

Appendix 4C

Quarterly report for entities admitted on the basis of commitments

Introduced 31/3/2000. Amended 30/9/2001

Name of entity

SUNNYCOVE MANAGEMENT LIMITED

ABN

15 097 241 159

Quarter ended ("current quarter")

30 SEPTEMBER 2004

Consolidated statement of cash flows

Cash flows related to operating activities		Current quarter \$A'000	Year to date (3 months) \$A'000
1.1	Receipts from customers	4,503	4,503
1.2	Payments for		
	(a) staff costs	(310)	(310)
	(b) advertising and marketing	(81)	(81)
	(c) research and development	-	-
	(d) leased assets	-	-
	(e) other working capital	(1,520)	(1,520)
1.3	Dividends received	-	-
1.4	Interest and other items of a similar nature received	45	45
1.5	Interest and other costs of finance paid	(29)	(29)
1.6	Income taxes paid	-	-
1.7	Other (provide details if material)	-	-
Net operating cash flows		2,608	2,608

+ See chapter 19 for defined terms.

Appendix 4C
Quarterly report for entities
admitted on the basis of commitments

	Current quarter \$A'000	Year to date (...3.months) \$A'000
1.8 Net operating cash flows (carried forward)	2,608	2,608
Cash flows related to investing activities		
1.9 Payment for acquisition of:		
(a) businesses (item 5)	-	-
(b) equity investments	-	-
(c) intellectual property	-	-
(d) physical non-current assets	(1,403)	(1,403)
(e) other non-current assets	(1,069)	(1,069)
1.10 Proceeds from disposal of:		
(a) businesses (item 5)	-	-
(b) equity investments	-	-
(c) intellectual property	-	-
(d) physical non-current assets	-	-
(e) other non-current assets	-	-
1.11 Loans to other entities	-	-
1.12 Loans repaid by other entities	-	-
1.13 Other (provide details if material)		
- Deposits paid (net)	(220)	(220)
Net investing cash flows	(2,692)	(2,692)
1.14 Total operating and investing cash flows	(84)	(84)
Cash flows related to financing activities		
1.15 Proceeds from issues of shares, options, etc.	586	586
1.16 Proceeds from sale of forfeited shares	-	-
1.17 Proceeds from borrowings	65	65
1.18 Repayment of borrowings	(4,401)	(4,401)
1.19 Dividends paid	-	-
1.20 Other (provide details if material)		
- Costs of IPO	(459)	(459)
Net financing cash flows	(4,209)	(4,209)
Net increase (decrease) in cash held	(4,293)	(4,293)
1.21 Cash at beginning of quarter/year to date	6,385	6,385
1.22 Exchange rate adjustments to item 1.20		
1.23 Cash at end of quarter	2,092	2,092

+ See chapter 19 for defined terms.

Payments to directors of the entity and associates of the directors

Payments to related entities of the entity and associates of the related entities

		Current quarter \$A'000
1.24	Aggregate amount of payments to the parties included in item 1.2	233
1.25	Aggregate amount of loans to the parties included in item 1.11	-
1.26	Explanation necessary for an understanding of the transactions Payments to related parties under item 1.24 represent payment of executive director salaries, non-executive director fees and payments to a director-controlled entity for serviced office expenses, consultancy services and office rental.	

Non-cash financing and investing activities

- 2.1 Details of financing and investing transactions which have had a material effect on consolidated assets and liabilities but did not involve cash flows

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- 2.2 Details of outlays made by other entities to establish or increase their share in businesses in which the reporting entity has an interest

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Financing facilities available

Add notes as necessary for an understanding of the position. (See AASB 1026 paragraph 12.2).

		Amount available \$A'000	Amount used \$A'000
3.1	Loan facilities	63	63
3.2	Credit standby arrangements	-	-

+ See chapter 19 for defined terms.

Reconciliation of cash

Reconciliation of cash at the end of the quarter (as shown in the consolidated statement of cash flows) to the related items in the accounts is as follows.		Current quarter \$A'000	Previous quarter \$A'000
4.1	Cash on hand and at bank	693	2,212
4.2	Deposits at call	1,399	4,173
4.3	Bank overdraft	-	-
4.4	Other (provide details)	-	-
Total: cash at end of quarter (item 1.22)		2,092	6,385

Acquisitions and disposals of business entities

	Acquisitions (Item 1.9(a))	Disposals (Item 1.10(a))
5.1	Name of entity	-
5.2	Place of incorporation or registration	-
5.3	Consideration for acquisition or disposal	-
5.4	Total net assets	-
5.5	Nature of business	-

Compliance statement

- 1 This statement has been prepared under accounting policies which comply with accounting standards as defined in the Corporations Act (except to the extent that information is not required because of note 2) or other standards acceptable to ASX.
- 2 This statement does give a true and fair view of the matters disclosed.

Sign here:  Date:27/10/04.....
(Director/Company secretary)

Print name:Mary Mickan.....

+ See chapter 19 for defined terms.

Notes

1. The quarterly report provides a basis for informing the market how the entity's activities have been financed for the past quarter and the effect on its cash position. An entity wanting to disclose additional information is encouraged to do so, in a note or notes attached to this report.
2. The definitions in, and provisions of, *AASB 1026: Statement of Cash Flows* apply to this report except for the paragraphs of the Standard set out below.
 - 6.2 - reconciliation of cash flows arising from operating activities to operating profit or loss
 - 9.2 - itemised disclosure relating to acquisitions
 - 9.4 - itemised disclosure relating to disposals
 - 12.1(a) - policy for classification of cash items
 - 12.3 - disclosure of restrictions on use of cash
 - 13.1 - comparative information
3. **Accounting Standards.** ASX will accept, for example, the use of International Accounting Standards for foreign entities. If the standards used do not address a topic, the Australian standard on that topic (if any) must be complied with.
4. Additional disclosure regarding above notes:
 - Note 1.1 Receipts from Customers includes \$4,259,000 in receipts relating to the settlement of sales of strata title stock from the Maroochydore and Morayfield projects.
 - Note 1.2 Payments for staff costs, working capital etc. includes \$1,450,000 of payments relating to the costs associated with developing new communities in accordance with SunnyCove's business plan.

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