



Seller disclosure statement

Property Law Act 2023 section 99

Form 2, Version 1 | Effective from: 1 August 2025

WARNING TO BUYER – This statement contains important legal and other information about the property offered for sale. You should read and satisfy yourself of the information in this statement before signing a contract. You are advised to seek legal advice before signing this form. You should not assume you can terminate the contract after signing if you are not satisfied with the information in this statement.

WARNING – You must be given this statement before you sign the contract for the sale of the property.

This statement does not include information about:

- » flooding or other natural hazard history
- » structural soundness of the building or pest infestation
- » current or historical use of the property
- » current or past building or development approvals for the property
- » limits imposed by planning laws on the use of the land
- » services that are or may be connected to the property
- » the presence of asbestos within buildings or improvements on the property.

You are encouraged to make your own inquiries about these matters before signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.

Part 1 – Seller and property details

Seller

Property address

(referred to as the “property” in this statement)

Lot on plan description

Community titles scheme or BUGTA scheme:

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

Yes

No

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

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

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

Title details

The seller gives or has given the buyer the following—

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

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

<p>Registered encumbrances</p>	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
<p>Unregistered encumbrances (excluding statutory encumbrances)</p>	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>» the start and end day of the term of the lease: <input type="text" value="N/A"/></p> <p>» the amount of rent and bond payable: <input type="text" value="N/A"/></p> <p>» whether the lease has an option to renew: <input type="text" value="N/A"/></p> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p>N/A</p> </div>
<p>Statutory encumbrances</p>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px;"> <p>City of Gold Coast rights to retain and/or access assets and/or infrastructure APA Gas Group rights to assets and/or infrastructure on the property. Energex QLD rights to retain, access and install assets and/or infrastructure on the property. NBN Co and Telstra rights to retain and/or access assets and/or infrastructure on the property. Please see map images attached for further detail.</p> </div>
<p>Residential tenancy or rooming accommodation agreement</p>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input type="text"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is (<i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i>):		
	Medium density residential		
Transport proposals and resumptions	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.			
Contamination and environmental protection	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The following notices are, or have been, given:		
	A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the order or application must be given by the seller.</i>		
Heritage	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Flooding	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.		
Vegetation, habitats and protected plants	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

Part 4 – Buildings and structures

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

Swimming pool	There is a relevant pool for the property.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Pool compliance certificate is given.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	OR		
	Notice of no pool safety certificate is given.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Unlicensed building work under owner builder permit	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		
Notices and orders	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<i>If Yes, a copy of the notice or order must be given by the seller.</i>		
Building Energy Efficiency Certificate	If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.		

Part 5 – Rates and services

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

Rates

Whichever of the following applies—

The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:

Amount: Date Range:

OR

The property is currently a rates exempt lot.**

OR

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

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

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

Water

Whichever of the following applies—

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

Amount: Date Range:

OR

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

Amount: Date Range:

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

<p>Body Corporate and Community Management Act 1997</p>	<p>The property is included in a community titles scheme. (If Yes, complete the information below)</p>	<p><input checked="" type="checkbox"/> Yes</p>	<p><input type="checkbox"/> No</p>
<p>Community Management Statement</p>	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer.</p> <p>Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>	<p><input checked="" type="checkbox"/> Yes</p>	
<p>Body Corporate Certificate</p>	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer.</p> <p>If No— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. 	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> Yes</p>	<p><input type="checkbox"/> No</p>
<p>Statutory Warranties</p>	<p>Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>		
<p>Building Units and Group Titles Act 1980</p>	<p>The property is included in a BUGTA scheme (If Yes, complete the information below)</p>	<p><input type="checkbox"/> Yes</p>	<p><input checked="" type="checkbox"/> No</p>
<p>Body Corporate Certificate</p>	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer.</p> <p>If No— An explanatory statement is given to the buyer that states:</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. <p>Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> Yes</p>	<p><input type="checkbox"/> No</p>

Signatures – SELLER

Signed by:

049F8FB28C9F461...
Signature of seller

Signed by:

049F8FB28C9F461...
Signature of seller

GREGORY HOWARD PITT

JUDITH PITT

Name of seller

Name of seller

3/10/2025

3/10/2025

Date

Date

Signatures – BUYER

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

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53556597
Search Date: 01/10/2025 09:28

Title Reference: 18694193
Date Created: 10/02/1994

Previous Title: 18638060

REGISTERED OWNER

Dealing No: 714939929 18/02/2013

GREGORY HOWARD PITT
JUDITH PITT JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 85 BUILDING UNIT PLAN 13556
Local Government: GOLD COAST
COMMUNITY MANAGEMENT STATEMENT 2113

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10334012 (POR 34)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

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

5848

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

ENTERED

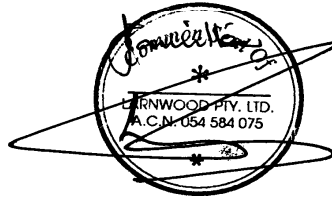
Regulation 8(1)
Sheet No. 1 of 13 Sheets
*Annexure 1 of Sheet 1
made*
*Annexure 2 of Sheet 1
made: 27 SEP 1995*

92.281.A.232

NAME OF BUILDING: "CURRUMBIN SANDS"

BUILDING UNITS PLAN NO. 13556

SIGNATURE OF REGISTERED PROPRIETOR:



*Benny John Hamilton
Director*

*John Gordon Cameron
Secretary*

F.O.L.R.

NAME OF REGISTERED PROPRIETOR: LARNWOOD PTY LTD (ACN 054 584 075)

ADDRESS: LEVEL 3
64 FERNY AVENUE
SURFERS PARADISE QLD 4217

REFERENCE TO TITLE: VOLUME 8638 FOLIO 60

DESCRIPTION OF PARCEL: LOT 5 ON RP 800010

COUNTY: WARD

PARISH: TALLEBUDGERA



CMS2113

EMX: BUP13556

NAME OF BODY CORPORATE: The Proprietors
"CURRUMBIN SANDS" Building Units Plan No. **13556**

ADDRESS at which documents may be served: C/- ERNST BODY CORPORATE MANAGEMENT PTY LTD
LEVEL 4
2 CORPORATE COURT
BUNDALL QLD 4217

BUILDING UNITS PLAN No.: **13556**

REGISTERED:

7 FEB 1994 *Linda*
REGISTRAR OF TITLES

[Signature]

EMXe Clerk
Town

Surveyor's Reference: 92.281.A232

Local Authority Reference: *5848*

COUNCIL OF THE CITY OF GOLD COAST

13556

**LOCAL AUTHORITY TO COMPLETE
AT TIME OF SEALING OF PLAN**

1. CURRENT ZONING Res D
(AT SEALING)

2. AREA OF BASE PARCEL 7172
(SQUARE METRES)

3. IF BUP - DOES PLAN
CONTAIN UNITS THAT ARE
ABOVE OTHER UNITS?

YES NO

This information does not
form part of the Register.



601109829

L822320L

DATA TAKEON

Land value	1783 00
New value	5000 00
Endorsement	
Proportions	120 00
TOTAL	7103 00

HOOPER: PETER ATKINSON #60 6.

C.T By A.C. Fox 807.

ANNEXURE / TO SHEET NO. 1 OF BUILDING UNITS PLAN NO. 13356 ON

7 FEB 1994

 REGISTRAR OF TITLES.

Agreement by Resumption No. E 287052 over Easement B on RP 191528 is taken by Council of the City of Gold Coast Produced 24 Jul 1975 Recorded 9 Oct 1975

Easement No. G635670 in favour of Council of the City of Gold Coast over Easements E and F on RP 180322 Produced 3 Feb 1982 Recorded 25 Mar 1982


Easement No. H68345 in favour of the within common property over Easement N on RP 187904 above RL 5.12 and below RL 9.62 level datum P 517 No. 18631, RL 4.757, A.M.D. only Produced 23 Sep 1983 Recorded 30 Sep 1983

Easement No. H87360 in favour of the Proprietors Princess Palm Building Unit's Plan No. 535A over Easement S on RP 184842 below RL 5.12 level datum P 517 No. 18631, RL 4.757, A.M.D. Produced 23 Sep 1983 Recorded 2 Nov 1983

Easement No. H193709 in favour of the Proprietors "Princess Palm" Building Unit's Plan No. 5354 over Easement P on RP 184842 above RL 6.5 and below RL 11.0 level datum P 517 No. 18631 RL 4.757, A.M.D. only Easement R on RP 184842 above RL 5.12 and below RL 9.62 level datum P 517 No. 18631 RL 4.757, A.M.D. only and Easement W on RP 184842 above RL 5.12 and below RL 9.62 level datum P 517 No. 18631 RL 4.757, A.M.D. only Produced 1 Dec 1983 Recorded 11 Jan 1984

Easement No. H19538 in favour of the within common property over Easement T on RP 187904 Produced 7 Dec 1983 Recorded 11 Jan 1984

Easement No. H425326 in favour of the within common property over Easement on RP 196811 on RL 5.2 level datum P 517 No. 18631, RL 4.757 A.M.D. Produced 29 Oct 1984 Recorded 3 Dec 1984
 SURRENDERED VIDE 701555 825 27 SEP 1996

No. L839330D NOTIFICATION OF CHANGE OF BY LAWS RECORDED

 23 FEB 1994

ANNEXURE 2. TO SHEET NO. 1

OF BUILDING UNITS PLAN NO. 13556 ON

27 SEP 1995



REGISTRAR OF TITLES

No. 700569089 NOTIFICATION OF CHANGE OF BY LAWS RECORDED

27 SEP 1995

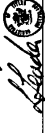


No. 701246185 NOTIFICATION OF CHANGE OF BY LAWS RECORDED

7 MAY 1996



No. 701687145. Surrender of Easement H143709 pursuant to Order of the Court as per as relates to Easements Panded on RP 184842. Produced 2 Dec 1996 Received. 7 MAR 1997



No. 702067343 surveys part of the within land into Proposed Easement X on RP 863020 Produced 2 Jul 1997 Received. 7 JUL 1997



No. 702067350 Easement burdening the land to The Proprietors Royal Palms BUP 6118 over Easement X on RP 863020 Produced 2 JUL 1997 Recorded

H/100 7/7/97

Building Units and Group Titles Act 1980 — 1990
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 2)

Name of Building: "CURRUMBIN SANDS"

Regulation 8(1)
Sheet No. 3 of 13 Sheets

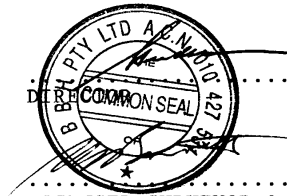
BUILDING UNITS PLAN NO. 13556

X, B.B.H. PTY LTD (ACN010427531) of 99 UPTON STREET, BUNDALL. QLD 4217

licensed surveyor registered under the Surveyors Act 1977-1991 hereby certify that:—

- (a) The building shown on the *building units plan/~~building units plan of registration~~ to which this certificate is annexed is within the external surface boundaries of the parcel the subject of the said plan subject to paragraph (b) of this certificate;
- (b) (i) Where eaves or guttering project beyond such boundaries an appropriate easement has been granted as an appurtenance of the parcel; and
(ii) Where that projection is over a road the local authority has consented thereto pursuant to the ordinances or by-laws as the case may be;
and
- (c) I have physically inspected the building shown on the building units plan to which this certificate is annexed and—
 - (i) It conforms to the building units plan as submitted; and
 - (ii) the numbering of the lots agrees with the numbering on the building units plan; and
 - (iii) the areas designated as parts of lots (including garages) have been suitably identified and structurally divided; and
 - (iv) all lots in the building are physically connected to each other in an approved manner.

DATED this *Twenty-eighth* day of *January* 1994.



LICENSED SURVEYOR & DIRECTOR

LICENSED SURVEYOR

*Delete whichever is inapplicable

~~City~~ Clerk
Town

COUNCIL OF THE CITY OF GOLD COAST

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

Name of Building: "CURRUMBIN SANDS"

Regulation 8(1)
Sheet No. 4 of 13 Sheets

BUILDING UNITS PLAN NO. 13556

CERTIFICATE OF LOCAL AUTHORITY

Council OF THE CITY OF GOLD COAST hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan has been approved by the Council OF THE CITY OF GOLD COAST and that all the requirements of The Local Government Act 1936/Local Government (Planning & Environment) Act 1990 as modified by the Building Units and Group Titles Act 1980 have been complied with in regard to the subdivision.

DATED this 28TH day of JANUARY, 19 94.

Alan Bell
.....
MAYOR

P. ...
.....
TOWN CLERK

Council OF THE CITY OF GOLD COAST

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

Name of Building: "CURRUMBIN SANDS"

Regulation 8(1)
Sheet No. 5 of 13 Sheets

BUILDING UNITS PLAN NO. 13556

I, GREGORY HARRY PERLMAN, of MPS ARCHITECTS

*an architect within the meaning of the Architects Act 1985.

~~*a building surveyor appointed by the Council +~~

~~*a building inspector appointed by the Council +~~

hereby certify that the building shown on the *building units plan/~~BUILDING UNITS PLAN OF SUBDIVISION~~

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

and specifications approved by ~~THE COUNCIL~~ +

/a designated officer of the Council + OF THE CITY OF GOLD COAST

DATED this TWENTY THIRD day of DECEMBER, 19 93.

G. Perlman
*Architect/~~Building surveyor/Building inspector~~

* Delete whichever is inapplicable

+ Insert name of local authority

[Signature]
Clerk
Town

COUNCIL OF THE CITY OF GOLD COAST

22.12.1993

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

Name of Building: "CURRUMBIN SANDS"

Regulation 8(1)
 Sheet No. 6 of 13 Sheets

BUILDING UNITS PLAN NO. 13556

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO
 CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's T.		Lot No.	Level	Entitlement	Current C's T.	
			Vol.	Fol.				Vol.	Fol.
1	B	23	8694	109	26	D	27	8694	134
2	B	23		110	27	D	27		135
3	B	27		111	28	D	27		136
4	B	27		112	29	D	27		137
5	A & B	31		113	30	D	27		138
6	B	28		114	31	D	27		139
7	B	28		115	32	D	27		140
8	B	29		116	33	D	27		141
9	B	29		117	34	D	27		142
10	B	28		118	35	D	33		143
11	B	34		119	36	B	35		144
12	C	22		120	37	B	29		145
13	C	22		121	38	B	28		146
14	C	27		122	39	B	30		147
15	C	27		123	40	B	30		148
16	C	27		124	41	B	30		149
17	C	27		125	42	B	30		150
18	C	27		126	43	B	29		151
19	C	27		127	44	B	29		152
20	C	27		128	45	B	29		153
21	C	27		129	46	B	29		154
22	C	27		130	47	B	29		155
23	C	33		131	48	B	29		156
24	D	22		132	49	B	36		157
25	D	22		133	50	C	34		158

AGGREGATE

AGGREGATE

SIGNATURE OF REGISTERED PROPRIETOR:

[Signature]
 Director
 *
 LYNWOOD PTY. LTD.
 C.N. 654 584 075
 *
[Signature]
 Secretary

[Signature]
 Shire Clerk
 Town

COUNCIL OF THE CITY OF GOLD COAST

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

Name of Building: "CURRUMBIN SANDS"

Regulation 8(1)
 Sheet No. 60 of 13 Sheets

BUILDING UNITS PLAN NO. 13556

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO
 CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's T.		Lot No.	Level	Entitlement	Current C's T.	
			Vol.	Fol.				Vol.	Fol.
51	C	27	8694	159	76	D	27	8694	184
52	C	28		160	77	D	35		185
53	C	28		161	78	B	34		186
54	C	27		162	79	B	27		187
55	C	27		163	80	B	27		188
56	C	28		164	81	B	27		189
57	C	28		165	82	B	27		190
58	C	28		166	83	B	29		191
59	C	28		167	84	B	27		192
60	C	27		168	85	B	28		193
61	C	27		169	86	B	28		194
62	C	28		170	87	B	34		195
63	C	35		171	88	C	34		196
64	D	34		172	89	C	27		197
65	D	27		173	90	C	27		198
66	D	27		174	91	C	27		199
67	D	27		175	92	C	27		200
68	D & E	35		176	93	C	27		201
69	D & E	35		177	94	C	27		202
70	D & E	36		178	95	C	27		203
71	D & E	36		179	96	C	27		204
72	D & E	36		180	97	C	34		205
73	D & E	36		181	98	D	33		206
74	D & E	35		182	99	D	27		207
75	D & E	35		183	100	D	27		208
AGGREGATE					AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:

[Handwritten Signature]
 Director
 LARNWOOD PTY. LTD.
 P.O. BOX 584 584 075
 Secretary

[Handwritten Signature]

Shiraz Clerk
 Town

COUNCIL OF THE CITY OF GOLD COAST

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

Name of Building: "CURRUMBIN SANDS"

Regulation 8(1)
 Sheet No. 6b of 13 Sheets

BUILDING UNITS PLAN NO. 13556

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO
 CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's T.		Lot No.	Level	Entitlement	Current C's T.	
			Vol.	Fol.				Vol.	Fol.
101	D	27	8694	209					
102	D	27		210					
103	D	27		211					
104	D	27		212					
105	D	27		213					
106	D	27		214					
107	D	34		215					
108	B	21		216					
109	B	21		217					
110	B	27		218					
111	B	27		219					
112	B	27		220					
113	B	35		221					
114	C	21		222					
115	C	21		223					
116	C	27		224					
117	C	27		225					
118	C	27		226					
119	C	35		227					
120	D	21		228					
121	D	21		229					
122	D	27		230					
123	D	27		231					
124	D	27		232					
125	D	35		233					
AGGREGATE		3559			AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:

[Handwritten Signature]
 Director
 *
 LARKWOOD PTY. LTD.
 A.C.N. 004 584 075
 *
[Handwritten Signature]
 Secretary

[Handwritten Signature]
 Clerk
 Town
 COUNCIL OF THE CITY OF GOLD COAST

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

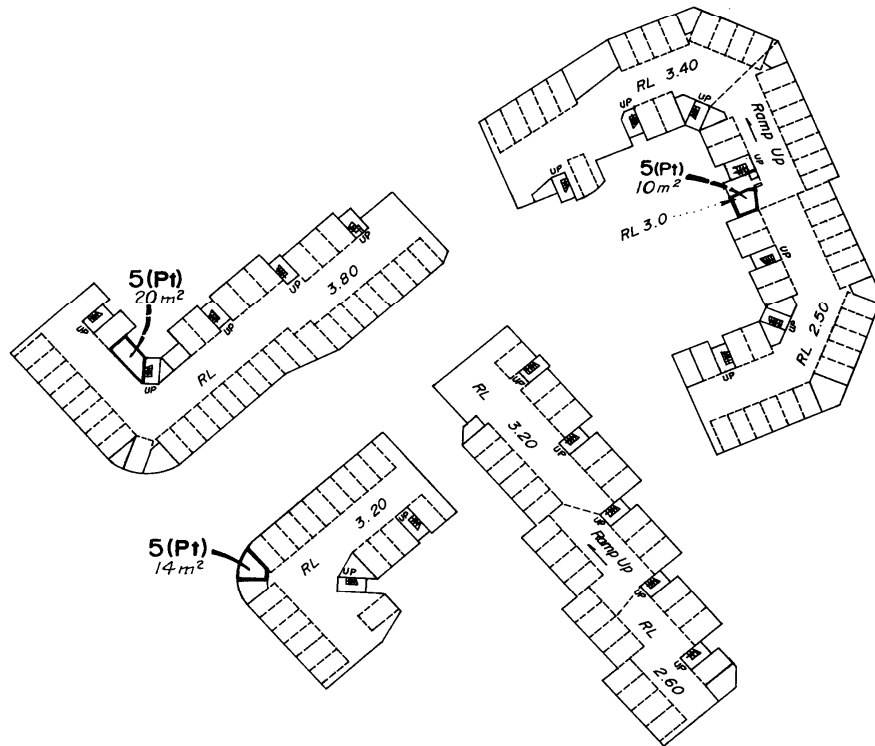
Name of Building: "CURRUMBIN SANDS"

Regulation 8(1)
Sheet No. 7 of 13 Sheets

BUILDING UNITS PLAN NO. 13556

LEVEL A

Note! All levels are on
Australian Height Datum.



Scale: 1 : 800

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

[Handwritten Signature]
*
LARNWOOD PTY. LTD.
A.C.N. 054 584 075
*
Director
Secretary

[Handwritten Signature]
XXXX
Clerk
Town

COUNCIL OF THE CITY OF GOLD COAST

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

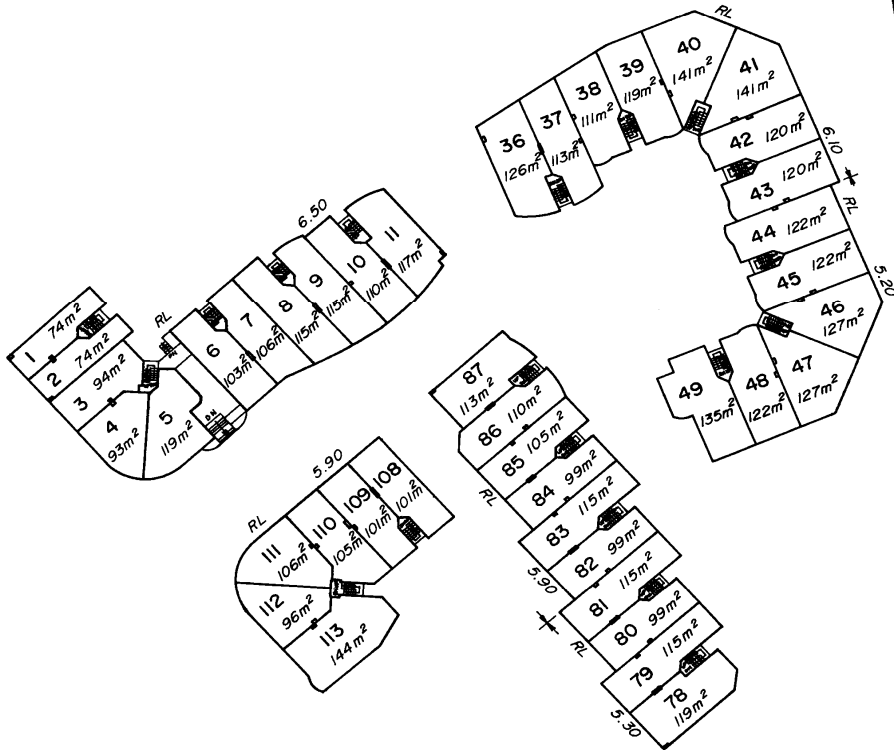
Name of Building: "CURRUMBIN SANDS"

Regulation 8(1)
Sheet No. 8 of 13 Sheets

BUILDING UNITS PLAN NO. 13556

LEVEL B

Note! All levels are on
Australian Height Datum.



Scale: 1 : 800

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

James Stanger
*
Director
LARKWOOD PTY. LTD.
A.C.N. 054 584 075
*
Secretary

[Signature]
Clerk
Town
COUNCIL OF THE CITY OF GOLD COAST

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

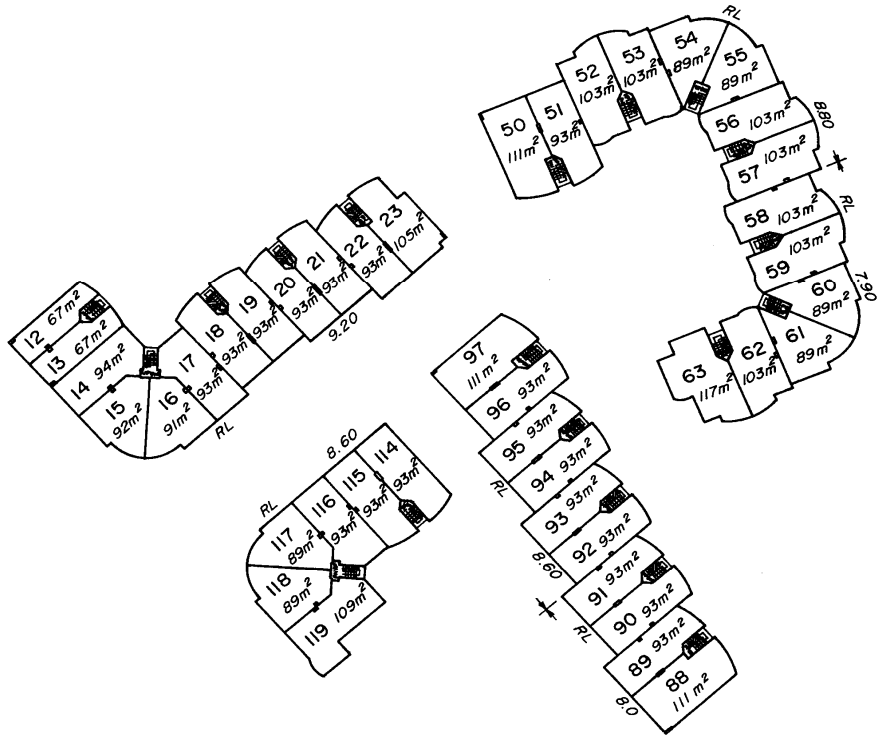
Name of Building: "CURRUMBIN SANDS"

Regulation 8(1)
Sheet No. 9 of 13 Sheets

BUILDING UNITS PLAN NO. 13556

LEVEL C

Note! All levels are on
Australian Height Datum.



Scale: 1 : 800

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

John Macleod
Director
LARNWOOD PTY. LTD.
A.C.N. 054 304 075
Secretary

[Signature]
Clerk
Town

COUNCIL OF THE CITY OF GOLD COAST

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

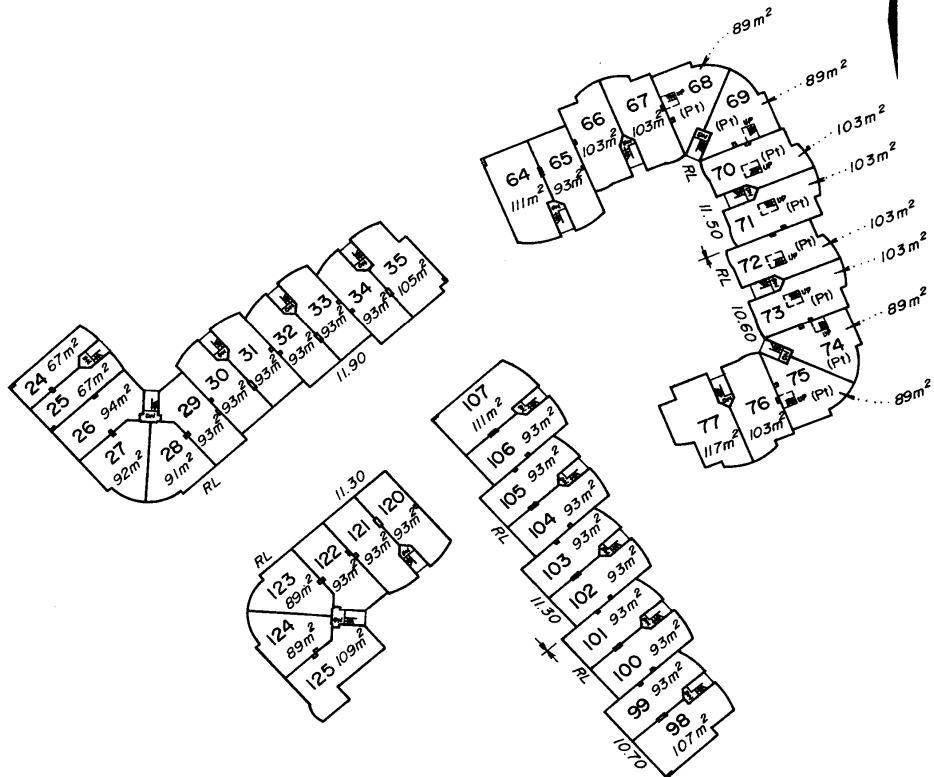
Name of Building: "CURRUMBIN SANDS"

Regulation 8(1)
Sheet No. 10 of 13 Sheets

BUILDING UNITS PLAN NO. 13556

LEVEL D

Note! All levels are on
Australian Height Datum.



Scale: 1 : 800

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

Director
LARNWOOD PTY. LTD.
A.C.N. 654 584 075
Secretary

SKK Clerk
Town

COUNCIL OF THE CITY OF GOLD COAST

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

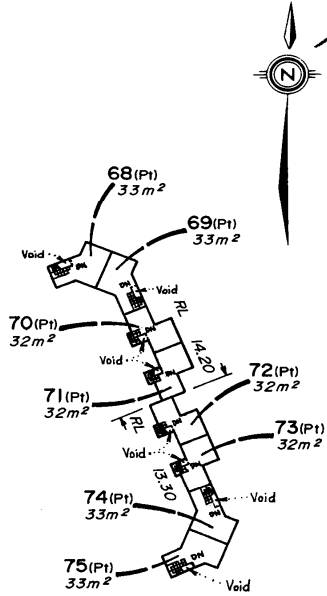
Name of Building: "CURRUMBIN SANDS"

Regulation 8(1)
Sheet No. 11 of 13 Sheets

BUILDING UNITS PLAN NO. 13556

LEVEL E

Note! All levels are on
Australian Height Datum.



Scale: 1 : 800

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:

[Signature]
Director

[Signature]
Secretary

LARKWOOD PTY. LTD.
A.C.N. 054 584 075

[Signature]
SIXX
Town Clerk

COUNCIL OF THE CITY OF GOLD COAST

13556

of 1/1

REGISTER.
8/21/94.

G1

QUEENSLAND TITLES REGISTRY
Land Title Act 1994, Land Act 1994

GENERAL REQUEST

FORM 14 Version 4

Page 1 of 20

Duty Imprint

724097772

ing Number

EF 470 \$113.04
03/06/2025 12:32:42

OFFICE USE ONLY

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

724097772

1. Nature of request

REQUEST TO RECORD NEW COMMUNITY MANAGEMENT STATEMENT FOR CURRUMBIN SANDS COMMUNITY TITLES SCHEME 2113

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

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:107424
Email: admin@mathewshuntlegal.com.au

Lodger Code

EF 219

2. Lot on Plan Description

Common Property for Currumbin Sands Community Titles Scheme 2113

Title Reference

19213556

3. Registered Proprietor/State Lessee

Body Corporate for Currumbin Sands Community Titles Scheme 2113

4. Interest

NOT APPLICABLE

5. Applicant

Body Corporate for Currumbin Sands Community Titles Scheme 2113

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 Currumbin Sands Community Titles Scheme 2113.

AND schedule E with new plan number and new plans

7. Execution by applicant

3 16 2025
Execution Date


Peter Anthony Urquhart Hunt
Solicitor's Signature

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

2113

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*

<p>1. Name (including number) of CTS Currumbin Sands Community Titles Scheme 2113</p>	<p>2. Regulation module Accommodation Module</p>						
<p>3. Name of body corporate Body Corporate for Currumbin Sands Community Titles Scheme 2113</p>							
<p>4. Scheme Land</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Lot on Plan Description</th> <th style="text-align: left;">Title Reference</th> </tr> </thead> <tbody> <tr> <td>Common Property for Currumbin Sands Community Titles Scheme 2113</td> <td>19213556</td> </tr> <tr> <td>Lots 1 to 125 on BUP 13556 (inclusive)</td> <td>18694109 to 18694233 (inclusive)</td> </tr> </tbody> </table>		Lot on Plan Description	Title Reference	Common Property for Currumbin Sands Community Titles Scheme 2113	19213556	Lots 1 to 125 on BUP 13556 (inclusive)	18694109 to 18694233 (inclusive)
Lot on Plan Description	Title Reference						
Common Property for Currumbin Sands Community Titles Scheme 2113	19213556						
Lots 1 to 125 on BUP 13556 (inclusive)	18694109 to 18694233 (inclusive)						
<p>5. Name and address of original owner NOT APPLICABLE</p>	<p>6. Reference to plan lodged with this statement (if applicable) NOT APPLICABLE</p>						
<p>7. New CMS exemption to planning body community management statement notation (if applicable*) Insert exemption clause (if no exemption – insert 'N/A' or 'not applicable') Not applicable pursuant to section 60(6) of the <i>Body Corporate and Community Management Act 1997</i></p>							
<p>*If there is no exemption, a Form 18C must be deposited with the Request to record the CMS.</p>							
<p>8. Consent of body corporate</p>							

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.

**BCCM EXECUTION /
 RELEVANT CERTIFICATE**

2 JUN 2025

1. Community Titles Scheme (CTS) Name		CTS Number	
CURRUMBIN SANDS COMMUNITY TITLES SCHEME		2113	
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	<u>Regina Hardy</u>	Signature	<u>Dianne Gaye O'Neill</u>
Signer Name	<u>REGINA A. HARDY</u>	Signer Name	<u>DIANNE GAYE O'NEILL</u>
Signer Authority	<u>Member 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>21/6/25</u>	Execution Date	<u>21/6/25</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 [45-2060] of the Land Title Practice Manual.

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

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 in BUP 13556	23	23
Lot 2 in BUP 13556	23	23
Lot 3 in BUP 13556	27	27
Lot 4 in BUP 13556	27	27
Lot 5 in BUP 13556	31	31
Lot 6 in BUP 13556	28	28
Lot 7 in BUP 13556	28	28
Lot 8 in BUP 13556	29	29
Lot 9 in BUP 13556	29	29
Lot 10 in BUP 13556	28	28
Lot 11 in BUP 13556	34	34
Lot 12 in BUP 13556	22	22
Lot 13 in BUP 13556	22	22
Lot 14 in BUP 13556	27	27
Lot 15 in BUP 13556	27	27
Lot 16 in BUP 13556	27	27
Lot 17 in BUP 13556	27	27
Lot 18 in BUP 13556	27	27
Lot 19 in BUP 13556	27	27
Lot 20 in BUP 13556	27	27
Lot 21 in BUP 13556	27	27
Lot 22 in BUP 13556	27	27
Lot 23 in BUP 13556	33	33
Lot 24 in BUP 13556	22	22
Lot 25 in BUP 13556	22	22
Lot 26 in BUP 13556	27	27
Lot 27 in BUP 13556	27	27
Lot 28 in BUP 13556	27	27
Lot 29 in BUP 13556	27	27
Lot 30 in BUP 13556	27	27
Lot 31 in BUP 13556	27	27
Lot 32 in BUP 13556	27	27
Lot 33 in BUP 13556	27	27
Lot 34 in BUP 13556	27	27
Lot 35 in BUP 13556	33	33
Lot 36 in BUP 13556	35	35
Lot 37 in BUP 13556	29	29
Lot 38 in BUP 13556	28	28
Lot 39 in BUP 13556	30	30
Lot 40 in BUP 13556	30	30
Lot 41 in BUP 13556	30	30
Lot 42 in BUP 13556	30	30
Lot 43 in BUP 13556	29	29
Lot 44 in BUP 13556	29	29
Lot 45 in BUP 13556	29	29
Lot 46 in BUP 13556	29	29
Lot 47 in BUP 13556	29	29
Lot 48 in BUP 13556	29	29
Lot 49 in BUP 13556	36	36
Lot 50 in BUP 13556	34	34
Lot 51 in BUP 13556	27	27
Lot 52 in BUP 13556	28	28
Lot 53 in BUP 13556	28	28
Lot 54 in BUP 13556	27	27
Lot 55 in BUP 13556	27	27

Lot on Plan	Contribution	Interest
Lot 56 in BUP 13556	28	28
Lot 57 in BUP 13556	28	28
Lot 58 in BUP 13556	28	28
Lot 59 in BUP 13556	28	28
Lot 60 in BUP 13556	27	27
Lot 61 in BUP 13556	27	27
Lot 62 in BUP 13556	28	28
Lot 63 in BUP 13556	35	35
Lot 64 in BUP 13556	34	34
Lot 65 in BUP 13556	27	27
Lot 66 in BUP 13556	27	27
Lot 67 in BUP 13556	27	27
Lot 68 in BUP 13556	35	35
Lot 69 in BUP 13556	35	35
Lot 70 in BUP 13556	36	36
Lot 71 in BUP 13556	36	36
Lot 72 in BUP 13556	36	36
Lot 73 in BUP 13556	36	36
Lot 74 in BUP 13556	35	35
Lot 75 in BUP 13556	35	35
Lot 76 in BUP 13556	27	27
Lot 77 in BUP 13556	35	35
Lot 78 in BUP 13556	34	34
Lot 79 in BUP 13556	27	27
Lot 80 in BUP 13556	27	27
Lot 81 in BUP 13556	27	27
Lot 82 in BUP 13556	27	27
Lot 83 in BUP 13556	29	29
Lot 84 in BUP 13556	27	27
Lot 85 in BUP 13556	28	28
Lot 86 in BUP 13556	28	28
Lot 87 in BUP 13556	34	34
Lot 88 in BUP 13556	34	34
Lot 89 in BUP 13556	27	27
Lot 90 in BUP 13556	27	27
Lot 91 in BUP 13556	27	27
Lot 92 in BUP 13556	27	27
Lot 93 in BUP 13556	27	27
Lot 94 in BUP 13556	27	27
Lot 95 in BUP 13556	27	27
Lot 96 in BUP 13556	27	27
Lot 97 in BUP 13556	34	34
Lot 98 in BUP 13556	33	33
Lot 99 in BUP 13556	27	27
Lot 100 in BUP 13556	27	27
Lot 101 in BUP 13556	27	27
Lot 102 in BUP 13556	27	27
Lot 103 in BUP 13556	27	27
Lot 104 in BUP 13556	27	27
Lot 105 in BUP 13556	27	27
Lot 106 in BUP 13556	27	27
Lot 107 in BUP 13556	34	34
Lot 108 in BUP 13556	21	21
Lot 109 in BUP 13556	21	21
Lot 110 in BUP 13556	27	27
Lot 111 in BUP 13556	27	27
Lot 112 in BUP 13556	27	27
Lot 113 in BUP 13556	35	35
Lot 114 in BUP 13556	21	21
Lot 115 in BUP 13556	21	21

Lot on Plan	Contribution	Interest
Lot 116 in BUP 13556	27	27
Lot 117 in BUP 13556	27	27
Lot 118 in BUP 13556	27	27
Lot 119 in BUP 13556	35	35
Lot 120 in BUP 13556	21	21
Lot 121 in BUP 13556	21	21
Lot 122 in BUP 13556	27	27
Lot 123 in BUP 13556	27	27
Lot 124 in BUP 13556	27	27
Lot 125 in BUP 13556	35	35
TOTALS	3,559	3,559

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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Sections 66(1)(f) and (g) of the Body Corporate and Community Management Act 1997 are not applicable.

SCHEDULE C	BY-LAWS
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1. Definitions and Interpretation

1.1 In these By-laws, the following words have these meanings unless the contrary intention appears:

BCCM Act means the *Body Corporate and Community Management Act 1997 (Qld)* and the Regulation Module applying to the Scheme.

Body Corporate means the body corporate created on establishment of the Scheme.

By-laws means these by-laws or any specified part of them.

CMS means this community management statement.

Committee means the committee of the Body Corporate appointed pursuant to the Act.

Common Property means the common property of the Scheme.

Improvement means the erection of a building, a structural change or a non-structural change of any kind.

Lot means an individual lot in the Scheme.

Owner or Occupier means the owner and/or occupier from time to time of a Lot.

Scheme means Currumbin Sands Community Titles Scheme 2113.

Scheme Land means all of the land contained in the Scheme.

Vehicle includes all types of automobiles, motor cycles, scooters, trucks, bicycles, boats, trailers, caravans, camper vans, mobile homes, golf buggies or any other equivalent means of transportation.

1.2 In these By-laws unless the contrary intention appears:

- (a) headings are for guidance only and are not to be used as an aid in interpretation;
- (b) terms not defined in this CMS but defined in the BCCM Act have the meanings given to them in the BCCM Act;
- (c) a reference to a By-law includes any variation or replacement of it;

- (d) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
 - (e) the singular includes the plural and vice versa;
 - (f) reference to either gender includes a reference to the other gender;
 - (g) a reference to any thing is a reference to the whole and each part of it;
 - (h) reference to a person includes a firm, body corporate, an unincorporated association or an authority; and
 - (i) "including" when introducing a list of items does not limit the meaning of the words to which the list relates to those items or to items of a similar kind.
- 1.3 Where these By-laws say that something can or must be done by the Body Corporate, then that thing may be done by the Committee unless it amounts to a decision on a restricted issue.
- 1.4 All By-laws must be construed so as to be valid, legal or enforceable in all respects. If any By-law is illegal, invalid or unenforceable, it is to be read down to such extent as may be necessary to ensure that it is legal, valid or enforceable as may be reasonable in the circumstances so as to give a valid operation of a partial character. If any such By-law cannot be read down, it is deemed void and is severed and the remaining By-laws are not in any way affected or impaired.
- 1.5 These By-laws must be read in conjunction with the obligations of the Body Corporate, Owners and Occupiers under the BCCM Act.

2. Applicability

- 2.1 If the Owner of a Lot is not its Occupier, that Owner must ensure that any Occupiers of the Lot (i.e. the tenants) are given notice of:
- (a) these By-laws at the time any tenancy, letting or lease arrangement is entered into; and
 - (b) any amendments to these By-laws within one month of those amendments taking effect.
- 2.2 An Occupier must take all reasonable steps to ensure their invitees comply with these By-laws.

3. Communications

- 3.1 Owners and Occupiers must communicate with the Committee and the body corporate manager in a reasonable and courteous manner, and not in any way which constitutes a nuisance.

4. Application and Approval Process

- 4.1 When deciding whether to approve an application made by an Owner or Occupier (the **Applicant**) under these By-laws, the Body Corporate may:
- (a) request the Applicant to provide all information reasonably required to make a decision;
 - (b) grant its approval on relevant conditions;
 - (c) refuse an application if the Applicant fails to provide any information reasonably necessary for the Body Corporate to make a decision within 28 days of a written request being made for specific information; or
 - (d) refuse any application which does not adhere to the By-laws or any relevant legislation.
- 4.2 An Owner or Occupier of a Lot granted approval under these By-laws must comply with any conditions of that approval, failing which, the Body Corporate may withdraw that approval.
- 4.3 Any approval under these By-laws by the Body Corporate is invalid to the extent it is inconsistent with the BCCM Act or Regulation Module.

5. Tenancies

- 5.1 If an Owner lets their Lot for a term of three months or more, the Owner must, as soon as possible, give the Body Corporate notice of:
- (a) the name of the tenant and all other Occupiers;
 - (b) the service address of the tenant;
 - (c) the term of the tenancy; and
 - (d) the name and service address of the Owner's letting agent for the tenancy.
- 5.2 An Owner must take reasonable steps under any lease or tenancy agreement that applies to their Lot to ensure the Occupier/s of their Lot abide by these By-laws, and to address any breach of these By-laws by their Occupier/s.

6. Noise

- 6.1 An Occupier must not create noise likely to interfere unreasonably with the use and enjoyment of a person on another Lot or the Common Property.
- 6.2 In the event of any unavoidable noise in a lot at any time the Occupier must take all practical means to minimise noise and disturbance to a person on another Lot or Common Property.

7. Nuisances

- 7.1 The 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; or
 - (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.

8. No smoking

- 8.1 An Owner or Occupier within the Scheme Land must not smoke or permit the smoking of any product anywhere on Common Property or within a Lot which includes an outdoor area such as a balcony or terrace area in a way that will:
- (a) cause a nuisance or a hazard to another person or property; or
 - (b) cause smoke to penetrate the Common Property or any other Lot.

9. Obstruction

- 9.1 An Occupier must not obstruct, or permit the obstruction of, the lawful use of the Common Property by someone else.

10. Car Parking

- 10.1 An Occupier must not, without the Body Corporate's written approval:
- (a) park a Vehicle, or allow a Vehicle to stand, on Common Property, or
 - (b) permit an invitee to park a Vehicle, or allow a Vehicle to stand, on Common Property, except for the designated visitor parking which must remain available at all times for the sole use of visitors' Vehicles.
- 10.2 An approval under 10.1 must state the period for which it is given, with the exception of designated visitor parking.

- 10.3 However, the Body Corporate may cancel the approval by giving 7 days written notice to the Occupier, with the exception of designated visitor parking.
- 10.4 If an Owner, occupier or invitee allows a vehicle to be parked in a manner which is in contravention of this by-law, then such vehicle may be towed by the body corporate (at the direction of the committee) and such costs will be the responsibility of the owner of the vehicle.
- 10.5 For the purpose of this by-law, the committee may enter into an appropriate agreement with a towing company (Contractor) to provide a vehicle towing service.

11. Improvements

- 11.1 An Owner or Occupier must not make any Improvement to the Common Property without the written approval of the Body Corporate.

Examples –

- (a) *building a balcony out of a Lot into Common Property air space;*
- (b) *installing a clothesline on the Common Property;*
- (c) *making alterations to a garden on the Common Property; and/or*
- (d) *erecting a sign on the Common Property.*

- 11.2 An Occupier must not make any:

- (a) Improvements to:
 - (i) railings, parapets and balustrades on (whether precisely, or for all practical purposes) the boundary of a Lot and Common Property;
 - (ii) doors, windows and associated fittings situated in a boundary wall separating a Lot from Common Property; or
 - (iii) roofing membranes that are not Common Property but that provide protection for Lots or Common Property; or
- (b) structural alterations to:
 - (i) foundation structures;
 - (ii) roofing structures providing protection; or
 - (iii) essential supporting framework, including load-bearing walls; or
- (c) alterations to utility infrastructure (including gas, water and electrical installations) within a Lot or the common property;
- (d) without the written approval of the Body Corporate.

- 11.3 An Owner or Occupier must not make any Improvement to, renovate or refurbish a Lot without the written approval of the Body Corporate.

Examples –

- (a) *adding or changing internal walls;*
- (b) *re-painting the Lot;*
- (c) *laying any floor covering;*

- (d) *enclosing balconies; and*
- (e) *air-conditioning units.*

12. Damage

- 12.1 An Occupier must not damage, deface or alter any part of the Common Property without the written approval of the Body Corporate.
- 12.2 If an owner or occupier or their invitee causes damage or makes unauthorised improvements to the common property, they must cause repairs to be carried out so that the common property is restored to its original condition.
- 12.3 However, an owner or occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.
- 12.4 The Owner or Occupier of the lot must keep a device installed under 12.3 in good order and repair.

13. Alienation

- 13.1 An Occupier must not:
 - (a) take any part of the Common Property for their exclusive use; or
 - (b) alienate in any way any part of the Common Property; or
 - (c) otherwise interfere with the lawful use and enjoyment of Common Property by other Occupiers, without the written approval of the Body Corporate.

14. Garbage

- 14.1 An Occupier must not leave garbage or other materials on the Common Property except to a designated garbage receptacle.
- 14.2 Unless the Body Corporate provides some other way of garbage disposal, an Occupier must keep a garbage receptacle in a clean and dry condition and adequately covered on the Lot, or on a part of the Common Property designated by the Body Corporate for the purpose.
- 14.3 An Occupier must:
 - (a) comply with any Council of the City of Gold Coast by-laws or local laws about the disposal of garbage that apply to the Scheme;
 - (b) remove all rubbish from their Lot at least weekly;
 - (c) keep their Lot free of pests and vermin; and
 - (d) ensure that the Occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of other Occupiers.

15. Interference with Support, Shelter, Utility Infrastructure

- 15.1 An Occupier must not interfere, or permit interference, with:
 - (a) support or shelter provided for a Lot or the Common Property; or
 - (b) utility infrastructure or utility services in a way that may affect the supply of utility services to another Lot or the Common Property, without the written approval of the Body Corporate.

16. Keeping of Pets

16.1 An Occupier must not:

- (a) bring or keep an animal on the Lot or the Common Property; or
- (b) permit an invitee to bring or keep an animal on the Lot or Common Property, without the Body Corporate's written approval.

16.2 This By-law does not apply to a person who has the right to be accompanied by a guide dog under *The Guide, Hearing and Assistance Dogs Act 2009*.

16.3 An Occupier granted approval under this By-law must comply with any conditions of that approval, failing which the Body Corporate may withdraw that approval.

16.4 If the Body Corporate withdraws an approval, the Occupier must immediately remove the animal from the Scheme Land.

17. Condition of Lots

17.1 An Occupier of a Lot must keep the parts of the Lot readily observable from another Lot or Common Property in a clean and tidy condition.

17.2 The Owner of a Lot must maintain the Lot in good condition, except for any part of the Lot the Body Corporate is required to maintain in good condition.

17.3 The Owner of a Lot must maintain the utility infrastructure within the boundaries of the Lot, and not part of Common Property, in good condition.

17.4 An Occupier must maintain any vegetation on their Lot in good condition.

17.5 An Occupier must maintain in good condition any air conditioning equipment that relates only to supplying services to the Occupier's Lot.

18. Use of Lots

18.1 Unless otherwise provided for in these By-laws, an Owner or Occupier may not use their Lot for anything other than residential purposes without written approval of the Body Corporate.

18.2 An Owner or Occupier of a Lot shall not use, or permit the use of, their Lot for any purpose which may be illegal, immoral or which may bring the Scheme into disrepute.

18.3 No other Lot may be used for the conduct of a letting agent business in competition with the letting agent authorised by the Body Corporate.

19. Dangerous Substances

19.1 An Occupier must not, without the Body Corporate's written approval, store a flammable or dangerous substance on the Common Property.

19.2 An Occupier must not, without the Body Corporate's written approval, store a flammable or dangerous substance on a Lot unless the substance is used or intended for use for domestic purposes.

20. External Appearance of a Lot

20.1 The Occupier of a Lot must not, without the Body Corporate's written approval, make a change to the external appearance of the Lot unless the change is minor and does not detract from the amenity of the Lot and its surrounds.

20.2 The Occupier of a Lot must not, without the Body Corporate's written approval:

- (a) hang washing, bedding, or another cloth article on a balustrade; or
- (b) display a sign, advertisement, placard, banner, pamphlet or similar article, if the article is visible from another Lot or the Common Property, or from outside the Scheme Land.

21. Security

- 21.1 An Occupier must ensure that all doors and windows to their Lot that are reasonably accessible are securely fastened when the Lot is left unoccupied.

22. Removals

- 22.1 An Occupier shall not move any furniture into or out of a Lot without seven days' prior notice being given to the Body Corporate and the Occupiers all neighbouring Lots.

23. No interference

- 23.1 An Owner or Occupier must not interfere with, hinder, harass or obstruct contractors or employees on the Scheme Land engaged by the Body Corporate.

Note – this includes the building manager / service contractor / caretaking service contractor

- 23.2 An Owner or Occupier must not purport to give instructions to contractors or employees on the Scheme Land engaged by the Body Corporate unless they are authorised to do so by the Body Corporate.

Note – any queries or concerns with the performance of any contractors engaged by the body corporate should be directed to the committee for consideration and, if appropriate, action.

24. Managers Unit

- 24.1 Lot 5 in the Scheme may be used for both residential purposes and for the purposes of management of the building and for the letting of lots in the building on behalf of the owners, and the rendering of services to occupants of lots in the building.

- 24.2 The Body Corporate shall have the power to enter into agreements with the owner or occupier from time to time of Lot 5 granting such owner or occupier the right to:

- (a) Administer the common property and fixtures and fittings compromised on the common property;
- (b) Maintain, clean and repair the common property and fixtures and fittings on common property; and
- (c) Conduct from Lot 5 the business of letting lots in the Scheme and providing services to occupants of lots in such plan.

Such agreements shall be on such terms as the body corporate may determine in its absolute discretion.

- 24.3 The owner of the Manager's Unit shall:

- (a) Keep the reception area and storeroom tidy and free from litter;
- (b) Use the reception area and storeroom for no other for no other purpose than as a reception area/maintain store;
- (c) Be liable for acts of dilapidation attributed to his/her use and damage caused by him/her or his/her servants, invitees or licensees;
- (d) Be responsible for all repairs and maintenance of the reception area including the painting thereof at regular intervals.

- 24.4 If the Manager does not otherwise have exclusive use of a car space license by the Body Corporate in connection with the ownership of the Manager's lot the Committee may permit the Manager for the time being of the building to use a car space such parts of the common property as the Committee in its discretion see fit.

25. Exclusive Use – Car Spaces

25.1 Subject to the conditions hereinafter set forth the registered Owners for the time being of the lots in the Building Format Plan set out in Schedule E shall be entitled to the exclusive use and enjoyment for themselves and their licensees of the carpark space or spaces as are numbered and demarked on the car park plans as attached to this Community Management Statement (which car space or spaces so numbered and demarked are hereinafter called "the car parking space (s), provided that in respect of those car parking spaces allocated pursuant to this By-Law, if any, the Committee or the Body Corporate is hereby authorised to vary the allocation so made and to transpose car spaces from one lot to another at any time and from time to time on the written request of the Owners of the lots involved. Each Owner to whom exclusive use of car parking spaces is given pursuant to this By-Law shall use the spaces for the purpose of car parking and storage only, in a storage locker of a type and of specifications as approved by Committee from time to time, and shall not litter the same or use the same as to create a nuisance. In no circumstances shall any owner be responsible for the performance of the duties of the Body Corporate under Section 108 of the regulation Module and the Body Corporate shall continue to be responsible to carry out its duties pursuant to Section 108 of the Regulation Module at its own expense.

26. Car Spaces

26.1 Each owner who is entitled to the exclusive use and enjoyment of any car parking space or spaces shall:

- (a) Keep the car space or car parking spaces to which he is entitled to exclusive use tidy and free from litter;
- (b) Use any car parking space or car parking spaces, to which he is entitled the exclusive use of, for motor vehicle parking and storage and for no other purpose whatsoever;
- (c) Ensure that no motor vehicle parked within a car parking space shall spill or drop oil or other fluids on the floor of the building;
- (d) Ensure that only one motor vehicle at a time is parked within a car space and then only within the demarked confines of such car parking space;
- (e) Not sound or permit the horn of any motor vehicle to be sounded in the car park unnecessarily or permit any engine to run for any longer time than is necessary for the purposes of parking a motor vehicle or gaining access to or egress from the car park;
- (f) In the event of the car park being at any time unsupervised or unattended then each owner when entering or leaving the car park shall ensure that the entrance gate is shut immediately after gaining entrance or leaving the car park;
- (g) In the event that an owner shall be issued with keys to the entrance door in the car park ensure that such entrance gate is locked immediately following the opening and closing thereof.

27. Exclusive Use – Storage Areas

27.1 The Owners for the time being of the lots set out in the following schedule shall be entitled to have exclusive use and enjoyment for themselves and their licensees of the storage spaces allocated to their respective lots as set out in the attached schedule E and no further resolution of the Body Corporate or its Committee shall have the effect of revoking or changing the By-Law except and unless the owner of the lot or lots in respect of which any such resolution is proposed agrees in writing to the revocation or change of this By-Law. The Owners who have the enjoyment of the storage areas shall be responsible for the maintenance of same and shall keep same in good, tidy and clean condition.

28. Use of Storage Areas

28.1 Each owner who is entitled to the exclusive use and enjoyment of any storage area shall;

- (a) Keep the said area tidy and free from litter;
- (b) Use the said area for no other purpose than as a storeroom;
- (c) Not be liable for the payment of any money to the Body Corporate with respect to such rights;

(d) Be liable for dilapidation due to any act or omission attributed to his use or the storeroom.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

NIL

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

Lot on Plan	Car Space Number(s)
Lot 1 in BUP 13556	P26 on Plan 25169-1
Lot 2 in BUP 13556	P29 on Plan 25169-1
Lot 3 in BUP 13556	P18 on Plan 25169-1
Lot 4 in BUP 13556	P19 on Plan 25169-1
Lot 5 in BUP 13556	P21 on Plan 25169-1
Lot 6 in BUP 13556	P13 on Plan 25169-1
Lot 7 in BUP 13556	P2 on Plan 25169-1
Lot 8 in BUP 13556	P5 on Plan 25169-1
Lot 9 in BUP 13556	P10 on Plan 25169-1
Lot 10 in BUP 13556	P6 on Plan 25169-1
Lot 11 in BUP 13556	P35 on Plan 25169-1
Lot 12 in BUP 13556	P23 on Plan 25169-1
Lot 13 in BUP 13556	P22 on Plan 25169-1
Lot 14 in BUP 13556	P14 on Plan 25169-1
Lot 15 in BUP 13556	P15 on Plan 25169-1
Lot 16 in BUP 13556	P16 on Plan 25169-1
Lot 17 in BUP 13556	P17 on Plan 25169-1
Lot 18 in BUP 13556	P31 on Plan 25169-1
Lot 19 in BUP 13556	P12 on Plan 25169-1
Lot 20 in BUP 13556	P9 on Plan 25169-1
Lot 21 in BUP 13556	P8 on Plan 25169-1
Lot 22 in BUP 13556	P36 on Plan 25169-1
Lot 22 in BUP 13556	G15 on Plan 25169-1
Lot 23 in BUP 13556	P3 & P4 on Plan 25169-1
Lot 24 in BUP 13556	P24 on Plan 25169-1
Lot 25 in BUP 13556	P25 on Plan 25169-1
Lot 26 in BUP 13556	P20 on Plan 25169-1
Lot 27 in BUP 13556	P27 on Plan 25169-1
Lot 28 in BUP 13556	P28 on Plan 25169-1
Lot 29 in BUP 13556	P30 on Plan 25169-1
Lot 30 in BUP 13556	P32 on Plan 25169-1
Lot 31 in BUP 13556	P11 on Plan 25169-1
Lot 32 in BUP 13556	P7 on Plan 25169-1
Lot 33 in BUP 13556	P33 & P34 on Plan 25169-1
Lot 34 in BUP 13556	P37 on Plan 25169-1
Lot 35 in BUP 13556	P1 on Plan 25169-1
Lot 36 in BUP 13556	B1 on Plan 25169-1
Lot 37 in BUP 13556	B48 on Plan 25169-1
Lot 38 in BUP 13556	B16 on Plan 25169-1
Lot 39 in BUP 13556	B6 on Plan 25169-1
Lot 40 in BUP 13556	B47 on Plan 25169-1
Lot 41 in BUP 13556	B14 on Plan 25169-1
Lot 42 in BUP 13556	B13 on Plan 25169-1
Lot 43 in BUP 13556	B17 on Plan 25169-1
Lot 44 in BUP 13556	B24 on Plan 25169-1
Lot 45 in BUP 13556	B20 on Plan 25169-1
Lot 46 in BUP 13556	B29 on Plan 25169-1
Lot 47 in BUP 13556	B31 on Plan 25169-1
Lot 48 in BUP 13556	B35 on Plan 25169-1

Lot on Plan	Car Space Number(s)
Lot 49 in BUP 13556	B37 & B37A on Plan 25169-1
Lot 50 in BUP 13556	B2 on Plan 25169-1
Lot 51 in BUP 13556	B4 on Plan 25169-1
Lot 52 in BUP 13556	B19 on Plan 25169-1
Lot 53 in BUP 13556	B12 on Plan 25169-1
Lot 54 in BUP 13556	B46 on Plan 25169-1
Lot 55 in BUP 13556	B7 on Plan 25169-1
Lot 56 in BUP 13556	B18 on Plan 25169-1
Lot 57 in BUP 13556	B44 on Plan 25169-1
Lot 58 in BUP 13556	B28 on Plan 25169-1
Lot 59 in BUP 13556	B41 on Plan 25169-1
Lot 59 in BUP 13556	B40 on Plan 25169-1
Lot 60 in BUP 13556	B23 on Plan 25169-1
Lot 61 in BUP 13556	B39 on Plan 25169-1
Lot 62 in BUP 13556	B34 on Plan 25169-1
Lot 63 in BUP 13556	B38 on Plan 25169-1
Lot 64 in BUP 13556	B3 on Plan 25169-1
Lot 65 in BUP 13556	B5 on Plan 25169-1
Lot 66 in BUP 13556	B21 on Plan 25169-1
Lot 67 in BUP 13556	B9 on Plan 25169-1
Lot 68 in BUP 13556	B10 on Plan 25169-1
Lot 69 in BUP 13556	B22 on Plan 25169-1
Lot 69 in BUP 13556	B8 on Plan 25169-1
Lot 70 in BUP 13556	B11 on Plan 25169-1
Lot 71 in BUP 13556	B45 on Plan 25169-1
Lot 72 in BUP 13556	B42 on Plan 25169-1
Lot 72 in BUP 13556	B43 on Plan 25169-1
Lot 73 in BUP 13556	B26 on Plan 25169-1
Lot 74 in BUP 13556	B25 on Plan 25169-1
Lot 74 in BUP 13556	B27 on Plan 25169-1
Lot 74 in BUP 13556	B30 on Plan 25169-1
Lot 75 in BUP 13556	B36 on Plan 25169-1
Lot 76 in BUP 13556	B32 on Plan 25169-1
Lot 77 in BUP 13556	B33 on Plan 25169-1
Lot 77 in BUP 13556	B33 on Plan 25169-1
Lot 78 in BUP 13556	E21 on Plan 25169-1
Lot 78 in BUP 13556	E22 on Plan 25169-1
Lot 79 in BUP 13556	E15 on Plan 25169-1
Lot 80 in BUP 13556	E17 on Plan 25169-1
Lot 81 in BUP 13556	E13 on Plan 25169-1
Lot 82 in BUP 13556	E8 on Plan 25169-1
Lot 83 in BUP 13556	E24 on Plan 25169-1
Lot 84 in BUP 13556	E5 on Plan 25169-1
Lot 85 in BUP 13556	E27 on Plan 25169-1
Lot 86 in BUP 13556	E3 on Plan 25169-1
Lot 87 in BUP 13556	E1 on Plan 25169-1
Lot 88 in BUP 13556	E14 on Plan 25169-1
Lot 89 in BUP 13556	E12 on Plan 25169-1
Lot 90 in BUP 13556	E19 on Plan 25169-1
Lot 91 in BUP 13556	E10 on Plan 25169-1
Lot 92 in BUP 13556	E25 on Plan 25169-1
Lot 93 in BUP 13556	E23 on Plan 25169-1
Lot 94 in BUP 13556	E29 on Plan 25169-1
Lot 95 in BUP 13556	E18 on Plan 25169-1
Lot 96 in BUP 13556	E28 on Plan 25169-1
Lot 97 in BUP 13556	E2 on Plan 25169-1
Lot 98 in BUP 13556	E20 on Plan 25169-1
Lot 99 in BUP 13556	E11 on Plan 25169-1
Lot 100 in BUP 13556	E16 on Plan 25169-1
Lot 101 in BUP 13556	E7 on Plan 25169-1
Lot 102 in BUP 13556	E9 on Plan 25169-1
Lot 103 in BUP 13556	E6 on Plan 25169-1

Lot on Plan	Car Space Number(s)
Lot 104 in BUP 13556	E26 on Plan 25169-1
Lot 105 in BUP 13556	E30 on Plan 25169-1
Lot 106 in BUP 13556	E31 & E32 on Plan 25169-1
Lot 107 in BUP 13556	G20 on Plan 25169-1
Lot 108 in BUP 13556	G1 on Plan 25169-1
Lot 109 in BUP 13556	G2 on Plan 25169-1
Lot 110 in BUP 13556	G9 on Plan 25169-1
Lot 111 in BUP 13556	G5 on Plan 25169-1
Lot 112 in BUP 13556	G17 on Plan 25169-1
Lot 113 in BUP 13556	G16 on Plan 25169-1
Lot 114 in BUP 13556	G18 on Plan 25169-1
Lot 115 in BUP 13556	G19 on Plan 25169-1
Lot 116 in BUP 13556	G6 on Plan 25169-1
Lot 117 in BUP 13556	G10 on Plan 25169-1
Lot 118 in BUP 13556	G7 on Plan 25169-1
Lot 119 in BUP 13556	G8 on Plan 25169-1
Lot 120 in BUP 13556	G3 on Plan 25169-1
Lot 121 in BUP 13556	G4 on Plan 25169-1
Lot 122 in BUP 13556	G11 on Plan 25169-1
Lot 123 in BUP 13556	G12 on Plan 25169-1
Lot 124 in BUP 13556	G13 on Plan 25169-1
Lot 125 in BUP 13556	G14 on Plan 25169-1

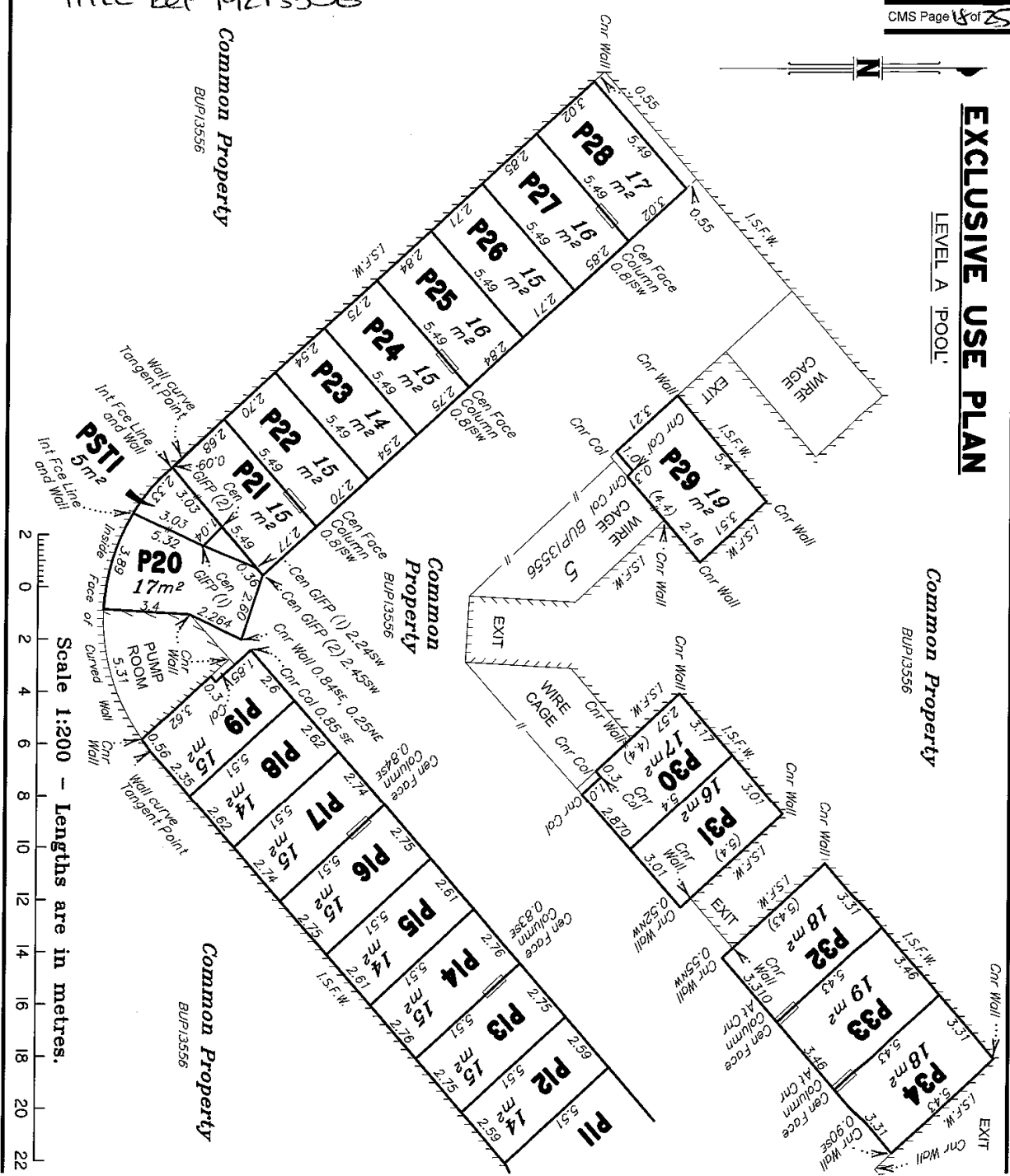
Storage Allocation Areas

Lot on Plan	Car Space Number(s)
Lot 22 in BUP 13556	PST1 on Plan 25169-1
Lot 46 in BUP 13556	BST7 on Plan 25169-1
Lot 48 in BUP 13556	BST5 on Plan 25169-1
Lot 50 in BUP 13556	BST9 on Plan 25169-1
Lot 52 in BUP 13556	BST8 on Plan 25169-1
Lot 74 in BUP 13556	BST3 on Plan 25169-1
Lot 107 in BUP 13556	BST6 on Plan 25169-1
Lot 118 in BUP 13556	GST2 on Plan 25169-1

TITLE REF 19213556

EXCLUSIVE USE PLAN

LEVEL A 'POOL'



Scale 1:200 - Lengths are in metres.

PLAN NO.	25169-1	ISSUE	B
SHEET NUMBER	2 OF 9		
PROJECT	CURRUMBIN SANDS		
CLIENT	BODY CORPORATE FOR CURRUMBIN SANDS		
DRAWING TITLE	PLAN OF EXCLUSIVE USE AREAS ON LEVEL A IN THE COMMON PROPERTY OF 'CURRUMBIN SANDS' (CP on BUP13556) CTS :2113 955 GOLD COAST HIGHWAY PALM BEACH		
DATE	04/09/25	JOB NO.	25169
SCALE	1:200 @ A4	SURVEYOR	DB
AUTOCAD FILE	25169-1B	CHECKED	DB
DATE IMAGED	04/09/25		

SEE SHEET 3

MICHEL
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T 07 5502 2600

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F 07 5590 4890
sales@michele.com.au

LEGEND

15FW = Inside Face of Wall
Cen GIFF = Centre of GI Fence Post

LINE TYPE LEGEND:

Fence ——— // ———

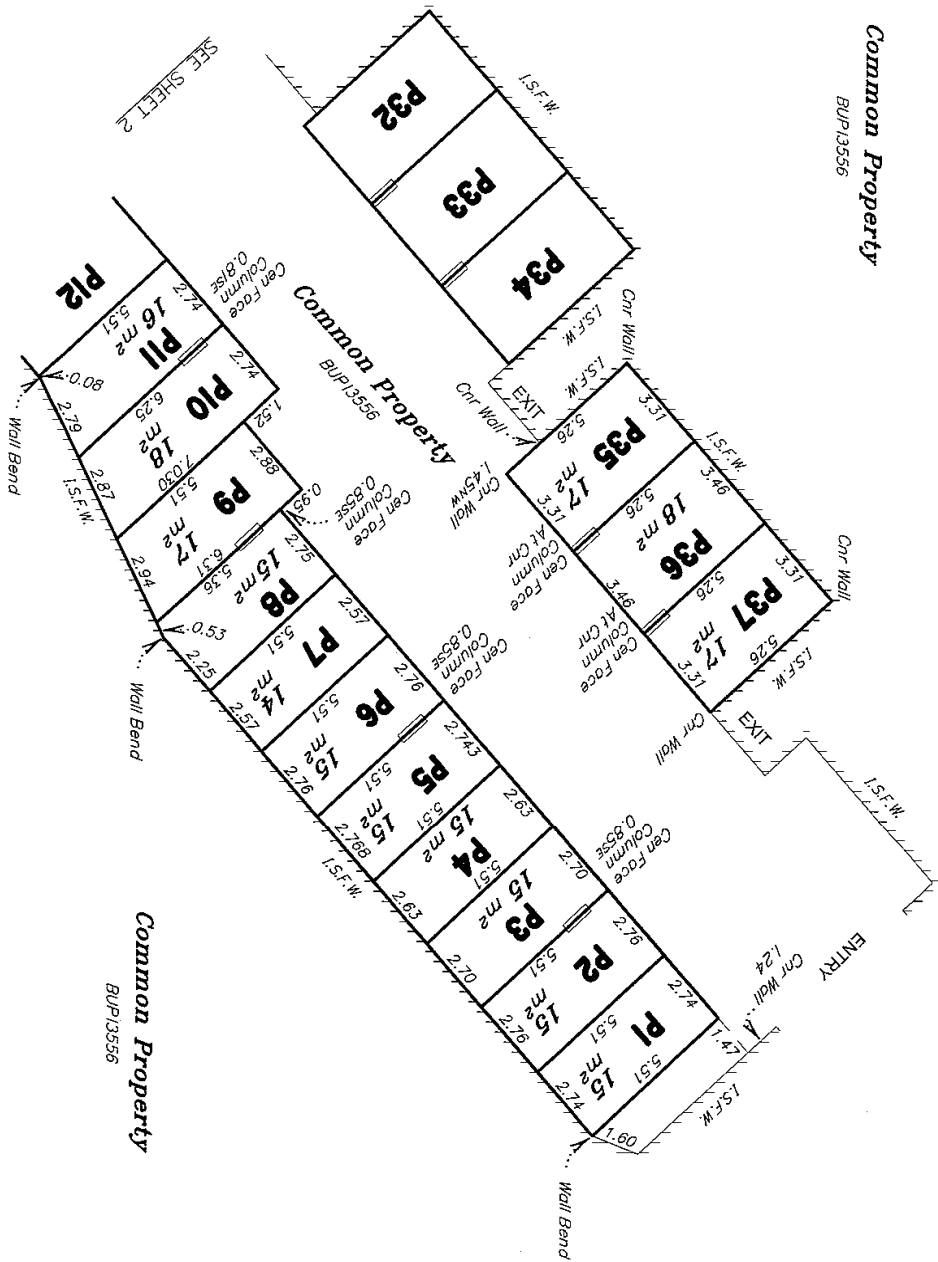
NO.	DATE	BY	REVISION
1	20/09/25	PG	NUMBER REVISED
2	20/09/25	PG	NUMBER REVISED
3	20/09/25	PG	NUMBER REVISED

TITLE REF 19213556

EXCLUSIVE USE PLAN

LEVEL A 'POOL'

Common Property
BUP13556



Scale 1:200 - Lengths are in metres.

PLAN No. **25169-1** ISSUE **B**

SHEET NUMBER 3 OF 9

PROJECT CURRUMBIN SANDS

CLIENT BODY CORPORATE FOR CURRUMBIN SANDS

DRAWING TITLE
PLAN OF EXCLUSIVE USE AREAS ON LEVEL A IN THE COMMON PROPERTY OF 'CURRUMBIN SANDS' (CP on BUP13556) CTS :2113 965 GOLD COAST HIGHWAY PALM BEACH

SCALE 1:200 @ A4
 DATE 04/09/25
 SURVEYOR DB JOB No. 25169
 AUTOCAD FILE SURVEY FILE 25169-1B
 25169-1B CHECKED DB
 AZM/JTH
 UP/13556
 DATE IMAGED 04/09/25
 DT

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LEGEND
 I.S.F.W. = Inside Face of Wall
 Cen C/Plp = Centre of CI Fence Post

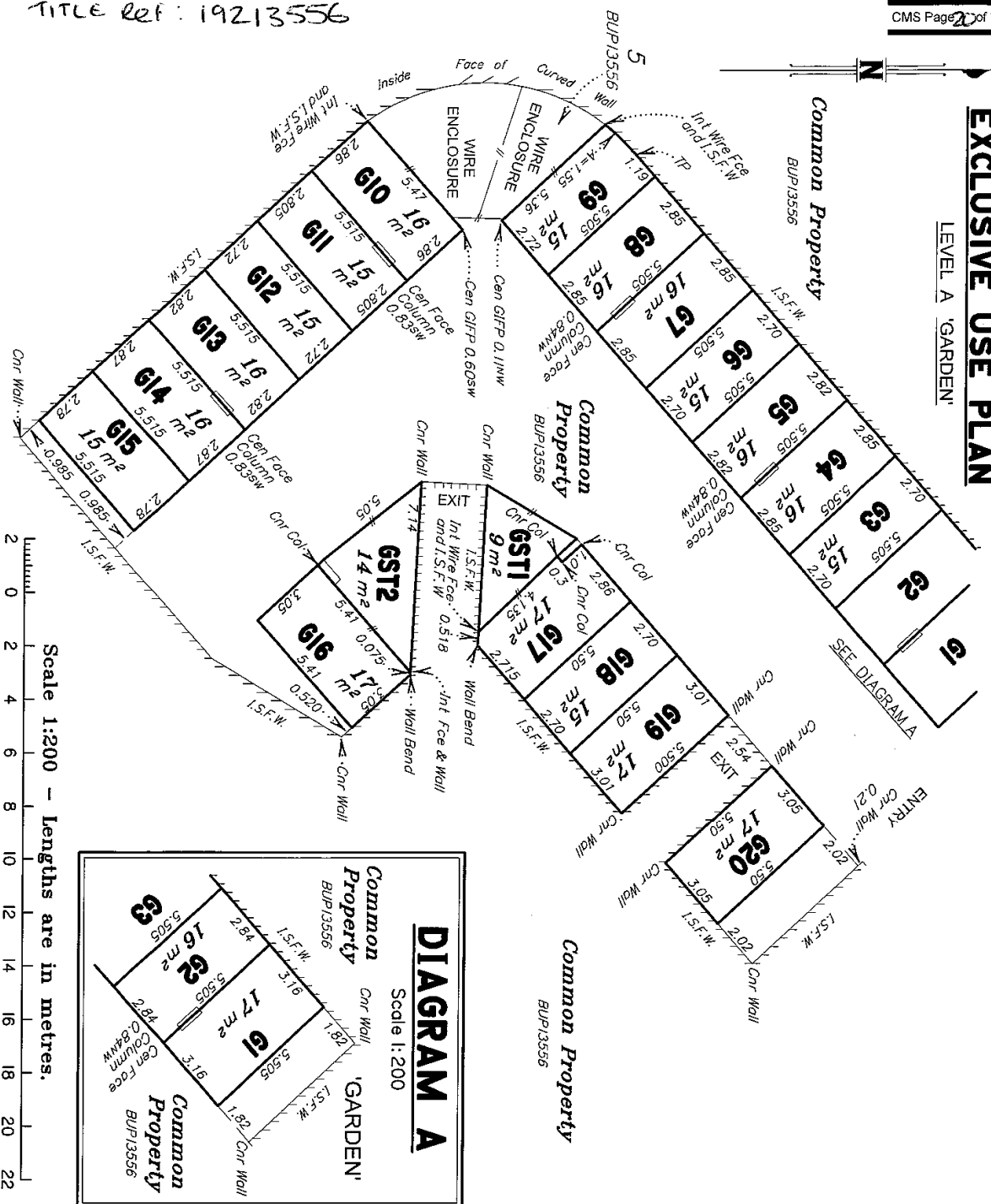
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 Fence ——— // ———

NO.	DATE	BY	REVISION
1	04/09/25	DB	ISSUE
2	04/09/25	DB	REVISED
3	04/09/25	DB	REVISED
4	04/09/25	DB	REVISED

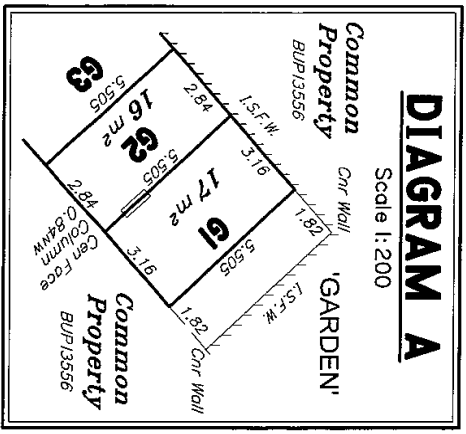
TITLE REF: 19213556

EXCLUSIVE USE PLAN

LEVEL A 'GARDEN'



Scale 1:200 - Lengths are in metres.



PLAN NO. 25169-1
SHEET NUMBER 4 OF 9
ISSUE B

PROJECT CURRUMBIN SANDS
CLIENT BODY CORPORATE FOR CURRUMBIN SANDS
DRAWING TITLE PLAN OF EXCLUSIVE USE AREAS ON LEVEL A IN THE COMMON PROPERTY OF 'CURRUMBIN SANDS' (CP on BUP13556) CTS :2113 955 GOLD COAST HIGHWAY PALM BEACH

DATE 04/09/25
SURVEYOR 25169
AUTOCAD FILE SURVEY FILE
AZIMUTH CHECKED
DATE IMAGED 04/09/25

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LEGEND
ISFW = Inside Face of Wall
Cen GIFF = Centre of GI Fence Post

LINETYPE LEGEND:
Fence ——— // ———

NO.	REVISION	DATE
1	ISSUE	04/09/25
2	AMENDMENTS	04/09/25
3	AMENDMENTS	04/09/25
4	AMENDMENTS	04/09/25
5	AMENDMENTS	04/09/25
6	AMENDMENTS	04/09/25
7	AMENDMENTS	04/09/25
8	AMENDMENTS	04/09/25
9	AMENDMENTS	04/09/25
10	AMENDMENTS	04/09/25

EXCLUSIVE USE PLAN

LEVEL A 'BEACH'

Common Property
BUP/13556

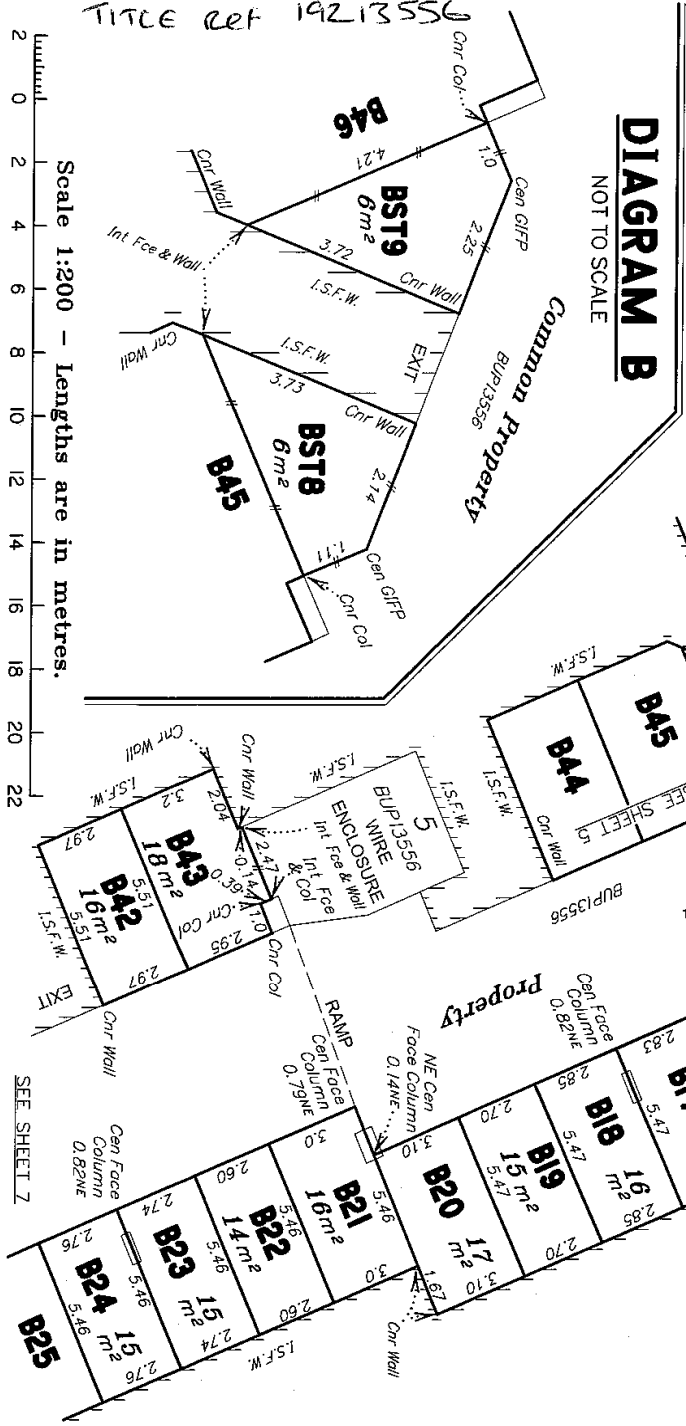
SEE SHEET 5

Common Property
BUP/13556

Common Property
BUP/13556

DIAGRAM B

NOT TO SCALE



Scale 1:200 - Lengths are in metres.

TITLE REF 19213556

PLAN NO. 25169-1
ISSUE B

SHEET NUMBER 6 OF 9

PROJECT CURRUMBIN SANDS
CURRUMBIN

CLIENT BODY CORPORATE FOR CURRUMBIN SANDS

DRAWING TITLE
PLAN OF EXCLUSIVE USE AREAS ON LEVEL A IN THE COMMON PROPERTY OF 'CURRUMBIN SANDS' (CP on BUP/13556) CTS :2113 PALM BEACH

SCALE 1:200 @ A4
SURVEYOR DB
AUTOCAD FILE SURVEY FILE
23169-1B 23169-1B
AZIMUTH CHECKED DB
BUP/13556
DATE IMAGED 04/09/25

Land & Hydrographic Surveying
Town Planning Services
26 Ocker Street
Nerang QLD 4211
MICHEL GROUP SERVICES
PO Box 2885
Nerang QLD 4211
F 07 5500 4880
A.C.N. 001 750 132
info@michelsurvey.com.au
T 07 5502 2500

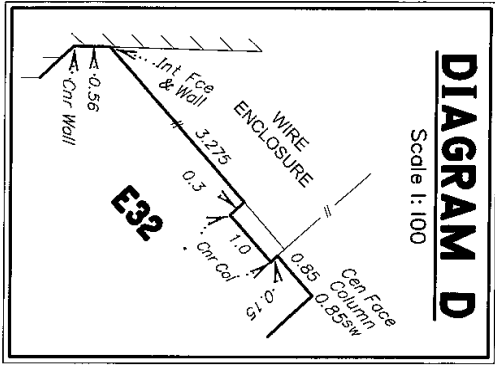
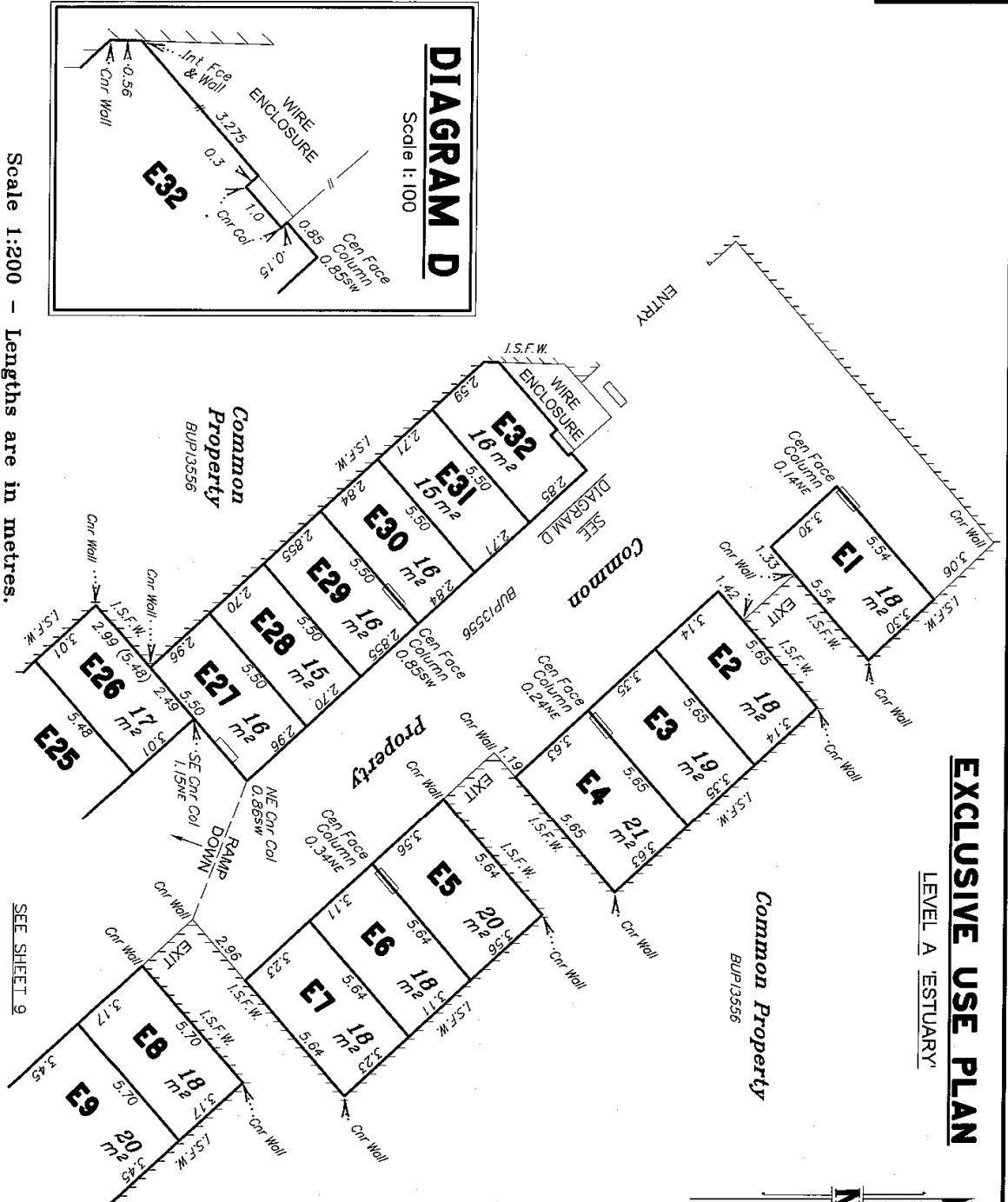
LEGEND
ISFW = Inside Face of Wall
Cnr GIFF = Centre of Gutter Post

LINE/TYPE LEGEND:
Fence ———— // ————

NO.	REVISION	DATE
1	B NUMBER REVISED	04/09/25
2	A NUMBER REVISED	04/09/25
3	AMENDMENTS	

TITLE Ref 19213556

Scale 1:200 - Lengths are in metres.



EXCLUSIVE USE PLAN

LEVEL A 'ESTUARY'

PLAN NO
25169-1 ISSUE
B

SHEET NUMBER 8 OF 9

PROJECT
CURRUMBIN SANDS

CLIENT
BODY CORPORATE FOR CURRUMBIN SANDS

DRAWING TITLE
PLAN OF EXCLUSIVE USE AREAS ON LEVEL A IN THE COMMON PROPERTY OF 'CURRUMBIN SANDS' (CP on BUP13556) CTS :2113 955 GOLD COAST HIGHWAY PALM BEACH

SCALE	DATE
1:200 @ A4	04/09/25
SURVEYOR	JCB No
DB	25169
AUTOCAD FILE	SURVEY FILE
25169-1B	25169005
AZIMUTH	CHECKED
BUP13556	DB
DT	DATE IMAGED
TC	04/09/25

MICHEL
Land & Hydrographic Surveying
Town Planning Services
230 Grand Street
Narang QLD 4211
PO Box 2685
Narang QLD 4211
F 07 5590 4890
admin@michele.com.au
Ac. No. 96 750 132
T 07 5592 2500

LEGEND
ISFW = Inside Face of Well
Cnr GIFF = Centre of G.I Fence Post

LINETYPE LEGEND:
Fence ———— || ————

NO	DATE	BY
1	04/09/25	PG
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98	04/09/25	PG
99	04/09/25	PG
100	04/09/25	PG



02 October 2025

CURRUMBIN SANDS CTS 2113
Registered for GST

ABN 15 118 343 786

Tax Invoice

KLARA CHARVATOVA KRG

Ref

Re Lot 85 CURRUMBIN SANDS CTS 2113

Fee 84.10 Paid

Above Fee includes GST

Enclosed is a BCCM Form 33 - Body Corporate Certificate as requested. Please arrange for all outstanding levies to be adjusted at settlement and payment forwarded to us together with a completed BCCM Form 8. Please impress upon your client the necessity to return the BCCM Form 8 to our office promptly, to ensure their interest in the lot is duly recorded.

Should you require any further information please contact our office.

Your faithfully,
Body Corporate Manager
For the Secretary
Strata Sphere Management Pty Ltd
PO Box 6418
GCMC QLD 9726
Phone: 07 5591 6849
Email: manager@stratasphere.com.au

BCCM

Form 33

Department of Justice

Body corporate certificate

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

This form is effective from 1 August 2025

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

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

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

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

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

This certificate does not include information about:

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

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

The community management statement

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

The Office of the Commissioner for Body Corporate and Community Management

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

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

The information in this certificate is issued on 02/10/2025

Becoming an owner

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

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

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

How to get more information

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

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

Contacting the body corporate

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

Name and number of the community titles scheme

Currumbin Sands

CTS No. **2113**

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: **Dianna Butler**

Company: **StrataSphere Management**

Phone: **07 5591 6849**

Email: **manager@stratasphere.com.au**

Accessing records

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

The body corporate manager named above.

Property and community titles scheme details

Lot and plan details

Lot number: **85**

Plan type and number: **13556**

Plan of subdivision: **BUILDING FORMAT PLAN**

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

Regulation module

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

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

The regulation module that applies to this scheme is the:

Accommodation

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

Layered arrangements of community titles schemes

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

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

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?

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 contains the by-laws in Schedule C of that statement

Exclusive use areas

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

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

Yes

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

Listed in the community management statement and, where applicable, in an agreement with a caretaking service contractor

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: **28**

Total contribution schedule lot entitlements for all lots: **3,559**

Interest schedule

Interest schedule lot entitlement for the lot: **28**

Total interest schedule lot entitlements for all lots: **3,559**

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 **85** for the current financial year: \$ **4,889.58**

Number of instalments: **3** (outlined below)

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/12/24 to 31/03/25	01/12/24	1,610.53	1,449.48	27/11/24
01/04/25 to 31/07/25	15/04/25	1,639.40	1,475.46	15/04/25
01/08/25 to 30/11/25	01/08/25	1,639.65	1,475.68	23/07/25
01/12/25****31/03/26	01/12/25	1,629.86	1,466.87	
			Amount overdue	(\$0.54)
			Amount Unpaid including amounts billed not yet due	(\$0.54)

Sinking fund contributions

Total amount of contributions (before any discount) for lot **85** for the current financial year: \$ **1,931.60**

Number of instalments: **3** (outlined below)

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/12/24 to 31/03/25	01/12/24	843.36	759.02	27/11/24
01/04/25 to 31/07/25	15/04/25	544.04	489.64	15/04/25
01/08/25 to 30/11/25	01/08/25	544.20	489.78	23/07/25
01/12/25****31/03/26	01/12/25	643.87	579.48	
			Amount overdue	Nil
			Amount Unpaid including amounts billed not yet due	Nil

Special contributions - Administrative Fund (IF ANY)

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

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

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

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
			Amount overdue	Nil
			Amount Unpaid including amounts billed not yet due	Nil

Special contributions - Sinking Fund (IF ANY)

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

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

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

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

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

Due date	Amount due	Amount due if discount applied	Paid
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Amount overdue **Nil**

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

Other amounts payable by the lot owner

Purpose	Fund	Amount	Due date	Amount
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No other amounts payable for the lot.

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	(\$0.54)
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue (Total Amount Unpaid including not yet due (\$0.54))	(\$0.54)

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

Common property and assets

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

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

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

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

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

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

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

Current sinking fund balance (as at date of certificate): \$ 933,124.78

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.

Seller to Disclose

Body corporate assets

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

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

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
1x Water Tank	Plant and Machinery			\$0.00	\$0.00	\$8,000.00
Furniture for Foyer Area	Furniture & Fittings	15/12/04	The Way of Design	\$0.00	\$0.00	\$4,000.00
Note: Refurbished 30/09/17			Shop 2/792 Pacific parade CURRUMBIN BEACH QLD 4223			
2 X COMELIT INTERCOM SYSTEM	Furniture & Fittings	30/03/05	GENERAL COMMUNICATIONS SERVICES PTY LTD	\$0.00	\$0.00	\$2,241.20
			8/8-10 HAMPTON ROAD WEST BURLEIGH QLD 4220			
INTERCOM PANEL & 6 HANDSETS	Furniture & Fittings	31/08/05	GENERAL COMMUNICATIONS	\$0.00	\$0.00	\$1,126.56
			PO BOX 150 WEST BURLEIGH QLD 4219			
Intercom Door Entry	Furniture & Fittings	19/01/06	GENERAL COMMUNICATIONS SERVICE	\$34,638.14	\$0.00	\$1,823.06
			PO Box 150 WEST BURLEIGH QLD 4219			
700 S/S Inbuilt BBQ complete with Lid	Furniture & Fittings	29/11/07	Barbeques Galore	\$1,282.16	\$0.00	\$1,044.54
			116-118 Bundall road QLD 4217 Ph: 07 5570 1299			
1 Air Conditioner	Plant and Machinery	03/02/11	Electronics	\$0.00	\$0.00	\$2,100.00
Auto pool cleaner	Plant and Machinery	27/03/14	POOL CENTRE PALM BEACH	\$1,200.00	\$0.00	\$1,200.00

Body corporate assets

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

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

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
To supply & install CCTV Cameras IP 3MP	Plant and Machinery	09/05/16	PO Box 497 PALM BEACH QLD 4221 Bellcom Security & Electrical	\$0.00	\$0.00	\$9,900.00
Craftsman 38" 17.5HP SP Man To fit tow hitch No Deck	Plant and Machinery	07/06/16	PO Box 240 Mudgeeraba Qld 4213 Nuban Mower Centre Unit 13/10 Nuban St Currumbin	\$0.00	\$0.00	\$2,649.00
Heat Pumps	Plant and Machinery	22/09/16		\$0.00	\$0.00	\$20,500.00
16 Resign chairs 1 1.5mx80cm slat table 3 90cm sq slat tables 12 sunlounges	Furniture & Fittings	29/12/16	Coastpalm Pty Ltd	\$0.00	\$0.00	\$6,413.00
Heatlie S/S 700 with lid	Furniture & Fittings	30/01/17	Coastline Barbaques and Heatin	\$0.00	\$0.00	\$1,300.00
Evo Heat - Heater	Plant and Machinery	11/09/17	Evo Heat	\$0.00	\$0.00	\$22,432.50
Bearcat Wheeled Vacuum	Plant and Machinery	13/09/17	Nuban Mower Centre	\$0.00	\$0.00	\$2,090.00
6 Net Chairs 1 Aqua sunlouge 3 90cm sq slat tabls	Furniture & Fittings	09/09/18	Leisure Living Co.	\$0.00	\$0.00	\$2,555.00
Force 18 Pool Heater	Plant and Machinery	10/01/19	Envo Industries Australia Pty	\$0.00	\$0.00	\$5,620.99
Solar 3Hp Pump	Plant and Machinery	31/05/21	STEVE JOHNSON PO Box 133 WEST BURLEIGH QLD 4219	\$1,400.00	\$0.00	\$1,400.00
Rpl Hikvision NVR	Office Equipment	28/02/23	PALM BEACH LOCKSMITHS PO Box 7 PALM BEACH QLD 4221	\$3,451.80	\$0.00	\$3,451.80
Vacuum Honda GSV190	Plant and Machinery	02/03/23	NUBAN MOWER CENTRE 13/10-12 Nuban Street CURRUMBIN WATERS QLD 4223	\$3,859.00	\$0.00	\$3,859.00
LB4 Digital BackPack	Office Equipment	08/05/23	LAWSONS CLEANING SOLUTIONS P/L PO Box 674 WATERFORD QLD 4133	\$3,022.80	\$0.00	\$3,022.80
Sply Pool Pump	Plant and Machinery	29/02/24	STEVE JOHNSON PO Box 133 WEST BURLEIGH QLD 4219	\$970.00	\$0.00	\$970.00
SI IrrgtnFlowScreen	Furniture & Fittings	14/03/24	29.02.24 0000351 WET SPOT IRRIGATION PTY LTD 44 Raleigh Terrace Currumbin Waters 14.03.24 INV-2951	\$1,045.00	\$0.00	\$1,045.00

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, are given with this certificate.

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING BUP SCI	QRSC23000562	59,398,300.00	82,037.08	07/02/26	\$1000 or as excess (2) \$10,000 water. storm burst pipe, \$2,500 impact
COMMON CONTENTS BUP SCI	QRSC23000562	593,983.00	Included	07/02/26	\$1000 or as excess (2) \$10,000 water. storm burst pipe, \$2,500 impact
LEGAL LIABILITY SCI	QRSC23000562	20,000,000.00	Included	07/02/26	Nil
OFFICE BEARERS SCI	QRSC23000562	2,000,000.00	Included	07/02/26	Nil
MACHINERY BREAKDOWN SCI	QRSC23000562	100,000.00	Included	07/02/26	\$1,000
VOLUNTARY WORKERS SCI	QRSC23000562	200,000/2k	Included	07/02/26	Nil
CATASTROPHE INS. SCI	QRSC23000562	8,909,745.00	Included	07/02/26	\$1000 or as excess (2) \$10,000 water. storm burst pipe, \$2,500 impact
FIDELITY GUARANTEE SCI	QRSC23000562	100,000.00	Included	07/02/26	Nil
LOSS RENT/TEMP ACCOM SCI	QRSC23000562	8,909,745.00	Included	07/02/26	\$1000 or as excess (2) \$10,000 water. storm burst pipe, \$2,500 impact
WORK HEALTH & SAFETY SCI	QRSC23000562	100,000.00	Included	07/02/26	Nil
LEGAL DEFENCE EXPENS SCI	QRSC23000562	100,000.00	Included	07/02/26	\$1000
GOVERNMENT AUDIT SCI	QRSC23000562	25,000.00	Included	07/02/26	Nil
LOT OWNERS FIXTURES SCI	QRSC23000562	300,000.00	Included	07/02/26	\$1000 or as excess (2) \$10,000 water. storm burst pipe, \$2,500 impact

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?

No

Lot owner and occupier insurance

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

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

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

Contracts and authorisations

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

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

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

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

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

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

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

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

Yes - Name of caretaking service contractor engaged: Catnlyn Holdings Pty Ltd

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

Yes - Name of authorised letting agent: Catnlyn Holdings Pty Ltd

Embedded network electricity supply

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

No

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

Body corporate authority

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

Name/s StrataSphere Management

Positions/s held Body Corporate Manager

Date 02/10/2025

Signature/s Strata Sphere Management, on behalf of The Body Corporate

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

Currumbin Sands CTS 2113

955 Gold Coast Highway Currumbin QLD 4223

BALANCE SHEET

AS AT 02 OCTOBER 2025

	ACTUAL 02/10/2025	ACTUAL 30/11/2024
<u>OWNERS FUND</u>		
Administrative Fund	23,983.19	32,117.26
Sinking Fund	933,124.78	894,971.52
<u>TOTAL</u>	<u>\$ 957,107.97</u>	<u>\$ 927,088.78</u>

THESE FUNDS ARE REPRESENTED BY**CURRENT ASSETS**

Gst On Capital	76.00	0.00
Cash At Bank	956,563.99	480,450.83
Term Deposit 1	0.00	163,594.54
Term Deposit 2	0.00	165,977.30
Term Deposit 3	0.00	308,490.82
Suncorp - Funds Clearing A/C	0.00	1.85
Interest Receivable	0.00	4,990.99
Prepaid Expenses	0.00	17,446.97
Levies - Billed Not Due	0.00	311,906.70
Levies - Prepayments	5,141.39	1,036.09
Levies - In Arrears	1,269.62	3,797.71
Other Arrears	717.60	920.89
Arrears Clearing Account	(1,083.50)	0.00
Secondary Debtors	2,617.00	0.00
<u>TOTAL ASSETS</u>	<u>965,302.10</u>	<u>1,458,614.69</u>

LIABILITIES

G S T Clearing Account	4,771.61	17,992.59
P A Y G Clearing Account	(4,207.00)	(494.41)
Creditors	23,895.84	3,254.90
Accrued Expenses	(756.35)	20,538.84
Advance Discounts	0.00	(22,001.99)
Levies - Billed Not Due	(28,355.16)	283,551.54
Levies - Prepayments	5,048.24	942.94
Levies - In Advance	7,692.15	227,741.50
Other Advance Payments	104.80	0.00
<u>TOTAL LIABILITIES</u>	<u>8,194.13</u>	<u>531,525.91</u>

NET ASSETS

<u>\$ 957,107.97</u>	<u>\$ 927,088.78</u>
-----------------------------	-----------------------------

Currumbin Sands CTS 2113

955 Gold Coast Highway Currumbin QLD 4223

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 02 OCTOBER 2025

	ACTUAL 01/12/24-02/10/25	BUDGET 01/12/24-30/11/25	VARIANCE %	ACTUAL 01/12/23-30/11/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Levies - Administrative Fund	621,500.20	621,500.00	100.00	558,298.92
Discount - Admin Fund	(54,198.04)	(62,150.00)	87.21	(52,241.39)
Interest On Overdue Levies	1,521.69	0.00		2,153.80
Gst On Income	(52,805.33)	(50,850.00)	103.85	0.00
TOTAL ADMIN. FUND INCOME	516,018.52	508,500.00		508,211.33
<u>EXPENDITURE - ADMIN. FUND</u>				
Disbursements & Outlays	12,159.27	1.10	1,105,388.18	11,875.00
Pps Additional Disbursements	929.68	2,200.00	42.26	1,275.29
Secretarial Fees	11,707.41	18,800.98	62.27	15,121.04
Secretarial Fees - Additional	6,189.14	3,300.00	187.55	6,692.19
Tax Preparation - Bas	1,677.50	1,650.00	101.67	1,500.00
Bank Charges	355.48	605.00	58.76	507.25
Cleaning Building	7,394.92	11,000.00	67.23	5,193.55
Cleaning Materials	0.00	66.00	0.00	1,378.97
Electricity	58,323.83	77,000.00	75.75	65,868.39
Fire Equipment & Repairs	10,981.25	11,000.00	99.83	8,660.81
Insurance - Building	87,545.91	94,600.00	92.54	62,551.08
Insurance - Stamp Duty	7,916.49	7,740.00	102.28	6,118.53
Insurance Claims Paid	198.00	0.00		0.00
Insurance Claims Received	0.00	0.00	0.00	(12,944.95)
Insurance Claims - Excess	0.00	2,750.00	0.00	0.00
Licences And Fees	809.82	220.00	368.10	18.13
Pool , Spa ,Sauna	21,724.22	22,000.00	98.75	19,035.79
Pool Spa Heating	431.20	5,500.00	7.84	0.00
R & M - Building	21,577.57	14,741.96	146.37	62,617.96
R & M - Gardens & Grounds	16,560.00	16,500.00	100.36	12,395.31
R & M - Electrical	10,322.87	5,500.00	187.69	1,180.85
R & M - Plant & Equipment	471.90	2,200.00	21.45	887.95
R & M - Security Equipment	5,797.00	17,600.00	32.94	5,986.18
R & M - Keys & Locks	0.00	1,100.00	0.00	0.00
R & M - Bbq Gas	5,366.75	165.00	3,252.58	1,191.75
R & M - Signs	1,668.70	880.00	189.62	754.44
Audit Fees	339.00	0.00		3,390.00
Legal Expenses	1,074.46	2,200.00	48.84	1,681.00
Legal - Debt Recovery	0.00	0.00	0.00	40.00
Tax Preparation - Income Tax	0.00	412.50	0.00	375.00
Resident Manager Contract	120,771.94	144,167.10	83.77	128,775.06
Agreement-Maintenance	150,713.28	114,739.90	131.35	102,489.42
Pest Control	2,277.00	2,200.00	103.50	1,980.00
Security	6,917.90	6,600.00	104.82	5,893.00
Consultancy Fees	0.00	0.00	0.00	1,279.09
Telephone	1,488.60	275.00	541.31	390.06

Currumbin Sands CTS 2113

955 Gold Coast Highway Currumbin QLD 4223

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 02 OCTOBER 2025

	ACTUAL 01/12/24-02/10/25	BUDGET 01/12/24-30/11/25	VARIANCE %	ACTUAL 01/12/23-30/11/24
Sundry Expenses	470.00	0.00		0.00
Gst On Expenses	(50,008.50)	(52,724.96)	94.85	0.00
<u>TOTAL ADMIN. EXPENDITURE</u>	<u>524,152.59</u>	<u>534,989.58</u>		<u>524,158.14</u>
<u>SURPLUS /(DEFICIT)</u>	<u>\$ (8,134.07)</u>	<u>\$ (26,489.58)</u>		<u>\$ (15,946.81)</u>
Opening Admin. Balance	32,117.26	32,117.26	100.00	48,064.07
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 23,983.19</u>	<u>\$ 5,627.68</u>		<u>\$ 32,117.26</u>

Currumbin Sands CTS 2113

955 Gold Coast Highway Currumbin QLD 4223

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 DECEMBER 2024 TO 02 OCTOBER 2025

	ACTUAL 01/12/24-02/10/25	BUDGET 01/12/24-30/11/25	VARIANCE %	ACTUAL 01/12/23-30/11/24
<u>SINKING FUND</u>				
<u>INCOME</u>				
Levies - Sinking Fund	245,520.62	245,520.00	100.00	292,355.43
Discount - Sinking Fund	(20,813.42)	(24,552.00)	84.77	(26,783.00)
Interest Received - Sink Fund	26,391.40	0.00		24,225.74
Interest Accrued Sf	(4,990.99)	0.00	0.00	(1,355.31)
Gst On Income	(21,014.17)	(20,088.00)	104.61	0.00
<u>TOTAL SINKING FUND INCOME</u>	225,093.44	200,880.00		288,442.86
<u>EXPENDITURE - SINKING FUND</u>				
Building Repairs	94,368.37	13,200.00	714.91	7,147.90
Building Washdown	6,193.00	122,650.00	5.05	5,720.00
Fence/Gate -Boundary/Other	0.00	0.00	0.00	545.45
Income Tax	2,522.16	0.00		6,830.58
Garden Equipment /Plants	10,640.90	0.00		0.00
Gardens	0.00	0.00	0.00	1,522.73
Emergency Lighting	9,228.78	0.00		4,557.51
Electrical Work	12,652.60	0.00		0.00
Pool, Spa, Sauna	0.00	0.00	0.00	8,145.82
Fire Equipment	0.00	0.00	0.00	9,394.60
Security System / Equipment	6,251.17	0.00		38,753.18
Solar	54,910.00	0.00		1,300.00
Painting	7,450.00	0.00		0.00
Cleaning - Equipment	0.00	0.00	0.00	998.00
Gst On Expenses	(17,276.80)	(12,350.00)	139.89	0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	186,940.18	123,500.00		84,915.77
<u>SURPLUS/(DEFICIT)</u>	\$ 38,153.26	\$ 77,380.00		\$ 203,527.09
Opening Sinking Fund Balance	894,971.52	894,971.52	100.00	691,444.43
<u>SINKING FUND BALANCE</u>	\$ 933,124.78	\$ 972,351.52		\$ 894,971.52

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

1. Pool safety certificate number

Identification number:

PSC0240076

2. Location of the swimming pool

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

Street address:

955 GOLD COAST HWY

PALM BEACH QLD

Postcode

4

2

2

1

Lot and plan details:

9999/BUP/13556

Local government area:

GOLD COAST CITY

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

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

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

4. Pool properties

Shared pool

Non-shared pool

Number of pools

2

5. Pool safety certificate validity

Effective date:

2

3

/

0

1

/

2

0

2

5

Expiry date:

2

3

/

0

1

/

2

0

2

6

6. Certification

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

Name:

David Geoffrey EAGLES

Pool safety inspector licence number:

PS100385

Signature:

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

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

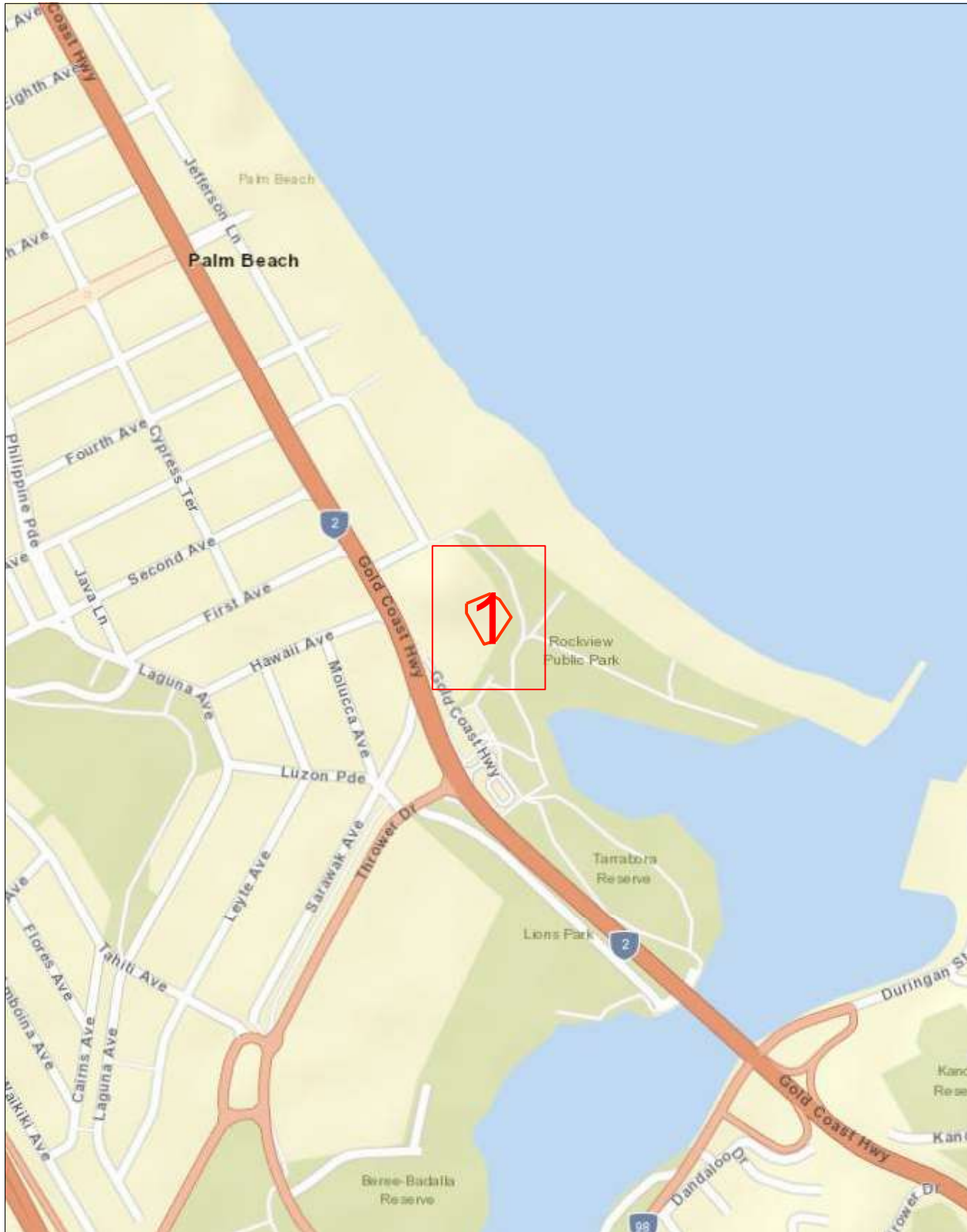
The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information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

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

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

Site 955 Gold Coast Highway
Address: Palm Beach
QLD 4221

Sequence 261900956
Number:



Scale 1: 6000

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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Enquiry Area



Map Key Area



Site 955 Gold Coast Highway
Address: Palm Beach
QLD 4221

Sequence 261900956
Number:



Scale 1: 700

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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Enquiry Area

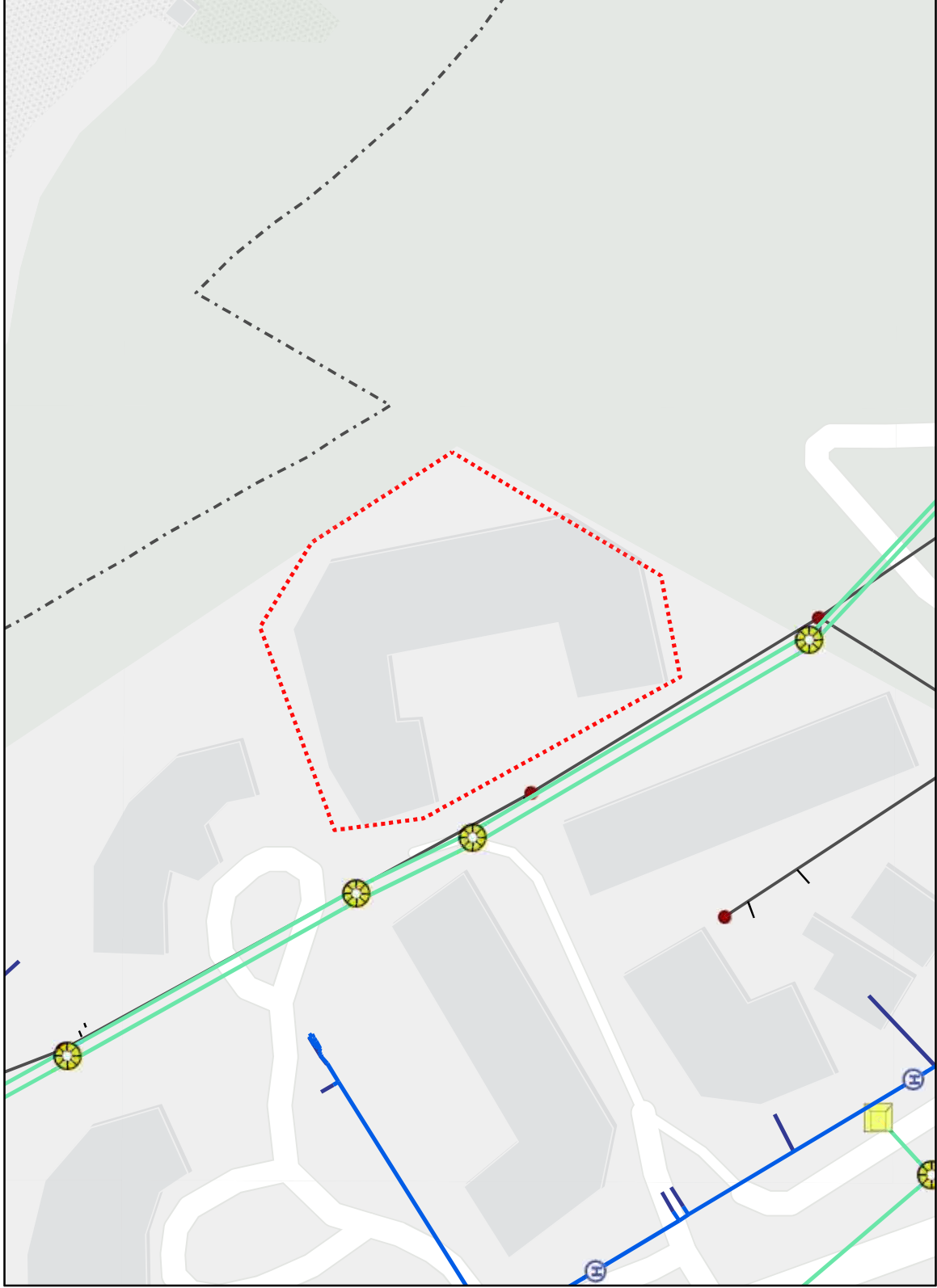


Map Key Area



Legend

<p>Pipe</p> <p>Low pressure </p> <p>Medium pressure </p> <p>High pressure </p> <p>Transmission pressure </p> <p>Critical main (behind pipe) </p> <p>Proposed (pressure by colour) </p> <p>LPG (pressure by colour) </p> <p>Hydrogen blended (pressure by colour) </p> <p>Abandoned </p> <p>Idle/inactive </p> <p>Sleeve </p> <p>Casing (behind pipe) </p>	<p>Pipe code and material</p> <p>C* (for example, C2) Cast iron</p> <p>CU Copper</p> <p>N2 Nylon</p> <p>P* Polyethylene (PE)</p> <p>P3 Polyvinyl chloride (PVC)</p> <p>P6, P7, P9–P12 Medium density PE</p> <p>P2, P4, P8 High density PE</p> <p>S* Steel</p> <p>W2 Wrought galv iron</p> <p>W3 PE coat wrought galv iron</p>	<p>Object</p> <p>Valve </p> <p>Buried valve </p> <p>Regulator </p> <p>Gas supplied = yes </p> <p>CP rectifier terminal </p> <p>CP test station </p> <p>CP anode </p> <p>CP bond wire </p> <p>Syphon </p> <p>Trace wire point </p>
<p>Area</p> <p>BYDA area of interest </p>	<p>Abbreviation</p> <p>BoK Back of kerb</p> <p>C Depth of cover</p> <p>CP Cathodic protection</p> <p>FoK Front of kerb</p> <p>Galv Galvanized</p> <p>NTI Not tied in</p>	
<p>Example</p>		
<p>Pipe</p> <p>40P6 in 80C2 </p> <p>40 mm high pressure medium density poly in an 80 mm cast iron casing</p> <p>63S8 </p> <p>63 mm medium pressure steel</p>	<p>Pipe code</p> <p>Pipe diameter in millimetres is shown before pipe code.</p> <p>40P6 = 40 mm nominal diameter</p>	<p><i>This map was created in colour and should be printed in colour</i></p>



Legend

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

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

In an emergency contact City of Gold Coast on 1300 465 326
30/09/25 (valid for 30 days)

Plans generated by SmarterWX™ Automate

Scale 1:1,000



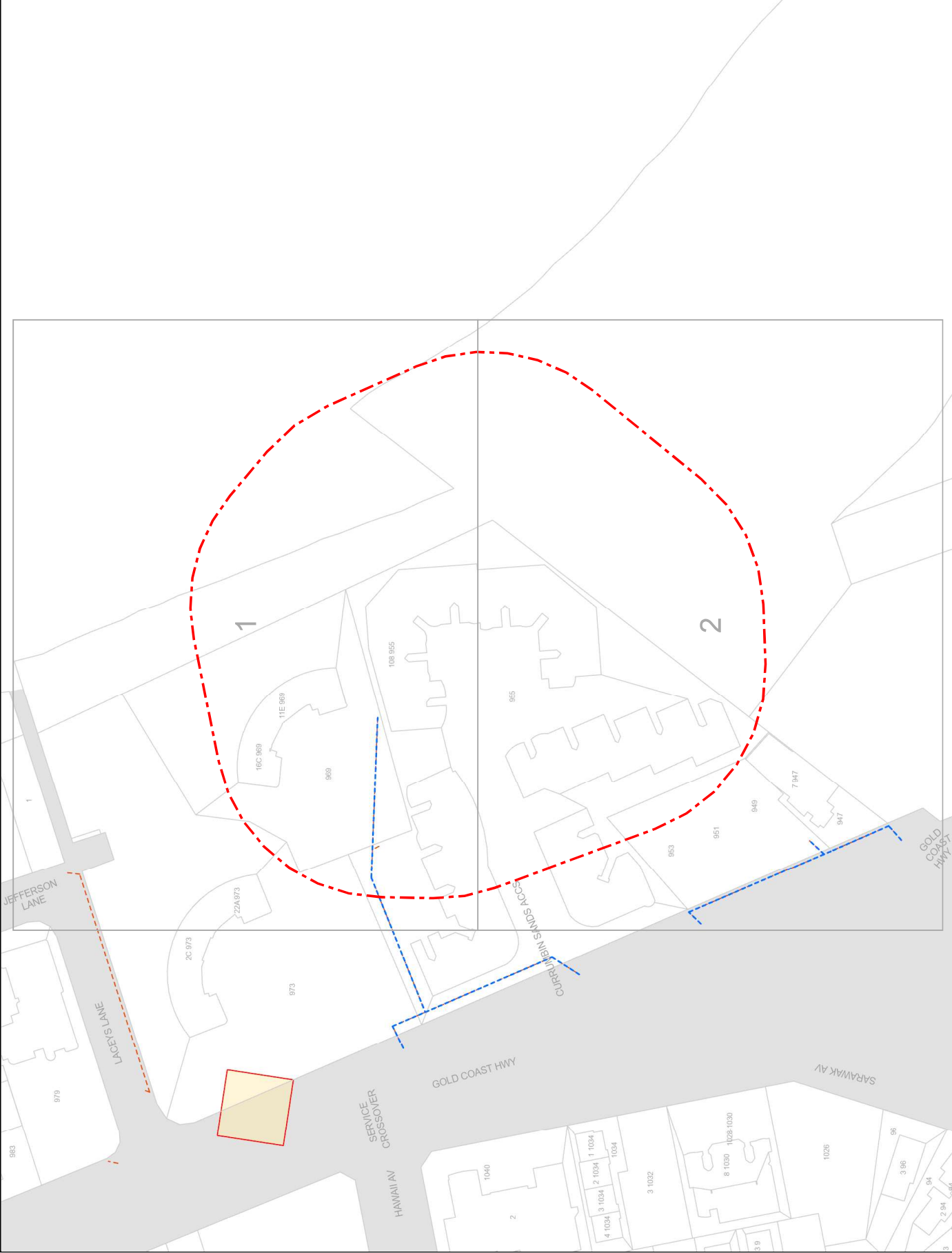
BYDA

Sequence: 261900955
 Date: 30/09/2025
 Scale: 1:1025
 Title No: **OVERVIEW**

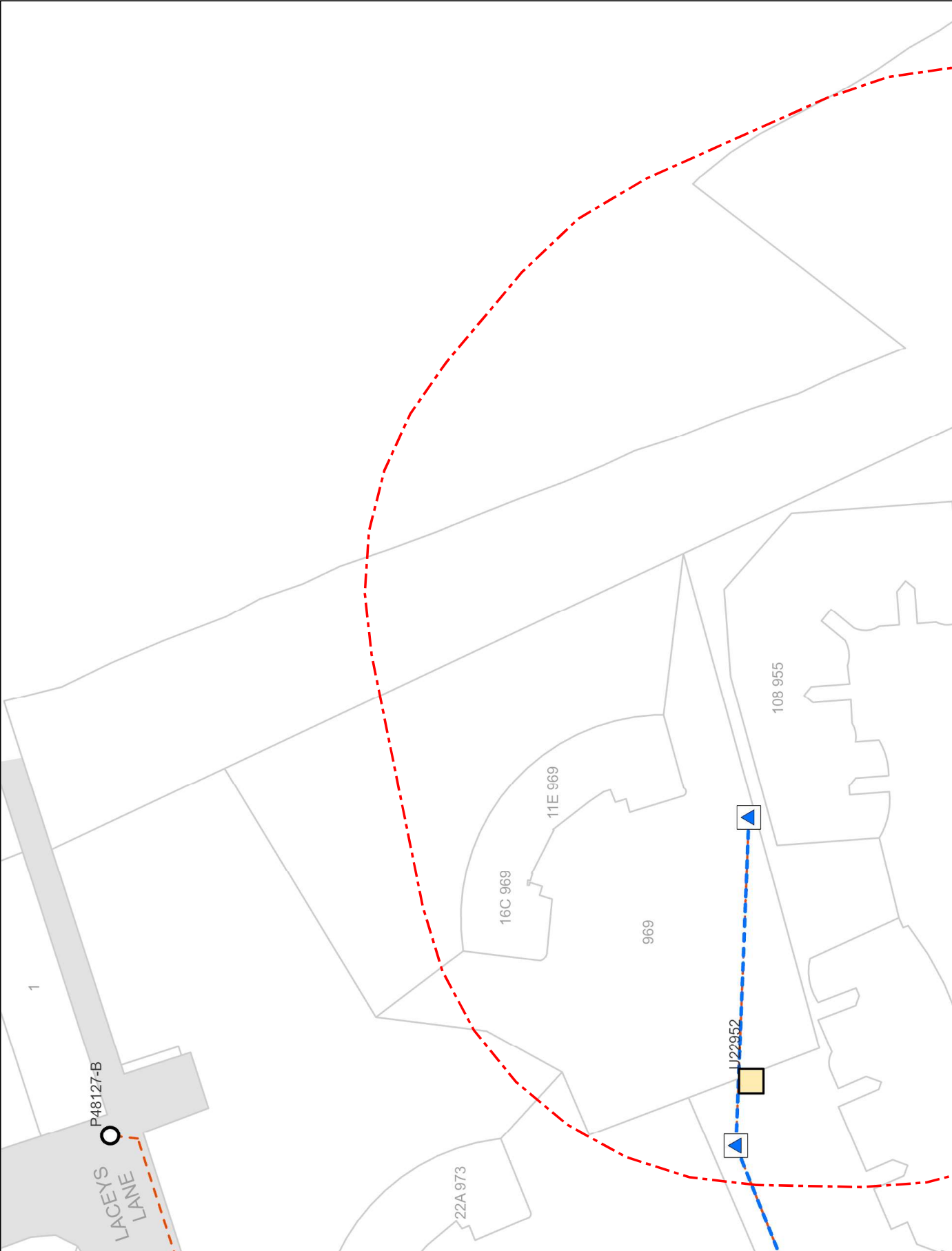
CAUTION - HIGH VOLTAGE

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

AS5488 Category 'D' Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information provided, the user of this map is advised to verify the accuracy of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site. The user of this map is advised to verify the accuracy of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site. The user of this map is advised to verify the accuracy of the information provided. Exact positions of cables and electrical connectivity should be confirmed on site.



BYDA

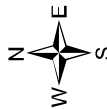
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Date: 30/09/2025
Scale: 1:500
Tile No: Tile No: 1

**CAUTION - HIGH
VOLTAGE**

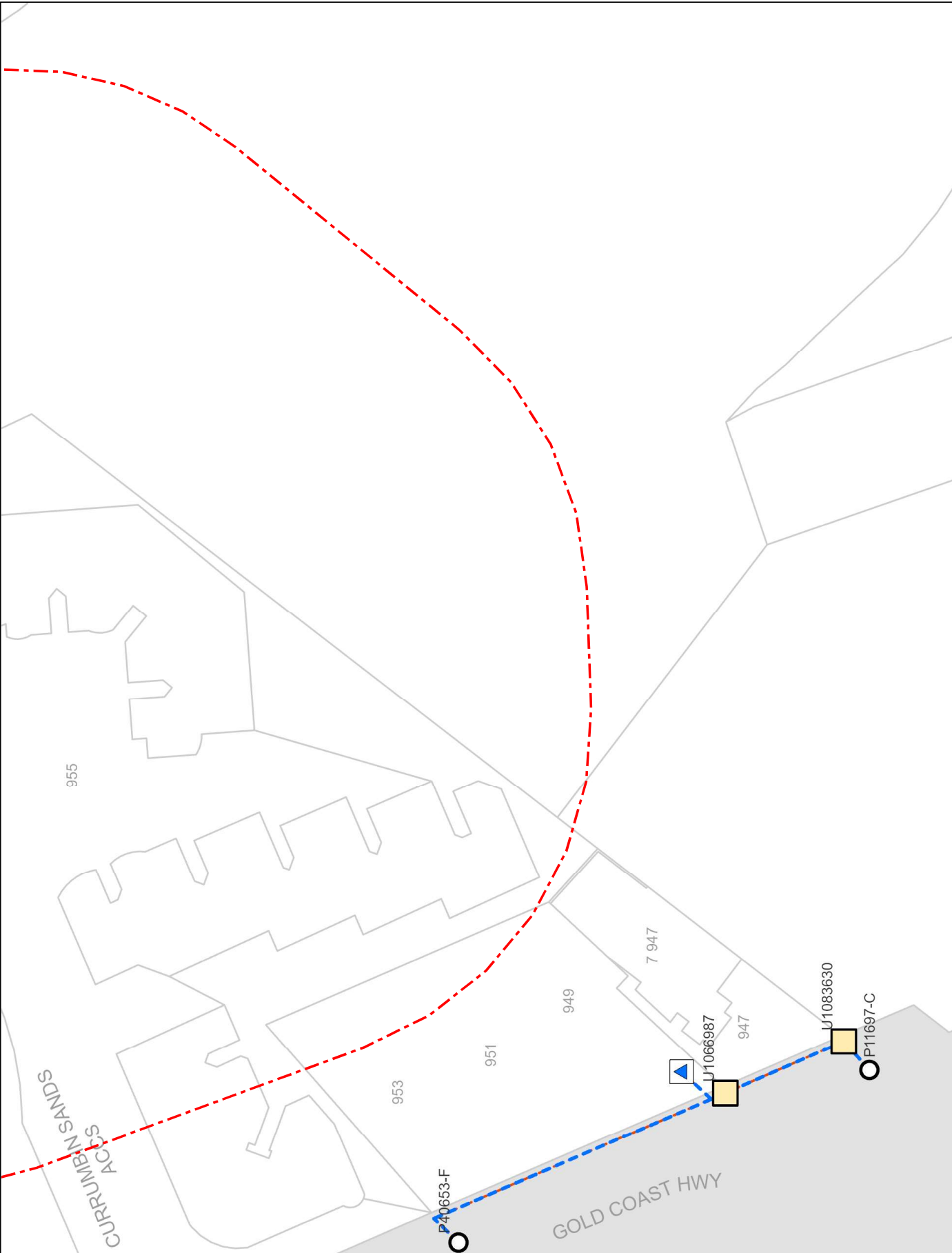
LEGEND

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

AS5488 Category 'D' Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information provided, Ennergex or Pelican Corp shall have no liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this information. The user shall be deemed to have accepted the accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



BYDA

Sequence: 261900955
Date: 30/09/2025
Scale: 1:500
Tile No: 2 File No: 2

**CAUTION - HIGH
VOLTAGE**



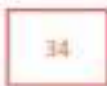










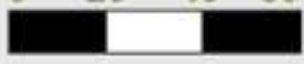
LEGEND

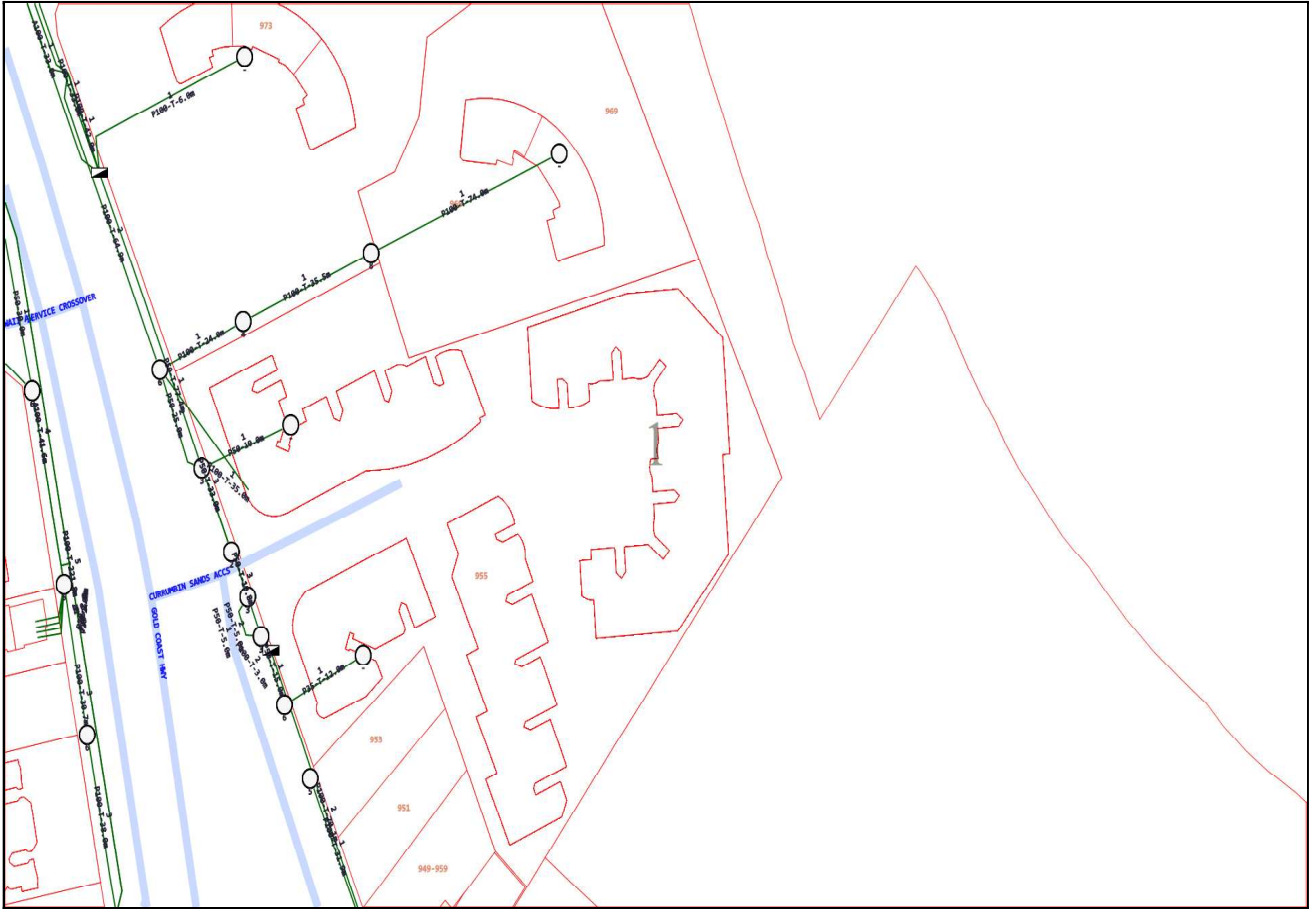
- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information provided, Pellican Corp shall have no liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this information. The information is provided in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

	
<h2><u>LEGEND</u></h2>	
	<p>Parcel and the location</p>
	<p>Pit with size "5"</p>
	<p>Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.</p>
	<p>Manhole</p>
	<p>Pillar</p>
<p style="text-align: center;">2 PO – T- 25.0m P40 – 20.0m</p> 	<p>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.</p>
<p style="text-align: center;">2 10.0m</p> 	<p>2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.</p>
	<p>Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.</p>
	<p>Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.</p>
	<p>Trench containing any INSERVICE/CONSTRUCTED (Power) cables.</p>
<p style="text-align: center;">BROADWAY ST</p> 	<p>Road and the street name "Broadway ST"</p>
<p style="text-align: center;">Scale</p>	<p style="text-align: center;">0 20 40 60 Meters 1:2000 1 cm equals 20 m</p> 



Emergency Contacts

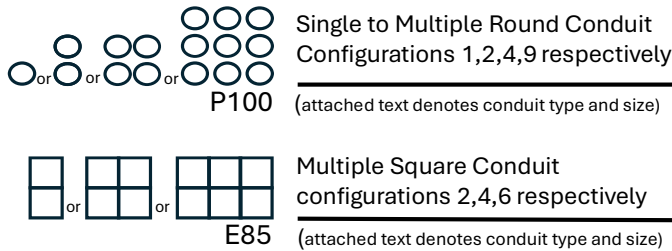
You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.



LEGEND

	Leadin terminates at a Customer Address
	Exchange Major Cable Present
	Pillar / Cabinet Above ground Free Standing
	Above ground Complex Equipment Please note: Powered by 240v electricity
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned
DIST	Distribution cables in Main Cable Ducts
MC	Main Cable ducts on a Distribution Plan
	Blocked or Damaged Duct
	Footway Access Chamber (can vary between 1-lid to 12-lid)
	NBN Pillar
	Third Party Owned Network Non-Telstra

	Cable Jointing Pit Number / Letter indicating Pit type/size
	Elevated Joint (above ground joint on buried cable)
	Telstra Plant in shared Utility trench
	Aerial cable / or cable on wall
	Aerial cable (attached to joint use Pole e.g., Power Pole)
	Marker Post Installed
	Buried Transponder
	Marker Post & Transponder
	SMOF Optical Fibre Cable Direct Buried
	Direct Buried Cable
	nbn owned network



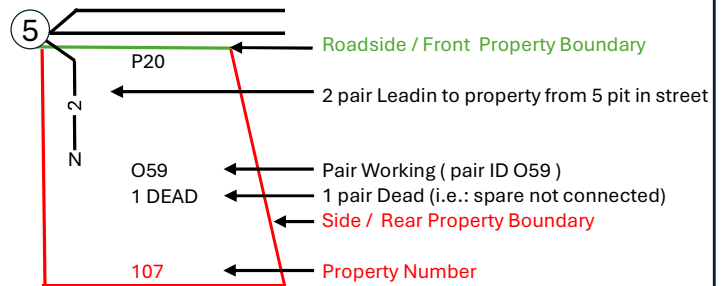
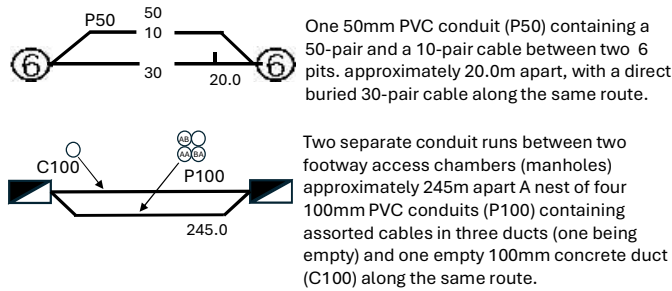
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware

Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

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

Plan

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

Prepare

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

Pothole

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

Protect

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

Proceed

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

