settlements on behalf of Mathews Hunt Legal Tower One Southport Central Suite 1701, Lvl 7, 56 Scarborough Street, Southport Qld 4215 Tel: +61 7 5555 8000 Ref: PH:JC:108127 Email: admin@mathewshuntlegal.com.au	EF 219
2. Lot on Plan Description	Title Reference	
Common Property of Glades Easthill South Community Titles Scheme 30074	50384159	
3. Registered Proprietor/State Lessee		
Body Corporate for Glades Easthill South Community Titles Scheme 30074		
4. Interest		
Not Applicable		
5. Applicant		
Body Corporate for Glades Easthill South Community Titles Scheme 30074		

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 Glades Easthill South Community Titles Scheme 30074.

7. Execution by applicant

23/05/2025

Execution Date



Alanna Gail Law

Solicitor's Signature

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

QUEENSLAND TITLES REGISTRY
Body Corporate and Community
Management Act 1997

NEW COMMUNITY MANAGEMENT STATEMENT

NEW CMS Version 1
Page 2 of 56

30074

ED WITH:

- A FORM 14 GENERAL 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 Glades Easthill South Community Titles Scheme 30074	2. Regulation module Accommodation
3. Name of body corporate Body Corporate for Glades Easthill South Community Titles Scheme 30074	
4. Scheme Land	
Lot on Plan Description Common Property of Glades Easthill South Community Titles Scheme 30074	Title Reference 50384159
Lots 1 to 45 on SP141126 (inclusive)	50384160-50384204 (inclusive)
Lots 46 to 70 on SP145052 (inclusive)	50410912-50410936 (inclusive)
Lot 71 on SP 141134	50403281
Lots 72 to 91 on SP 149365 (inclusive)	50428510-50428529 (inclusive)
Lots 92 to 106 on SP 152040 (inclusive)	50442109-50442123 (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 80(6) of the <i>Body Corporate and Community Management Act 1997</i>	

*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

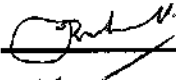
Privacy Statement

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.

QUEENSLAND TITLES REGISTRY
Body Corporate and Community
Management Act 1997, Land Title Act 1994,
Land Act 1994, Acquisition of Land Act 1987

BCCM EXECUTION / RELEVANT CERTIFICATE

FORM 20 Version 2
Page 3 of 56

1. Community Titles Scheme (CTS) Name	CTS Number
Glades Easthill South Community Titles Scheme	30074
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 
Signer Name <u>KENNETH V. SMITH</u>	Signer Name <u>GRAHAM S. AUERBACH</u>
Signer Authority <u>Chairperson/Secretary of the Body Corporate Committee</u>	Signer Authority <u>Member of the Body Corporate Committee</u>
Entity (if applicable) <u>n/a</u>	Entity (if applicable) <u>n/a</u>
Execution Date <u>23/05/2025</u>	Execution Date <u>23/05/2025</u>

*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 [45-2080] 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 [45-2088] of the Land Title Practice Manual.

Title Reference 50384159

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SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP 141126	76	76
Lot 2 on SP 141126	73	73
Lot 3 on SP 141126	76	76
Lot 4 on SP 141126	73	73
Lot 5 on SP 141126	70	70
Lot 6 on SP 141126	70	70
Lot 7 on SP 141126	73	73
Lot 8 on SP 141126	76	76
Lot 9 on SP 141126	83	83
Lot 10 on SP 141126	73	73
Lot 11 on SP 141126	76	76
Lot 12 on SP 141126	76	76
Lot 13 on SP 141126	73	73
Lot 14 on SP 141126	73	73
Lot 15 on SP 141126	76	76
Lot 16 on SP 141126	83	83
Lot 17 on SP 141126	73	73
Lot 18 on SP 141126	76	76
Lot 19 on SP 141126	68	68
Lot 20 on SP 141126	68	68
Lot 21 on SP 141126	68	68
Lot 22 on SP 141126	68	68
Lot 23 on SP 141126	68	68
Lot 24 on SP 141126	68	68
Lot 25 on SP 141126	68	68
Lot 26 on SP 141126	68	68
Lot 27 on SP 141126	68	68
Lot 28 on SP 141126	68	68
Lot 29 on SP 141126	68	68
Lot 30 on SP 141126	68	68
Lot 31 on SP 141126	68	68

Lot on Plan	Contribution	Interest
Lot 32 on SP 141126	68	68
Lot 33 on SP 141126	68	68
Lot 34 on SP 141126	68	68
Lot 35 on SP 141126	68	68
Lot 36 on SP 141126	68	68
Lot 37 on SP 141126	68	68
Lot 38 on SP 141126	68	68
Lot 39 on SP 141126	68	68
Lot 40 on SP 141126	68	68
Lot 41 on SP 141126	68	68
Lot 42 on SP 141126	68	68
Lot 43 on SP 141126	68	68
Lot 44 on SP 141126	68	68
Lot 45 on SP 141126	68	68
Lot 46 on SP 145052	73	73
Lot 47 on SP 145052	76	76
Lot 48 on SP 145052	73	73
Lot 49 on SP 145052	76	76
Lot 50 on SP 145052	73	73
Lot 51 on SP 145052	76	76
Lot 52 on SP 145052	73	73
Lot 53 on SP 145052	73	73
Lot 54 on SP 145052	73	73
Lot 55 on SP 145052	70	70
Lot 56 on SP 145052	70	70
Lot 57 on SP 145052	76	76
Lot 58 on SP 145052	68	68
Lot 59 on SP 145052	68	68
Lot 60 on SP 145052	68	68
Lot 61 on SP 145052	68	68
Lot 62 on SP 145052	68	68
Lot 63 on SP 145052	68	68

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Lot on Plan	Contribution	Interest
Lot 64 on SP 145052	68	68
Lot 65 on SP 145052	68	68
Lot 66 on SP 145052	68	68
Lot 67 on SP 145052	68	68
Lot 68 on SP 145052	68	68
Lot 69 on SP 145052	68	68
Lot 70 on SP 145052	68	68
Lot 71 on SP 141134	83	83
Lot 72 on SP 149365	76	76
Lot 73 on SP 149365	76	76
Lot 74 on SP 149365	83	83
Lot 75 on SP 149365	76	76
Lot 76 on SP 149365	76	76
Lot 77 on SP 149365	83	83
Lot 78 on SP 149365	68	68
Lot 79 on SP 149365	68	68
Lot 80 on SP 149365	68	68
Lot 81 on SP 149365	68	68
Lot 82 on SP 149365	68	68
Lot 83 on SP 149365	68	68
Lot 84 on SP 149365	68	68
Lot 85 on SP 149365	68	68
Lot 86 on SP 149365	73	73
Lot 87 on SP 149365	73	73
Lot 88 on SP 149365	68	68
Lot 89 on SP 149365	68	68
Lot 90 on SP 149365	68	68
Lot 91 on SP 149365	68	68
Lot 92 on SP 152040	68	68
Lot 93 on SP 152040	68	68
Lot 94 on SP 152040	68	68
Lot 95 on SP 152040	68	68

Lot on Plan	Contribution	Interest
Lot 96 on SP 152040	68	68
Lot 97 on SP 152040	68	68
Lot 98 on SP 152040	68	68
Lot 99 on SP 152040	68	68
Lot 100 on SP 152040	68	68
Lot 101 on SP 152040	68	68
Lot 102 on SP 152040	68	68
Lot 103 on SP 152040	68	68
Lot 104 on SP 152040	68	68
Lot 105 on SP 152040	68	68
Lot 106 on SP 152040	68	68
TOTAL	7486	7486

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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There is intended to be no further development or subdivision of the Scheme Land

SCHEDULE C	BY-LAWS
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SCHEDULE A

1. Definitions.

1.1 In these by-laws, except where inconsistent with the context, the following terms have the following meanings:

Act	means the <i>Body Corporate and Community Management Act 1997</i> .
Body Corporate	means the Body Corporate for Glades Easthill South CTS 30074. Reference to the Body Corporate in these by-laws encompasses approvals being granted by either the Committee or the Body Corporate, except where the Committee is prevented from doing so by the legislation.
Body Corporate Manager	has the same meaning as in the Act.
Committee	has the same meaning as in the Act.
Common Property	has the same meaning as in the Act.
EV	means an electric vehicle, including but not limited to a car, van or truck.

Invitee	means any guest, servant, employee, contractor, licensee, agent of an Owner or Occupier or any other person invited or permitted by an Owner or Occupier to enter upon the Scheme Land.
Lot	has the same meaning as in the Act.
Manager	means a person or corporate who has been engaged and/or authorised by the Body Corporate to supply caretaking and/or management and/or letting services for the benefit of the Common Property or Lots included in the Scheme.
Minor Improvement	has the same meaning as in the Regulation.
Occupier	has the same meaning as in the Act.
Outdoor Area	includes any of the following: (a) a balcony; (b) a courtyard; (c) a patio; or (d) a verandah.
Owner	has the same meaning as in the Act.
Recreational Facilities	means the following areas on the Common Property (including any adjacent area): (a) lap swimming pool; (b) children's play pool; (c) spa; (d) steam room; (e) barbeque area; (f) gymnasium; and (g) club room.
Regulation	means the Regulation Module identified in Item 2 of this Community Management Statement.
Scheme	means Glades Easthill South CTS 30074.
Scheme Land	means item 4 in this community management statement.
Window Coverings	includes all types of window coverings, including but not limited to curtains, blinds, venetians, shutters and/or roller shades that are contained within the Lot.

Vehicle	means any car, motor bike, electric bike, scooter, electric scooter, boat, trailer, caravan, campervan, mobile home, motor home, jet ski or golf buggy.
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2. Vehicles.

2.1 Owners and Occupiers must not park any Vehicle upon the Common Property except:

- (a) where authorised by an exclusive use by-law, lease, licence or occupation authority (if any);
- (b) upon the sealed driveway area which is directly adjacent to the Owner or Occupier's Lot, provided that a car space is not available in the Owner or Occupier's Lot; or
- (c) with the prior written approval of the Body Corporate.

2.2 Owners and Occupiers must:

- (a) not park a Vehicle in any areas set aside for visitor car parking; or
- (b) take reasonable steps to ensure that their Invitees does not park, or allow a Vehicle to stand, on the Common Property except:
 - (i) in a designated visitor car parking space for short-term casual parking;
 - (ii) where that Owner/Occupier is authorised to park by an exclusive use by-law, lease, licence or occupation authority (if any);
 - (iii) upon the sealed driveway area which is directly adjacent to the Owner or Occupier's Lot, provided that a car space is not available in the Owner or Occupier's Lot; or
 - (iv) with the prior written approval of the Body Corporate.

2.3 Invitees must not park, or allow a Vehicle to stand, on the Common Property except:

- (a) in a designated visitor car parking space for short-term casual parking;
- (b) where the relevant Owner/Occupier is authorised to park by an exclusive use by-law, lease, licence or occupation authority (if any);
- (c) upon the sealed driveway area which is directly adjacent to the Owner or Occupier's Lot, provided that a car space is not available in the Owner or Occupier's Lot; or
- (d) with the prior written approval of the Body Corporate.

2.4 Owners, Occupiers and Invitees must not exceed the speed limit of 20 kmph within the Scheme.

2.5 Except with the prior written approval of the Body Corporate, Owners and Occupiers must not:

- (a) use the Common Property roadways, driveways or other Common Property areas for any purpose other than reasonable ingress and egress of Vehicles to and from the Scheme; or
- (b) park, or allow to stand, any boat, trailer, caravan, campervan or mobile home on a Lot unless it is not visible from another Lot, the Common Property or from outside the Scheme.

2.6 Any oil spills and/or marks left on the Common Property by a Vehicle must be removed by the relevant Owner or Occupier.

2.7 The Body Corporate can authorise and appoint a company to carry out the towing/removal of a Vehicle parked by an Owner, Occupier or Invitee in contravention of these by-laws without following the legislative by-law enforcement process.

- 2.8 To facilitate the operation of by-law 2, an Owner or Occupier must provide the Body Corporate with the make, model and registration number of any Vehicle they intend to bring onto the Scheme Land:
- (a) within 21 days of this by-law first becoming part of a registered Community Management Statement; or
 - (b) for a new Owner or Occupier – within 21 days of becoming an Owner or Occupier.
3. **Obstruction.**
- 3.1 An Owner or Occupier must not, without the prior written approval of the Body Corporate, directly or indirectly obstruct the lawful use of the Common Property by someone else.
4. **Damage to Lawns etc. on Common Property.**
- 4.1 An Owner or Occupier must not, without the Body Corporate's prior written approval:
- (a) damage, alter or modify a lawn, garden, tree, shrub, plant or flower on the Common Property; or
 - (b) use a part of the Common Property as a garden. Where approval is provided pursuant to this by-law, the relevant Owner or Occupier from time to time is responsible for maintaining such garden to a high standard.
5. **Damage to Common Property.**
- 5.1 Subject to by-law 33, an Owner or Occupier shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface any part of the Common Property (including, but not limited to, any structure, fitting or garden) or any Body Corporate asset, except with the prior written approval of the Body Corporate.
- This by-law does not prevent an Owner or Occupier, or their authorised person from installing any locking or other safety device for protection of the Lot against intruders, provided that the locking or other safety device, or as the case may be, screen or other device:
- (a) is constructed in a workmanlike manner;
 - (b) complies with all relevant regulations and standards (including, but not limited to, fire safety, work health and safety);
 - (c) is consistent with the colour, style and materials of the Scheme;
 - (e) is maintained in a state of good repair by the Owner or Occupier; and
 - (f) does not detract from the amenity of the Scheme.
- 5.2 Owners and Occupiers must promptly repair any damage to the Common Property that they have caused in contravention of by-law 5.
6. **Depositing Rubbish etc. on Common Property.**
- 6.1 Subject to by-law 11, an Owner or Occupier must not deposit, allow to fall or throw upon the Common Property or another Lot any garbage, dirt, dust, paper, cigarette butts or other material likely to unreasonably interfere with the peaceful enjoyment of a person lawfully on another Lot or using the Common Property.
7. **Use of Recreational Facilities.**
- 7.1 The Recreational Facilities are only to be used by:
- (a) an Occupier; or
 - (b) an Invitee when in the presence of an Occupier.
- 7.2 Without the prior written approval of the Body Corporate:

- (a) children under the age of thirteen (13) years must not use the Recreational Facilities, except the gymnasium, unless accompanied by an adult exercising effective control; and
- (b) children under the age of sixteen (16) years must not use the gymnasium, unless accompanied by an adult exercising effective control.

7.3 Without the prior written approval of the Body Corporate:

- (a) the Recreational Facilities, except the barbeque area, must not be used between the hours of 9pm and 8am; and
- (b) the barbeque area must not be used between the hours of 9pm and 7am.

7.4 An Occupier or Invitee must:

- (a) obey any lawful direction given to them by the Body Corporate in respect of the Recreational Facilities;
- (b) use the Recreational Facilities in accordance with any limitations and conditions imposed by the local Council and/or the Government;
- (c) exercise caution at all times when using the Recreational Facilities;
- (d) not run, jump, splash, bomb or dive while in the swimming pool or spa areas;
- (e) close the doors/gates to the swimming pool and spa areas immediately after entry and/or exit;
- (f) not interfere unreasonably with another person's use or enjoyment of the Recreational Facilities;
- (g) use reasonable endeavours to keep the Recreational Facilities in a clean and tidy state;
- (h) not bring objects, other than swimming aid flotation devices, into the lap swimming pool;
- (i) not take glass, porcelain and/or pottery containers or receptacles of any type into the swimming pool, spa or steam room areas;
- (j) not take in, or consume, any alcoholic beverages or food while in the swimming pool area, spa, steam room or gymnasium;
- (k) remove their garbage from the Recreational Facilities, unless using the garbage bins provided (if any);
- (l) turn off and clean all Common Property barbeques and cooking appliances after use;
- (m) not remove any equipment from the Recreational Facilities;
- (n) leave all gymnasium equipment clean and dry after use;
- (o) leave the steam room door open after use for drying purposes;
- (p) not bring an animal into the Recreational Facilities (including, but not limited to, the swimming pools). This by-law does not apply to a person who has the right to be accompanied by a guide, hearing or assistance dog under the *Guide, Hearing and Assistance Dogs Act 2009*;
- (q) not bring scooters, skateboards, roller skates, bicycles, electric scooters, electric bicycles or the like into the Recreational Facilities;
- (r) not operate, adjust, remove or interfere with the operation of any equipment associated with the swimming pool, spa or steam room, without the prior written approval of the Body Corporate;
- (s) not add any chemical or substances to the swimming pool, spa or steam room without the prior written approval of the Body Corporate; and/or
- (t) use the Recreational Facilities in accordance with any manufacturer's specifications and recommendations.

8. Rules Relating to the Common Property.

- 8.1 The Body Corporate may make rules relating to the Common Property and in particular in relation to the Recreational Facilities and roadways.

9. Club Room.

- 9.1 An Occupier may reserve the use of the club room by applying in writing to the Manager.

- 9.2 Reservation of the club room may be subject to reasonable conditions, including but not limited to:

- (a) cleaning the club room;
- (b) serving of alcohol subject to Local Government restrictions;
- (c) replacement of breakages;
- (d) annoying or offensive behaviour; and
- (e) the prohibited use of confetti and/or other materials on the carpet and/or tiles of the club room.

A breach of any conditions imposed will be a breach of this by-law.

- 9.3 If an Occupier has validly reserved the use of the club room, other Occupiers shall not interfere with the Occupier's use of the club room.

- 9.4 Reservation of the club room does not provide exclusive/private use of the barbeques or area adjoining the club room.

- 9.5 Apart from the club room, no other Recreational Facilities can be reserved for exclusive/private use.

10. Instructions to Contractors etc.

- 10.1 An Owner or Occupier must not harass, interfere with or obstruct any person retained by the Body Corporate and/or the Manager on behalf of the Body Corporate from performing its duties or exercising its rights to Common Property.

11. Garbage Disposal.

- 11.1 Owners and Occupiers must ensure that:

- (a) they do not store any equipment or material on the Common Property, unless they have obtained the prior written approval of the Body Corporate;
- (b) garbage is disposed of by using the garbage bins provided by the local Council;
- (c) their household garbage is in sealed bags (except for recyclable garbage items) prior to being disposed of in garbage bins, to ensure there are no spillages or bad odours;
- (d) they use the recycle bins (if any) that may be provided by the local Council and separate, where necessary, any garbage so that full use is made of such bins;
- (e) the disposal of garbage does not adversely affect the health, hygiene or comfort of other Occupiers;
- (f) they comply with relevant local Council laws about disposal of garbage;
- (g) any cigarette butts are completely extinguished so that they do not create a potential fire hazard;
- (h) cigarette butts and/or cigarette packets are placed in the garbage bins;
- (i) all empty bottles, boxes, used containers and similar items are stored tidily and, so far as possible, not visible from a Lot, the Common Property or outside the Scheme Land; and

- (j) garbage bins are:
 - (i) only stored within their Lot or another area nominated by the Body Corporate for bin storage;
 - (ii) placed in a collection point nominated by the Body Corporate on all collection days in a manner acceptable to the garbage collectors; and
 - (iii) promptly returned to their Lot or the nominated bin storage area/s within twenty-four (24) hours of collection.

12. Appearance of Lots and the Common Property

12.1 Owners and Occupiers must not, without the prior written approval of the Body Corporate:

- (a) except as permitted by by-laws 12.3-12.4, display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another Lot, the Common Property or from outside the Scheme Land;
- (b) hang washing, towels, bedding, clothes or similar articles if the article is visible from another Lot, the Common Property or from outside the Scheme Land, except for the drying of clothing in the areas designated by the Body Corporate (if any);
- (c) change, or replace with a different type, an outdoor drying facility approved by the Body Corporate pursuant to by-law 12.2; or
- (d) replace an exterior light of a Lot with a different type, unless it is consistent with the colour, style and materials of the Scheme.

12.2 Except with the prior written approval of the Body Corporate, outdoor drying facilities such as washing lines, hoists and racks must not be placed upon the Common Property or used by Occupiers in a way which is visible from another Lot, the Common Property or from outside the Scheme Land.

12.3 The Manager shall be permitted without the consent of the Committee to display reasonable signs or notices on the scheme land (as defined in the Body Corporate and Community Management Act 1997) for the purposes of offering for sale or lease or letting any lot in the scheme land, provided that such signs shall be of a standard that shall not detract from the overall appearance of the scheme land and do not amount to an occupation or improvement of the Common Property.

12.4 For the purposes of these by-laws the word "Manager" shall mean the person or corporation who has been engaged by the Body Corporate to carry out caretaking duties or authorised to carry out letting of lots in the Scheme.

13. Inflammable Liquids, Gases or Other Materials.

13.1 An Owner or Occupier shall not, except with the prior written approval of the Body Corporate or except in the normal use of the business permitted by the local Council to be operated on the Lot, use or store on the Lot or upon the Common Property any flammable chemical, liquid, gas or other flammable material, other than:

- (a) chemicals, liquids, gases or other materials used or intended to be used for domestic purposes (including, but not limited to, substances for cleaning, personal hygiene and/or cooking); or
- (b) the storage of any chemical, liquid, gas or other material in the fuel tank of a Vehicle or a tank kept for use in a Vehicle which is stored as required by any applicable laws.

13.2 Subject to by-law 13.1, Owners and Occupiers must not bring to, do or keep anything in their Lot, or bring upon the Scheme Land, any substance, liquid, chemical or object that increases or may increase the rate of insurance for the Scheme Land, or which conflicts with any insurance policy of the Body Corporate (unless given prior written approval by the Body Corporate) or which may conflict with fire safety legislation or regulations.

14. Keeping of Animals.

- 14.1 An Owner or Occupier must not bring onto or keep any animal on the Scheme Land, unless they have obtained the prior written approval of the Body Corporate. The application form for completion can be obtained from the Body Corporate Manager.
- 14.2 An Owner or Occupier must not permit an Invitee to bring an animal on the Scheme Land, unless the Owner or Occupier obtains prior written approval of the Body Corporate. The application form for completion can be obtained from the Body Corporate Manager.
- 14.3 Where approval is sought pursuant to this by-law, the Owner or Occupier must advise of the name, age, breed and gender of the animal (to the extent known).
- 14.4 If written approval has been given by the Body Corporate to keep or bring an animal on the Scheme Land, the Owner or Occupier responsible for the animal may be required by the Body Corporate to comply with some or all of the following (to the extent applicable):
 - (a) ensure that keeping of the animal within the Lot complies with all local Council regulations and local laws (including, but not limited to, compliance with the maximum number of animals permitted to be kept within the Lot by the local Council). Evidence of registration (where applicable) must be provided within seven (7) days, if requested by the Body Corporate;
 - (b) provide a recent photograph of the animal if requested by the Body Corporate;
 - (c) keep the animal within the Lot while it is present on the Scheme Land, except when:
 - (i) the animal is being brought onto or taken off the Scheme Land, at which time the animal must be within a Vehicle, carried, transported in an appropriate pet carrier (including a wheeled carrier) or otherwise appropriately restrained; and/or
 - (ii) walking/exercising on the Scheme Land, at which time the animal must be carried, transported in an appropriate pet carrier (including a wheeled carrier) or otherwise appropriately restrained;
 - (d) not allow the animal to roam on Common Property or into other Lots;
 - (e) not leave the animal unattended on Common Property (including in a Vehicle);
 - (f) not attach the animal by rope or leash to any item either on Common Property or to a Vehicle standing on Common Property;
 - (g) not bring the animal into the Recreational Facilities (including, but not limited to, the swimming pools);
 - (h) ensure that the animal (if it is a dog or a cat) wears a collar and identification tag that contains the relevant Owner or Occupier's details including their name, address and telephone number;
 - (i) ensure that the animal (if it is a dog or cat) is microchipped and that the details contained on the microchip are current;
 - (j) ensure that the animal (if it is a dog or cat) is desexed, unless the prior written approval of the Body Corporate has been obtained;
 - (k) take all reasonable steps to ensure the animal does not damage Common Property, and if it does, promptly repair any damage caused;
 - (l) take all reasonable steps to ensure the animal does not defecate or cause any mess on Common Property, and if it does, clean it up immediately using an appropriate cleaner;
 - (m) ensure that any animal litter or waste on Common Property is promptly and effectively disposed of in the Owner or Occupier's garbage bins for their Lot, including that any waste put in their garbage bins is double bagged to avoid spillage or noxious odours;
 - (n) ensure that any animal litter or waste within a Lot is removed daily and effectively disposed of in the Owner or Occupier's garbage bins for their Lot, including that any waste put in their garbage bins is double bagged to avoid spillage or noxious odours;

- (o) take reasonable steps to ensure the animal does not make noise, or otherwise cause a nuisance, that would interfere unreasonably with any person's use or enjoyment of another Lot or Common Property;
 - (p) take reasonable steps to minimise the transmission of airborne allergens by regular vacuuming of the Lot and grooming of the animal;
 - (q) ensure the animal is given all necessary vaccinations and required annual booster shots. Evidence of vaccinations/booster shots (where applicable) must be provided within seven (7) days, if requested by the Body Corporate;
 - (r) ensure that the animal is kept in good health and is free from fleas and parasites and provide a veterinary certificate confirming the animal's good health and vaccination history within seven (7) days, if requested by the Body Corporate;
 - (s) not allow or authorise the keeping of additional, replacement or substitute animals in the Lot that have not been approved by the Body Corporate; and
 - (t) comply with any other reasonable conditions specified by the Body Corporate when granting the approval.
- 14.5 The approval process required by this by-law does not apply to a person who has the right to be accompanied by a guide, hearing or assistance dog under the *Guide, Hearing and Assistance Dogs Act 2009*.
- 14.6 Owners and Occupiers must not feed wild birds on a Lot and/or on the Common Property, except with the prior written approval of the Body Corporate.
- 14.7 The Body Corporate may revoke its approval if it reasonably considers that the conditions of approval have not been, or are not being, complied with. The relevant Owner/Occupier must remove the animal from the Scheme Land within a reasonable period of time (as nominated by the Body Corporate) after the approval has been revoked.
- 14.8 This by-law does not apply to fish.

15. Auction Sales & Garage Sales.

- 15.1 An Owner or Occupier must not permit any auction, open house inspection and/or garage sale to be conducted on a Lot or on the Common Property without the prior written approval of the Body Corporate.
- 15.2 Except with the prior written approval of the Body Corporate, any person attending an auction, open house inspection or other similar event must notify the representative of the real estate agency (if applicable) of their arrival to the Scheme and be accompanied at all times by a representative of the agency whilst in the Scheme.

16. Nuisance.

- 16.1 An Owner or Occupier must not use, or permit the use of, the Lot or the Common Property in a way that:
- (a) causes a nuisance or hazard;
 - (b) interferes unreasonably with the use or enjoyment of another Lot included in the Scheme; or
 - (c) interferes unreasonably with the use or enjoyment of the Common Property by a person who is lawfully on the Common Property.
- 16.2 Owners and Occupiers must ensure that:
- (a) when leaving or returning to their Lots after 11pm or before 6am, they do so with minimum noise;
 - (b) they take all reasonable steps to ensure that their invitees leaving or arriving at their Lots after 11pm or before 6am do so with minimum noise;
 - (c) they take all reasonable steps to minimise annoyance to another person caused by unavoidable noise, including closing all doors and windows of their Lot;

- (d) all musical instruments, sound entertainment systems, televisions, machinery and equipment and the like are controlled so that the sound arising from them does not cause unreasonable interference or annoyance to other Owners/Occupiers of Lots in the Scheme;
- (e) any social gathering on a Lot or the Common Property does not cause unreasonable interference or annoyance to other Owners/Occupiers of Lots in the Scheme; and
- (f) external lighting of a Lot does not cause unreasonable interference or annoyance to other Owners/Occupiers of Lots in the Scheme.

17. Use of Lots and the Common Property.

17.1 An Owner or Occupier shall not use or permit the use of:

- (a) the Common Property; or
 - (b) any Lot of which he or she is an Owner or Occupier,
- for an illegal purpose or in contravention of local authority requirements.

17.2 Subject to by-laws 17.3 and 25, each Lot shall only be used for:

- (a) residential purposes; and/or
- (b) home office activities.

17.3 An Owner or Occupier may also use a Lot for business activities provided:

- (a) the prior written approval of the Body Corporate has been obtained;
- (b) the Owner or Occupier obtains all the relevant approvals from the relevant authorities; and
- (c) the business activities do not interfere unreasonably with the use or enjoyment of another Lot or the Common Property or cause a nuisance or hazard.

17.4 All external doors and windows to Lots shall be securely fastened on all occasions when the Lot is left unoccupied.

18. Infectious Diseases.

18.1 In the event of any infectious disease which may require notification by virtue of any statute, regulation or ordinance happening in any Lot, the Owner or Occupier of such Lot shall give written notice to the Body Corporate and shall at all times comply with any state or local authority act or regulation.

19. Alterations to Lots and the Common Property.

19.1 Without the prior written approval of the Body Corporate, an Owner or Occupier must not, except as permitted under by-law 33,:

- (a) make a change to the Common Property (including, but not limited to, erecting any fence, wall, barrier, screen, blind, awning, external roller shutters, louvres, pergola or any other structure of any kind to the exterior of the Lot or to the Common Property);
- (b) make a change to the external appearance of a Lot (including, but not limited to, painting the exterior of a Lot) unless the change is minor and does not detract from the amenity of the Lot and the Scheme;
- (c) make any structural alterations to the interior of a Lot (including, but not limited to, making a change to essential supporting framework such as load bearing walls);
- (d) alter or affix any item to the railings, parapets and balustrades (whether precisely, or for all practical purposes) that are on the boundary of a Lot and the Common Property or the boundary of a Lot and another Lot;

- (e) install doors, windows and associated fittings situated on a boundary wall/on the boundary between the Lot and the Common Property or the Lot and another Lot;
- (f) make a change to roofing membranes that are not Common Property but that provide protection for another Lot/s and/or Common Property;
- (g) make a change to foundation structures;
- (h) enclose part of a Lot for the purposes of storage of a golf buggy;
- (i) make a change to roofing structures providing protection to another Lot or the Common Property;
- (j) make a significant alteration to water, waste, sewerage, electrical, telephone, intercom or other infrastructure installations within a Lot;
- (k) tint a window or door that is visible from another Lot, the Common Property or from outside the Scheme Land;
- (l) erect any wireless, radio or television aerials on the Lot or the Common Property so that the aerial is visible from another Lot, the Common Property or from outside the Scheme Land; or
- (m) install or replace an air conditioning unit.

('Proposed Works')

- 19.2 The Body Corporate's authorisation must be obtained at a general meeting for Proposed Works to the Common Property that are not a Minor Improvement. All other Proposed Works can be authorised by the Committee, subject to such conditions the Committee deems appropriate.
- 19.3 The Owner or Occupier seeking approval for any Proposed Works must submit an application accompanied by any necessary scope of works, plan and approvals (such as approval from the relevant local Council) and any relevant expert opinion to the Body Corporate.
- 19.4 An approval to conduct the Proposed Works given under this by-law may be given on such conditions as the Body Corporate considers appropriate and reasonable in the circumstances to ensure that the Proposed Works:
 - (b) do not affect the visual amenity of the Scheme Land;
 - (c) do not adversely affect any structural elements of the Scheme Land;
 - (d) do not compromise the safety of any person or property within the Scheme;
 - (e) do not affect the Body Corporate's insurance; and
 - (f) are not likely to promote a breach of the Act or these by-laws.
- 19.5 Where the Proposed Works are to be carried out by tradespeople, the tradespeople must be suitably qualified, licensed (if applicable) and insured tradespeople. Evidence of appropriate insurance and the required licence (if applicable) for each tradesperson is to be provided to the Body Corporate before the commencement of the Proposed Works, if reasonably requested by the Body Corporate.
- 19.6 The Proposed Works are to be carried out in compliance with the Work Health and Safety Regulations and all relevant Australian Standards.
- 19.7 Jack hammering and construction noise is only permitted between the hours of 7am and 5pm, Monday to Friday (excluding Public Holidays), unless the prior written approval of the Body Corporate has been obtained.
- 19.8 An Owner or Occupier granted approval to undertake Proposed Works must provide to the Body Corporate, a notice that can be distributed to the other Owners and Occupiers within the Scheme regarding the scope and likely impact on others and duration of the Proposed Works, if requested to do so by the Body Corporate.

- 19.9 Machine cutting of tiles, aluminium sheeting or extrusion, or metallic, stone, marble, etc. is not permitted on Common Property without the prior written approval of the Body Corporate.
- 19.10 Tools and machinery must not be washed down on Common Property, without the prior written approval of the Body Corporate.
- 19.11 If kitchen facilities are being installed, an extraction system approved by the Body Corporate, as well as any relevant statutory authority, must be installed.
- 19.12 If the Proposed Works involve electrical and/or plumbing modifications, these works are to be undertaken by suitably qualified, licensed (if applicable) and insured tradespeople.
- 19.13 Any Common Property affected by the Proposed Works is to be cleaned as and when necessary and is to be left in a clean state at the end of each day unless prior written approval of the Body Corporate has been received.
- 19.14 Trade waste is not to be placed in the Body Corporate's garbage bins.
- 19.15 Any required skip bin must be placed where directed by the Body Corporate.
- 19.16 Certification is to be received from the builder or relevant tradesperson at the completion of the Proposed Works stating that the works conform to any plans approved by the Council and comply with all conditions imposed by the Body Corporate (if applicable).
- 19.17 Owners and Occupiers must take reasonable steps to enforce the Body Corporate's directions at all times in relation to these requirements.

20. Window Coverings.

- 20.1 Owners and Occupiers must not, without the prior written approval of the Body Corporate, install or replace a Window Covering visible from another Lot, the Common Property or outside the Scheme Land, unless the Window Covering has a white, off-white or cream backing to present a uniform appearance for the Scheme.

21. Maintenance of Lots.

- 21.1 Except where the Body Corporate is required to do so pursuant to the Act or Regulation, Owners must maintain their Lot in good condition.
- 21.2 Owners and Occupiers must keep the part of the Lot readily observable from another Lot, the Common Property or outside the Scheme in a clean and tidy condition.
- 21.3 Owners and Occupiers shall take reasonable steps to keep their Lot free from vermin, termites, insects and other pests.
- 21.4 Glass windows, sliding doors and balustrades shall be kept clean, unless it is a Body Corporate responsibility.
- 21.5 If broken or cracked, windows, sliding doors and balustrades are to be promptly replaced by the relevant Owner or Occupier with glass of the same kind, weight and tinting, except where:
 - (a) they are a Body Corporate responsibility; or
 - (b) the Owner or Occupier has the prior written approval of the Body Corporate to replace the window with different glass and/or tinting.

22. Water Apparatus.

- 22.1 Except with the prior written approval of the Body Corporate, Owners and Occupies must not use the water closets, conveniences and other water apparatus (including water pipes and drains) in each Lot for any purpose other than the purpose for which they were constructed.
- 22.2 In addition to by-law 22.1, Owners and Occupiers must not deposit sweepings or rubbish into water closets, conveniences and other water apparatus.

23. Observance of By-laws.

- 23.1 The duties and obligations imposed by these by-laws on an Owner shall be observed not only by the Owner but by Occupiers and Invitees.
- 23.2 An Owner must take reasonable steps to ensure that the Occupiers and Invitees of its Lot comply with the by-laws and do not behave in a manner that unreasonably interferes with the peaceful enjoyment of a person on another Lot or the Common Property.
- 23.3 An Occupier must take reasonable steps to ensure that its Invitees comply with the by-laws and do not behave in a manner that unreasonably interferes with the peaceful enjoyment of a person on another Lot or the Common Property.

24. Notice of Accident or Defect.

- 24.1 Owners and Occupiers must give the Body Corporate prompt notice of any accident to, or defect in, the water pipes, gas pipes, electric or gas installations or fixtures located on Common Property or within a Lot but likely to affect Common Property.
- 31.1 Owners and Occupiers shall give the Body Corporate prompt notice of any accident or incident which occurs on Common Property.

25. Management/Letting Unit.

Lot 45 may be used both for residential purposes and for the purposes of management of the scheme land and/or for the letting of lots in the scheme land on behalf of the owners and/or the provision of such services as the Body Corporate may from time to time determine to occupants of lots in the scheme land and the owner or occupier of lot 45 may without the consent of the Committee display signs or notices in or on the scheme land for the purposes of offering for lease or for letting any lot in the scheme land. For the purposes aforesaid, the Body Corporate shall grant to the owner of lot 45 the right to carry on in the scheme land the business of managing and/or the letting of lots in the scheme land and for that purpose, may enter into, from time to time, an appropriate agreement or agreements on such terms and conditions as the Body Corporate may deem fit. Without derogating from the generality of the aforesaid, the Body Corporate may agree not to allow any person or corporation other than the owner or occupier of lot 45 to use any part of or all of the scheme land to carry on or to directly or indirectly engage in or be concerned in the business of management of the scheme land and/or of the letting of lots within the scheme land and/or the providing of any of the services referred to in this by-law, provided such agreement is not inconsistent with any existing caretaking or letting agreements.

26. Communications/Correspondence.

- 26.1 The following provisions apply to communications/correspondence from Owners and Occupiers:
- (a) complaints, applications and requests to the Body Corporate must be directed in writing to the Secretary and/or the Body Corporate Manager, unless instructed to the contrary by the Body Corporate or stated otherwise in these by-laws;
 - (b) except as provided for in the Act or Regulation, the Body Corporate is not required to acknowledge receipt of, or respond to, any written communications/correspondence;
 - (c) communications/correspondence must not:
 - (i) be excessive (in number or length);
 - (ii) be repetitive, vulgar, abusive, offensive, aggressive, intimidating or threatening;
 - (iii) contain unfounded allegations, profanity, insults, derogatory language or defamatory remarks; or
 - (iv) in any way cause a nuisance or annoyance;
 - (d) except as other permitted by these by-laws, communications/correspondence must not purport to give directions to any person or entity employed, retained or contracted by the Body Corporate, including, but not limited to:

- (i) the Body Corporate Manager;
- (ii) the Body Corporate's lawyers;
- (iii) the Body Corporate's insurer; and/or
- (iv) the Manager (or its employees).

However, Committee members are exempt from the provision of by-law 26.1(d) when validly acting on behalf of the Body Corporate; and

- (e) where communications/correspondence are sent in breach of these conditions:
 - (i) the recipient will not be required to acknowledge receipt of them; and
 - (ii) the Body Corporate may resolve to limit communications/correspondence from that Owner or Occupier to the Body Corporate and/or the Body Corporate Manager on any conditions it deems reasonable (including, but not limited to, one piece of correspondence per week which must not be longer than 1,000 words and must be sent by ordinary post to the Body Corporate's address for service).

27. Notices.

- 27.1 An Owner or Occupier of a Lot must observe the terms of any notice displayed on any part of the Common Property by authority of the Body Corporate or of any statutory authority.

28. By-laws to be Exhibited.

- 28.1 A copy of these by-laws (or a précis of them approved by the Body Corporate) must be exhibited in a prominent place in any Lot made available for letting.

29. Smoking/Vaping.

- 29.1 Smoking/vaping is not permitted on:

- (a) all or part of the Common Property, other than Common Property an Occupier of a Lot may use under an exclusive use by-law;
- (b) the Body Corporate's assets, other than Common Property an Occupier of a Lot may use under an exclusive use by-law; or
- (c) all or part of an Outdoor Area of:
 - (i) a Lot;
 - (ii) the Common Property an Occupier of a Lot may use under an exclusive use by-law; or
 - (iii) a Body Corporate asset an Occupier of a Lot may use under an exclusive use by-law.

- 29.2 In addition to by-law 29.1, smoking/vaping is not permitted in a Lot or an exclusive use area (that is not an Outdoor Area) in circumstances where it:

- (a) causes a nuisance or hazard;
- (b) interferes unreasonably with the use or enjoyment of another Lot; or
- (c) interferes unreasonably with the use or enjoyment of the Common Property by a person who is lawfully on the Common Property.

30. Drones.

- 30.1 An Owner, Occupier or Invitee must not fly a remotely piloted aircraft, model aircraft, flying toy or drone from, within, on or around the Scheme Land without the prior written approval of the Body Corporate due to privacy and safety concerns.

31. Solar Batteries.

- 31.1 Except with the prior written approval of the Body Corporate, an Owner or Occupier must not have a solar battery storage system within their Lot or on Common Property.
- 31.2 If approval is obtained pursuant to this by-law, at least the following conditions will apply:
- (a) the solar battery storage system must be located within the garage of the Lot;
 - (b) use of the solar battery storage system must:
 - (i) not promote a breach of the Act, Regulation and/or the by-laws;
 - (ii) comply with any applicable laws;
 - (iii) comply with the requirements of the Body Corporate's insurance; and
 - (iv) comply with any relevant manufacturer specifications; and
 - (c) the Owner/Occupier must take reasonable steps to not allow the solar battery storage system to overcharge.

32. Charging of EVs.

- 32.1 Owners, Occupiers and Invitees must not charge an EV in the Scheme without the prior written approval of the Body Corporate.
- 32.2 An Owner or Occupier with an EV (the "EV Owner") that requires an electrical outlet to be installed within their Lot for the predominant or sole purpose of charging an EV must not do so without the written approval of the Body Corporate.
- 32.3 In making a request pursuant to this by-law, the EV Owner will:
- (a) use the application form to be obtained from the Body Corporate;
 - (b) provide the Body Corporate with any necessary scope of works, plans, approvals (such as Council approval, if required) and a statement that the proposed charging of the EV can be supported by the Scheme's electrical systems from a suitably qualified, licensed and insured tradesperson/tradespeople (with the costs of obtaining such works, plans, approvals and statements to be borne by the EV Owner) for the proposed electrical outlet (the "Charging Equipment");
 - (c) agree to pay any increased insurance premium attributable to the Charging Equipment and/or the charging of the EV (if any); and
 - (d) if the installation is approved, provide the Body Corporate with at least 14 days prior notice to the proposed commencement date of the installation of the Charging Equipment.
- 32.4 An approval given under this by-law may be given on such conditions as the Body Corporate considers appropriate and reasonable in the circumstances.
- 32.5 The Charging Equipment and/or the charging of the EV must:
- (a) not affect the visual amenity of the Scheme;
 - (b) not adversely affect any structural elements of the Scheme;
 - (c) not promote a breach of the Act, regulation module applying to the Scheme and/or the by-laws;
 - (d) be able to be supported by the Scheme's electrical systems;

- (e) be safely installed without detriment to other Owners, Occupiers and the Common Property;
 - (f) comply with any applicable laws;
 - (g) comply with the requirements of the Body Corporate's insurance;
 - (h) be in accordance with any necessary Council approvals;
 - (i) be installed between the hours of 7am and 5pm Monday to Friday (excluding public holidays), unless the prior written approval of the Body Corporate has been obtained;
 - (j) be installed by suitably qualified, licensed and insured tradesperson/tradespeople. A current and original certificate of currency for each tradesperson is to be provided to the Body Corporate before the commencement of any work if reasonably requested by the Body Corporate;
 - (k) be installed entirely within the garage of the EV Owner's Lot;
 - (l) be carried out in compliance with Work Health and Safety Regulations;
 - (m) comply with any relevant manufacturer specifications; and
 - (n) be kept in good order and repair by the EV Owner.
- 32.6 Any Common Property affected by the installation of the Charging Equipment (if any) is to be left in a clean state at the end of each day during the installation process, unless prior written approval of the Body Corporate has been obtained.
- 32.7 Any tools and machinery used to install the Charging Equipment must not be washed down on Common Property, unless the prior written approval of the Body Corporate has been obtained.
- 32.8 An EV Owner, and any future Owner of that Lot:
- (a) is solely responsible for the maintenance, repairs and upgrades to the Charging Equipment; and
 - (b) is solely responsible for all utility services consumed by the Charging Equipment.
- 32.9 If an EV Owner decides to remove the Charging Equipment, the EV Owner must:
- (a) obtain the prior written approval of the Body Corporate;
 - (b) remove all associated fittings and make good any damage to the Common Property caused by the installation and removal of the Charging Equipment (if any); and
 - (c) notify the Body Corporate once removal is complete.

33. Exclusive Use – Courtyard.

- 33.1 This by-law may attach to a lot on the basis of an authorized allocation. The occupier of each lot for the time being to which this by-law attaches, shall have exclusive use to the rights and enjoyment of the area of common property allocated by way of an authorized allocation, the details of which have been given to the Body Corporate by the Original Owner or an agent of the Original Owner.
- 33.2 The details of the areas of common property over which exclusive use has been granted and the applicable lot shall be recorded in Schedule E and defined on a plan in a New Community Management Statement.
- 33.3 Subject to by-law 33.5, the rear courtyard exclusive use areas granted under this by-law are to be used by the occupiers of each lot as a garden and courtyard area only and the provisions of by-law 4 shall be observed by each occupier. Each occupier has the permission of the Body Corporate to make an improvement to the exclusive use rear courtyard area to install:
- an air-conditioner unit and attachments and/or

- a hot water system and/or
- a satellite dish

to the occupier's lot, provided the consent of the Body Corporate is first obtained. In granting its consent, the Body Corporate may impose conditions on the style, size and colour of the proposed additions permitted under this by-law. Any satellite dish must be appropriately screened to ensure there is no adverse impact on the visual amenity of the lot or the scheme land.

- 33.4 Each owner shall be responsible for the maintenance, operating costs and upkeep of their exclusive use courtyard area which extend beyond the front building alignment of the dwelling constructed on the lot (including any improvements allowed under by-law 33.3). The occupier of the lot shall maintain the garden (including the lawn) and shall keep the exclusive use courtyard area in a neat and tidy condition. The owner and occupier of each lot shall allow access to the rear courtyard area to allow the Body Corporate Committee, manager or their sub-contractors to inspect the rear courtyard area to ensure that the area is being properly maintained and the garden and lawn are in a neat and tidy condition. The Body Corporate will maintain gardens and lawns existing in any exclusive use area which is forward of the front building alignment (ie between the front building alignment and the street) of the dwelling constructed on the lot.
- 33.5 The owners of lots which, in the opinion of the Committee, have rear courtyard exclusive use areas suitable for a spa or pool are authorised to make an improvement to the exclusive use rear courtyard area to install a spa or pool and related equipment, provided the consent of the Body Corporate is first obtained in writing. In granting its consent, the Body Corporate may impose conditions on the style, size and colour of the spa or pool and its attachments. If a lot has a spa or pool in its exclusive use area, the owner of the lot shall be responsible for the maintenance, operating costs and upkeep of the spa or pool. The occupier of the lot shall repair and maintain any spa or pool so that any part of the spa or pool visible from outside the lot is kept in an attractive state and the spa or pool does not create undue noise or leakage which may affect the common property or other owners or occupiers. An owner or occupier shall not except with the consent in writing of the Body Corporate, change the size or type of spa or pool.
- 33.6 Owners of Lots which have an exclusive use yard area are authorised to make an improvement to that exclusive use area to install a pergola over the exclusive use area. The style, design and colour of the pergola shall be consistent with the lot to which the exclusive use area attaches, shall not detract from the amenity of the Scheme and be according to plans approved by the Body Corporate Committee. The Owner of such lot shall also have the special right to affix the pergola where reasonable to the common property on the outside of the lot. The Owner of the lot shall ensure that the pergola matches the colour and style of the dwelling and be of a high quality of design and workmanship. The Occupier shall repair and maintain the pergola so that any part of the pergola visible from outside the lot is kept in an attractive state. An Occupier shall not, except with the consent in writing of the Body Corporate Committee, change the size, type or colour of pergola once constructed.
- 33.7 If an owner or occupier does not comply with this by-law, the Body Corporate may issue a written notice to remedy to the owner and/or occupier. If the owner or occupier does not remedy the breach of this by-law within a reasonable timeframe as set by the Committee, the Body Corporate may lodge a complaint with the Office of the Commissioner for rectification. The owner may appeal the Body Corporate Committee decision by referring to the Body Corporate Commissioners office.

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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Nil

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

Lot 1 on SP 141126	Area "1" on Plan Annexure "A"
Lot 2 on SP 141126	Area "2" on Plan Annexure "A"
Lot 3 on SP 141126	Area "3" on Plan Annexure "A"
Lot 4 on SP 141126	Area "4" on Plan Annexure "A"
Lot 5 on SP 141126	Area "5" on Plan Annexure "A"
Lot 6 on SP 141126	Area "6" on Plan Annexure "A"
Lot 7 on SP 141126	Area "7" on Plan Annexure "A"
Lot 8 on SP 141126	Area "8" on Plan Annexure "A"
Lot 9 on SP 141126	Area "9" on Plan Annexure "A"
Lot 10 on SP 141126	Area "10" on Plan Annexure "A"
Lot 11 on SP 141126	Area "11" on Plan Annexure "A"
Lot 12 on SP 141126	Area "12" on Plan Annexure "A"
Lot 13 on SP 141126	Area "13" on Plan Annexure "A"
Lot 14 on SP 141126	Area "14" on Plan Annexure "A"
Lot 15 on SP 141126	Area "15" on Plan Annexure "A"
Lot 16 on SP 141126	Area "16" on Plan Annexure "A"
Lot 17 on SP 141126	Area "17" on Plan Annexure "A"
Lot 18 on SP 141126	Area "18" on Plan Annexure "A"
Lot 19 on SP 141126	Area "19" on Plan Annexure "A"
Lot 20 on SP 141126	Area "20" on Plan Annexure "A"
Lot 21 on SP 141126	Area "21" on Plan Annexure "A"
Lot 22 on SP 141126	Area "22" on Plan Annexure "A"
Lot 23 on SP 141126	Area "23" on Plan Annexure "A"
Lot 24 on SP 141126	Area "24" on Plan Annexure "A"
Lot 25 on SP 141126	Area "25" on Plan Annexure "A"
Lot 26 on SP 141126	Area "26" on Plan Annexure "A"
Lot 27 on SP 141126	Area "27" on Plan Annexure "A"
Lot 28 on SP 141126	Area "28" on Plan Annexure "A"
Lot 29 on SP 141126	Area "29" on Plan Annexure "A"
Lot 30 on SP 141126	Area "30" on Plan Annexure "A"
Lot 31 on SP 141126	Area "31" on Plan Annexure "A"
Lot 32 on SP 141126	Area "32" on Plan Annexure "A"
Lot 33 on SP 141126	Area "33" on Plan Annexure "A"
Lot 34 on SP 141126	Area "34" on Plan Annexure "A"
Lot 35 on SP 141126	Area "35" on Plan Annexure "A"
Lot 36 on SP 141126	Area "36" on Plan Annexure "A"
Lot 37 on SP 141126	Area "37" on Plan Annexure "A"
Lot 38 on SP 141126	Area "38" on Plan Annexure "A"
Lot 39 on SP 141126	Area "39" on Plan Annexure "A"
Lot 40 on SP 141126	Area "40" on Plan Annexure "A"
Lot 41 on SP 141126	Area "41" on Plan Annexure "A"
Lot 42 on SP 141126	Area "42" on Plan Annexure "A"
Lot 43 on SP 141126	Area "43" on Plan Annexure "A"
Lot 44 on SP 141126	Area "44" on Plan Annexure "A"
Lot 45 on SP 141126	Area "45" on Plan Annexure "A"
Lot 46 on SP 145052	Area "46" on Plan Annexure "B"
Lot 47 on SP 145052	Area "47" on Plan Annexure "B"
Lot 48 on SP 145052	Area "48" on Plan Annexure "B"
Lot 49 on SP 145052	Area "49" on Plan Annexure "B"
Lot 50 on SP 145052	Area "50" on Plan Annexure "B"
Lot 51 on SP 145052	Area "51" on Plan Annexure "B"
Lot 52 on SP 145052	Area "52" on Plan Annexure "B"
Lot 53 on SP 145052	Area "53" on Plan Annexure "B"
Lot 54 on SP 145052	Area "54" on Plan Annexure "B"
Lot 55 on SP 145052	Area "55" on Plan Annexure "B"
Lot 56 on SP 145052	Area "56" on Plan Annexure "B"
Lot 57 on SP 145052	Area "57" on Plan Annexure "B"
Lot 58 on SP 145052	Area "58" on Plan Annexure "B"
Lot 59 on SP 145052	Area "59" on Plan Annexure "B"
Lot 60 on SP 145052	Area "60" on Plan Annexure "B"

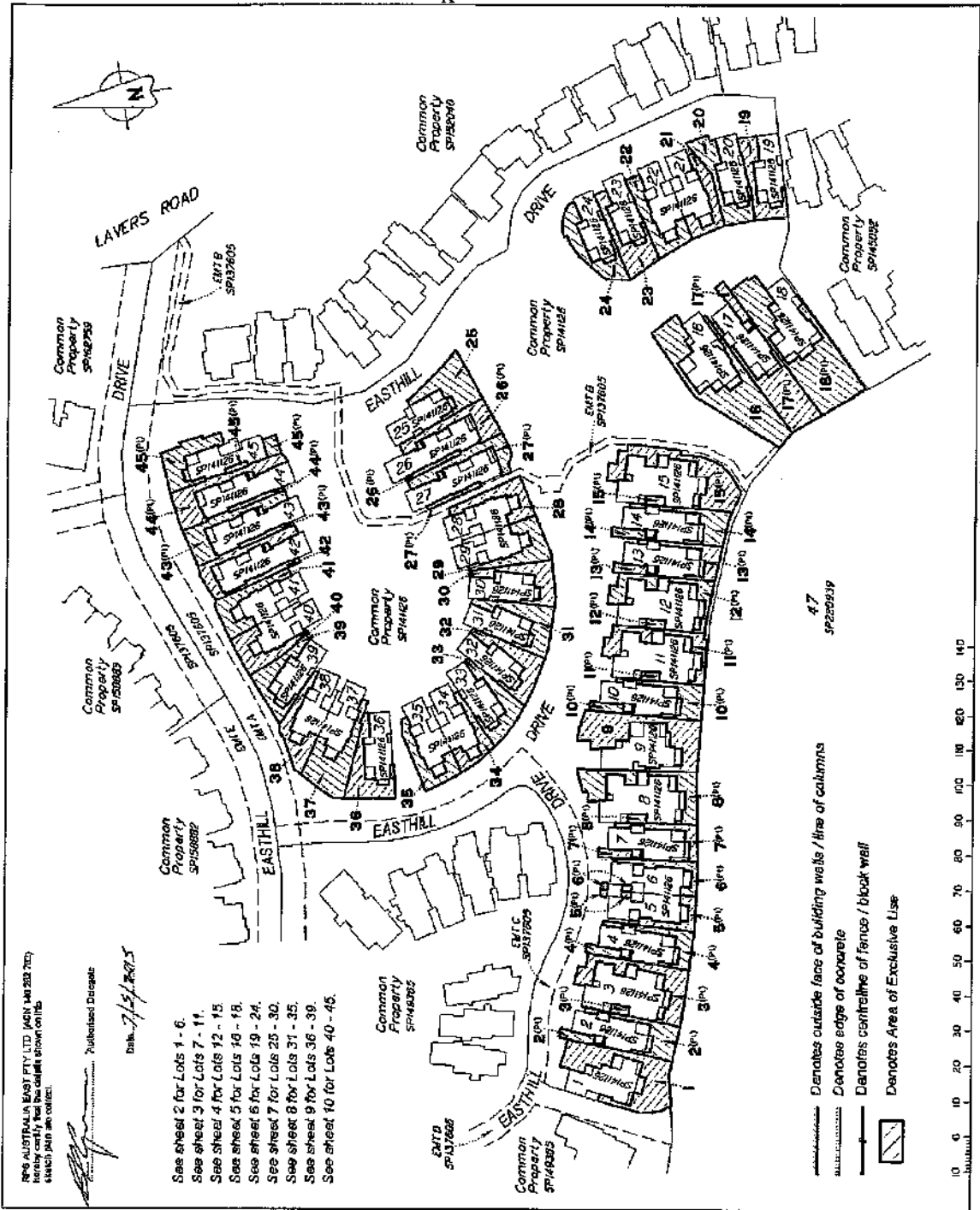
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 Lot 62 on SP 145052
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 Lot 65 on SP 145052
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 Lot 68 on SP 145052
 Lot 69 on SP 145052
 Lot 70 on SP 145052
 Lot 71 on SP 141134
 Lot 72 on SP 149365
 Lot 73 on SP 149365
 Lot 74 on SP 149365
 Lot 75 on SP 149365
 Lot 76 on SP 149365
 Lot 77 on SP 149365
 Lot 78 on SP 149365
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 Lot 86 on SP 149365
 Lot 87 on SP 149365
 Lot 88 on SP 149365
 Lot 89 on SP 149365
 Lot 90 on SP 149365
 Lot 91 on SP 149365
 Lot 92 on SP 152040
 Lot 93 on SP 152040
 Lot 94 on SP 152040
 Lot 95 on SP 152040
 Lot 96 on SP 152040
 Lot 97 on SP 152040
 Lot 98 on SP 152040
 Lot 99 on SP 152040
 Lot 100 on SP 152040
 Lot 101 on SP 152040
 Lot 102 on SP 152040
 Lot 103 on SP 152040
 Lot 104 on SP 152040
 Lot 105 on SP 152040
 Lot 106 on SP 152040

Area "81" on Plan Annexure "B"
 Area "82" on Plan Annexure "B"
 Area "83" on Plan Annexure "B"
 Area "84" on Plan Annexure "B"
 Area "85" on Plan Annexure "B"
 Area "86" on Plan Annexure "B"
 Area "67" on Plan Annexure "B"
 Area "68" on Plan Annexure "B"
 Area "69" on Plan Annexure "B"
 Area "70" on Plan Annexure "B"
 Area "71" on Plan Annexure "C"
 Area "72" on Plan Annexure "C"
 Area "73" on Plan Annexure "C"
 Area "74" on Plan Annexure "C"
 Area "75" on Plan Annexure "C"
 Area "76" on Plan Annexure "C"
 Area "77" on Plan Annexure "C"
 Area "78" on Plan Annexure "C"
 Area "79A" and Area "79B" on Plan Annexure "C"
 Area "80A" and Area "80B" on Plan Annexure "C"
 Area "81" on Plan Annexure "C"
 Area "82" on Plan Annexure "C"
 Area "83A" and Area "83B" on Plan Annexure "C"
 Area "84" on Plan Annexure "C"
 Area "85" on Plan Annexure "C"
 Area "86A" and Area "86B" on Plan Annexure "C"
 Area "87" on Plan Annexure "C"
 Area "88" on Plan Annexure "C"
 Area "89" on Plan Annexure "C"
 Area "90A" and Area "90B" on Plan Annexure "C"
 Area "91" on Plan Annexure "C"
 Area "92" on Plan Annexure "D"
 Area "93" on Plan Annexure "D"
 Area "94A" and Area "94B" on Plan Annexure "D"
 Area "95A" and Area "95B" on Plan Annexure "D"
 Area "96A" and Area "96B" on Plan Annexure "D"
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 Area "98A" and Area "98B" on Plan Annexure "D"
 Area "99A" and Area "99B" on Plan Annexure "D"
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 Area "102A" and Area "102B" on Plan Annexure "D"
 Area "103" on Plan Annexure "D"
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 Area "105" on Plan Annexure "D"
 Area "106A" and Area "106B" on Plan Annexure "D"

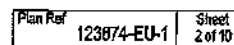
Title Reference 50384159

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ANNEXURE "A" "B" "C" and "D"
PLAN OF EXCLUSIVE USE AREAS



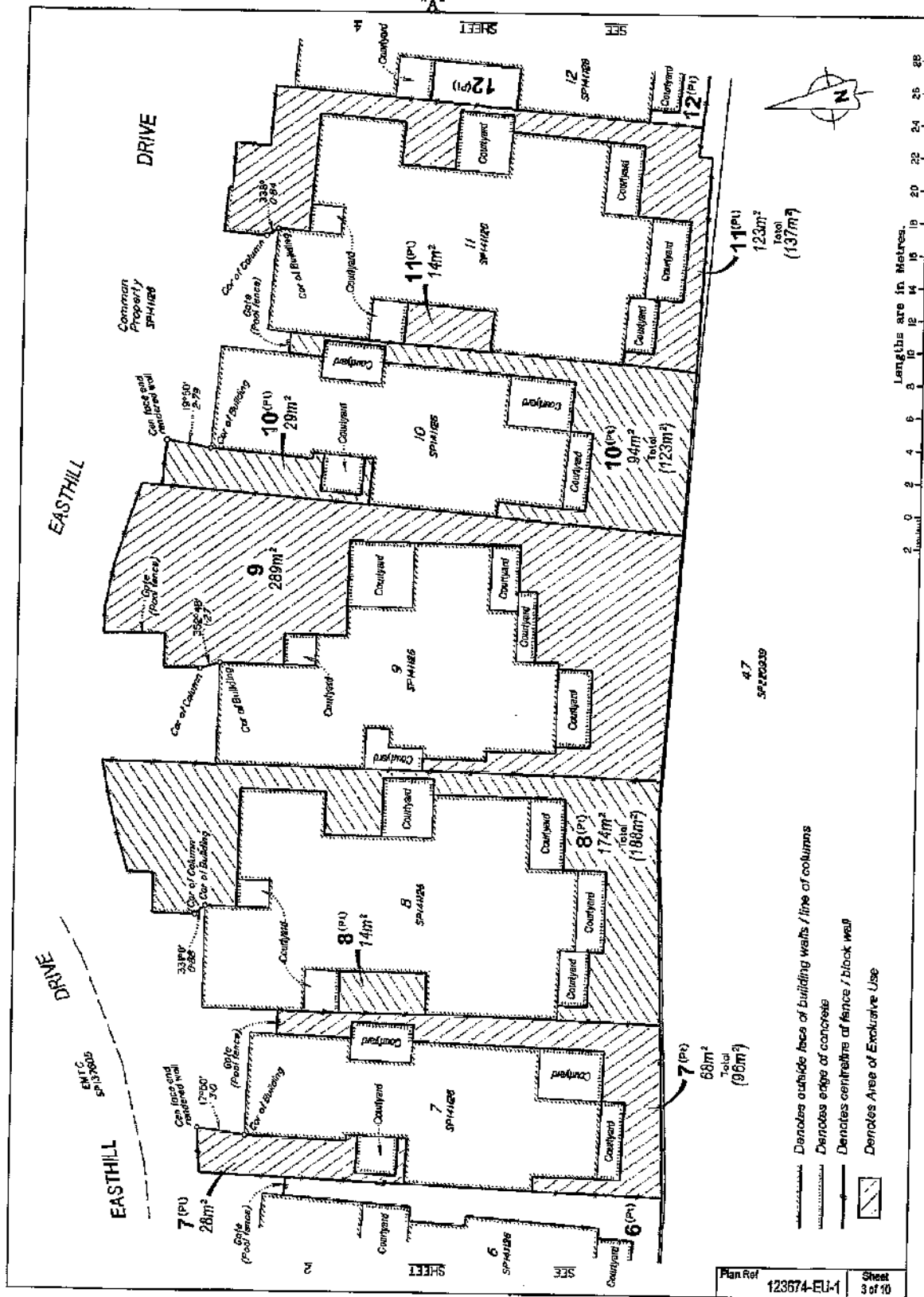
CLIENT BODY CORPORATE FOR GLADES EASTHILL SOUTH		PLAN PLAN OF EXCLUSIVE USE		RPS ©COPYRIGHT PROTECTS THIS PLAN Unauthorized use or reproduction is prohibited and is unlawful. Please contact the author. RPS Australia East Pty Ltd ACN 140 282 782 ABN 44 140 282 782 Suite 4, Robina East City Corporate Park (former Building 34-36 Glenville Drive, Robina PO Box 1046 Robina Q.C. 4226) T +61 7 555 38200 F +61 7 555 38229 W rpsgroup.com.au			
Level Origin	Date 8 January 2015	In Common Property on Level A of "Glades Easthill South" - Stage 1 CTS 30074 (SP141128)					
Level Design	Sanvoiced JTS						
Date Origin SP141128	Drafted RUB						
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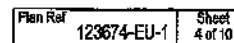


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"Glades Easthill South" CTS30074
"A"

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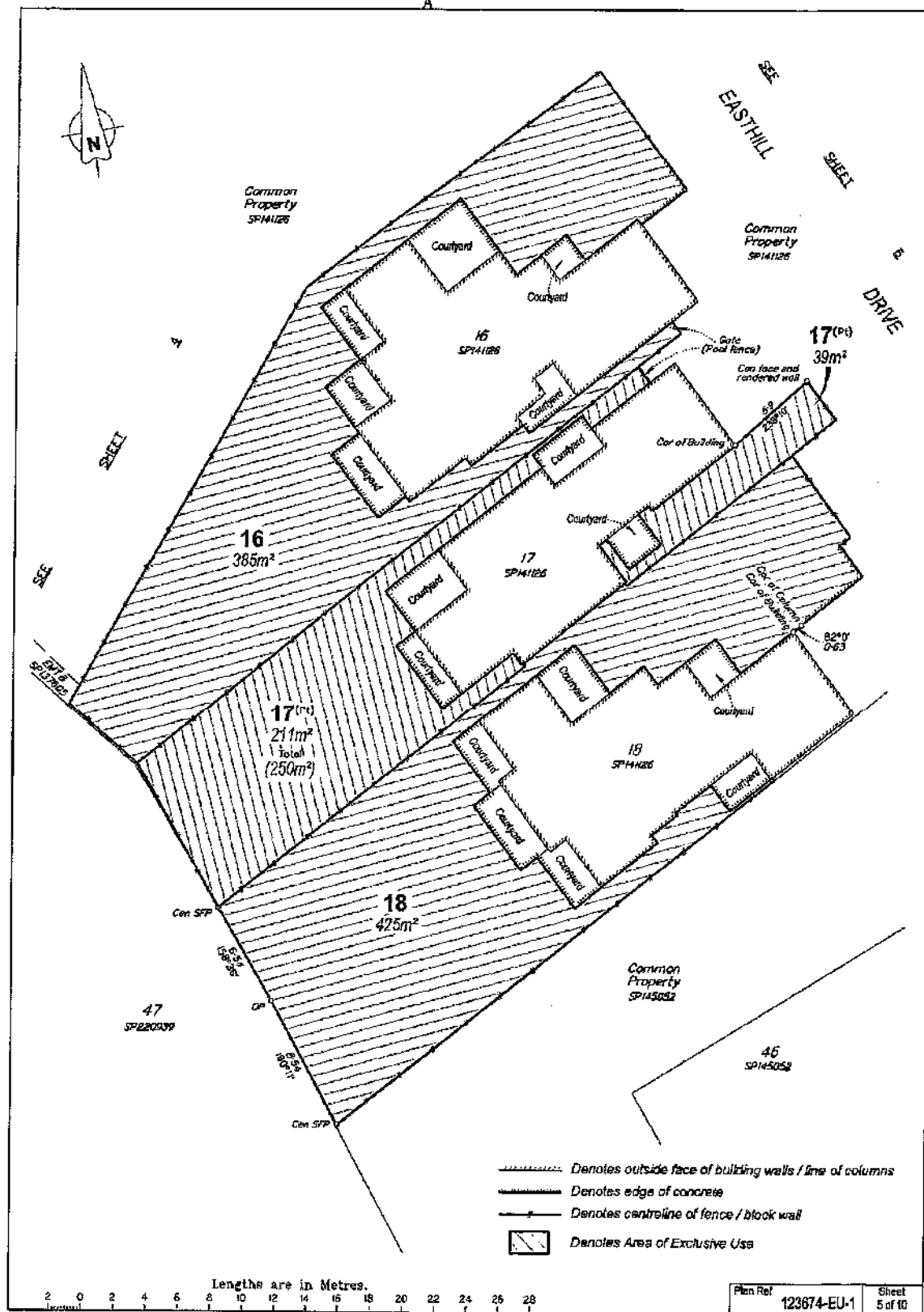




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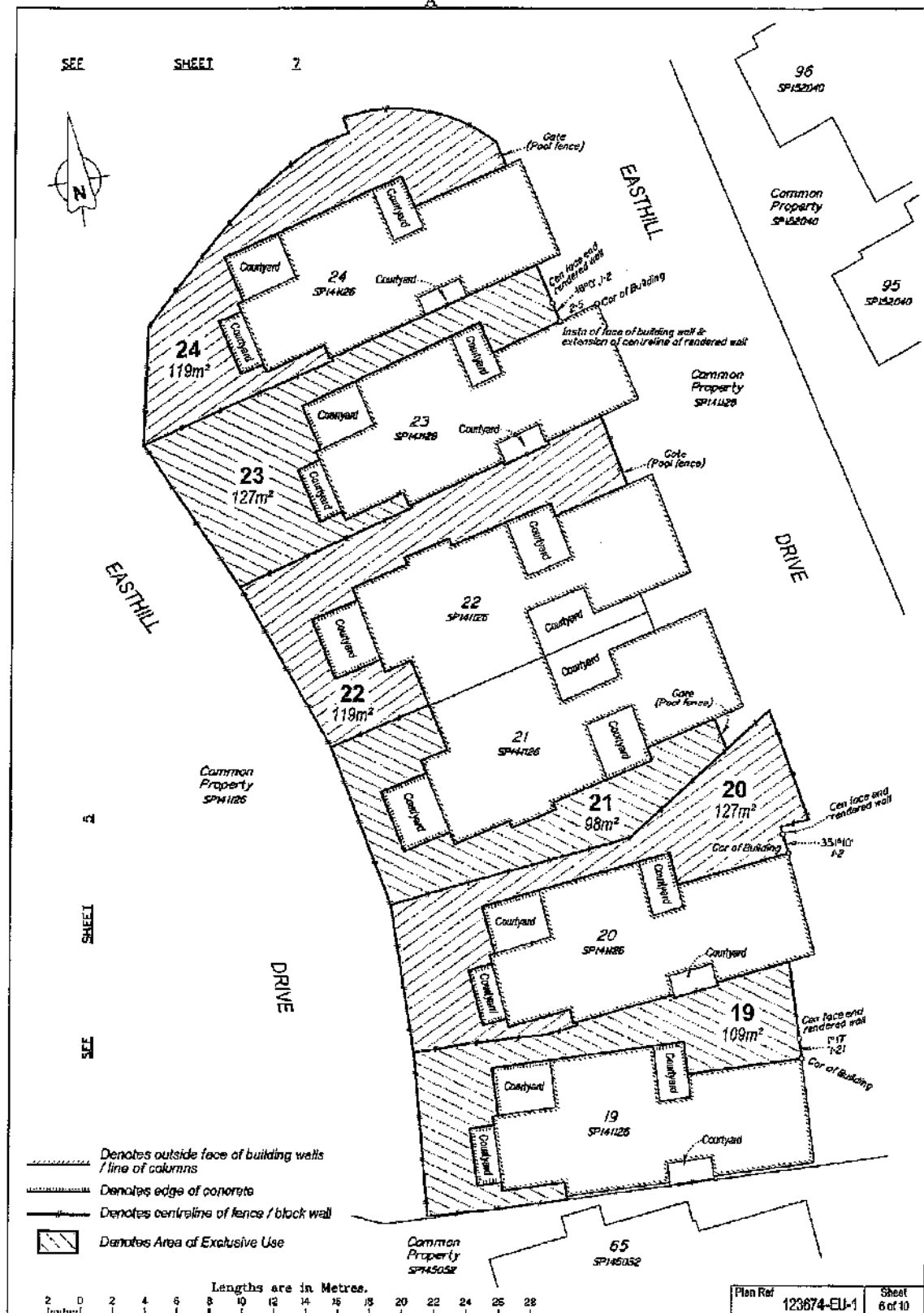
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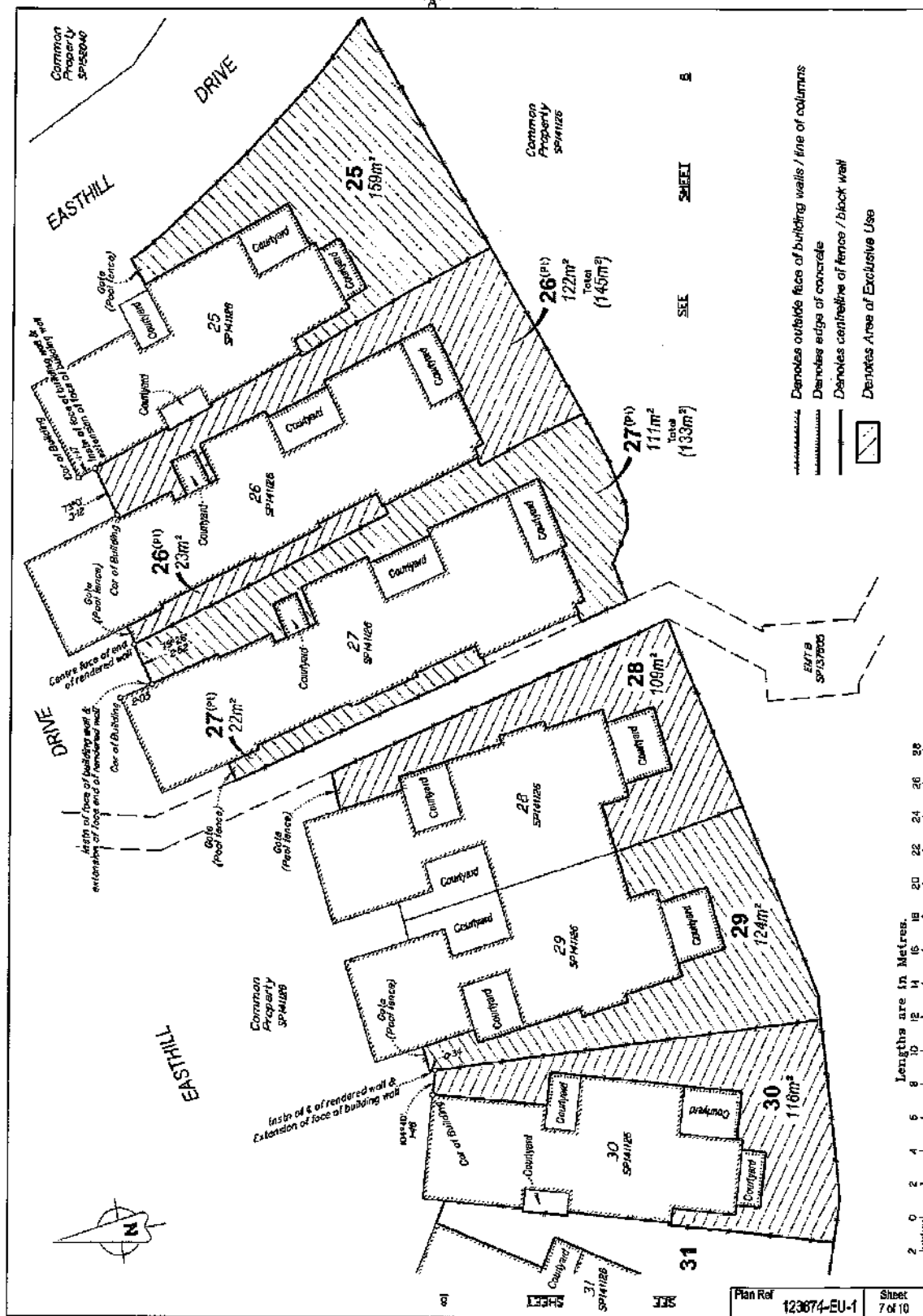


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"Glades Easthill South" CTS30074

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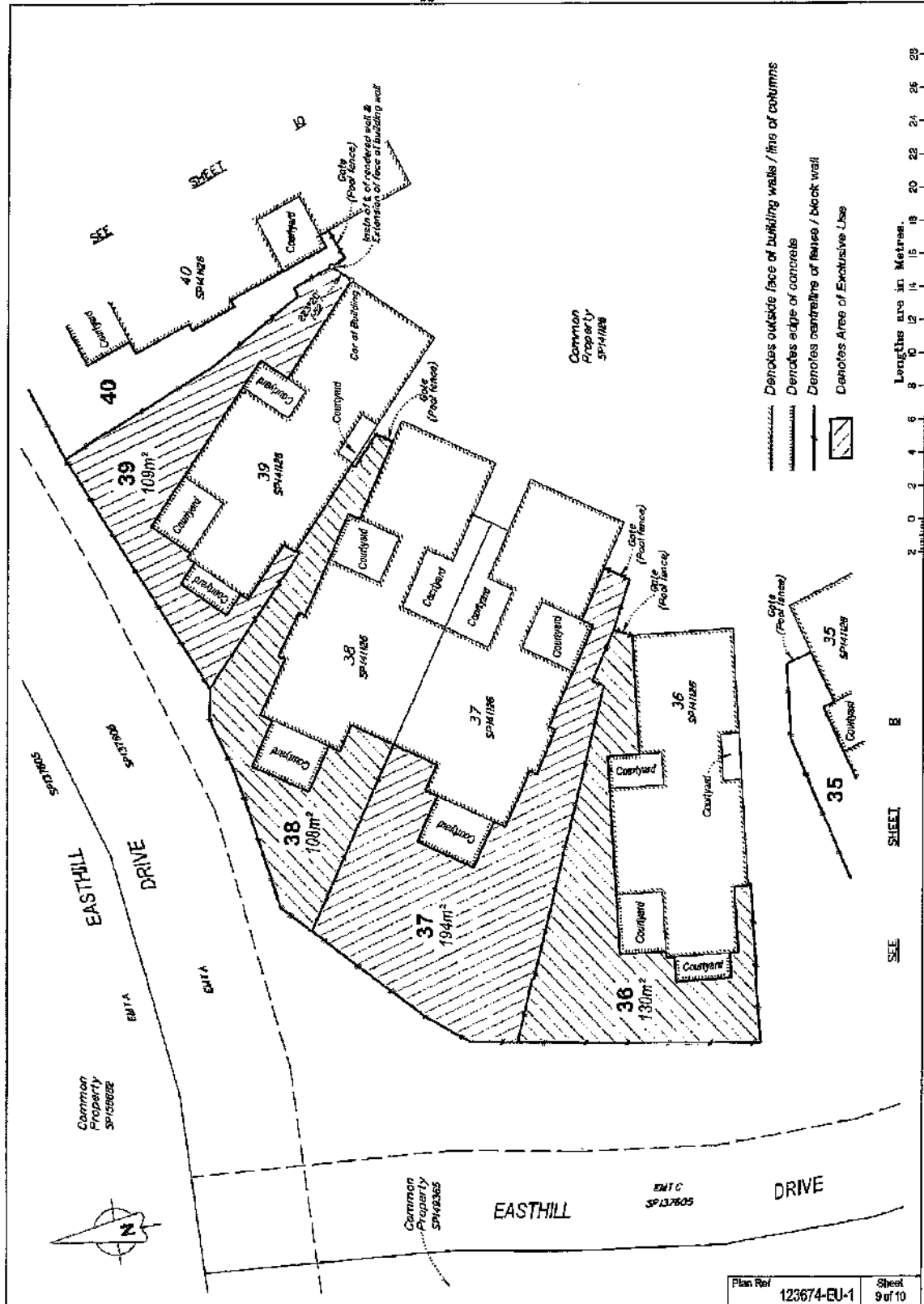


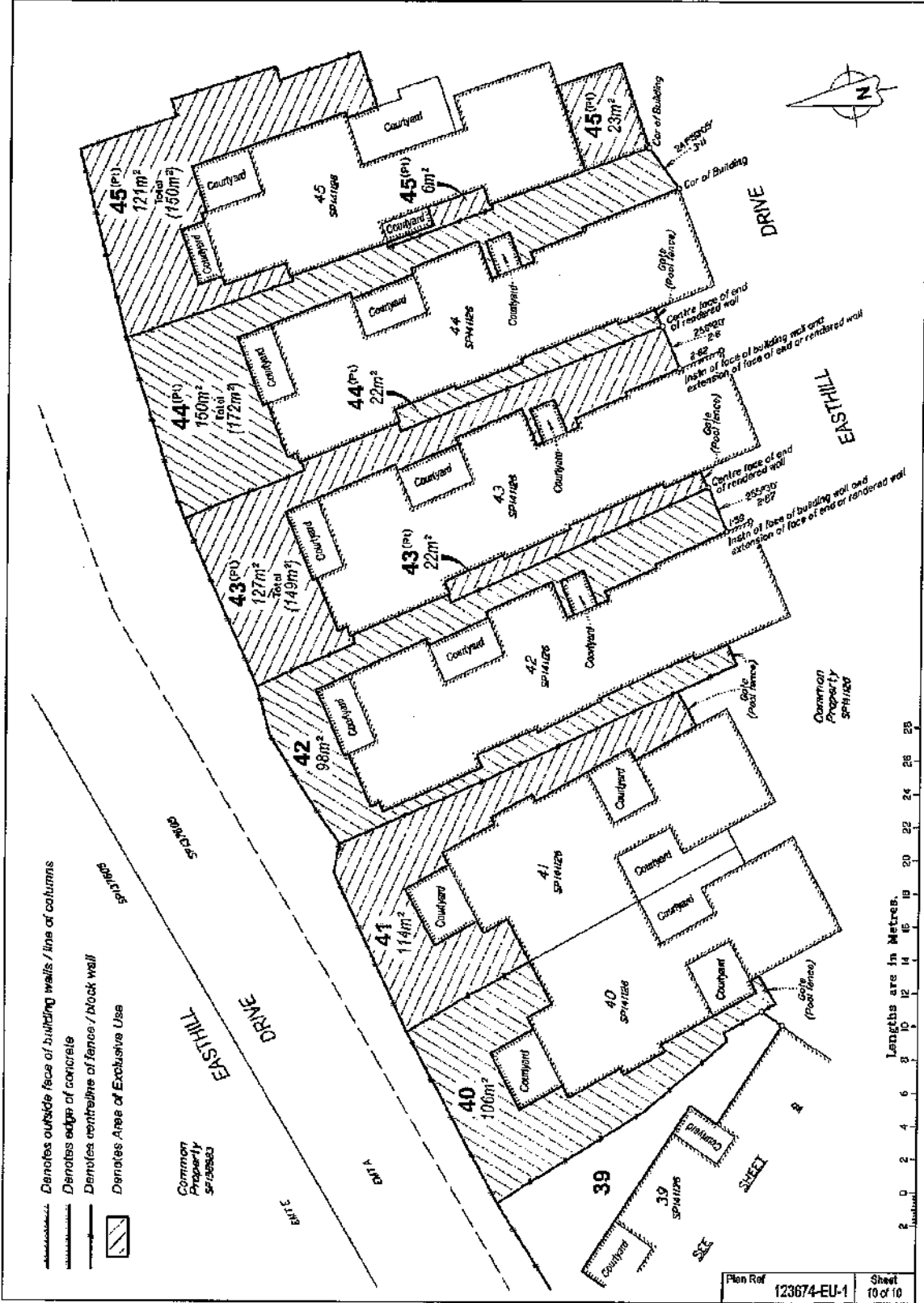


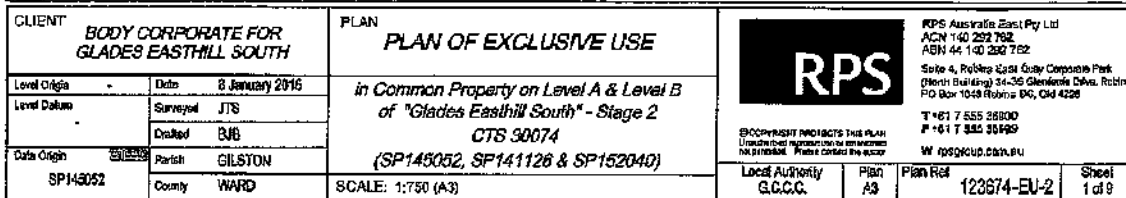
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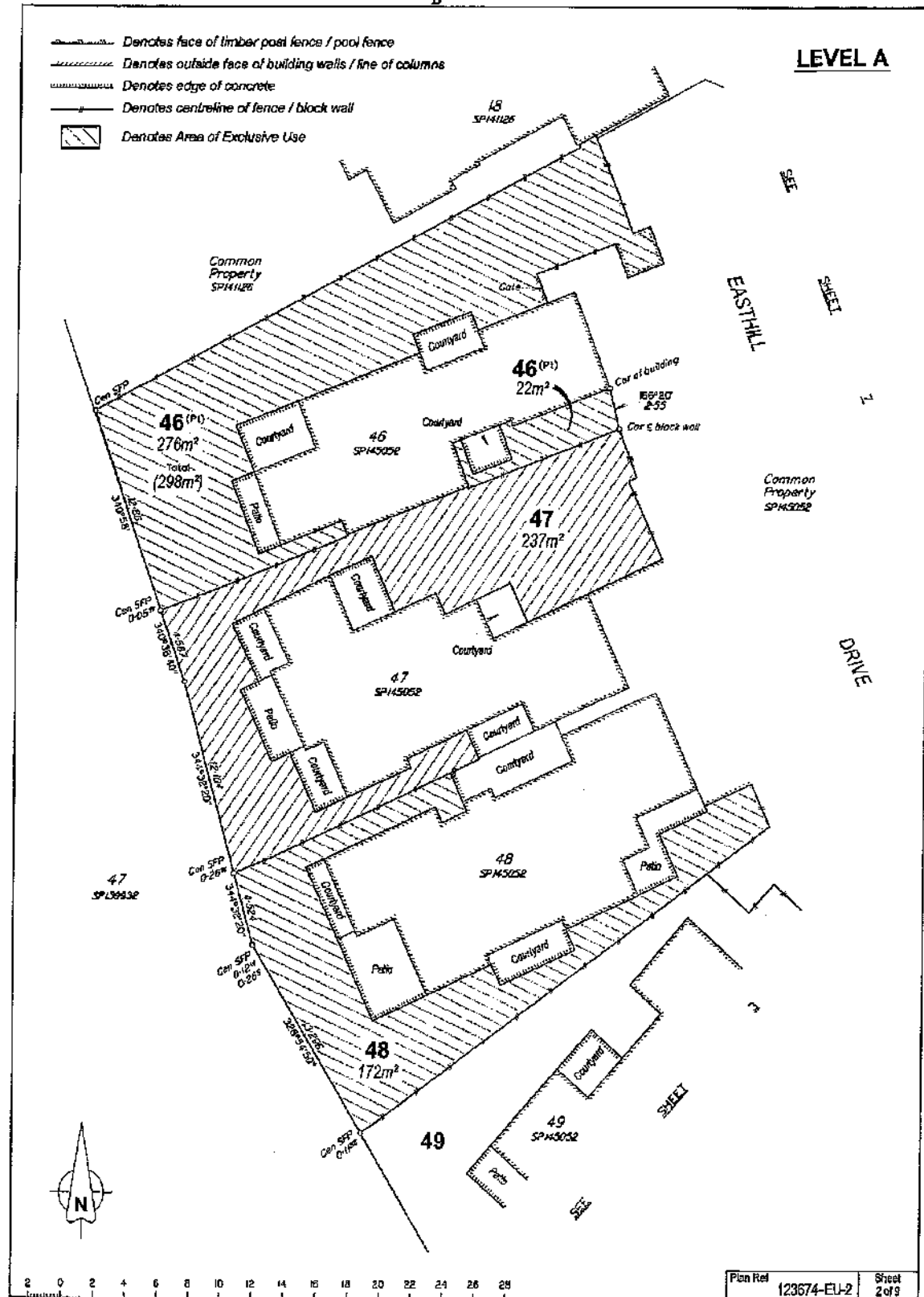
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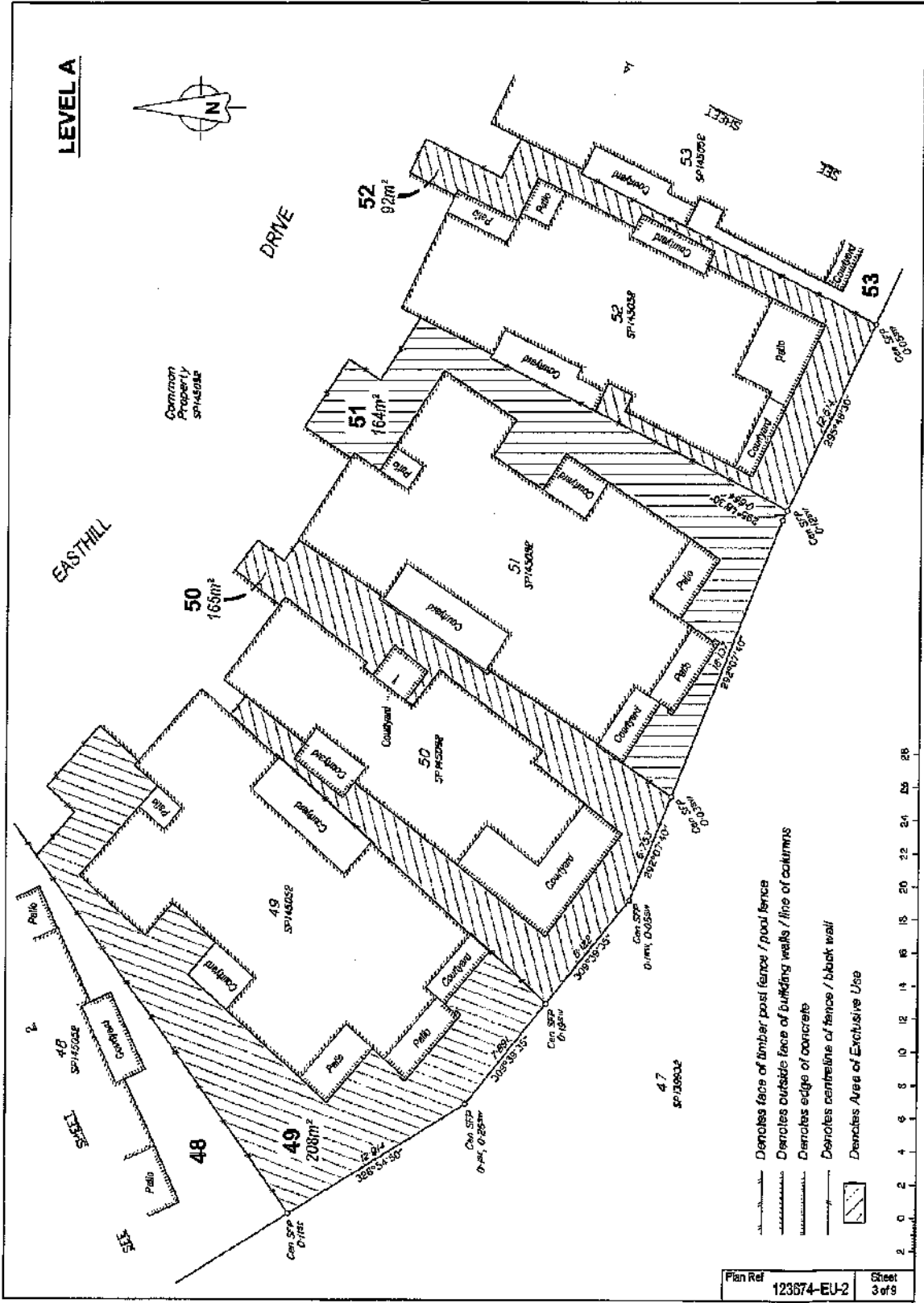
Page 35 of 56







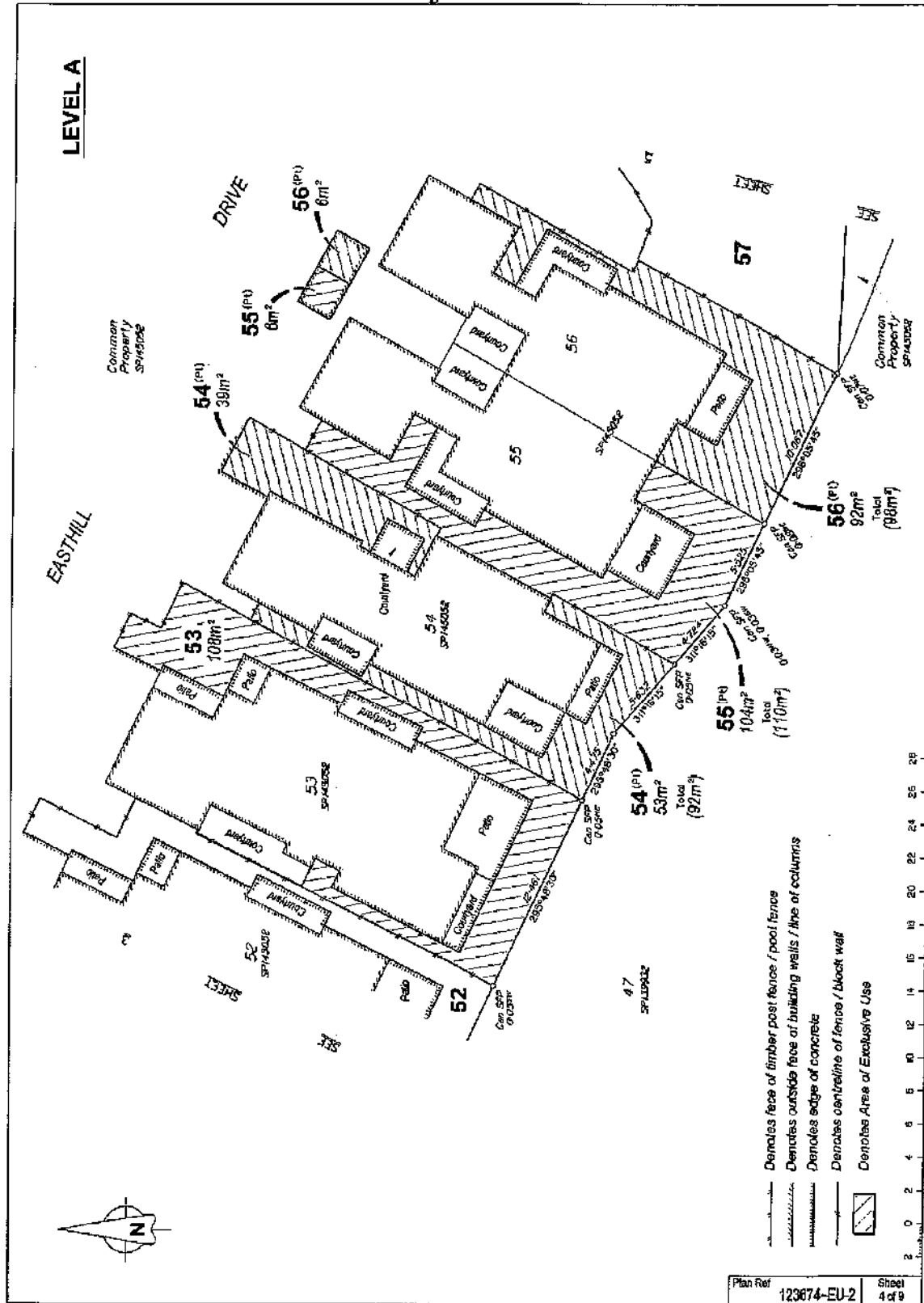


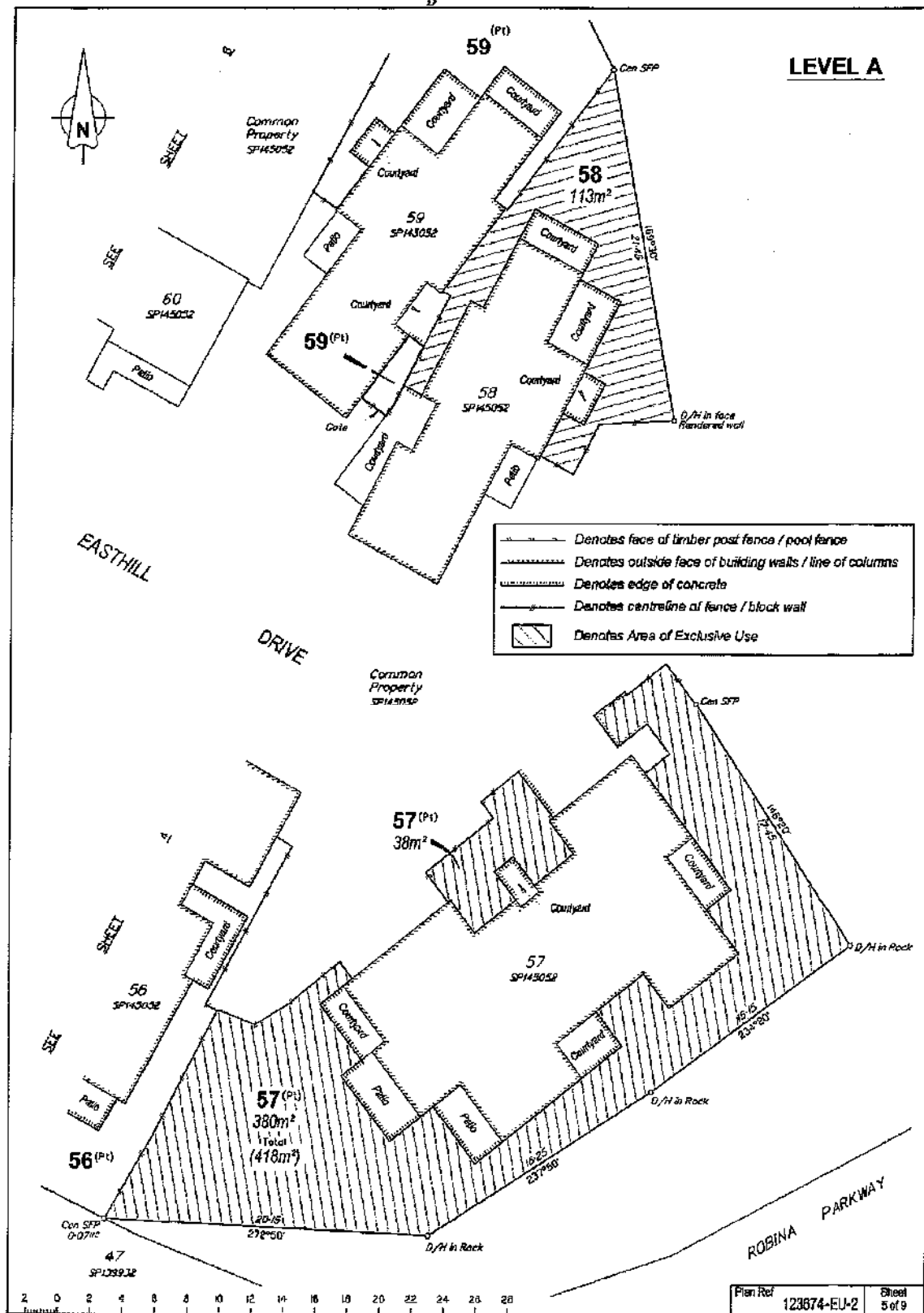


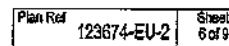
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"B"

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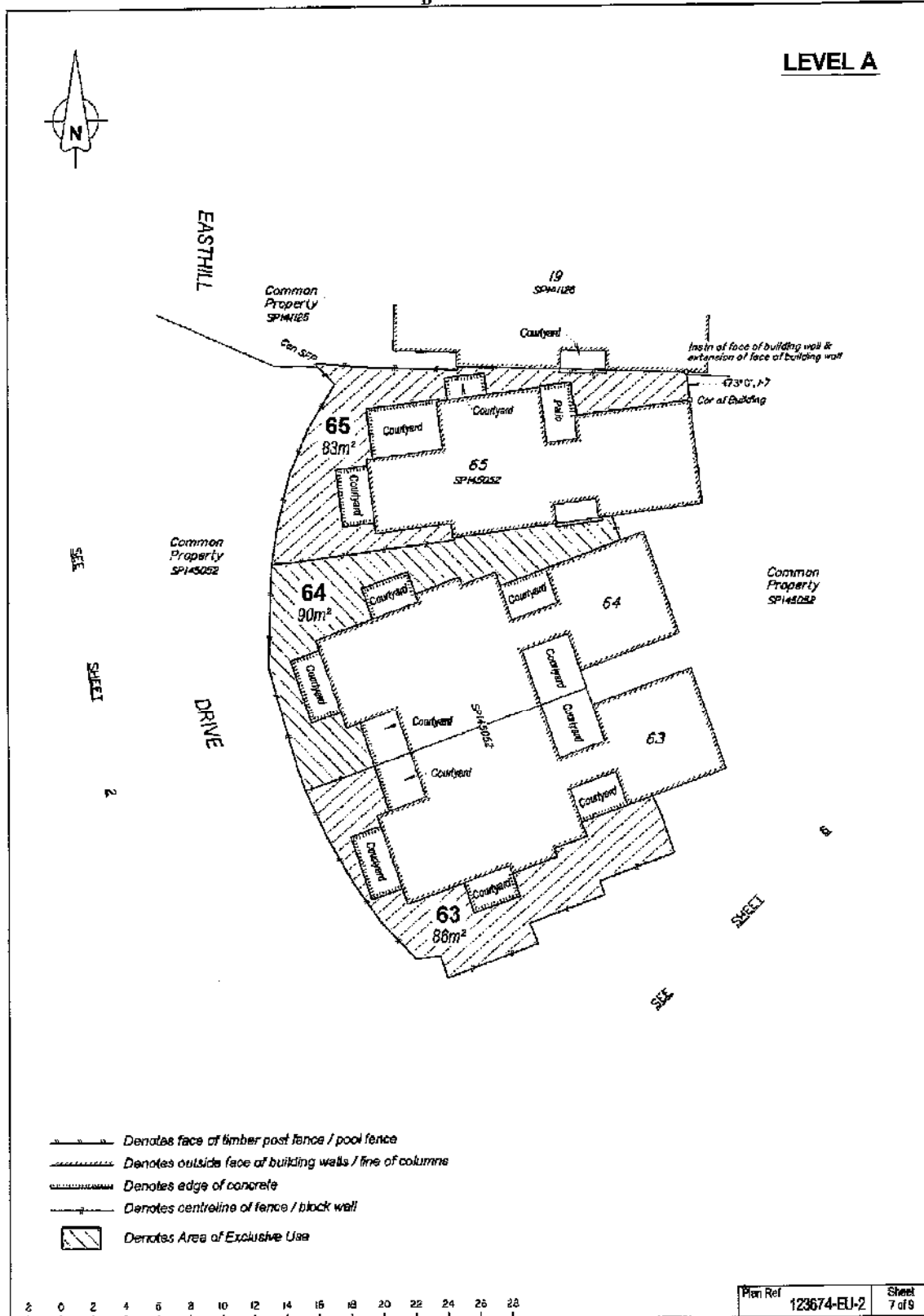


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CTS30074

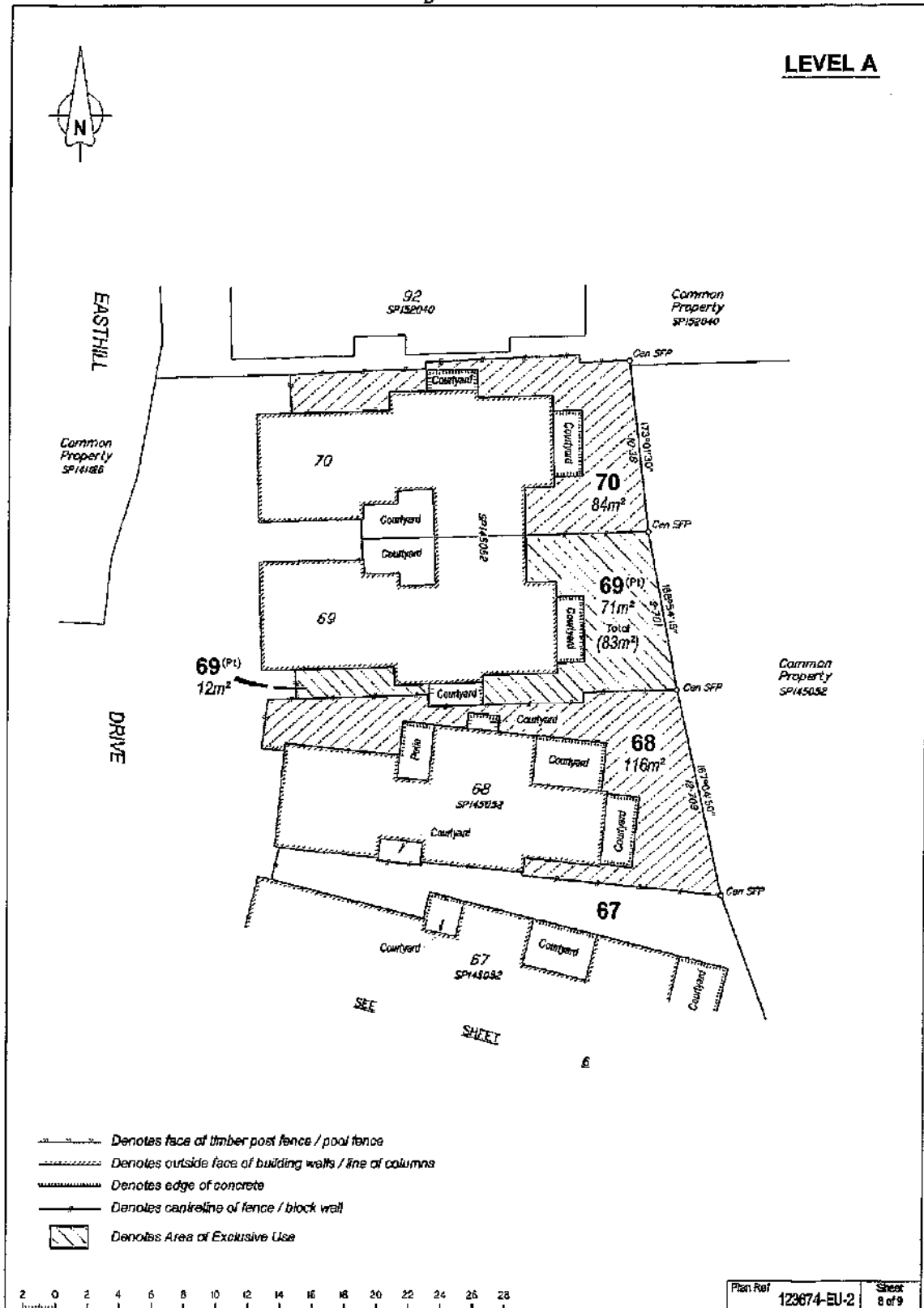
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"Glades Easthill South" CTS30074
"B"

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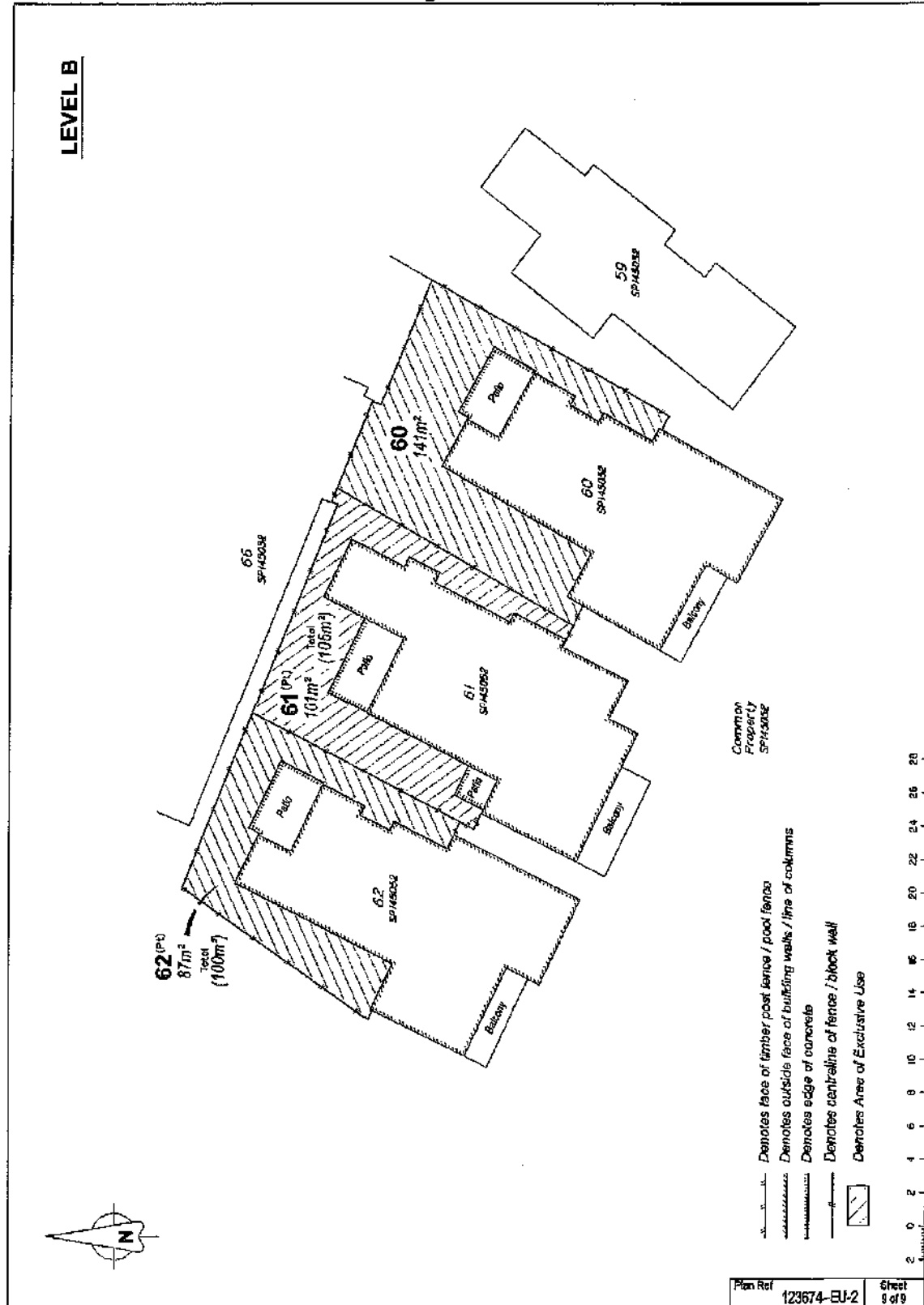
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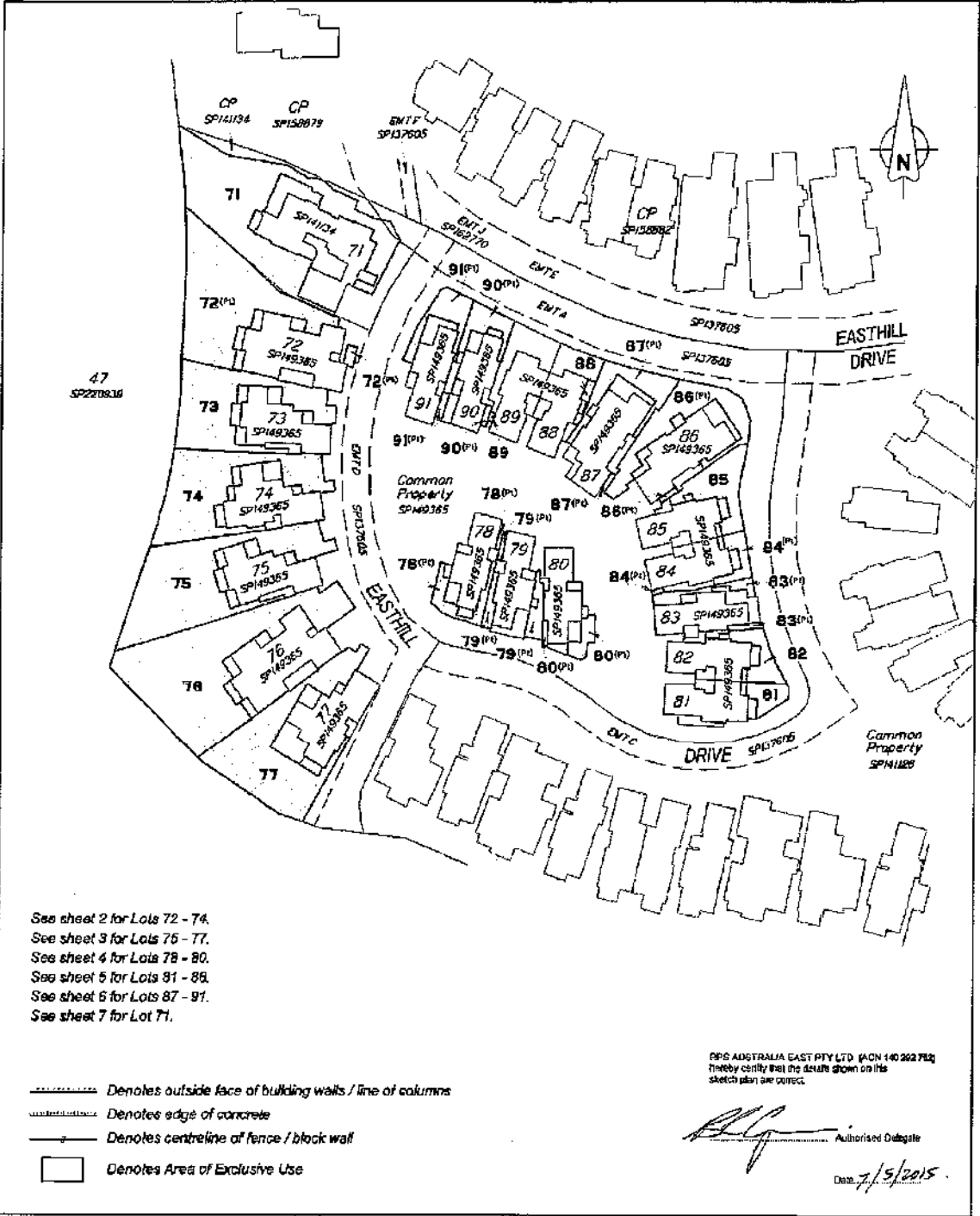
"Glades Easthill South"
"B"

CTS30074

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LEVEL B





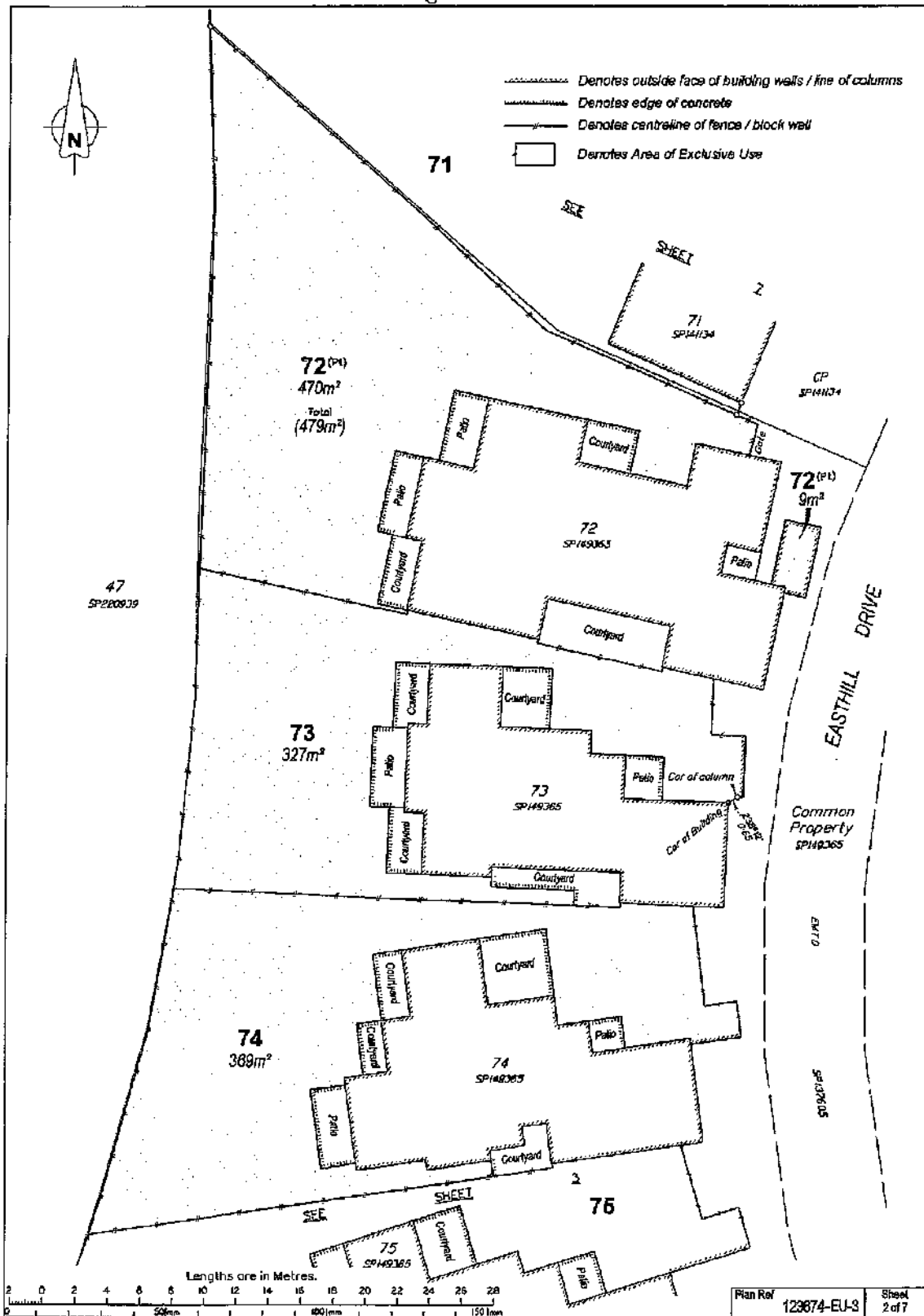
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Level Origin	Date 11 February 2015	in Common Property on Level A of "Glades Easthill South" - Stage 3 CTS 30074 (SP149365 & SP141134)					
Level Datum	Surveyed						
Data Origin	Drafted 8JB						
	Parish GILTON	SCALE: 1:750 (A3)		Local Authority G.C.C.C.	Plan Ref 123674-EU-3		
	County WARD			Plan A3	Sheet 1 of 7		
				RPS Australia East Pty Ltd ACN 140 292 752 ABN 44 140 292 752 Suite 4, Robina Excel Quay Corporate Park (Formerly Building 24-25) Gladesville Drive, Robina PO Box 1048 Robina DC, Qld 4226 T: 61 7 555 36900 F: 61 7 555 36569 W: rpsgroup.com.au			

Title Reference 50384159

"Glades Easthill South" CTS30074
"C"

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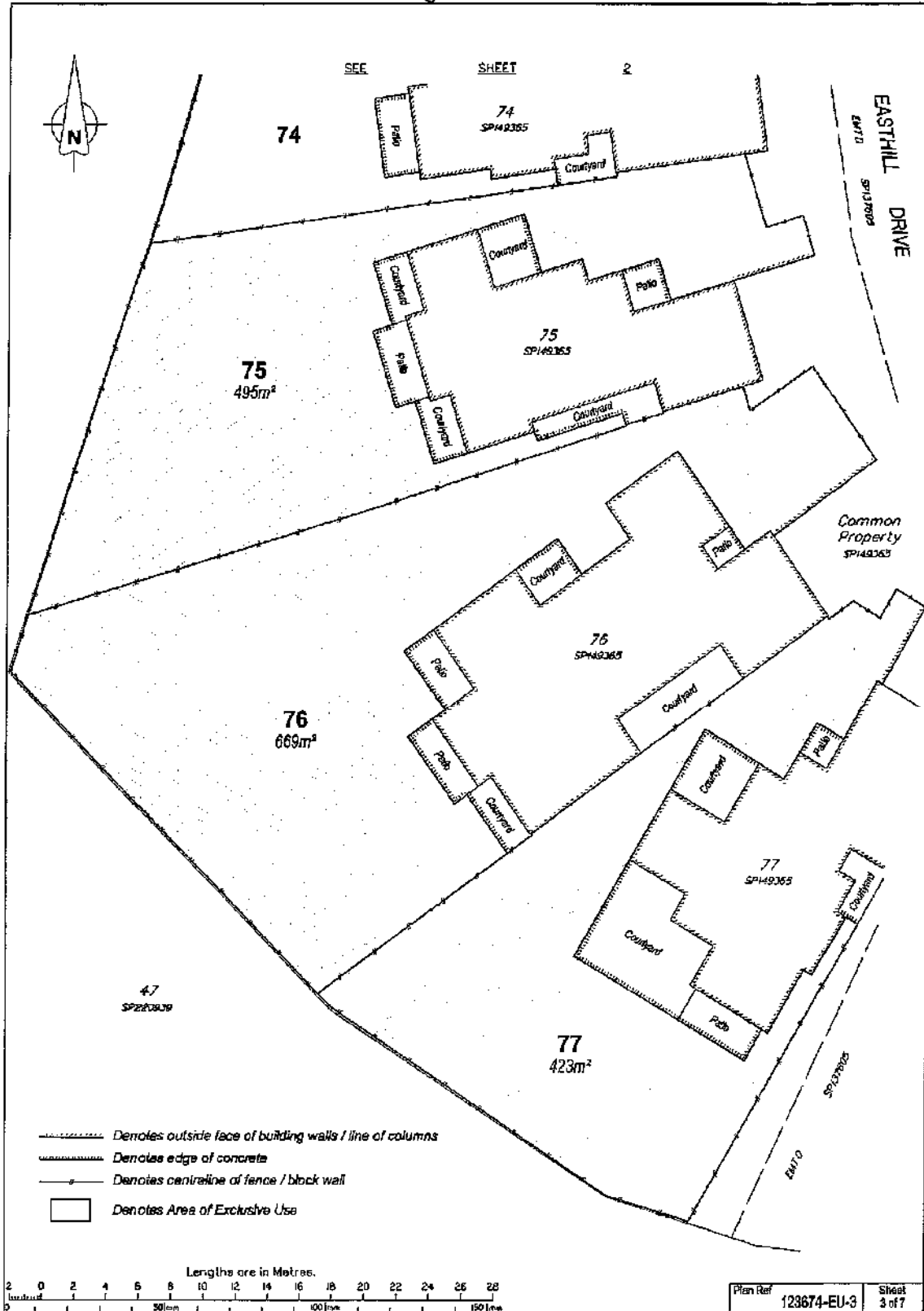
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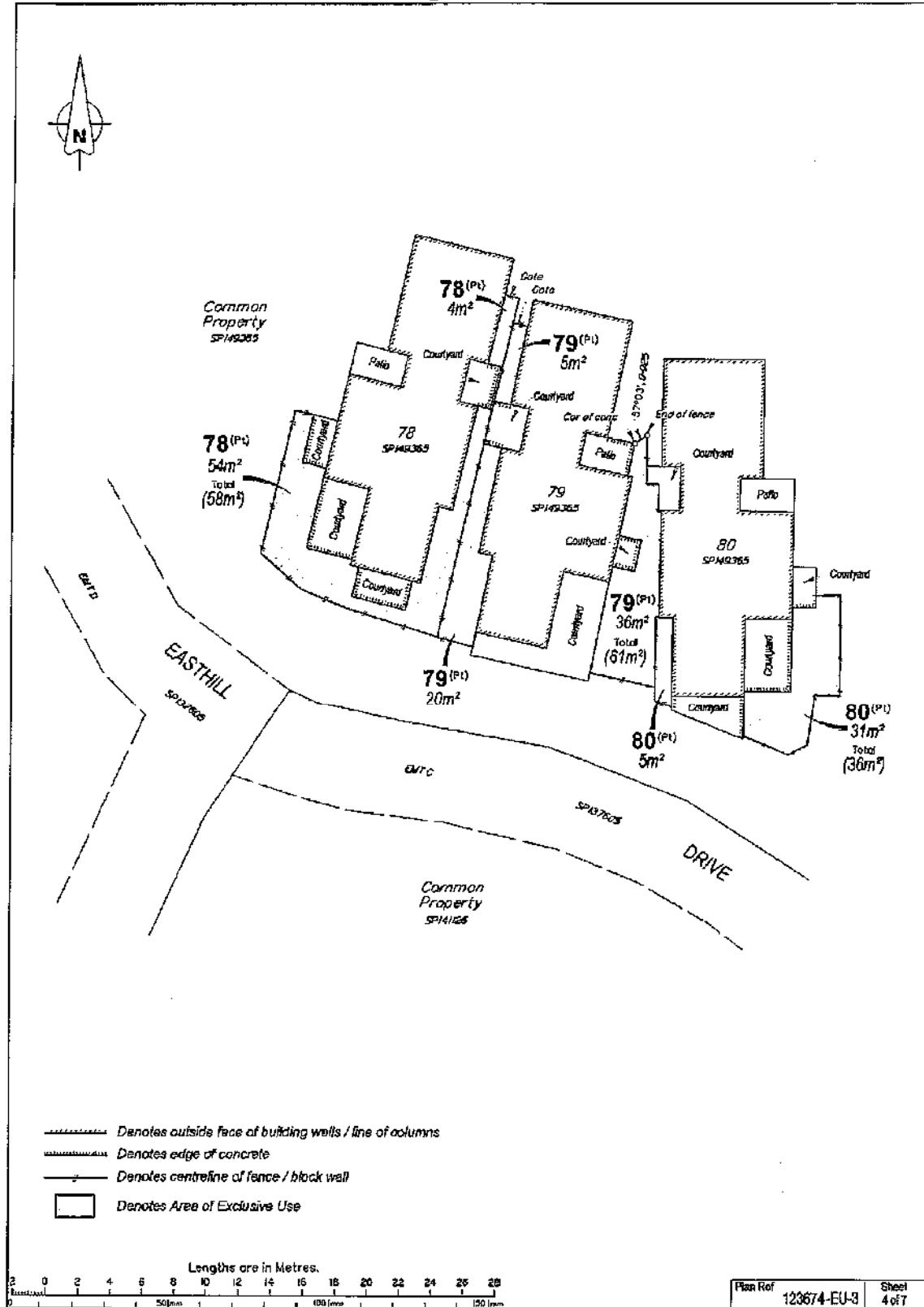
Page 48 of 58

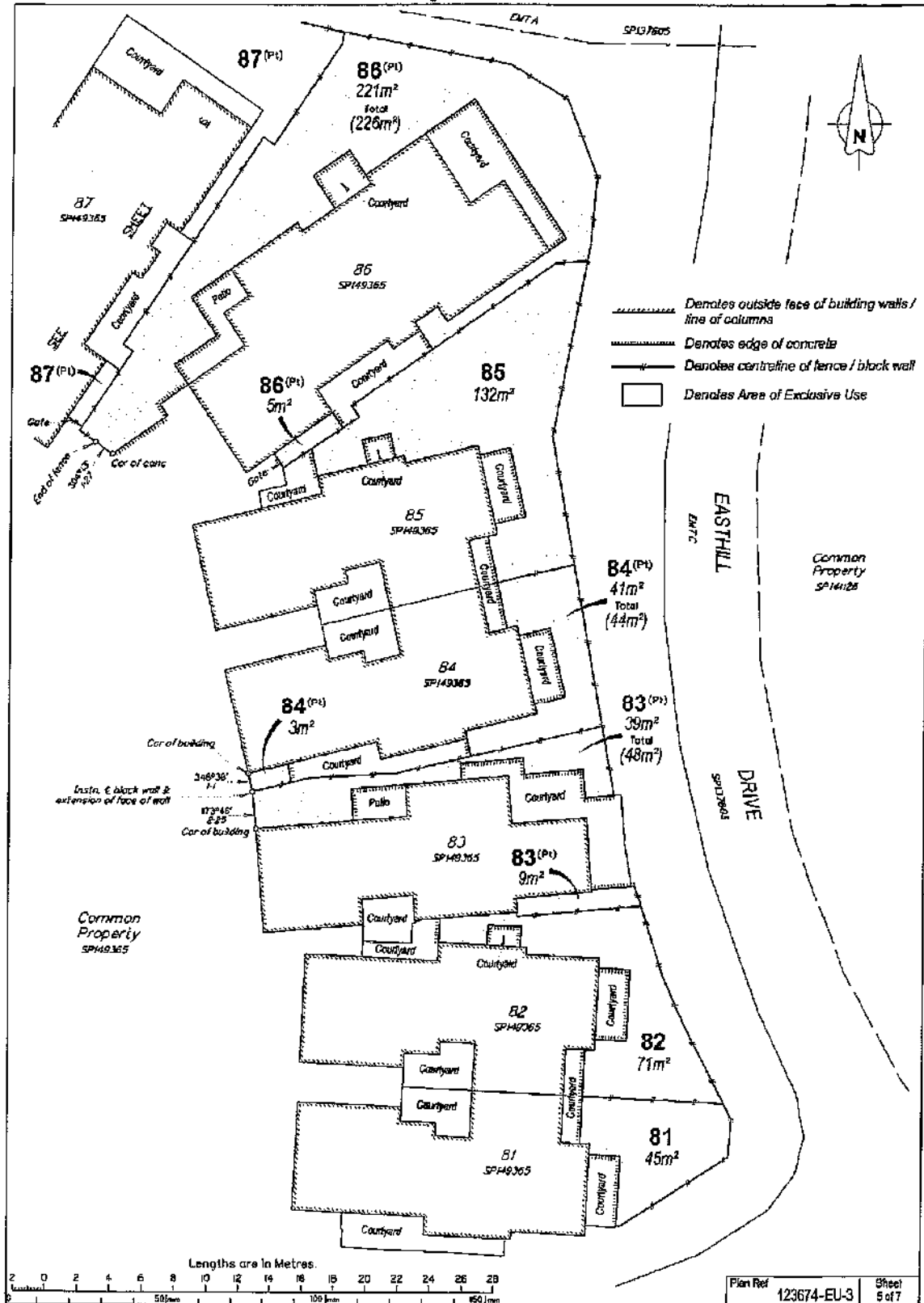


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"Glades Easthill South" CTS30074
"C"

Page 49 of 56

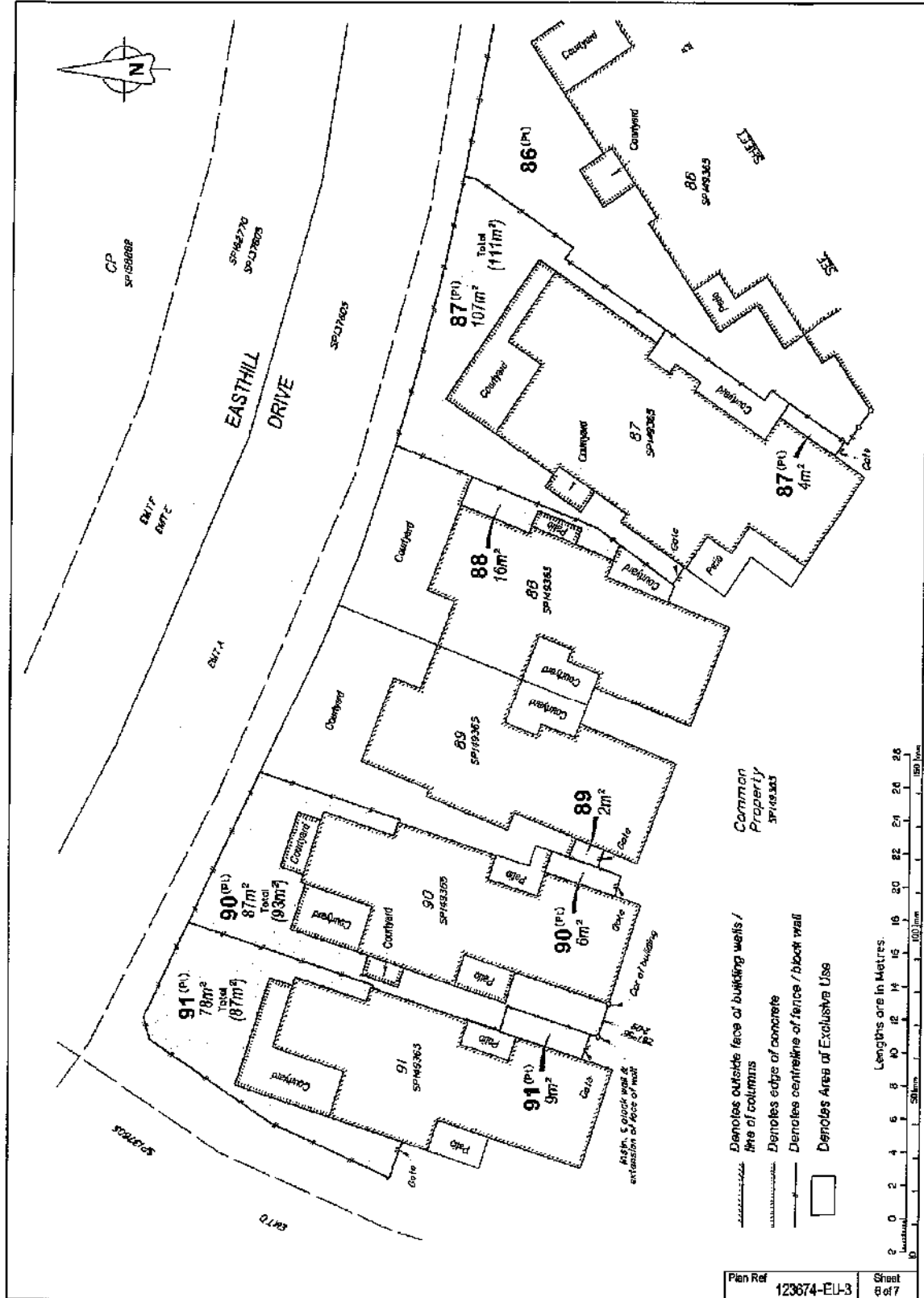


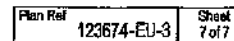


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"Glades Easthill South" CTS30074

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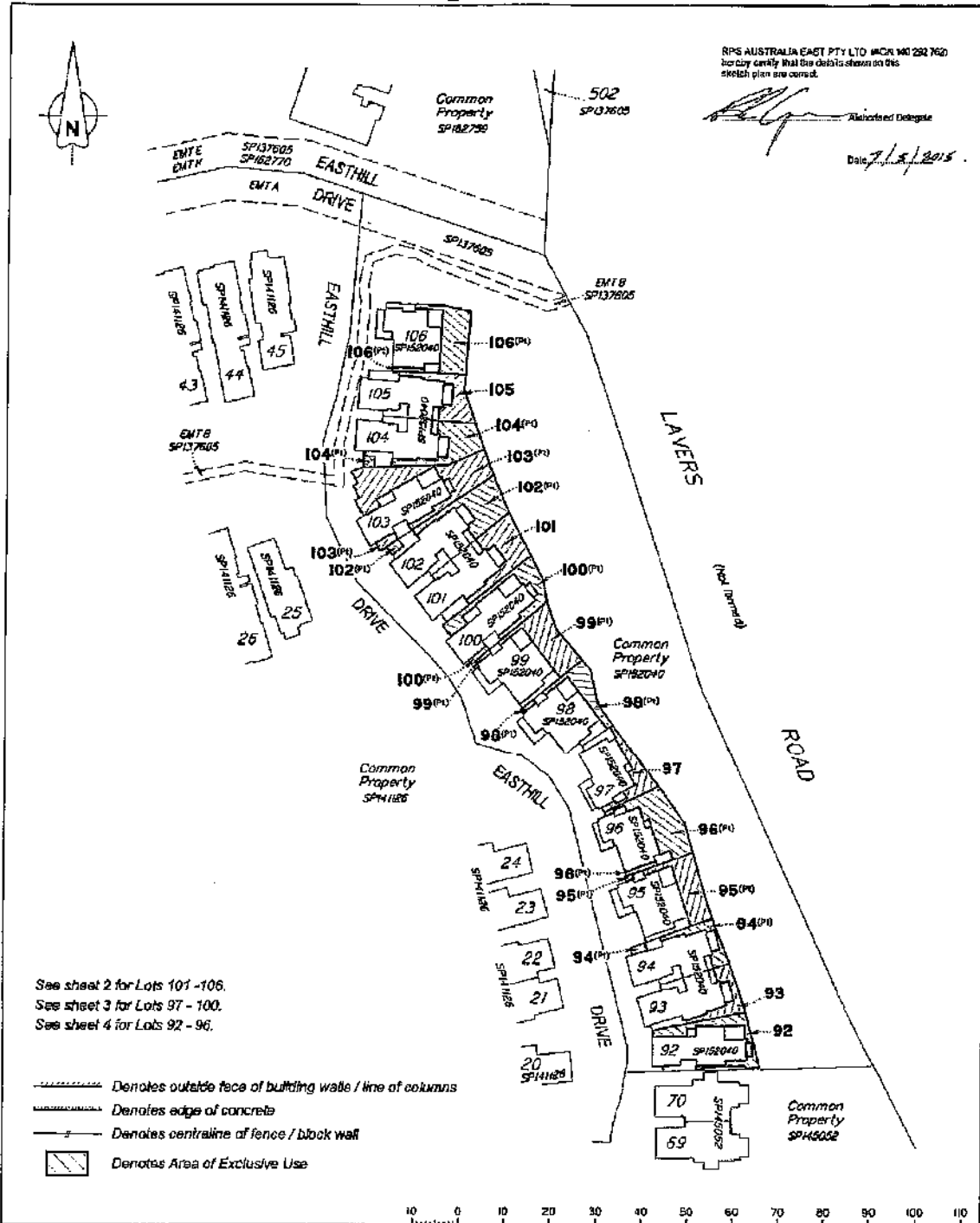




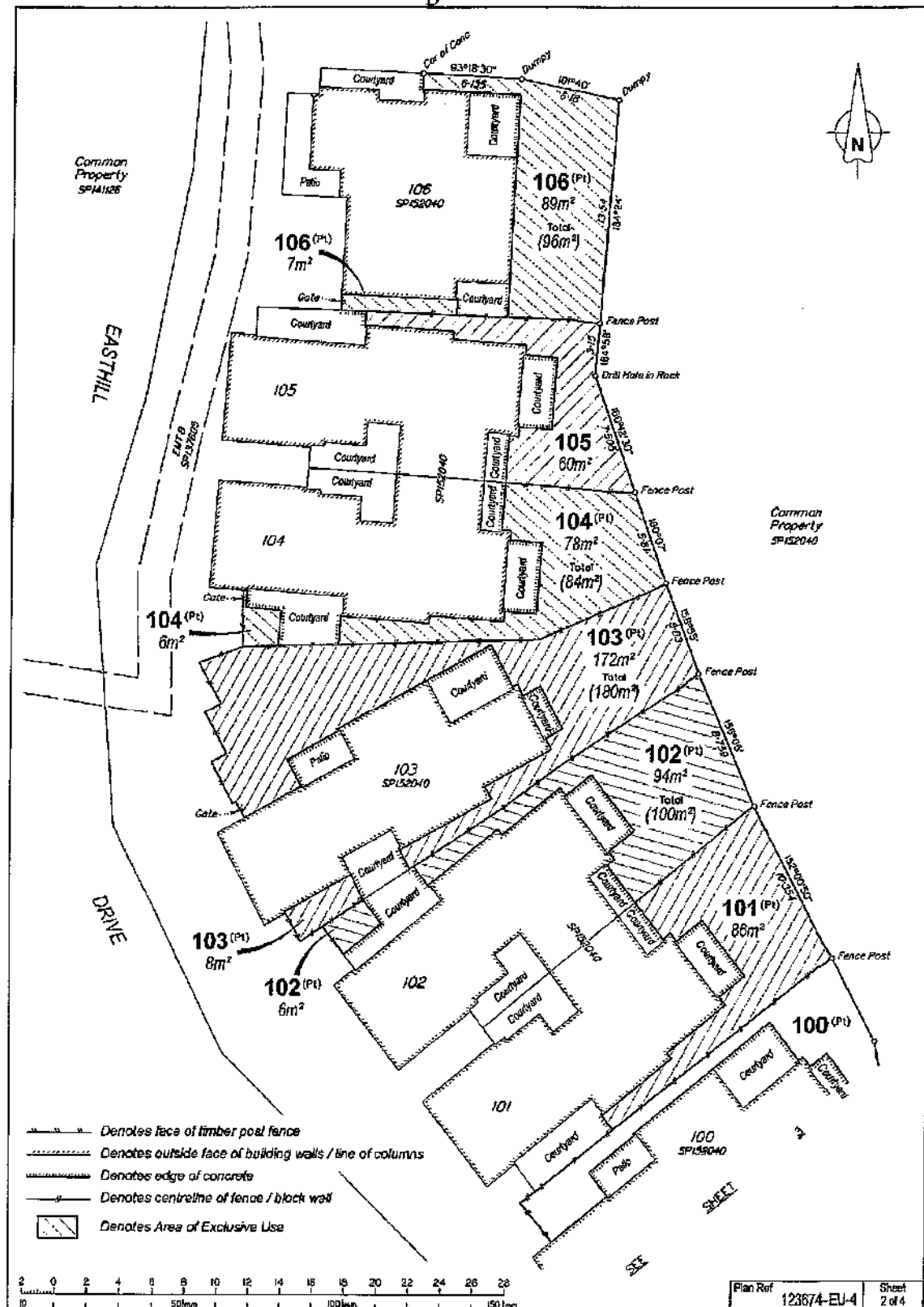
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"Glades Easthill South" CTS30074
"D"

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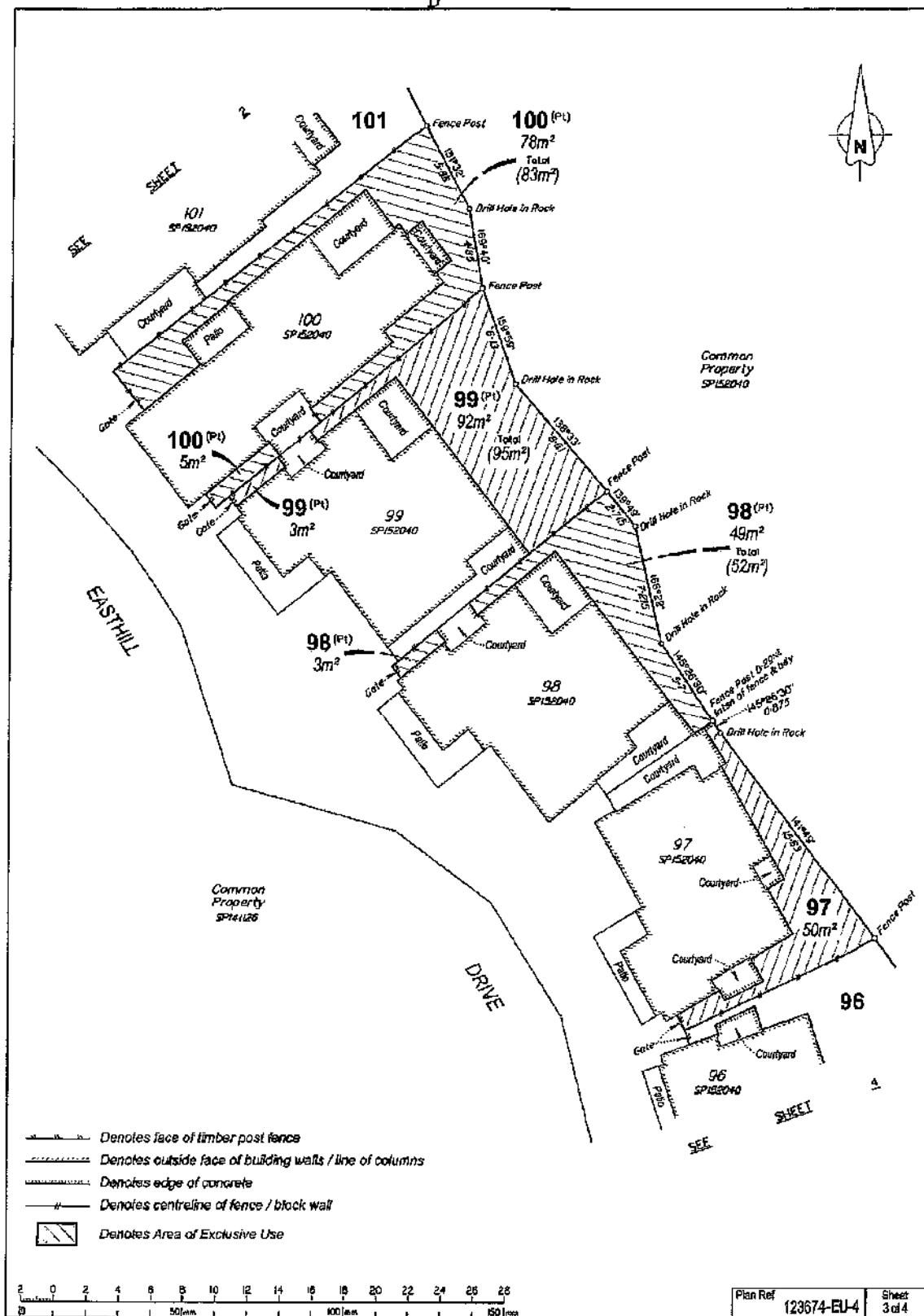
CLIENT BODY CORPORATE FOR GLADES EASTHILL SOUTH		PLAN PLAN OF EXCLUSIVE USE		 RPS Australia East Pty Ltd ACN 140 282 762 ABN 44 140 282 762 Suite 4, Robina East Guy Carpenter Park (North Building) 34-36 Glenelg Drive, Robina PO Box 1048 Robina DC, Qld 4226 T +61 7 555 30300 F +61 7 555 30399 W rpsgroup.com.au	
Level Origin	Date 5 February 2016	In Common Property on Level A of "Glades Easthill South" - Stage 4 CTS 30074 (SP162040)			
Level Datum	Surveyed JTS				
	Drafted BJB				
Data Origin	ESTABLISH	Patch	GILSTON	REGISTRATION PROJECTS THIS PLAN UNLESS THE LATEST INFORMATION HAS BEEN OBTAINED. PLEASE CHECK THE STATUS. Local Authority G.C.C.C. Plan A3 Plan Ref 123674-EU-4 Sheet 1 of 4	
SP152040	County	WARD	SCALE: 1:750 (A3)		



Title Reference 50384159

"Glades Easthill South" CTS30074

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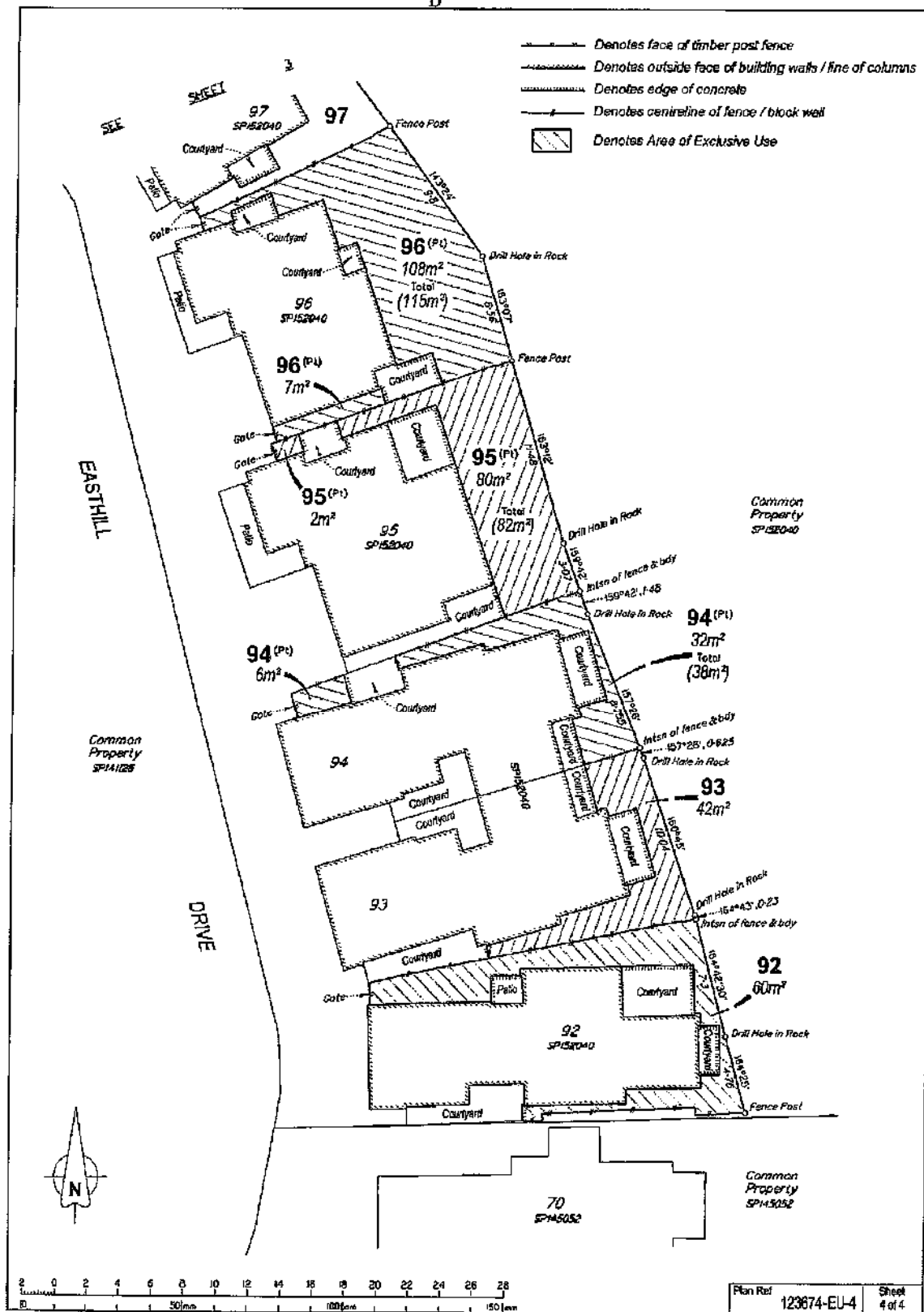


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"Glades Easthill South"
"D"

CTS30074

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Signatures: 2

Envelope Originator:

Certificate Pages: 5

Initials: 0

Sales Admin McGrath

AutoNav: Enabled

17 Sixth avenue

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nil

Time Zone: (UTC+10:00) Brisbane

palm beach, Queensland 4221

teampalmbeach@mcgrath.com.au

IP Address: 115.146.218.236

Record Tracking

Status: Original

Holder: Sales Admin McGrath

Location: DocuSign

1/9/2025 | 12:10

teampalmbeach@mcgrath.com.au

Signer Events

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mallansen1@gmail.com

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(None)

Signature

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Signature Adoption: Pre-selected Style

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Viewed: 1/9/2025 | 12:17

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teaghanroatz3@gmail.com

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Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

michael witt

MichaelWitt@mcgrath.com.au

Security Level: Email, Account Authentication
(None)

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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure		
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