



OWNERS WELCOME GUIDE

**PARROT
COURT**

COMMUNITY TITLES SCHEME CTS23426
EDITION 01 | JULY 2026



Welcome to Parrot Court

Your Guide to Enjoying Our Community

Whether you're a new owner joining our community or a long-time resident, welcome to Parrot Court.

This Owners Welcome Guide has been created to provide everything you need to confidently enjoy and maintain your home while helping preserve the high standards of our community. Inside you'll find useful contacts, maintenance responsibilities, renovation guidelines, waste collection information, community resources and practical information designed to make life at Parrot Court simple and enjoyable.

Parrot Court is more than a collection of homes - it's a welcoming neighbourhood where owners work together to create an attractive, peaceful and well-maintained environment. Every improvement made by an owner contributes to the overall presentation, lifestyle and long-term value of our community.

We encourage you to keep this guide for future reference and visit our community website regularly for the latest updates, resources, trusted trade contacts and future modernisation initiatives.

Together, we can continue building a community we're all proud to call home.



Contents

- 1 Welcome To Parrot Court
- 2 Living At Parrot Court
- 4 Waste, Recycling & Keeping Our Community Beautiful
- 5 Caring For Your Home & Our Community
- 6 Building, Renovating Or Improving Your Home
- 7 Understanding Lot Boundaries
- 8 Levies & Water Charges
- 9 Official Colour Guide & Examples
- 10 More Information & Suppliers

EMERGENCY CONTACTS



Afterhours Support
BCS Strata Services
 1300 267 181

Afterhours Plumbing
Jeff MacDonald
 07 5535 5591

Office Hours Support
BCS Strata Services
 1300 889 227

Living At Parrot Court

To All Residents - Welcome!

Parrot Court is a small residential community where neighbours value privacy, respect and a relaxed lifestyle. Our shared goal is to create a safe and welcoming environment that everyone is proud to call home.

Every owner plays an important role in maintaining the appearance and long-term value of the complex. By working together and showing consideration for one another, we can continue to improve our community for current and future owners.

Whether you're updating your home, maintaining your gardens or enjoying the peaceful surroundings, we encourage everyone to contribute positively to the character of Parrot Court.

Our Community Vision

In 2026, owners voted overwhelmingly in favour of a new colour palette and modernisation direction for Parrot Court.

This long-term vision provides owners with the flexibility to modernise their individual lots while maintaining a cohesive appearance throughout the complex. As more owners choose to renovate over time, these improvements will collectively enhance the presentation, appeal and value of every property.

Our vision is to create a streetscape that reflects pride of ownership and a contemporary aesthetic.

Being a Good Neighbour

Living in a community means *sharing spaces* and *respecting those around us*.

We encourage everyone to:

- Respect neighbouring homes and their privacy.
- Keep noise to a reasonable level, particularly during the evening and early morning.
- Maintain gardens and outdoor areas in a tidy condition.
- Dispose of rubbish responsibly.
- Park considerately and avoid obstructing access.
- Treat all residents, contractors and visitors with courtesy and respect.

Small acts of consideration help create a positive environment for all.



COMMITTEE CONTACTS



Bronwyn Allard - Strata Manager
BCS Strata Services Southport
 bronwyn.allard@bcssm.com.au

Committee E-mail & Website
 bc@parrotcourt.com.au
 <https://www.parrotcourt.com.au>

Living At Parrot Court

To All Residents - Welcome!

Community Standards ✓

Parrot Court has a zero-tolerance approach to behaviour that negatively impacts the safety or enjoyment of others.

Aggressive behaviour, abuse, intimidation, vandalism, damage to common property, interference with another owner's lot, or behaviour that places others at risk will not be tolerated.

Owners and residents are encouraged to report concerns to the Body Corporate Committee. Reports will be treated confidentially where possible.

Have Your Say 💬

The Committee welcomes constructive feedback, ideas and suggestions from owners.

Many of the recent improvements throughout Parrot Court have originated from owner feedback and collaborative discussion.

Whether you have an idea for improving the community, wish to raise a concern, or simply have a question, please get in touch by email:

✉ bc@parrotcourt.com.au

Working together ensures Parrot Court continues to **evolve in a positive direction** while reflecting the needs of its owners.

.....

*A well-maintained and functional community **doesn't happen by chance** - it is created through the shared pride, respect and **contributions of every owner.***



Please monitor your driving speed when navigating Parrot Court and adhere to the 5km/h speed limit for pedestrian safety.



If you ever feel threatened or believe there is an immediate risk to yourself or another person, contact 000 immediately before notifying the Committee or BCS Strata.

Waste, Recycling & Keeping Our Community Beautiful

Looking After Our Shared Environment

Waste Collection

General household waste is collected each Friday morning. Please place your wheelie bin neatly along Golden Palms Court, away from trees, on Thursday evening or before collection on Friday morning.

Once your bin has been emptied, we kindly ask owners and residents to return it to their property as soon as practical to help maintain the appearance of the complex.

Recycling

Recycling collections operate on a fortnightly schedule along with general waste on a Friday. Refer to the City of Gold Coast recycling calendar for dates.

Bulky Household Items

Furniture, mattresses, whitegoods, televisions and other large household items **must not be placed on the curb or common property.**

Owners are responsible for arranging appropriate disposal through:

- A waste removal service.
- Donation where suitable.
- The nearby Molendinar Waste & Recycling Centre.

Keeping common areas free from unwanted items helps maintain safety, presentation and accessibility for all residents.



Green Waste - Common Property

Palm fronds, branches and other green waste generated from common property **should be placed neatly beside the common driveway** for collection by the Body Corporate gardeners during their scheduled maintenance visit, which generally occurs midweek.

Please avoid leaving green waste scattered throughout the gardens or obstructing driveways and pathways.

Green Waste - Your Own Lot

Owners are responsible for disposing of all green waste generated within their own lot boundaries.

Personal garden waste should be taken to an approved waste facility, such as the Molendinar Waste & Recycling Centre, or removed either by yourself or a garden waste contractor. Please refer to the Parrot Court site plans if you are unsure where your lot boundary finishes.

Simple actions help keep Parrot Court looking at its best:



- ✓ Return bins promptly after collection.
- ✓ Keep pathways clear.
- ✓ Dispose of waste responsibly.
- ✓ Secure loose rubbish during windy weather.

- ✓ Store bins neatly within your property when not awaiting collection.
- ✓ Help keep our gardens and common areas clean and welcoming.

Caring for Your Home & Our Community

Maintaining Your Investment

Your home is one of your most valuable assets, and regular maintenance helps protect both your property's value and the overall presentation of Parrot Court.

The Body Corporate maintains the common property throughout the complex, while individual owners are responsible for maintaining their own lots in accordance with the Scheme By-Laws and any applicable Body Corporate approvals.

As owners progressively maintain and modernise their properties, these improvements contribute to a more attractive streetscape and help preserve the long-term appeal of our community.

Every improvement, no matter how small, contributes to the long-term success of our community.

Maintaining Value 🏠

Well-maintained homes create a positive impression for residents, visitors and prospective purchasers.

Collectively, the ongoing maintenance undertaken by individual owners plays a significant role in protecting property values and ensuring Parrot Court remains a desirable place to live.

GCCC Free Trees! 🌲

Check the GCCC website for details on Councils free tree offer. Operates half-yearly. ***Show a copy of your rates bill and get 3 trees - free!***



Gardens & Landscaping 🌳

The Body Corporate maintains larger common garden areas throughout the complex; however, owners are encouraged to take pride in the gardens within their lot.

Owners are welcome to revitalise existing gardens by introducing new plants, mulch, edging, solar lights and other landscaping features that complement the overall character of the community. Thoughtfully maintained gardens not only enhance your own property but also contribute to the appearance and value of every home.

Consider plants that are:

- Suitable for our warmer climate.
- Complementary to nearby gardens.
- Appropriate for the available space.
- Easy to maintain throughout the year.

See page 10 for suppliers to help assist owners plan for future improvements.



DID YOU KNOW?



Many of the most noticeable improvements to a home's appeal can be achieved through routine maintenance rather than major renovations. Fresh paint, healthy gardens, clean roofs and tidy pathways often provide the greatest visual impact.

Building, Renovating & Improving Your Home

Understanding The Process

One of the great benefits of owning a home at Parrot Court is the opportunity to personalise and improve your property over time.

Whether you're planning a new patio, replacing a fence, refreshing your landscaping or undertaking a larger renovation, careful planning helps ensure your project proceeds smoothly while maintaining the character and integrity of our community.

Many external improvements require approval before work can begin. Seeking approval early helps avoid unnecessary delays, protects neighbouring properties and ensures proposed works comply with Body Corporate requirements and relevant legislation.

Body Corporate Approval

Most external alterations to your property currently require written approval from the Body Corporate before work commences.

Examples may include:

- Patios, decks and pergolas.
- Privacy screens.
- Fencing.
- External structural alterations.
- Changes to access points.
- Retaining walls.
- External additions or modifications.

Applications should be submitted through BCS Strata Management, together with sufficient information for the Committee to assess the proposal.

What Do I Need To Include?

Depending on the nature of the project, supporting documentation may include:

- Site plans and drawings.
- Engineering details.
- Council approvals (where required.)
- Material specifications and colour selections.



Obtaining approval before commencing work protects both the owner and the Body Corporate.

Council Approvals

Some building works may also require approval from the City of Gold Coast or other statutory authorities.

It is the owner's responsibility to ensure all required approvals, permits and certifications have been obtained before construction begins.

DID YOU KNOW?



Receiving Body Corporate or BCS Strata approval for your application, and for work to commence, does not remove the requirement to comply with all local, state or federal legislative requirements.

Understanding Lot Boundaries

Knowing Your Boundaries Is Essential

Common property belongs to all owners collectively and cannot be occupied or incorporated into an individual lot without the appropriate legal approvals.

Before undertaking any construction or major works, owners must not construct or extend:

- Fences, decks and patios.
- Garden beds.
- Retaining walls.
- Storage areas.
- Paved areas.
- Any other structures beyond the legal boundary of their lot.

If you are uncertain where your lot boundary is located, **we strongly recommend engaging a registered surveyor** before commencing work.

Existing Encroachments 📌

Where existing structures or landscaping are found to extend onto common property without the appropriate approvals, the Body Corporate may be legally required to address the encroachment.

Depending on the circumstances, owners, or the body corporate may be required to modify or remove unauthorised structures at the owners expense.

If you believe an existing improvement may extend beyond your lot boundary, we encourage you to discuss the matter with BCS Strata before undertaking any further works.

Before You Start:

We strongly encourage you to:

- ✓ Understand your boundaries.
- ✓ Check whether approvals are required.
- ✓ Obtain any necessary Council approvals.
- ✓ Prepare plans and supporting documents.
- ✓ Submit your application to BCS Strata.
- ✓ Wait for approval before commencing work.
- ✓ Notify neighbours if works may impact them.
- ✓ Ensure contractors remove all waste.
- ✓ Restore any affected common property.

Planning your project before work begins is the simplest way to avoid unnecessary stress. By following the appropriate process and maintaining open communication, owners help ensure work is completed safely, professionally and with consideration for others.

DID YOU KNOW?



The Committee and BCS Strata are unable to determine lot boundaries for owners. Engaging a certified surveyor is the only legal way to ensure your personal structures are not encroaching on common property or other lots.

Levies & Water Usage

Understanding Levies & Water Charges

Owning a home at Parrot Court comes with the opportunity to enjoy a peaceful community while sharing responsibility for maintaining and improving the complex.

Your quarterly Body Corporate levies, participation in community decisions and communication with BCS Strata all contribute to the successful management of the scheme and help protect the long-term value of every property.

Quarterly Levies 💰

Body Corporate levies fund the ongoing operation, maintenance and administration of Parrot Court.

These contributions help maintain common property, essential services and the long-term financial health of the scheme.

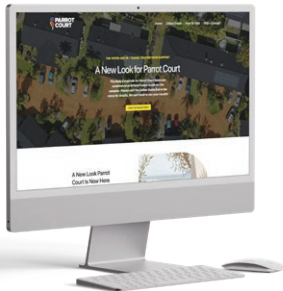
Levies are issued quarterly by BCS Strata Management.

Owners who pay their levies in full before the due date may be eligible for a prompt payment discount where applicable.

Paying levies on time assists the Body Corporate in planning maintenance and budgeting for future improvements.

Website 🌐

Check the website for the latest news, handy contacts and frequently asked questions.



UP TO DATE?



Keeping your contact details up to date ensures you receive important Body Corporate communications, meeting notices and community updates. If your phone number, email or postal address changes, please notify BCS Strata Management as soon as possible.

Water Usage 💧

Parrot Court currently operates on a shared water supply system. Water usage charges are distributed between all lots according to each lot's entitlement, which may be 3, 4, 5 or 6 entitlements, depending on your property's allocation.

This means your quarterly water contribution is based on your lot entitlement rather than individual metering.

The installation of individual water meters has previously been investigated and may be considered again in the future should owners support such a proposal at a General Meeting.

Should individual water meters ever be introduced, owners should be aware that fixed water and sewer access charges would continue to apply, with only the water consumption component varying according to individual usage.



Official Colour Guide & Examples

Timeless & Modern Colour Choices That Add-Value To Your Property

ROOF AREAS

Colorbond 'Monument'

Roofs must be professionally sealed prior.

Paint > Dulux Acratex or similar.



GUTTERS, DOWNPIPES, ELECTRIC BOXES

Colorbond 'Evening Haze'

You may require 2-3 coats.

Paint > Dulux WeatherShield or similar.



GARAGE FACADE & SIDE PANELS

Dulux 'Natural White'

You may require 2-3 coats.

Paint > Dulux WeatherShield or similar.



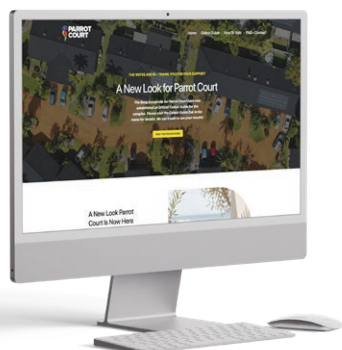
More Information

Stay Up To Date

The Committee has developed an official website. We encourage you to bookmark the site for future updates and to access important contacts with ease.

The website will continue to evolve over time and currently includes information on:

- Owners Welcome Guide
- By-Laws and site drawings
- Official Colour Guide
- Emergency contacts
- Access to trades we work with
- Frequently asked questions
- Committee communications



Visit the website regularly for the latest information and resources.

www.parrotcourt.com.au



Suppliers

Low-Cost + Affordable Options



Smart Stone Landscaping
Low-cost rocks (manhandles), pavers and pebbles. Mt Warren Park. (07) 3807 5355



Nuway
Soils, mulch, edging, pebbles and paving products. Ashmore. (07) 5597 3433



Plantmark Merrimac
Wholesale plants and trees, ABN required. No ABN? See Brett U6 - 0430 111 397



Amazon
Low-cost solar lighting and garden edging products. amazon.com.au



Bunnings Warehouse
Wide range of paint, timber, decking, garden and general renovation materials.



Facebook Marketplace
Excellent resource for low-cost plants, cactus, decorative rocks, tools and equipment.



Gumtree
Great resource for low-cost plants, decorative rocks, tools and more. gumtree.com.au



GCCC Free Trees
Operates half yearly. Google GCCC Free Trees for details. 3 free trees with your rates bill.



Inspirations Paint Nerang
Trade prices on paint supplies and materials. Nerang. (07) 5578 4388



**PARROT
COURT**



WWW.PARROTCOURT.COM.AU

