QUEENSLAND TITLES REGISTRY
Land Title Act 1994, Land Act 1994

GENERAL REQUEST

FORM 14 Version 4
Page 1 of 1

Duty Imprint

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1. Nature of request

Request to record new Community Management Statement for Tide Residences Maroochydore Community Titles Scheme 53430

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

Lodger Code

2. Lot on Plan Description

Common Property of Tide Residences Maroochydore Community Titles Scheme 53430

Title Reference
51211394

3. Registered Proprietor/State Lessee

Body Corporate for Tide Residences Maroochydore Community Titles Scheme 53430

4. Interest

NOT APPLICABLE

5. Applicant

Body Corporate for Tide Residences Maroochydore Community Titles Scheme 53430

6. Request

I hereby request that: the New Community Management Statement deposited herewith which amends Schedule C of the existing Community Management Statement be recorded as the New Community Management Statement for Tide Residences Maroochydore Community Titles Scheme 53430.

7. Execution by applicant

Body Corporate for Tide Residences Maroochydore Community Titles Scheme 53430

16/6/2025
Execution Date

Applicant's Solicitor's Signature
Andrew James Grant Suttie

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NEW COMMUNITY MANAGEMENT STATEMENT

53430

T[illegible]TED WITH:

- A FORM 14 GENERAL REQUEST; AND
- A FORM 18C (IF NO EXEMPTION TO THE PLANNING BODY CMS NOTATION APPLIES).

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

Office use only
CMS LABEL NUMBER

This statement incorporates and must include the following:

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

1. Name (including number) of CTS

Tide Residences Maroochydore Community Titles Scheme 53430

2. Regulation module

ACCOMMODATION MODULE

3. Name of body corporate

Body Corporate for Tide Residences Maroochydore Community Titles Scheme 53430

4. Scheme land

Lot on Plan Description	**3. Title Reference**
Common Property of Tide Residences Maroochydore CTS53430	51211394
Lots 101 – 130 on SP300922	51211395 – 51211424
Lots 201 – 233 on SP300923	51211724 – 51211756
Lots 301 – 327 on SP305584	51222942 – 51222968
Lots 401 – 433 on SP305585	51234506 – 51234538
Lots 501 – 522, Lot 524, Lot 526, Lot 528 on SP311635	51281348 – 51281372
Lot 601 – 621 on SP319150	51294525 - 51294545

5. Name and address of original owner

NOT APPLICABLE

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

NOT APPLICABLE

7. New CMS exemption to planning body community management statement notation (if applicable*)

Insert exemption clause (if no exemption – insert 'N/A' or 'not applicable')

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

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

8. Consent of body corporate

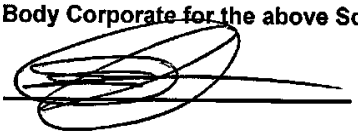
See Form 20 – BCCM Execution

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1. Community Titles Scheme (CTS) Name	CTS Number
Tide Residences Maroochydore	53430

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

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

Signature		Signature	
Signer Name	Andrew Suttie	Signer Name	
Signer Authority	**Legal Practitioner acting for Body Corporate**	Signer Authority	
Entity (if applicable)		Entity (if applicable)	
Execution Date	16/6/2025	Execution Date	

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

When this Form should be used:

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

Guidance

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

Signer Authority Guidance:

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

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

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

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

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

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

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 101 on SP300922	69	62
Lot 102 on SP300922	66	57
Lot 103 on SP300922	66	57
Lot 104 on SP300922	69	62
Lot 105 on SP300922	66	59
Lot 106 on SP300922	66	59
Lot 107 on SP300922	66	60
Lot 108 on SP300922	66	62
Lot 109 on SP300922	66	57
Lot 110 on SP300922	66	60
Lot 111 on SP300922	66	57
Lot 112 on SP300922	66	57
Lot 113 on SP300922	66	60
Lot 114 on SP300922	66	57
Lot 115 on SP300922	66	58
Lot 116 on SP300922	66	60
Lot 117 on SP300922	66	58
Lot 118 on SP300922	66	62
Lot 119 on SP300922	69	62
Lot 120 on SP300922	66	62
Lot 121 on SP300922	69	62
Lot 122 on SP300922	66	60
Lot 123 on SP300922	66	60
Lot 124 on SP300922	66	57
Lot 125 on SP300922	66	57
Lot 126 on SP300922	66	57
Lot 127 on SP300922	66	57
Lot 128 on SP300922	66	60
Lot 129 on SP300922	66	60
Lot 130 on SP300922	66	62
Lot 201 on SP300923	66	62
Lot 202 on SP300923	66	60
Lot 203 on SP300923	66	57
Lot 204 on SP300923	66	57
Lot 205 on SP300923	66	60
Lot 206 on SP300923	66	62
Lot 207 on SP300923	66	62
Lot 208 on SP300923	66	60
Lot 209 on SP300923	66	57
Lot 210 on SP300923	66	57
Lot 211 on SP300923	66	60
Lot 212 on SP300923	66	62
Lot 213 on SP300923	66	61
Lot 214 on SP300923	66	61
Lot 215 on SP300923	66	62
Lot 216 on SP300923	66	60

Lot on Plan	Contribution	Interest
Lot 217 on SP300923	66	57
Lot 218 on SP300923	66	57
Lot 219 on SP300923	66	60
Lot 220 on SP300923	66	61
Lot 221 on SP300923	66	61
Lot 222 on SP300923	66	59
Lot 223 on SP300923	66	58
Lot 224 on SP300923	69	62
Lot 225 on SP300923	69	62
Lot 226 on SP300923	66	58
Lot 227 on SP300923	66	59
Lot 228 on SP300923	66	60
Lot 229 on SP300923	66	57
Lot 230 on SP300923	66	57
Lot 231 on SP300923	66	60
Lot 232 on SP300923	66	61
Lot 233 on SP300923	66	61
Lot 301 on SP305584	66	58
Lot 302 on SP305584	66	58
Lot 303 on SP305584	66	58
Lot 304 on SP305584	66	58
Lot 305 on SP305584	66	58
Lot 306 on SP305584	66	61
Lot 307 on SP305584	66	58
Lot 308 on SP305584	66	58
Lot 309 on SP305584	69	63
Lot 310 on SP305584	66	58
Lot 311 on SP305584	66	61
Lot 312 on SP305584	69	63
Lot 313 on SP305584	66	58
Lot 314 on SP305584	63	54
Lot 315 on SP305584	66	58
Lot 316 on SP305584	66	58
Lot 317 on SP305584	66	61
Lot 318 on SP305584	66	58
Lot 319 on SP305584	66	58
Lot 320 on SP305584	63	54
Lot 321 on SP305584	66	58
Lot 322 on SP305584	66	61
Lot 323 on SP305584	69	53
Lot 324 on SP305584	66	58
Lot 325 on SP305584	66	58
Lot 326 on SP305584	66	58
Lot 327 on SP305584	66	58
Lot 401 on SP305585	66	61
Lot 402 on SP305585	66	61
Lot 403 on SP305585	66	58
Lot 404 on SP305585	66	58
Lot 405 on SP305585	66	58

Lot on Plan	Contribution	Interest
Lot 406 on SP305585	66	58
Lot 407 on SP305585	66	61
Lot 408 on SP305585	69	63
Lot 409 on SP305585	66	58
Lot 410 on SP305585	66	58
Lot 411 on SP305585	66	58
Lot 412 on SP305585	66	58
Lot 413 on SP305585	66	58
Lot 414 on SP305585	63	54
Lot 415 on SP305585	66	58
Lot 416 on SP305585	66	58
Lot 417 on SP305585	66	58
Lot 418 on SP305585	66	58
Lot 419 on SP305585	66	58
Lot 420 on SP305585	63	54
Lot 421 on SP305585	69	63
Lot 422 on SP305585	66	58
Lot 423 on SP305585	66	58
Lot 424 on SP305585	66	58
Lot 425 on SP305585	66	58
Lot 426 on SP305585	66	61
Lot 427 on SP305585	69	63
Lot 428 on SP305585	66	58
Lot 429 on SP305585	66	58
Lot 430 on SP305585	66	61
Lot 431 on SP305585	66	58
Lot 432 on SP305585	66	58
Lot 433 on SP305585	66	61
Lot 501 on SP311635	66	58
Lot 502 on SP311635	69	63
Lot 503 on SP311635	66	58
Lot 504 on SP311635	66	58
Lot 505 on SP311635	69	63
Lot 506 on SP311635	66	58
Lot 507 on SP311635	66	58
Lot 508 on SP311635	69	63
Lot 509 on SP311635	66	58
Lot 510 on SP311635	63	54
Lot 511 on SP311635	69	63
Lot 512 on SP311635	66	58
Lot 513 on SP311635	66	58
Lot 514 on SP311635	66	58
Lot 515 on SP311635	66	58
Lot 516 on SP311635	63	54
Lot 517 on SP311635	66	58
Lot 518 on SP311635	66	58
Lot 519 on SP311635	66	58
Lot 520 on SP311635	66	58
Lot 521 on SP311635	69	63

Lot on Plan	Contribution	Interest
Lot 522 on SP311635	69	63
Lot 524 on SP311635	66	58
Lot 526 on SP311635	66	58
Lot 528 on SP311635	69	63
Lot 601 on SP319150	69	63
Lot 602 on SP319150	66	58
Lot 603 on SP319150	66	58
Lot 604 on SP319150	66	58
Lot 605 on SP319150	66	58
Lot 606 on SP319150	66	61
Lot 607 on SP319150	66	58
Lot 608 on SP319150	66	58
Lot 609 on SP319150	66	58
Lot 610 on SP319150	66	58
Lot 611 on SP319150	66	61
Lot 612 on SP319150	66	61
Lot 613 on SP319150	66	58
Lot 614 on SP319150	66	58
Lot 615 on SP319150	66	61
Lot 616 on SP319150	66	58
Lot 617 on SP319150	66	58
Lot 618 on SP319150	66	61
Lot 619 on SP319150	66	58
Lot 620 on SP319150	66	58
Lot 621 on SP319150	66	61
TOTALS	**11,196**	**9,982**

PRINCIPLES FOR DECIDING THE INTEREST LOT ENTITLEMENT FOR A LOT

The Contribution Schedule Lot Entitlements (**CSLE**) for the community titles scheme (**Scheme**) have been decided using the equality principle.

The CSLE are not equal. As required by section 46 of the Body Corporate and Community Management Act 1997(Qld) (**BCCM Act**), it Is just and equitable for Lots 102, 103, 105 – 118, 120, 122 – 223, 226 – 308, 310, 311, 313, 315 – 319, 321 – 322, 324 – 407, 409 – 413, 415 – 419, 422 – 426, 428 – 433, 501, 503, 504, 506, 507,509, 512 – 515, 517 – 520, 524, 526 & 602 – 621 to have a lower CSLE than Lots 101, 104, 119, 121, 224, 225, 309, 312, 323, 408, 421, 427, 502, 505, 508, 511, 521, 522, 528 & 601 as they have fewer bedrooms and therefore have less of an impact on the maintenance of common property. For the same reason it is just and equitable for Lots 314, 320, 414, 420, 510 & 516 to have a lower CSLE than Lots 102, 103, 105 – 118, 120, 122 – 223, 226 – 308, 310, 311, 313, 315 – 319, 321, 322, 324 – 407, 409 – 413, 415 – 419, 422 – 426, 428 – 433, 501, 503, 504, 506, 507, 509, 512 – 515, 517 – 520, 524, 526 & 602-621."

The difference in CSLE recognises that the factor stated above do not Impact on how much each lot should contribute to certain Body Corporate costs (such as secretarial fees, audit fees, printing, postage and outlays), but the structure of the Scheme and the features and characteristics of the Lots result in a different burden on some costs of the Body Corporate for repair and maintenance of the Common Property.

PRINCIPLES FOR DECIDING THE INTEREST LOT ENTITLEMENT FOR A LOT

The Interest Schedule Lot Entitlements (**ISLE**) reflects the respective market value of the lots.

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

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

SCHEDULE C BY-LAWS

1 Interpretation

These By-Laws are to be interpreted in accordance with the following rules:

(a) terms not defined in this CMS but defined in the BCCM Act have the meanings given to them in the BCCM Act.

(b) headings are for guidance only and are not to be used as an aid in interpretation.

(c) plurals include the singular and singular include the plural.

(d) reference to either gender Includes a reference to the other gender.

(e) reference to the whole includes any part of the whole.

(f) reference to a statute, ordinance, code or other Law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them.

(g) in any combination or list of options, the use of the word ***or*** is not used as a word of limitation.

(h) use of the word ***including*** and any similar expression is not used as a word of limitation.

(i) reference to a person includes a firm, a body corporate, an unincorporated association or an authority.

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

2 Definitions

In this CMS, unless the contrary intention appears:

(a) **Authority** means any body, government or otherwise, or person having or exercising control over the use or the operation of the Scheme.

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

(c) **Body Corporate** means the body corporate of the Scheme.

(d) **Breach** means any breach, potential breach or threatened breach by an Owner, Occupier or Invitee of:

(i) these By-Laws;

(ii) the BCCM Act;

(iii) any registered covenant, easement or other encumbrance over the Common Property.

(e) **By-Laws** means these by-laws.

(f) **CMS** means this community management statement.

(g) **Common Property** means the common property of the Scheme (and includes any common property on further development of the Scheme).

(h) **Costs** includes any cost, charge, expense, outgoing, payment or other expenditure of any nature whatsoever, including where appropriate:

(i) legal fees on a solicitor and own client basis; and

(ii) the cost of rectifying any Breach, or making good any damage caused by a Breach.

(i) **Heavy Vehicle** means a motor vehicle in excess of three (3) tonnes weight loaded.

(j) **Invitee** includes a tenant, guest, servant, employee, agent, member of the family, contractor, customer, visitor, invitee or licensee of an Owner or Occupier.

(k) **Law** means any statute, rule, regulation, proclamation, ordinance or by-law or statutory instrument.

(l) **Lot** means a lot in the Scheme and includes all improvements constructed on or within a lot and any areas of Common Property which may be used by occupants of the lot under an exclusive use by-law allocation.

(m) Lot Utility Infrastructure means utility infrastructure which is not Common Property as contemplated by section 20(1)(b) of the BCCM Act.

(n) **Notice** means any notice in writing, statement in writing, any written material and any other written communication.

(o) **Occupier means:**

(i) each Owner; and

(ii) any occupier of a Lot and includes:

(A) a mortgagee in possession;

(B) a tenant or lessee (of a Lot or a part of a Lot); and

(C) an occupier of a part of a Lot.

(p) **Owner** has the meaning defined by the BCCM Act and includes the successors in title and assigns of the Owner.

(q) **Pets** means dogs, cats, birds and other animals normally kept as pets. Pets do not include exotic animals or other animals which are inappropriate for a residential development such as the Scheme, for example, farm animals, snakes or wildlife.

(r) **Scheme** means Tide Residences Maroochydore Community Titles Scheme 53430.

(s) **Scheme Land** means all the land included in the Scheme.

(t) **Secretary** means the secretary of the Body Corporate.

(u) **Smoke** and **Smoking Product** have the same meanings as in the *Tobacco and Other Smoking Products Act* 1998 and includes smoking a cigarette, cigar, pipe or other tobacco or other product and includes e-cigarettes and vaping.

(v) **Speed Limit** means 20 kilometres per hour or such other speed nominated by the Body Corporate from time to time.

(w) **Vehicle** means any motor vehicle including, without limitation, a car, boat, trailer, motor home, caravan or motorcycle but excludes a Heavy Vehicle.

3 Observance of By-Laws and Peaceful Enjoyment

3.1 Occupiers must observe and ensure that their Invitees observe these By-Laws.

3.2 Occupiers must not behave in a manner likely to interfere with the peaceful enjoyment of other Occupiers.

3.3 An Owner whose Lot is the subject of a tenancy or other occupancy arrangement must take all reasonable steps to ensure their Occupier observes these By-Laws.

3.4 An Owner must give a copy of these By-Laws to any Occupier of their Lot.

4 Vehicles

4.1 An Occupier or Occupier of a Lot must not, without the Body Corporate's written approval:

(a) park a Vehicle or allow a Vehicle to stand on the Common Property,

(b) permit an Invitee to park a Vehicle or allow a Vehicle to stand on the Common Property except for the designated visitor parking which must remain available at all times for the sole use of visitor's Vehicles, or

(c) park a Heavy Vehicle on the Common Property (including in a designated visitor parking area), other than for the purpose of delivering or removing goods.

4.2 An approval under sub-section 1, with the exception of designated visitor parking;

(a) must state the period for which it is given;

(b) may be revoked by giving 7 days written notice to the Owner or Occupier;

4.3 The Body Corporate is empowered to remove, at the expense of the Vehicle's owner, Vehicles parked in contravention of this by-law.

4.4 Vehicles parked within the Scheme must be kept clean and in a roadworthy condition and must not leak any fluid.

4.5 Occupiers must provide (upon request) to the Body Corporate particulars of the make model and vehicle registration of vehicles the Occupiers intend to park within the Scheme.

5 Use of Lots

5.1 Subject to these By-Laws (including the rights of a caretaking service contractor or agent holding a letting authorisation from the Body Corporate), Lots must be used only for residential.

5.2 Lots must not be used:

(a) for any purpose that may cause a nuisance or hazard or is in any manner likely to interfere with the peaceful enjoyment of other Occupiers or any person lawfully using the Common Property;

(b) for any illegal or Immoral purpose that will interfere with the good reputation of the Scheme; or

(c) for any purpose that may endanger the safety or good reputation of persons residing within the Scheme.

5.3 Occupiers may, providing that it is lawful to do so, carry out a home occupation or business from a Lot and may receive visitors for that purpose providing the:

(a) the use does not conflict with the rights of any caretaking service contractor or letting agent holding a letting authorisation from the Body Corporate;

(b) the use is lawful and all necessary permits and insurances for the use are held:

(c) the use does not unreasonably interfere with the amenity of other Occupiers;

(d) the Occupier obeys the reasonable directions and requirements of the Body Corporate:

(e) Occupiers must not permit any Invitee to conduct a business from the Lot;

(f) Occupiers must provide to the Body Corporate details of any business to be operated from the Lot for inclusion in register including, the type of business, name of business, copies of all relevant permits and approvals from relevant authorities; and

(g) Occupiers do not change the configuration of a Lot in a way that conflicts or is in breach of the development approval for the Scheme.

5.4 Lots must not, without the written permission of the Body Corporate, store a flammable substance within their Lot unless the substance is used for normal domestic use.

6 Maintenance of Lots

Occupiers must:

(a) maintain and repair their Lot and keep it clean and free of rubbish and vermin so that it Is not offensive in appearance to other Occupiers,

(b) keep accessible windows and glass clean; and

(c) maintain their Lot to prevent the excessive growth of grass and other vegetation so that the Lot is not unsightly, does not increase fire risks, does not create a habitat for vermin and does not contribute to the spread of noxious weeds.

7 Alteration to Lots

7.1 Lots must not be altered in any way without the prior written approval of the Body Corporate. The Body Corporate must not unreasonably withhold its consent to an alteration, and may give its consent subject to reasonable conditions.

7.2 No approval of the Body Corporate is necessary for minor maintenance of the internal area of the Lot such as painting of internal walls and replacement of carpet providing that the colours of such finishes visible from outside of the Lot are in keeping with the colours used in the Scheme generally.

7.3 An Owner must submit to the Body Corporate plans and specifications and any other details required by the Body Corporate in respect of any proposed alterations.

7.4 No alteration to a Lot is to be made unless all necessary Council and other approvals have first been obtained by the Owner.

8 Appearance of Lots

8.1 The purpose of this By-Law is to ensure that the Scheme remains at all times visually uniform, tidy in appearance and includes front patios, garden areas and plants which are compatible and conform to the landscaping of the Scheme generally.

8.2 Unless approved in writing by the Body Corporate, an Occupier must not.

(a) hang any washing, bedding or other articles in a manner that they are visible above the fence-line or at the front of the Lot when viewed from ground level;

(b) display any sign, banner, advertisement or similar articles;

(c) use any part of the Lot for storage or store items on top of garden sheds in a manner that they are visible above the fence-line when viewed from ground level:

(d) keep any oversized plants (as determined by the Body Corporate); and

(e) install any aerials, receivers or the like, if visible from outside of the Lot at ground level.

8.3 An Occupier must not hang curtains or blinds, apply window tinting or install window screens or similar devices which are visible from outside of the Lot unless it is of a white or cream backing or otherwise in compliance with any pre-approved specifications or otherwise first approved in writing by the Body Corporate. The Body Corporate must have regard to the purpose of this By-Law in giving any approval.

8.4 Occupiers (and if the Lot is vacant, Owners) must regularly clear the post box for the Lot.

8.5 An Occupier of a Lot which contains any garden area or feature plants must maintain that area or plants so as to achieve the purpose of this By-Law, as described in clause 8.1.

8.6 An Occupier must maintain any external screen on any doorway of their Lot so as to achieve the purposes of this By-Law, as described in clause 8.1.

9 Inspection of Lots

9.1 Occupiers must permit, (upon 3 days Notice from the Body Corporate, other than in an emergency when no notice is required) representatives of the Body Corporate access to or through their Lot to:

(a) access Common Property for any reason;

(b) read any meter, conduct inspections or test any equipment;

(c) trace and repair any leakage or defect in equipment; and

(d) maintain any equipment.

9.2 If an Occupier does not permit access, the Body Corporate may procure entry and will not be liable for any damage occasioned in procuring the entry.

9.3 The Body Corporate, in exercising its powers under this By-Law, will ensure that it causes as little inconvenience to the Occupier as is reasonable in the circumstances.

10 Access through Lots

10.1 If the Body Corporate gives the Occupier reasonable notice of the intention to enter the Lot (except in the case of emergency when no notice is required) in order to access Common Property for any purpose, including maintenance, upgrade or replacement of Common Property, an Occupier must permit representatives, agents and contractors of the Body Corporate access through the Lot at all reasonable times.

11 Behaviour of Occupiers and Invitees

11.1 All persons within the Scheme:

(a) must not make or permit any noise likely to unreasonably interfere with the peaceful enjoyment of others:

(b) must not make or permit amplified music to cause any annoyance to others;

(c) must not make or permit musical instruments to be played causing any annoyance to others;

(d) must take all practical means to minimise annoyance to others including by closing doors. windows and curtains,

(e) leaving or entering after 11.00 pm must do so quietly; and

(f) unless within the privacy of a Lot, must be appropriately dressed.

12 Refuse Disposal

12.1 Refuse must:

(a) be kept in a clean and dry garbage receptacle within a Lot (behind the Lot fence line and not visible from the Common Property or another Lot when viewed from ground level) or on Common Property areas designated for keeping refuse;

(b) be disposed in a manner that will not adversely affect the health, hygiene or comfort of others; and

(c) not be deposited on the Common Property.

12.2 The Body Corporate must give and is empowered to give any indemnities in favour of Council or other Authorities to facilitate the removal of refuse including in relation to damage caused to improvements and infrastructure by refuse removal vehicles.

12.3 Refuse bins left for collection must be removed from the Common Property or the road verge soon after refuse collection, if possible on the same day.

12.4 All bins must be kept in a clean and odour-free state.

13 Keeping of Pets

13.1 Occupiers keeping Pets must comply with the following conditions, as applicable to the Pet:

(a) Pets must wear an identification tag, tattoo or micro chip;

(b) a photo of each Pet must be provided to the committee of the Body Corporate before the Pet is brought onto the Scheme, together with type of pet, breed, age, sex and registration details (if applicable);

(c) , Pets must be licensed or registered if required by law;

(d) clean and remove any mess left on Common Property by any Pet under their control;

(e) ensure that Pets are appropriately restrained while on Common Property;

(f) ensure Pets are at all times kept clean, quiet, controlled and within their Lot; and

(g) Pets are not allowed in the recreation area except on a leash and under physical control at all times.

13.2 If an Occupier fails to comply with the conditions in sub-clause 1, the Occupier must remove a Pet from the Scheme if directed by the Body Corporate.

13.3 Occupiers mentioned in section 5 of the *Guide, Hearing and Assistance Dogs Act 2009 (Qld)* have the right to be accompanied by a guide dog while within the Scheme.

13.4 Animals which are not Pets may not be kept within the Scheme.

13.5 A dog that is declared by an Authority to be a dangerous dog or menacing dog must not be brought onto a Lot or Common Property.

14 Broadband Infrastructure

14.1 Intentionally deleted

15 Recreational Area

15.1 The pool may only be used between 7.30am and 9pm between the months of April to September. Between the months of October and March the pool may be used between the hours of 6.30am and 9:30pm.

15.2 Occupiers utilising the pool and surrounding areas must at all times behave in a safe manner and must not interfere with the quiet enjoyment of others.

15.3 Any barbeque and immediately surrounding area on Common Property may be used between the hours of 7.30am and 10pm. The Body Corporate may operate a booking system for any barbeque and immediately surrounding area. If there is a booking system, the Body Corporate:

(a) may set time-periods to allow reasonable use of those facilities; and

(b) may set a maximum advance period during which bookings will be taken; and

(c) may set a maximum number of bookings that can be taken from Occupiers in a particular period (for example, no more than 3 bookings a month), but this must not be used to prevent people using a facility when it will otherwise be unoccupied; and

(d) may appoint someone (such as the service contractor) to manage the bookings; and

(e) must take reasonable steps to ensure that all Occupiers are able to have fair and reasonable access to the facilities.

15.4 Occupiers must ensure they tidy furniture and remove rubbish immediately after use of any barbeque and immediately surrounding area.

16 Various matters concerning Common Property

16.1 Bicycles on Common Property must only be stored in bicycle racks provided by the Body Corporate and must be locked to prevent theft.

16.2 The Speed Limit must not be exceeded while driving any vehicle on the Common Property.

16.3 Occupiers must not or permit their Invitee's to:

(a) interfere with the lawful use of the Common Property;

(b) interfere with the use of access ways or any easement giving access to or through the Common Property;

(c) use Common Property facilities for any purpose for which they were not intended for use;

(d) alter, operate, damage or in any way deface any structure that forms part of the Common Property or any Body Corporate asset without the prior written consent of the Body Corporate: or

16.4 Occupiers must give Notice to the Body Corporate of any accident which occurs or arises out of or relates to Common Property.

16.5 No auction sales are to be conducted upon the Common Property without the prior written permission of the Body Corporate.

17 Lot Utility Infrastructure located on Common Property

17.1 Lot Utility Infrastructure may, subject to consent of the Body Corporate, be located on Common Property such as roof top areas. No consent is required for Lot Utility Infrastructure which is installed by a Developer.

17.2 Owners are responsible for:

(a) the repair, maintenance and replacement of; and

(b) any loss or damage to,

Lot Utility Infrastructure.

17.3 The Body Corporate must allow access to service contractor of Owners to the area of Common Property where the Lot Utility Infrastructure is located at all reasonable times and upon reasonable notice to enable Owners to comply with this By-law.

18 Supply of Utilities

18.1 This By-law applies to the supply of any utilities in the Scheme by the Body Corporate including:

(a) hot water from a central hot water system,

(b) chilled water for air conditioning,

(c) any form of energy.

In this By-law these are called the **Metered Utilities.**

18.2 The Body Corporate must not supply a Metered Utility to a Lot, and the Owner must not take the Metered Utility from the relevant supply system, unless:

(a) there is a functioning supply meter to measure the supply of the Metered Utility to the Lot, and

(b) the Owner and the Body Corporate have entered into an agreement for the supply of the Metered Utility to the Lot **(Supply Agreement).**

18.3 A Supply Agreement:

(a) must comply with any requirements of the law;

(b) must require the Owner or Occupier of the Lot (who elects to utility supply from the Body Corporate) to pay the Body Corporate for the supply of the Metered Utility during billing periods determined by the Body Corporate (which must be the same for each Lot);

(c) must provide that the amount payable for the Metered Utility is to be the total of:

(i) any administration, maintenance or service cost apportioned or calculated per Lot; and

(ii) the total cost to the Body Corporate of the utility or other consumable used in the Metered Utilities, divided between the Lots and Common Property according to the metered supply to each Lot in the billing period;

(d) may require payment of a security deposit determined from time to time by the Body Corporate; and

(e) must entitle the Body Corporate to cut off the supply of the Metered Utility to a Lot if the Owner or Occupier of the Lot does not pay an account within the payment period specified by the Body Corporate (which must be the same for each Lot).

18.4 The Body Corporate:

(a) may refuse to enter into Supply Agreements with a person who is not the Owner of the Lot; and

(b) must not refuse to enter into a Supply Agreement with an Owner of a Lot if the Owner;

(i) has paid the required security deposit, and

(ii) is not in arrears for the previous supply of a Metered Utility.

18.5 A Supply Agreement cannot require a new Owner or Occupier of a Lot to pay arrears owing under a Supply Agreement with a previous Owner or Occupier of the Lot unless:

(a) the ownership of the Lot has changed as a result of an inheritance or a family or defacto law disposition; or

(b) the arrears are owed by the tenant of the person seeking the new Supply Agreement.

18.6 An Owner must not in any circumstances interfere with a Metered Utility meter or any of the plant and equipment under which a Metered Utility is supplied, other than to carry out maintenance that:

(a) is the Owners responsibility; and

(b) has been approved in writing by the Body Corporate and is carried out by a tradesperson approved by the Body Corporate.

This By-law does not apply to pipes within an Owners Lot that only service that Lot.

19 Security System

Windows and external doors in Lots must be locked when nobody is in the Lot.

20 Exclusive Rights of Caretaker and Letting Agent

20.1 While a party holds an authorisation from the Body Corporate to act as a letting agent for the Scheme **(Letting Authorisation),** that party may conduct a letting and selling agents business from the Scheme (including from within any Lot in the Scheme) to the exclusion of all others.

20.2 While a service contractor is engaged by the Body Corporate to manage and maintain the Common Property **(Caretaking Engagement),** that service contractor may provide its services to the Body Corporate (in accordance with the terms of that engagement) to the exclusion of all others.

20.3 The authorised or engaged party may affix and display on the Common Property such signs and advertisements as may be reasonably required by it in the performance of its duties and in the exercise of its rights under any authorisation or engagement.

20.4 Whilst a party holds a Letting Authorisation or Caretaking Engagement **(Agreements),** the Body Corporate will not:

(a) directly or indirectly provide any of the services set out in the Agreement·

(b) permit any person, including its staff to carry on or render or be concerned in any business which competes with the business carried on under the Agreements;

(c) enter into with any other person an agreement, authority or appointment which is similar to the Agreements; and

(d) make any part of the Common Property available to any person for the purpose of conducting any business which competes with the business carried on under the Agreements.

21 Lease or Licence of Common Property

Intentionally deleted

22 Display Unit and Promotional Functions

Intentionally deleted

23 Carrying out development of Scheme

Intentionally deleted

24 Exclusive Use Areas – Car Parks

24.1 Specified rights of exclusive use – car parks

The occupiers of the Lots set out in Schedule E:

(a) have the exclusive use of the exclusive use areas respectively identified in Schedule E and as identified on sketch plans marked "A' attached hereto: and

(b) may use those exclusive use areas for the purposes of car parking.

24.2 Exclusive use allocations and reallocations

Intentionally Deleted

24.3 Recording allocations, reallocations and revocations

(a) If any exclusive use car park area is allocated, reallocated or an allocation is revoked under this By-law then the Body Corporate must:

(i) take all steps required to formalise, as relevant, the authorised allocation, the agreed reallocation or the revocation of allocation, and

(ii) within the time prescribed under the BCCM Act, cause a new community management statement to be registered with the Queensland Land Registry to record the relevant allocation, reallocation or the revocation of allocation in Schedule E.

(b) The Lot owners who agree a reallocation are responsible for registering the new community management statement required to record the reallocation (unless the new statement will include other changes) and must pay the registration fees and the Body Corporate's costs of the preparation of the new statement.

24.4 Other matters about exclusive use car park areas

(a) Exclusive use car parks may only be used for parking bicycles, registered cars, registered utility vehicles, registered motorcycles, boats on registered trailers; registered box trailers and registered four wheel drive vehicles.

(b) A vehicle or trailer must not be parked in a car park unless all parts of the vehicle or trailer are within the exclusive use area.

(c) A person may install a storage cage within an exclusive use car park area only with the prior written consent from the Body Corporate, not to be unreasonably withheld, and which approval may be given with conditions concerning size types and colours of storage devices.

(d) A person must not carry out any maintenance or repair work or external cleaning on a bicycle, vehicle or trailer while it is in an exclusive use car park. However, emergency repairs are permitted to the extent they are required to make a vehicle or trailer mobile.

(e) An exclusive use storage area may not be altered, or configured or goods stored in a way that impedes mechanical ventilation or prejudices fire services in the relevant area.

(f) The Body Corporate is entitled to pass through an exclusive use car park area where necessary to obtain access to a part of the Common Property.

25 Exclusive Use Areas – Storage

25.1 Specified rights of exclusive use – storage

The occupiers of the Lots set out in Schedule E:

(a) have the exclusive use of the exclusive use areas respectively identified in Schedule E and as identified on sketch plans marked "A' attached hereto; and

(b) may use those exclusive use areas for the purposes of storage.

25.2 Exclusive use allocations and reallocations

Intentionally deleted

25.3 Recording allocations, reallocations and revocations

(a) If any exclusive use storage area is allocated, reallocated or an allocation is revoked under this By-law then the Body Corporate must

(i) take all steps required to formalise, as relevant, the authorised allocation, the agreed reallocation or the revocation of allocation and

(ii) within the time prescribed under the BCCM Act, cause a new community management statement to be registered with the Queensland Land Registry to record the relevant allocation, reallocation or the revocation of allocation in Schedule E.

(b) The Lot owners who agree to a reallocation are responsible for registering the new community management statement required to record the reallocation (unless the new statement will include other changes) and must pay the registration fees and the Body Corporate's costs of the preparation of the new statement.

25.4 Other matters about exclusive storage areas

(a) An exclusive use storage area may not be altered, or configured, or goods stored in a way that impedes mechanical ventilation or prejudices fire services in the relevant area.

(b) The Body Corporate is entitled to pass through an exclusive use storage area where necessary to obtain access to a part of the Common Property

26 Exclusive Use Areas – Courtyard

26.1 Specified rights of exclusive use – courtyards

The occupiers of the Lots set out in Schedule E

(a) have the exclusive use of the exclusive use areas respectively identified in Schedule E and as identified on sketch plans marked "A' attached hereto; and

(b) may use those exclusive use areas for the purposes of use as courtyards (and where the consent of the Body Corporate is first obtained, may be used for installation of a plunge pool).

26.2 Exclusive use allocations

Intentionally deleted

26.3 Recording allocations

(a) If any exclusive use courtyard area is allocated under this By-law then the Body Corporate must:

(i) take all steps required to formalise the authorised allocation; and

(ii) within the time prescribed under the BCCM Act, cause a new community management statement to be registered with the Queensland Land Registry to record the relevant allocation in Schedule E.

26.4 **Other matters about exclusive courtyard areas**

(a) An exclusive use courtyard area must be maintained at the cost of the relevant owner to a quality in keeping with the Scheme and must not be allowed to become unsightly. un-kept or overgrown with vegetation.

(b) The Body Corporate is entitled to pass through an exclusive use courtyard area where necessary to obtain access to a part of the Common Property.

27 Exclusive Use Areas and Assets – Driveways and Other

27.1 **Exclusive use areas**

For this By-law, an exclusive use area is a part of the Common Property or a Body Corporate asset for which exclusive use rights or other special rights are given to the occupier of a Lot.

27.2 **Rights attached to Lots**

The rights given in this By-law attach to the relevant Lots.

27.3 **Specified rights of exclusive use**

The occupiers of the Lots set out in Schedule E:

(a) have the exclusive use of the exclusive use areas respectively identified in Schedule E and as identified on sketch plans marked "A' attached hereto, and

(b) may use those exclusive use areas for the purposes specified in Schedule E and if no purpose is specified, for a purpose that is appropriate to the exclusive use area and ancillary to the use of the Lot to which the rights are attached.

27.4 **Exclusive use allocations and reallocations**

Intentionally deleted

27.5 **Recording allocations, reallocations and revocations**

(a) If exclusive use areas are allocated or reallocated or an allocation is revoked under this By-law then:

(i) the Body Corporate must take all steps required to formalise the authorised allocations and agreed reallocations and revocation of allocations; and

(ii) the new community management statement to record allocations and reallocations must show the allocations and reallocations in Schedule E and must specify the particular purpose that applies to the exclusive use area (which is *"External Area ancillary to the Lot"* for areas allocated under sub-clause 4(a)(iii)).

(b) The Lot owners who agree a reallocation are responsible for registering the new community management statement required to record the reallocation (unless the new statement will include other changes) and must pay the registration fees and the Body Corporate's costs of the preparation of the new statement.

28 Flood Management

28.1 The Body Corporate must:

(a) ensure all Owners and occupants and the service contractor under the Caretaking Agreement have access to the Flood Emergency Management Plan;

(b) ensure the Flood Emergency Management Plan is reviewed annually in conjunction with the service contractor under the Caretaking Agreement and following any significant flood event to determine if any improvements can be made; and

(c) ensure any updates to the Flood Emergency Management Plan are registered with any local disaster management coordination centre (or similar).

28.2 Occupants must at all times comply with the Flood Emergency Management Plan.

29 Light Electric Vehicles

29.1 An Owner or Occupier who keeps or charges any light electric vehicle (including mobility scooters, electric scooters, bikes, wheelchairs, segways, and other mobility devices powered by lithium ion batteries) on Scheme Land, must ensure the light electric vehicle:

(a) complies with Australian safety standards;

(b) is used strictly in accordance with the manufacturer's recommendations;

(c) is not left to charge in a Lot unattended or overnight;

(d) is not charged on Common Property other than in a designated parking space or charging area;

(e) is only charged in a location that is fitted with a smoke detector;

(f) is only charged with a charger that meets the manufacturer's recommendations;

(g) is removed from the charger when fully charged;

(h) is not charged or stored near combustible or flammable materials;

(i) is stored away from any living areas and exit doors;

(j) is stored away from heat and moisture;

(k) is regularly maintained in good condition;

(l) is not ridden on Scheme Land without the prior written approval of the Committee or used in a manner that may cause a hazard or obstruction to any other Occupier;

(m) is not charged using the common power supply (unless the Body Corporate installs charging stations for that purpose); and

(n) is not stored on Common Property (other than in an exclusive use area allocated to the Occupier's Lot).

29.2 The owner of a light electric vehicle must indemnify the body corporate in relation to any loss and damage caused by their light electric vehicle at the Scheme.

29.3 In the event an insurance premium held by the Body Corporate is increased by the Body Corporate's insurer because of a person charging a light electric vehicle in a Lot, the Body Corporate may adjust the contribution payable towards the insurance premium by the Owner of the Lot in a way that fairly reflects the proportion of the total risks covered by the policy attributable to the use of the Lot for that purpose.

30 Electric Vehicles

30.1 An Owner or Occupier must not charge an electric vehicle on Scheme Land without the prior written consent of the Committee (unless the Body Corporate has installed one or more dedicated electric vehicle charging stations that meet the relevant lawful requirements).

30.2 The Committee must not grant approval under this by-law in circumstances where giving such approval would prevent the Body Corporate from obtaining the level of insurance coverage required under the Regulation Module.

30.3 Where approval has been granted under this by-law, an Owner or Occupier must, in addition to any other conditions imposed by the Committee, ensure:

(a) the power supply for charging the electric vehicle is connected to their Lot (or otherwise separately metered to ensure the Owner or Occupier pays for the electricity supply); and

(b) they have met all relevant lawful requirements (particularly by obtaining all relevant building and fire certification by ensuring, for example, the electrical infrastructure includes emergency shutdown controls and that adequate fire detection, fire management and smoke management systems are installed); and

(c) the capacity of the Scheme's electrical infrastructure is not overloaded or otherwise compromised because of the charging of the electric vehicle; and

(d) charging the vehicle will not increase the overall electricity tariff charged by the supplier.

30.4 An Owner or Occupier who intends to keep an electric vehicle on Scheme Land must:

(a) ensure the electric vehicle is operated, stored and charged strictly in accordance with the manufacturer's recommendations;

(b) comply with all lawful requirements relating to the use, storage and charging of the electric vehicle;

(c) ensure the use of their electric vehicle does not cause a hazard or nuisance to another person at the Scheme; and

(d) indemnify the Body Corporate in relation to any loss or damage caused by their electric vehicle at the Scheme.

30.5 In the event an insurance premium held by the Body Corporate is increased by the Body Corporate's insurer because of an Owner or Occupier of a Lot (or their Invitees) charging an electric vehicle on Scheme Land, the Body Corporate may adjust the contribution payable towards the insurance premium by the Owner of the Lot in a way that fairly reflects the proportion of the total risks covered by the policy attributable to the use of the Scheme Land for that purpose.

31 Council Mandated Conditions

The development approval for the Scheme requires that this Community Management Statement contain By-laws as set out in this Part. References to any lot numbering and defined terms have the meaning given to them in the relevant approval.

CONDITION (MCU11/0180.01)	
13	**Plan of Development** All future dwellings on the approved lots must be sited and constructed in accordance with the approved building envelope and dwelling controls (ie. The – Plan of Development – Stages 2-4II) shown on the Approved Plans and the Code for Residential Development and Use Maroochy Place Residential Community August 2015. Future dwellings to be constructed in accordance with both documents.
13A	All future development on Lot 1 must be sited and constructed in accordance with the approved building envelopes and dwelling controls (ie. the – Plan of Development – Stage 1) shown on the Approved Plans. Future development to be constructed in accordance with it.
32	**Property Access and Driveways** The residential driveway to all Lots accessed via indented parking bays must be constructed to ensure that the indented parking bays are not affected by future dwellings. The works must be undertaken in accordance with an Operational Works approval and in accordance with IPWEAQ standard drawing SEQ R-050. The location of the driveways must be as shown on the Approved Plans.
39	**Flood Immunity** Public access easements must be registered over approved Lot 1 allowing for public access from Kuran Street and new Road 2 to the flood refuge area. The ability for the public to access the flood

	refuge area must also be included within the Community Management Statement of any future development on proposed Lot 1.
Property Notes	**MCU11/0180 – POD PACKAGE – Plan of Development** The following notation applies to all approved lots: To ensure the amenity of this lot and its neighbours is maintained, all building work must be sited and constructed in accordance with the approved Plan of Development and Preliminary Approval Overriding the Planning Scheme for a Material Change of Use (Detached Houses) applying to the lot (refer to Council Approval MCU11/0180). The private certifier must satisfy itself that the proposed building work complies with both the Preliminary Approval overriding the Planning Scheme and the approved Plan of Development.
CONDITION (MCU16/0099)	
11	**Building Appearance** All air conditioning units or other mechanical equipment must be visually integrated into the design and finish of the building, or otherwise fully enclosed or screen such that they are not visible from the street frontages nor adjoining properties.
12	All deck and balcony areas above ground floor must not be enclosed by permanent fixtures such as shutters, louvers, glass panelling or the like, except where required to satisfy any privacy condition of this Decision Notice.
15	**Clothes Drying Facilities** Each dwelling unit must be provided with a non-mechanical (natural) clothes drying area, or alternatively, each dwelling unit must have access to a communal outdoor clothes drying area that is fitted with robust clothes lines. Where individual clothes drying areas are provided on balconies, they are to be concealed or screened from public view.
CONDITION (MCU11/0180.01)	
18	**Community Management Statement** All boundary landscaping and boundary drainage (excluding the rear drainage reserve to be dedicated to Council) must be common property.
21	**Visibility into the Linear Parkland** All dwellings adjoining the Linear Parkland (in Stages 1 and 2) must have side and rear fences which taper down to 1.5m maximum height where they adjoin the Linear Parkland to allow for visibility into the Park. The taper should begin along the side boundary fences 2m from the rear property boundary (i.e. the side fencing should graduate down to 1.5m high where it adjoins the park).
36	**Stormwater Drainage** For dwellings 9 to 14 and 24 to 31 maintenance requirements for the fencing to the rear of dwellings 9-14 and 24-31 inclusive are to be written into the Community Title Scheme as follows: 1. fencing to the rear of the subject dwellings Is to include a minimum bar spacing of 90mm/75% permeability. This fencing is to be maintained at all times and cannot be modified unless in compliance with the design parameters. 2. the purpose of the fencing design parameters is to ensure surface stormwater can drain to the internal road at all times. 3. the fencing and drainage inlets are to be cleared and inspected by the body corporate after all storm events.

	In this condition, reference to dwellings is referencing blocks of units as shown in the plans. The corresponding lots are below:

Dwelling Unit Block	Lots in Scheme
9 (Stage 2)	216 – 219
10 (Stage 2)	220 – 221
11 (Stage 2)	222 – 224
12 (Stage 2)	225 – 227
13 (Stage 2)	228 – 231
14 (Stage 2)	232 – 233
24 (Stage 3)	322, 324, 326
25 (Stage 3)	314, 316, 318, 320
26 (Stage 3)	308, 310, 312
27 (Stage 3)	302, 304, 306
28 (Stage 4)	422, 424, 426
29 (Stage 4)	414, 416, 418, 420
30 (Stage 4)	408, 410, 412
31 (Stage 4)	402, 404, 406

42	**Flood Immunity** The site must include provision of a flood refuge area above the probable maximum flood level, located within the communal recreation area (and may be provided in part in the upper level of a community building). The flood refuge area must be as large as practical, but not less than 600m2. The ability for the public to access the flood refuge area must also be included within the Community Management Statement.
88	**Water** All internal water supply and sewerage infrastructure within the development site including sewerage pipes and water supply pipes remains the responsibility of the Body Corporate.
89	The Body Corporate is responsible for the ownership, operation, maintenance and repair of all internal water supply and sewerage infrastructure within the precinct or sub precinct.
CONDITION (MCU11/0180.01)	
Property Notes	**MCU16/0099 – Adjoining Sports Complex** The following notation applies to all lots in Stages 1, 2 and 3: This lot adjoins a major regional sports complex where outdoor sporting activities occur regularly throughout the year, with both day and evening activities. There is also a current ' master plan for the development of additional playing fields generally adjacent the eastern boundary of the site.
CONDITION (RAL 18/0024 and MCU 16/0099)	

18 and 7	**Community Management Statement** All boundary landscaping and boundary drainage (excluding the rear drainage reserve to be dedicated to Council) must be common property.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Statutory Easements

Lots affected by statutory easements are as follows:

Lots on Plan or Common Property	Statutory Easement
Common Property, Lots 101 – 130 on SP300922 Common Property, Lots 201 – 233 on SP300923 Common Property, Lots 301 – 327 on SP305584 Common Property, Lots 401 – 433 on SP305585 Common Property, Lots 501 – 522, Lot 524 and Lot 526 on SP311635 Common Property, Lots 601 – 621 on SP31950	Support
Common Property, Lots 101 – 130 on SP300922 Common Property, Lots 201 – 233 on SP300923 Common Property, Lots 301 – 327 on SP305584 Common Property, Lots 401 – 433 on SP305585 Common Property, Lots 501 – 522, Lot 524 and Lot 526 on SP311635 Common Property, Lots 601 – 621 on SP31950	Utility Services and Utility Infrastructure
Common Property, Lots 101 – 130 on SP300922 Common Property, Lots 201 – 233 on SP300923 Common Property, Lots 301 – 327 on SP305584 Common Property, Lots 401 – 433 on SP305585 Common Property, Lots 501 – 522, Lot 524 and Lot 526 on SP311635 Common Property, Lots 601 – 621 on SP31950	Shelter
Common Property, Lots 101 – 130 on SP300922	Projections

Common Property, Lots 201 – 233 on SP300923 Common Property, Lots 301 – 327 on SP305584 Common Property, Lots 401 – 433 on SP305585 Common Property, Lots 501 – 522, Lot 524 and Lot 526 on SP311635 Common Property, Lots 601 – 621 on SP31950	
Common Property, Lots 101 – 130 on SP300922 Common Property, Lots 201 – 233 on SP300923 Common Property, Lots 301 – 327 on SP305584 Common Property, Lots 401 – 433 on SP305585 Common Property, Lots 501 – 522, Lot 524 and Lot 526 on SP311635 Common Property, Lots 601 – 621 on SP31950	Maintenance of building on or close to boundary

Services Location Diagrams

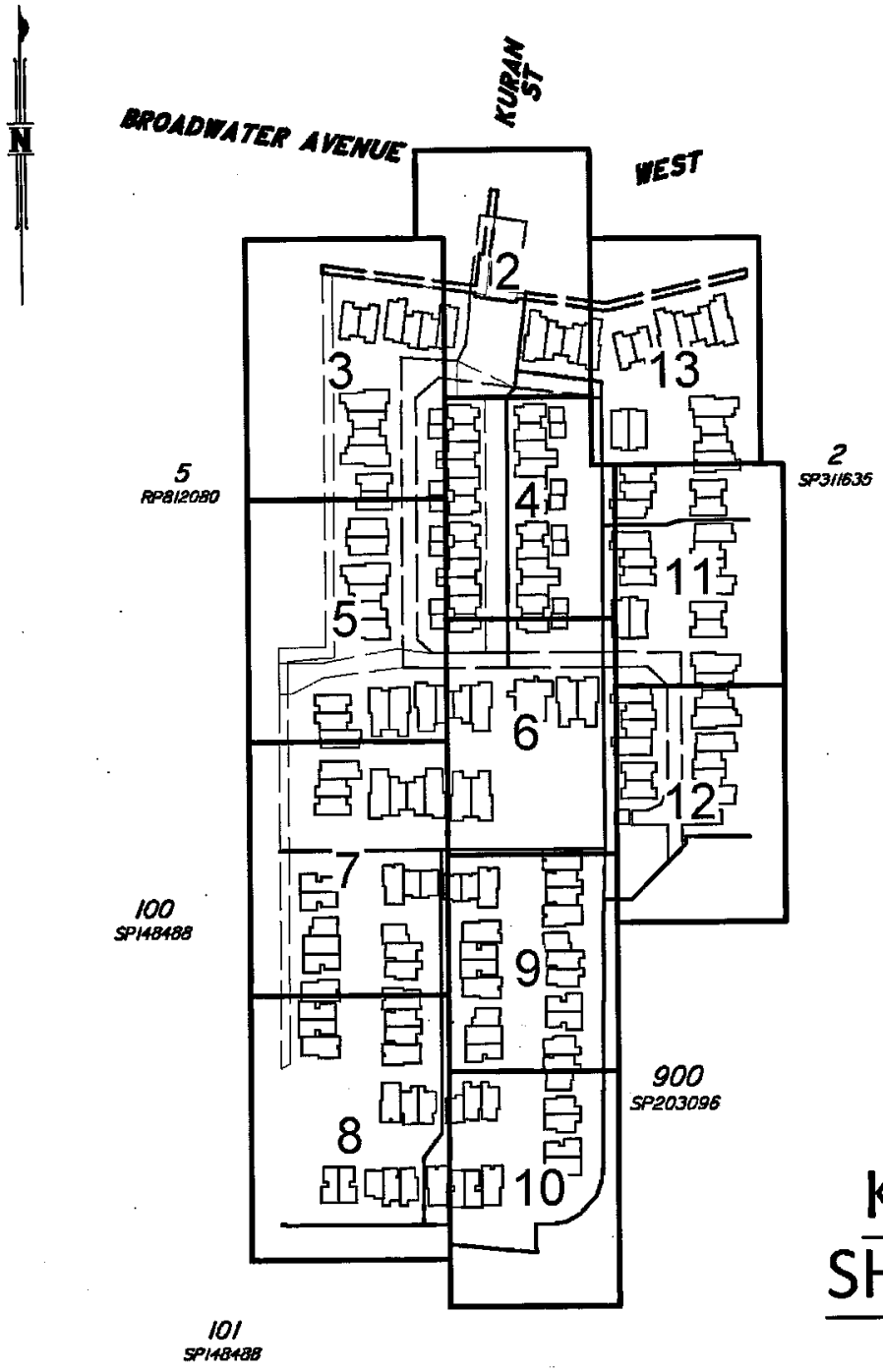
The location of the current service easements are as follows:

Lots and / or Common Property affected	**Service Easement**	**Service Location Diagram**
Common Property	Stormwater, Sewer, Water, Electrical and Comms	Attached diagram marked "X"

Title Reference:

SERVICES LOCATION DIAGRAM "X"

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Scale 1:2500 0 20 40 60 80 100 120 140 160 180 200 220 240 metres

THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A4 SIZE)
DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

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SERVICES LOCATION DIAGRAM

"TIDE RESIDENCES MAROOCHYDORE" CTS53430

SURVEYED	JFP	CHECKED	MC	DATUM	SP203096
DRAWN	TLP	APPROVED	AJM	ORIGIN	NA

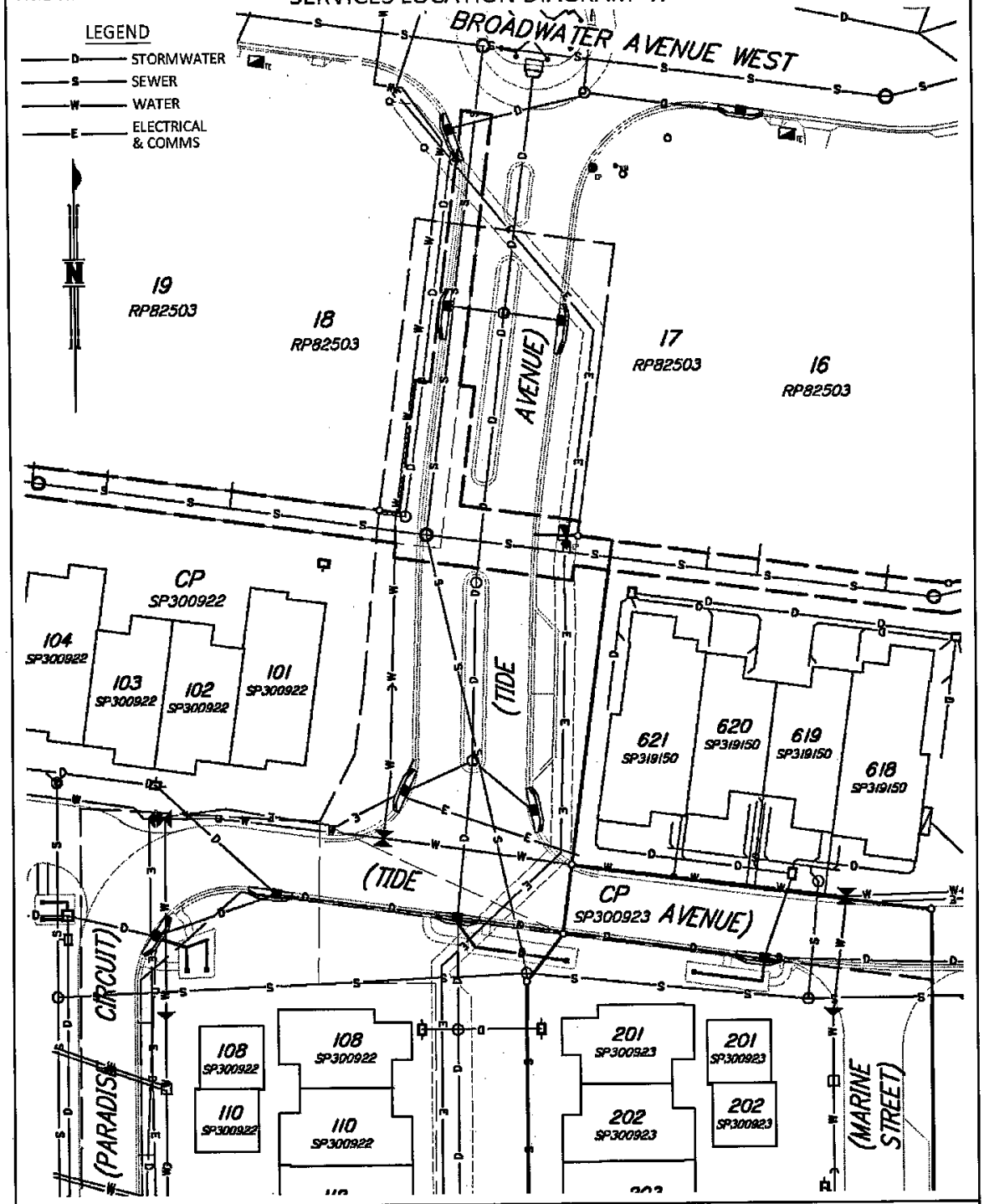
PROJECT: M2561 PLAN: 09 ISSUE: F
SHEET: 1 OF 13
FILE: M2561-09F SLD.dwg
DATE: 13th May, 2022

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Title Reference:

SERVICES LOCATION DIAGRAM "X"

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Scale 1:500 0 5 10 15 20 25 30 35 40 45 50 metres

THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A4 SIZE)
DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

This plan was compiled in May 2022 from the latest information available. However the information is subject to change until the survey plans for this land are registered.

The information contained herein is supplied as a guide only and should not be taken as a representation in any respect on the part of the vendor or its agent.

SERVICES LOCATION DIAGRAM

"TIDE RESIDENCES MAROOCHYDORE" CTS53430

SURVEYED	JFP	CHECKED	MC	DATUM	SP203096
DRAWN	TLP	APPROVED	AJM	ORIGIN	NA

PROJECT: M2561 PLAN: 09 ISSUE: F

SHEET: 2 OF 13

FILE: M2561-09F SLD.dwg

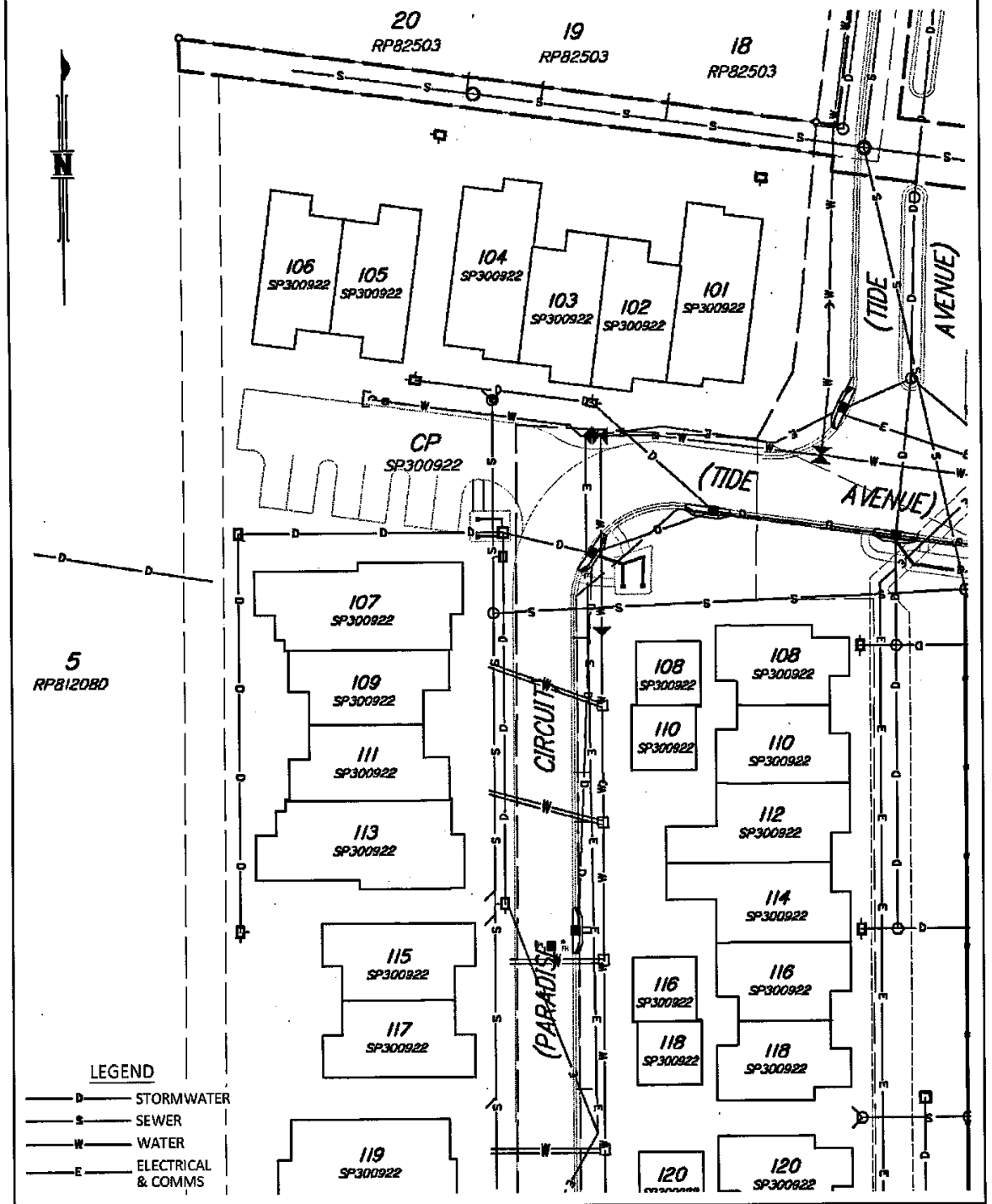
DATE: 13th May, 2022

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Title Reference:

SERVICES LOCATION DIAGRAM "X"

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SERVICES LOCATION DIAGRAM

"TIDE RESIDENCES MAROOCHYDORE" CTS53430

SURVEYED	JFP	CHECKED	MC	DATUM	SP203096
DRAWN	TLP	APPROVED	AJM	ORIGIN	NA

PROJECT: M2561 PLAN: 09 ISSUE: F

SHEET: 3 OF 13

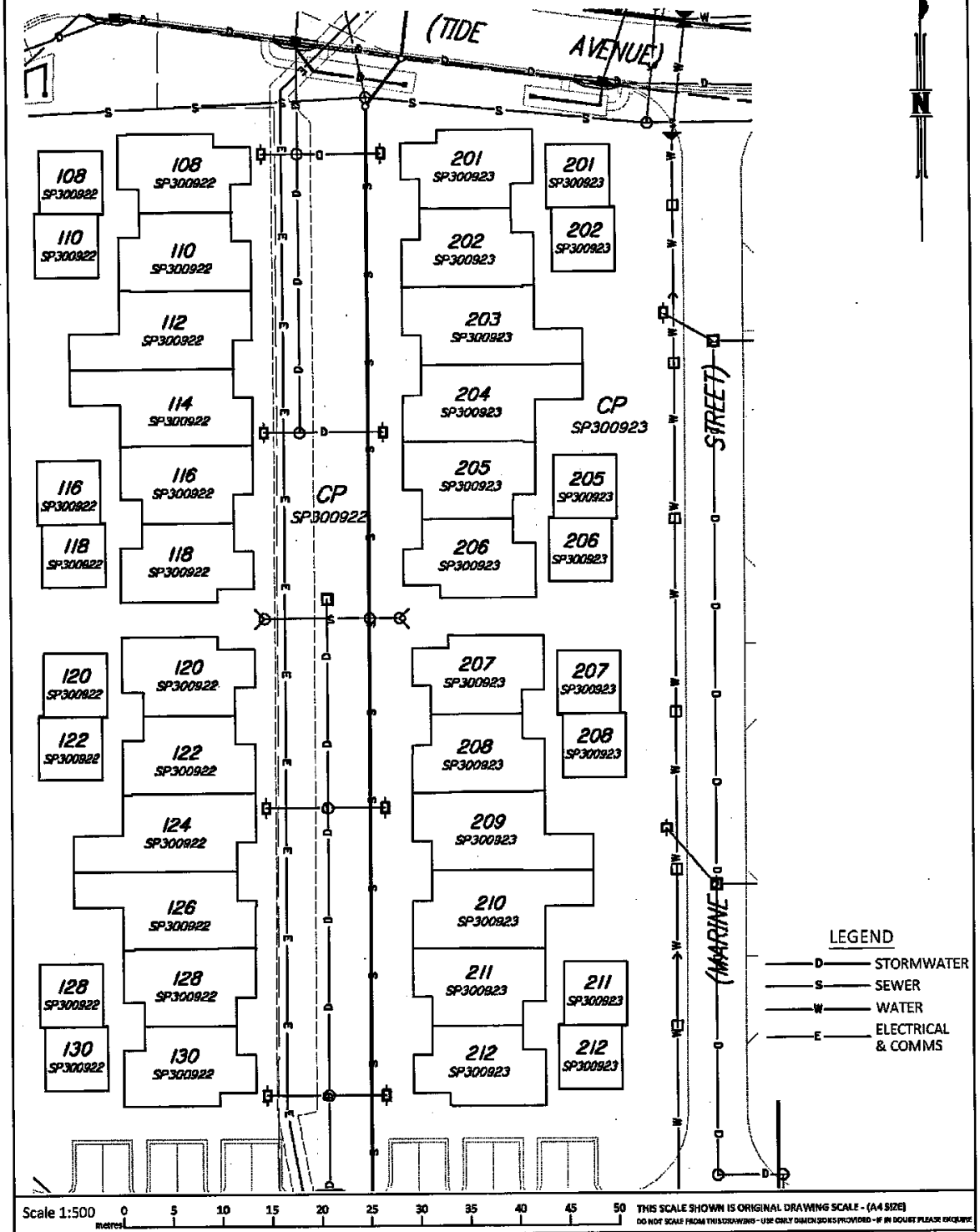
FILE: M2561-09F SLD.dwg

DATE: 13th May, 2022

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Title Reference:

SERVICES LOCATION DIAGRAM "X"



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SERVICES LOCATION DIAGRAM

"TIDE RESIDENCES MAROOCHYDORE" CTS53430

SURVEYED	JFP	CHECKED	MC	DATUM	SP203096
DRAWN	TLP	APPROVED	AIM	ORIGIN	NA

PROJECT: M2561 PLAN: 09 ISSUE: F

SHEET: 4 OF 13

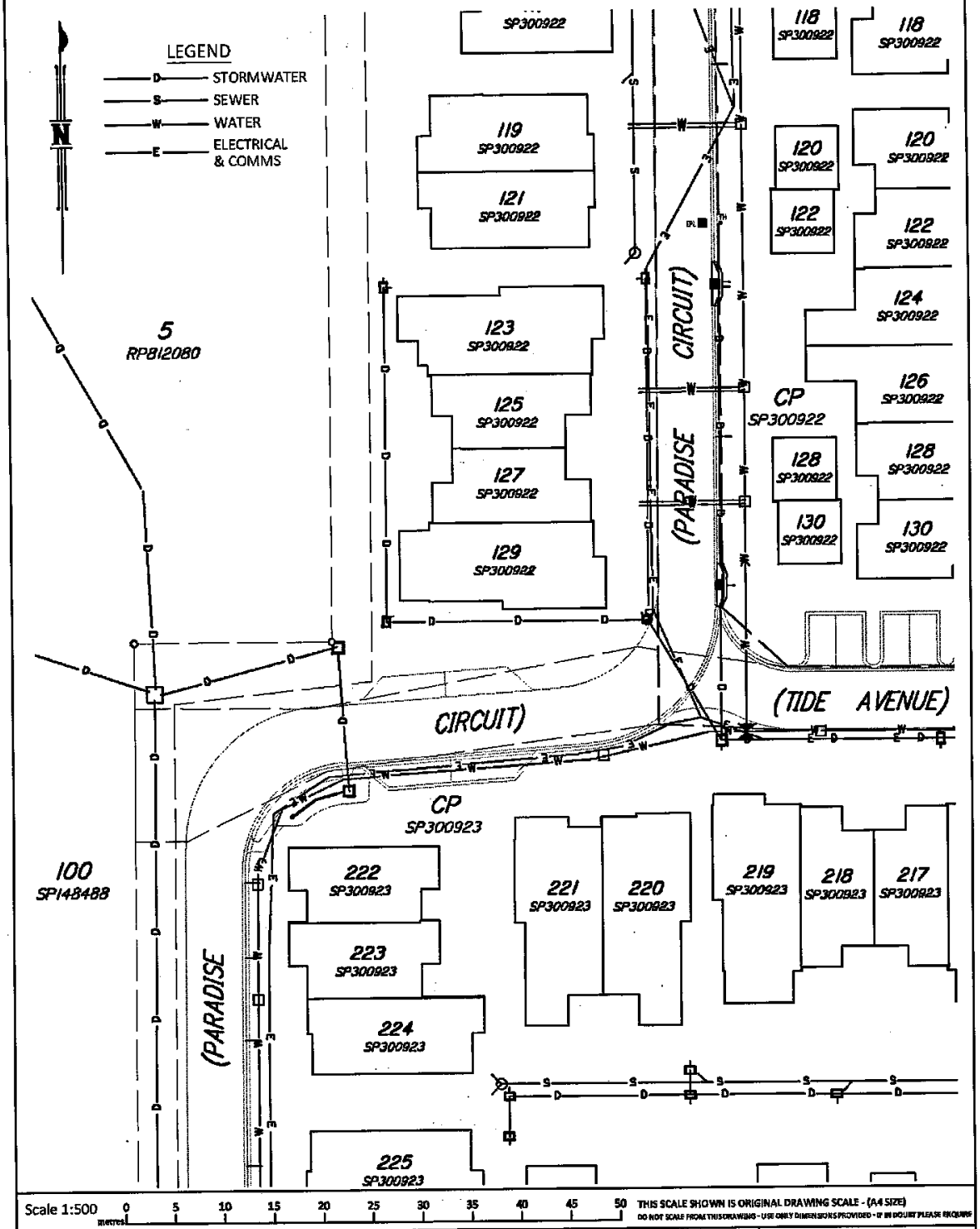
FILE: M2561-09F SLD.dwg

DATE: 13th May, 2022

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Title Reference:

SERVICES LOCATION DIAGRAM "X"



Scale 1:500 0 5 10 15 20 25 30 35 40 45 50 metres

THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A4 SIZE)
DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

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SERVICES LOCATION DIAGRAM

"TIDE RESIDENCES MAROOCHYDORE" CTS53430

SURVEYED	JFP	CHECKED	MC	DATUM	SP205096
DRAWN	TLP	APPROVED	AJM	ORIGIN	NA

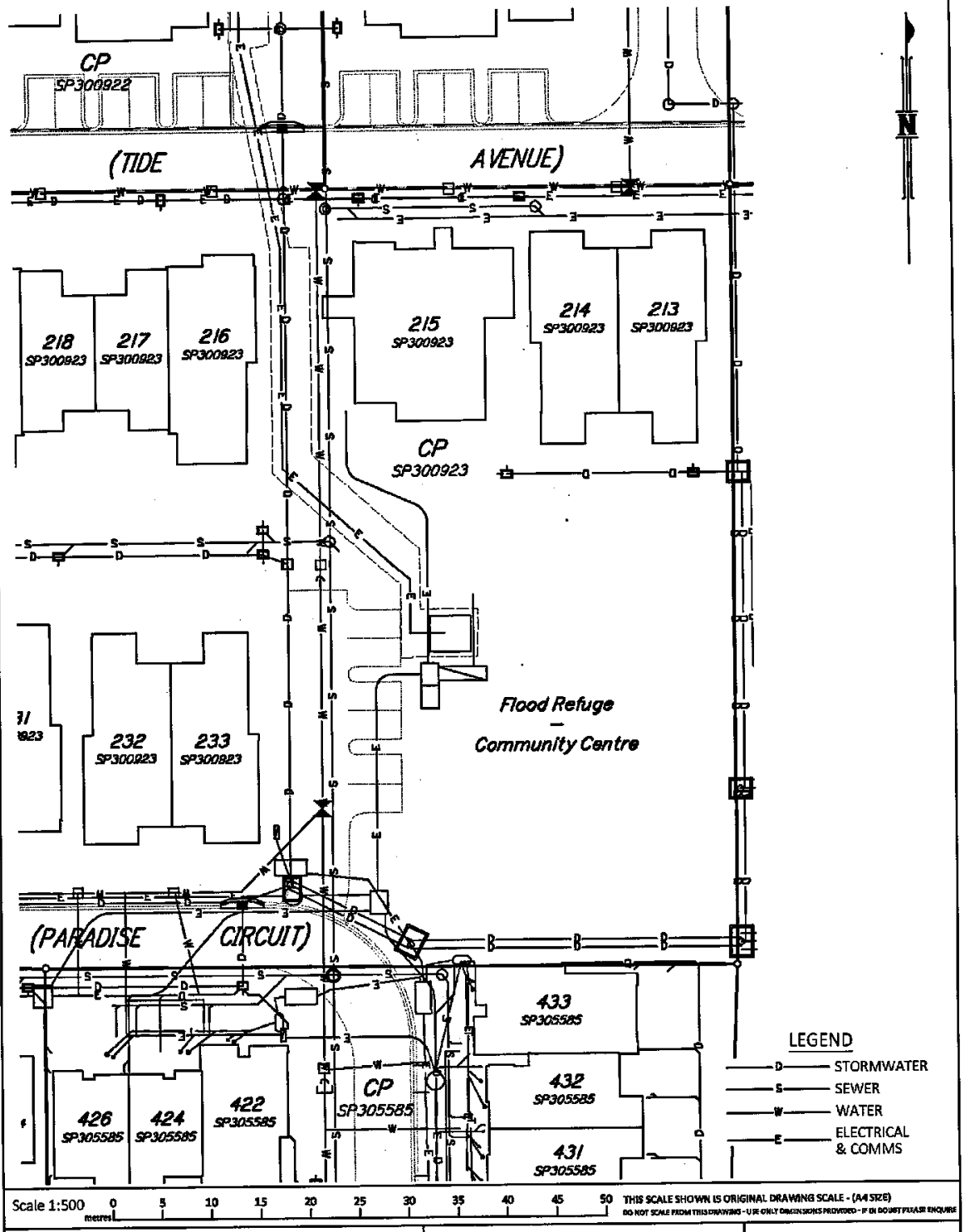
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SHEET: 5 OF 13
FILE: M2561-09F SLD.dwg
DATE: 13th May, 2022

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Title Reference:

SERVICES LOCATION DIAGRAM "X"

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SERVICES LOCATION DIAGRAM

"TIDE RESIDENCES MAROOCHYDORE" CTS53430

SURVEYED	JFP	CHECKED	MC	DATUM	SP205095
DRAWN	TLP	APPROVED	AJM	ORIGIN	NA

PROJECT: M2561 PLAN: 09 ISSUE: F

SHEET: 6 OF 13

FILE: M2561-09F SLD.dwg

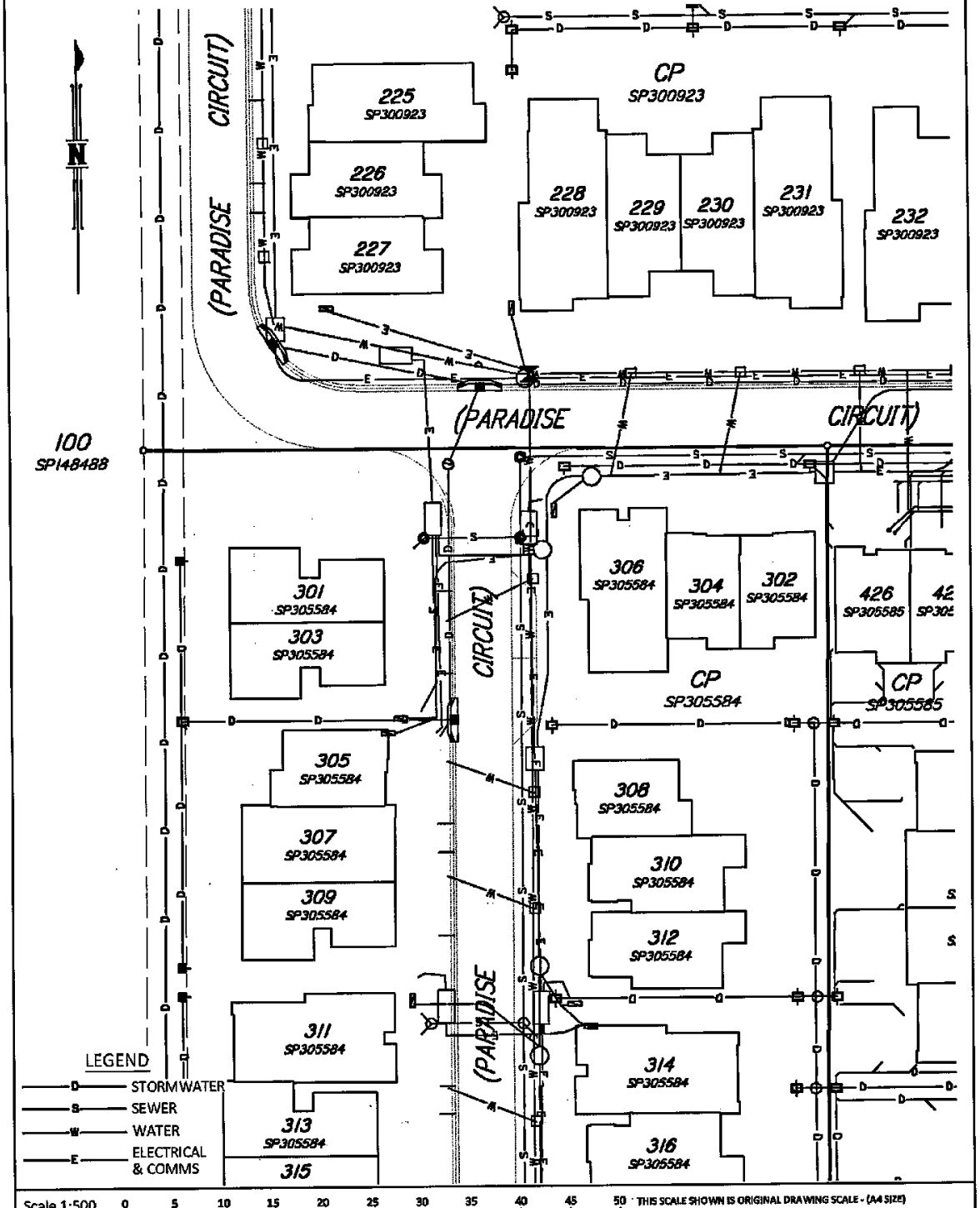
DATE: 13th May, 2022

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Title Reference:

SERVICES LOCATION DIAGRAM "X"

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Scale 1:500 0 5 10 15 20 25 30 35 40 45 50 metres

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SERVICES LOCATION DIAGRAM

"TIDE RESIDENCES MAROOCHYDORE" CTS53430

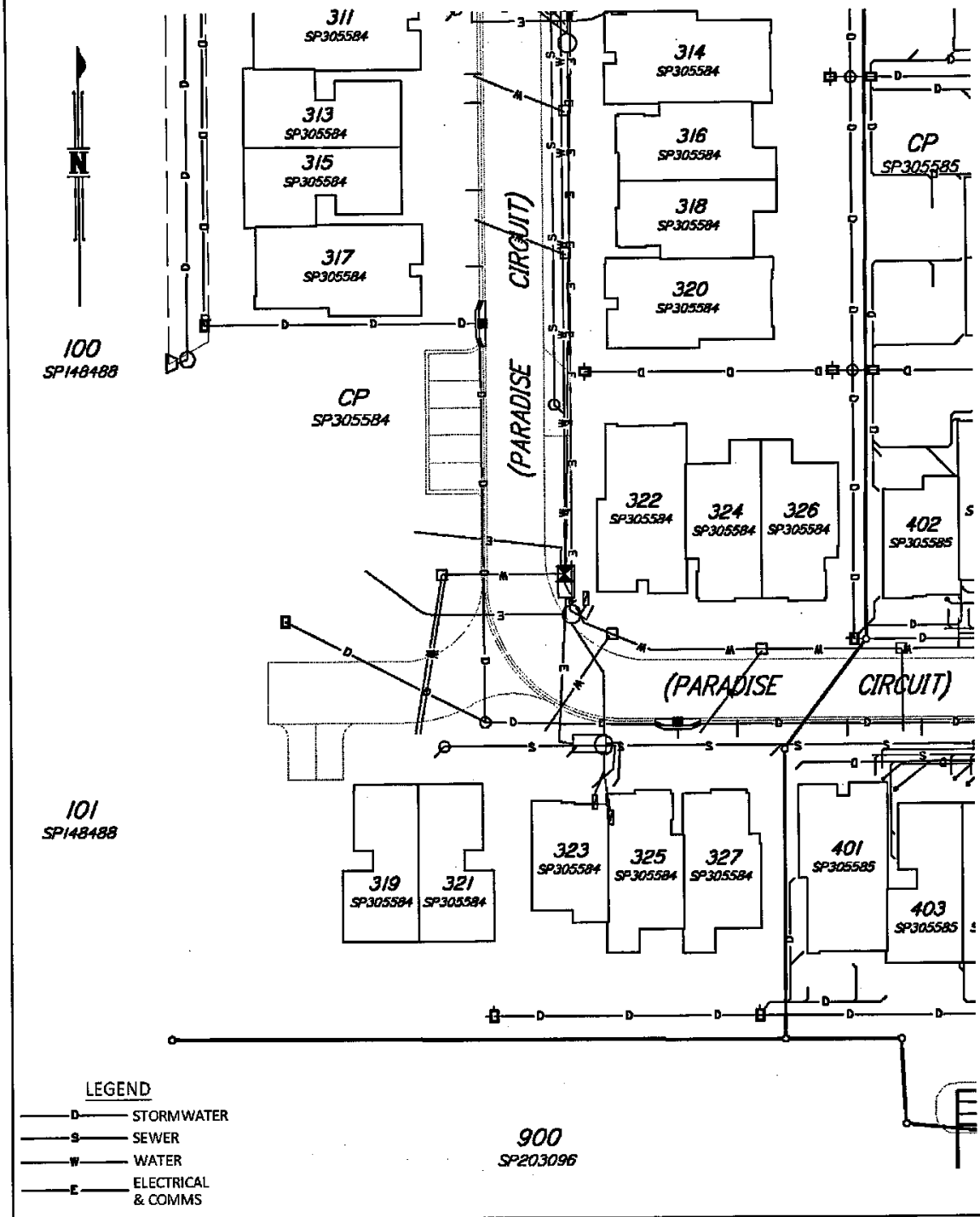
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DRAWN	TLP	APPROVED	AJM	ORIGIN	NA

PROJECT: M2561 PLAN: 09 ISSUE: F
SHEET: 7 OF 13
FILE: M2561-09F SLD.dwg
DATE: 13th May, 2022

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Title Reference:

SERVICES LOCATION DIAGRAM "X"



Scale 1:500 0 5 10 15 20 25 30 35 40 45 50 metres

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SERVICES LOCATION DIAGRAM

"TIDE RESIDENCES MAROOCHYDORE" CTS53430

SURVEYED	JFP	CHECKED	MC	DATUM	SP203096
DRAWN	TLP	APPROVED	AJM	ORIGIN	NA

PROJECT M2561 PLAN 09 ISSUE F

SHEET 8 OF 13

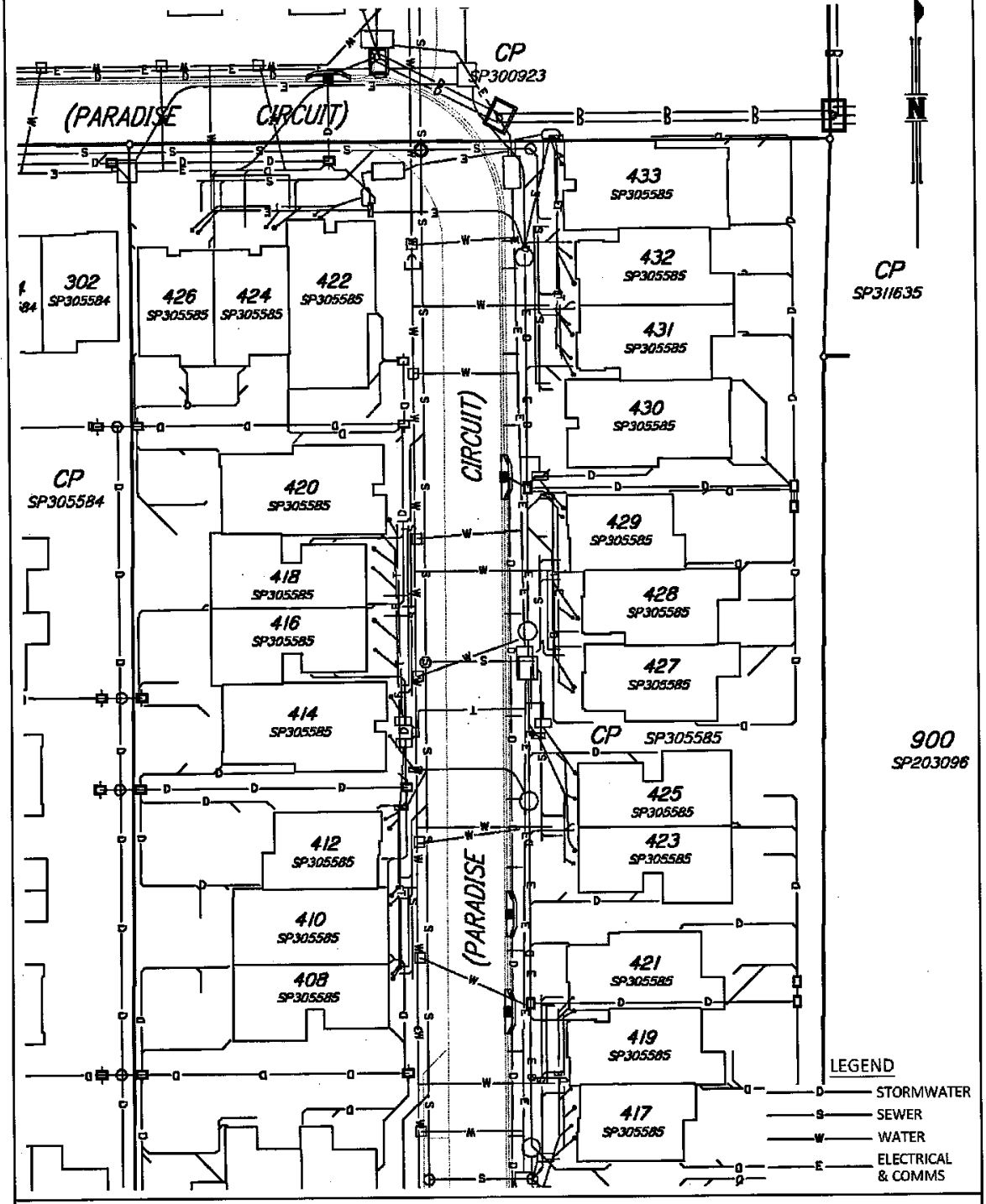
FILE M2561-09F SLD.dwg

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Title Reference:

SERVICES LOCATION DIAGRAM "X"



Scale 1:500 0 5 10 15 20 25 30 35 40 45 50 metres

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SERVICES LOCATION DIAGRAM

"TIDE RESIDENCES MAROOCHYDORE" CTS53430

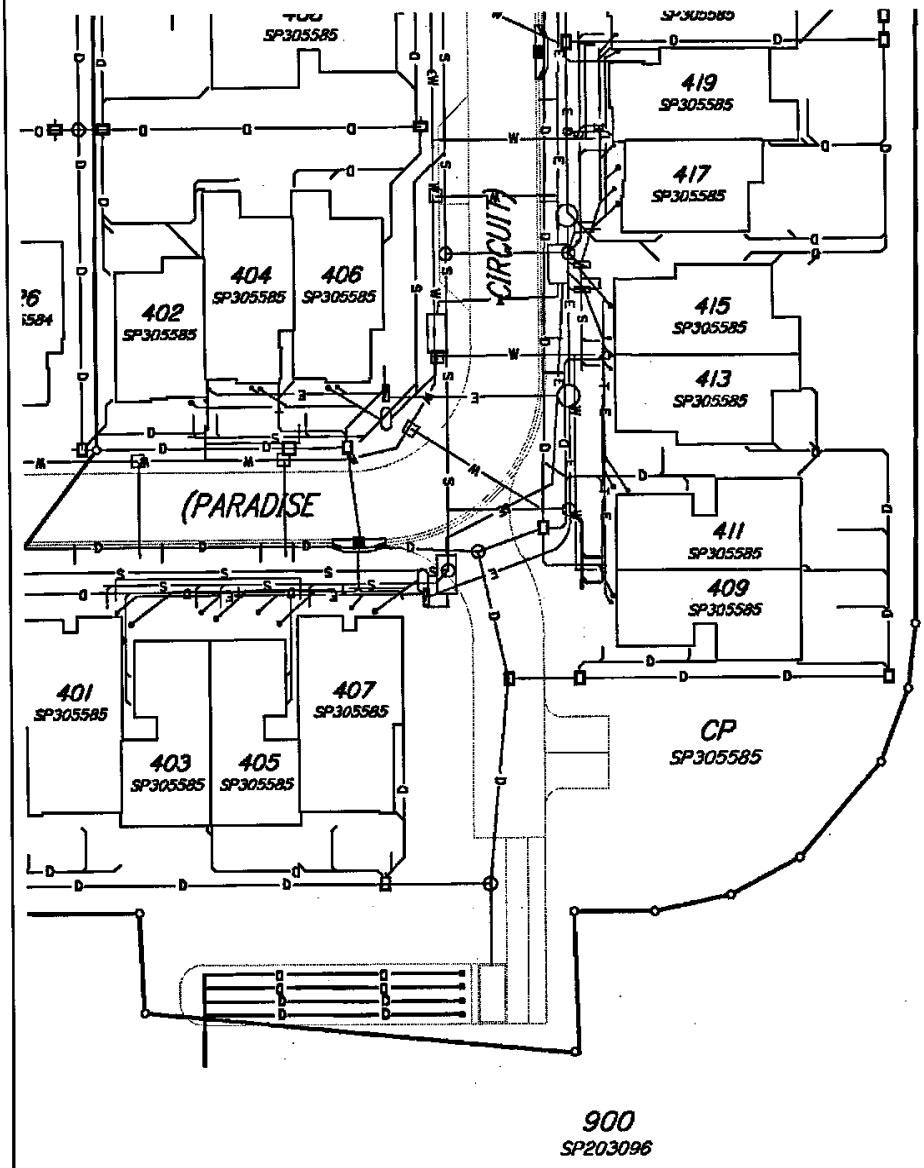
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DRAWN	TLP	APPROVED	AJM	ORIGIN NA

PROJECT: M2561 PLAN: 09 ISSUE: F
SHEET: 9 OF 13
FILE: M2561-09F SLD.dwg
DATE: 13th May, 2022

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Title Reference:

SERVICES LOCATION DIAGRAM "X"



LEGEND

- D — STORMWATER
- S — SEWER
- W — WATER
- E — ELECTRICAL & COMMS

Scale 1:500 0 5 10 15 20 25 30 35 40 45 50 metres

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SERVICES LOCATION DIAGRAM

"TIDE RESIDENCES MAROOCHYDORE" CTS53430

SURVEYED	JFP	CHECKED	MC	DATUM	SP203096
DRAWN	TLP	APPROVED	AJM	ORIGIN	NA

PROJECT: M2561 PLAN: 09 ISSUE: F

SHEET: 10 OF 13

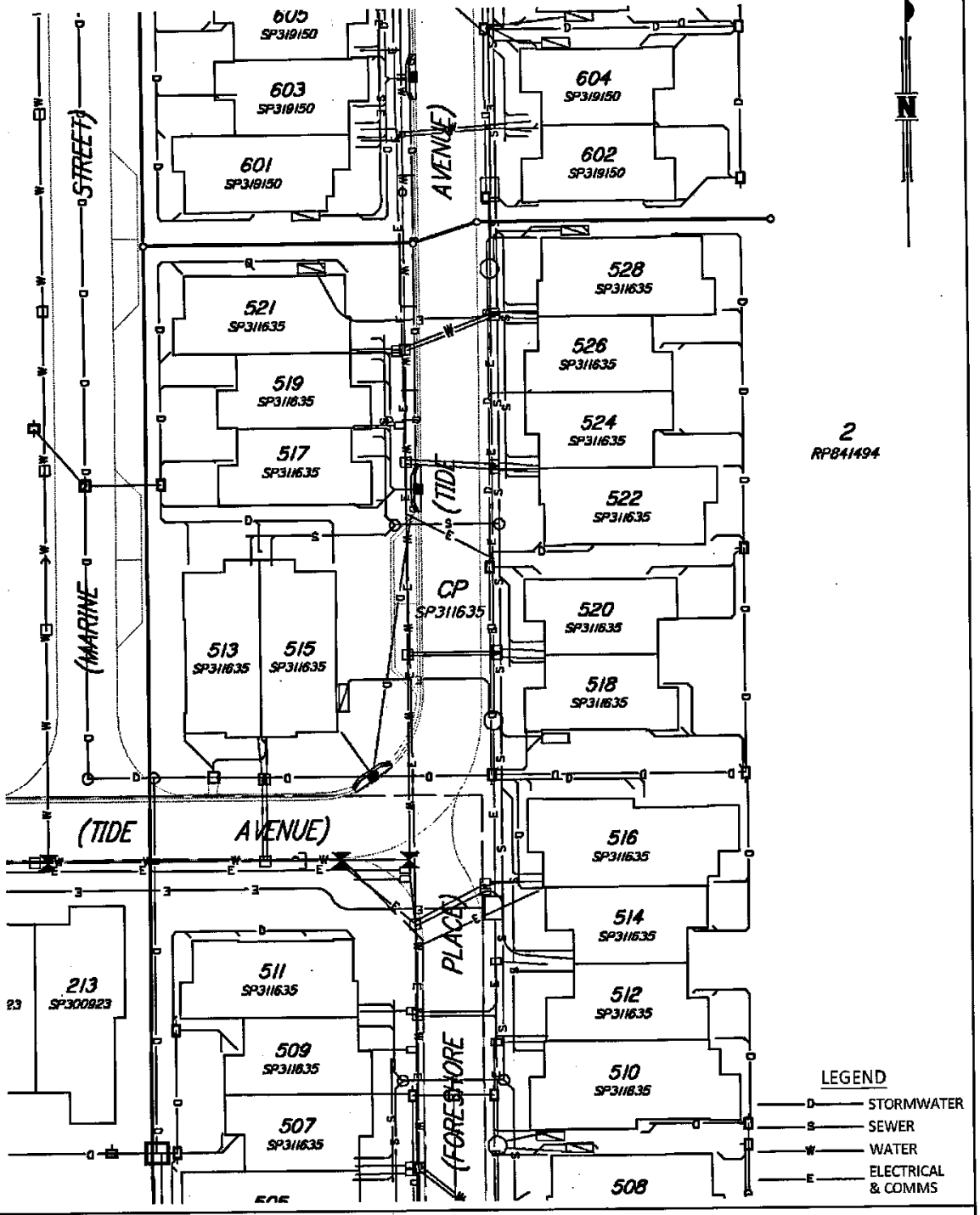
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Title Reference:

SERVICES LOCATION DIAGRAM "X"



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SERVICES LOCATION DIAGRAM

"TIDE RESIDENCES MAROOCHYDORE" CTS53430

SURVEYED	JFP	CHECKED	MC	DATUM	SP203095
DRAWN	TLP	APPROVED	AJM	ORIGIN	NA

PROJECT: M2561 PLAN: 09 ISSUE: F

SHEET: 11 OF 13

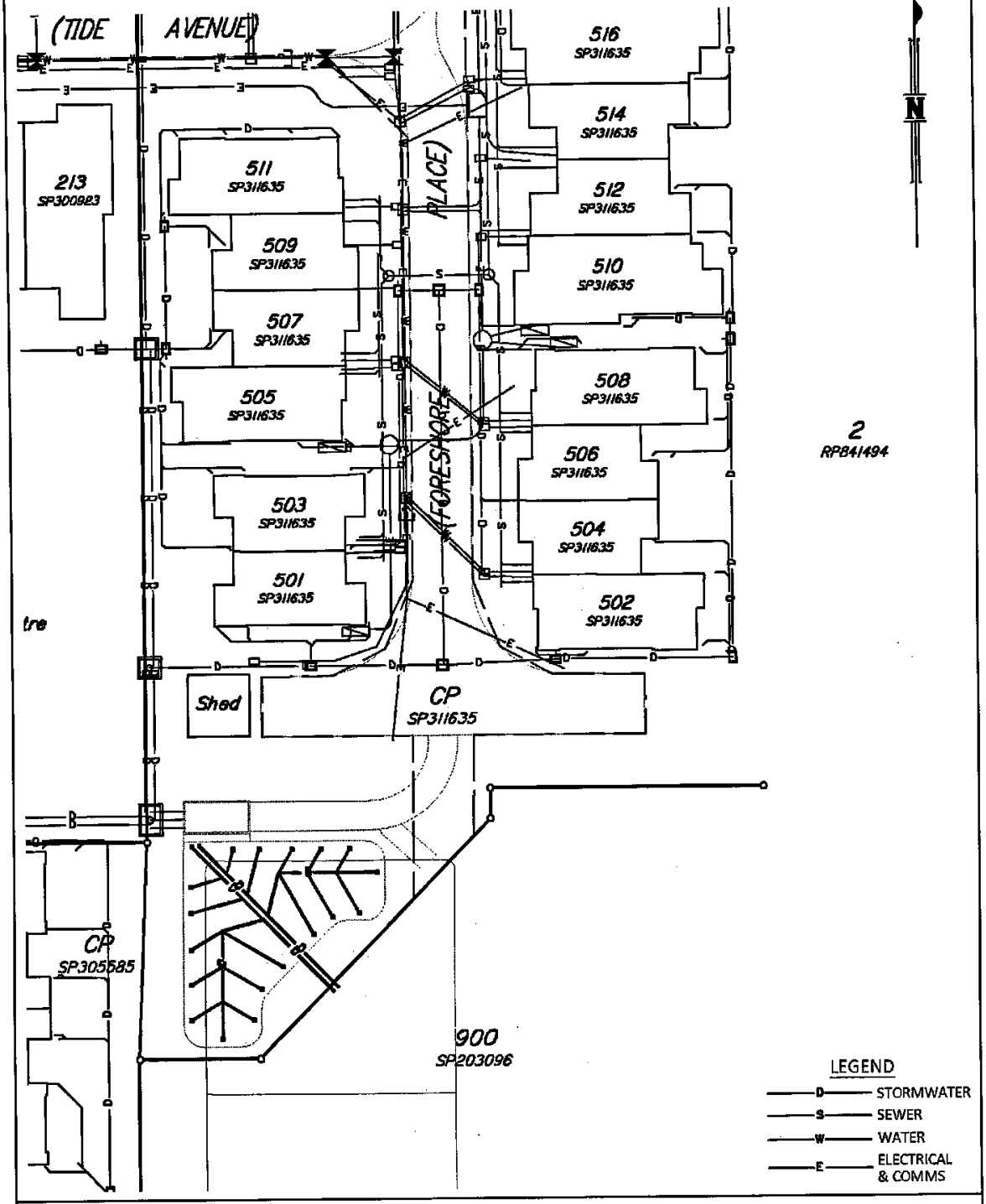
FILE: M2561-09F SLD.dwg

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"TIDE RESIDENCES MAROOCHYDORE" CTS53430

SURVEYED	JFP	CHECKED	MC	DATUM	SP203096
DRAWN	TLP	APPROVED	AJM	ORIGIN	NA

PROJECT: M2561 PLAN: 09 ISSUE: F

SHEET: 12 OF 13

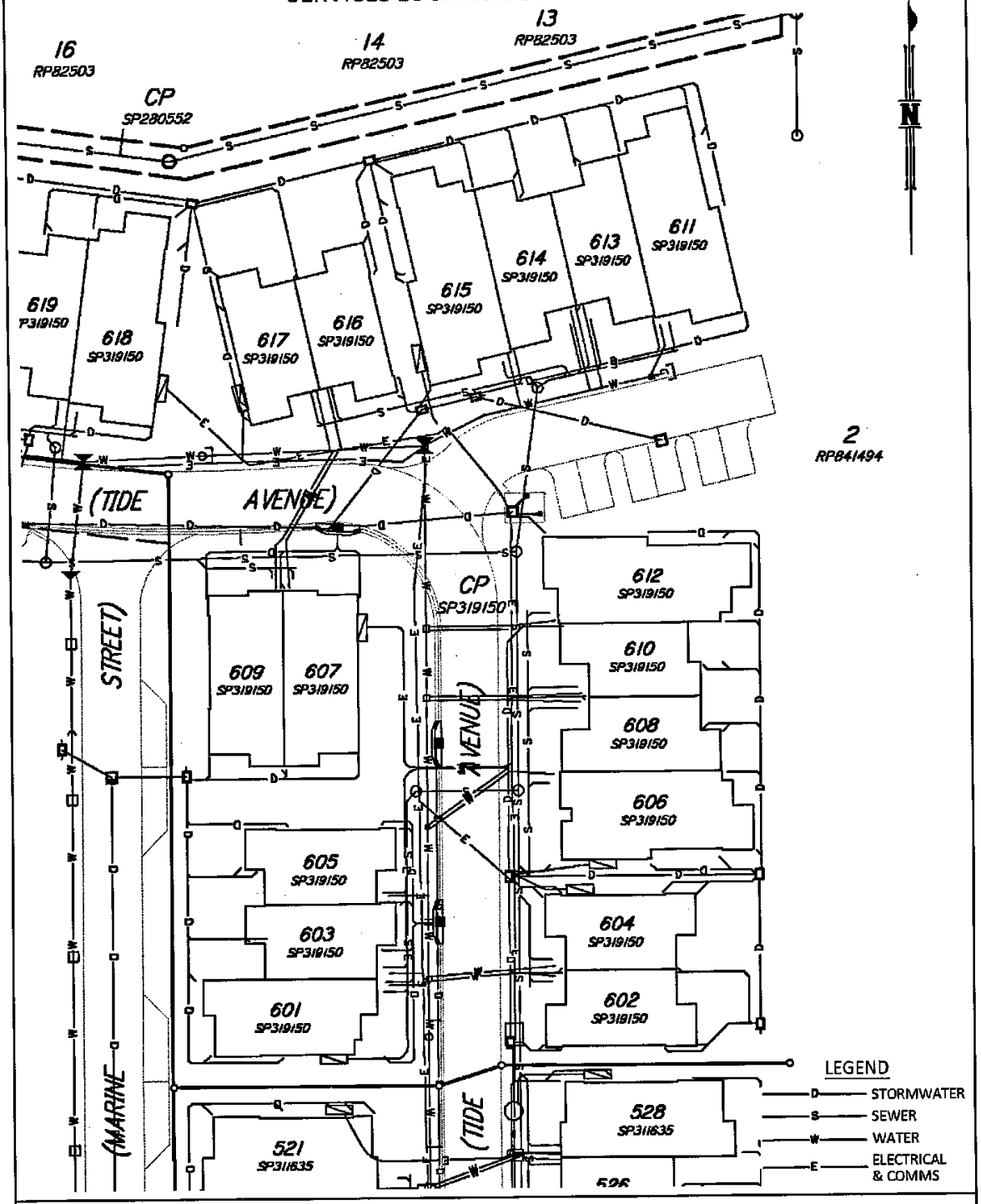
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Title Reference:

SERVICES LOCATION DIAGRAM "X"



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SERVICES LOCATION DIAGRAM

"TIDE RESIDENCES MAROOCHYDORE" CTS53430

SURVEYED	JFP	CHECKED	MC	DATUM SP209096
DRAWN	TLP	APPROVED	AJM	ORIGIN NA

PROJECT: M2561 PLAN: 09 ISSUE: F
SHEET: 13 OF 13
FILE: M2561-09F SLD.dwg
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SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY

Lot on Plan	By-law 27 Driveway – Exclusive Use Area on Plan attached marked "A"	By-law 26 Courtyard – Exclusive Use Area on Plan attached marked "A"
Lot 101 on SP300922	EU101C	EU101A
Lot 102 on SP300922	EU102C	EU102A
Lot 103 on SP300922	EU103C	EU103A
Lot 104 on SP300922	EU104C	EU104A
Lot 105 on SP300922	EU105C	EU105A
Lot 106 on SP300922	EU106C	EU106A
Lot 107 on SP300922	EU107C	EU107A
Lot 108 on SP300922	EU108C	EU108A
Lot 109 on SP300922	EU109C	EU109A
Lot 110 on SP300922	EU110C	EU110A EU110B
Lot 111 on SP300922	EU111C	EU111A
Lot 112 on SP300922	EU112C	EU112A EU112B
Lot 113 on SP300922	EU113C	EU113A
Lot 114 on SP300922	EU114C	EU114A EU114B
Lot 115 on SP300922	EU115C	EU115A
Lot 116 on SP300922	EU116C	EU116A EU116B
Lot 117 on SP300922	EU117C	EU117A
Lot 118 on SP300922	EU118C	EU118A
Lot 119 on SP300922	EU119C	EU119A
Lot 120 on SP300922	EU120C	EU120A
Lot 121 on SP300922	EU121C	EU121A
Lot 122 on SP300922	EU122C	EU122A EU122B
Lot 123 on SP300922	EU123C	EU123A
Lot 124 on SP300922	EU124C	EU124A EU124B
Lot 125 on SP300922	EU125C	EU125A
Lot 126 on SP300922	EU126C	EU126A EU126B
Lot 127 on SP300922	EU127C	EU127A
Lot 128 on SP300922	EU128C	EU128A EU128B
Lot 129 on SP300922	EU129C	EU129A
Lot 130 on SP300922	EU130C	EU130A
Lot 201 on SP300923	EU201C	EU201A
Lot 202 on SP300923	EU202C	EU202B EU202B
Lot 203 on SP300923	EU203C	EU203A EU203B
Lot 204 on SP300923	EU204C	EU204A EU204B

Lot on Plan	By-law 27 Driveway – Exclusive Use Area on Plan attached marked "A"	By-law 26 Courtyard – Exclusive Use Area on Plan attached marked "A"
Lot 205 on SP300923	EU205C	EU205A EU2058
Lot 206 on SP300923	EU206C	EU206A
Lot 207 on SP300923	EU207C	EU207A
Lot 208 on SP300923	EU208C	EU208A
Lot 209 on SP300923	EU209C	EU209A EU209B
Lot 210 on SP300923	EU210C	EU210A EU210B
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Lot 313 on SP305584	EU313C	EU313A
Lot 314 on SP305584	EU314C	EU314A

Lot on Plan	By-law 27 Driveway – Exclusive Use Area on Plan attached marked "A"	By-law 26 Courtyard – Exclusive Use Area on Plan attached marked "A"
Lot 315 on SP305584	EU315C	EU315A
Lot 316 on SP305584	EU316C	EU316A
Lot 317 on SP305584	EU317C	EU317A
Lot 318 on SP305584	EU318C	EU318A
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Lot 415 on SP305585	EU415C	EU415A
Lot 416 on SP305585	EU416C	EU41A
Lot 417 on SP305585	EU417C	EU417A
Lot 418 on SP305585	EU418C	EU418A
Lot 419 on SP305585	EU419C	EU419A
Lot 420 on SP305585	EU420C	EU420A
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Lot 422 on SP305585	EU422C	EU422A
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Lot 431 on SP305585	EU431C	EU431A
Lot 432 on SP305585	EU432C	EU432A
Lot 433 on SP305585	EU433C	EU433A

Lot on Plan	By-law 27 Driveway – Exclusive Use Area on Plan attached marked "A"	By-law 26 Courtyard – Exclusive Use Area on Plan attached marked "A"
Lot 501 on SP311635	EU501C	EU501A
Lot 502 on SP311635	EU502C	EU502A
Lot 503 on SP311635	EU503C	EU503A
Lot 504 on SP311635	EU504C	EU504A
Lot 505 on SP311635	EUS0SC	EU505A
Lot 506 on SP311635	EU506C	EU506A
Lot 507 on SP311635	EU507C	EU507A
Lot 508 on SP311635	EU508C	EU508A
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Lot 520 on SP311635	EU520C	EU520A
Lot 521 on SP311635	EU521C	EU521A
Lot 522 on SP311635	EU522C	EU522A
Lot 524 on SP311635	EU524C	EU524A
Lot 526 on SP311635	EU526C	EU526A
Lot 528 on SP311635	EU528C	EU528A
Lot 601 on SP319150	EU601C	EU601A
Lot 602 on SP319150	EU602C	EU602A
Lot 603 on SP319150	EU603C	EU603A
Lot 604 on SP319150	EU604C	EU604A
Lot 605 on SP319150	EU605C	EU605A
Lot 606 on SP319150	EU606C	EU606A
Lot 607 on SP319150	EU607C	EU67A
Lot 608 on SP319150	EU608C	EU608A
Lot 609 on SP319150	EU609C	EU609A
Lot 610 on SP319150	EU610C	EU610A
Lot 611 on SP319150	EU611C	EU611A
Lot 612 on SP319150	EU612C	EU612A
Lot 613 on SP319150	EU613C	EU613A
Lot 614 on SP319150	EU614C	EU614A
Lot 615 on SP319150	EU615C	EU615A
Lot 616 on SP319150	EU616C	EU616A
Lot 617 on SP319150	EU617C	EU617A
Lot 618 on SP319150	EU618C	EU618A
Lot 619 on SP319150	EU619C	EU619A
Lot 620 on SP319150	EU620C	EU620A
Lot 621 on SP319150	EU621C	EU621A

Lot on Plan	Temporary Bin Storage – Exclusive Use Area on Plan attached marked "A"
Lot 513 on SP311635	EU513B

Title Reference:

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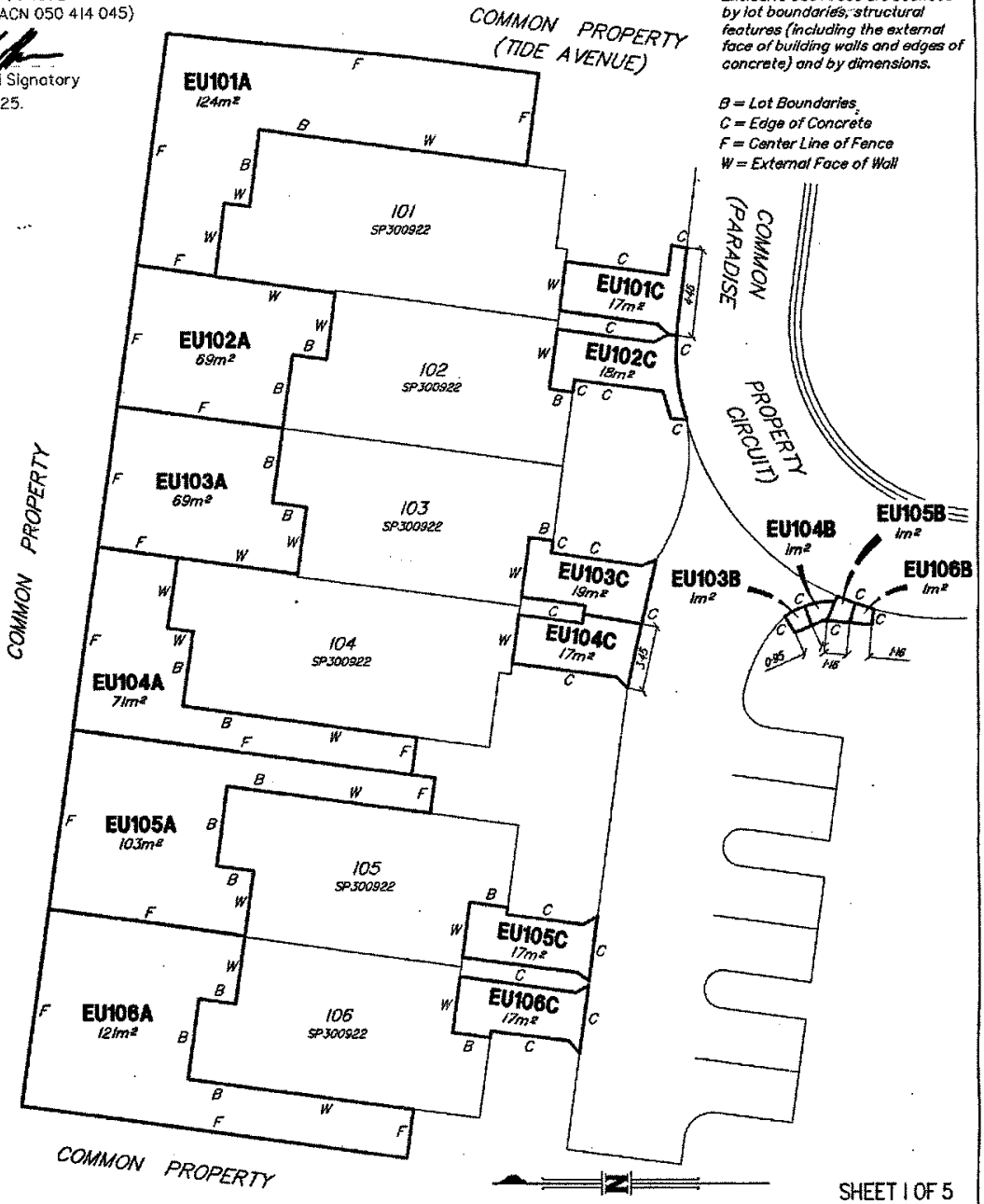
Authorised Signatory
22/05/2025.

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 101-106

Areas are rounded to the nearest square metre.

Exclusive Use Areas are bounded by lot boundaries, structural features (including the external face of building walls and edges of concrete) and by dimensions.

B = Lot Boundaries
C = Edge of Concrete
F = Center Line of Fence
W = External Face of Wall



SHEET 1 OF 5

JFP Urban Consultants Pty Ltd., A.C.N. 050 414 045 Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

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Director

Director

Date 25/09/2019

LOCALITY	MAROOCHYDORE
Local Authority	Sunshine Coast Regional Council
ORIGINAL	POR 25
MAP REF	9544-43143
MERIDIAN	SP300922

(A3) Scale 1:200 0 2 4 6 8 10 12 14 16 18 20 metres

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 1 CTS 53430

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PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

MC 25/09/2019

Examined JFP URBAN CONSULTANTS PTY LTD (ACN 050 414 045)
ENDORSED
ACCREDITED 25/09/2019 SKETCH OK

Drawing No.M2561-07G

Drawing File M2561-07G EU Stg1.dwg

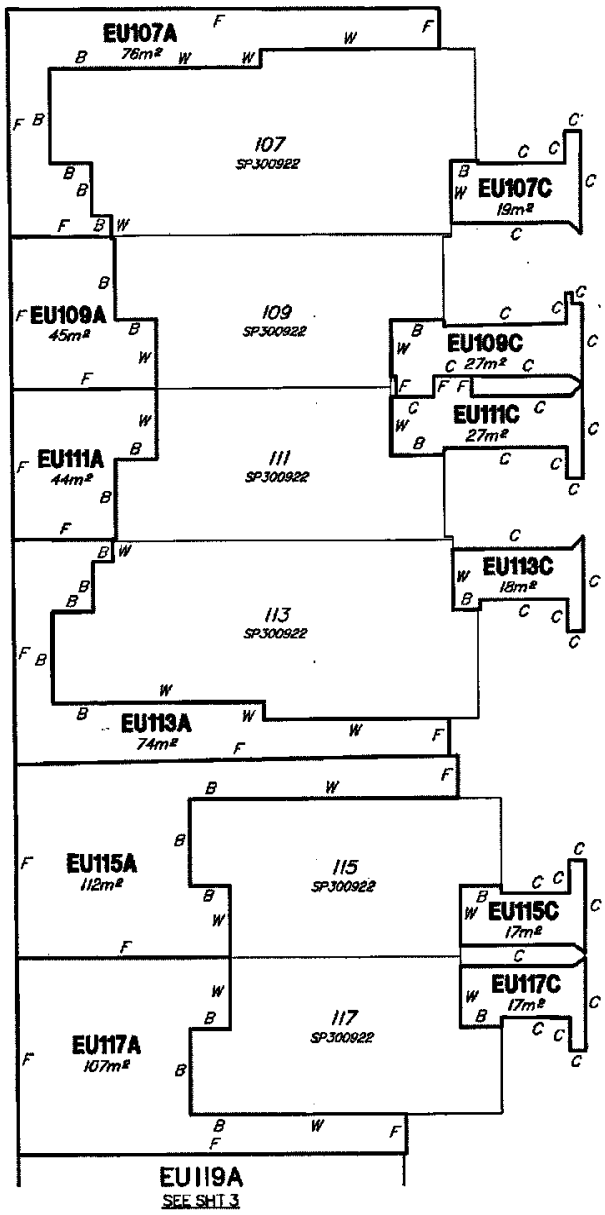
Title Reference:

Page 54 of 86

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 107, 109, 111, 113, 115 & 117

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PTY. LTD. (ACN 050 414 045)

Authorised Signatory
22/05/2025.



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B = Lot Boundaries
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F = Center Line of Fence
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SHEET 2 OF 5

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(A3) Scale 1:200 0 2 4 6 8 10 12 14 16 18 20 metres

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 1 CTS 53430

Locality: *MAROOCHYDORE* | Local Authority: *Sunshine Coast Regional Council*

DRAWN	DATE	SCALE	DRAWING NO.
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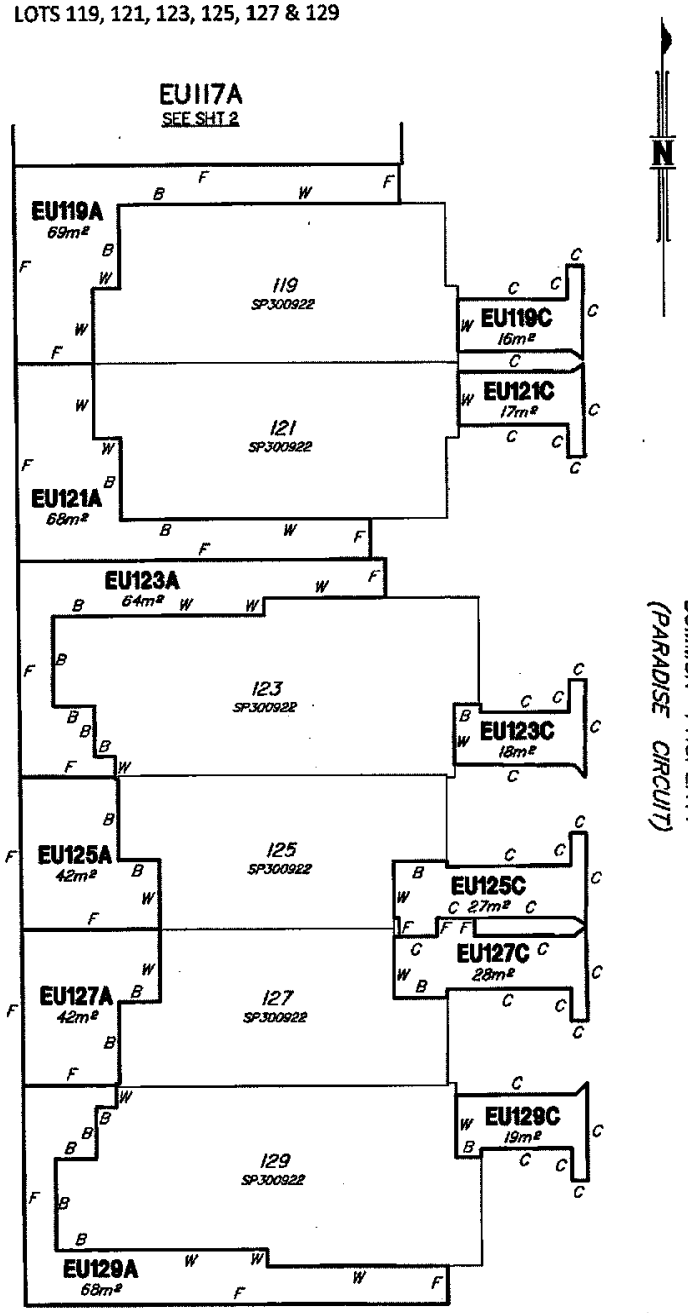
Title Reference:

Page 55 of 86

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 119, 121, 123, 125, 127 & 129

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Authorised Signatory
22/05/2025.



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Exclusive Use Areas are bounded by lot boundaries, structural features (including the external face of building walls and edges of concrete) and by dimensions.

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F = Center Line of Fence
W = External Face of Wall

SHEET 3 OF 5

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(A3) Scale 1:200 0 2 4 6 8 10 12 14 16 18 20 metres

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 1 CTS 53430

Locality: *MAROOCHYDORE* | Local Authority: *Sunshine Coast Regional Council*

DRAWN	DATE	SCALE	DRAWING NO.
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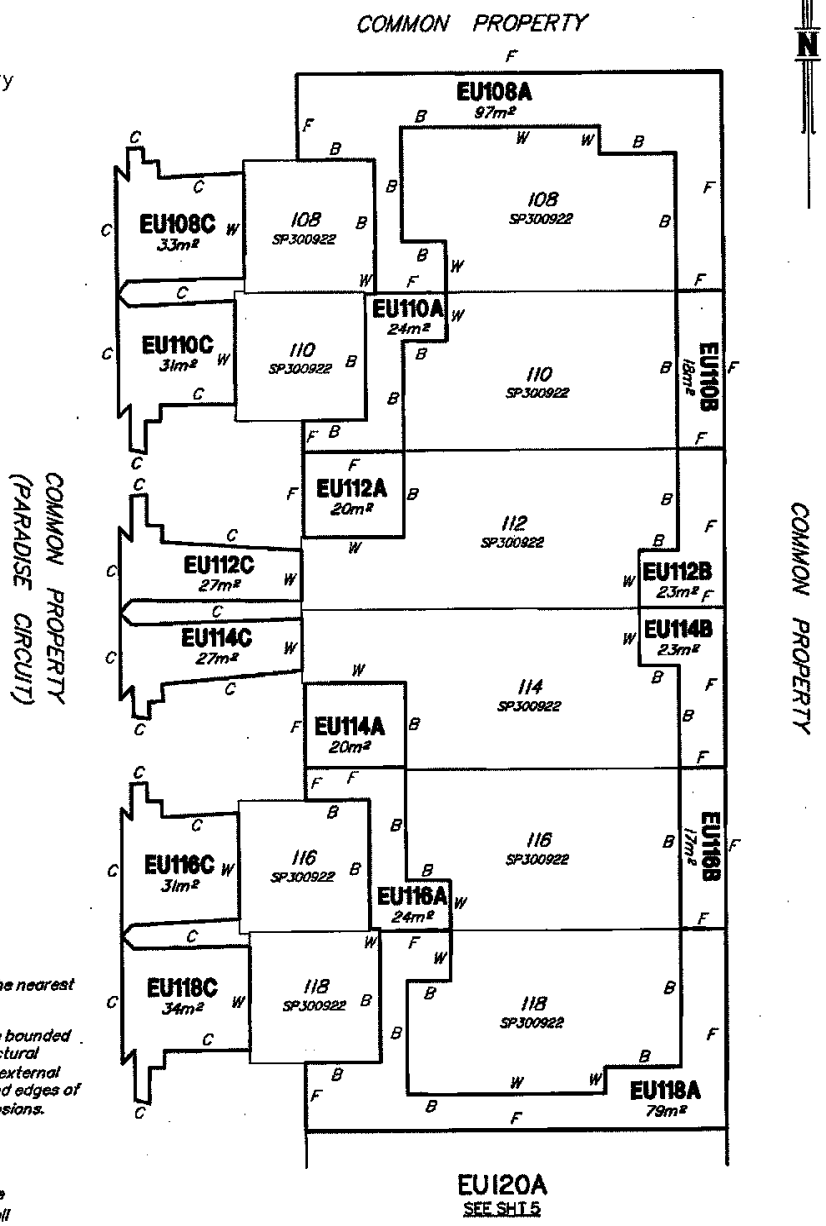
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Page 56 of 86

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 108, 110, 112, 114, 116 & 118

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(A3) Scale 1:200 0 2 4 6 8 10 12 14 16 18 20 metres

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 1 CTS 53430

Locality: *MAROOCHYDORE* | Local Authority: *Sunshine Coast Regional Council*

DRAWN	DATE	SCALE	DRAWING NO.
SCP	25/09/2019	1 : 200	M2561-07G

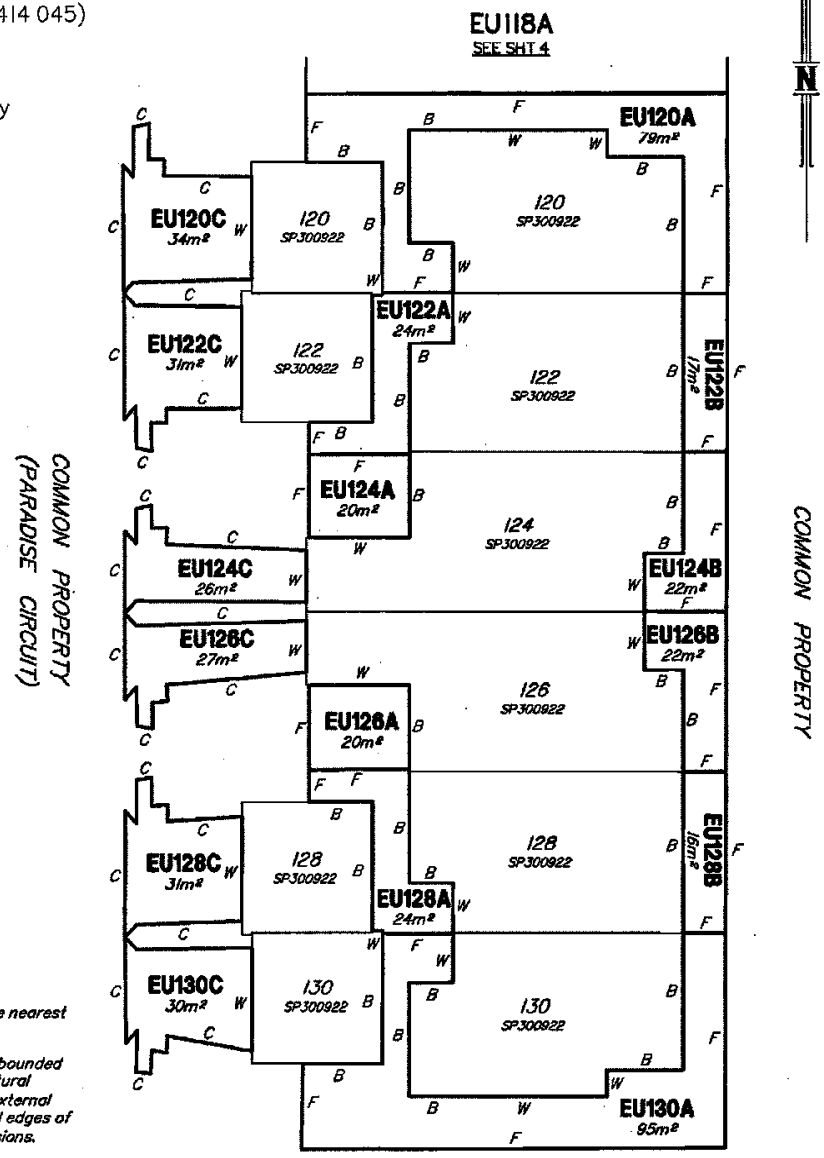
Title Reference:

Page 57 of 86

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 120, 122, 124, 126, 128 & 130

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22/05/2025.



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F = Center Line of Fence
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(A3) Scale 1:200 0 2 4 6 8 10 12 14 16 18 20 metres

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 1 CTS 53430

Locality: *MAROOCHYDORE* | Local Authority: *Sunshine Coast Regional Council*

DRAWN	DATE	SCALE	DRAWING NO.
SCP	25/09/2019	1 : 200	M2561-07G

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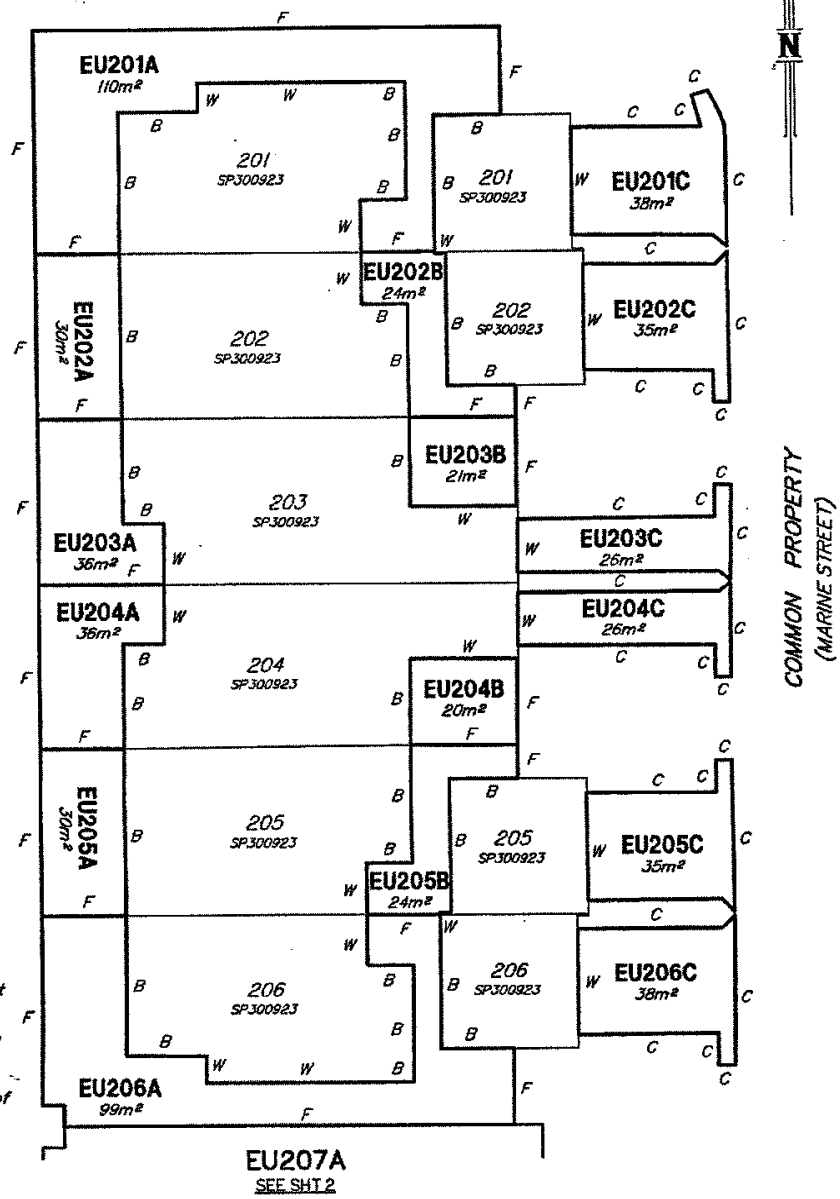
Page 58 of 86

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 201-206

COMMON PROPERTY
(TIDE AVENUE)

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22/05/2025.



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SHEET 1 OF 6

JFP Urban Consultants Pty Ltd, A.C.N. 050 414 045 Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

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Director

Director

Date 25/10/2019

LOCALITY	MAROOCHYDORE
Local Authority	Sunshine Coast Regional Council
ORIGINAL	POR 25
MAP REF	9544-43143
MERIDIAN	SP300923

(A3) Scale 1:200 0 2 4 6 8 10 12 14 16 18 20 metres

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 2 CTS 53430

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Drawing No. M2561-08D

Drawing File M2561-08D EU Stg2.dwg

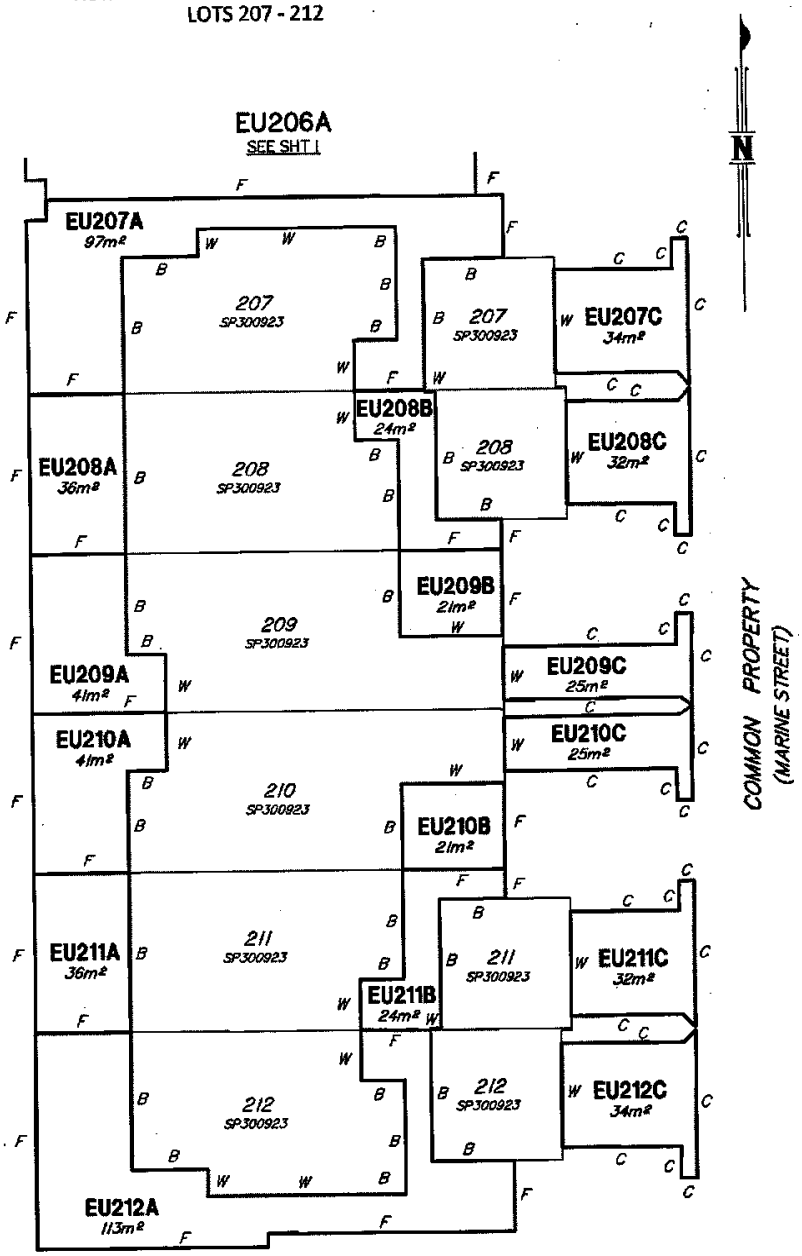
Page 59 of 86

Title Reference:

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 207 - 212

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Exclusive Use Areas are bounded by lot boundaries, structural features (including the external face of building walls and edges of concrete) and by dimensions.

B = Lot Boundaries
C = Edge of Concrete
F = Center Line of Fence
W = External Face of Wall

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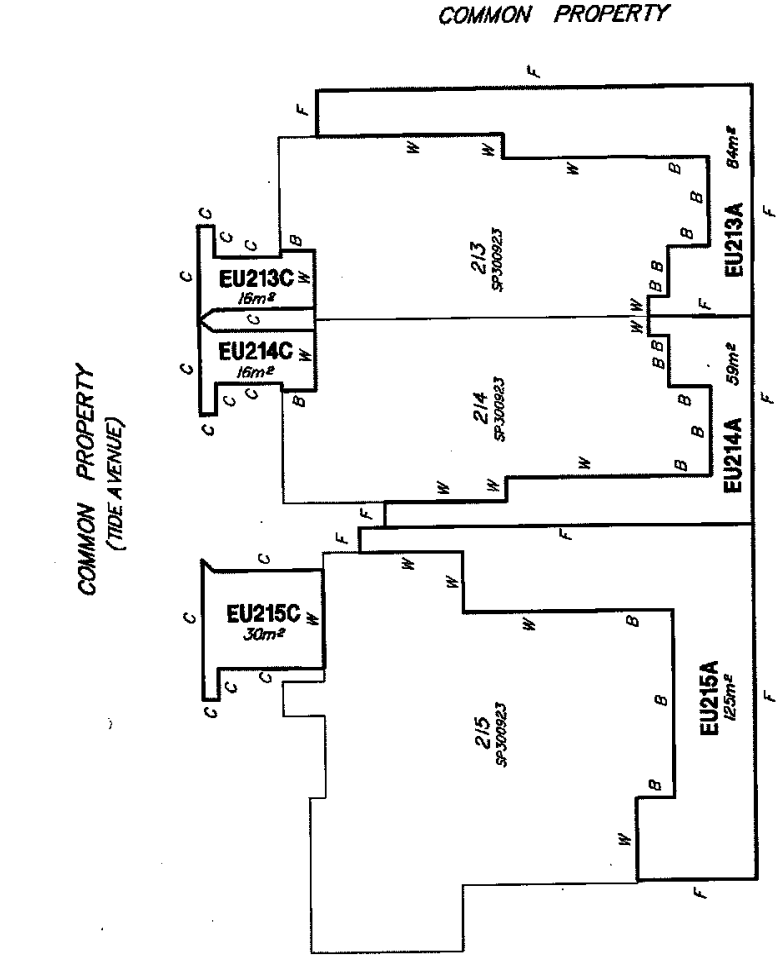
(A3) Scale 1:200 0 2 4 6 8 10 12 14 16 18 20 metres

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 2 CTS 53430

Locality: MAROOCHYDORE	Local Authority: Sunshine Coast Regional Council		
DRAWN	DATE	SCALE	DRAWING NO.
MC	24/10/2019	1 : 200	M2561-08D

Title Reference:

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 213 - 215



Areas are rounded to the nearest square metre.

Exclusive Use Areas are bounded by lot boundaries, structural features (including the external face of building walls and edges of concrete) and by dimensions.

B = Lot Boundaries
C = Edge of Concrete
F = Center Line of Fence
W = External Face of Wall

Amendments by
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Authorised Signatory
22/05/2025.

SHEET 3 OF 6

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(A3) Scale 1: 200 0 2 4 6 8 10 12 14 16 18 20 metres

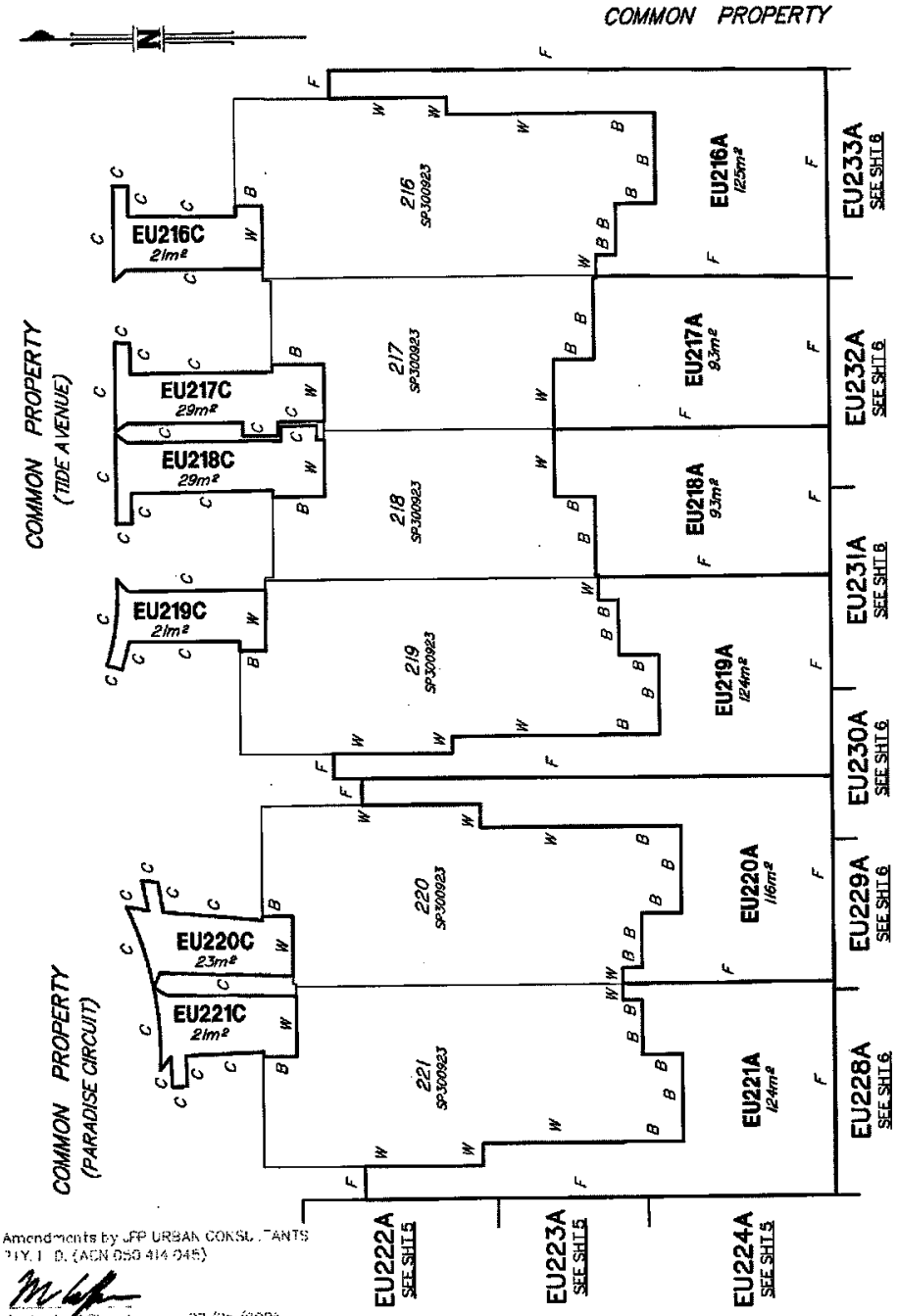
PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 2 CTS 53430

Locality: MAROOCHYDORE | Local Authority: Sunshine Coast Regional Council

DRAWN	DATE	SCALE	DRAWING NO.
MC	24/10/2019	1 : 200	M2561-08D

Title Reference:

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 216 - 221



B = Lot Boundaries
C = Edge of Concrete
F = Center Line of Fence
W = External Face of Wall

Areas are rounded to the nearest square metre.

Exclusive Use Areas are bounded by lot boundaries, structural features (including the external face of building walls and edges of concrete) and by dimensions.

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Authorised Signatory 22/05/2020.

SHEET 4 OF 6

(A3) Scale 1: 200 metres 0 2 4 6 8 10 12 14 16 18 20

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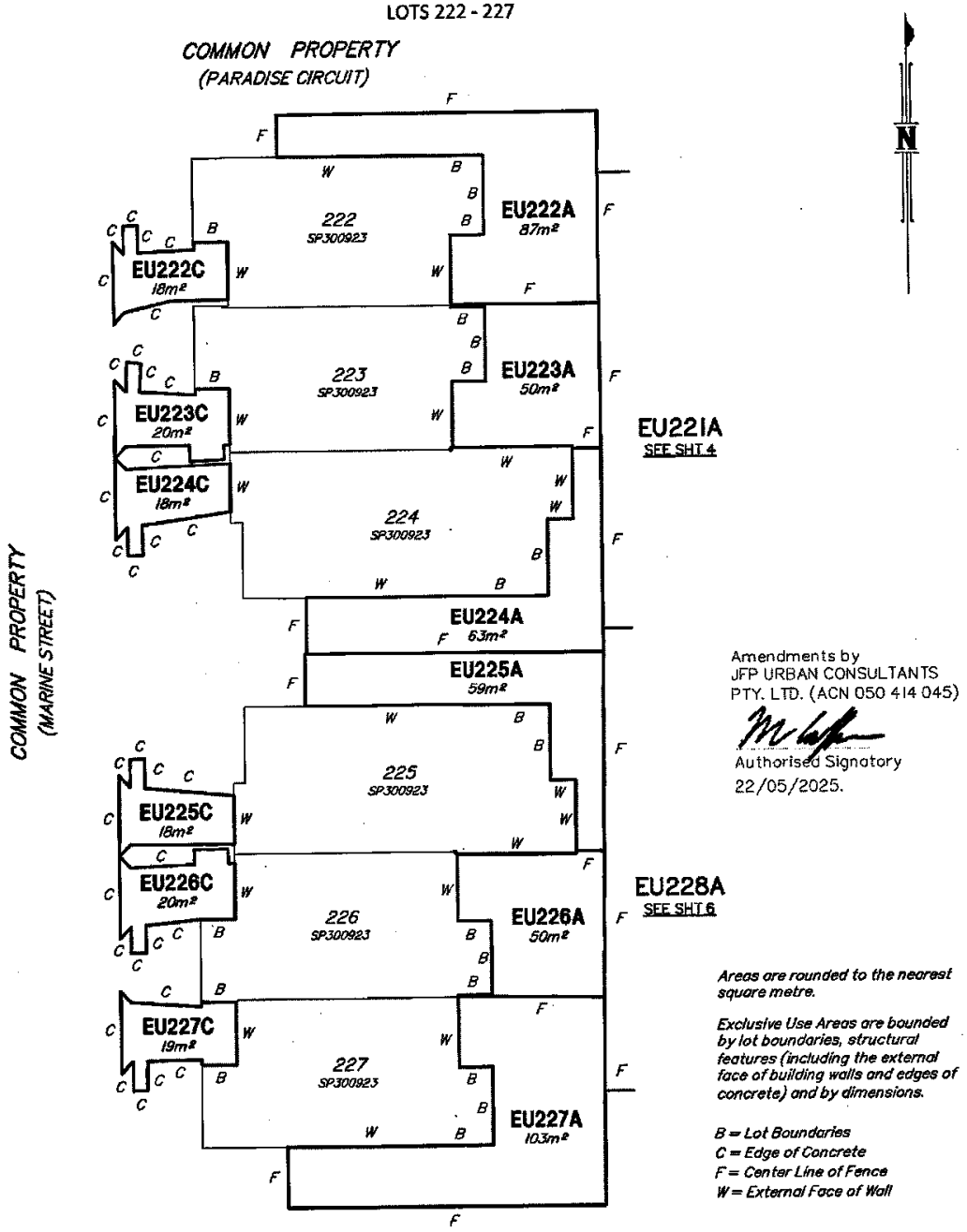
PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 2 CTS 53430

Locality: MAROOCHYDORE		Local Authority: Sunshine Coast Regional Council	
DRAWN: MC	DATE: 24/10/2019	SCALE: 1 : 200	DRAWING NO.: M2561-08D

Title Reference:

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EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 222 - 227



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(A3) Scale 1:200 0 2 4 6 8 10 12 14 16 18 20 metres

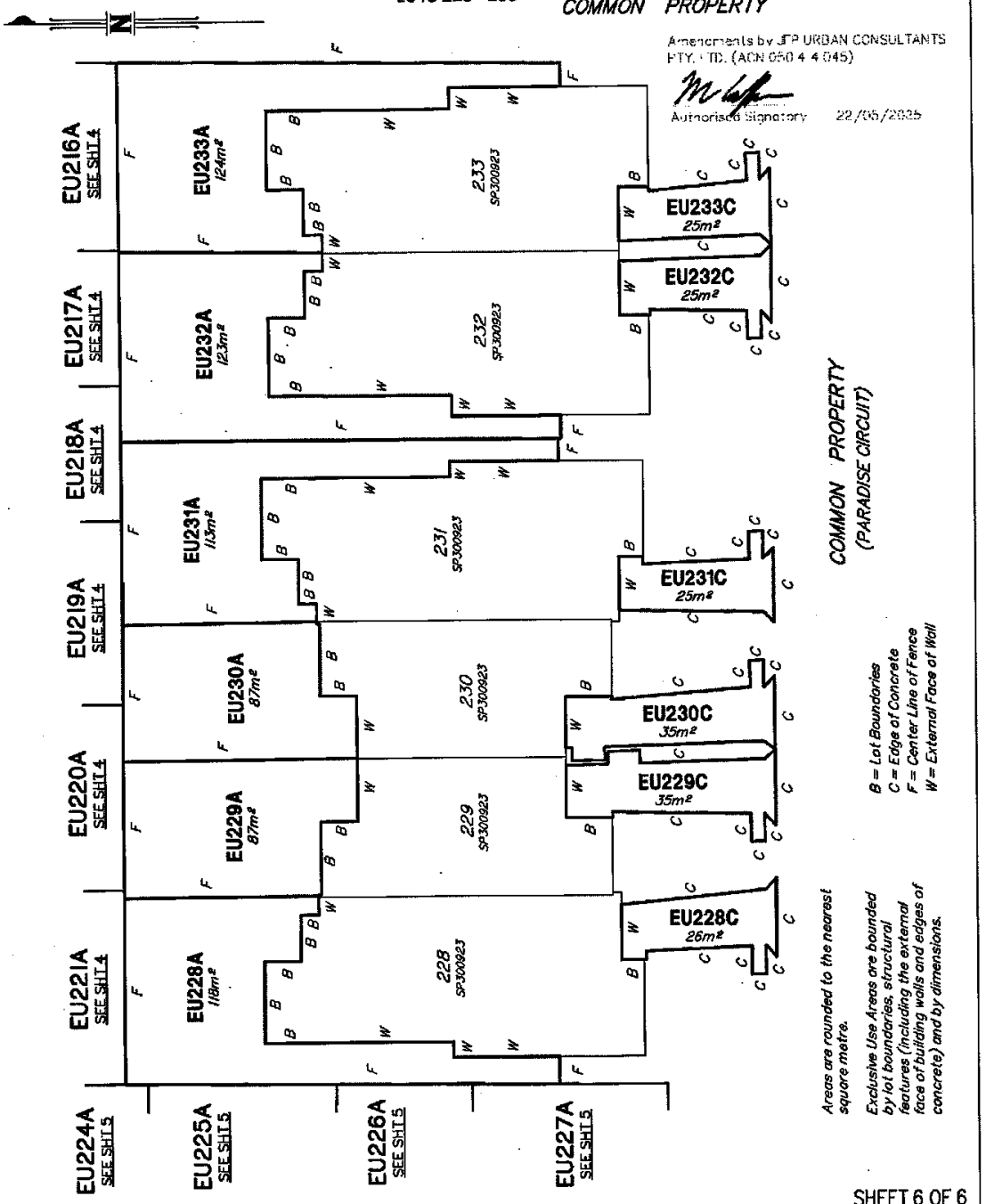
PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 2 CTS 53430

Locality: MAROOCHYDORE		Local Authority: Sunshine Coast Regional Council	
DRAWN	DATE	SCALE	DRAWING NO.
MC	24/10/2019	1 : 200	M2561-08D

Title Reference:

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EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 228 - 233



SHEET 6 OF 6

(A3) Scale 1:200 0 2 4 6 8 10 12 14 16 18 20 Metres

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PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 2 CTS 53430

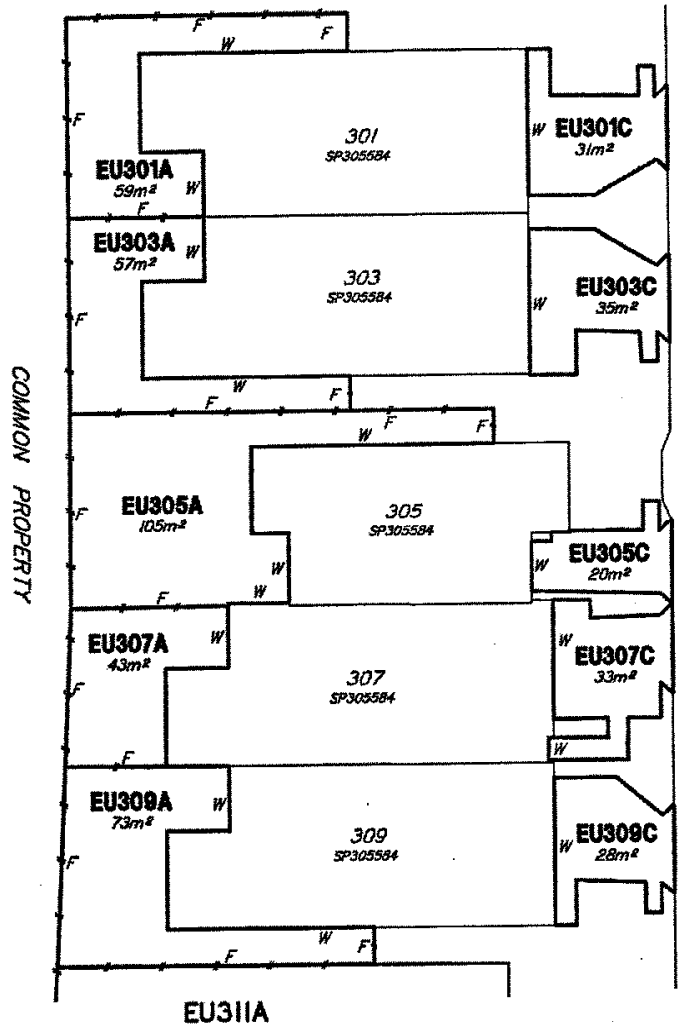
Locality: *MAROOCHYDORE* | Local Authority: *Sunshine Coast Regional Council*

DRAWN	DATE	SCALE	DRAWING NO.
MC	24/10/2019	1 : 200	M2561-08D

Title Reference:

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EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 301, 303, 305, 307 & 309



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Amendments by
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PTY. LTD. (ACN 050 414 045)

Authorised Signatory
22/05/2025.

Exclusive Use Areas are bounded by edges of concrete unless overwise shown:—

F = Center Line of Fence
W = External Face of Wall

Areas are rounded to the nearest square metre.

SHEET 1 OF 6

JFP Urban Consultants Pty.Ltd., A.C.N. 050 414 045 Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

JFP URBAN CONSULTANTS PTY LTD A.C.N. 050 414 045 The Common Seal of

Director

Director

30-06-2020

Date

LOCALITY	MAROOCHYDORE
Local Authority	Sunshine Coast Regional Council
ORIGINAL	POR 25
MAP REF	9544-43143
MERIDIAN	SP300584

(A3) Scale 1:200 0 2 4 6 8 10 12 14 16 18 20 metres

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 3 CTS 53430

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TLP 30/06/2020

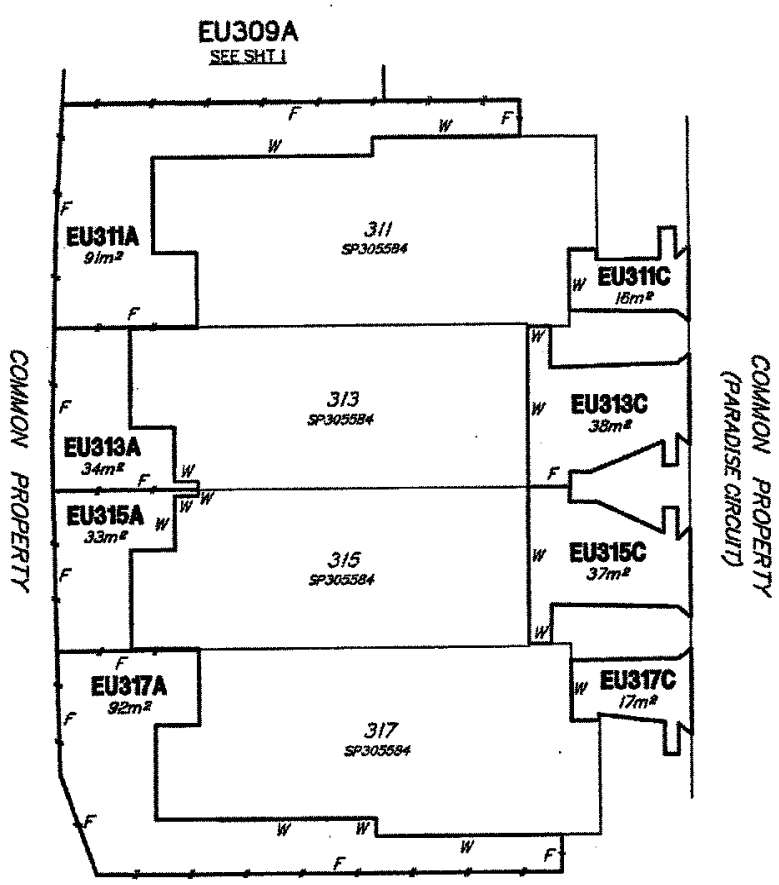
Examined JFP URBAN CONSULTANTS PTY LTD (ACN 050 414 045)
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ACCREDITED ..... SKETCH OK

Drawing No. M2561-12D

Drawing File M2561-12D EU Stg3.dwg

Title Reference:

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 311, 313, 315 & 317



Exclusive Use Areas are bounded by edges of concrete unless overwise shown:—

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W = External Face of Wall

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PTY. LTD. (ACN 050 414 045)

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22/05/2025.

SHEET 2 OF 6

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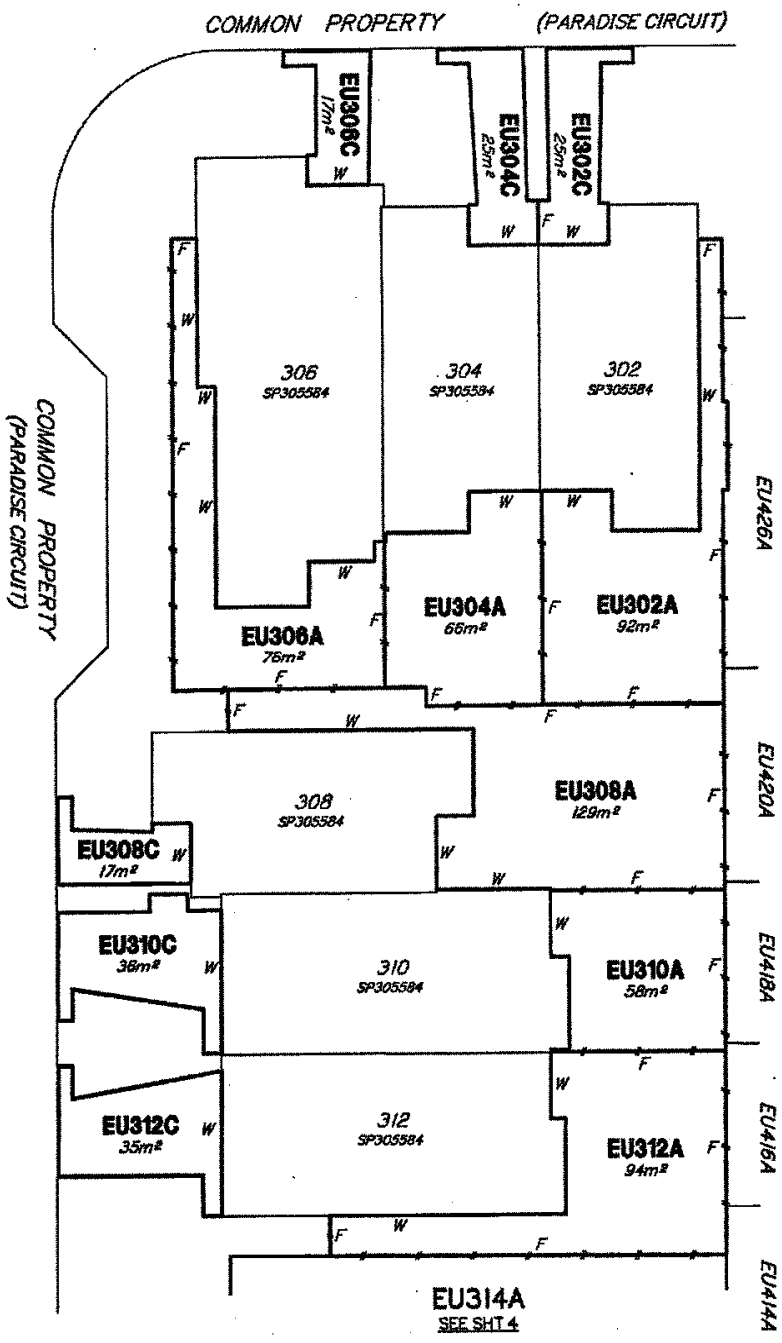
(A3) Scale 1:200 0 2 4 6 8 10 12 14 16 18 20 metres

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 3 CTS 53430

Locality: *MAROOCHYDORE*	Local Authority: *Sunshine Coast Regional Council*		
DRAWN	DATE	SCALE	DRAWING NO.
TLP	30/06/2020	1 : 200	M2561-12D

Title Reference:

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 302, 304, 306, 308, 310 & 312





Amendments by
JFP URBAN CONSULTANTS
PTY. LTD. (ACN 050 414 045)

Authorised Signatory
22/05/2025.

Exclusive Use Areas are bounded by edges of concrete unless overwise shown: –

F = Center Line of Fence
W = External Face of Wall

Areas are rounded to the nearest square metre.

SHEET 3 OF 6

JFP CONSULTANTS
BRISBANE - SUNSHINE COAST - CENTRAL QLD
SUNSHINE COAST
Tower 1, Level 2, 55 Plaza Parade,
Maroochydore, Qld 4558
P 07 5450 3900 W www.jfp.com.au
PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

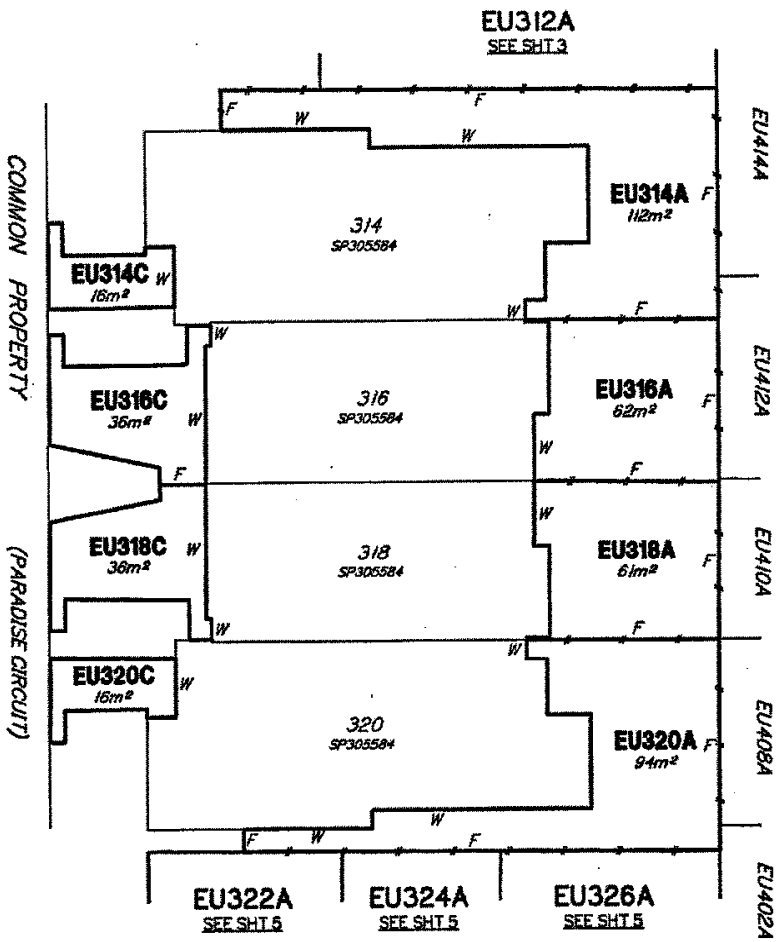
(A3) Scale 1:200 0 2 4 6 8 10 12 14 16 18 20 metres

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 3 CTS 53430

Locality: *MAROOCHYDORE*		Local Authority: *Sunshine Coast Regional Council*	
DRAWN	DATE	SCALE	DRAWING NO.
TLP	30/06/2020	1 : 200	M2561-12D

Title Reference:

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 314, 316, 318 & 320



Exclusive Use Areas are bounded by edges of concrete unless overwise shown: –

F = Center Line of Fence
W = External Face of Wall

Areas are rounded to the nearest square metre.

Amendments by
JFP URBAN CONSULTANTS
PTY. LTD. (ACN 050 414 045)

Authorised Signatory
22/05/2025.

SHEET 4 OF 6

JFP URBAN CONSULTANTS
BRISBANE - SUNSHINE COAST - CENTRAL QLD
SUNSHINE COAST
Tower 1, Level 2, 55 Plaza Parade,
Maroochydore, Qld 4558
P 07 5450 3900 W www.jfp.com.au
PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

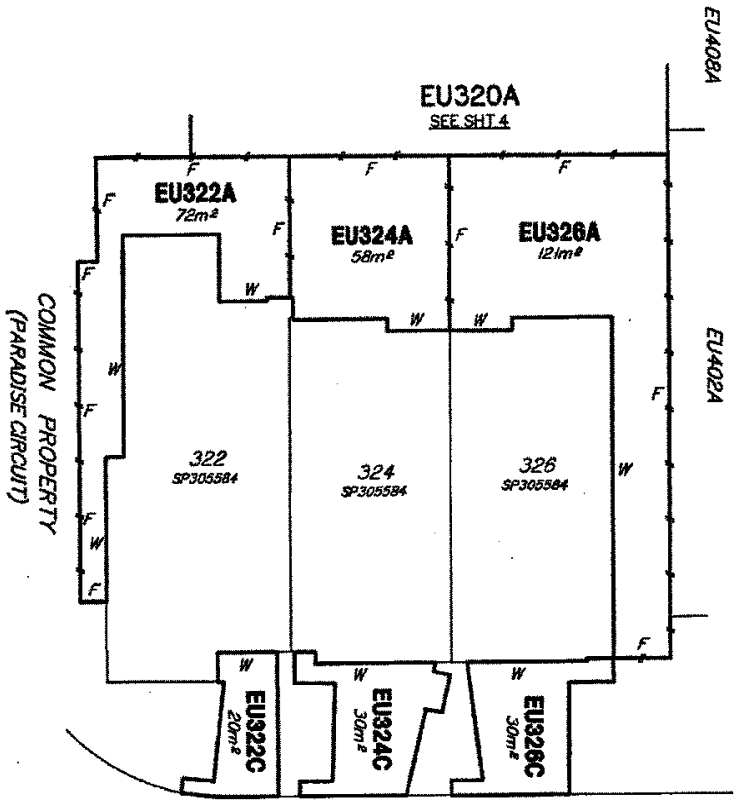
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PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 3 CTS 53430

Locality: *MAROOCHYDORE*	Local Authority: *Sunshine Coast Regional Council*		
DRAWN	DATE	SCALE	DRAWING NO.
TLP	30/06/2020	1 : 200	M2561-12D

Title Reference:

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 322, 324 & 326



Exclusive Use Areas are bounded by edges of concrete unless otherwise shown:—

F = Center Line of Fence
W = External Face of Wall

Areas are rounded to the nearest square metre.

Amendments by
JFP URBAN CONSULTANTS
PTY. LTD. (ACN 050 414 045)

Authorised Signatory
22/05/2025.

SHEET 5 OF 6

JFP URBAN CONSULTANTS
BRISBANE - SUNSHINE COAST - CENTRAL QLD
SUNSHINE COAST
Tower 1, Level 7, 55 Plaza Parade,
Maroochydore, Qld 4558
P 07 5450 3900 W www.jfp.com.au
PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

(A3) Scale 1:200 0 2 4 6 8 10 12 14 16 18 20 metres

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 3 CTS 53430

Locality:	Local Authority:
MAROOCHYDORE	Sunshine Coast Regional Council

DRAWN	DATE	SCALE	DRAWING NO.
TLP	30/06/2020	1 : 200	M2561-12D

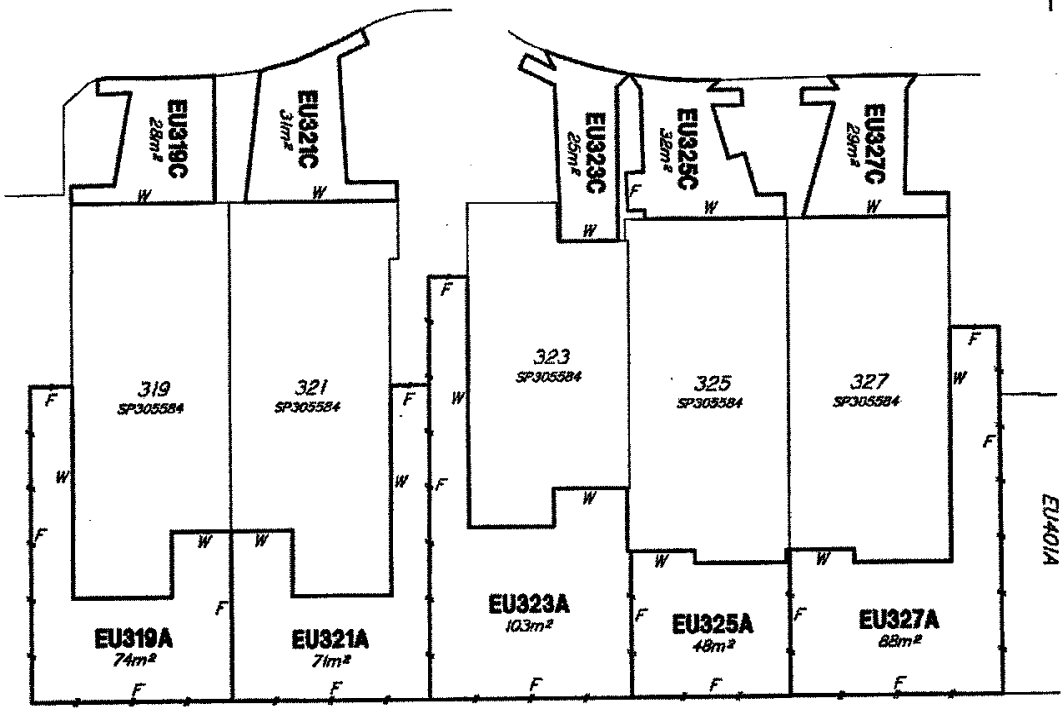
Title Reference:

Page 69 of 86

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 319, 321, 323, 325 & 327

N

COMMON PROPERTY
(PARADISE CIRCUIT)



Exclusive Use Areas are bounded by edges of concrete unless otherwise shown; –

F = Center Line of Fence
W = External Face of Wall

Areas are rounded to the nearest square metre.

Amendments by
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PTY. LTD. (ACN 050 414 045)

Authorised Signatory
22/05/2025.

SHEET 6 OF 6

JFP URBAN CONSULTANTS
BRISBANE - SUNSHINE COAST - CENTRAL QLD
SUNSHINE COAST
Tower 1, Level 2, 59 Plaza Parade,
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P 07 5450 3500 W www.jfp.com.au
PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

(A3) Scale 1:200 metres 0 2 4 6 8 10 12 14 16 18 20

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 3 CTS 53430

Locality: *MAROOCHYDORE*		Local Authority: *Sunshine Coast Regional Council*	
DRAWN	DATE	SCALE	DRAWING NO.
TLP	30/06/2020	1 : 200	M2561-12D

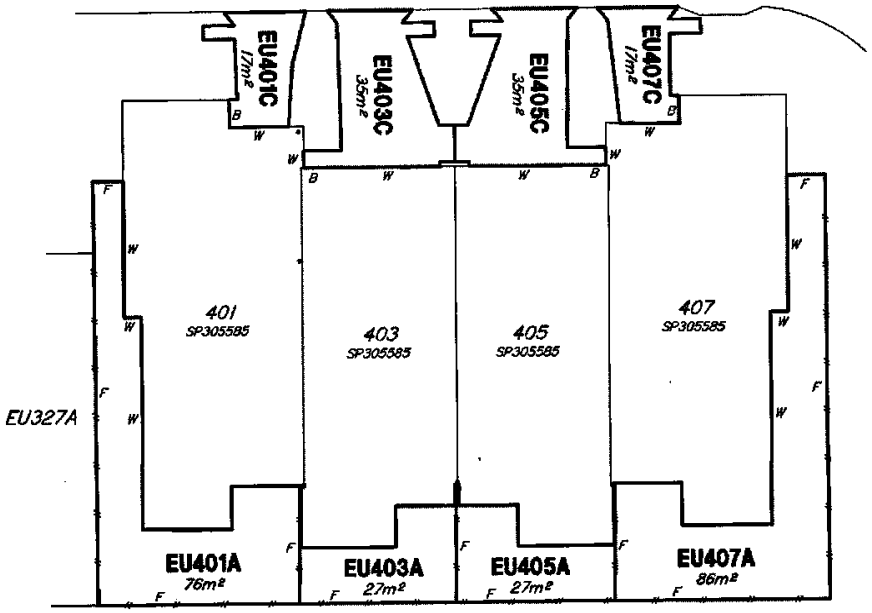
Title Reference:
"TIDE RESIDENCES MAROOCHYDORE"

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
~~"TIDE RESIDENCES"~~ CTS 53430
LOTS 401, 403, 405 & 407

Amendments by
JFP URBAN CONSULTANTS
PTY. LTD. (ACN 050 414 045)

Authorised Signatory
22/05/2025.

N



Exclusive Use Areas are bounded by edges of concrete unless otherwise shown

F – Centre Line of Fence
B – Boundary
W – External Face of Wall

Areas are rounded to the nearest square metre.

SHEET 1 OF 7

JFP Urban Consultants Pty.Ltd., A.C.N. 050 414 045 Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

Director

Director

15-09-2020
Date

JFP URBAN CONSULTANTS PTY LTD A.C.N. 050 414 045 The Common Seal of

LOCALITY	MAROOCHYDORE
Local Authority	Sunshine Coast Regional Council
ORIGINAL	POR 25
MAP REF	9544-43143
MERIDIAN	SP300585

(A3) Scale 1:200 0 2 4 6 8 10 12 14 16 18 20 metres

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF ~~"TIDE RESIDENCES"~~ STAGE 4
CTS 53430 "TIDE RESIDENCES MAROOCHYDORE"

JFP URBAN CONSULTANTS
BRISBANE - SUNSHINE COAST - CENTRAL QLD
SUNSHINE COAST
Tower 1, Level 2, 55 Plaza Parade,
Maroochydore, Qld 4558
P 07 5450 3900 W www.jfp.com.au
PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

TLP 15/09/2020

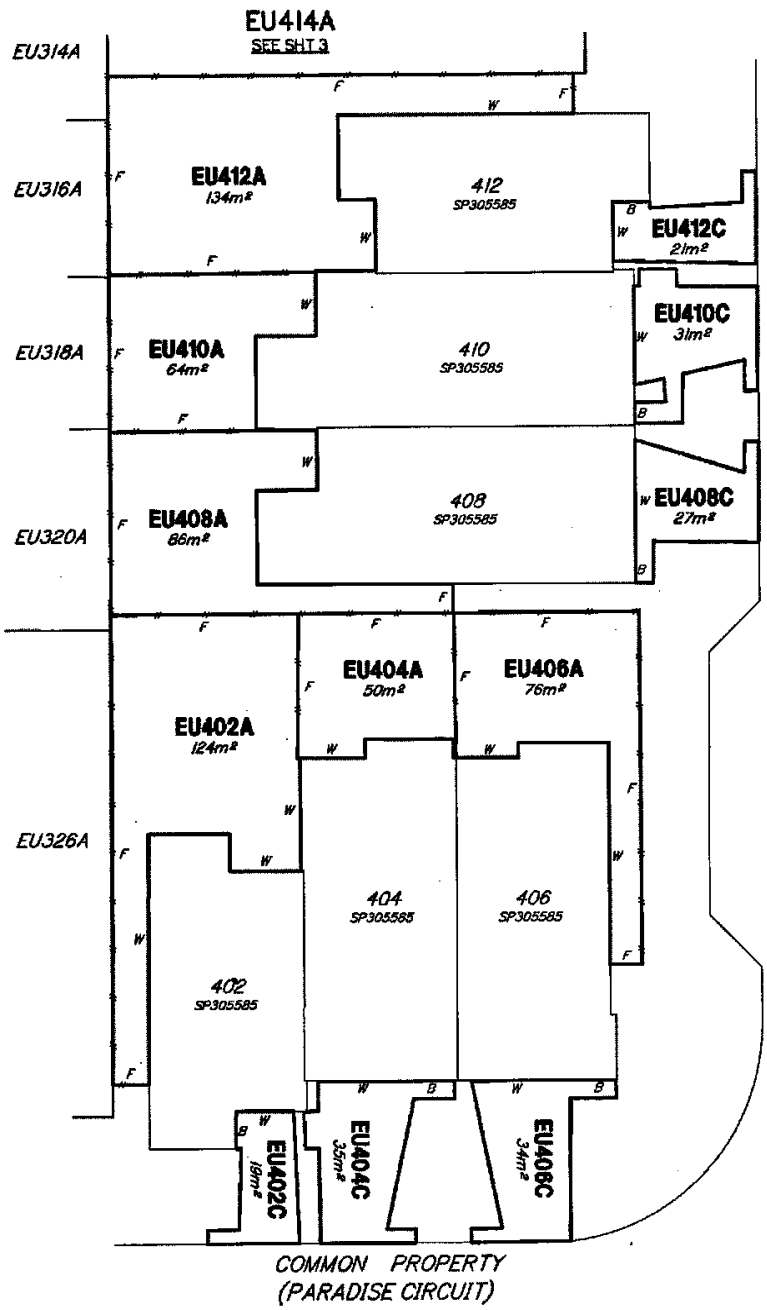
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ENDORSED
ACCREDITED ..... SKETCH OK

Drawing No.M2561-13B
Drawing File M2561-13B EU Stg4.dwg

Title Reference:

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" ~~"TIDE RESIDENCES"~~ CTS 53430
LOTS 402, 404, 406, 408, 410 & 412

Page 71 of 86



N

Amendments by
JFP URBAN CONSULTANTS
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Authorised Signatory
22/05/2025.

Exclusive Use Areas are bounded by edges of concrete unless otherwise shown

F – Centre Line of Fence
B – Boundary
W – External Face of Wall

Areas are rounded to the nearest square metre.

SHEET 2 OF 7

JFP CONSULTANTS
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SUNSHINE COAST
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Maroochydore, Qld 4558
P 07 5450 3900 W www.jfp.com.au
PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

(A3) Scale 1:200 0 2 4 6 8 10 12 14 16 18 20 metres

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF ~~"TIDE RESIDENCES"~~ STAGE 4
CTS 53430 "TIDE RESIDENCES MAROOCHYDORE"

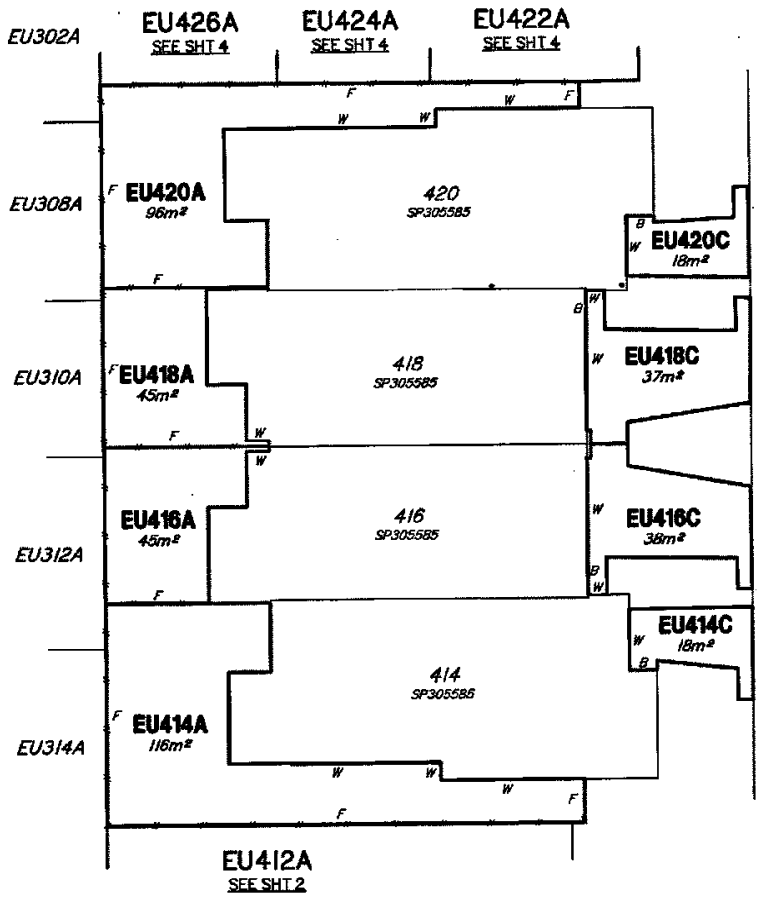
Locality: *MAROOCHYDORE* | Local Authority: *Sunshine Coast Regional Council*

DRAWN	DATE	SCALE	DRAWING NO.
TLP	15/09/2020	1 : 200	M2561-13B

Title Reference:

Page 72 of 86

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" ~~"TIDE RESIDENCES"~~ CTS 53430
LOTS 414, 416, 418 & 420



Exclusive Use Areas are bounded by edges of concrete unless otherwise shown

F – Centre Line of Fence
B – Boundary
W – External Face of Wall

Areas are rounded to the nearest square metre.

Amendments by
JFP URBAN CONSULTANTS
PTY. LTD. (ACN 050 414 045)

Authorised Signatory
22/05/2025.

SHEET 3 OF 7

JFP URBAN CONSULTANTS
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SUNSHINE COAST
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Maroochydore, Qld 4558
P 07 5450 3900 W www.jfp.com.au
PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

(A3) Scale 1:200 0 2 4 6 8 10 12 14 16 18 20 metres

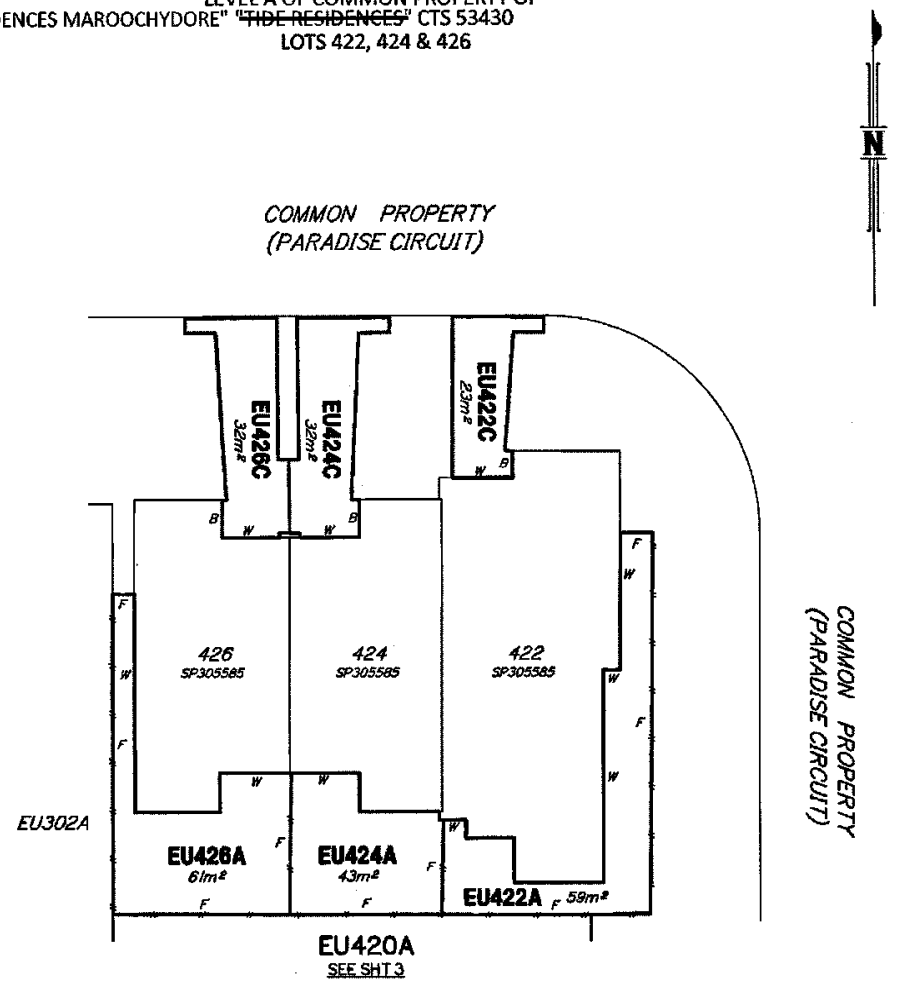
PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF ~~"TIDE RESIDENCES"~~ STAGE 4
CTS 53430 "TIDE RESIDENCES MAROOCHYDORE"

Locality: *MAROOCHYDORE* | Local Authority: *Sunshine Coast Regional Council*

DRAWN	DATE	SCALE	DRAWING NO.
TLP	15/09/2020	1 : 200	M2561-13B

Title Reference:

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" "~~TIDE RESIDENCES~~" CTS 53430
LOTS 422, 424 & 426



Exclusive Use Areas are bounded by edges of concrete unless otherwise shown

F –Centre Line of Fence
B –Boundary
W –External Face of Wall

Areas are rounded to the nearest square metre.

Amendments by
JFP URBAN CONSULTANTS
PTY. LTD. (ACN 050 414 045)

Authorised Signatory
22/05/2025.

SHEET 4 OF 7

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SUNSHINE COAST
Tower 1, Level 2, 55 Plaza Parade,
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PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

(A3) Scale 1:200 0 2 4 6 8 10 12 14 16 18 20 metres

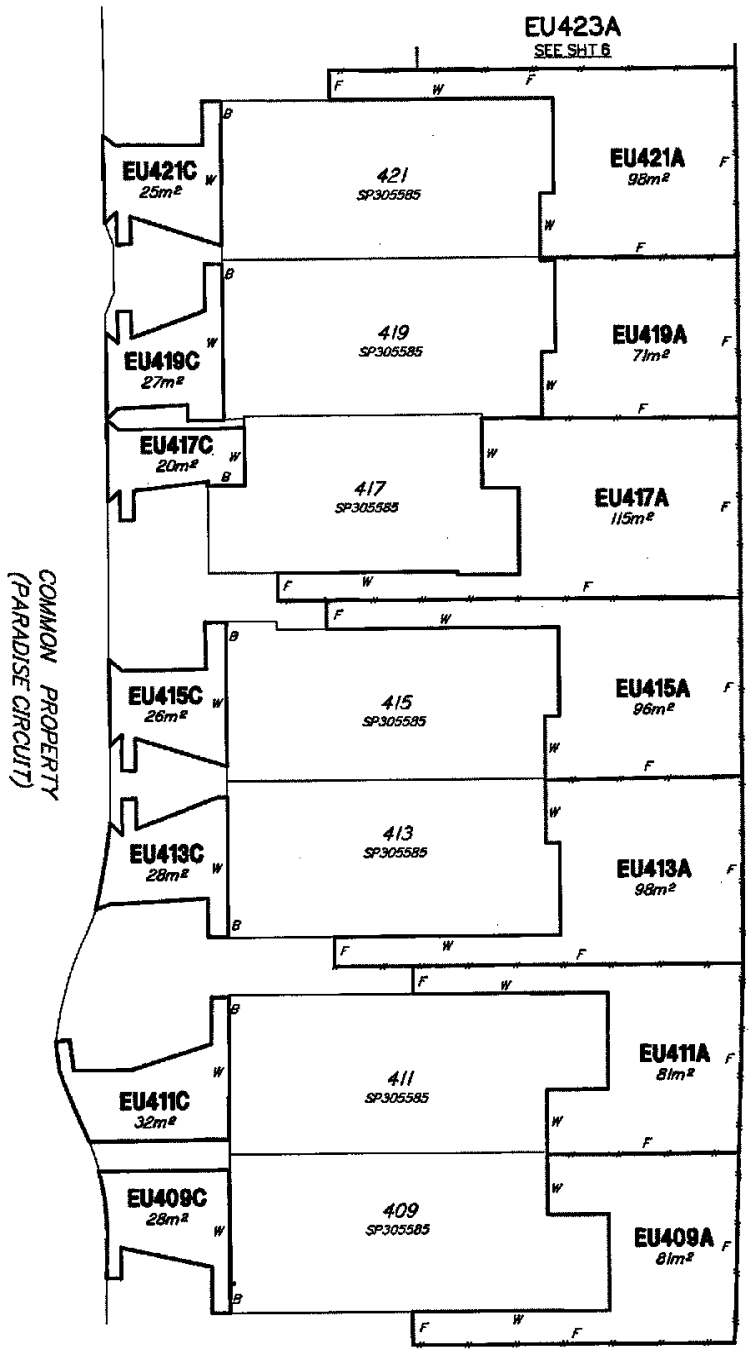
PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF ~~"TIDE RESIDENCES"~~ STAGE 4 CTS 53430 "TIDE RESIDENCES MAROOCHYDORE"

Locality: *MAROOCHYDORE*	Local Authority: *Sunshine Coast Regional Council*		
DRAWN	DATE	SCALE	DRAWING NO.
TLP	15/09/2020	1 : 200	M2561-13B

Title Reference:

Page 74 of 86

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" ~~"TIDE RESIDENCES"~~ CTS 53430
LOTS 409, 411, 413, 415, 417, 419 & 421



N

Amendments by
JFP URBAN CONSULTANTS
PTY. LTD. (ACN 050 414 045)

Authorised Signatory
22/05/2025.

Exclusive Use Areas are bounded by edges of concrete unless otherwise shown

F – Centre Line of Fence
B – Boundary
W – External Face of Wall

Areas are rounded to the nearest square metre.

SHEET 5 OF 7

JFP URBAN CONSULTANTS
BRISBANE - SUNSHINE COAST - CENTRAL QLD
SUNSHINE COAST
Tower 1, Level 2, 55 Plaza Parade,
Maroochydore, Qld 4558
P 07 5450 3900 W www.jfp.com.au
PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

(A3) Scale 1:200 metres 0 2 4 6 8 10 12 14 16 18 20

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF ~~"TIDE RESIDENCES"~~ STAGE 4
CTS 53430 "TIDE RESIDENCES MAROOCHYDORE"

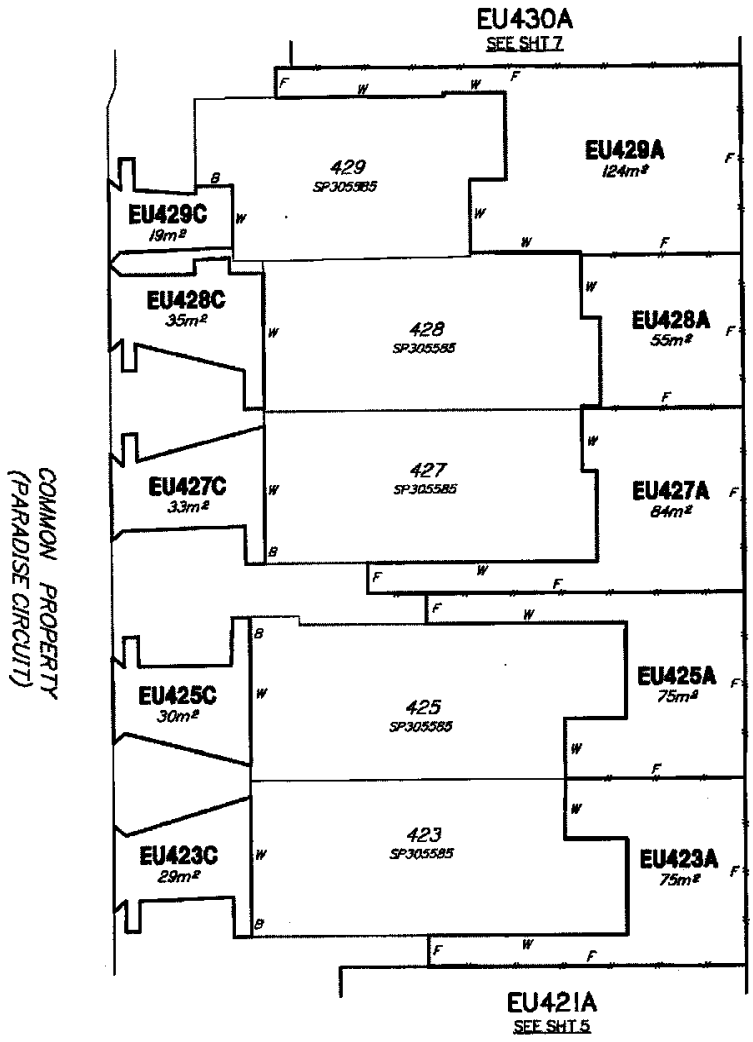
Locality: *MAROOCHYDORE* | Local Authority: *Sunshine Coast Regional Council*

DRAWN	DATE	SCALE	DRAWING NO.
TLP	15/09/2020	1 : 200	M2561-13B

Title Reference:

Page 75 of 86

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" ~~"TIDE RESIDENCES"~~ CTS 53430
LOTS 423, 425 & 427 - 429



Exclusive Use Areas are bounded by edges of concrete unless otherwise shown

F – Centre Line of Fence
B – Boundary
W – External Face of Wall

Areas are rounded to the nearest square metre.

Amendments by
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PTY. LTD. (ACN 050 414 045)

Authorised Signatory
22/05/2025.

SHEET 6 OF 7

JFP CONSULTANTS
BRISBANE - SUNSHINE COAST - CENTRAL QLD
SUNSHINE COAST
Tower 1, Level 2, 95 Plaza Parade,
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P 07 5450 3600 W www.jfp.com.au
PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

(A3) Scale 1: 200 metres 0 2 4 6 8 10 12 14 16 18 20

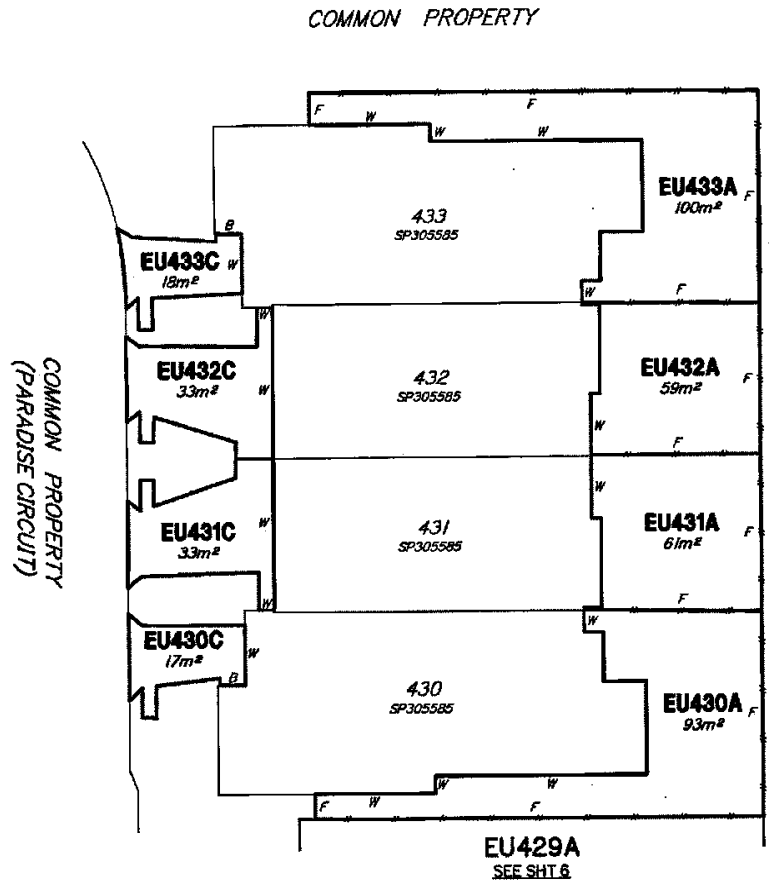
PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF ~~"TIDE RESIDENCES"~~ STAGE 4 CTS 53430 "TIDE RESIDENCES MAROOCHYDORE"

Locality: *MAROOCHYDORE*	Local Authority: *Sunshine Coast Regional Council*		
DRAWN	DATE	SCALE	DRAWING NO.
TLP	15/09/2020	1 : 200	M2561-13B

Title Reference:

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" ~~"TIDE RESIDENCES"~~ CTS 53430
LOTS 430 - 433

N



Exclusive Use Areas are bounded by edges of concrete unless otherwise shown

F – Centre Line of Fence
B – Boundary
W – External Face of Wall

Areas are rounded to the nearest square metre.

Amendments by
JFP URBAN CONSULTANTS
PTY. LTD. (ACN 050 414 045)

Authorised Signatory
22/05/2025.

SHEET 7 OF 7

JFP URBAN CONSULTANTS
BRISBANE - SUNSHINE COAST - CENTRAL QLD
SUNSHINE COAST
Tower 1, Level 2, 55 Plaza Parade,
Maroochydore, Qld 4558
P 07 5450 3500 W www.jfp.com.au
PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

(A3) Scale 1: 200 0 2 4 6 8 10 12 14 16 18 20 metres

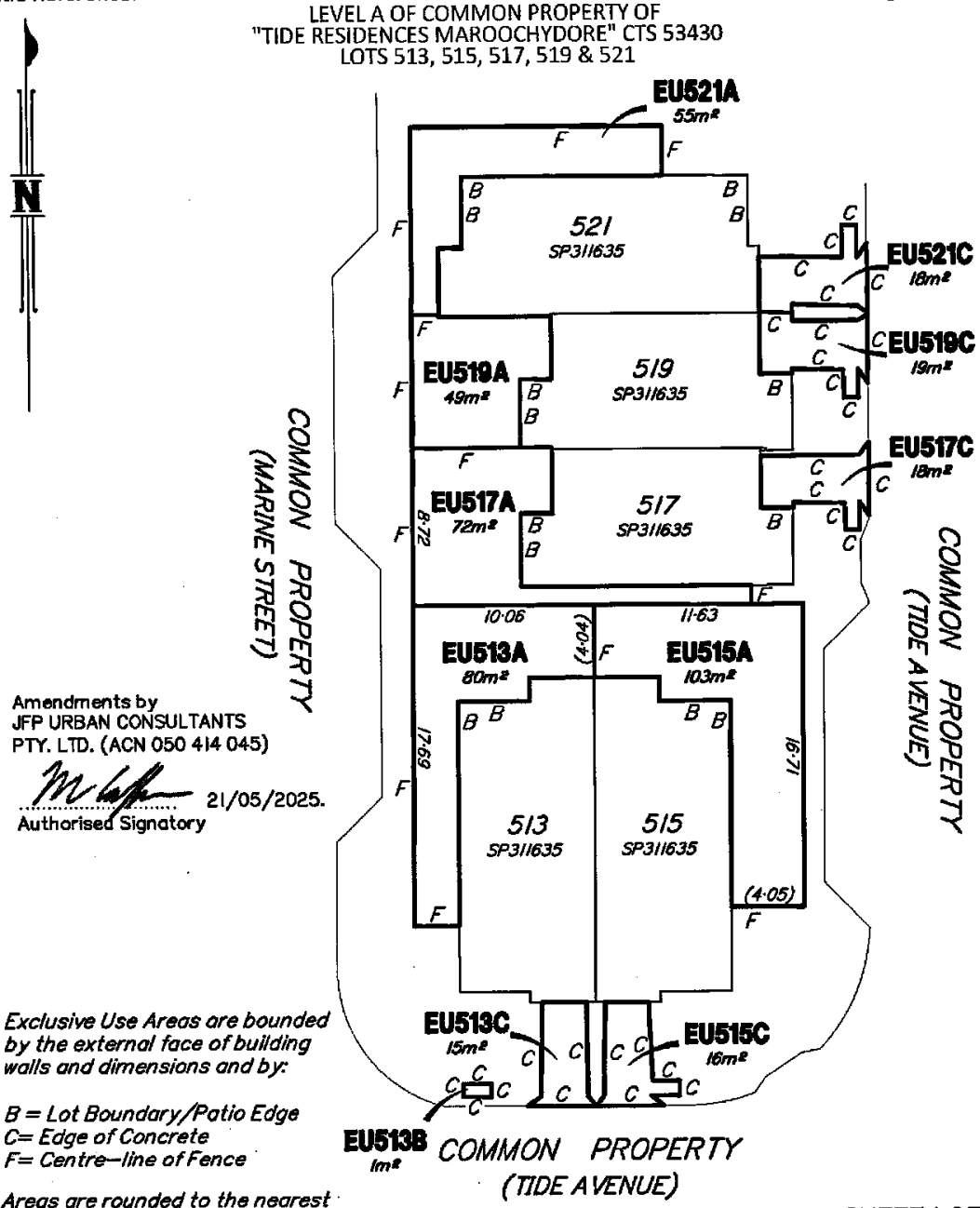
PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF ~~"TIDE RESIDENCES" STAGE 4~~ CTS 53430 "TIDE RESIDENCES MAROOCHYDORE"

Locality: *MAROOCHYDORE*	Local Authority: *Sunshine Coast Regional Council*		
DRAWN	DATE	SCALE	DRAWING NO.
TLP	15/09/2020	1 : 200	M2561-13B

Title Reference:

Page 77 of 86

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 513, 515, 517, 519 & 521



Amendments by
JFP URBAN CONSULTANTS
PTY. LTD. (ACN 050 414 045)

21/05/2025.
Authorised Signatory

Exclusive Use Areas are bounded by the external face of building walls and dimensions and by:

B = Lot Boundary/Patio Edge
C= Edge of Concrete
F= Centre–line of Fence

Areas are rounded to the nearest square metre.

SHEET 1 OF 5

JFP Urban Consultants Pty.Ltd., A.C.N. 050 414 045 Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

Authorised Signatory

Date 13/04/2022

Scale 1:300 (A4) 0 5 10 15 20 25 30 metres

LOCALITY	MAROOCHYDORE
Local Authority	Sunshine Coast Regional Council
ORIGINAL	POR 25
MAP REF	9544–43143
MERIDIAN	SP311635

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 5 CTS 53430

JFP URBAN CONSULTANTS
SUNSHINE COAST - SUNSHINE COAST - CENTRAL QLD
SUNSHINE COAST
Tower 1, Level 2, 53 Plaza Parade,
Maroochydore Qld 4558
P 07 5450 3900 W www.jfp.com.au
PLANNERS · URBAN DESIGNERS · SURVEYORS · ENGINEERS · LANDSCAPE ARCHITECTS

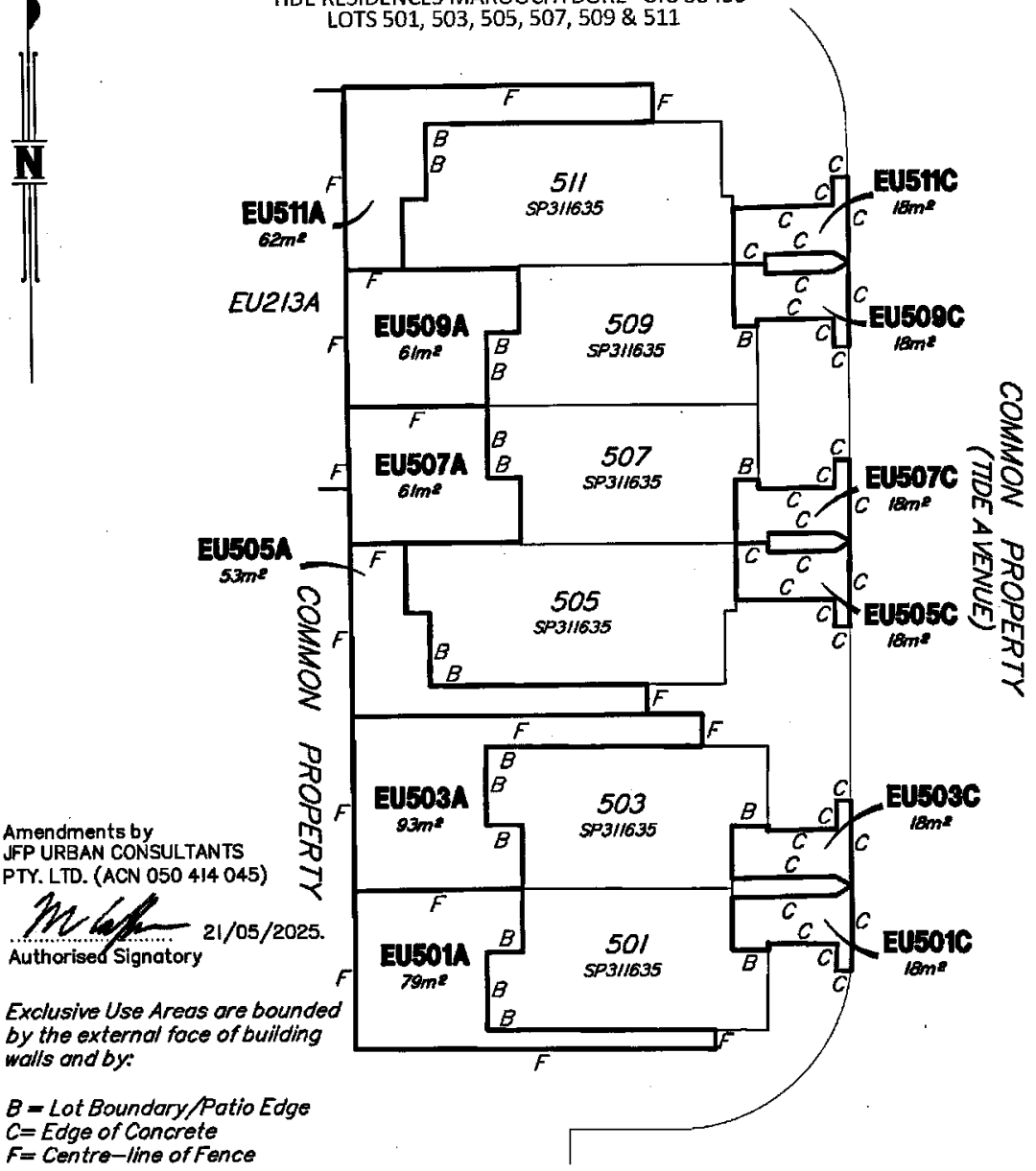
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ENDORSED
ACCREDITED 13/04/2022 SKETCH OK

TLP 13/04/2022
Drawing No. M2561-16F
Drawing File M2561-16F EU Stg5.dwg

Title Reference:

Page 78 of 86

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 501, 503, 505, 507, 509 & 511



Amendments by
JFP URBAN CONSULTANTS
PTY. LTD. (ACN 050 414 045)

21/05/2025.
Authorised Signatory

Exclusive Use Areas are bounded by the external face of building walls and by:

B = Lot Boundary/Patio Edge
C= Edge of Concrete
F= Centre–line of Fence

Areas are rounded to the nearest square metre.

SHEET 2 OF 5

JFP Urban Consultants Pty.Ltd., A.C.N. 050 414 045 Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

Authorised Signatory

Date 13/04/2022

Scale 1:300 (A4) metres 0 5 10 15 20 25 30

LOCALITY	MAROOCHYDORE
Local Authority	Sunshine Coast Regional Council
ORIGINAL	POR 25
MAP REF	9544–43143
MERIDIAN	SP311635

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 5 CTS 53430

JFP URBAN CONSULTANTS
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SUNSHINE COAST
Tower 3, Level 2, 55 Plaza Parade, Maroochydore Qld 4558
P (07) 5443 0300 W www.jfp.com.au
PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

TLP 13/04/2022

Examined JFP URBAN CONSULTANTS PTY LTD (ACN 050 414 045)
ENDORSED
ACCREDITED 13/04/2022 SKETCH DX

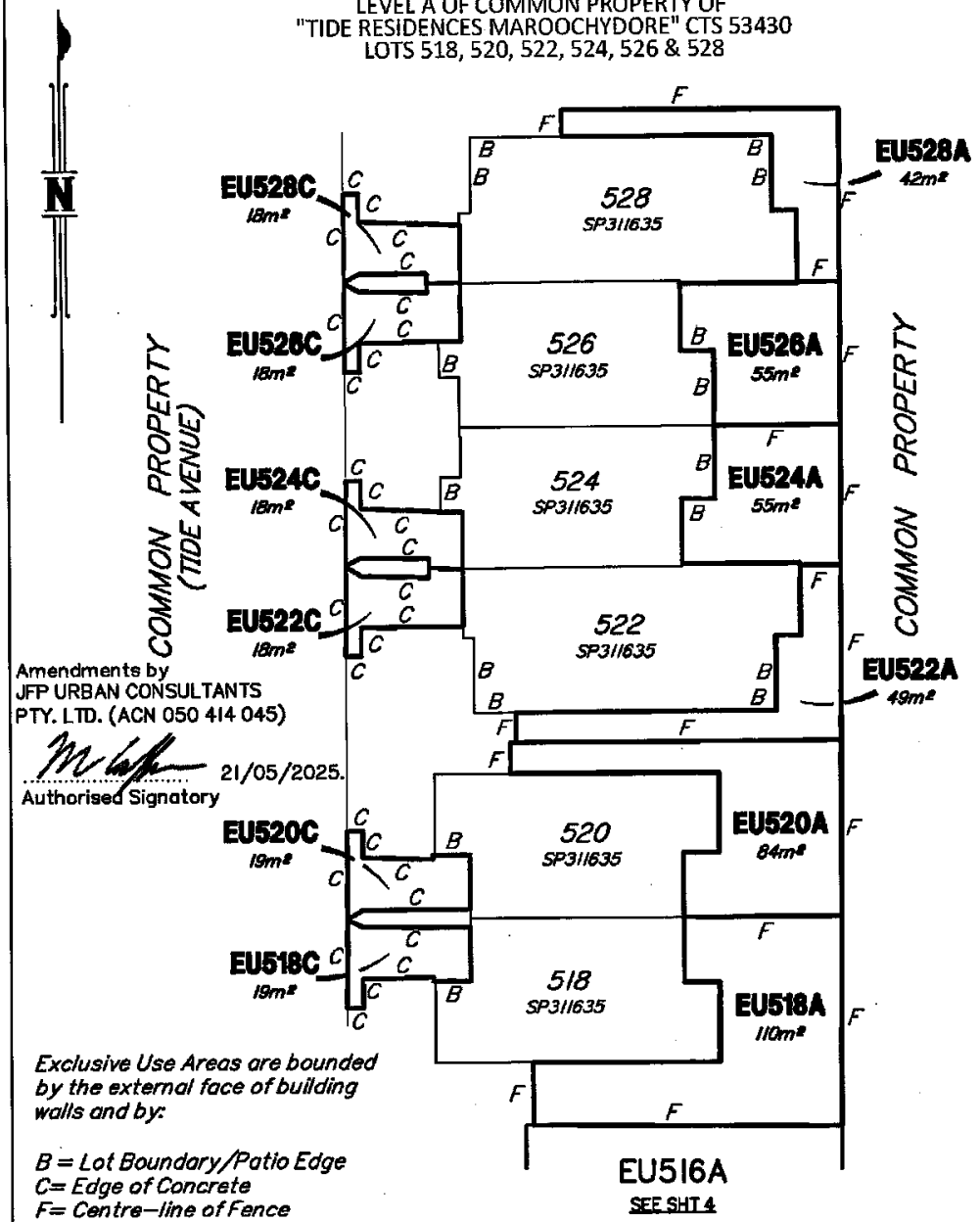
Drawing No. M2561-16F

Drawing File M2561-16F EU Stg5.dwg

Title Reference:

Page 79 of 86

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 518, 520, 522, 524, 526 & 528



Amendments by
JFP URBAN CONSULTANTS
PTY. LTD. (ACN 050 414 045)

21/05/2025.
Authorised Signatory

Exclusive Use Areas are bounded by the external face of building walls and by:

B = Lot Boundary/Patio Edge
C= Edge of Concrete
F= Centre–line of Fence

Areas are rounded to the nearest square metre.

SHEET 3 OF 5

JFP Urban Consultants Pty.Ltd., A.C.N. 050 414 045 Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

Authorised Signatory

Date 13/04/2022

Scale 1: 300 (A4) metres 0 5 10 15 20 25 30

LOCALITY	MAROOCHYDORE
Local Authority	Sunshine Coast Regional Council
ORIGINAL	POR 25
MAP REF	9544–43143
MERIDIAN	SP311635

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 5 CTS 53430

JFP URBAN CONSULTANTS
BRISBANE · SUNSHINE COAST · CENTRAL QLD
SUNSHINE COAST Tower 3, Level 2, 55 Plaza Parade, Maroochydore Qld 4558 P 07 5460 1900 W www.jfp.com.au
PLANNERS · URBAN DESIGNERS · SURVEYORS · ENGINEERS · LANDSCAPE ARCHITECTS

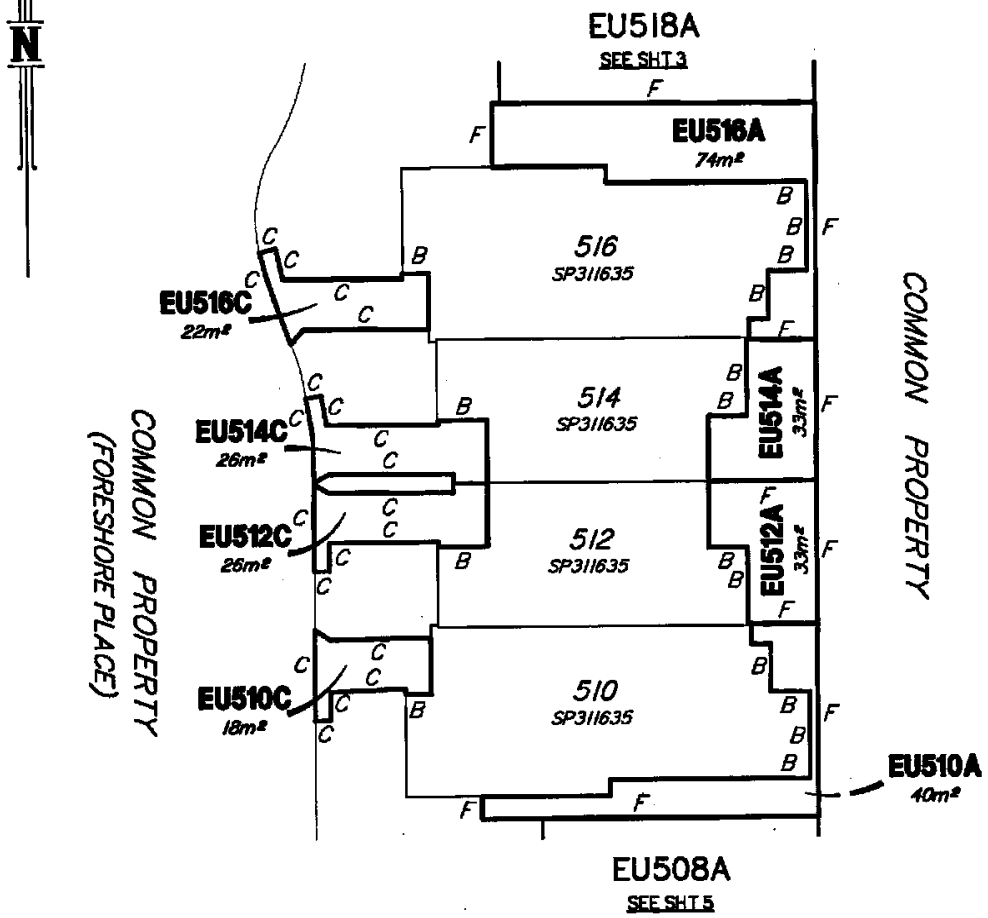
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ACCREDITED 13/04/2022 SKETCH OK

TLP 13/04/2022
Drawing No. M2561-16F
Drawing File M2561-16F EU Stg5.dwg

Title Reference:

Page 80 of 86

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 510, 512, 514 & 516



Exclusive Use Areas are bounded by the external face of building walls and by:

B = Lot Boundary/Patio Edge
C= Edge of Concrete
F= Centre–line of Fence

Areas are rounded to the nearest square metre.

Amendments by
JFP URBAN CONSULTANTS
PTY. LTD. (ACN 050 414 045)

21/05/2025.
Authorised Signatory

SHEET 4 OF 5

JFP Urban Consultants Pty.Ltd., A.C.N. 050 414 045 Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

Authorised Signatory

Date 13/04/2022

Scale 1:300 (A4) metres 0 5 10 15 20 25 30

LOCALITY	MAROOCHYDORE
Local Authority	Sunshine Coast Regional Council
ORIGINAL	POR 25
MAP REF	9544–43143
MERIDIAN	SP311635

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 5 CTS 53430

JFP CONSULTANTS — BRISBANE · SUNSHINE COAST · CENTRAL QLD
SUNSHINE COAST Tower 3, Level 2, 55 Plaza Parade, Maroochydore Qld 4558 P 07 5450 3900 W www.jfp.com.au
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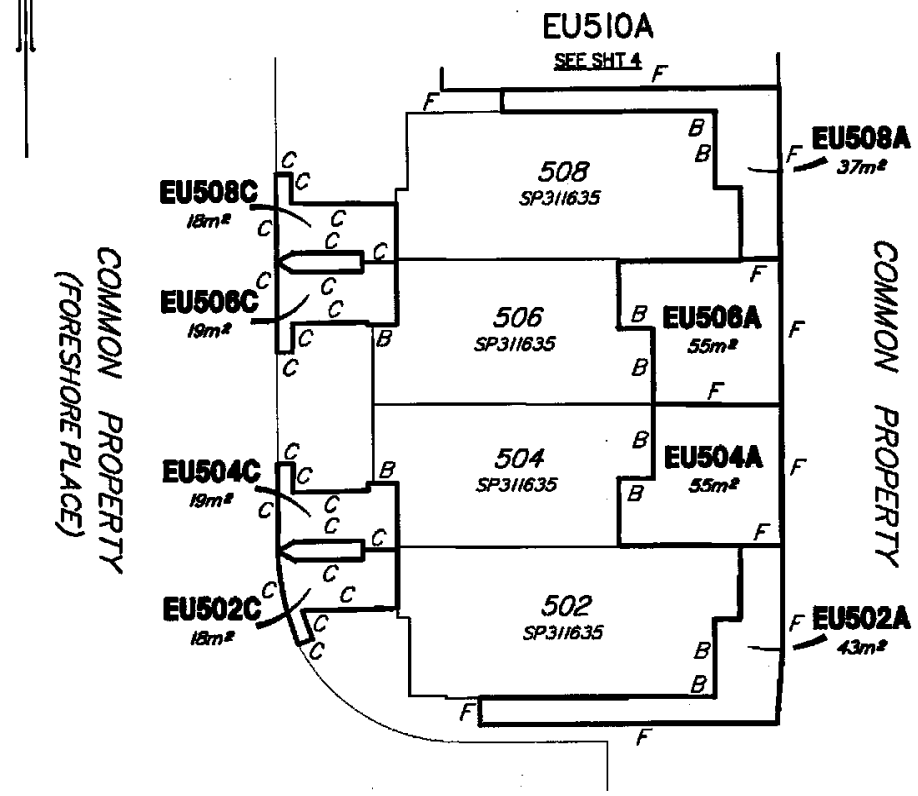
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ENDORSED
ACCREDITED 13/04/2022 SKETCH OK

TLP 13/04/2022
Drawing No. M2561-16F
Drawing File M2561-16F EU Sht5.dwg

Title Reference:

Page 81 of 86

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 502, 504, 506 & 508



Exclusive Use Areas are bounded by the external face of building walls and by:

B = Lot Boundary/Patio Edge
C= Edge of Concrete
F= Centre–line of Fence

Areas are rounded to the nearest square metre.

Amendments by
JFP URBAN CONSULTANTS
PTY. LTD. (ACN 050 414 045)

21/05/2025.
Authorised Signatory

SHEET 5 OF 5

JFP Urban Consultants Pty.Ltd., A.C.N. 050 414 045 Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

Authorised Signatory

Date 13/04/2022

Scale 1:300 (A4) 0 5 10 15 20 25 30 metres

LOCALITY	MAROOCHYDORE
Local Authority	Sunshine Coast Regional Council
ORIGINAL	POR 25
MAP REF	9544–43143
MERIDIAN	SP311635

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 5 CTS 53430

JFP CONSULTANTS
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SUNSHINE COAST Tower 1, Level 7, 55 Place Parade, Maroochydore QLD 4558 P 07 5459 3900 W www.jfp.com.au
PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

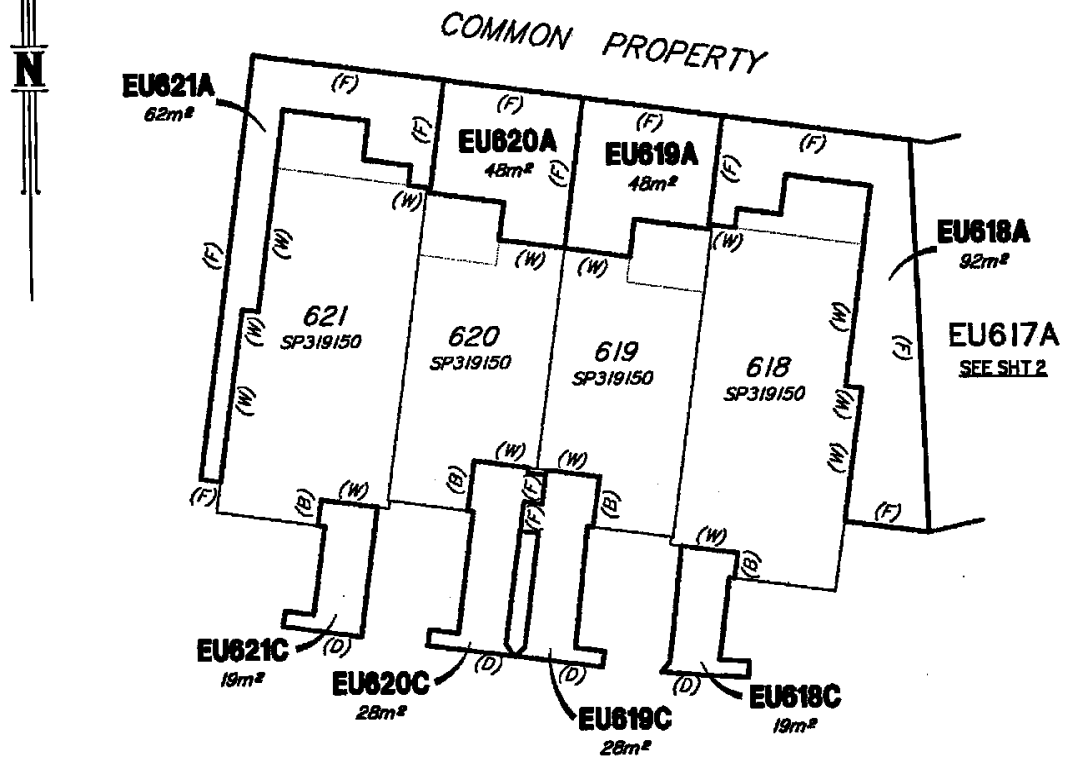
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ENDORSED
ACCREDITED 13/04/2022 SKETCH OK

TLP 13/04/2022
Drawing No. M2561-16F
Drawing File M2561-16F EU Sks.dwg

Title Reference:

Page 82 of 86

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 618, 619, 620 & 621



Exclusive Use Areas are bounded by edges of concrete unless shown otherwise:–

(D) = Main driveway
(B) = Boundary
(W) = Outside face of wall
(F) = Centre–line of fence
Areas are rounded to the nearest square metre.

Amendments by
JFP URBAN CONSULTANTS
PTY. LTD. (ACN 050 414 045)

21/05/2025.
Authorised Signatory

SHEET 1 OF 5

JFP Urban Consultants Pty.Ltd., A.C.N. 050 414 045 Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

Authorised Signatory

Date 19/07/2022.

Scale 1: 300 (A4) metres 0 5 10 15 20 25 30

LOCALITY	MAROOCHYDORE
Local Authority	Sunshine Coast Regional Council
ORIGINAL	POR 25
MAP REF	9544–43143
MERIDIAN	SP319150

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 6 CTS 53430

JFP BRISBANE · SUNSHINE COAST · CENTRAL QLD
SUNSHINE COAST
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Maroochydore QLD 4558
P 07 5451 5900 W www.jfp.com.au
URBAN CONSULTANTS
PLANNERS · URBAN DESIGNERS · SURVEYORS · ENGINEERS · LANDSCAPE ARCHITECTS

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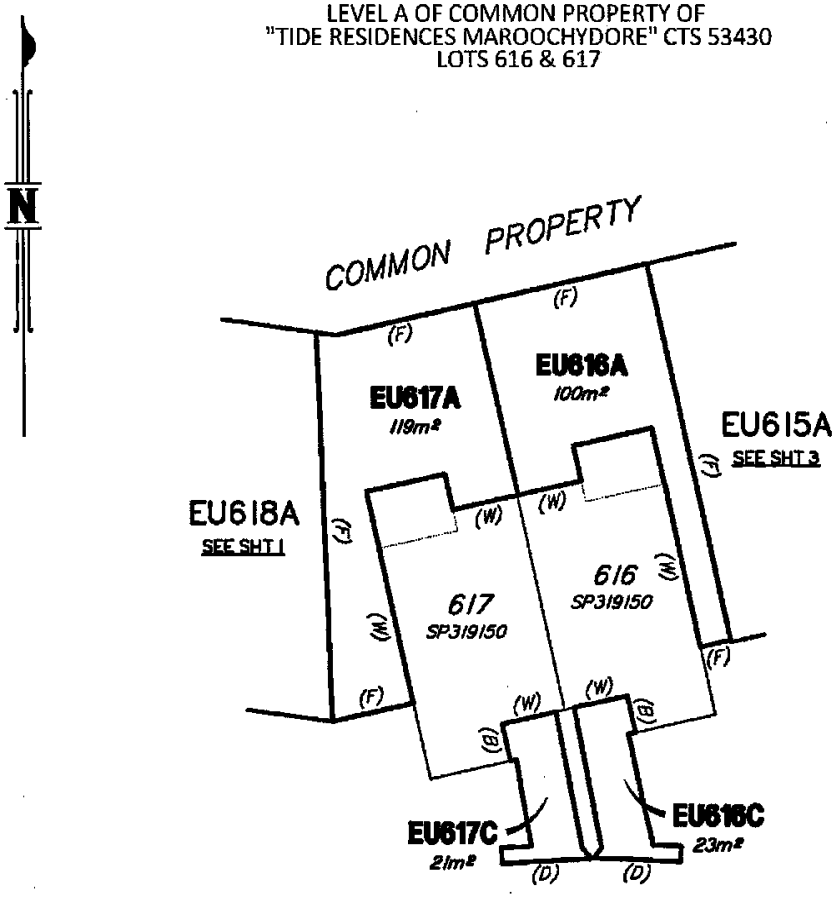
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ENDORSED
ACCREDITED. 19/07/2022. SKETCH OK

Drawing No. M2561-17D
Drawing File M2561-17D EU Stg6.dwg

Title Reference:

EXCLUSIVE USE AREA PLAN *"A"*
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 616 & 617

Page 83 of 86



Exclusive Use Areas are bounded by edges of concrete unless shown otherwise: –

(D) = Main driveway
(B) = Boundary
(W) = Outside face of wall
(F) = Centre–line of fence
Areas are rounded to the nearest square metre.

Amendments by
JFP URBAN CONSULTANTS
PTY. LTD. (ACN 050 414 045)

21/05/2025.
Authorised Signatory

SHEET 2 OF 5

JFP Urban Consultants Pty.Ltd., A.C.N. 050 414 045 Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

Authorised Signatory

Date 19/07/2022.

Scale 1:300 (A4) metres 0 5 10 15 20 25 30

LOCALITY	MAROOCHYDORE
Local Authority	Sunshine Coast Regional Council
ORIGINAL	POR 25
MAP REF	9544–43143
MERIDIAN	SP319150

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 6 CTS 53430

JFP URBAN CONSULTANTS
RESEARCH - SUNSHINE COAST - CENTRAL QLD
SUNSHINE COAST
Tower 1, Level 2, 55 Plaza Parade, Maroochydore QLD 4558
P 07 5450 3900 W www.jfp.com.au
PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

MC 19/07/2022

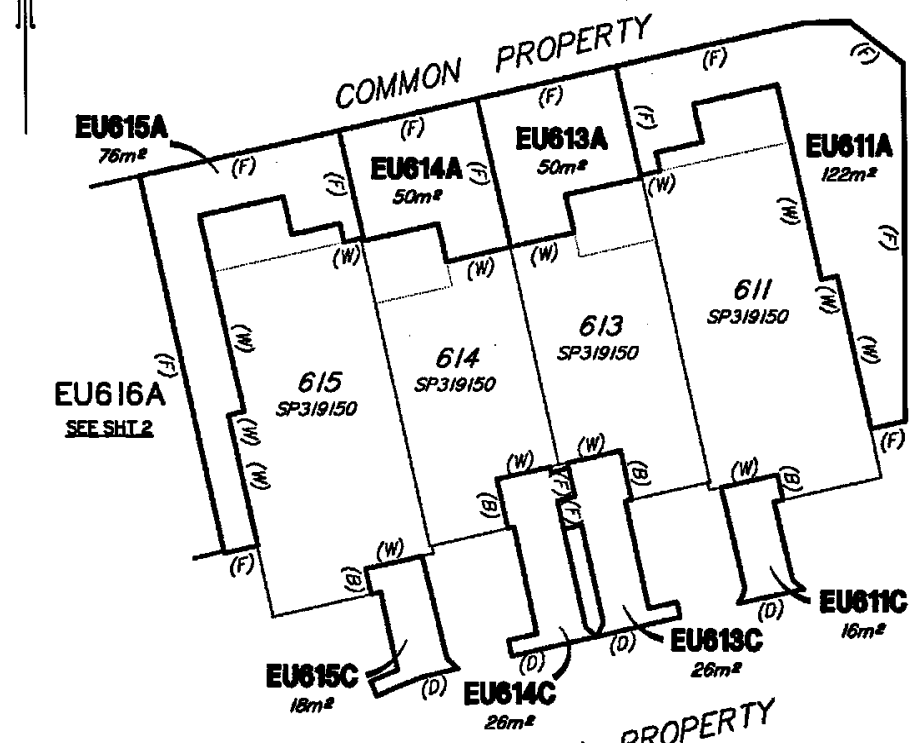
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Drawing No. M2561-17D
Drawing File M2561-17DEUSt6.dwg

Title Reference:

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 611, 613, 614 & 615

Page 84 of 86



Exclusive Use Areas are bounded by edges of concrete unless shown otherwise:—

(D) = Main driveway
(B) = Boundary
(W) = Outside face of wall
(F) = Centre—line of fence
Areas are rounded to the nearest square metre.

Amendments by
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PTY. LTD. (ACN 050 414 045)

21/05/2025.
Authorised Signatory

SHEET 3 OF 5

JFP Urban Consultants Pty.Ltd., A.C.N. 050 414 045 Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

Authorised Signatory

Date 19/07/2022.

Scale 1:300 (A4) metres 0 5 10 15 20 25 30

LOCALITY	MAROOCHYDORE
Local Authority	Sunshine Coast Regional Council
ORIGINAL	POR 25
MAP REF	9544—43143
MERIDIAN	SP319150

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 8 CTS 53430

JFP URBAN CONSULTANTS
BRISBANE - SUNSHINE COAST - CENTRAL QLD
SUNSHINE COAST: Tower 1, Level 2, 55 Plaza Parade, Maroochydore Qld 4558
P 07 5453 3900 W www.jfp.com.au
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ACCREDITED. 19/07/2022. SKETCH OK

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Drawing No. M2561-17D
Drawing File M2561-17D EU Sig6.dwg

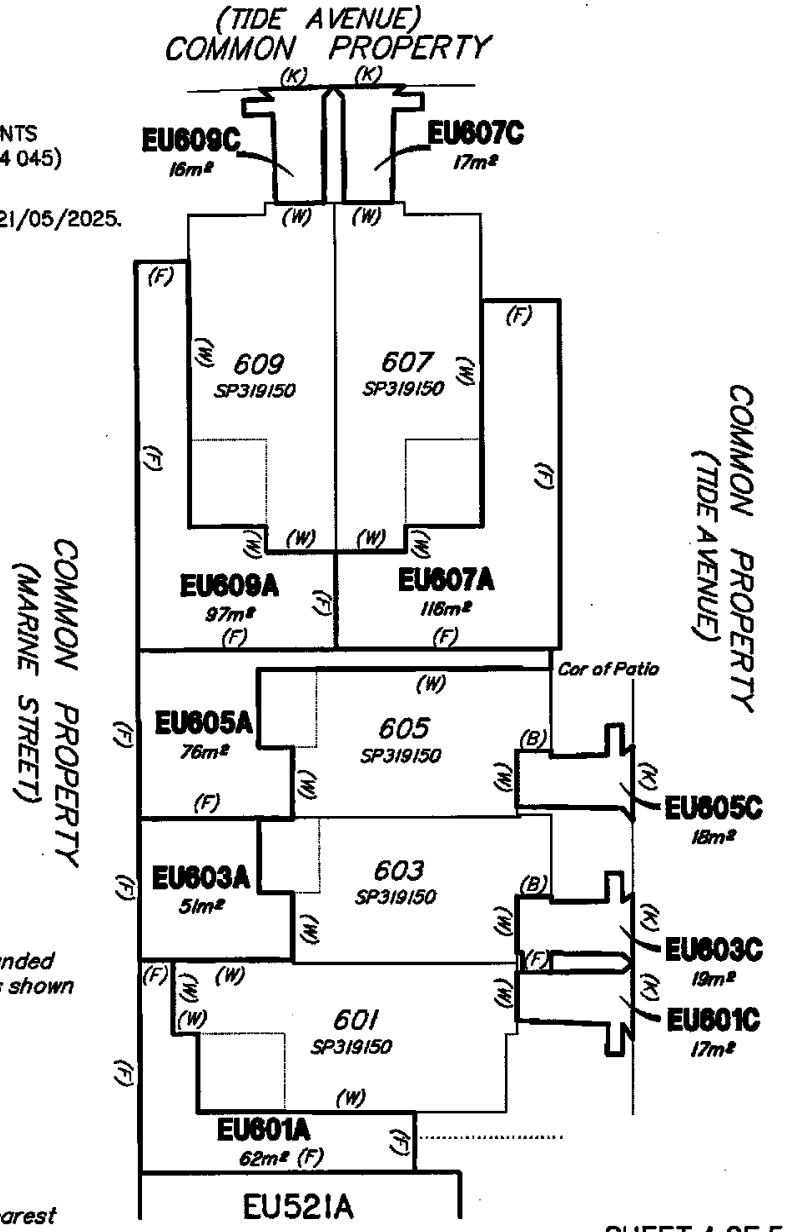
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EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 601, 603, 605, 607 & 609

Amendments by
JFP URBAN CONSULTANTS
PTY. LTD. (ACN 050 414 045)

21/05/2025.
Authorised Signatory



Exclusive Use Areas are bounded by edges of concrete unless shown otherwise: –

(D) = Main driveway
(B) = Boundary
(K)= Line of Back of Kerb
(W) = Outside face of wall
(F) = Centre–line of fence

Areas are rounded to the nearest square metre.

SHEET 4 OF 5

JFP Urban Consultants Pty.Ltd., A.C.N. 050 414 045 Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

Authorised Signatory

Date 19/07/2022.

Scale 1:300 (A4) 0 5 10 15 20 25 30 metres

LOCALITY	MAROOCHYDORE
Local Authority	Sunshine Coast Regional Council
ORIGINAL	POR 25
MAP REF	9544–43143
MERIDIAN	SP319150

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 6 CTS 53430

JFP CONSULTANTS
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SUNSHINE COAST
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P 07 5403 3900 W www.jfp.com.au
PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

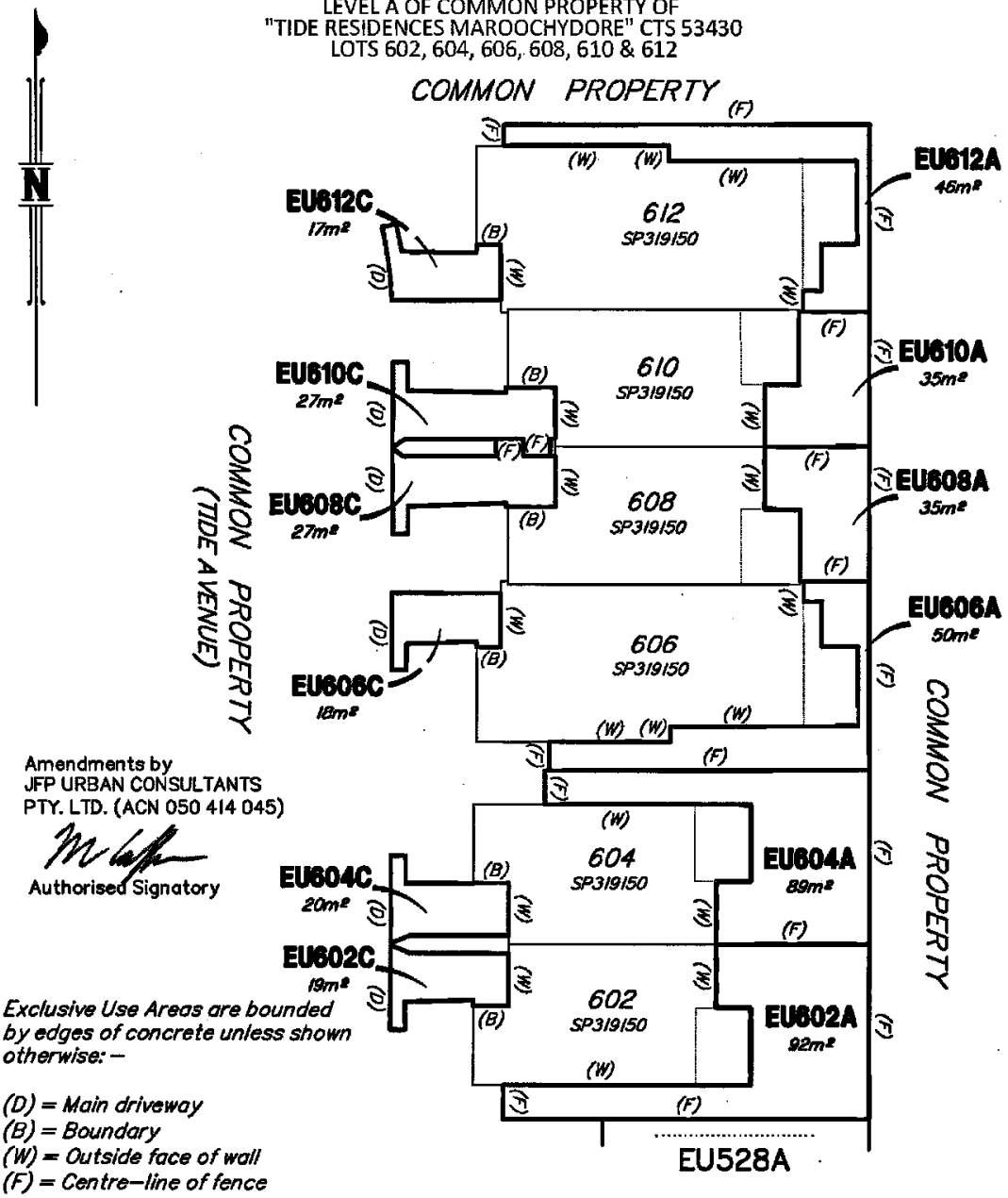
MC 19/07/2022

Examined JFP URBAN CONSULTANTS PTY LTD (ACN 050 414 045)
ENDORSED
ACCREDITED. 19/07/2022. SKETCH OK

Drawing No. M2561-17D
Drawing File M2561-17D EU Stg6.dwg

Title Reference:

EXCLUSIVE USE AREA PLAN "A"
LEVEL A OF COMMON PROPERTY OF
"TIDE RESIDENCES MAROOCHYDORE" CTS 53430
LOTS 602, 604, 606, 608, 610 & 612



Amendments by
JFP URBAN CONSULTANTS
PTY. LTD. (ACN 050 414 045)

Authorised Signatory

Exclusive Use Areas are bounded by edges of concrete unless shown otherwise:—

(D) = Main driveway
(B) = Boundary
(W) = Outside face of wall
(F) = Centre–line of fence
Areas are rounded to the nearest square metre.

SHEET 5 OF 5

JFP Urban Consultants Pty.Ltd., A.C.N. 050 414 045 Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

Authorised Signatory

Date 19/07/2022.

Scale 1: 300 (A4) metres 0 5 10 15 20 25 30

LOCALITY	MAROOCHYDORE
Local Authority	Sunshine Coast Regional Council
ORIGINAL	POR 25
MAP REF	9544–43143
MERIDIAN	SP319150

PLAN OF EXCLUSIVE USE AREAS IN LEVEL A OF COMMON PROPERTY OF "TIDE RESIDENCES MAROOCHYDORE" STAGE 6 CTS 53430

JFP CONSULTANTS — BRISBANE - SUNSHINE COAST - CENTRAL QLD
SUNSHINE COAST Tower 1, Level 2, 55 Plaza Parade, Maroochydore Qld 4558 PO Box 5400 T 5450 8800 W www.jfp.com.au
PLANNERS - URBAN DESIGNERS - SURVEYORS - ENGINEERS - LANDSCAPE ARCHITECTS

Examined JFP URBAN CONSULTANTS PTY LTD (ACN 050 414 045)
ENDORSED
ACCREDITED 19/07/2022. SKETCH OK

MC 19/07/2022
Drawing No. M2561-17D
Drawing File M2561-17DEU Stg6.dwg