

MAINTENANCE AND CAPITAL REPLACEMENT PLAN for Torquay Waters 59–65 Truro Street, Torquay Qld; Prepared on 7 June 2026 and current to 31 December 2027

Owner; Deception Bay Holdings Pty Ltd ACN 097 542 740 Care of: Absolute Business Solutions Pty Ltd Unit 7, Level 1, 338 Lytton Road, Riverside Place, Morningside Qld 4171 Phone: 3211 5522 email: reception@absolutebusiness.com.au

Torquay Waters is a small, fully permanent residential park. The common areas include internal roads, street lights, front fencing and gates, common-area lawns and trees, and a small swimming pool. The park common areas and communal facilities will be maintained in a reasonable state of cleanliness and repair fit for purpose. Capital item categories are: 1/Roads and Street Lights. 2/Front Fence and Gates. 3/Common-area Lawns and Trees. 4/Swimming pool. No capital item category is proposed for replacement during the relevant period. No capital maintenance is planned during the relevant period, except for the ordinary routine maintenance referred to below. All listed capital item categories are regarded as important. No listed category is given priority over another, except where required by safety, functionality or fit-for-use considerations. Common-area lawns will continue to be routinely mowed monthly, at the discretion of the contractor, subject to availability and weather. Home owners' lawns are not required to be mowed by the park. The cost of common-area lawn mowing is included in the park owner's existing operating arrangements. The swimming pool and equipment will be routinely maintained monthly as part of ordinary operating arrangements, having regard to its low residential use, automatic cleaning system, Sun protected water quality, safety and known applicable requirements. The cost of pool maintenance is included in the park owner's existing operating arrangements. A reasonable state of cleanliness and repair will be maintained having regard to use, nature, inc wind and rain, and reasonable wear and tear. Unplanned maintenance will be assessed after being identified or reported. Urgent safety or fit-for-use issues will be addressed as soon as reasonably practicable, subject to the nature and urgency of the issue, contractor availability, access, weather, availability of suitable labour and materials, and cost. Other unplanned maintenance will be addressed as reasonably required, having regard to the nature of the issue and the same practical limitations.