

Seller disclosure statement



Queensland
Government

Property Law Act 2023 section 99
Form 2, Version 1 | Effective from: 1 August 2025

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

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

This statement does not include information about:

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

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

Part 1 – Seller and property details

Seller	Daniel Gordon Clark
Property address (referred to as the "property" in this statement)	15, 8 Tonga Place, Parkwood QLD 4214
Lot on plan description	15/SP146782

Community titles scheme or BUGTA scheme:	Is the property part of a community titles scheme or a BUGTA scheme: X Yes <i>If Yes, refer to Part 6 of this statement for additional information</i>
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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 <i>Land Title Act 1994</i> showing interests registered under that Act for the property. x Yes
	A copy of the plan of survey registered for the property. x Yes

Registered encumbrances	Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages. You should seek legal advice about your rights and obligations before signing the contract.
Unregistered encumbrances (excluding statutory encumbrances)	There are encumbrances not registered on the title that will continue to affect the property after settlement. x No Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed. Unregistered lease (if applicable) If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows: » the start and end day of the term of the lease: 01/01/2026 to 30/06/2026 » the amount of rent and bond payable: \$350 per week » whether the lease has an option to renew: Fixed Other unregistered agreement in writing (if applicable) If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. Unregistered oral agreement (if applicable) If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows: Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property
Statutory encumbrances	There are statutory encumbrances that affect the property. X Yes <i>If Yes, the details of any statutory encumbrances are as follows:</i> Telecommunication services, NBN lines, see attached plans.
Residential tenancy or rooming accommodation agreement	The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. X Yes 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> 01/06/2026 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. As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.

Part 3 – Land use, planning and environment

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

Zoning	The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>: Mixed use, Fringe business precinct	
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. X No The lot is affected by a notice of intention to resume the property or any part of the property. X No <i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>	
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>. X 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). X 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). X 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). X No	
Trees	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. X 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). X 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. X No If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme. X Yes Pool compliance certificate is given. X Yes OR Notice of no pool safety certificate is given.
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. X 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. X 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. X 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 1,000m², a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.
Asbestos	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners.

Part 5 – Rates and services

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

Rates	Whichever of the following applies—
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:
	Amount: \$1,370.69 Date Range: 01/01/2025 to 30/06/2025
	OR
	The property is currently a rates exempt lot.**
	OR
	The property is not rates exempt but no separate assessment of rates is issued by a local government for the property.

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

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

Water	Whichever of the following applies—
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:
	Amount: \$410.49 Date Range: 31/10/2025 to 07/02/2025
	OR
	There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:
	Amount: Insert estimated amount Date Range: Insert date range

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

Part 6 – Community titles schemes and BUGTA schemes

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

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

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

Body Corporate and Community Management Act 1997	The property is included in a community titles scheme. X Yes (If Yes, complete the information below)
Community Management Statement	A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. X Yes 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.
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. X Yes If No— An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <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.
Statutory Warranties	Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.

Building Units and Group Titles Act 1980	The property is included in a BUGTA scheme X No (If Yes, complete the information below)
Body Corporate Certificate	A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. X No If No— An explanatory statement is given to the buyer that states: » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.

Signatures – SELLER



Signature of seller

Signature of seller

DANIEL GORDON CLARK

Name of seller

Name of seller

12.08.2026 | 1:49 PM AEST

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
ABN 23 648 568 101

Title Reference:	50387842	Search Date:	15/06/2026 15:07
Date Title Created:	02/04/2002	Request No:	56515299
Previous Title:	50265851		

ESTATE AND LAND

Estate in Fee Simple

LOT 15 SURVEY PLAN 146782

Local Government: GOLD COAST

COMMUNITY MANAGEMENT STATEMENT 30168

REGISTERED OWNER

Dealing No: 722286713 13/02/2023

DANIEL GORDON CLARK

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 11228109 (POR 65)
Deed of Grant No. 11228110 (POR 65)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

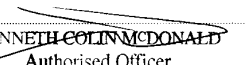
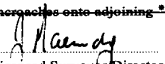
** End of Current Title Search **

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

705501706 \$1904.20 26/03/2002 14:57 GC 400 NT		WARNING : Folded or Mutilated Plans will not be accepted. Plans may be rolled. Information may not be placed in the outer margins.	
Registered		s. Lodged by (Include address, phone number, reference, and Lodger Code)	

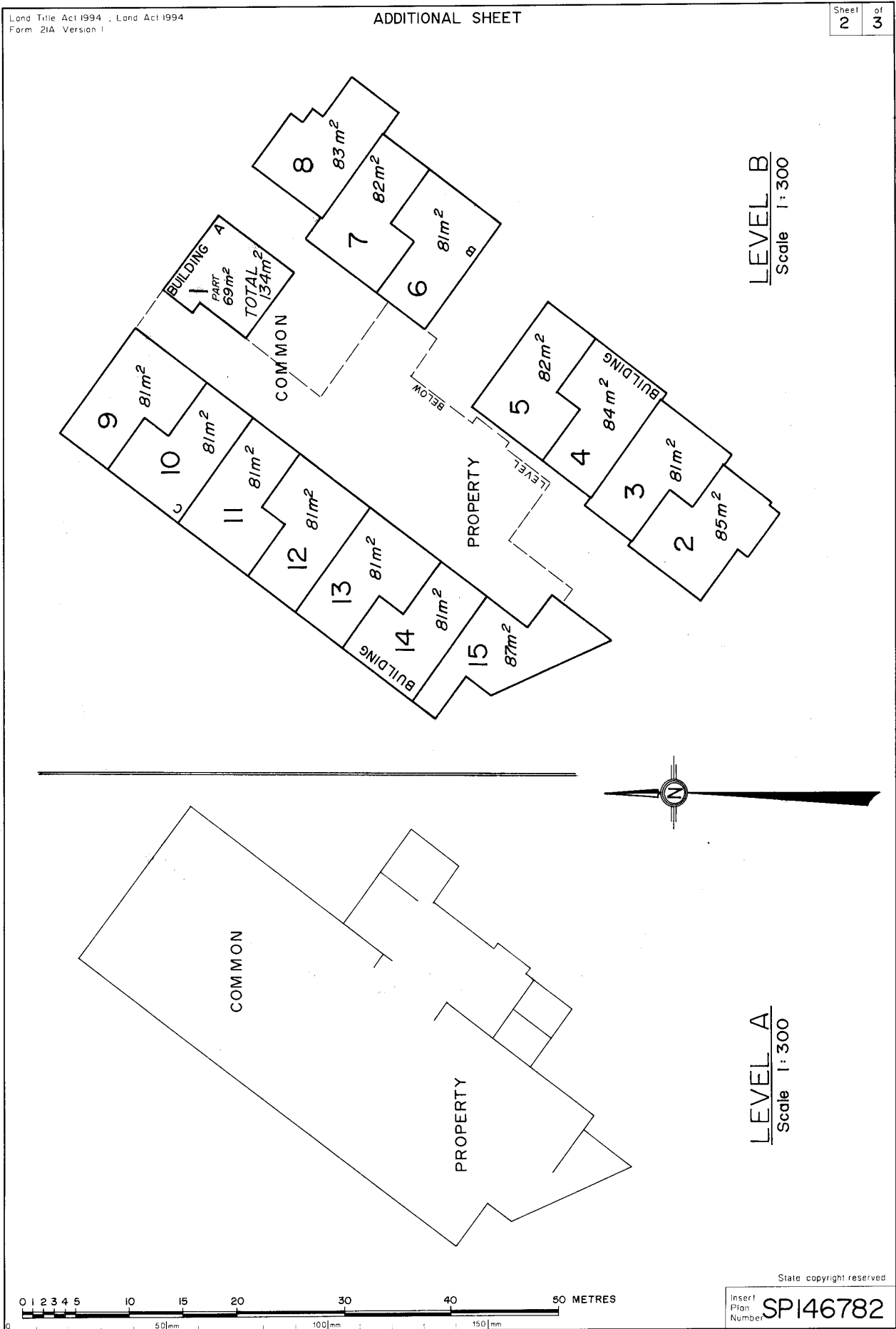
1. Certificate of Registered Owners or Lessees. i/we <u>GCU Village Pty Ltd A.C.N. 096 626 167</u> <u>trustee under Instrument 705057601</u> (Names in full) *as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994. *as Lessees of this land agree to this plan. Signature of *Registered Owners *Lessees   DIRECTOR	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="3">6. Existing</th> <th colspan="3">Created</th> </tr> <tr> <th>Title Reference</th> <th>Lot</th> <th>Plan</th> <th>Lots</th> <th>Emts</th> <th>Road</th> </tr> <tr> <td>50265851</td> <td>57</td> <td>SP113792</td> <td>1 to 30 and Common Property</td> <td>-</td> <td>-</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">EASEMENT</td> <td>Lots Partially Benefited</td> </tr> <tr> <td>601199860</td> <td>Lots 1 to 30 and Common Property</td> </tr> <tr> <td>601433816</td> <td>Lots 1 to 30 and Common Property</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">EASEMENT</td> <td>Lots to be Encumbered</td> </tr> <tr> <td>703307313</td> <td>Common Property</td> </tr> </table>	6. Existing			Created			Title Reference	Lot	Plan	Lots	Emts	Road	50265851	57	SP113792	1 to 30 and Common Property	-	-	EASEMENT	Lots Partially Benefited	601199860	Lots 1 to 30 and Common Property	601433816	Lots 1 to 30 and Common Property	EASEMENT	Lots to be Encumbered	703307313	Common Property
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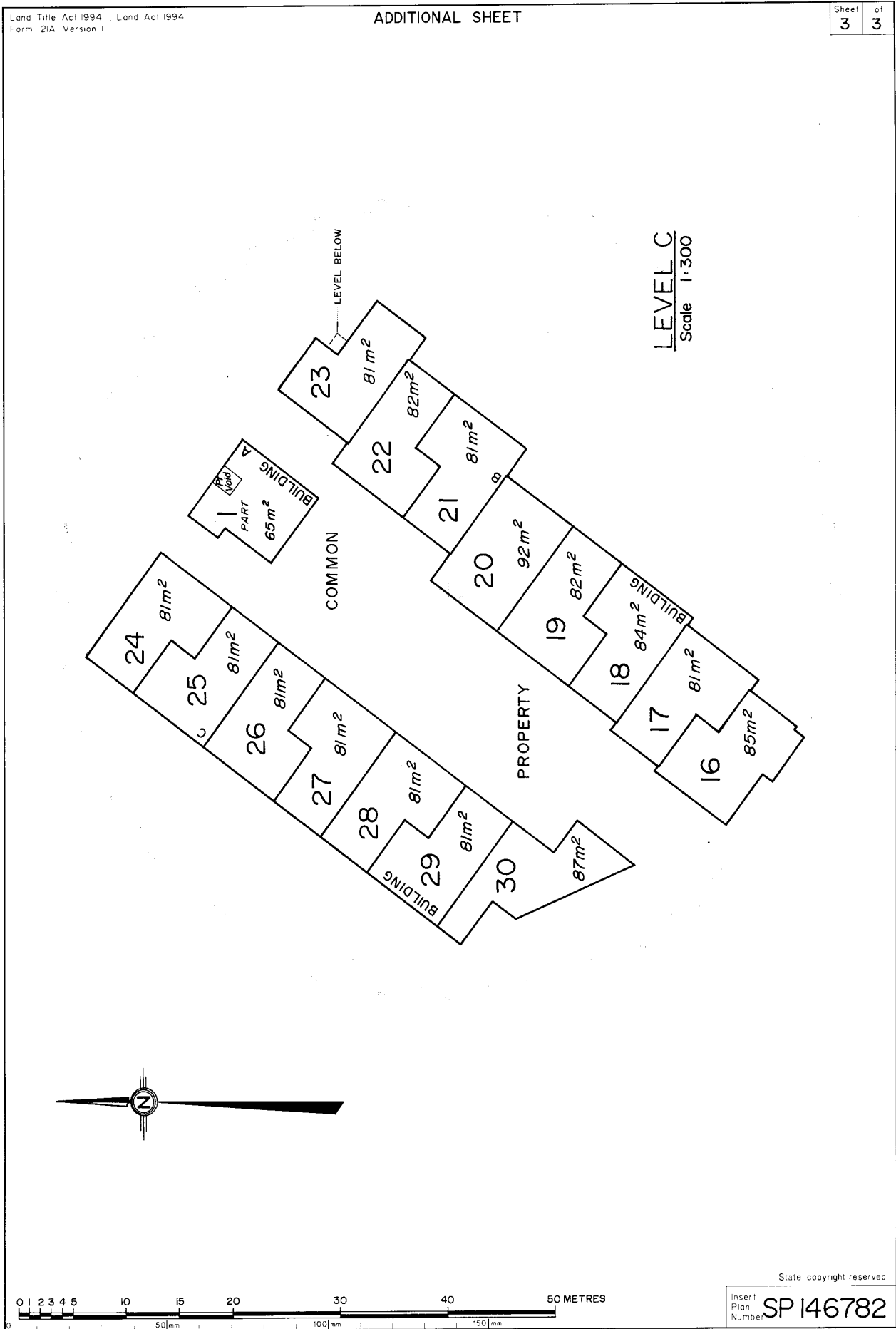
2. Local Government Approval. * <u>COUNCIL OF THE CITY OF GOLD COAST</u> hereby approves this plan in accordance with the : % INTEGRATED PLANNING ACT 1997	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">EASEMENT</td> <td>Lots Fully Benefited</td> <td>Lots Partially Benefited</td> </tr> <tr> <td>601199860</td> <td>Lots 2-5, 11-20, 26-30</td> <td>6,9,10,21,24,25 & Common Property</td> </tr> <tr> <td>601433816</td> <td>Lots 2-5, 11-20, 26-30</td> <td>6,9,10,21,24,25 & Common Property</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Por b5</td> <td>1 to 30 and Common Property</td> </tr> <tr> <td>Orig</td> <td>Lots</td> </tr> </table> 7. Portion Allocation : 8. Map Reference : 9542-22343 9. Locality : Parkwood 10. Local Government : City of Gold Coast 11. Passed & Endorsed : By : <u>John Peter Maready</u> Date : <u>22/3/2002</u> Signed : <u>[Signature]</u> Designation : <u>Licensed Surveyor</u>	EASEMENT	Lots Fully Benefited	Lots Partially Benefited	601199860	Lots 2-5, 11-20, 26-30	6,9,10,21,24,25 & Common Property	601433816	Lots 2-5, 11-20, 26-30	6,9,10,21,24,25 & Common Property	Por b5	1 to 30 and Common Property	Orig	Lots
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Orig	Lots													

Dated this <u>18</u> day of <u>March 2002</u>  KENNETH COLIN McDONALD Authorised Officer * Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990	12. Building Format Plans only. I certify that : * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road; * Part of the building shown on this plan encroaches onto adjoining lots and road  <u>6/3/2002</u> Licensed Surveyor/Director Date * delete words not required 13. Lodgement Fees : Survey Deposit \$ Lodgement \$ New Titles \$ Photocopy \$ Postage \$ TOTAL \$
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3. Plans with Community Management Statement : CMS Number : <u>30168</u> Name : <u>'Gold Coast University Village'</u>	4. References : Dept File : Local Govt : Surveyor : <u>02-112</u>
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14. Insert Plan Number SP146782





Job ID 53427599

Lead - 15/8 Tonga Place, Parkwood QLD 4214



[Review responses online](#) ↗



Received 6 of 6 responses
All responses received

Unit 15 8 Tonga Pl, Parkwood QLD 4214

Job dates
15/06/2026 → 15/06/2026

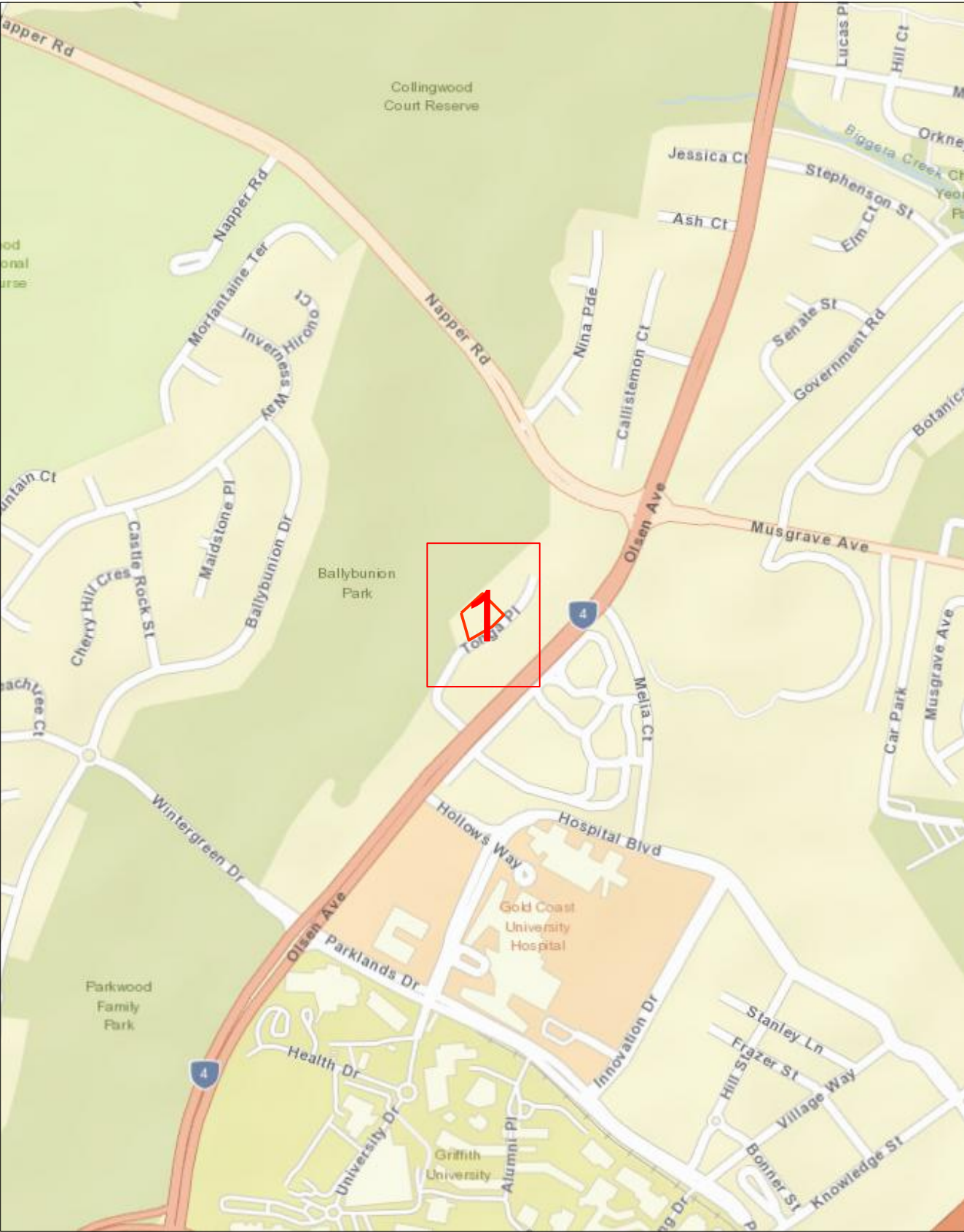
These plans expire on
13 Jul 2026

Lodged by
Gene Vernon

Authority	Status	Page
✉ BYDA Confirmation		2
🏠 APA Group Gas Networks (90073)	Received	4
🏠 City of Gold Coast	Received	56
🏠 Energex QLD	Received	59
🏠 NBN Co Qld	Received	102
🏠 Superloop (UEComm)	Received	113
🏠 Telstra QLD South East	Received	123

Site Unit 15 8 Tonga Pl
Address: Parkwood
QLD 4214

Sequence 274541190
Number:



Scale 1: 6000

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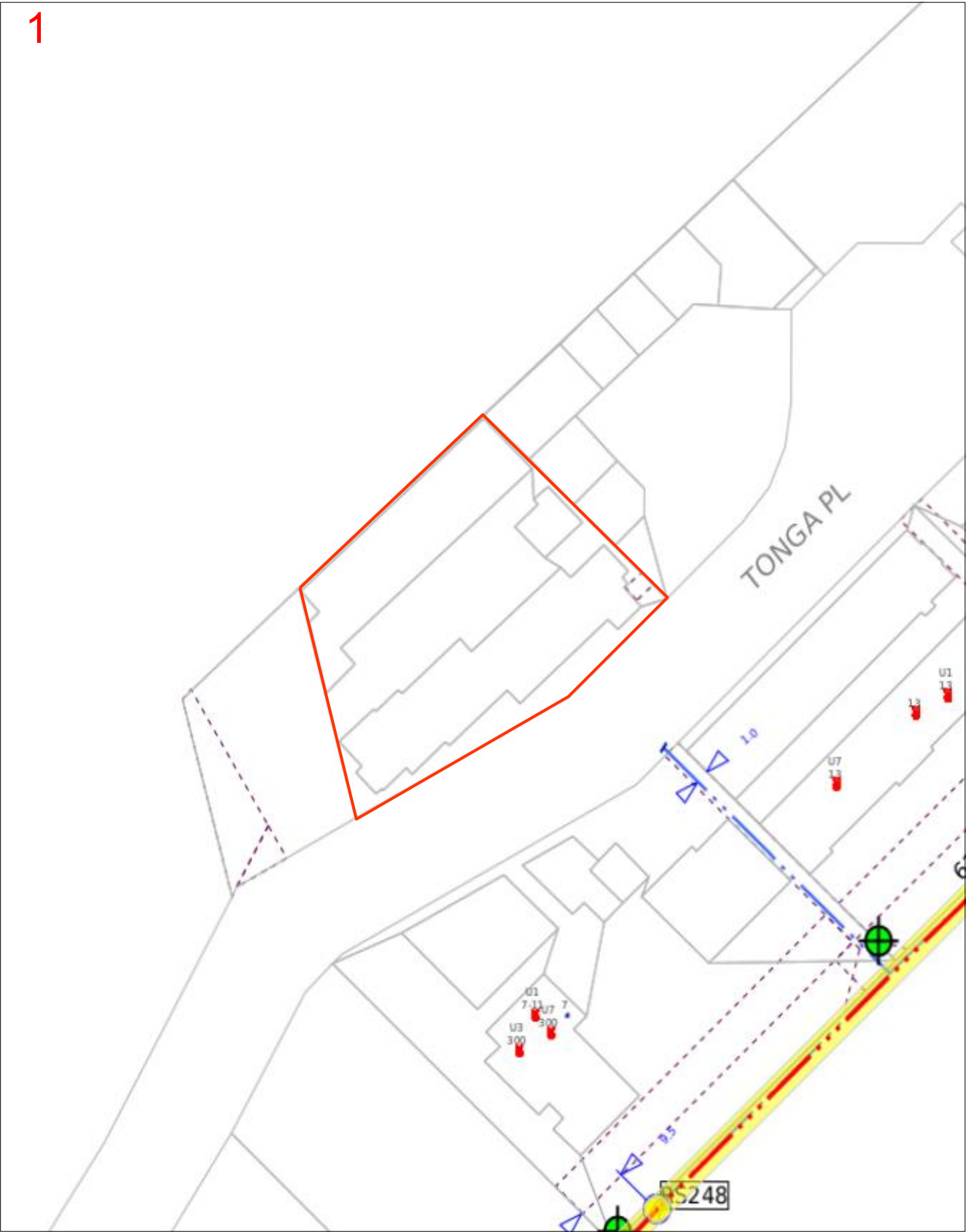
Enquiry Area

Map Key Area



Site Unit 15 8 Tonga Pl
Address: Parkwood
QLD 4214

Sequence 274541190
Number:



Scale 1: 700

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

Map Key Area



Legend

PIPE LEGEND: GAS TYPE AND PRESSURE

	Low pressure	Medium pressure	High pressure	Transmission
Natural gas				
Natural gas – proposed				
LPG (yellow dash)	not applicable			not applicable
Hydrogen blended (aqua dash)	not applicable			not applicable

PIPE LEGEND: SPECIAL DESIGNATION

	Low pressure	Medium pressure	High pressure	Transmission
Critical main (yellow highlight)				
Casing (grey highlight)				not applicable

These designations typically apply to any pipe type and pressure

PIPE LEGEND: OTHER STATUS

Abandoned pipe	
Idle or inactive pipe	

ABBREVIATION

BoK	Back of kerb	FoK	Front of kerb
C	Depth of cover	NTI	Not tied in
CP	Cathodic protection		

OBJECT SYMBOLS

Valve		CP test station		Syphon	
Buried valve		CP anode		Marker	
Regulator station		CP bond wire		Part service ^A	
Gas connected property		CP rectifier terminal			

^AA live gas service terminated underground within the property boundary, available for future extension to the gas meter.

PIPE CODE AND MATERIAL

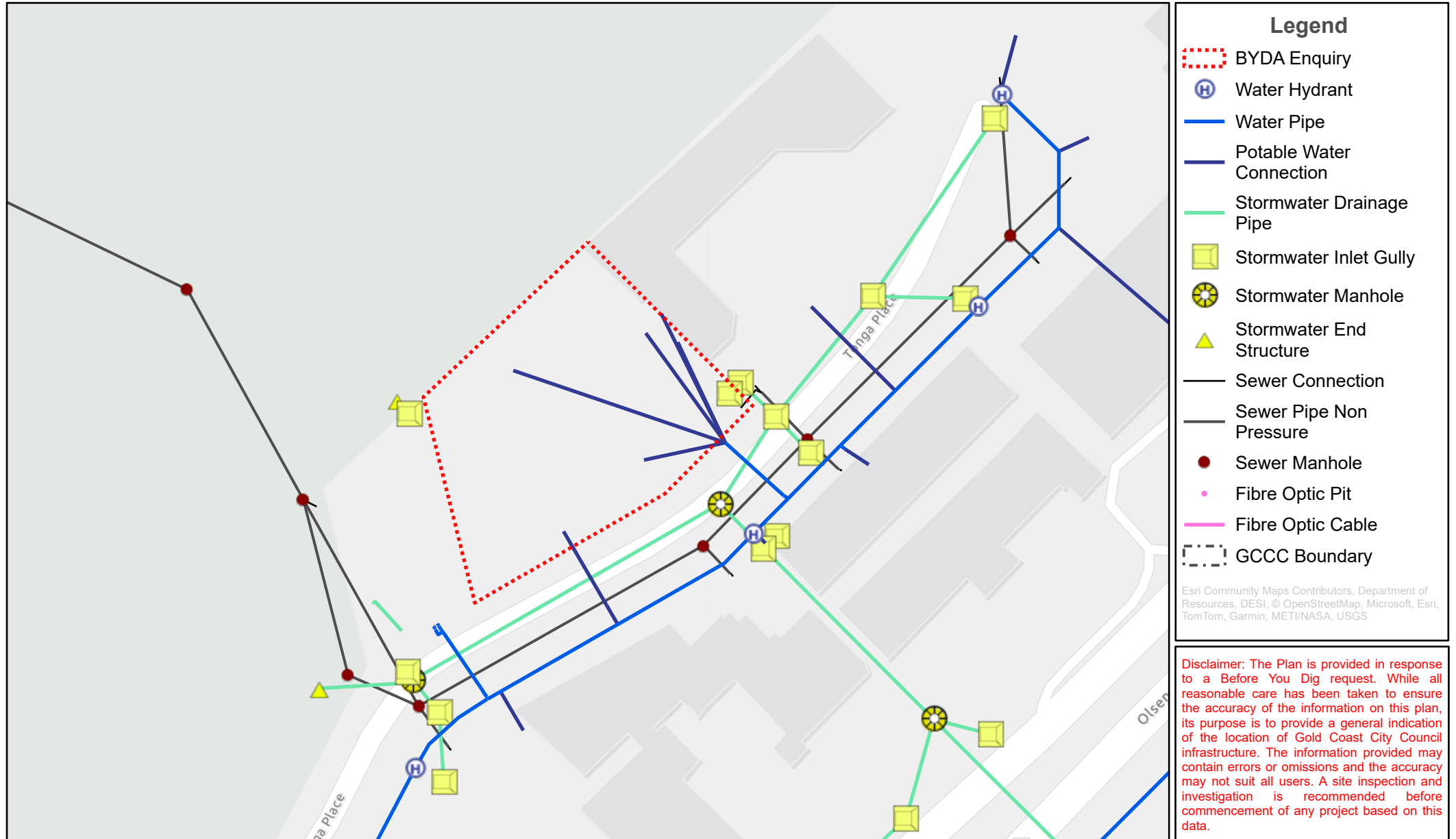
P*	Polyethylene (PE)	CU	Copper
P3	Polyvinyl chloride (PVC)	N2	Nylon
S*	Steel	W2	Wrought galv iron
C*	Cast iron	W3	PE coat wrought galv iron

INTERPRETATION EXAMPLE

	High pressure, 40 mm polyethylene in an 80 mm cast iron casing
	Medium pressure, 63 mm steel

Pipe diameter in millimetres is shown before pipe code.
40P6 = 40 mm nominal diameter

This map was created in colour and should be printed in colour



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

15/06/26 (valid for 30 days)

Plans generated by SmarterWX™ Automate

0 10 20 40
m



Scale 1:1,000



BYDA

Sequence: 274541191
Date: 15/06/2026

Scale: 1:1025
Tile No: **OVERVIEW**

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 contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



BYDA

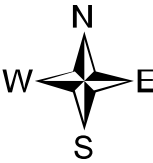
Sequence: 274541191
Date: 15/06/2026

Scale: 1:500
Tile No: 1

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV – <33kV)
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AS5488 Category “D” Plan



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BYDA

Sequence: 274541191
Date: 15/06/2026
Scale: 1:500
Tile No: 2

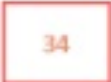
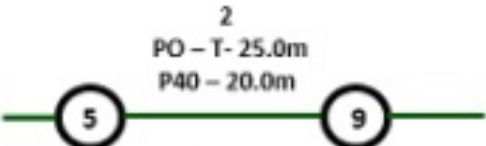
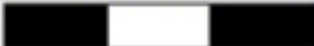
LEGEND

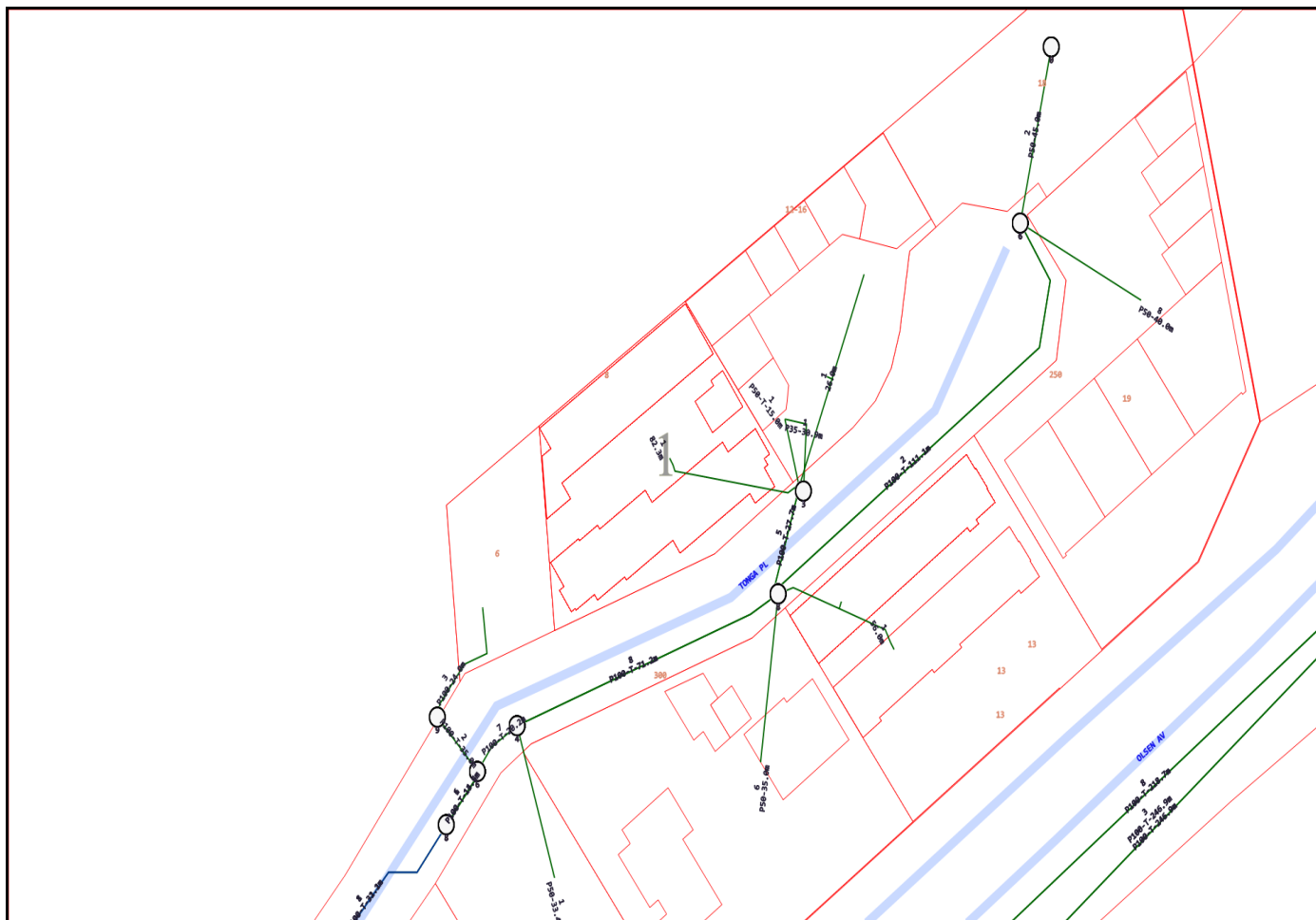
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AS5488 Category "D" Plan



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	  LEGEND
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters  1:2000 1 cm equals 20 m



Emergency Contacts

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



Working near nbn™ cables

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

Practice safe work habits

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



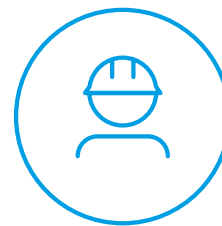
Plan: Plan your job by ensuring the plans received are current and apply to the work to be performed. Also check for any visual cues that may indicate the presence of services not covered in the DBYD plans.



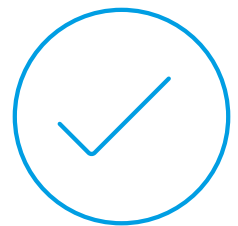
Prepare: Prepare for your job by engaging a DBYD Certified Plant Locator to help interpret plans and identify on-site assets. Contact **nbn** should you require further assistance.



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

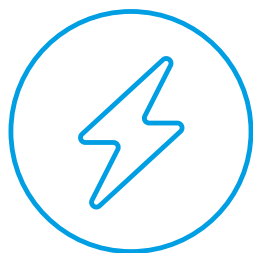


Protect: Protecting and supporting the exposed **nbn** underground asset is the responsibility of the worker. Exclusion zones for **nbn** assets are clearly stated in the plan and appropriate controls must be implemented to ensure that encroachment into the exclusion zone by machinery or activities with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

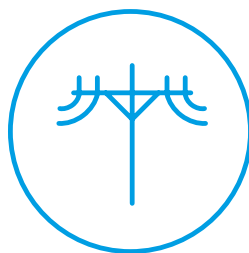


Proceed: Proceed only when the appropriate planning, preparation, potholing and protective measures are in place.

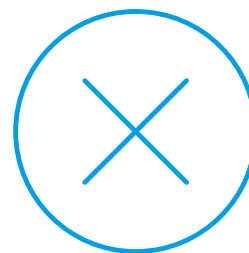
Working near **nbn**TM cables



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



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



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

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

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

Contact

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

Disclaimer

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

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

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To: Gene Vernon
Phone: Not Supplied
Fax: Not Supplied
Email: gene.vernon@leadconveyancing.com.au

Before You Dig Australia Job #:	53427599	 BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm
Sequence #	274541188	
Issue Date:	15/06/2026	
Location:	Unit 15 8 Tonga Pl , Parkwood , QLD , 4214	

Information

The area of interest requested by you contains one or more assets.

nbn™ Assets	Search Results
Communications	Asset identified
Electricity	No assets

In this notice **nbn™ Facilities** means *underground fibre optic, telecommunications and/or power facilities, including but not limited to cables, owned and controlled by nbn™*

Location of nbn™ Underground Assets

We thank you for your enquiry. In relation to your enquiry at the above address:

- **nbn's** records indicate that there **ARE nbn™** Facilities in the vicinity of the location identified above ("Location").
- **nbn** indicative plan/s are attached with this notice ("Indicative Plans").
- The Indicative Plan/s show general depth and alignment information only and are not an exact, scale or accurate depiction of the location, depth and alignment of **nbn™** Facilities shown on the Plan/s.
- In particular, the fact that the Indicative Plans show that a facility is installed in a straight line, or at uniform depth along its length cannot be relied upon as evidence that the facility is, in fact, installed in a straight line or at uniform depth.
- You should read the Indicative Plans in conjunction with this notice and in particular, the notes below.
- You should note that, at the present time, the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables. As such, consistent with the notes below, particular care must be taken by you to make your own enquiries and investigations to precisely locate any power cables and manage the risk arising from such cables accordingly.
- The information contained in the Indicative Plan/s is valid for 28 days from the date of issue set out above. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).

We thank you for your enquiry and appreciate your continued use of the Before You Dig Australia Service. For any enquiries related to moving assets or Planning and Design activities, please visit the **nbn Commercial Works** website to complete the online application form. If you are planning to excavate and require further information, please email dbyd@nbnco.com.au or call 1800 626 329.

Notes:

1. You are now aware that there are **nbn™** Facilities in the vicinity of the above property that could be damaged as a result activities carried out (or proposed to be carried out) by you in the vicinity of the Location.
2. You should have regard to section 474.6 and 474.7 of the *Criminal Code Act 1995* (CoA) which deals with the consequences of interfering or tampering with a telecommunications facility. Only persons authorised by **nbn** can interact with **nbn's** network facilities.
3. Any information provided is valid only for **28 days** from the date of issue set out above.

Referral Conditions

The following are conditions on which **nbn** provides you with the Indicative Plans. By accepting the plans, you are agreeing to these conditions. These conditions are in addition, and not in replacement of, any duties and obligations you have under applicable law.

1. **nbn** does not accept any responsibility for any inaccuracies of its plans including the Indicative Plans. You are expected to make your own inquiries and perform your own investigations (including engaging appropriately qualified plant locators, e.g BYDA Certified Locators, at your cost to locate **nbn™** Facilities during any activities you carry out on site).
2. You acknowledge that **nbn** has specifically notified you above that the Indicative Plans are likely to be more accurate in showing location of fibre optics and telecommunications cables than power cables. There may be a variation between the line depicted on the Indicative Plans and the location of any power cables.
3. You should not assume that **nbn™** Facilities follow straight lines or are installed at uniform depths

along their lengths, even if they are indicated on plans provided to you. Careful onsite investigations are essential to locate the exact position of cables.

4. In carrying out any works in the vicinity of **nbn** Facilities, you must maintain the following minimum clearances:
 - 300mm when laying assets inline, horizontally or vertically.
 - 500mm when operating vibrating equipment, for example: jackhammers or vibrating plates.
 - 1000mm when operating mechanical excavators.
 - Adherence to clearances as directed by other asset owner's instructions and take into account any uncertainty for power cables.
5. You are aware that there are inherent risks and dangers associated with carrying out work in the vicinity of underground facilities (such as **nbn**™ fibre optic, copper and coaxial cables, and power cable feed to **nbn**™ assets). Damage to underground electric cables may result in:
 - Injury from electric shock or severe burns, with the possibility of death.
 - Interruption of the electricity supply to wide areas of the city.
 - Damage to your excavating plant.
 - Responsibility for the cost of repairs.
6. You must take all reasonable precautions to avoid damaging **nbn**™ Facilities. These precautions may include but not limited to the following:
 - All excavation sites should be examined for underground cables by careful hand excavation. Cable cover slabs if present must not be disturbed. Hand excavation needs to be undertaken with extreme care to minimise the likelihood of damage to the cable, for example: the blades of hand equipment should be aligned parallel to the line of the cable rather than digging across the cable.
 - If any undisclosed underground cables are located, notify **nbn** immediately.
 - All personnel must be properly briefed, particularly those associated with the use of earth-moving equipment, trenching, boring and pneumatic equipment.
 - The safety of the public and other workers must be ensured.
 - All excavations must be undertaken in accordance with all relevant legislation and regulations.
7. You will be responsible for all damage to **nbn**™ Facilities that are connected whether directly, or indirectly with work you carry out (or work that is carried out for you or on your behalf) at the Location. This will include, without limitation, all losses expenses incurred by **nbn** as a result of any such damage.
8. You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.
9. Except to the extent that liability may not be capable of lawful exclusion, **nbn** and its servants and agents and the related bodies corporate of **nbn** and their servants and agents shall be under no liability whatsoever to any person for any loss or damage (including indirect or consequential loss or damage) however caused (including, without limitation, breach of contract negligence and/or breach of statute) which may be suffered or incurred from or in connection with this information sheet or any plans (including Indicative Plans) attached hereto. Except as expressly provided to the contrary in this information sheet or the attached plans (including Indicative Plans), all terms, conditions, warranties, undertakings or representations (whether expressed or implied) are excluded to the fullest extent permitted by law.

All works undertaken shall be in accordance with all relevant legislations, acts and regulations applicable to the particular state or territory of the Location. The following table lists all relevant documents that shall be considered and adhered to.

State/Territory	Documents
National	Work Health and Safety Act 2011
	Work Health and Safety Regulations 2011
	Safe Work Australia - Working in the Vicinity of Overhead and Underground Electric Lines (Draft)

	Occupational Health and Safety Act 1991
NSW	Electricity Supply Act 1995
	Work Cover NSW - Work Near Underground Assets Guide
	Work Cover NSW - Excavation Work: Code of Practice
VIC	Electricity Safety Act 1998
	Electricity Safety (Network Asset) Regulations 1999
QLD	Electrical Safety Act 2002
	Code of Practice for Working Near Exposed Live Parts
SA	Electricity Act 1996
TAS	Tasmanian Electricity Supply Industry Act 1995
WA	Electricity Act 1945
	Electricity Regulations 1947
NT	Electricity Reform Act 2005
	Electricity Reform (Safety and Technical) Regulations 2005
ACT	Electricity Act 1971

Thank You,

nbn BYDA

Date: 15/06/2026

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Job ID 53427599

Superloop (UEComm)

Referral

274541193

Member Phone

-

Responses from this member

Response received Mon 15 Jun 2026 1.09pm

File name	Page
Response Body	114
Superloop Uecomm - 274541193.pdf	115

Attention: Gene Vernon

Thank you for your Before You Dig (BYDA) enquiry.

Job Number: 53427599

Sequence Number: 274541193

Dig Site Location: Unit 15 8 Tonga Pl Parkwood

According to our records, your proposed works fall within the risk area for **Superloop/Uecomm assets**. Please read the attached response carefully it contains essential information, including required steps that must be undertaken before any excavation or construction activities commence.

Key requirements include:

Engagement of a BYDA Skilled Locator or DBYD Certified Locator to physically locate Superloop/Uecomm assets before works commence.

Where works are proposed within the approach distances, involve boring, trenching, heavy plant, asset exposure, asset crossings, or any activity that may affect Superloop/Uecomm infrastructure, the excavator must notify Superloop/Uecomm at least 5 business days prior to commencement.

This enquiry is valid for 28 days from the enquiry date. A new BYDA enquiry must be lodged if the location, scope, depth, method or extent of the proposed work changes within this period.

If you require further information or assistance with interpretation of plans, please contact Superloop/Uecomm at **slc.byda@superloop.com** or **1300 558 406**.

In case of emergency or to report damage, phone 1300 558 406 immediately.

This enquiry response, including the attached documentation, has been compiled based on the information detailed within the BYDA enquiry outlined above. Please ensure that the BYDA enquiry details and this response accurately reflect your proposed works. Superloop/Uecomm plans are indicative only and do not remove the need for physical location, verification and appropriate risk controls.



Before You Dig Australia (BYDA) Location Information

Level 9, 12 Shelley Street,
Sydney, NSW 2000
Ph: 1300 558 406
www.superloop.com

To:

Gene Vernon
Level 1, Suite 7, 3972 Pacific Highway
Loganholme QLD 4129

Enquiry Details

Utility ID	556800
Sequence Number	274541193
Enquiry Date	15/06/2026 15:09
Response	AFFECTED
Address	Unit 15 8 Tonga Pl Parkwood
Location in Road	
Activity	Conveyancing

Enquirer Details

Customer ID	3747310
Contact	Gene Vernon
Company	
Email	gene.vernon@leadconveyancing.com.au
Phone	+61480012678

***Your Enquiry has fallen within the risk area
for Superloop/Uecomm assets.***

IMPORTANT INFORMATION

Drawings and plans provided by Superloop/Uecomm are reference diagrams only, correct at the time the asset was built. Exact ground cover and alignments cannot be provided with certainty as these may alter over time. Depths and alignments of telecommunications plant vary considerably. The plans provided are to be used as a guide only.

Physical identification of Superloop/Uecomm assets before any excavation work is critical. Information on how this can be arranged is provided in this document.

For general enquiries about the information provided in this response, please email slc.byda@superloop.com.

DISCLAIMER

Plans issued by Superloop/Uecomm are valid for 28 days unless otherwise stated. If this timeframe has elapsed, or if the scope of work changes, you will be required to reapply via Before You Dig Australia. Superloop/Uecomm plans are provided for the use of the applicant only and must not be distributed to any third parties. Superloop/Uecomm accepts no liability to the extent permitted by law for loss or damage arising from reliance on indicative plans without appropriate physical location, verification, and risk controls. Please ensure Superloop/Uecomm plans and information provided remain on-site at all times during construction.

The information provided in this response represents Quality Level D (QL-D) data under AS 5488. This is indicative information only and does not pinpoint the exact location of assets. A higher quality level of investigation (e.g. QL-B or QL-A) may be required before excavation commences.

NOTICE: PRIOR NOTIFICATION REQUIRED

Where works are proposed within the approach distances, involve boring, trenching, heavy plant, asset exposure, asset crossings, or any activity that may affect Superloop/Uecomm infrastructure, the excavator must notify Superloop/Uecomm at least 5 business days prior to commencement. This allows Superloop/Uecomm to provide additional guidance, review the proposed work method, arrange asset supervision where necessary, or discuss protection measures before works begin. Notification must be sent to slc.byda@superloop.com or made by calling 1300 558 406.

Notification to Superloop/Uecomm does not constitute approval to proceed and does not remove the excavator's responsibility to obtain current BYDA plans, physically locate affected assets, maintain required clearances, implement appropriate risk controls, and comply with all requirements of this notice.

REQUIREMENT: ENGAGE A SKILLED LOCATOR

As Superloop/Uecomm assets are affected by the proposed works, the excavator is required to engage a BYDA Skilled Locator or DBYD Certified Locator to physically locate Superloop/Uecomm underground assets before any excavation work commences. A Skilled Locator can provide a higher quality level of asset location data (QL-B or QL-A under AS 5488) and significantly reduce the risk of damage to critical fibre optic infrastructure.

To find a Skilled Locator near you, visit www.byda.com.au or www.dbydlocator.com.

IMPORTANT

- There may be additional Superloop/Uecomm assets in this area contained within Telstra duct which are not shown on these diagrams. No work is to take place until plans have been obtained from Telstra.
- Recently constructed or acquired assets may not yet appear on all plans. If you encounter any unidentified telecommunications infrastructure, stop work and contact Superloop/Uecomm immediately.
- **Superloop/Uecomm does not accept any liability for inaccuracies or any lack of information on the plans, or any damage to Superloop/Uecomm assets resulting from, or in connection with the information provided.**

CONCERNING SUPERLOOP/UECOMM PLANS

- Drawings and plans provided by Superloop/Uecomm are reference diagrams which were correct at the time the asset was built. Exact ground cover and alignments cannot be provided with any certainty as these may alter over time. Depths of telecommunications plant vary considerably as do alignments. It is essential to uncover the asset and positively identify the asset's exact location.
- Superloop/Uecomm plans are provided as a guide only and the completeness of the information cannot be guaranteed. This information represents Quality Level D (QL-D) under AS 5488 and should not be solely relied upon for excavation planning.
- The attached diagrams are valid for 28 days from the date of this reply.
- A new BYDA enquiry must be lodged if the scope of work changes, even within the 28-day validity period.
- Services belonging to other third parties are not included on these plans.
- Superloop/Uecomm plans are provided for the use of the applicant only and must not be distributed to any third parties.
- Please ensure Superloop/Uecomm plans and information provided remain on-site at all times during construction.

DUTY OF CARE

- When working in the vicinity of telecommunications plant you have a legal Duty of Care that must be observed. This obligation exists under common law and is reinforced by the Telecommunications Act 1997 (Cth), which provides for the protection of telecommunications infrastructure. Criminal offences may apply for intentional damage to a carrier's property.
- It is the responsibility of the owner and any consultant engaged by the owner, including an architect, consulting engineer, developer, and head contractor to design for minimal impact and protection of Superloop/Uecomm plant. The information provided in this response is indicative only and does not remove the need for physical location, verification and appropriate risk controls at design and construction stages.
- It is the owner's (or constructor's) responsibility to:
 - Request plans of Superloop/Uecomm plant for a particular location at a reasonable time before construction begins.
 - Visually locate Superloop/Uecomm plant by vacuum excavation (potholing) where construction activities may damage or interfere with Superloop/Uecomm plant (see Essential Precautions and Approach Distances section for more information).
 - Contact Superloop/Uecomm if Superloop/Uecomm plant is wholly or partly located near planned construction activities.
 - Incorporate Superloop/Uecomm asset information into Safe Work Method Statements (SWMS) for all excavation activities, specifying the quality level of utility data being relied upon.



ASSET ALTERATION, RELOCATION OR INTERFERENCE

You must not relocate, alter, remove, support, modify, attach to, or otherwise interfere with any Superloop/Uecomm asset without prior written approval from Superloop/Uecomm. Any request to alter or relocate Superloop/Uecomm infrastructure must be referred to Superloop/Uecomm before works commence. Unauthorised interference may result in recovery of costs, damages and consequential losses, and may expose the responsible party to offences under the Telecommunications Act 1997 (Cth) and the Criminal Code Act 1995 (Cth).

SAFE WORK METHOD STATEMENT (SWMS)

Under Work Health and Safety (WHS) Regulations, any excavation work near known underground utilities must be covered by a Safe Work Method Statement. The SWMS should reference the quality level of utility data being relied upon and specify the measures in place to prevent asset damage. Using only QL-D information for excavation near known utilities may not satisfy WHS risk management requirements.

DAMAGE

IN CASE OF EMERGENCY OR TO REPORT DAMAGE
PHONE 1300 558 406
IMMEDIATELY

- All damage, regardless of severity, must be reported to Superloop/Uecomm immediately.
- The applicant, owner, developer, head contractor, contractor, subcontractor, consultant, or any other party undertaking or controlling the works may be liable for any damage to Superloop/Uecomm assets, including where works commence without current plans, where assets are not physically located, where instructions are not followed, or where the requirements of this notice are not complied with.
- Superloop/Uecomm reserves all rights to recover compensation for loss or damage to its cable network or other property including consequential losses.
- Where assets are exposed or damaged, photograph and record the asset condition, depth and alignment before backfilling (see Documentation and Records below). This evidence may be required for any damage investigation.
- Superloop/Uecomm does not accept any liability for loss or damage occurring due to inaccuracy or lack of information on the plans provided.

ESSENTIAL PRECAUTIONS AND APPROACH DISTANCES

Note: If the following clearances cannot be maintained, please contact Superloop/Uecomm (see contact details below) for advice on how best to resolve this situation.

- On receipt of plans and before commencing excavation work or similar activities near Superloop/Uecomm plant, carefully locate this plant first to avoid damage. Undertake prior manual exposure such as potholing whenever working in the vicinity of Superloop/Uecomm plant, and observe the following:
 - Where Superloop/Uecomm plant is in an area where road and footpaths are well defined by kerbs or other features, a minimum clear distance of 600mm must be maintained from where it could be reasonably presumed that plant would reside. In non-established or unformed reserves and terrain, this approach distance must be at least 1.5 metres.
 - NOTE: Even manual potholing needs to be undertaken with extreme care, common sense and employing techniques least likely to damage cables.
 - If construction work is parallel to Superloop/Uecomm plant, then careful hand digging or using non-destructive water jet method (potholing) at least every 5m is required to

establish the location of all plant, hence confirming nominal locations before work can commence.

- No crossing of a Superloop/Uecomm asset is to occur until the asset has been physically located and positively identified. Superloop/Uecomm may require an authorised representative or nominated locator to be present for high-risk crossings, boring, trenching, piling, directional drilling, or works involving heavy plant.
 - In rural, undeveloped, unformed, or poorly defined road reserve areas, asset alignments may vary significantly from the indicative plan location. The excavator must apply greater caution and undertake sufficient physical location to confirm the actual alignment before works commence.
 - These clearances are minimum requirements only. Greater clearances, additional potholing, asset protection, or Superloop/Uecomm supervision may be required depending on the asset type, construction method, depth, ground conditions, and risk profile of the proposed works.
- Maintain the following minimum clearance between construction activity and actual location of Superloop/Uecomm Plant:

Minimum Clearance from Actual Location of Superloop/Uecomm Plant	
Equipment / Activity	Minimum Clearance
Jackhammers / Pneumatic Breakers	Not within 1.0m of actual location
Vibrating Plate or Wacker Packer Compactor	Not within 0.5m of Superloop/Uecomm ducts. 300mm compacted clearance cover before compactor can be used across Superloop/Uecomm ducts.
Boring Equipment (in-line, horizontal and vertical)	Not within 2.0m of actual location. Constructor to check depth via vacuum excavation (pothole).
Heavy Vehicle Traffic (over 3 tonnes)	Not to be driven across Superloop/Uecomm ducts (or plant) with less than 600mm cover.
Mechanical Excavators, Farm Ploughing and Tree Removal	Not within 1.0m of actual location. Constructor to check depth via vacuum excavation (pothole).

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

Minimum Depth of Cover After Completion of Work	
Footway	450mm
Roadway	450mm at drain invert and 600mm at road centre crown

BACKFILL AND REINSTATEMENT

- Where Superloop/Uecomm ducts or cables have been exposed, backfill material must be free of rocks, debris and sharp objects that could damage the infrastructure.
- A minimum of 75mm of clean sand or fine granular material should be placed around any exposed Superloop/Uecomm ducts before general backfill is applied.
- The excavator must ensure that minimum cover depths (as specified above) are maintained following reinstatement.



DOCUMENTATION AND RECORDS

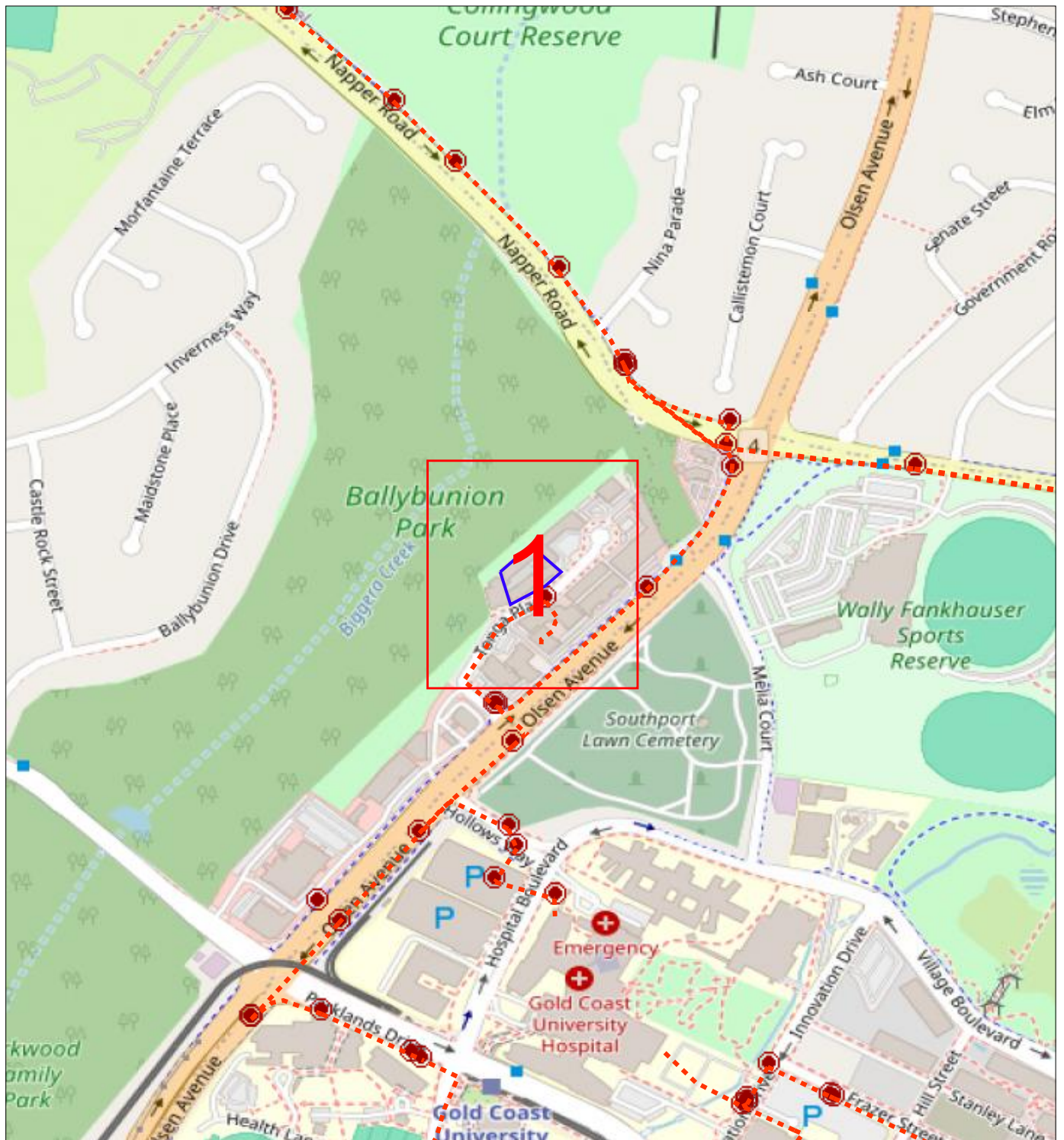
- Where Superloop/Uecomm assets are exposed during excavation, the excavator should photograph the asset and record its condition, depth and alignment before backfilling.
- This documentation may be required by Superloop/Uecomm in the event of a damage investigation or future asset management activities.

Superloop/Uecomm Contact Information	
Emergency / Damage Reporting	1300 558 406
General Enquiries / Works Coordination	slc.byda@superloop.com

Overview Map

Sequence No: 274541193

Unit 15 8 Tonga PI Parkwood

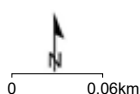


LEGEND:

- Superloop/Uecomm duct
- Superloop/Uecomm pit
- Property Boundary
- Affected BYDA Work Area

1

Detail Map



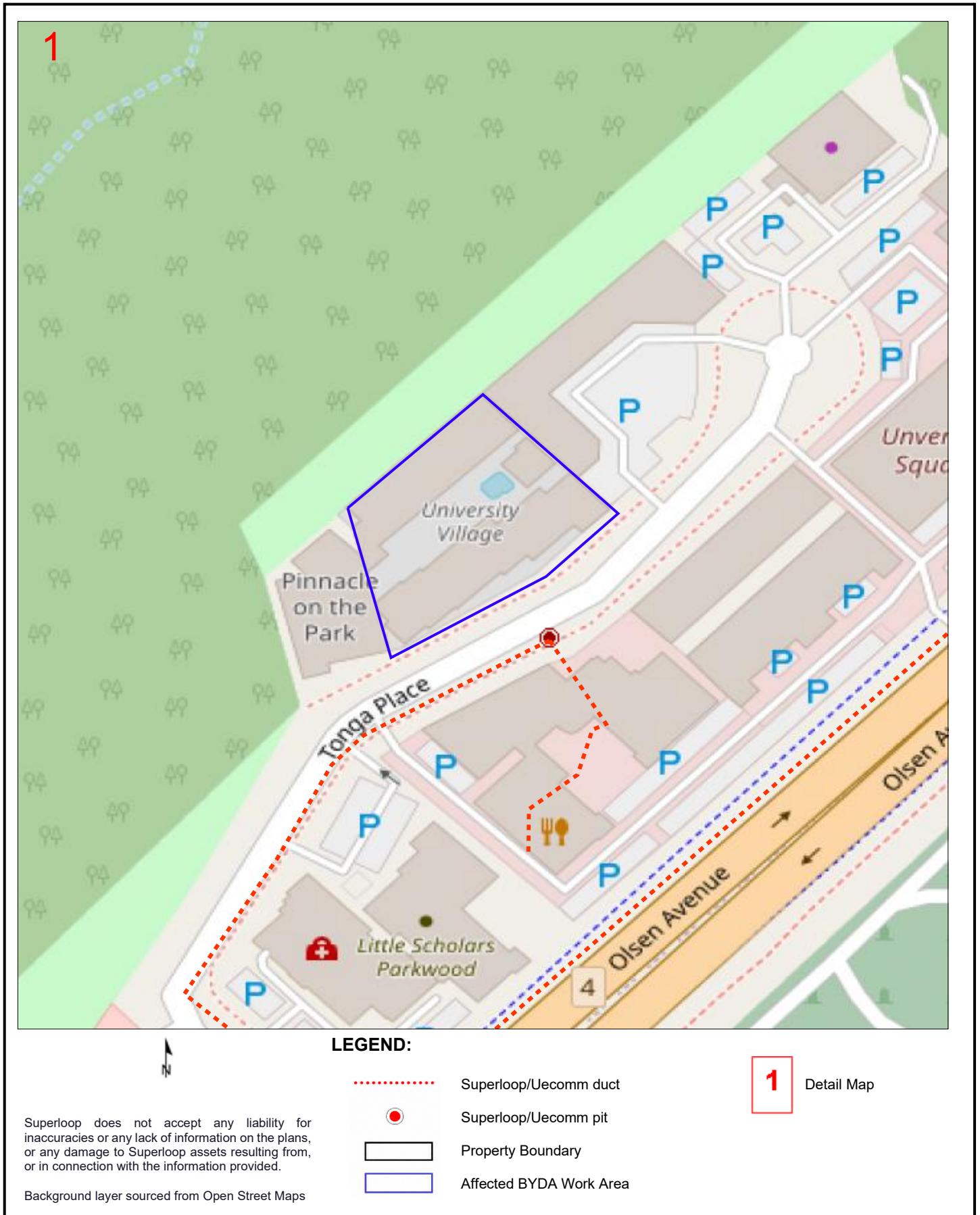
Superloop does not accept any liability for inaccuracies or any lack of information on the plans, or any damage to Superloop assets resulting from, or in connection with the information provided.

Background layer sourced from Open Street Maps

Map 1

Sequence No: 274541193

Unit 15 8 Tonga Pl Parkwood



Job ID 53427599

Telstra QLD South East

Referral

274541192

Member Phone

1800 653 935

Responses from this member

Response received Mon 15 Jun 2026 1.37pm

File name	Page
Response Body	124
274541192.pdf	126
Accredited PlantLocators 2026-06-10a .pdf	128
Telstra Duty of Care v32.0c.pdf	129
Telstra Map Legend v4_0c.pdf	131

Attention: Gene Vernon

Site Location: Unit 15 8 Tonga Pl, Parkwood, QLD 4214

Your Job Reference: Lead - 15/8 Tonga Place, Parkwood QLD 4214

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

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

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

Please refer to all enclosed attachments for more information.

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

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

Please note:

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

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

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

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

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

Phone 1800 653 935 for further assistance.

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

WARNING:

Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing them. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra assets prior to commencing work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. See the **Before You Dig Australia - BEST PRACTISE GUIDES and The five Ps of safe excavation** <https://www.byda.com.au/before-you-dig/best-practice-guides/>.

Please note that:

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

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

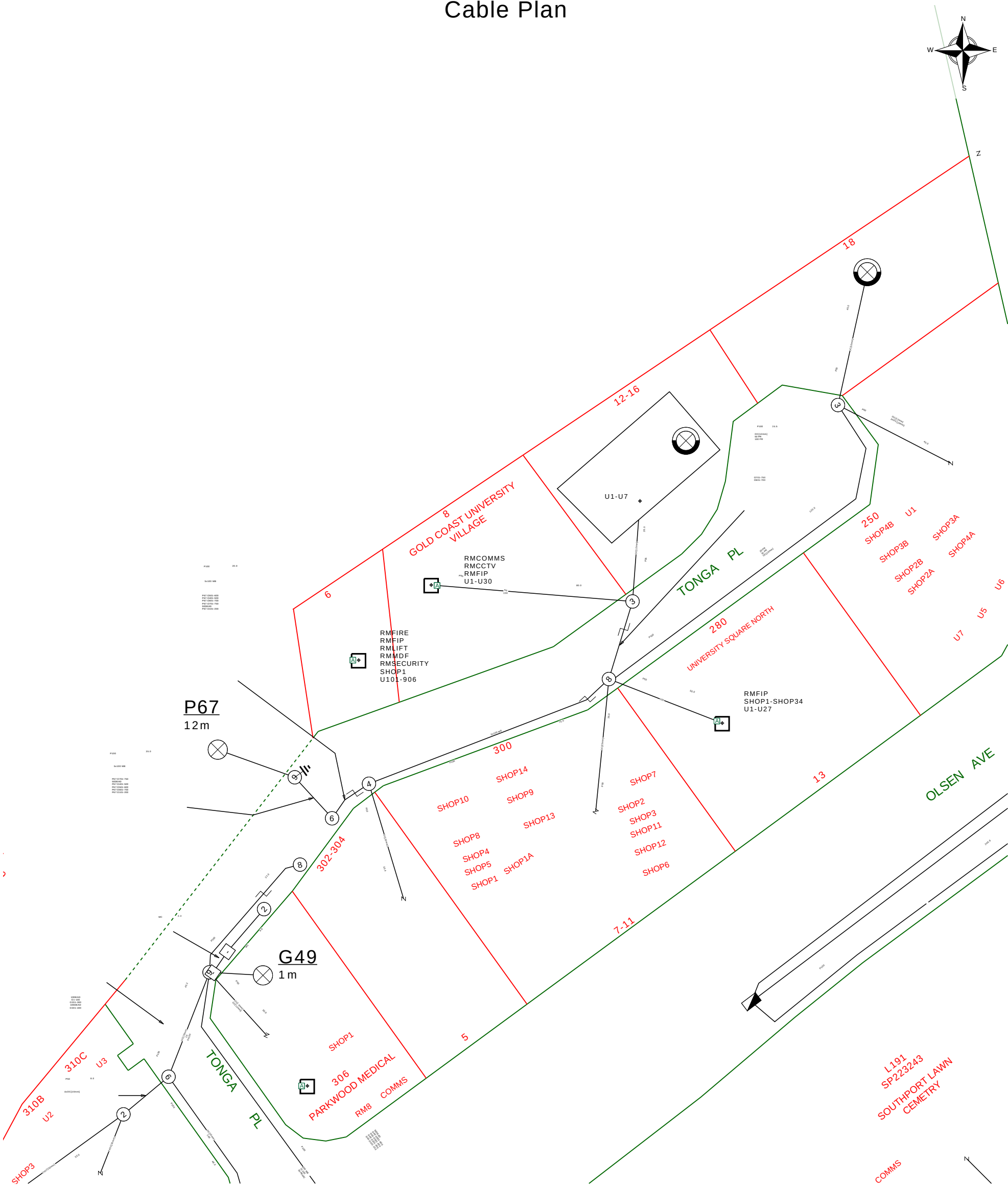
(See attached file: *Telstra Duty of Care v32.0c.pdf*)

(See attached file: *Telstra Map Legend v4_0c.pdf*)

(See attached file: Accredited PlantLocators 2026-06-10a .pdf)

(See attached file: 274541192.pdf)

Cable Plan



	Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra- Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 274541192
	TELSTRA LIMITED A.C.N. 086 174 781	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact InfraCo Plan Services should you require any assistance.
	Generated On 15/06/2026 15:32:40	

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

WARNING

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

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

Page 1 of 2



General Information

Telstra highly recommends using Certified Locators.

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



Before you Dig Australia – BEST PRACTISE GUIDES
<https://www.byda.com.au/before-you-dig/best-practice-guides/>



OPENING ELECTRONIC MAP ATTACHMENTS –

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



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



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



Telstra New Connections / Disconnections
13 22 00



Telstra Protection & Relocation: 1800 810 443 (AEST business hours only).
[Email](#)
Telstra Protection & Relocation Fact Sheet: [Link](#)
Telstra Protection & Relocation Home Page [Link](#)



Telstra Aerial Assets Group (overhead network)
1800 047 909

Protect our Network:

by maintaining the following distances from our assets:

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



Before You Dig Australia

Think before you dig

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

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

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

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

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



Disclaimer and legal details

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

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

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

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

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

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

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

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

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

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

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

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

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

Data Extraction Fees

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

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

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

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

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

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

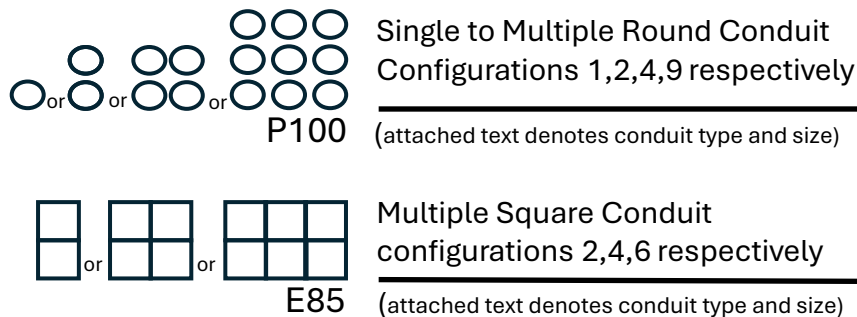
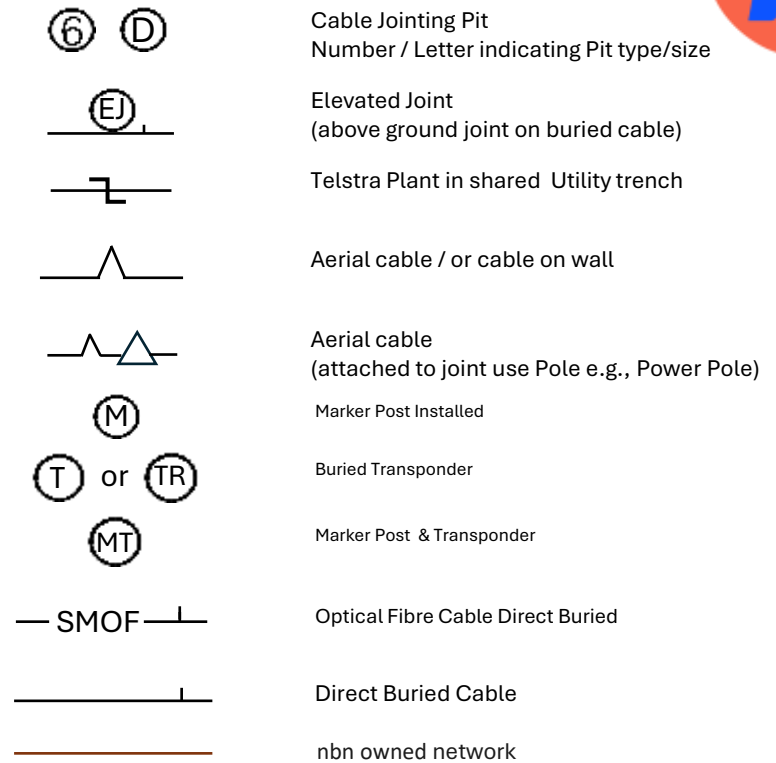
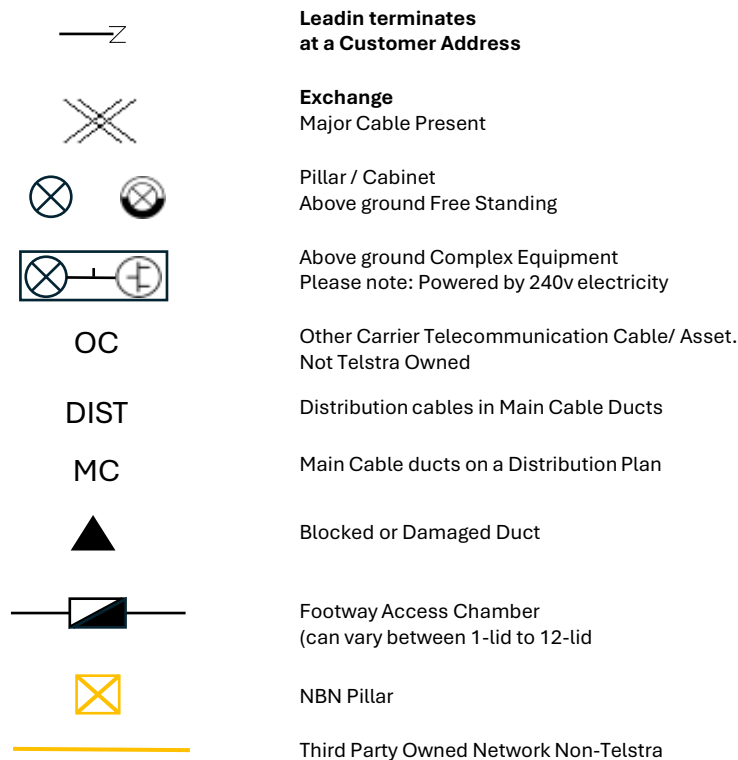
Workers and equipment must maintain safety exclusion zones around power lines

WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. **FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK.** A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

Privacy Note

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

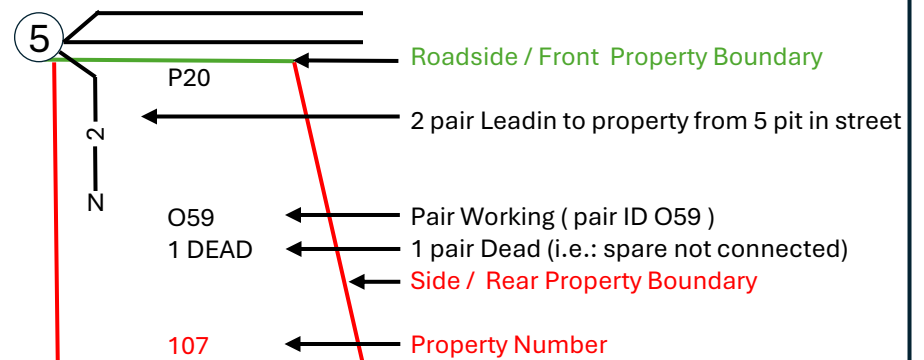
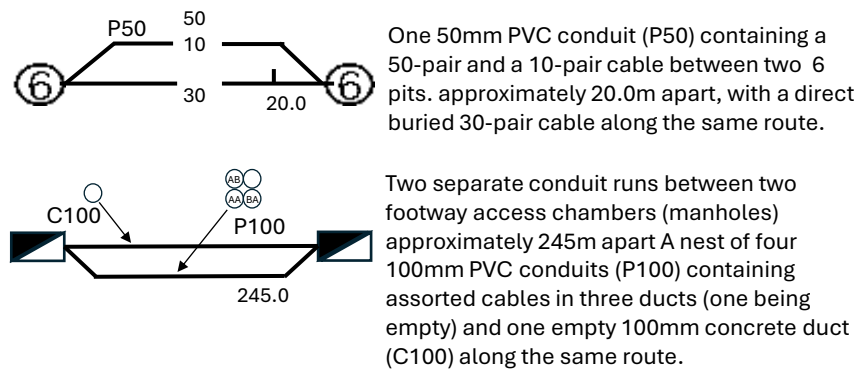
LEGEND



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.

Job ID 53427599

Lead - 15/8 Tonga Place, Parkwood QLD 4214



End of document

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

This document was automatically generated at a point-in-time. Be aware that the source information from which this document was created may have changed since it was produced. This document may contain incomplete or out-of-date information. Always check your enquiry details in the BYDA Referral Service for the most recent information. For copyright information refer to individual responses.

8 Tonga Place, PARKWOOD,
4214



Plan Area 87 m²
Lot/Plan 15SP146782



- View Map
- View Full Planning Scheme
- Flood depth mapping
- Clear selected property

The following information applies to this property

City Plan Zone

Mixed use, Fringe business precinct

View section

Division

Viewing City Plan for 8 Tonga Place, PARKWOOD, 4214

Historic Change

Version: v11
Effective Date: 06 Feb 2024

City Plan

Citation and commencement

Part 1 About the City Plan

Part 2 State planning provisions

Part 3 Strategic framework

Part 4 Local government infrastructure plan

Part 5 Tables of assessment

Part 6 Zones

6.1 Preliminary

6.2 Zone codes

6.2.19 Mixed use zone code

6.2.19.1 Application

6.2.19.2 Purpose

6.2.19.3 Specific benchmarks for assessment

Part 7 Local plans

City Plan / Part 6 Zones / 6.2 Zone codes / 6.2.19 Mixed use zone code

Download Bookmark Compare Reading mode

Search for a keyword



6.2.19 Mixed use zone code



Photograph 6.2.19-1

Example of intended Mixed use zone outcomes at Varsity Lakes. Photography by Remco Jansen.



GOLD COAST
t. +61 7 5556 7800
e. qld@smartercommunities.com.au

ABN 97 003 450 315
Level 21, 50 Cavill Avenue
Surfers Paradise, QLD, 4217

26 June 2026

D G Clark

Ref

Re Lot 15 GOLD COAST UNI VILLAGE CTS 30168

Fee 84.10 Paid

Above Fee includes GST

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 26/06/2026

Becoming an owner

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

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

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

How to get more information

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

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

Contacting the body corporate

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

Name and number of the community titles scheme

GOLD COAST UNIVERSITY VILLAGE

CTS No. **30168**

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: **Roberto Rodriguez**

Phone: **07 5556 7800**

Company: Challenge Business Group Pty Ltd ACN 003 450 315 T/A Challenge Strata Management

Email: **admin@challengestrata.com**

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: **15**

Plan type and number: **SP 146782**

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 includes the complete set of by-laws that apply to the scheme.

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:

given with this certificate and listed below

Date of Resolution	Lot	Description	Conditions
23/09/14	ALL	EXCLUSIVE USE	BY LAW 36 SCHEDULE E
		- PARKING	

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: **1**

Total contribution schedule lot entitlements for all lots: **30**

Interest schedule

Interest schedule lot entitlement for the lot: **1**

Total interest schedule lot entitlements for all lots: **30**

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 **15** for the current financial year: \$ **5,011.30**

Number of instalments: **4** (outlined below)

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/04/26 to 30/06/26	30/04/26	1,211.16	968.93	08/04/26
01/07/26 to 30/09/26	30/07/26	1,211.16	968.93	
01/10/26 to 31/12/26	30/10/26	1,294.49	1,035.59	
01/01/27 to 31/03/27	30/01/27	1,294.49	1,035.59	
01/04/27****30/06/27	30/04/27	1,252.82	1,002.26	
01/07/27****30/09/27	30/07/27	1,252.82	1,002.26	
			Amount overdue	Nil
			Amount Unpaid including amounts billed not yet due	\$1,211.16

Sinking fund contributions

Total amount of contributions (before any discount) for lot **15** for the current financial year: \$ **4,471.26**

Number of instalments: **4** (outlined below)

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

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

Period	Due date	Amount due	Amount due if discount applied	Paid
01/04/26 to 30/06/26	30/04/26	1,117.81	894.25	08/04/26
01/07/26 to 30/09/26	30/07/26	1,117.81	894.25	
01/10/26 to 31/12/26	30/10/26	1,117.82	894.26	
01/01/27 to 31/03/27	30/01/27	1,117.82	894.26	
01/04/27****30/06/27	30/04/27	1,117.81	894.25	
01/07/27****30/09/27	30/07/27	1,117.81	894.25	
			Amount overdue	Nil
			Amount Unpaid including amounts billed not yet due	\$1,117.81

Special contributions - Administrative Fund (IF ANY)

Date determined: **09/06/26** (Access the body corporate records for more information).

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

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

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

Monthly penalty for overdue contributions (if applicable): **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): 0 %

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

Due date	Amount due	Amount due if discount applied	Paid

Other amounts payable by the lot owner

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

Summary of amounts due but not paid by the current owner

At the date of this certificate

Annual contributions	Nil
Special contributions	Nil
Other contributions	Nil
Other payments	Nil
Penalties	Nil
Total amount overdue (Total Amount Unpaid including not yet due \$2,328.97)	Nil

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

Common property and assets

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

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

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

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

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

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

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 23/07/25

Current sinking fund balance (as at date of certificate): \$ 224,770.34

Improvements to common property the lot owner is responsible for

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

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

Date	Description	Conditions
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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
Umbrella & Chairs	Furniture & Fittings	18/12/07	Stylistic Furniture	\$0.00	\$0.00	\$458.00
Whipper Snipper	Plant and Machinery	30/04/08	Brian Howard-Jones	\$0.00	\$0.00	\$229.00
Outdoor heater	Plant and Machinery	03/12/08	Brian Howard-Jones	\$0.00	\$0.00	\$206.48
6 X Hikvision CCTV cameras	Plant and Machinery	31/01/17	AAVINet Security	\$0.00	\$0.00	\$5,100.00
1 x Hikvision I-Series server			AAVINet Security			
1 x 24" LG Full HD monitor			AAVINet Security			
RplWasteWtrPumps	Plant and Machinery	04/04/23	PROPUMP	\$7,007.00	\$0.00	\$7,007.00

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
			PO Box 2441 Burleigh BC Qld 4220 04.04.23 00017444			
StrmwrPumpSysWks	Plant and Machinery	21/11/23	PROPUMP	\$4,532.00	\$0.00	\$4,532.00
SI Cntrl Panel & Floats			PO Box 2441 Burleigh BC Qld 4220 21.11.23 Inv 00018724 \$4832.00			

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 QUS	23030461	13,622,661.00	17,668.13	31/03/27	\$2,500 Refer Schedule
PUBLIC LIABILITY QUS	23030461	20,000,000.00	Included	31/03/27	\$1,000
COMMON AREA CONTENTS QUS	23030461	136,227.00	Included	31/03/27	Refer Building Refer Building
LOT OWNER FIXTURES QUS	23030461	250,000.00	Included	31/03/27	Refer Building Refer Building
REGULATORY AUDIT QUS	23030461	25,000.00	Included	31/03/27	\$1,000
LOSS RENT/TEMP ACCOM QUS	23030461	2,043,399.00	Included	31/03/27	Refer Building Refer Building
MACHINERY BREAKDOWN QUS	23030461	100,000.00	Included	31/03/27	\$1,000 Refer Schedule
COMMITTEE LIABILITY QUS	23030461	5,000,000.00	Included	31/03/27	\$1,000
FIDELITY GUARANTEE QUS	23030461	100,000.00	Included	31/03/27	\$1,000
VOLUNTARY WORKERS QUS	23030461	200,000/2,000	Included	31/03/27	7 days
LEGAL EXPENSES QUS	23030461	100,000.00	Included	31/03/27	\$1,000 or 10% of all legal expenses whichever is lesser

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: Gleeson Investment Group Pty Ltd

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

No

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 Challenge Business Group Pty Ltd ACN 003 450 315 T/A Challenge Strata Management

Positions/s held Body Corporate Manager

Date 26/06/2026

Signature/s _____

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

GOLD COAST UNIVERSITY VILLAGE CTS 30168

8-10 Tonga Place Parkwood Qld 4214

BALANCE SHEET

AS AT 26 JUNE 2026

	ACTUAL 26/06/2026	ACTUAL 31/03/2026
<u>OWNERS FUNDS</u>		
Administrative Fund	(7,400.26)	3,331.72
Sinking Fund	224,770.34	204,412.24
<u>TOTAL</u>	<u>\$ 217,370.08</u>	<u>\$ 207,743.96</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	237,492.63	213,276.07
Other Arrears	135.23	0.00
Prepaid Expenses	0.00	2,158.09
<u>TOTAL ASSETS</u>	<u>237,627.86</u>	<u>215,434.16</u>
<u>LIABILITIES</u>		
G S T Clearing A/C	1,206.20	3,298.77
P A Y G Clearing A/C	(213.88)	(213.88)
Arrears Clearing A/C	154.00	0.00
Accrued Expenses	0.00	841.62
Next Year Discounts	0.00	(931.58)
Levies In Advance	19,111.46	4,695.27
<u>TOTAL LIABILITIES</u>	<u>20,257.78</u>	<u>7,690.20</u>
<u>NET ASSETS</u>	<u>\$ 217,370.08</u>	<u>\$ 207,743.96</u>

GOLD COAST UNIVERSITY VILLAGE CTS 30168

8-10 Tonga Place Parkwood Qld 4214

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2026 TO 26 JUNE 2026

	ACTUAL 01/04/26-26/06/26	BUDGET 01/04/26-31/03/27	VARIANCE %	ACTUAL 01/04/25-31/03/26
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Contributions Levied	36,334.80	150,338.75	24.17	145,339.20
Discounts	(8,235.82)	(30,067.75)	27.39	(26,625.30)
Late Payment Penalties	58.23	0.00		522.47
Gst On Income	(2,554.48)	(9,736.00)	26.24	(10,792.28)
<u>TOTAL INCOME</u>	25,602.73	110,535.00		108,444.09
<u>EXPENDITURE</u>				
Accountancy Fees	0.00	400.00	0.00	412.50
<u>BANK CHARGES</u>				
Bank Charges (Incl Gst)	21.10	100.00	21.10	94.60
<u>CARETAKING AGREEMENT</u>				
Caretaking Agreement	16,802.22	67,704.00	24.82	66,800.76
<u>COMMUNITY POWER</u>				
Community Power	1,873.90	5,000.00	37.48	4,265.85
Consultancy Fees	0.00	500.00	0.00	0.00
<u>INSURANCES</u>				
Insurances	16,403.34	17,668.13	92.84	16,985.31
Ins - Stamp Duty (No Gst)	1,264.79	0.00		1,312.09
<u>INSURANCE CLAIMS</u>				
Legal Fees	0.00	1,000.00	0.00	0.00
Pest Control	0.00	5,000.00	0.00	4,840.00
R & M - Building	0.00	1,800.00	0.00	1,501.50
R & M - Cleaning	0.00	1,200.00	0.00	1,161.60
<u>R & M - ELECTRICAL</u>				
R & M - Electrical	0.00	800.00	0.00	144.10
R & M - Equipment/Plant	132.00	500.00	26.40	253.00
R & M - Fire Safety	1,100.61	7,000.00	15.72	6,479.91
<u>R & M - GARDENS/GROUNDS</u>				
R & M - Gardens/Grounds	0.00	4,000.00	0.00	6,329.00
R & M - Intercoms	0.00	300.00	0.00	442.75
R & M - Keys/Locks	0.00	400.00	0.00	764.58
<u>R & M - PLUMBING</u>				
R & M - Plumbing	838.20	2,500.00	33.53	2,244.00
R & M - Pool	0.00	800.00	0.00	668.25
Secretarial - Fees	761.86	4,725.00	16.12	4,544.11
Secretarial - Additional Work	438.47	2,000.00	21.92	2,568.51
Secretarial - Disbursements	205.20	1,300.00	15.78	1,361.85
Secretarial - Gst Compliance	0.00	1,210.00	0.00	1,210.00
<u>PRIOR YEAR ADJUSTMENT</u>				
Gst On Expenses	(3,506.98)	(12,620.00)	27.79	(11,188.41)

GOLD COAST UNIVERSITY VILLAGE CTS 30168

8-10 Tonga Place Parkwood Qld 4214

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2026 TO 26 JUNE 2026

	ACTUAL	BUDGET	VARIANCE	ACTUAL
	01/04/26-26/06/26	01/04/26-31/03/27	%	01/04/25-31/03/26
TOTAL EXPENDITURE	36,334.71	113,287.13		113,195.86
SURPLUS (DEFICIT)	\$ (10,731.98)	\$ (2,752.13)		\$ (4,751.77)
Opening Balance	3,331.72	3,331.72	100.00	8,083.49
ADMINISTRATIVE FUND BALANCE	\$ (7,400.26)	\$ 579.59		\$ 3,331.72

GOLD COAST UNIVERSITY VILLAGE CTS 30168

8-10 Tonga Place Parkwood Qld 4214

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 APRIL 2026 TO 26 JUNE 2026

	ACTUAL 01/04/26-26/06/26	BUDGET 01/04/26-31/03/27	VARIANCE %	ACTUAL 01/04/25-31/03/26
<u>SINKING FUND</u>				
<u>INCOME</u>				
Contributions Levied	33,534.30	134,137.70	25.00	134,137.80
Discounts	(7,601.04)	(26,827.54)	28.33	(24,285.25)
Interest	0.00	500.00	0.00	476.73
Gst On Income	(2,357.68)	(5,500.00)	42.87	(9,986.51)
<u>TOTAL INCOME</u>	23,575.58	102,310.16		100,342.77
<u>EXPENDITURE</u>				
Pressure Clean	1,372.23	0.00		3,071.77
Consultants Fees	0.00	2,000.00	0.00	0.00
Grounds	0.00	5,000.00	0.00	0.00
Garage Doors	0.00	1,000.00	0.00	702.90
Lighting & Electrical	0.00	1,000.00	0.00	600.60
<u>INCOME TAX</u>				
Instalment Tax - Dnp	0.00	0.00	0.00	(213.88)
Income Tax	0.00	0.00	0.00	496.80
<u>PRIOR YEAR ADJUSTMENT</u>				
Painting	0.00	3,000.00	0.00	0.00
Building	2,167.00	8,000.00	27.09	6,874.50
Plant & Equipment	0.00	2,000.00	0.00	2,431.00
Pool	0.00	1,000.00	0.00	0.00
Sinking Fund Report	0.00	0.00	0.00	983.00
Plumbing Repairs	0.00	2,000.00	0.00	0.00
Waterproofing	0.00	2,000.00	0.00	0.00
Fire Safety Equipment	0.00	6,000.00	0.00	6,974.00
Signage	0.00	0.00	0.00	979.00
Roof Repairs	0.00	5,000.00	0.00	0.00
Legal Fees	0.00	1,000.00	0.00	0.00
Window Repairs	0.00	2,000.00	0.00	0.00
Gst On Expenses	(321.75)	(3,509.00)	9.17	(1,910.61)
<u>TOTAL EXPENDITURE</u>	3,217.48	37,491.00		20,989.08
<u>SURPLUS (DEFICIT)</u>	<u>\$ 20,358.10</u>	<u>\$ 64,819.16</u>		<u>\$ 79,353.69</u>
Opening Balance	204,412.24	204,412.24	100.00	125,058.55
<u>SINKING FUND BALANCE</u>	<u>\$ 224,770.34</u>	<u>\$ 269,231.40</u>		<u>\$ 204,412.24</u>



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GOLD COAST UNIVERSITY VILLAGE CTS 30168

ACCOUNTS SUMMARY

1 April 2026 to 26 June 2026

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
1221	Administrative Fund	BANK CHARGES (INCL GST)	
30/04/26	StrataPay Trans/Svce		17.30
29/05/26	StrataPay Trans/Svce		3.80
	Total:		21.10
125	Administrative Fund	CARETAKING AGREEMENT	
28/04/26	April,26	University Village	5,600.74
28/05/26	May,26	University Village	5,600.74
25/06/26	June,26	University Village	5,600.74
	Total:		16,802.22
130	Administrative Fund	COMMUNITY POWER	
01/04/26	24/01/26-24/03/26	Humenergy Group Pty Ltd	991.01
01/04/26	25/03/26-31/03/26	Accrual - Humenergy Group Pty	-115.62
29/05/26	25/03/26-25/05/26	Humenergy Group Pty Ltd	998.51
	Total:		1,873.90
140	Administrative Fund	INSURANCES	
01/04/26	30/03/26-30/03/27	Body Corporate Brokers B20362	16,403.34
	Total:		16,403.34
1401	Administrative Fund	INS - STAMP DUTY (NO GST)	
01/04/26	30/03/26-30/03/27	Body Corporate Brokers B20362	1,264.79
	Total:		1,264.79
170260	Administrative Fund	R & M - EQUIPMENT/PLANT	
23/06/26	Svc Pump Sys	Propump	132.00
	Total:		132.00
170280	Administrative Fund	R & M - FIRE SAFETY	
01/04/26	01/07/25-30/06/26	Prepayment - Qld Fire & Rescue	785.86
24/04/26	Maint 24/04	Alpha Fire Protection	314.75
	Total:		1,100.61
170550	Administrative Fund	R & M - KEYS/LOCKS	
14/04/26	Keys	Spl Security Solutions P/L	32.00
16/04/26	SvcWindowLock	Spl Security Solutions P/L	220.00
24/04/26	Latch	Spl Security Solutions P/L	220.00
27/04/26	SvcWindowLock	Spl Security Solutions P/L	-220.00
27/04/26	Keys	Spl Security Solutions P/L	-32.00
06/05/26	Latch	Spl Security Solutions P/L	-220.00
	Total:		0.00
170600	Administrative Fund	R & M - PLUMBING	
01/04/26	Various	Plumbs Up Plumbing & Maint	726.00



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ACCOUNTS SUMMARY

1 April 2026 to 26 June 2026

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
170600	Administrative Fund	R & M - PLUMBING	
01/04/26	Various Feb 2026	Accrual - Plumbs Up Plumbing &	-726.00
01/05/26	Various	Plumbs Up Plumbing & Maint	838.20
	Total:		838.20
1801	Administrative Fund	SECRETARIAL - FEES	
29/04/26	Sec Admin - General	Challenge Strata Management	380.93
28/05/26	Sec Admin - General	Challenge Strata Management	380.93
	Total:		761.86
1802	Administrative Fund	SECRETARIAL - ADDITIONAL WORK	
29/04/26	R&M-TradesMonitoring	Challenge Strata Management	41.40
29/04/26	Periodic Tasks	Challenge Strata Management	22.00
29/04/26	*03 Meetings	Challenge Strata Management	275.00
29/04/26	*11 Miscellaneous	Challenge Strata Management	36.67
28/05/26	R&M-TradesMonitoring	Challenge Strata Management	41.40
28/05/26	Periodic Tasks	Challenge Strata Management	22.00
	Total:		438.47
1803	Administrative Fund	SECRETARIAL - DISBURSEMENTS	
29/04/26	Communication Costs	Challenge Strata Management	68.70
29/04/26	Archive Fee	Challenge Strata Management	27.60
29/04/26	Strata Vote Fees	Challenge Strata Management	6.30
28/05/26	Communication Costs	Challenge Strata Management	68.70
28/05/26	Archive Fee	Challenge Strata Management	27.60
28/05/26	Strata Vote Fees	Challenge Strata Management	6.30
	Total:		205.20
18899999	Administrative Fund	GST ON EXPENSES	
01/04/26	GST 140		-1,491.21
01/04/26	GST 130		-90.09
01/04/26	GST 170600		-66.00
01/04/26	GST 130		10.51
01/04/26	GST 170600		66.00
01/04/26	GST 170280		-71.44
14/04/26	GST 170550		-2.91
16/04/26	GST 170550		-20.00
24/04/26	GST 170550		-20.00
24/04/26	GST 170280		-28.61
27/04/26	GST 170550		20.00
27/04/26	GST 170550		2.91
28/04/26	GST 125		-509.16
29/04/26	GST 1801		-34.63
29/04/26	GST 1803		-6.25
29/04/26	GST 1803		-2.51



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GOLD COAST UNIVERSITY VILLAGE CTS 30168

ACCOUNTS SUMMARY

1 April 2026 to 26 June 2026

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
18899999	Administrative Fund	GST ON EXPENSES	
29/04/26	GST 1803		-0.57
29/04/26	GST 1802		-3.76
29/04/26	GST 1802		-2.00
29/04/26	GST 1802		-25.00
29/04/26	GST 1802		-3.33
30/04/26	GST 1221		-1.57
01/05/26	GST 170600		-76.20
06/05/26	GST 170550		20.00
28/05/26	GST 1801		-34.63
28/05/26	GST 1803		-6.25
28/05/26	GST 1803		-2.51
28/05/26	GST 1803		-0.57
28/05/26	GST 1802		-3.76
28/05/26	GST 1802		-2.00
28/05/26	GST 125		-509.16
29/05/26	GST 130		-90.77
29/05/26	GST 1221		-0.35
23/06/26	GST 170260		-12.00
25/06/26	GST 125		-509.16
	Total:		-3,506.98
220012	Sinking Fund	PRESSURE CLEAN	
01/04/26	30/01/26-30/06/26	Prepayment - High Pressure Cle	1,372.23
	Total:		1,372.23
2405	Sinking Fund	BUILDING	
24/04/26	VentilationSys	Buildcheck Engineering	2,167.00
	Total:		2,167.00
28899999	Sinking Fund	GST ON EXPENSES	
01/04/26	GST 220012		-124.75
24/04/26	GST 2405		-197.00
	Total:		-321.75



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GOLD COAST UNI VILLAGE CTS 30168

ABN 34 057 467 901

STATEMENT

Statement Period			
01 Apr 25 to 26 Jun 26			
A/c Number	15		
Lot Number	15	Unit Number	15

Transfer Date: 13/02/23

Last Certificate Issued: 01/02/23

Page Number 1

Date	Type	Details	Reference	Debit	Credit	Balance
01/04/25	Administrative Fund	Brought forward				0.00
01/04/25	Sinking Fund	01/04/25 to 30/06/25	I0005744	1,161.16		1,161.16
23/04/25	Receipt	01/04/25 to 30/06/25	I0005774	701.15		1,862.31
23/04/25	Receipt	Administrative Fund	R0002882		928.93	933.38
23/04/25	Discount	Sinking Fund	RA002882		560.92	372.46
23/04/25	Discount	Admin Discount	RB002882		232.23	140.23
23/04/25	Discount	Sink Discount	RC002882		140.23	0.00
20/06/25	Administrative Fund	01/07/25 to 30/09/25	I0005804	1,161.16		1,161.16
20/06/25	Sinking Fund	01/07/25 to 30/09/25	I0005834	701.15		1,862.31
18/07/25	Receipt	Administrative Fund	R0002918		928.93	933.38
18/07/25	Receipt	Sinking Fund	RA002918		560.92	372.46
18/07/25	Discount	Admin Discount	RB002918		232.23	140.23
18/07/25	Discount	Sink Discount	RC002918		140.23	0.00
22/09/25	Administrative Fund	01/10/25 to 31/12/25	I0005864	1,261.16		1,261.16
22/09/25	Sinking Fund	01/10/25 to 31/12/25	I0005894	1,534.48		2,795.64
15/11/25	Other	Arrears Notice Fee	M0000399	44.00		2,839.64
18/11/25	Receipt	Administrative Fund	R0002964		1,261.16	1,578.48
18/11/25	Receipt	Sinking Fund	RA002964		1,534.48	44.00
				\$6,564.26	\$6,520.26	\$44.00
Over 90 Days	90 Days	60 Days	30 Days	Current	BALANCE DUE: \$2,328.97	
0.00	0.00	0.00	0.00	2,328.97	Date Paid	Amount Paid

Payment Options

	Tel: 1300 552 311 Ref: 1570 2140 6	Telephone: Call this number to pay by credit card. International: +613 8648 0158 (charges apply).	
	www.stratamax.com.au Ref: 1570 2140 6	Internet: Make credit card payments online (charges apply). Visit www.stratamax.com.au	
	www.stratapay.com/ddr Ref: 1570 2140 6	Direct Debit: Make auto payments from your credit card* or bank account. Visit stratapay.com/ddr to register *Credit card charges apply.	
	Billcode: 74625 Ref: 1570 2140 6	BPay: Contact your participating financial institution to make a payment from your cheque or savings account using BPay. BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518	
	Billpay Code: 3599 Ref: 1570 2140 6	In Person: Present this bill in store at Australia Post to make cheque or EFTPOS payments.	
	Make cheque payable to: StrataPay 1570 2140 6	Mail: Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia	
	BSB: 067-970 Acct No: 1570 2140 6 (Applies to this bill only)	Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD). Account Name: StrataPay Bank: CBA, Sydney, Australia.	



StrataPay Reference

1570 2140 6

Amount

Due Date

\$2,328.97

26 Jun 26

CHALLENGE STRATA MANAGEMENT
30168/02100015 Lot 15/15

D G Clark
50 McLaren Road
NERANG QLD 4211



*3599 157021406

GOLD COAST UNI VILLAGE CTS 30168

ABN 34 057 467 901

STATEMENT

Statement Period			
01 Apr 25 to 26 Jun 26			
A/c Number	15		
Lot Number	15	Unit Number	15

Page Number 2

Date	Type	Details	Reference	Debit	Credit	Balance
18/11/25	Receipt	Other	RB002964		44.00	0.00
18/12/25	Administrative Fund	01/01/26 to 31/03/26	I0005924	1,261.16		1,261.16
18/12/25	Sinking Fund	01/01/26 to 31/03/26	I0005954	1,534.48		2,795.64
23/01/26	Receipt	Administrative Fund	R0002973		1,008.93	1,786.71
23/01/26	Receipt	Sinking Fund	RA002973		1,227.58	559.13
23/01/26	Discount	Admin Discount	RB002973		252.23	306.90
23/01/26	Discount	Sink Discount	RC002973		306.90	0.00
20/03/26	Administrative Fund	01/04/26 to 30/06/26	I0005984	1,211.16		1,211.16
20/03/26	Sinking Fund	01/04/26 to 30/06/26	I0006014	1,117.81		2,328.97
08/04/26	Receipt	Administrative Fund	R0003000		968.93	1,360.04
08/04/26	Receipt	Sinking Fund	RA003000		894.25	465.79
08/04/26	Discount	Admin Discount	RB003000		242.23	223.56
08/04/26	Discount	Sink Discount	RC003000		223.56	0.00
24/06/26	Administrative Fund	01/07/26 to 30/09/26	I0006044	1,211.16		1,211.16
24/06/26	Sinking Fund	01/07/26 to 30/09/26	I0006074	1,117.81		2,328.97
				\$14,017.84	\$11,688.87	\$2,328.97



716041427

\$78.80

26/09/2014 14:45

BE 470

1. Nature of request

Request to record a new community management statement for Gold Coast University Village Community Title Scheme 30168

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

WILKINSON & BOYNTON

018A
Hines**2. Lot on Plan Description**

Common property for Gold Coast University Village Community Title Scheme 30168

County

WARD

Parish

BARROW

Title Reference

50387827

3. Registered Proprietor/State Lessee

Body Corporate for Gold Coast University Village Community Title Scheme 30168

4. Interest

NOT APPLICABLE

5. Applicant

Body Corporate for Gold Coast University Village Community Title Scheme 30168

6. Request

I hereby request that: The new CMS deposited herewith which amends schedule C and schedule E of the existing CMS pursuant to a resolution without dissent of the Body Corporate be recorded as the CMS for Gold Coast University Village Community Title Scheme 30168.

7. Execution by applicant23 / 9 / 2014
Execution Date**Applicant's or Solicitor's Signature**

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

Todd Alexander Garsden

30168

This statement incorporates and must include the following:

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

1. Name of community titles scheme

Gold Coast University Village Community Titles Scheme
30168

2. Regulation module

ACCOMMODATION

3. Name of body corporate

Body Corporate for Gold Coast University Village Community Titles Scheme 30168

4. Scheme land

Description of Lot	County	Parish	Title Reference
See Enlarged Panel			

5. Name and address of original owner #

Not Applicable

6. Reference to plan lodged with this statement

Not Applicable

first community management statement only**7. Local Government community management statement notation**

Not Applicable pursuant to section 60(6) of the Body Corporate and Community Management Act 1997

.....signed

.....name and designation

.....name of Local Government

8. Execution by original owner/Consent of body corporate

19 / 9 / 2014
Execution Date

*Execution

*Execution

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

Privacy Statement

Collection of this information is authorised by the Body Corporate and Community Management Act 1997 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in DNRM see the Department's website.

4. ENLARGED PANEL

Lot on Plan	County	Parish	Title Reference
Common Property of Gold Coast University Village Community Titles Scheme 30168	Ward	Barrow	50387827
1 ON SP 146782	Ward	Barrow	50387828
2 ON SP 146782	Ward	Barrow	50387829
3 ON SP 146782	Ward	Barrow	50387830
4 ON SP 146782	Ward	Barrow	50387831
5 ON SP 146782	Ward	Barrow	50387832
6 ON SP 146782	Ward	Barrow	50387833
7 ON SP 146782	Ward	Barrow	50387834
8 ON SP 146782	Ward	Barrow	50387835
9 ON SP 146782	Ward	Barrow	50387836
10 ON SP 146782	Ward	Barrow	50387837
11 ON SP 146782	Ward	Barrow	50387838
12 ON SP 146782	Ward	Barrow	50387839
13 ON SP 146782	Ward	Barrow	50387840
14 ON SP 146782	Ward	Barrow	50387841
15 ON SP 146782	Ward	Barrow	50387842
16 ON SP 146782	Ward	Barrow	50387843
17 ON SP 146782	Ward	Barrow	50387844
18 ON SP 146782	Ward	Barrow	50387845
19 ON SP 146782	Ward	Barrow	50387846
20 ON SP 146782	Ward	Barrow	50387847
21 ON SP 146782	Ward	Barrow	50387848
22 ON SP 146782	Ward	Barrow	50387849
23 ON SP 146782	Ward	Barrow	50387850
24 ON SP 146782	Ward	Barrow	50387851
25 ON SP 146782	Ward	Barrow	50387852
26 ON SP 146782	Ward	Barrow	50387853
27 ON SP 146782	Ward	Barrow	50387854
28 ON SP 146782	Ward	Barrow	50387855
29 ON SP 146782	Ward	Barrow	50387856
30 ON SP 146782	Ward	Barrow	50387857

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
1 ON SP 146782	1	1
2 ON SP 146782	1	1
3 ON SP 146782	1	1
4 ON SP 146782	1	1
5 ON SP 146782	1	1
6 ON SP 146782	1	1
7 ON SP 146782	1	1
8 ON SP 146782	1	1
9 ON SP 146782	1	1
10 ON SP 146782	1	1
11 ON SP 146782	1	1
12 ON SP 146782	1	1
13 ON SP 146782	1	1
14 ON SP 146782	1	1
15 ON SP 146782	1	1
16 ON SP 146782	1	1
17 ON SP 146782	1	1
18 ON SP 146782	1	1
19 ON SP 146782	1	1
20 ON SP 146782	1	1
21 ON SP 146782	1	1
22 ON SP 146782	1	1
23 ON SP 146782	1	1
24 ON SP 146782	1	1
25 ON SP 146782	1	1
26 ON SP 146782	1	1
27 ON SP 146782	1	1
28 ON SP 146782	1	1
29 ON SP 146782	1	1
30 ON SP 146782	1	1
TOTALS	30	30

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

NOT APPLICABLE

SCHEDULE C BY-LAWS**1 NOISE**

- 1.1 An occupier must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or common property.
- 1.2 The occupier of each lot must obtain the committee's prior consent for a proposed use for a lot at any time where that use is reasonably likely to breach by-law 1.1, with such consent not to be unreasonably withheld.

2 VEHICLES

- 2.1 An occupier must not, without the Body Corporate's written approval:-
- (a) park a vehicle, or allow a vehicle to stand, on the common property; or
 - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property.
- 2.2 An approval under by-law 2.1 must state the period for which it is given.
- 2.3 However, the Body Corporate may cancel the approval by giving 7 days written notice to the occupier.

3 OBSTRUCTION

- 3.1 An occupier must not obstruct the lawful use of the common property by another party.

4 DAMAGE TO LAWNS ETC.

- 4.1 An occupier must not, without the Body Corporate's written approval:-
- (a) damage a lawn, garden, tree, shrub, plant or flower on the common property; or
 - (b) use a part of the common property as a garden.
- 4.2 An approval under by-law 4.1 must state the period for which it is given.
- 4.3 However, the Body Corporate may cancel the approval by giving 7 days written notice to the occupier.

5 DAMAGE TO COMMON PROPERTY

- 5.1 An occupier must not, without the Body Corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.
- 5.2 However, an 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.
- 5.3 An occupier must keep a device installed under by-law 5.2 in good order and repair.

6 LEAVING OF RUBBISH ETC. ON THE COMMON PROPERTY

- 6.1 An occupier must not leave rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.

7 APPEARANCE OF LOT

- 7.1 An occupier 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.
- 7.2 An occupier must not, without the Body Corporate's written approval hang washing, bedding or another cloth article if the article is visible from another lot or the common property.

8 STORAGE OF FLAMMABLE MATERIALS

- 8.1 An occupier must not, without the Body Corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.
- 8.2 However, this section does not apply to the storage of fuel in:
- (a) the fuel tank of a vehicle, boat or internal combustion engine; or
 - (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

9 GARBAGE DISPOSAL

- 9.1 Unless the Body Corporate provides some other way of garbage disposal, an occupier must keep a receptacle for garbage 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.
- 9.2 An occupier must:-
- (a) comply with all local government local laws about disposal of garbage; and
 - (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

10 KEEPING OF ANIMALS

- 10.1 An occupier must not, without the committee's written approval:-
- (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 the common property.
- 10.2 The occupier must obtain the committee's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

11 PRIVATE ROADS AND OTHER COMMON PROPERTY

- 11.1 The private roadways, pathways, driveways and other common property and any easement giving access to the land shall not be obstructed by any owner or the tenants, guests, servants, employees, agents, children, invitees, licensees of an owner or any of them or used by them for any purpose other than the reasonable ingress and egress to and from their respective lots or the parking areas provided. An occupier must not:
- (a) drive or permit to be driven any motor vehicles in excess of two tonnes on common property other than vehicles necessary to complete the construction and/or occupation of any residence erected on the land, and any motor vehicles entitled by any statute and/or local authority laws;
 - (b) permit any invitees' vehicles to be parked on the roadway forming part of the common area at any time. Any invitees shall park their vehicles in the driveway of the lot or in the visitor's parking bays on the common property, and shall use such area only for its intended purpose of casual parking;
 - (c) permit any boat, trailer, caravan, campervan or mobile home onto over or through the common area or on the land of the owner unless the same is housed in a garage and is not visible from any part of the common area;
 - (d) permit any occupation of a caravan on a lot or common property;
 - (e) permit major mechanical work of any nature to be carried out on any vehicle in the driveway of a lot;
 - (f) permit the riding of skateboards, roller blades, skates, carts or any other similar means of transport on or over the common property, in driveways or on footpaths;
 - (g) leave open any pedestrian access gates and must ensure that access gates are kept locked at all times.

12 COLOUR OF SCHEME

- 12.1 The Body Corporate must ensure that the overall appearance of the scheme shall remain uniform.
- 12.2 An occupier must not alter the external colour scheme of any building or structure on a lot without prior approval in writing from the Body Corporate.

13 AUCTION SALES

- 13.1 An occupier must not permit any auction sale to be conducted or to take place in a lot or on common property without the prior written approval of the committee.

14 CORRESPONDENCE

- 14.1 All complaints or applications to the Body Corporate shall be addressed in writing to the secretary.
- 14.2 An occupier must direct all requests for consideration of any particular matter to be referred to the committee to the secretary.

15 RIGHT OF ENTRY

- 15.1 An occupier, upon receiving reasonable notice from the Body Corporate, shall allow the Body Corporate or any contractors, subcontractors, workmen or other person authorised by the Body Corporate, the right access to the lot for the purpose of carrying out works or effecting repairs on mains, pipes, wires or connections of any water, sewerage, drainage, gas, electricity, telephone or other system or service, whether to the lot, an adjoining lot or common property.

16 SALE OF LOTS

- 16.1 Whilst the Original Owner remains an owner of any Lot in the Scheme Land it and its respective servants, agents or employees will be entitled:
- (a) to use any lot which it owns as a display unit for the purpose of allowing prospective purchasers of lots to inspect the lot;

- (b) to place such signs and other advertising and display material in or about a lot and common property which signs will in all respects be attractive and tasteful having regard to the visual and acoustic privacy of other lots and the general aesthetics and amenity of the scheme, and
- (c) together with persons authorised by it, to pass over the common property to gain access to and egress from any lot.

17 USE OF LOTS

- 17.1 Other than the caretaker's lot the lot shall not be used other than for residential purposes.

18 RADIOS

- 18.1 An occupier must not operate or permit to be operated upon the scheme any radio, two-way radio, short-wave radio, transmitter, telecommunications device or electronic equipment so as to interfere with any domestic appliance or apparatus (including a radio or television receiver) lawfully in use on common property or in any other lot.

19 INFECTIOUS DISEASES

- 19.1 In the event of any infectious disease which may require notification by virtue of any statute, regulation or ordinance happening in any lot the occupier of such lot shall give written notice thereof and any other information which may be required relative thereto to the committee and shall pay to the committee the expenses incurred by the Committee of disinfecting the lot and any part of the common property required to be disinfected and replacing any articles or things the destruction of which may be rendered necessary by such disease.

20 ALTERATION TO LOTS AND COMMON PROPERTY

- 20.1 An occupier must not construct or permit the construction or erection of any fence, pergola, screen, awning, antennae, satellite dish or other structure or outbuilding of any kind within or on a lot or common property without the approval in writing of the committee.
- 20.2 Any alteration made to common property or fixture or fitting attached to common property by any occupier shall be repaired and maintained by the owner for the time being of the lot of which the occupier was the occupier.
- 20.3 An occupier must not make any significant changes to the landscaping of a lot or common property without the approval in writing of the Body Corporate.

21 MAINTENANCE OF LOTS

- 21.1 Each owner shall be responsible for the maintenance of the owner's lot and must ensure that the lot is kept and maintained so as not to be offensive in appearance to other occupiers through the accumulation of excess rubbish or otherwise. All lots must be maintained to prevent the excess growth of grass and other vegetation making lots unsightly, increasing fire risk or contributing to the spread of noxious weeds to other lots.
- 21.2 To ensure uniformity of the appearance of the gardens and grounds throughout the scheme, the caretaker is authorised to inspect such gardens and grounds to ensure same are maintained as required.

22 TAPS

- 22.1 An occupier must not waste water and must ensure that all water taps in the lot are promptly turned off after use.

23 WATER CLOSETS

- 23.1 The water closets and conveniences and other water apparatus including waste pipes and drains shall not be used for any purposes other than those for which they were constructed and no sweepings or other rubbish or other unsuitable substance shall be deposited in them. Any damage or blockage resulting to water closets, conveniences, water apparatus, waste pipes or drains from misuse or negligence shall be borne by the owner whether the same is caused by the actions of the owner or otherwise.

24 REPLACEMENT OF GLASS

- 24.1 The windows of each lot must be kept clean and promptly repaired by the owner of the lot at the owner's expense with fresh glass of the same kind and weight as at present if broken or cracked. This by-law does not prohibit an owner from making a claim on the Body Corporate insurance.

25 COPY OF BY-LAWS

- 25.1 Where any lot is rented, the lessor must provide a copy of the by-laws for the scheme to the lessee.

26 BEHAVIOUR OF INVITEES

- 26.1 An occupier must take all reasonable steps to ensure that the occupier's invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the occupier of the same or another lot or of any person lawfully using the common property.
- 26.2 An occupier must compensate the Body Corporate for all damage to the common property caused by such occupier or their invitees.
- 26.3 An owner must take all reasonable steps, including any action available to the owner under any lease, to ensure that any lessee or other occupier of the lot complies with these by-laws.
- 26.4 The duties and obligations imposed by these by-laws on an occupier shall be observed not only by the occupier but also guests, servants, employees, agents, children, invitees and licensees of the occupier.
- 26.5 Where the Body Corporate expends money to make good damage caused by a breach of the Act, or these by-laws the committee is entitled to recover the amount spent as a liquidated debt in an action in any court of competent jurisdiction from the owner of the lot at the time when the breach occurred.

27 DEBT RECOVERY

- 27.1 An owner must pay on demand the whole of the Body Corporate's legal costs and expenses (calculated on a solicitor and own client basis) incurred in:
- (a) recovering levies or monies duly levied upon that owner by the Body Corporate or otherwise payable to the Body Corporate pursuant to the Act or pursuant to these By-laws;
 - (b) all proceedings (including legal proceedings) concluded in favour of the Body Corporate taken by or against the owner or occupier of the lot, including but not limited to, applications for an Order by the Commissioner and appeals to any Tribunal or Court.
- 27.2 If the owner fails to attend to the payment of such costs and expenses after demand is made for the payment of same, the Body Corporate may:
- (a) treat such costs and expenses as liquidated debt and take action for the recovery of same in any court of competent jurisdiction; and may
 - (b) enter such costs and expenses against the levy account of such owner in which case the amount of same shall be paid to the Body Corporate upon a subsequent sale or disposal of the owner's not failing which the purchaser of such lot shall be liable to the Body Corporate for the payment of same.

28 SECURITY

- 28.1 The committee may take all reasonable steps to ensure the security of the scheme and scheme property and the observance of these by-laws and without limiting the generality of the foregoing, may:
- (a) close any part of the common property not required for ingress or egress to a lot or car parking space on either a temporary basis or otherwise restrict the access to or use by occupiers of any such part of the common property;
 - (b) permit a designated part of the common property to be used by any security person, firm or company (to the exclusion of owners and occupiers generally) as a means of monitoring the security and general safety of the scheme;
 - (c) obtain, install and maintain locks, alarms communication systems and other security devices;
 - (d) make rules in relation to the above.

29 SECURITY KEYS

- 29.1 If the committee restricts the access of owners or occupiers to any part of the common property by means of any lock or similar security device it may make available to owners such security keys as it determines free of charge and thereafter may at its discretion make additional security keys available to owners upon payment of such reasonable charge as determined from time to time by the committee.
- 29.2 An occupier who holds a security key must exercise a high degree of caution and responsibility if making the same available for use by any other party and must take reasonable precautions to ensure the return of the security key to the owner of the Body Corporate upon ceasing to be an occupier.
- 29.3 An occupier who holds a security key must not without the prior approval in writing of the Body Corporate duplicate or cause or permit the security key to be duplicated and must take all reasonable steps to ensure that the security key is not lost or handed to any other person other than another owner or occupier and is not disposed of otherwise than by returning it to owner or the Body Corporate.

29.4 An occupier who holds a security key must immediately notify the Body Corporate if the security key is lost or misplaced.

29.5 Any consent or approval given by the Body Corporate pursuant to by-law 29 is immediately revocable.

30 NOTICES OF ACCIDENT OR DEFECTS

30.1 An occupier must, as soon as practicable after becoming aware of any defect or accident associated with common property or scheme property, give notice to the Secretary.

31 INSTRUCTIONS TO CONTRACTORS

31.1 An occupier must not directly instruct any contractors or workmen employed by the Body Corporate unless so authorised.

32 NOTICES

32.1 An occupier and the occupier's servants, agents, licensees and invitees shall observe the terms of any notice displayed in the common area by authority of the Body Corporate or any statutory authority.

33 RULES RELATING TO COMMON PROPERTY

33.1 The committee may make rules relating to common property (and in particular in relation to the use of any improvements on the common property), not inconsistent with these by-laws and the same must be observed by all occupiers.

34 RULES FOR USE OF RECREATION AREAS

34.1 If any occupier makes use of the Recreation Areas the occupier must ensure that the following rules are complied with:-

Barbecue –

- (a) that any invitees and guests do not use the barbecue unless accompanied by another occupier them;
- (b) that children below the age of thirteen are not in or around the barbecue unless accompanied by an adult who exercises effective control over them;
- (c) that any invitees exercise caution at all times and not behave in any manner that is likely to interfere with the use and enjoyment of the barbecue by other persons;
- (d) if congestion is experienced in the use of the Recreation Areas, the Caretaker may arrange for the implementation of systems for the mutual benefit of all occupiers to manage such congestion;
- (e) no glass receptacles are permitted in the area.

34.2 Neither the Body Corporate or the caretaker shall be held liable for any loss or damage howsoever occurring or caused through an owner or occupier's breach of these by-laws.

35 CARETAKING AND LETTING AGREEMENT

35.1 The caretaker's lot (Lot 1) may be used for residential purposes and for the purpose of caretaking and letting of lots in the scheme and the provision of any related ancillary services.

35.2 As far as the Body Corporate is legally able, it must not permit any person other than the occupier of the caretaker's lot (Lot 1) to provide property management, letting or reception services on common property.

35.3 The occupier of the caretaker's lot (Lot 1) may, without the consent of the committee, display signs or notices for the purposes of offering for lease or for letting of any residential lot and the provision of services to occupants of residential lots.

36 EXCLUSIVE USE ALLOCATIONS

36.1 The following grants of exclusive use are subject to and conditional upon the relevant owners allowing the body corporate and its committee and its properly appointed servants or agents, at all reasonable times, access to such areas for any proper purpose including inspection and maintenance thereof.

36.2 The occupiers of the lots listed in Schedule E have the exclusive use of the Specified Areas for the Specified Purpose. The Body Corporate will bear the costs of maintaining the car parks.

37 BICYCLE RACK

37.1 If there is a bicycle rack on common property the caretaker must supervise the storage of bicycles in the bicycle rack and must not unreasonably inhibit access to the bicycle rack.

38 DEFINITIONS

38.1 In these by-laws words and phrases defined by the Act shall have the meaning given to them by the Act and the following words have the following meanings unless the context otherwise requires.

“**Act**” means the *Body Corporate and Community Management Act 1997*.

“**Caravan**” means any moveable dwelling or mobile home as defined in the *Residential Tenancies Act 1994*.

“**Caretaker**” means the party engaged by the Body Corporate under a caretaking agreement as a P service contractor for the scheme.

“**Caretaker’s lot**” means lot 1 in the scheme.

“**Committee’s representative**” means the member of the committee appointed by it from time to time to represent it.

“**Contractor**” means any contractor engaged from time to time by the Body Corporate.

“**Local Authority**” means the Gold Coast City Council.

“**Occupier**” means the legal occupant from time to time of a lot, and includes the owner of the lot, and the occupier’s agents, guests, invitees and servants.

“**Owner**” means any owner of a lot under the Act and includes the person’s occupiers, agents, guests, invitees and servants.

“**Recreation area**” includes barbecue, toilets, social areas and similar areas and facilities of the Scheme Land.

“**Residential lots**” means lots 1 to 30 (inclusive).

“**Security key**” means a key, magnetic card or other device used to open and close doors, gates or locks or to operate alarms, security systems or communication.

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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NOT APPLICABLE

SCHEDULE E	DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY
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Part 1

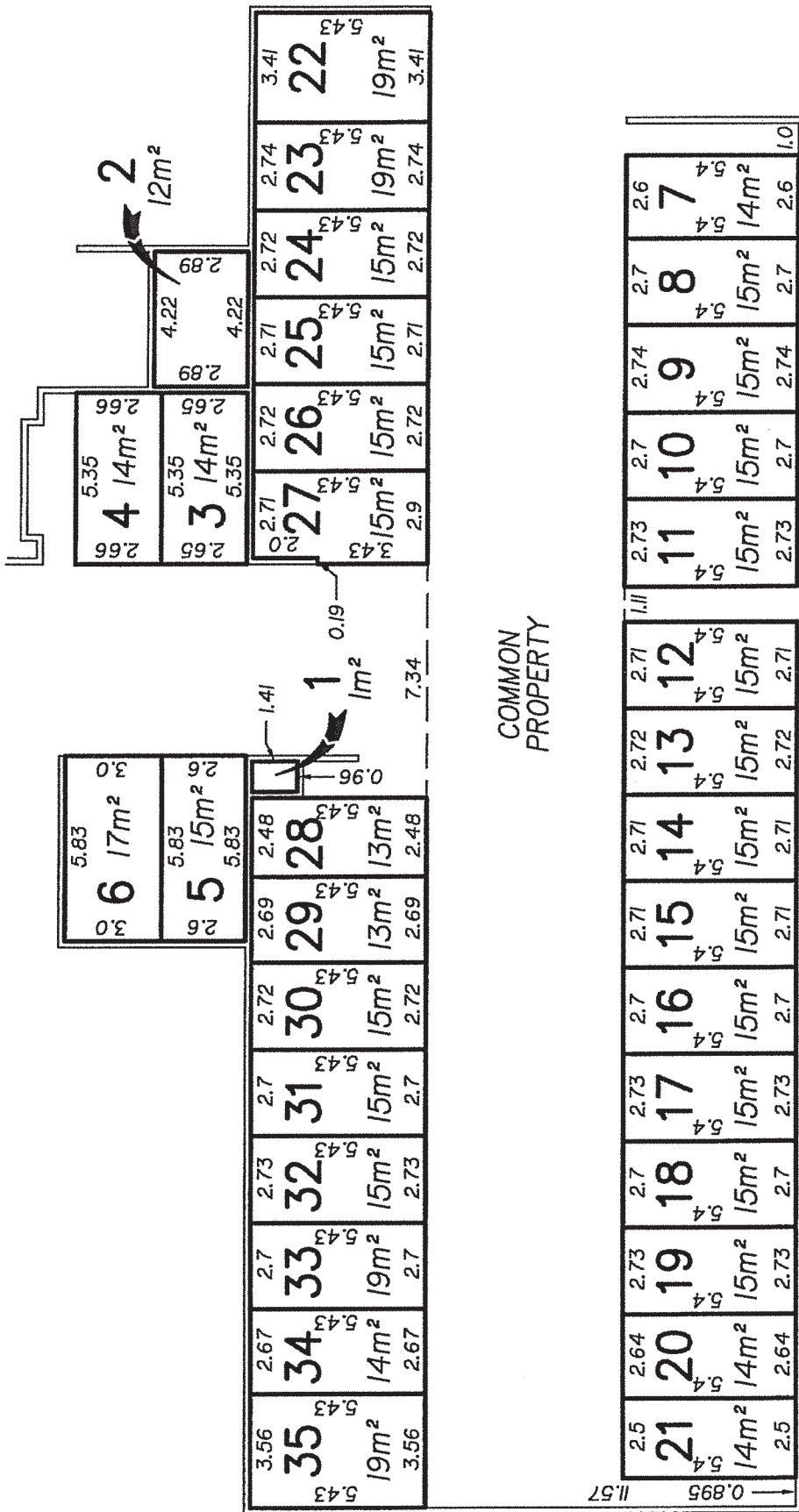
Lot on Plan	Specified Area on the attached plan	Specified Purpose
1 ON SP 146782	5	Parking
2 ON SP 146782	22	Parking
3 ON SP 146782	23	Parking
4 ON SP 146782	24	Parking
5 ON SP 146782	25	Parking
6 ON SP 146782	26	Parking
7 ON SP 146782	27	Parking
8 ON SP 146782	28	Parking
9 ON SP 146782	13	Parking
10 ON SP 146782	12	Parking
11 ON SP 146782	11	Parking
12 ON SP 146782	10	Parking
13 ON SP 146782	9	Parking
14 ON SP 146782	8	Parking
15 ON SP 146782	7	Parking
16 ON SP 146782	29	Parking
17 ON SP 146782	30	Parking

18 ON SP 146782	31	Parking
19 ON SP 146782	32	Parking
20 ON SP 146782	33	Parking
21 ON SP 146782	34	Parking
22 ON SP 146782	35	Parking
23 ON SP 146782	21	Parking
24 ON SP 146782	20	Parking
25 ON SP 146782	19	Parking
26 ON SP 146782	18	Parking
27 ON SP 146782	17	Parking
28 ON SP 146782	16	Parking
29 ON SP 146782	15	Parking
30 ON SP 146782	14	Parking



GOLD COAST UNIVERSITY VILLAGE

SHEET 1 OF 2



ALAN SULLIVAN
Consulting Surveyor

Mali: PO Box 3852
Burleigh Town QLD 4220
Office: 8/12 Em Harley Drive
Burleigh Heads QLD 4220
Ph (07) 5522 1445
Fax (07) 5522 1449
Email: admin@survey.com.au
ABN 15 006 622 760

I, ALAN LEONARD SULLIVAN, CADASTRAL SURVEYOR, CERTIFY THAT THE DETAILS SHOWN ON THIS SKETCH PLAN ARE CORRECT.

Alan Leonard Sullivan
DATE 16/1/14
CADASTRAL SURVEYOR

PLAN FOR EXCLUSIVE USE LEVEL A

CMS GOLD COAST UNIVERSITY VILLAGE CTS 30168

PARTIAL	COUNTY	WARD	LOCALITY	PARKWOOD	LOCALITY	GOLD COAST
13.4320	1:200 @ A4	7/1/2013	13.4320.01	1/2	1/2	1/2



GOLD COAST UNI VILLAGE CTS 30168

Minutes of the Annual General Meeting of the Body Corporate for GOLD COAST UNI VILLAGE CTS 30168 held at The Office of Challenge Strata Management, Level 21, 50 Cavill Avenue, Surfers Paradise, Queensland, 4217 on 28 May 2026 at 10:00 AM.

LOTS REPRESENTED

Lot Number	Name	Capacity
Lot 1	Shaun Gleeson	Owner present (pre-voted)
Lot 2	Masion Business Management Pty Ltd ATF Silver Superannuation Fund and Aquitaine Business Services Pty Ltd ATF Aquitaine Business Services Trust	Nominee present (pre-voted)
Lot 8	Oxford Investment Strategists Pty Ltd as trustee	Nominee present (pre-voted)
Lot 10	Nelson & Idalia Mondragon	Electronic vote
Lot 11	Lynette Kise	Electronic vote
Lot 13	Marc & Sharon Boin ATF	Owner present
Lot 26	Majestic Pastoral Pty Ltd	Nominee present
Lot 28	Lorraine Revell	Owner present (pre-voted)
Lot 29	Geoffrey & Amy Booth	Electronic vote

IN ATTENDANCE

Tania Dorman for Challenge Strata Management (Senior Relationship Manager)

CHAIRPERSON FOR THE MEETING

Lorraine Revell chaired the meeting.

QUORUM

The Chairperson advised that a quorum was represented. Therefore, in terms of Section 89 of the Body Corporate and Community Management (Accommodation Module) Regulation 2020, the meeting was declared open at 10.01 AM.

VOTING MOTIONS

- Minutes of Previous Meeting Ordinary Resolution**
Statutory Motion Submitted by Committee

RESOLVED THAT the minutes of the Annual General Meeting held on 11th of August 2025, as previously circulated, be confirmed as an accurate record of the proceedings of that meeting.

Motion CARRIED. YES 8 NO 0 ABSTAIN 0

At this point Mr Lindsay Dowrick attended the meeting nominee for Lot 26

- Statement of Accounts Ordinary Resolution**
Statutory Motion Submitted by Committee

RESOLVED THAT the presentation of the Body Corporate's Statement of Accounts for the year 1 April 2025 to 31st of March 2026, (as circulated with the notice of this meeting) be adopted.

Motion CARRIED. YES 9 NO 0 ABSTAIN 0



GOLD COAST UNI VILLAGE CTS 30168

3. Administrative Fund Budget and Fix Contributions Ordinary Resolution

Statutory Motion Submitted by Committee

RESOLVED THAT the Administrative Fund Budget and Interim Contribution(s) be adopted and Administrative Fund Levies be determined as follows:

- i. the Body Corporate adopt the administrative fund budget (as circulated with the notice of this meeting) totalling \$136,717.05, gross of discount (excluding GST) and \$150,338.75 gross of discount (including GST);
- ii. Owners who pay prior to the due date will receive a 20% discount; and
- iii. contributions be issued according to the below table; calculated by 30 Total Lot Entitlements.

Levy Status	Financial Period	Period From	Period To	Due	Per Lot Entitlement
Already Issued	Current	1 Apr 2026	30 Jun 2026	1 Apr 2026	\$1,211.1563
To be Issued	Current	1 Jul 2026	30 Sep 2026	1 Jul 2026	\$1,211.1563
To be Issued	Current	1 Oct 2026	31 Dec 2026	1 Oct 2026	\$1,294.4900
To be Issued	Current	1 Jan 2027	31 Mar 2027	1 Jan 2027	\$1,294.4891
Total		1 Apr 2026	31 Mar 2027		\$5,011.2917

Interim Periods

Levy Status	Financial Period	Period From	Period To	Due	Per Lot Entitlement
To be Issued	Next	1 Apr 2027	30 Jun 2027	1 Apr 2027	\$1,252.8230
To be Issued	Next	1 Jul 2027	30 Sep 2027	1 Jul 2027	\$1,252.8230
Total		1 Apr 2027	30 Sep 2027		\$2,505.6460

Motion CARRIED.

YES 9

NO 0

ABSTAIN 0



GOLD COAST UNI VILLAGE CTS 30168

4. Sinking Fund Budget and Fix Contributions Ordinary Resolution

Statutory Motion Submitted by Committee

RESOLVED THAT the Sinking Fund Budget and Interim Sinking Contribution(s) be adopted and Sinking Fund Levies be determined as follows:

- i. the Body Corporate adopt the Sinking Fund Budget (as circulated with the notice of this meeting) totalling \$121,943.36 gross of discount (excluding GST) and \$134,137.70 gross of discount (including GST); and
- ii. Owners who pay prior to the due date will receive a 20% discount; and
- iii. contributions be issued according to the below table, calculated by 30 Total Lot Entitlements.

Levy Status	Financial Period	Period From	Period To	Due	Per Lot Entitlement
Already Issued	Current	1 Apr 2026	30 Jun 2026	1 Apr 2026	\$1,117.8142
To be Issued	Current	1 Jul 2026	30 Sep 2026	1 Jul 2026	\$1,117.8142
To be Issued	Current	1 Oct 2026	31 Dec 2026	1 Oct 2026	\$1,117.8100
To be Issued	Current	1 Jan 2027	31 Mar 2027	1 Jan 2027	\$1,117.8183
Total		1 Apr 2026	31 Mar 2027		\$4,471.2567

Interim Periods

Levy Status	Financial Period	Period From	Period To	Due	Per Lot Entitlement
To be Issued	Next	1 Apr 2027	30 Jun 2027	1 Apr 2027	\$1,117.8140
To be Issued	Next	1 Jul 2027	30 Sep 2027	1 Jul 2027	\$1,117.8140
Total		1 Apr 2027	30 Sep 2027		\$2,235.6280

Motion CARRIED.

YES 9

NO 0

ABSTAIN 0

5. No Audit Special Resolution

Statutory Motion Submitted by Committee

This motion was put to the meeting and was declared Lost, as the 'Yes' votes were not more than the 'No' votes.

"THAT the Body Corporate's Statement of Accounts for the year 1 April 2026 to 31 March 2027 shall not be audited."

Motion DEFEATED.

YES 3

NO 5

ABSTAIN 1



GOLD COAST UNI VILLAGE CTS 30168

6. Appointment of Auditor Ordinary Resolution

Statutory Motion Submitted by Committee

RESOLVED THAT Kelly and Partners be appointed to audit the Body Corporate's Statement of Accounts for the year 1 April 2026 to 31 March 2027.

Motion CARRIED.	YES 6	NO 2	ABSTAIN 1
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7. Insurance Ordinary Resolution

Statutory Motion Submitted by Committee

RESOLVED THAT the Body Corporate:

- i. ratifies the insurance details, listed in the insurance report circulated with the meeting material;
- ii. provide informed consent for Body Corporate Brokers (BCB) as the Insurance Broker, and Challenge Strata Management to obtain quotations from insurers including commission in relation to the placement, and variation of the strata insurance policy for Body Corporate CTS 30168; and
- iii. further authorises Challenge Strata Management to retain records of this consent on behalf of the scheme for compliance with ASIC regulatory requirements.

Motion CARRIED.	YES 9	NO 0	ABSTAIN 0
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8. Body Corporate Management Agreement Ordinary Resolution Without use of Proxies

Submitted by Committee

RESOLVED THAT Challenge Business Group Pty Ltd TA Challenge Strata Management be appointed pursuant to the relevant Module as the Body Corporate Manager of the Body Corporate for GOLD COAST UNI VILLAGE CTS 30168 for a period of 1 year(s), commencing on 28th of June 2026 with a Management Fee set at \$4,295.45 per annum exclusive of GST or \$4,725.00 per annum inclusive of GST appointing the Community Manager and authorising the Community Manager to carry out the duties and functions of the Secretary and Treasurer in the form circulated with the meeting documentation.

Motion CARRIED.	YES 8	NO 1	ABSTAIN 0
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9. Mechanical Ventilation upgrade with optional Air Conditioning Installation

9.1. Mechanical Ventilation upgrade with optional Air Conditioning Installation - Project Air Pty Ltd Ordinary Resolution

Submitted by Committee

Qualified that the Body Corporate engage Project Airt Pty Ltd for the Air Conditioning and Mechanical Ventilation Upgrade, as per the quotation circulated with the meeting notice, at a total cost of \$115,120.90, excluding GST.

Motion QUALIFIED.	YES 9	NO 0	ABSTAIN 0
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Post meeting note: these works had already been budgeted in the preceding year.



GOLD COAST UNI VILLAGE CTS 30168

9.2. Mechanical Ventilation upgrade with optional Air Conditioning Installation - Platinum Insurance Build Pty Ltd Ordinary Resolution Submitted by Committee

Not qualified that the Body Corporate engage Platinum Insurance Build Pty Ltd for the Air Conditioning and Mechanical Ventilation Upgrade, as per the quotation circulated with the meeting notice, at a total cost of \$189,042.00, excluding GST.

Motion NOT QUALIFIED. YES 1 NO 7 ABSTAIN 1

Motion 9.1 was chosen as the outcome for this same issue motion as it was the only qualifying motion

Election of Committee:

Chairperson	Lorraine Revell has been elected unopposed as Chairperson.
Secretary	Jennifer Silver has been elected unopposed as Secretary.
Treasurer	Lorraine Revell has been elected unopposed as Treasurer.
Ordinary Member	Sharon Boin, Chris Tan and Lindsay Dorwick have been elected to the committee.

CLOSURE

There being no further business to discuss the Chairperson declared the meeting closed at 10:58AM.

SECRETARY: Jennifer Silver

CONTACT ADDRESS: The Secretary
The Body Corporate for
GOLD COAST UNI VILLAGE CTS 30168
c/- Challenge Strata Management
PO Box 8021
GCMC, BUNDALL QLD 9726



Swimming Pool licence

Local Law No. 16 (Licensing) 2008

Reference: POOL-8023960

Holder: Body Corporate For Gold Coast University Village

Business name: Gold Coast University Village

Location: 8 Tonga Place, PARKWOOD QLD 4214

Real property description: Lot 0 SP146782

Conditions of approval: Refer to Licence conditions of approval

Effective date: 1 September 2025

Expiry date: 31 August 2026

The licence remains current until the expiry date unless surrendered, suspended, revoked or cancelled.

Dated: 1 August 2025

Mykel Smith
Acting General Manager City Standards
For the Chief Executive Officer
Council of the City of Gold Coast

CITY OF
GOLDCOAST**Rate Notice**

Gold Coast City Council

ABN 84 658 548 460

Page 1

cityofgoldcoast.com.au/rates
(07) 5667 5995 or 1300 366 659**Notice number**
2 2606193 5**Date of issue**
20 January 2025D G Clark
UNIT 15 / 8 Tonga Place
PARKWOOD QLD 4214**Current rating period:**
1 January 2025 to 30 June 2025**\$1,389.61**

(see back for payment options)

Due date for payment:
20 February 2025**Total amount payable after due date:**
\$1,483.44

(interest penalty applies after due date)

UNIT 15, 8 Tonga Place, PARKWOOD QLD 4214

Lot 15 SP146782

Payments received after the 1 January 2025, may not be included in this notice.

Opening balance	\$9.95CR
State Government and associated charges (see rate assessment page for details)	\$122.70
Council rates and charges (see rate assessment page for details)	\$1,370.69
Less 10% Council discount on GENERAL RATE if full payment received by the due date	\$93.83CR
Amount payable if paid by: 20 February 2025	\$1,389.61

To view your rating category statement and other rate notice inserts online,
visit cityofgoldcoast.com.au/insertsTo make a **voluntary** contribution towards the acquisition and enhancement
of the City's koala habitat, please use the BPAY® details on the reverse.CITY OF
GOLDCOAST**In Person / Mail Payment Advice**Name: D G Clark
Ref: 2 2606193 5

*419 226061935

CreditSupported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 68 123 123 124Billers Code: 575217
Ref: 2 2606193 5**Post
Billpay**

Date	/ /
Cash	
Checkers (see reverse)	

Total Amount Payable
If paid by: 20 February 2025**\$1,389.61****Total Amount Payable**
If paid after: 20 February 2025**\$1,483.44**Teller stamp
and initialsNo. of
CheckersFor Credit
Gold Coast City Council



20250217_826061932_1.pdf



CITY OF
GOLDCOAST. Water and Sewerage Rate Notice

Gold Coast City Council

ABN 84 858 548 460
Page 1

Water & sewerage | City of Gold Coast
(07) 5667 5995 or 1300 366 659

Notice number
8 2606193 2

Date of issue
17 February 2025

D G CLARK
UNIT 15 / 8 TONGA PLACE
PARKWOOD QLD 4214

Current Billing Period:

31 October 2024 to 7 February 2025

Amount due:

\$382.13

(see back for payment options)

Due date for payment:

20 March 2025

(interest penalty applies after due date)

To make payment

Rates & water | City of Gold Coast

UNIT 15, 8 TONGA PLACE, PARKWOOD
L 15 SP146782

(Payments received after 9 February 2025 may not be included in this notice)

Opening balance	\$28.36CR
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Water and sewerage charges	(see account page for details)	\$410.49
(Includes State Bulk Water Price)		

Amount payable if paid by: 20 MARCH 2025	\$382.13
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My Account is the secure and convenient way to manage your City services online. Sign up for My Account to check your rates and water notices, view your account balances online, and change your contact details and address. Also, to make it easier to manage your payments, eligible property owners can apply for extra time to pay rates and water bills. For more information visit cityofgoldcoast.com.au/myaccount

CITY OF
GOLDCOAST.

In Person / Mail Payment Advice

Name: D G CLARK
Ref: 8 2606193 2

*419 826061932

Credit



Supported by the
Commonwealth Bank
Commonwealth Bank of Australia
ABN 48 123 123 124



Billers Code: 868745
Ref: 8 2606193 2



**Post
Billpay**

Total amount payable
Due by: **20 March 2025**

\$382.13

For Credit
Gold Coast City Council

Teller stamp
and initials

No. of
Cheques

Date

Cash

Cheques (see reverse)

Certificate Of Completion

Envelope Id: 376CABB4-F01F-8F40-82AD-9202BD33C0FE

Status: Completed

Subject: Form 2 | 15/8 Tonga Place, Parkwood

Source Envelope:

Document Pages: 90

Signatures: 1

Envelope Originator:

Certificate Pages: 3

Initials: 0

Mark Saveall

AutoNav: Enabled

115 Ferry Road

Envelopeld Stamping: Enabled

Southport, Queensland 4215

Time Zone: (UTC+10:00) Brisbane

marksaveall@mcgrath.com.au

IP Address: 103.126.193.98

Record Tracking

Status: Original

Holder: Mark Saveall

Location: DocuSign

12 August 2026 | 13:45

marksaveall@mcgrath.com.au

Signer Events

Signature

Timestamp

Daniel Clark

dcearthmoving@yahoo.com

61-478585164

Security Level: Email, SMS, Account Authentication (None)

Sent: 12 August 2026 | 13:48

Viewed: 12 August 2026 | 13:49

Signed: 12 August 2026 | 13:49

Signature Adoption: Drawn on Device

Signed by link sent to 61-478585164

Using IP Address: 1.128.30.162

Signed using mobile

Electronic Record and Signature Disclosure:

Accepted: 12 August 2026 | 13:49

ID: 8606a15a-725e-44fa-a738-b4fbb0d1c667

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

12 August 2026 | 13:48

Certified Delivered

Security Checked

12 August 2026 | 13:49

Signing Complete

Security Checked

12 August 2026 | 13:49

Completed

Security Checked

12 August 2026 | 13:49

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

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- ii. send us an email to fomsurfersparadise@mcgrath.com.au and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process.

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