

DISCLOSURE STATEMENT

Pursuant to Section 206 & Additional Information pursuant to Section 223
 BODY CORPORATE & COMMUNITY MANAGEMENT ACT 1997 (AS AMENDED)

LOT 48 “BRENTFORD OUTLOOK”

PROPERTY DETAILS

CTS No. : 50353
 Lot Number : 48
 Unit Number : 48
 Scheme Address : 31-35 Brentford Road, Richlands, QLD, 4077
 Plan Type & Number : SP 290396 – Building Format Plan (BFP)
 Regulation Module : Accommodation Module

Information (if any) prescribed under
 Regulation Module : Not Applicable

LOT ENTITLEMENTS

CONTRIBUTION Lot Entitlement	1	INTEREST Lot Entitlement	1
Aggregate	72	Aggregate	72

The CONTRIBUTION Schedule of Lot entitlements are **equal**

FINANCIAL INFORMATION

Scheme Financial Year : 1 August to 31 July

The balance of the Administration Fund is \$27,610.77 CREDIT AS AT 24 May 2024

The balance of the Sinking Fund is \$196,214.35 CREDIT AS AT 24 May 2024

ANNUAL CONTRIBUTIONS:

PAYMENT PERIODS	DUE DATE	ADMINISTRATION FUND (Gross)	SINKING FUND (Gross)	INSURANCE FUND (Gross)
01/08/23 to 31/10/23	01/08/23	\$550.00	\$130.00	
01/11/23 to 31/01/24	01/11/23	\$550.00	\$130.00	
01/02/24 to 30/04/24	01/02/24	\$367.00	\$249.00	
01/05/24 to 31/07/24	01/05/24	\$367.00	\$249.00	
01/08/23 to 31/07/24				\$689.64
Annual TOTAL		\$1,834.00	\$758.00	
Pre-Issue				
01/08/24 to 31/10/24	01/08/24	\$367.00	\$190.00	
01/11/24 to 31/01/25	01/11/24	\$367.00	\$190.00	
01/08/24 to 31/07/25	01/08/24			\$535.00

Levy Discount : A discount does not apply

Details of other contributions for this Lot : Nil

- (I) The annual contributions payable by the owner of the lot are calculated based on the contribution schedule lot entitlements for lots in the scheme, except for that part of the administrative fund annual contributions attributable to insurance. The insurance component, being \$689.64, is based on the interest schedule lot entitlements for lots included in the scheme. The balance of the administrative fund annual contributions, being \$1,834.00, is based on the contribution schedule lot entitlements for lots included in the scheme.
- (II) The contribution schedule lot entitlements and the interest schedule lot entitlements for lots included in the scheme are set out in the Community Management Statement for the scheme

The Seller is not the original owner of the Lot

Improvements to the Common Property for which the owner of the Lot is responsible : Nil

BODY CORPORATE MANAGER

Name : Body Corporate Systems
 Address : PO Box 743, Morningside QLD 4170
 Telephone : (07) 3899 0299

The Body Corporate Manager is not engaged to perform the functions of a committee.

BODY CORPORATE SECRETARY

Name : Kathryn Turner
 Address : C/- PO Box 743, Morningside QLD 4170
 Telephone : (07) 3899 0299

Who is responsible for issuing Body Corporate Information Certificates? : Body Corporate Systems

Is there a Committee for the Body Corporate? : Yes

Body Corporate assets required to be recorded on a Register maintained by the Body Corporate are : Yes - See attached

INSURANCE

Insurer : QBE Insurance (Australia) Limited
Policy No. : HU0006110875
Date of Expiry : 3 August 2024

Building : \$30,875,803.00
Common Contents : \$0.00
Public Liability : \$20,000,000.00

IMPLIED WARRANTIES (Additional information pursuant to section 223)

Particulars of Body Corporate mortgages or charges over its assets or any unsatisfied judgements against it : Nil

Latent or patent defects relating to the Common Property or Body Corporate assets based on a Search of the body corporate records or verbal Information, other than defects arising from fair wear and tear and any defects disclosed in the contract of sale

: There is no evidence in the body corporate records of any patent or latent defects.

Exclusions: Fair wear and tear. All Purchasers should show due diligence and employ a suitably qualified contractor to carry out a building and pest inspection of the common property and the subject lot to protect their interests.

Any other matters that may be of interest or that may materially prejudice the purchaser

: Waterproofing of domestic wet areas and external wet areas of Lot 48 was inspected in 2017.

Does it appear from the records inspected that the Body Corporate can meet its actual, contingent or expected liabilities (other than normal operating expenses) from its available funds

: Following inspection of the body corporate records it appears that the body corporate can meet its actual or expected liabilities from the current funds available (including any outstanding levies).

Dated.....
Signature of Seller(s)/Seller(s) Agent

Witness..... (not required if signed electronically)

ACKNOWLEDGEMENT

The Buyer –

(a) Consents to this Disclosure Statement being given by electronic means and to the Seller signing the Disclosure Statement using an Electronic Signature

(b) Acknowledges having received and read this Disclosure Statement before entering into the Contract to buy the mentioned Lot.

Dated.....
Signature of Buyer(s)

Witness..... (not required if signed electronically)

Disclaimer:

Information contained in this report was obtained by carrying out a physical inspection of the Body Corporate records made available under Section 205 of the BCCM Act. SCLS Pty Ltd cannot be held liable for any failure of the Secretary or managing agent to make all books and records available for inspection under Section 205 of the BCCM Act. You should be aware that all of the records may not have been available for inspection and the records may not have been complete or sufficiently well organized to allow a thorough inspection.

Recommendations:

It is recommended that the Disclosure Statement be updated if the Body Corporate holds a meeting after preparation of this Statement, as affairs of the Body Corporate change quite regularly.

A physical inspection of the building, grounds or the subject Lot has **NOT** been carried out by Sun City Legal Services. As such, we highly recommend a building and pest inspection report be commissioned by the purchaser. A building and pest inspection report may assist by providing details of any unknown defects in the common property or the subject lot.



Phone: (07) 5458 6878
Fax: (07) 3036 5553
Email: helpdesk@scls.com.au
Web: www.scls.com.au



Level 14, 260 Queen Street
Brisbane QLD 4000

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	HU0006110875
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	03/08/2023 to 03/08/2024 at 4:00pm
The Insured	BODY CORPORATE FOR BRENTFORD OUTLOOK COMMUNITY TITLE SCHEME 50353
Situation	31-35 BRENTFORD ROAD RICHLANDS QLD 4077

Policies Selected

Policy 1 – Insured Property

Building: \$30,875,803

Common Area Contents: \$0

Loss of Rent & Temporary Accommodation (total payable): \$4,631,370

Policy 2 – Liability to Others

Sum Insured: \$20,000,000

Policy 3 – Voluntary Workers

Death: \$200,000

Total Disablement: \$2,000 per week

Policy 4 – Workers Compensation

Not Available

Policy 5 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 6 – Office Bearers' Legal Liability

Sum Insured: \$1,000,000

Policy 7 – Machinery Breakdown

Not Selected

Policy 8 – Catastrophe Insurance

Not Selected

Policy 9 – Government Audit Costs and Legal Expenses

Government Audit Costs: \$25,000

Appeal expenses – common property health & safety breaches: \$100,000



Legal Defence Expenses: \$50,000

Policy 10 – Lot owners' fixtures and improvements (per lot)

Sum Insured: \$250,000

Flood Cover is included.

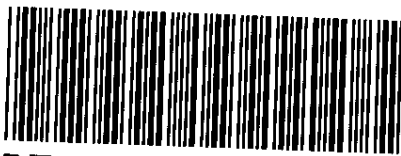
Date Printed

03/08/2023

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

WITHDRAWN AND RE-ENTERED 10/10/17 (PREVIOUSLY 718315055)
 QUEENSLAND LAND REGISTRY
 Land Title Act 1994, Land Act 1994 and Water Act 2000
GENERAL REQUEST

Duty Imprint



718321953

\$88.00

\$88.00

10/10/2017 11:52

BE 470

<p>1. Nature of request REQUEST TO RECORD NEW COMMUNITY MANAGEMENT STATEMENT FOR BRENTFORD OUTLOOK COMMUNITY TITLES SCHEME 50353</p>	<p>Lodger (Name, address, E-mail & phone number) Warlow Scott Lawyers Level 7, 71-89 Adelaide Street BRISBANE QLD 4001 reception@warlowscott.com.au 07 3002 7444</p>	<p>Lodger Code BE 148A</p>
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<p>2. Lot on Plan Description Common Property for the Brentford Outlook Community Titles Scheme 50353</p>	<p>Title Reference 51105234</p>
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3. Registered Proprietor/State Lessee
 Body Corporate for the Brentford Outlook Community Titles Scheme 50353

4. Interest
 Fee Simple

5. Applicant
 Body Corporate for the Brentford Outlook Community Titles Scheme 50353

6. Request
 I hereby request that: the new Community Management Statement deposited herewith which amends Item 4, Schedule A, B, C, D and E of the existing Community Management Statement be recorded as the Community Management Statement for Brentford Outlook Community Titles Scheme 50353

7. Execution by applicant

Peter David Spratt
 Solicitor

 Applicant's or Solicitor's Signature

5 10, 2017
 Execution Date

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

This statement incorporates and must include the following:

50353

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

1. Name of community titles scheme Brentford Outlook Community Titles Scheme 50353	2. Regulation module Accommodation
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3. Name of Body Corporate
Body Corporate for the Brentford Outlook Community Titles Scheme 50353

4. Scheme land Lot on Plan Description See Enlarged Panel	Title Reference
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5. *Name and address of original owner N/A	6. Reference to plan lodged with this statement SP 290397
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first community management statement only

7. Local Government community management statement notation

EJ Paterson signed

EJ PATERSON - Team Manager - Delegate name and designation

Brisbane City Council name of Local Government

8. Execution by original owner/Consent of body corporate

Craig Brennan Committee Member	Brian Joseph Heran, Chairperson for and on behalf of the Body Corporate for Brentford Outlook Community Titles Scheme 50353
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3 / 9 / 2017
Execution Date

[Signature]
[Signature]
*Execution

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

Privacy Statement

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

Brentford Outlook Community Titles Scheme 50353

Lot on Plan Description	Title Reference
Common Property of Brentford Outlook Community Titles Scheme 50353	51105234
Lot 1 on SP 290395	51105235
Lot 2 on SP 290395	51105236
Lot 3 on SP 290395	51105237
Lot 4 on SP 290395	51105238
Lot 5 on SP 290395	51105239
Lot 6 on SP 290395	51105240
Lot 7 on SP 290395	51105241
Lot 8 on SP 290395	51105242
Lot 9 on SP 290395	51105243
Lot 10 on SP 290395	51105244
Lot 11 on SP 290395	51105245
Lot 12 on SP 290395	51105246
Lot 13 on SP 290395	51105247
Lot 14 on SP 290395	51105248
Lot 15 on SP 290395	51105249
Lot 16 on SP 290395	51105250
Lot 17 on SP 290395	51105251
Lot 18 on SP 290395	51105252
Lot 19 on SP 290395	51105253
Lot 20 on SP 290395	51105254
Lot 21 on SP 290395	51105255
Lot 22 on SP 290395	51105256
Lot 23 on SP 290396	51111497
Lot 24 on SP 290396	51111498
Lot 25 on SP 290396	51111499
Lot 26 on SP 290396	51111500
Lot 27 on SP 290396	51111501
Lot 28 on SP 290396	51111502
Lot 29 on SP 290396	51111503
Lot 30 on SP 290396	51111504
Lot 31 on SP 290396	51111505
Lot 32 on SP 290396	51111506
Lot 33 on SP 290396	51111507
Lot 34 on SP 290396	51111508
Lot 35 on SP 290396	51111509
Lot 36 on SP 290396	51111510
Lot 37 on SP 290396	51111511
Lot 45 on SP 290396	51111512
Lot 46 on SP 290396	51111513
Lot 47 on SP 290396	51111514
Lot 48 on SP 290396	51111515

Brentford Outlook Community Titles Scheme 50353

Lot 49 on SP 290396	51111516
Lot 50 on SP 290396	51111517
Lot 51 on SP 290396	51111518
Lot 52 on SP 290396	51111519
Lot 53 on SP 290396	51111520
Lot 54 on SP 290396	51111521
Lot 38-44,55-72 on SP 290397	To issue from 51111522

SCHEDULE A	SCHEDULE OF LOT ENTITLEMENTS
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Lot on Plan	Contribution	Interest
Lot 1 on SP 290395	1	1
Lot 2 on SP 290395	1	1
Lot 3 on SP 290395	1	1
Lot 4 on SP 290395	1	1
Lot 5 on SP 290395	1	1
Lot 6 on SP 290395	1	1
Lot 7 on SP 290395	1	1
Lot 8 on SP 290395	1	1
Lot 9 on SP 290395	1	1
Lot 10 on SP 290395	1	1
Lot 11 on SP 290395	1	1
Lot 12 on SP 290395	1	1
Lot 13 on SP 290395	1	1
Lot 14 on SP 290395	1	1
Lot 15 on SP 290395	1	1
Lot 16 on SP 290395	1	1
Lot 17 on SP 290395	1	1
Lot 18 on SP 290395	1	1
Lot 19 on SP 290395	1	1
Lot 20 on SP 290395	1	1
Lot 21 on SP 290395	1	1
Lot 22 on SP 290395	1	1
Lot 23 on SP 290396	1	1
Lot 24 on SP 290396	1	1
Lot 25 on SP 290396	1	1
Lot 26 on SP 290396	1	1
Lot 27 on SP 290396	1	1
Lot 28 on SP 290396	1	1
Lot 29 on SP 290396	1	1
Lot 30 on SP 290396	1	1
Lot 31 on SP 290396	1	1
Lot 32 on SP 290396	1	1
Lot 33 on SP 290396	1	1
Lot 34 on SP 290396	1	1
Lot 35 on SP 290396	1	1
Lot 36 on SP 290396	1	1
Lot 37 on SP 290396	1	1
Lot 38 on SP 290397	1	1
Lot 39 on SP 290397	1	1
Lot 40 on SP 290397	1	1
Lot 41 on SP 290397	1	1
Lot 42 on SP 290397	1	1

Lot 43 on SP 290397	1	1
Lot 44 on SP 290397	1	1
Lot 45 on SP 290396	1	1
Lot 46 on SP 290396	1	1
Lot 47 on SP 290396	1	1
Lot 48 on SP 290396	1	1
Lot 49 on SP 290396	1	1
Lot 50 on SP 290396	1	1
Lot 51 on SP 290396	1	1
Lot 52 on SP 290396	1	1
Lot 53 on SP 290396	1	1
Lot 54 on SP 290396	1	1
Lot 55 on SP 290397	1	1
Lot 56 on SP 290397	1	1
Lot 57 on SP 290397	1	1
Lot 58 on SP 290397	1	1
Lot 59 on SP 290397	1	1
Lot 60 on SP 290397	1	1
Lot 61 on SP 290397	1	1
Lot 62 on SP 290397	1	1
Lot 63 on SP 290397	1	1
Lot 64 on SP 290397	1	1
Lot 65 on SP 290397	1	1
Lot 66 on SP 290397	1	1
Lot 67 on SP 290397	1	1
Lot 68 on SP 290397	1	1
Lot 69 on SP 290397	1	1
Lot 70 on SP 290397	1	1
Lot 71 on SP 290397	1	1
Lot 72 on SP 290397	1	1
TOTALS	72	72

1. In relation to the contribution lot entitlements for the lots included in the Scheme, the contribution schedule for the lots has been decided on the equality principle.
2. In relation to the interest lot entitlements for the lots included in the Scheme, the interest schedule lot entitlements reflect the respective market values of the lots.

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

1. Not Applicable

SCHEDULE C BY-LAWS

1. DEFINITIONS

- 1.1 In these By-laws the following terms have the following meaning unless the context otherwise requires:

- (a) **"Act"** means the Body Corporate and Community Management Act 1997 as amended from time to time.
- (b) **"Body Corporate"** means the body corporate for the Scheme established pursuant to the Act.
- (c) **"Building"** means the building or buildings and/or parts thereof including the Lots erected upon the Scheme Land.
- (d) **"By-laws"** means the By-laws for the Scheme.
- (e) **"Caretaker"** means the person or corporation that has entered into, or is to enter into, the Caretaking and Letting Agreement. If there is no such person, the Committee may nominate a person as the Caretaker for the purposes of these By-laws.
- (f) **"Caretaking and Letting Agreement"** means the agreement entered into, or to be entered into, between the Caretaker and the Body Corporate under which the Caretaker is required, amongst other things, to keep the Common Property in good order. It includes any agreement that replaces or extends a previous agreement.
- (g) **"Committee"** means the Committee of the Body Corporate appointed pursuant to the Act.
- (h) **"Committee's Representative"** means a member of the Committee appointed from time to time for the purpose of representing the Committee.
- (i) **"Common Property"** means the common property for the Scheme.
- (k) **"Lot"** means a lot in the Scheme.
- (l) **"Original Owner"** has the meaning given to it in the Act.
- (m) **"Owner"** and **"Occupier"** have the meanings given to them in the Act.
- (n) **"Plan"** means the registered survey plan for the Scheme Land.
- (o) **"Recreation Areas"** means all improvements on the Common Property used for, or intended to be used for, recreation and/or leisure activities.
- (p) **"Scheme"** means the community title scheme for the Brentford Outlook Community Titles Scheme.
- (q) **"Scheme Land"** means the land contained within the Scheme.
- (t) **"Secretary"** means the secretary of the Body Corporate.

2. NOISE

- 2.1 The Owner or Occupier of a Lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.

3. VEHICLES AND PARKING

- 3.1 The Owner 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, or
- (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 visitors' vehicles.

- 3.2 An approval under subsection (1) must state the period for which it is given, with the exception of designated visitor parking. However, the Body Corporate may cancel the approval by giving seven (7) days written notice to the Owner or Occupier, with the exception of designated visitor parking.

- 3.3 Despite any other By-law, designated visitor parking must remain available at all times for the sole use of visitor vehicles.

3.4 The Body Corporate has the right to have any vehicle parked contrary to these By-laws towed at the vehicle owner's expense.

4. OBSTRUCTION

4.1 The Owner or Occupier of a Lot must not obstruct the lawful use of the Common Property by someone else.

5. DAMAGE TO LAWNS ETC

5.1 The Owner or Occupier of a Lot must not::

- (a) damage any lawn, garden, tree, shrub, plant or flower on the Common Property; or
- (b) use a part of the Common Property as a garden without the written approval of the Body Corporate.

5.2 An approval under subsection (1) must state the period for which it is given.

5.3 However, the Body Corporate may cancel the approval by giving seven (7) days written notice to the Owner or Occupier.

6. DAMAGE TO COMMON PROPERTY

6.1 An Owner or Occupier of a Lot must not, without the Body Corporate's written approval, mark, paint, drive nails, screws or other objects into or otherwise damage or deface a structure that forms part of the Common Property.

6.2 However, an Owner or Occupier may install a locking or safety device to protect the Lot against intruders, or a screen to prevent entry of animals or insects if the device or screen is soundly built and is consistent with the colour, style and materials of the Building.

6.3 The Owner or Occupier must keep a device installed under subsection (2) in good order and repair.

7. SECURITY SYSTEMS

7.1 The Body Corporate shall be responsible for the maintenance and up-keep of all security systems on Scheme Land and may make rules in relation to the security system from time to time by way or ordinary resolution in a general meeting.

7.2 At no time shall the Body Corporate be responsible to the Owner or Occupier (and they shall not be entitled to make claim for compensation or damages) in the event of a failure of all or any of the security systems on the Scheme Land to operate in the manner in which they were intended.

8. LEAVING OF RUBBISH ETC ON COMMON PROPERTY

8.1 The Owner or Occupier of a Lot must not leave rubbish, dirt, dust or other materials on the Common Property in a way or place likely to interfere with the enjoyment of the Common Property by someone else.

9. APPEARANCE OF LOT

9.1 The Owner or Occupier of a Lot must not, without the Body Corporate's written approval, make a change to the external appearance of the Lot.

9.2 The Owner or Occupier of a Lot must not, without the Body Corporate's written approval:

- (a) hang washing, towel, bedding, clothing or another cloth article if the article is visible from another Lot or the Common Property or from outside the Scheme Land; or
- (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another Lot or the Common Property or from outside the Scheme Land.

10. STORAGE OF FLAMMABLE MATERIALS

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

11. GARBAGE DISPOSAL

- 11.1 Unless the Body Corporate provides some other way of garbage disposal, the Owner or Occupier of a Lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the Lot, or on a part of the Common Property designated by the Body Corporate for the purpose.
- 11.2 The Owner or Occupier must:
- (a) comply with all local government local laws about disposal of garbage; and
 - (b) ensure that the Owner or Occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the Owners or Occupiers of other Lots.
- 11.3 The Owner or Occupier must comply with all reasonable directions of the Caretaker in relation to the disposal of recyclable garbage.
- 11.4 The Body Corporate and the lot owners acknowledge:
- (a) the Body Corporate indemnifies Brisbane City Council Waste Services and its agents in respect of any damage to the pavement and other driving surfaces caused by refuse collection vehicles entering the Scheme ; and
 - (b) the development of the Scheme has been approved on the basis that this indemnity is provided for refuse collection vehicles to enter the Scheme.

12. KEEPING OF ANIMALS

- 12.1 Subject to section 181(1) of the Act an Owner or Occupier of a Lot must not, without the Body Corporate's written approval:
- (a) bring or keep an animal on the lot or the Common Property; or
 - (b) permit an invitee to bring or keep an animal on the Lot or the Common Property.
- 12.2 The Owner or Occupier must obtain the Body Corporate's written approval before bringing or permitting an invitee to bring an animal onto the Lot or the Common Property and such approval may be given subject to certain terms and conditions as determined by the Committee from time to time.

13. OBJECTS KEPT ON COMMON PROPERTY

- 13.1 An Owner or Occupier must not leave any object of any description on the Common Property. In the event that objects are left on the Common Property, any Owner or Occupier shall immediately remove such object.
- 13.2 The Body Corporate shall have the right to remove and dispose of any item left on the Common Property.

14. USE OF LOTS

14.1 Subject to any exclusions contained in these By-laws an Owner or Occupier of a Lot shall not use that Lot or permit the same to be used otherwise than as a private residence nor for any purpose that may cause a nuisance or hazard or for any illegal or immoral purpose or for any other purpose that may endanger the safety or good reputation of persons residing within the Scheme Land.

14.2 Despite subsection 1, any Caretaker or on site manager may occupy a Lot in the Scheme and operate a letting service and general caretaking operations from the designated Lot as authorised by the Body Corporate from time to time.

15. USE OF RADIOS ETC

15.1 An Owner or Occupier of a Lot shall not operate or permit to be operated upon the parcel any radio, two way radio, short wave radio, transmitter, telecommunications device or electronic equipment so as to interfere with any domestic appliance or apparatus (including a radio or television receiver) lawfully in use upon the Common Property or in any other Lot.

16. STRUCTURAL ALTERATIONS TO THE INTERIOR OF LOTS

16.1 The manner and style of any structural fit out or structural alteration to the interior of any Lot must have the prior written approval of the Committee. The Committee shall be entitled to request plans and specifications as it might consider necessary to enable it to grant its approval and the owner of a Lot shall provide all such plans and specifications PROVIDED HOWEVER that where kitchen facilities are to be installed an extraction system approved by the Committee and relevant Statutory Authorities must be installed.

17. ALTERATIONS TO THE EXTERIOR OF LOTS

17.1 Where an Owner proposes to carry out work, which will alter the exterior of any Lot, the Owner shall follow the procedure set out below:

- (a) Apply in writing to the Body Corporate outlining the proposed work and provide plans and specifications. Such plans and specifications must be of the same architectural standard as the Building.
- (b) The Body Corporate on behalf of the Owner shall submit to the architect nominated by the Committee from time to time the plans and specifications for his approval in writing. The Body Corporate will use its best endeavours to ensure that the architect gives a decision promptly.
- (c) The approval of the architect to any plans and specifications shall be considered by the Committee, provided that the architect shall be entitled to approve such plans with appropriate variations. If the architect refuses to give any approval the Owner shall not be entitled to make the alterations proposed.
- (d) If the Architect approves such plans then the proposal will be submitted to a general meeting of the Body Corporate for permission to proceed with alterations.
- (e) Any costs associated with the procedure outlined above, including any fee from the architect, shall be paid by the Owner seeking to make the alteration.

18. BALCONIES, TERRACES, FENCES, PERGOLAS, SCREENS, EXTERNAL BLINDS OR AWNINGS

18.1 An Owner or Occupier of a Lot shall not construct or permit the construction or erection of any balcony, terrace, fence, pergola, screen, external blind or awning of any kind within or upon a Lot or on Common Property without the prior approval in writing of the Committee. Such work must be carried out in a workmanlike manner and must not detract from the overall appearance of the Building.

18.2 The Owner of a Lot shall be responsible for the maintenance and repair of any fence which forms part of the Lot. The Body Corporate shall have the power to repair or replace such fence at the expense of the Lot Owner should the fence fall into disrepair.

18.3 All balconies and terraces shown on the approved drawings and documents are to remain unenclosed with no shutters, glazing, louvers or similar permanent structures other than those consistent with the local authority plans/policies and clearly depicted on the approved drawings and documents.

19. ALTERATIONS TO COMMON PROPERTY

- 19.1 No alterations are to be made to the Common Property by the Owner or Occupier of a Lot without the written authority of the Committee.
- 19.2 Any alteration made to Common Property or fixture or fitting attached to Common Property by an Owner or Occupier of a Lot, whether made or attached with or without the approval of the Committee, shall, unless otherwise provided by resolution of general meeting or of a meeting of the Committee, be repaired and maintained by the Owner or Occupier for the time being of the Lot.

20. MAINTENANCE OF LOTS

- 20.1 Each Owner shall be responsible for the maintenance of their Lot and shall ensure that their Lot is so kept and maintained as not to be offensive in appearance to other Lot owners through the accumulation of excess rubbish or otherwise. Maintenance of lawns and gardens that are located within the Lot, will be the responsibility of the Lot owner. All such lawns and gardens are to be mown regularly and kept well maintained.

21. REPLACEMENT OF GLASS

- 21.1 Windows shall be kept clean by the Owner or Occupier of a Lot and promptly replaced by the Owner of the Lot with fresh glass of the same kind and weight as originally installed.

22. BEHAVIOUR OF INVITEES

- 22.1 An Owner or Occupier of a Lot shall take all reasonable steps to ensure that their invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the Owner or Occupier of another Lot or of any person lawfully using Common Property.
- 22.2 The Owner or Occupier of a Lot shall be liable to compensate the Body Corporate in respect of all damage to the Common Property or personal property vested in it caused by such Owner or Occupier or their invitees.
- 22.3 An Owner or Occupier of a Lot which is the subject of a lease or licence agreement shall take all reasonable steps, including any action available to him under any such lease or licence agreement, to ensure that any lessee or licensee or other occupier of the Lot or their invitees comply with the provisions of the By-Laws.
- 22.4 The duties and obligations imposed by these By-laws on an Owner or Occupier of a Lot shall be observed not only by the Owner or Occupier but also by the guests, servants, employees, agents, children, invitees and licensees of such Owner or Occupier.
- 22.5 Where the Body Corporate expends money to make good damage caused by a breach of the Act, or of these By-laws by any Owner or Occupier of a Lot or the guests, servants, employees, agents, children, invitees or licensees of the Owner or Occupier of any Lot or any of them, the Committee shall be entitled to recover the amount so expended as a debt in any action in any Court of competent jurisdiction from the Owner or Occupier of the Lot at the time when the breach occurred.
- 22.6 An Owner or Occupier shall require their invitees to be quiet at all times when passing over Common Property after 11.00pm.

23. RECREATION AREAS

- 23.1 All Owners and Occupiers when making use of the Recreation Area must ensure:
- (a) that their invitees and guests do not use the Recreation Area or any of them unless they or another Owner or Occupier accompanies them;
 - (b) that children below the age of sixteen (16) years are not in or around the Recreation Area unless accompanied by an adult Owner or Occupier exercising effective control over them;
 - (c) that they and their invitees exercise caution at all times and not behave in a manner that is likely to interfere with the use and enjoyment of other Owners or Occupiers or their invitees;

- (d) that they book any relevant Recreation Area through any reservation system that may be put in place by the Body Corporate and the Caretaker;
- (e) that all users of the Recreation Area comply with any rules (including signage) made from time to time by the Committee;
- (f) that they or their invitees does not without proper authority operate, adjust or interfere with the operation of equipment associated with the Recreation Area;
- (g) they do not use the Recreation Area between the hours of 11:00pm and 7:00am (with the exception of the pool area which will not be used between the hours of 10.00 pm to 7.00 am), or such lawful hours as agreed to by the Committee and the Caretaker; and
- (h) they and their invitees use any plant and equipment in accordance with the directions or instructions given by the Committee or the Caretaker.

23.2 All Owners and Occupiers of Lots acknowledge that the Body Corporate and the Caretaker may make rules from time to time regarding the use of the Recreation Area including the right to operate a reservation system.

24. WINDOW TREATMENTS SUCH AS CURTAINS/SIMILAR VENETIAN BLINDS AND SHUTTERS

24.1 An Owner or Occupier of a Lot shall not hang curtains visible from outside the Lot unless those curtains have a white backing or unless such colour and design have been approved by the Committee. An Owner or Occupier shall not install, renovate and/or replace a curtain backing or window treatment without having the colour and design of same approved by the Committee. In giving such approval, the Committee shall ensure so far as practicable that curtain backing and window treatment used in all units have colours that are sympathetic to the tones of the Building and present an aesthetic appearance when viewed from Common Property or any other Lot.

25. AUCTION SALES

25.1 An Owner of a Lot shall not permit any auction sale to be conducted or to take place in the Owner's Lot or in the dwelling or upon the Scheme Land without the prior approval in writing of the Committee.

26. CORRESPONDENCE AND REQUESTS TO THE SECRETARY OF THE BODY CORPORATE

26.1 All complaints, applications or requests to the Body Corporate or its Committee shall be addressed in writing to the Secretary of the Body Corporate.

26.2 An Owner or Occupier of a Lot shall not give instructions to a Body Corporate contractor. All requests are to be submitted in writing to the Caretaker or Secretary.

27. COPY OF BY-LAWS TO BE PRODUCED UPON REQUEST

27.1 Where any Lot or Common Property is leased or rented, otherwise than to an Owner of a Lot, the lessor or as the case may be, landlord shall cause to be produced to the Lessee or tenant for inspection a copy of the By-Laws.

28. RECOVERY OF COSTS

28.1 An Owner shall pay on demand the whole of the Body Corporate costs and expenses (including Solicitor's costs on an indemnity basis) which amount shall be deemed to be a liquidated debt due, in recovering all and any levies or moneys duly levied upon such owner by the Body Corporate pursuant to the Act.

28.2 The Body Corporate may charge and recover interest at an annual rate determined by the Body Corporate by ordinary resolution in general meeting on any unpaid levies or other monies payable by an Owner to the Body Corporate.

28.3 Any expense incurred by the Body Corporate in remedying any breach of the Act or the By-laws shall be deemed to be a debt due by the Owner of the Lot whose Occupier caused such expense to the Body Corporate.

29. POWER OF BODY CORPORATE COMMITTEE

- 29.1 The Committee may make rules relating to the Common Property not inconsistent with these By-laws and the same shall be observed by the Owners and Occupiers of Lots unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Body Corporate.
- 29.2 The Committee may retain such agents and servants it deems appropriate in carrying out its duties.
- 30. AIR CONDITIONING**
- 30.1 No air conditioning system may be installed within a Lot or on Common Property without the prior written approval of the Body Corporate. The Body Corporate may establish standards for the type, noise, disposal, vibration, method of installation, location of condensers, provision of air, water reticulation and the like associated with the installation of any air conditioning unit.
- 31. BULK SUPPLY OF ELECTRICITY OR OTHER UTILITY SERVICES**
- 31.1 The Body Corporate may supply electricity or other utility services for the benefit of an Owner or Occupier of a Lot and in such case this By-law shall apply.
- 31.2 The Body Corporate may purchase reticulated electricity or other services on the most economical basis for the whole of the Scheme Land from the relevant authority.
- 31.3 The Body Corporate may sell reticulated electricity or other services to Occupiers. Occupiers are not compelled to buy electricity or other services from the Body Corporate.
- 31.4 The Body Corporate must arrange for the installation of a separate electricity and/or other service meter for each Lot.
- 31.5 The Body Corporate is not required to supply to the Occupier of a Lot electricity or other service requirements beyond those requirements which the relevant authority could supply at a particular time.
- 31.6 Insofar as it is lawful, the price to be charged by the Body Corporate to an occupier of a Lot for the supply of electricity or other service will be the total of:
- (a) the price paid by the Body Corporate for the electricity or other service; and
 - (b) any additional cost incurred by the Body Corporate reading meters, issuing accounts and doing any other things required for the supply of electricity or other service.
- 31.7 The Body Corporate may render accounts to an Occupier supplied with electricity or other services under this By-law and such accounts are payable to the Body Corporate within 14 days of delivery of such accounts.
- 31.8 In respect of an account that has been rendered pursuant to these By-laws, the Occupier is liable jointly and severally with any person who was liable to pay that electricity or other service account when that Occupier of a Lot became the Occupier of the Lot.
- 31.9 In the event that a proper account for the supply of reticulated electricity or other service is not paid by the due date for payment the Body Corporate is entitled to:
- (a) recover the amount of the unpaid account or accounts (whether or not a formal demand has been made) as a liquidated debt due to it in any court of competent jurisdiction; and/or
 - (b) disconnect the supply of reticulated electricity or other service to the relevant Lot.
- 31.10 The Body Corporate is not, under any circumstances whatsoever, responsible for or liable for any failure of the supply of electricity or other service due to breakdowns, repairs, maintenance, strikes, accidents or any other causes regardless of their class or description.
- 31.11 The Body Corporate may, from time to time, determine a security deposit to be paid by each Occupier who is entitled to the supply of reticulated electricity or other service as a guarantee against non-payment of accounts for the supply of reticulated electricity or other service.

31.12 In this By-law references to the Body Corporate include any person engaged by the Body Corporate to supply the services.

32. SALE OF LOTS

32.1 Despite any other By-law the Original Owner, its agents and any person authorised by it may:

- (a) use any Lot it owns as a display Lot and sales Lot;
- (b) place any signs and other advertising and display material in and about the Lot and about the Common Property; and
- (c) together with persons authorised by it, pass over the Common Property to gain access to and egress from any Lot.

32.2 Despite any other By-law any other Owner of a Lot may not erect any sign indicating the sale of a Lot within 12 months of registration of the Scheme.

32.3 Any dwelling unit which is used for display purposes is closed to the public on Christmas day, Good Friday, ANZAC Day or outside of the hours of 8am to 6pm on any other day.

33. PAY TELEVISION / BROADBAND / PHONE / FAX / MODEM / RECEIVERS / ANTENNAE

33.1 The Committee has the power to allow a person to install cabling and associated items to allow the provision of cable or satellite television/computer/phone/fax/modem services to the Scheme Land and to enter into agreements with the providers of such services as deemed acceptable by the Committee from time to time.

33.2 Outside wireless and television aerials or antennae may not be erected without the written consent of the Committee.

34. RIGHT OF ENTRY

34.1 An Owner or Occupier shall allow entry into their Lot by the Body Corporate and its authorised parties for all purposes including but not limited to the inspection of the interior of a Lot to test the electrical, gas or water installation or equipment and to trace and repair any leakage or defect in the installation or equipment (at the expense of the Owner in cases where such leakage or defect is due to any act or default of the Owner or their tenants, guests, servants and agents) associated with the Body Corporate, the Building and the By-laws upon reasonable notice. In the absence of any other special circumstances, twenty-four hours written notice shall be deemed reasonable.

34.2 Despite subsection 1, no notice shall be required in the case of emergency.

34.3 The Body Corporate shall ensure as little disruption is caused to the Owner or Occupier of a Lot as is reasonable in the circumstances when exercising any rights of entry.

35. CARETAKER AND LETTING AGENTS' EQUIPMENT

35.1 Any Caretaker or letting agent appointed by the Body Corporate shall be entitled to install, maintain and replace any equipment on the Common Property reasonably required for the operation of any services allowed under any agreements with the Body Corporate including PABX, pool cleaning, vending machines and cleaning equipment.

36. HARD SURFACE FLOORING AND NOISE TRANSMISSION

36.1 The Owner or Occupier of a Lot shall not install within their Lot including any balcony area (if applicable) any floor treatment that is a hard surface eg timber or tile, without the consent of the Body Corporate. In granting its consent the Body Corporate may require compliance with and requirements of the Brisbane City Council or otherwise to meet good building practice, including complying with any Australian Standards.

36.2 Where the floor treatment of an area of a Lot, including a balcony area, is a hard surface the Occupier shall take reasonable steps to minimise the noise furniture and other like objects make when moved on that surface,

particularly noise transmission through to adjacent Lots. The use of floor rugs and felt pads on furniture legs are examples of measures which should be taken to reduce such noise transmission.

- 36.3 Where an Owner or Occupier fails to comply with the terms of this By-law then the Owner or Occupier will at their expense remove any hard surface floor treatment upon receiving written notice from the Body Corporate.

37. STORAGE AREAS

- 37.1 An Owner or Occupier of a Lot shall not install any storage device on any part of their Lot or Exclusive Use Area without the consent of the Body Corporate.

- 37.2 In determining whether to grant its consent the Body Corporate may only consent to the installation of a storage device where:

- (a) the storage device complies with and has obtained all approvals required to be lawful; and
- (b) does not impede quiet use and enjoyment of another Owner or Occupiers Lot or Exclusive Use Area.

38. RESTRICTED ACCESS AREAS

- 38.1 Any areas of the Common Property used for:

- (a) electrical substations, switchrooms, or control panels;
- (b) fire service control panels;
- (c) telephone exchanges; and
- (d) other services to the Lots, Common Property and Exclusive Use Areas (or any of them)

may be kept locked by the Committee (or its appointed representative) unless otherwise required by law. Persons may not enter or open such locked areas without the prior consent of the Committee.

- 38.2 The Committee may use appropriate areas of the Common Property to store plant and equipment used for the performance of the Body Corporate's duties in respect of the Common Property. Any such areas may be locked and access is prohibited without the prior consent of the Committee.

39. FIRE CONTROL

- 39.1 An Owner or Occupier of a Lot must not use or interfere with any fire safety equipment except in case of an emergency, and must not obstruct any fire stairs or fire escape.

- 39.2 The Body Corporate or an Owner or Occupier of a Lot must, in respect of the Scheme or the Lot, as appropriate:

- (a) consult with any relevant authority as to an appropriate fire alarm or fire sprinkler system for the Scheme or the Lot;
- (b) ensure the provision of all adequate equipment to fight fire or the spread of fire in or from the Scheme or the Lot to the satisfaction of the relevant authorities; and
- (c) take all reasonable steps to ensure compliance with fire laws in respect of the Scheme or the Lot.

40. BODY CORPORATE AGREEMENTS

- 40.1 Subject to the Act the Body Corporate may enter into agreements with any other party on such terms as it may decide in its sole discretion including:

- (a) an agreement for the caretaking of the Common Property and letting of the Lots from the Scheme Land;

- (b) an agreement for the management of the Body Corporate including appointing a body corporate manager including carrying out tasks involving the duties of the secretary and treasurer;
- (c) an agreement with the Original Owner concerning the further development of the Scheme Land and the recording of any new community management statement;
- (d) an agreement with any party concerning the utility infrastructure and its supply and maintenance;
- (e) an agreement with any energy supplier;
- (f) an agreement with any cable television, satellite television, broadband, computer, fax, modem, PABX or phone service provider; and
- (g) an agreement to grant any licence or special rights or occupation authority to any party concerning use and occupation of any part of the Common Property not previously granted exclusive use to any other Lot Owner.

41. EXCLUSIVE USE (attached plan)

- 41.1 The Occupier of each Lot set out in Schedule E is entitled to the exclusive use and enjoyment for the nominated purpose of that part of the Common Property allocated to the Lot in Schedule E and identified on the sketch marked "B1"- "B20" attached to schedule E.
- 41.2 The Occupier of a Lot which has the benefit of an Exclusive Use Area must keep that area clean, tidy and in good repair.
- 41.3 The Body Corporate, its authorised parties and any Caretaker may enter upon such Exclusive Use Areas to carry out any inspection or works concerning the Building or the utility infrastructure.

42. EXCLUSIVE USE (allocation)

- 42.1 This exclusive use By-Law authorises the Original Owner or its agent to allocate parts of the Common Property for carparking, private yard and storage purposes.
- 42.2 The Occupier of each Lot to which this By-law attaches shall have exclusive use and enjoyment of that part of the Common Property allocated.
- 42.3 The Original Owner or its agent shall give the details of the allocation to the Body Corporate.
- 42.4 The Body Corporate shall ensure the details of the allocation shall be recorded in a new community management statement.
- 42.5 The Body Corporate, its authorised parties and any caretaker may enter upon such exclusive use areas to carry out any inspection or works concerning the Building or the utility infrastructure.

43. BRISBANE CITY COUNCIL CONDITIONS

- 43.1 Despite any other By-Law, the Body Corporate shall comply with the conditions of any development approval concerning the Scheme, including, but not limited to, ensuring;
 - (a) Visitors car parking bays are used by bona fide visitors, are clearly labelled as "visitor parking" and remain unimpeded by landscaping, water tanks, storage (temporary or otherwise), gates or any other fitting, fixture or structure to provide 24 hour unrestricted access for bona fide visitors.
 - (b) Provision on site for a minimum of:
 - (i) 47 car parking spaces and for the loading and unloading of vehicles within the Scheme (including 15 visitor parking) for Stage 1;
 - (ii) 34 car parking spaces and for the loading and unloading of vehicles within the Scheme for Stage 2; and

- (iii) 37 car parking spaces and for the loading and unloading of vehicles within the Scheme (including 5 visitor parking) for Stage 3;

or any other number of car parking spaces as prescribed in the development approval for the Scheme.

- (c) the installation of waste/recycling bins by Brisbane City Council's Waste Services and for the subsequent collection of waste including recycling from the Scheme.
- (d) An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the Scheme .

43.2 The Lot owners and the Body Corporate acknowledge:

- (a) the Scheme Land is to be developed in Stages as follows:
 - (i) Stage 1 with 22 units;
 - (ii) an additional 25 units in Stage 2 and
 - (ii) an additional 25 units in Stage 3;
- (b) the construction of Stage 2 and/or Stage 3 of the Scheme may occur following the occupation of the lots in Stage 1.
- (c) the landscape buffer planting strip shown along the frontage of the site to Brentford Road, James Edward Street and at the end of the internal road along the western boundary of the Scheme as shown on the Communal Open Space Plan included within the approved plans of layout will be maintained by the Body Corporate whether included within the Common Property for the Scheme or a private lot entitlement.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

The location of service easements are shown in the attached services location diagram attached and marked "A1"- "A18".

The Lots affected or proposed to be affected by statutory easements are shown in the following table:

Type of Statutory Easement	Lots Affected
Telstra	Lots 1-22 on SP 290395, Lots 23-37,45-54 on SP290396, Lots 38-44,55-72 & Common Property on SP 290397
Electricity	Lots 1-22 on SP 290395, Lots 23-37,45-54 on SP290396, Lots 38-44,55-72 & Common Property on SP 290397
Sewer	Lots 1-22 on SP 290395, Lots 23-37,45-54 on SP 290396, Lots 38-44,55-72 & Common Property on SP 290397
Water	Lots 1-22 on SP 290395, Lots 23-37,45-54 on SP 290396, Lots 38-44,55-72 & Common Property on SP 290397
Storm Water	Lots 1-22 on SP 290395, Lots 23-37,45-54 on SP 290396, Lots 38-44,55-72 & Common Property on SP 290397
Support and Shelter	Lots 1-22 on SP 290395, Lots 23-37,45-54 on SP 290396, Lots 38-44,55-72 & Common Property on SP 290397

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

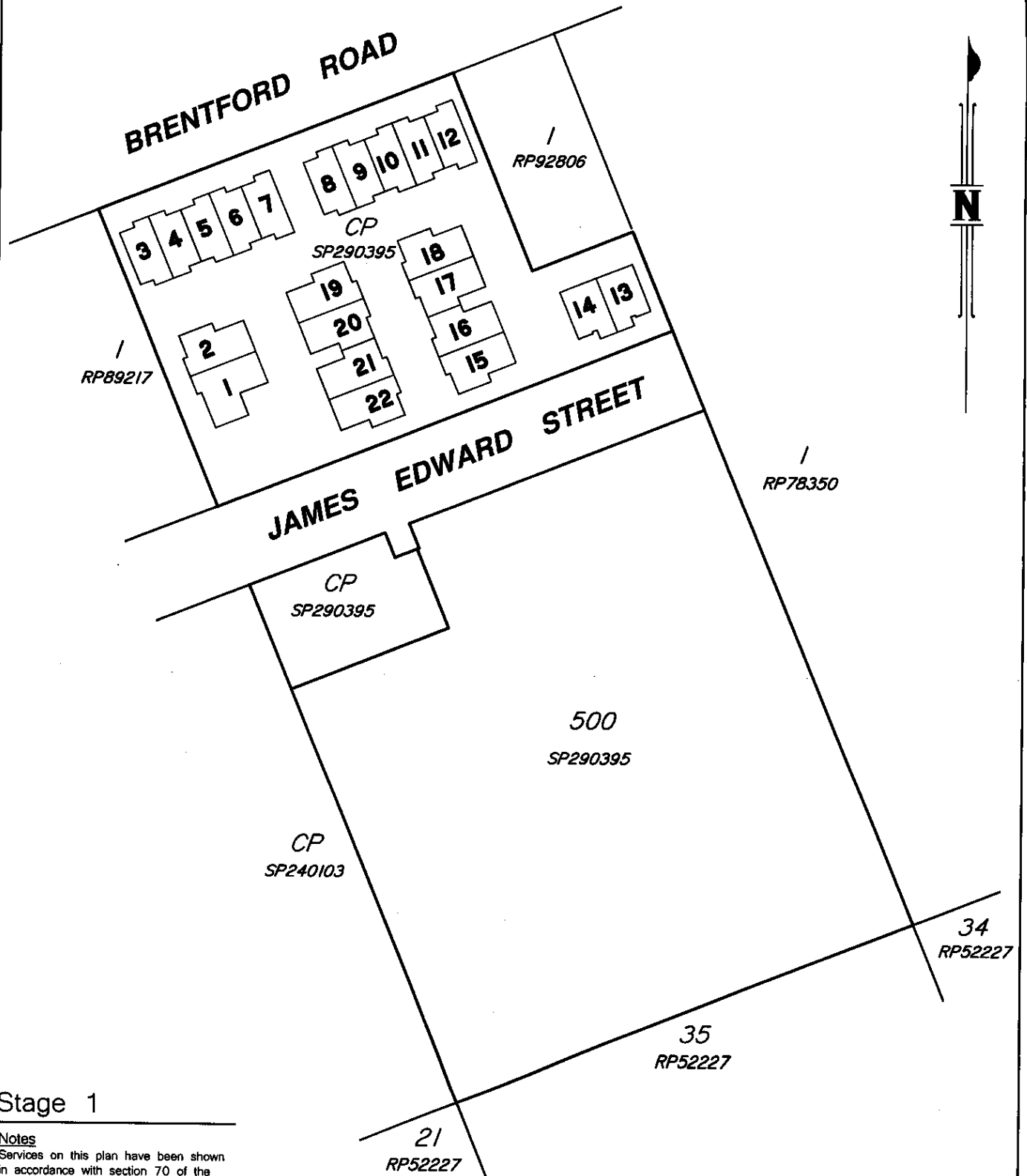
Lot on Plan	Exclusive Use Area	Purpose
Lot 1 on SP 290395	Area 1A on sketch marked B2	Courtyard
Lot 2 on SP 290395	Area 2A on sketch marked B2	Courtyard
Lot 3 on SP 290395	Area 3A on sketch marked B6	Courtyard
Lot 4 on SP 290395	Area 4A on sketch marked B6	Courtyard
Lot 5 on SP 290395	Area 5A on sketch marked B6	Courtyard
Lot 6 on SP 290395	Area 6A on sketch marked B6	Courtyard
Lot 7 on SP 290395	Area 7A on sketch marked B6	Courtyard
Lot 8 on SP 290395	Area 8A on sketch marked B7	Courtyard
Lot 9 on SP 290395	Area 9A on sketch marked B7	Courtyard
Lot 10 on SP 290395	Area 10A on sketch marked B7	Courtyard
Lot 11 on SP 290395	Area 11A on sketch marked B7	Courtyard
Lot 12 on SP 290395	Area 12A on sketch marked B7	Courtyard
Lot 13 on SP 290395	Area 13A on sketch marked B5	Courtyard
Lot 14 on SP 290395	Area 14A on sketch marked B5	Courtyard
Lot 15 on SP 290395	Area 15A on sketch marked B4	Courtyard
Lot 16 on SP 290395	Area 16A on sketch marked B4	Courtyard
Lot 17 on SP 290395	Area 17A on sketch marked B4	Courtyard
Lot 18 on SP 290395	Area 18A on sketch marked B4	Courtyard
Lot 19 on SP 290395	Area 19A on sketch marked B3	Courtyard
Lot 20 on SP 290395	Area 20A on sketch marked B3	Courtyard
Lot 21 on SP 290395	Area 21A on sketch marked B3	Courtyard
Lot 22 on SP 290395	Area 22A on sketch marked B3	Courtyard
Lot 23 on SP 290396	Area 23A on sketch marked B9	Courtyard
Lot 24 on SP 290396	Area 24A on sketch marked B9	Courtyard
Lot 25 on SP 290396	Area 25A on sketch marked B9	Courtyard
Lot 26 on SP 290396	Area 26A on sketch marked B9	Courtyard
Lot 27 on SP 290396	Area 27A on sketch marked B9	Courtyard
Lot 28 on SP 290396	Area 28A on sketch marked B9	Courtyard
Lot 29 on SP 290396	Area 29A on sketch marked B11	Courtyard

Lot 30 on SP 290396	Area 30A on sketch marked B11	Courtyard
Lot 31 on SP 290396	Area 31A on sketch marked B13	Courtyard
Lot 32 on SP 290396	Area 32A on sketch marked B13	Courtyard
Lot 33 on SP 290396	Area 33A on sketch marked B13	Courtyard
Lot 34 on SP 290396	Area 34A on sketch marked B13	Courtyard
Lot 35 on SP 290396	Area 35A on sketch marked B14	Courtyard
Lot 36 on SP 290396	Area 36A on sketch marked B14	Courtyard
Lot 37 on SP 290396	Area 37A on sketch marked B14	Courtyard
Lot 38 on SP 290397	Area 38A on sketch marked B19	Courtyard
Lot 39 on SP 290397	Area 39A on sketch marked B19	Courtyard
Lot 40 on SP 290397	Area 40A on sketch marked B19	Courtyard
Lot 41 on SP 290397	Area 41A on sketch marked B19	Courtyard
Lot 42 on SP 290397	Area 42A on sketch marked B19	Courtyard
Lot 43 on SP 290397	Area 43A on sketch marked B17	Courtyard
Lot 44 on SP 290397	Area 44A on sketch marked B17	Courtyard
Lot 45 on SP 290396	Area 45A on sketch marked B12	Courtyard
Lot 46 on SP 290396	Area 46A on sketch marked B12	Courtyard
Lot 47 on SP 290396	Area 47A on sketch marked B12	Courtyard
Lot 48 on SP 290396	Area 48A on sketch marked B12	Courtyard
Lot 49 on SP 290396	Area 49A on sketch marked B10	Courtyard
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Lot 54 on SP 290396	Area 54A on sketch marked B10	Courtyard
Lot 55 on SP 290397	Area 55A on sketch marked B20	Courtyard
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Lot 57 on SP 290397	Area 57A on sketch marked B20	Courtyard
Lot 58 on SP 290397	Area 58A on sketch marked B20	Courtyard
Lot 59 on SP 290397	Area 59A on sketch marked B16	Courtyard

Lot 60 on SP 290397	Area 60A on sketch marked B16	Courtyard
Lot 61 on SP 290397	Area 61A on sketch marked B16	Courtyard
Lot 62 on SP 290397	Area 62A on sketch marked B16	Courtyard
Lot 63 on SP 290397	Area 63A on sketch marked B16	Courtyard
Lot 64 on SP 290397	Area 64A on sketch marked B16	Courtyard
Lot 65 on SP 290397	Area 65A on sketch marked B17	Courtyard
Lot 66 on SP 290397	Area 66A on sketch marked B17	Courtyard
Lot 67 on SP 290397	Area 67A on sketch marked B17	Courtyard
Lot 68 on SP 290397	Area 68A on sketch marked B17	Courtyard
Lot 69 on SP 290397	Area 69A on sketch marked B17	Courtyard
Lot 70 on SP 290397	Area 70A on sketch marked B17	Courtyard
Lot 71 on SP 290397	Area 71A on sketch marked B18	Courtyard
Lot 72 on SP 290397	Area 72A on sketch marked B18	Courtyard

See Sheet 2 for Sewer
See Sheet 3 for Stormwater
See Sheet 4 for Water
See Sheet 5 for Telecommunication
See Sheet 6 for Electricity

SKETCH PLAN Brentford Outlook CTS - Master Plan



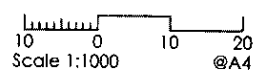
Stage 1

Notes
Services on this plan have been shown in accordance with section 70 of the BCCM Act from information supplied by others. Service locations are indicative only.

WOLTER
consulting group

Planning Urban Design Landscape Environment Surveying

Brisbane, Level 2, 1 Breakfast Ck Road, Newstead, QLD 4006 Phone: (07) 5669 5200



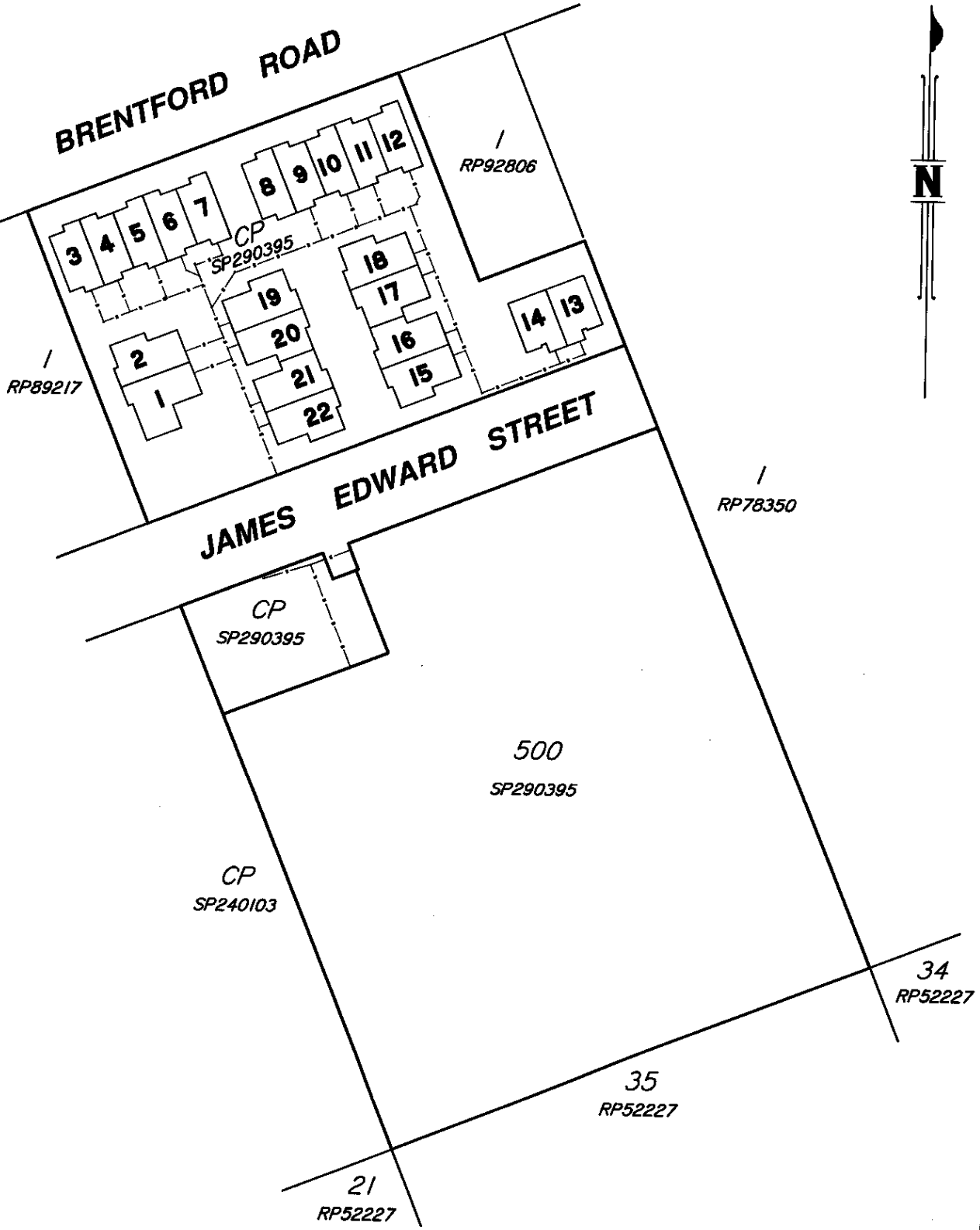
Service Location Diagram
Proposed Lots 1 - 22 & Common Property

Local Authority: Brisbane City
Locality: Richlands
Brentford Outlook Community Title Scheme

DRAWING NO. SB3649-05	VERSION A
DATE DRAWN KB/07-12-2016	SHEET NO. 1 OF 6
CHECKED ND/07-12-2016	

SKETCH PLAN
Brentford Outlook CTS - Sewer

BRENTFORD ROAD

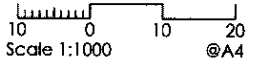
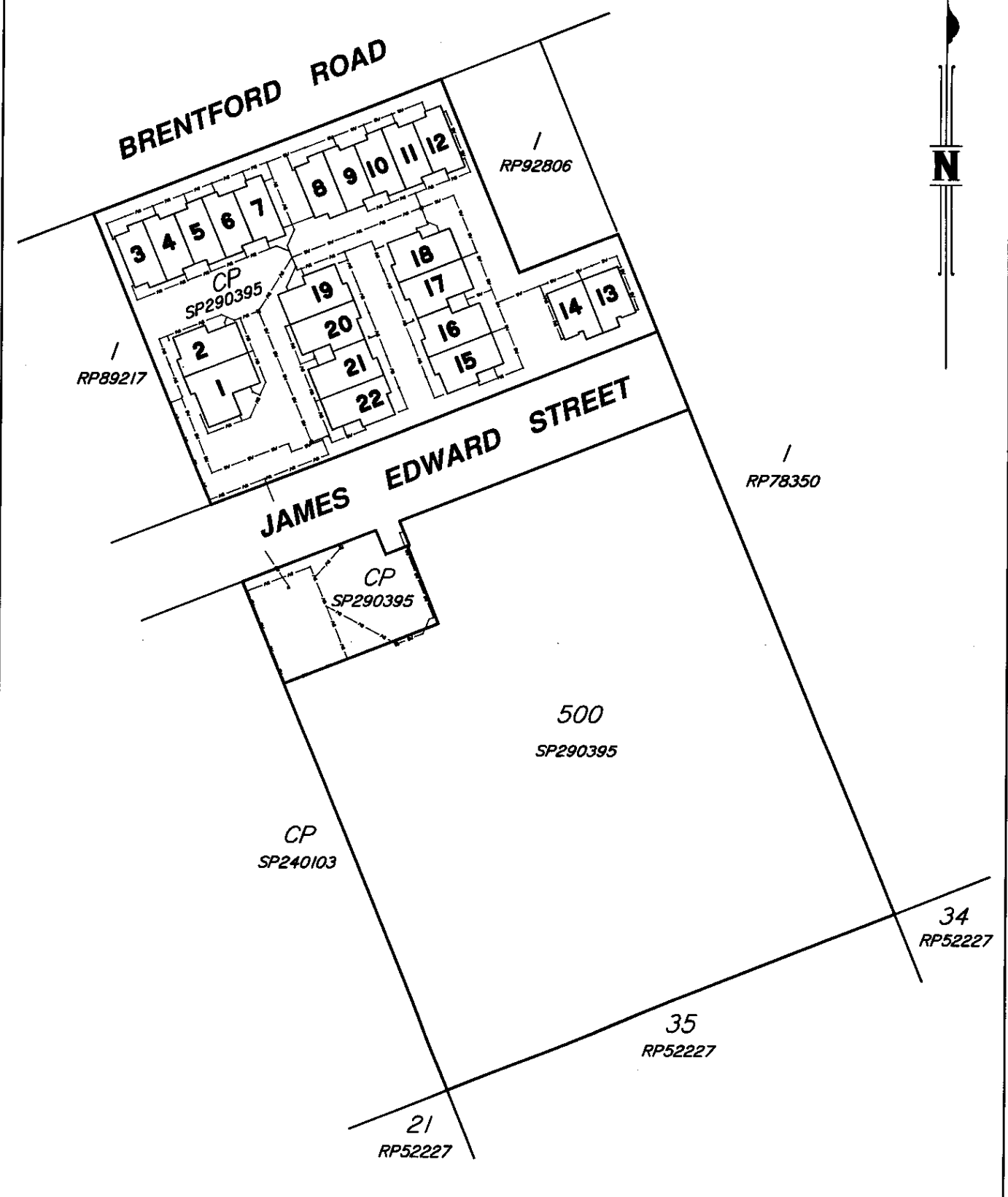


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Legend
Sewerage — s — s —

DRAWING NO.	VERSION	SHEET NO.
SB3649-05	A	2 of 6

SKETCH PLAN
Brentford Outlook CTS - Stormwater/Roofwater



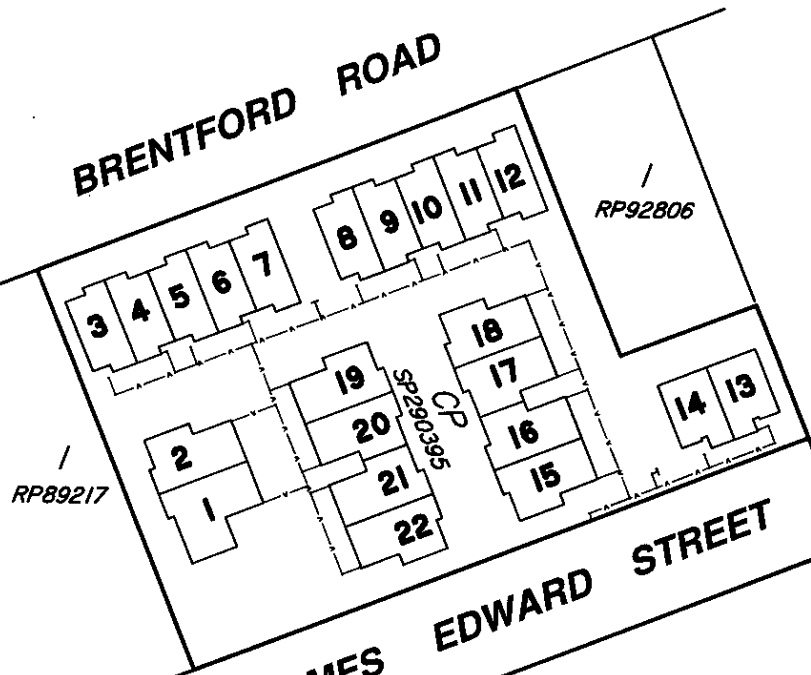
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Stormwater 5V 5V

DRAWING NO.	VERSION	SHEET NO.
SB3649-05	A	3 of 6

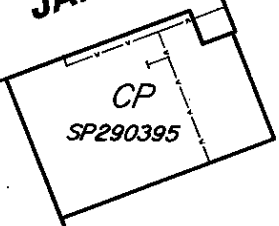
SKETCH PLAN
Brentford Outlook CTS - Water



BRENTFORD ROAD



JAMES EDWARD STREET



CP
SP240103

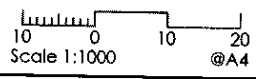
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RP52227

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RP52227

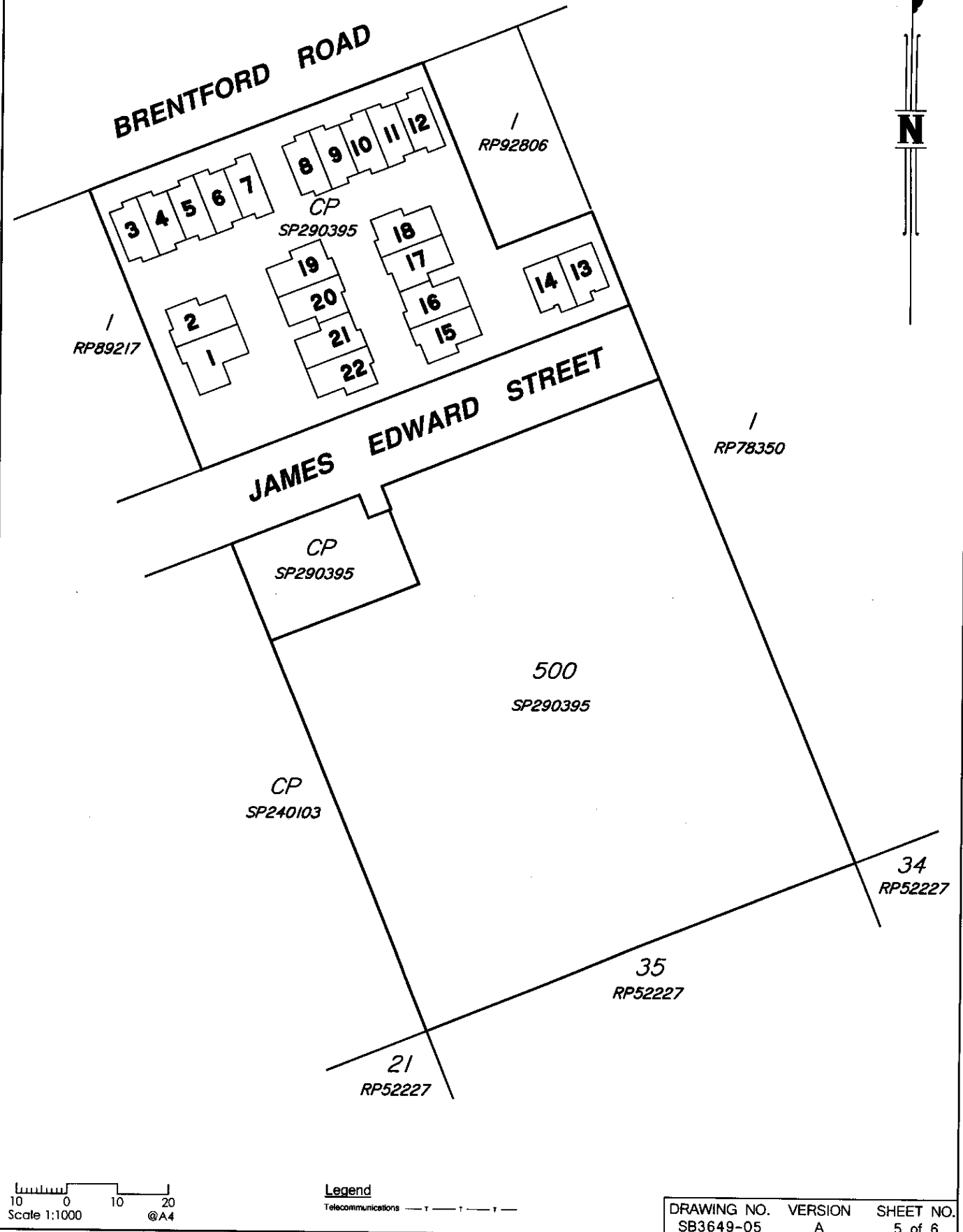
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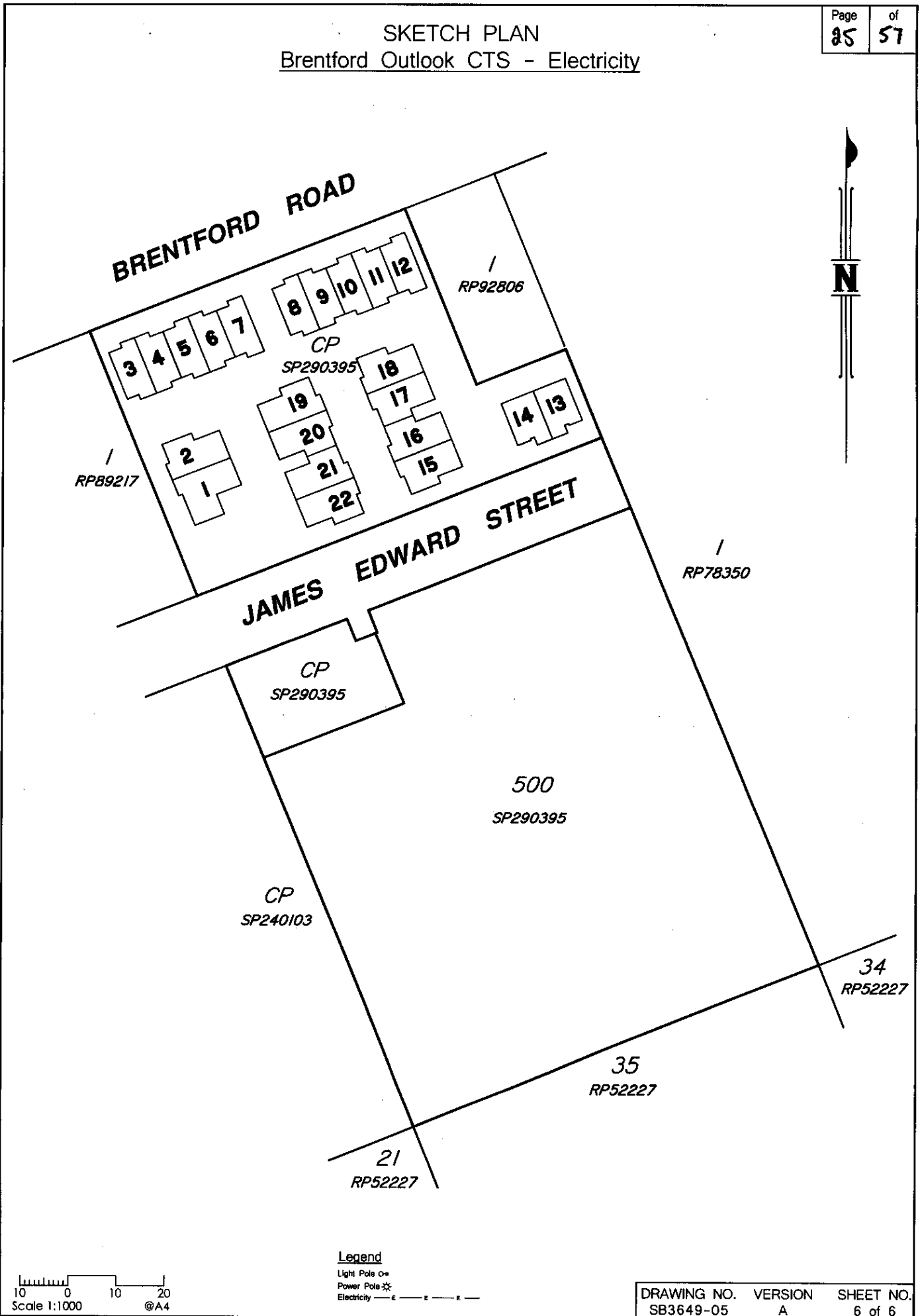
Legend
Fire Hydrant [square symbol]
Water [line symbol]

DRAWING NO.	VERSION	SHEET NO.
SB3649-05	A	4 of 6

SKETCH PLAN
Brentford Outlook CTS - Telecommunications



SKETCH PLAN
Brentford Outlook CTS - Electricity



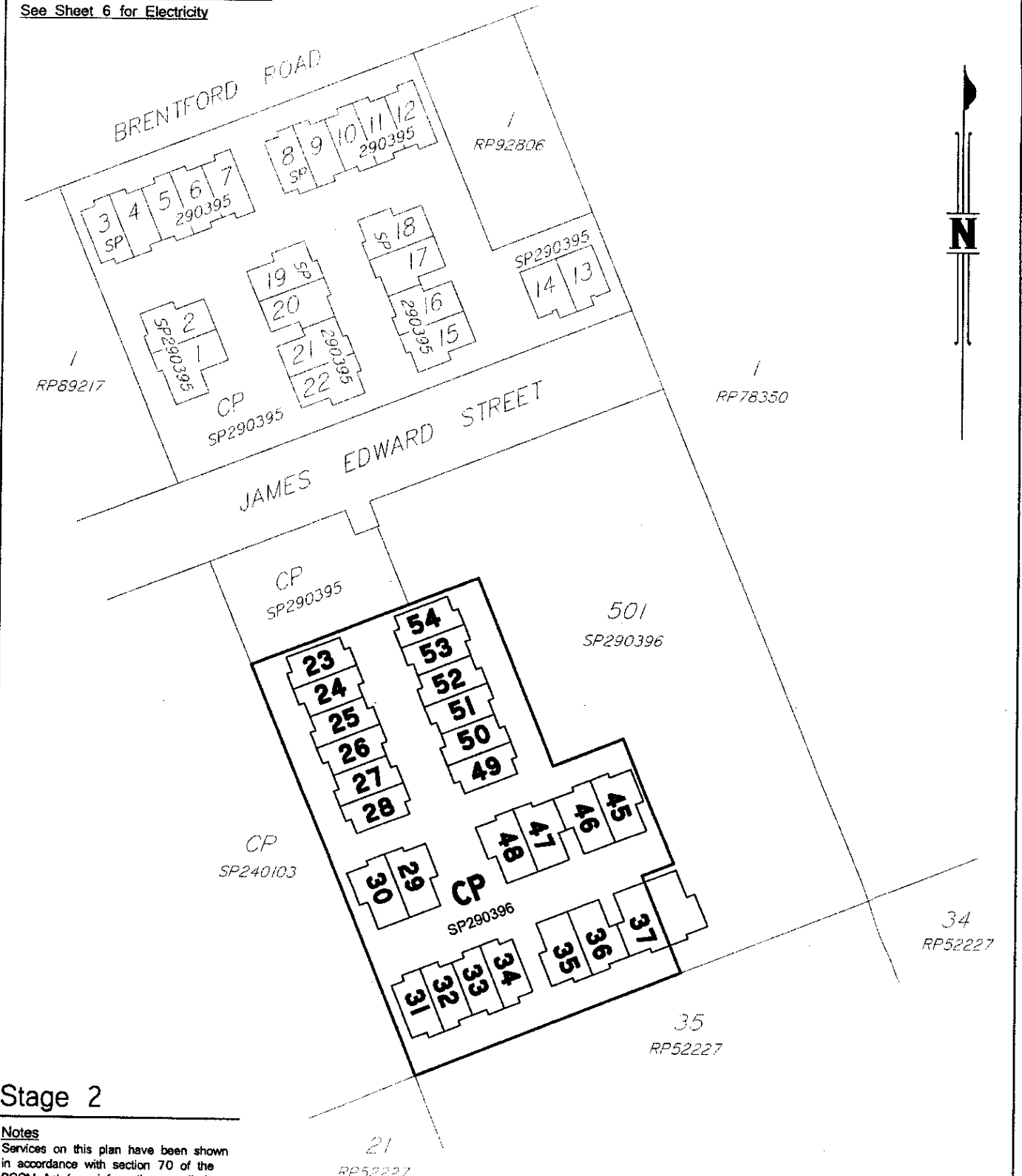
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Legend
 Light Pole ○
 Power Pole ✖
 Electricity —●—●—●—●—

DRAWING NO. SB3649-05 VERSION A SHEET NO. 6 of 6

SKETCH PLAN Brentford Outlook CTS - Master Plan

See Sheet 2 for Sewer
See Sheet 3 for Stormwater
See Sheet 4 for Water
See Sheet 5 for Telecommunication
See Sheet 6 for Electricity

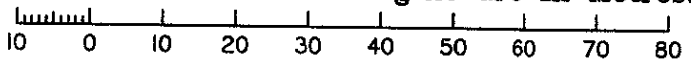


Stage 2

Notes
Services on this plan have been shown in accordance with section 70 of the BCCM Act from information supplied by others. Service locations are indicative only.

CP denotes Common Property.

Scale 1:1000 @ A4 - Lengths are in Metres.



Planning Urban Design Landscape Environment Surveying
Ridgeway Level 2, 1 Breakfast Ct, Fyshwick, VIC 3066 Phone: 03 9366 5200

Service Location Diagram

Proposed Lots 23-37, 45-54 & Common Property

Local Authority: Brisbane City

Locality: Richlands

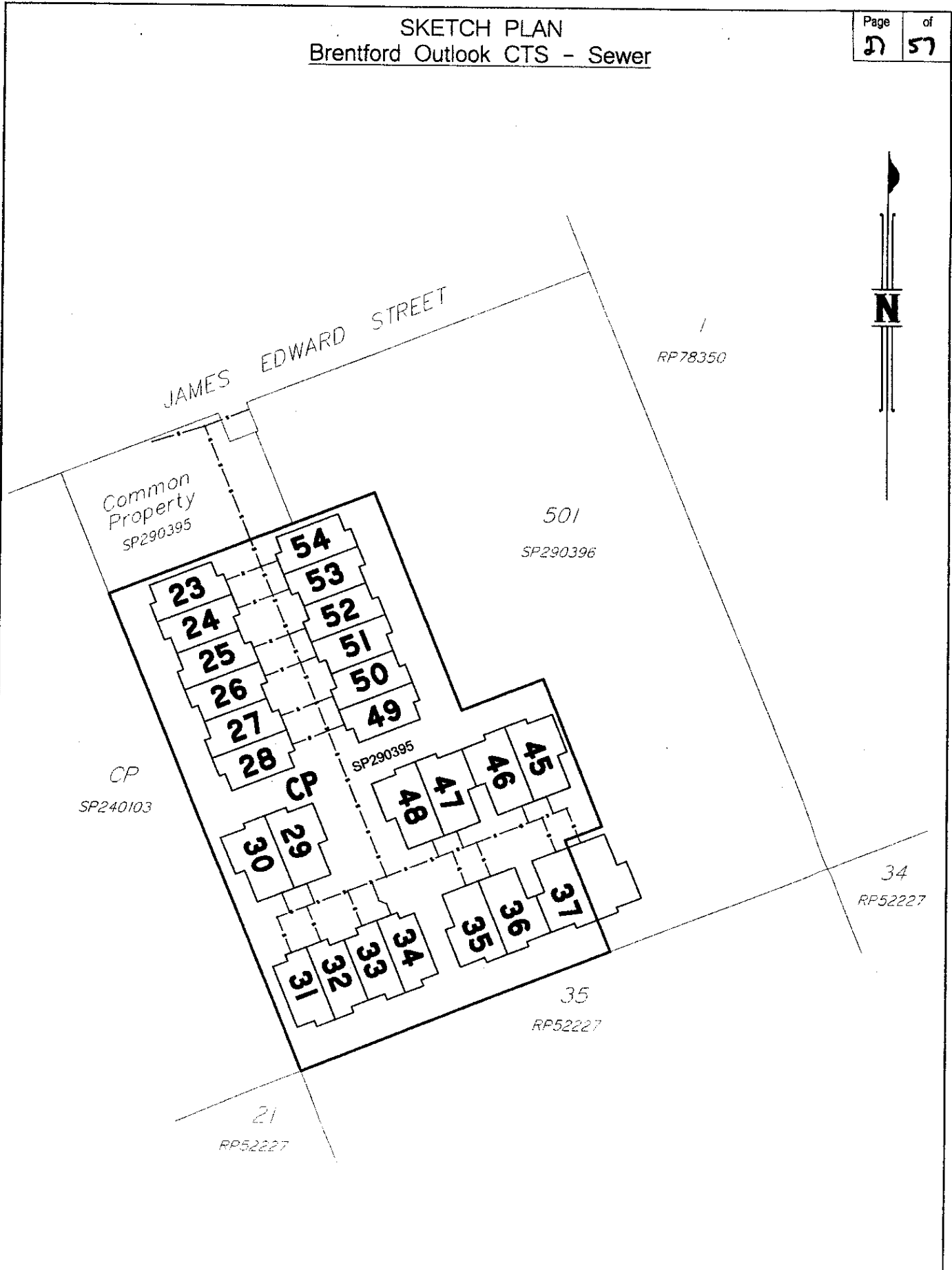
Brentford Outlook Community Title Scheme

DRAWING NO. SB3649-06 VERSION B

DATE DRAWN KB/23-08-2017 SHEET NO. 1 OF 6

CHECKED ND/23-08-2017

SKETCH PLAN
Brentford Outlook CTS - Sewer



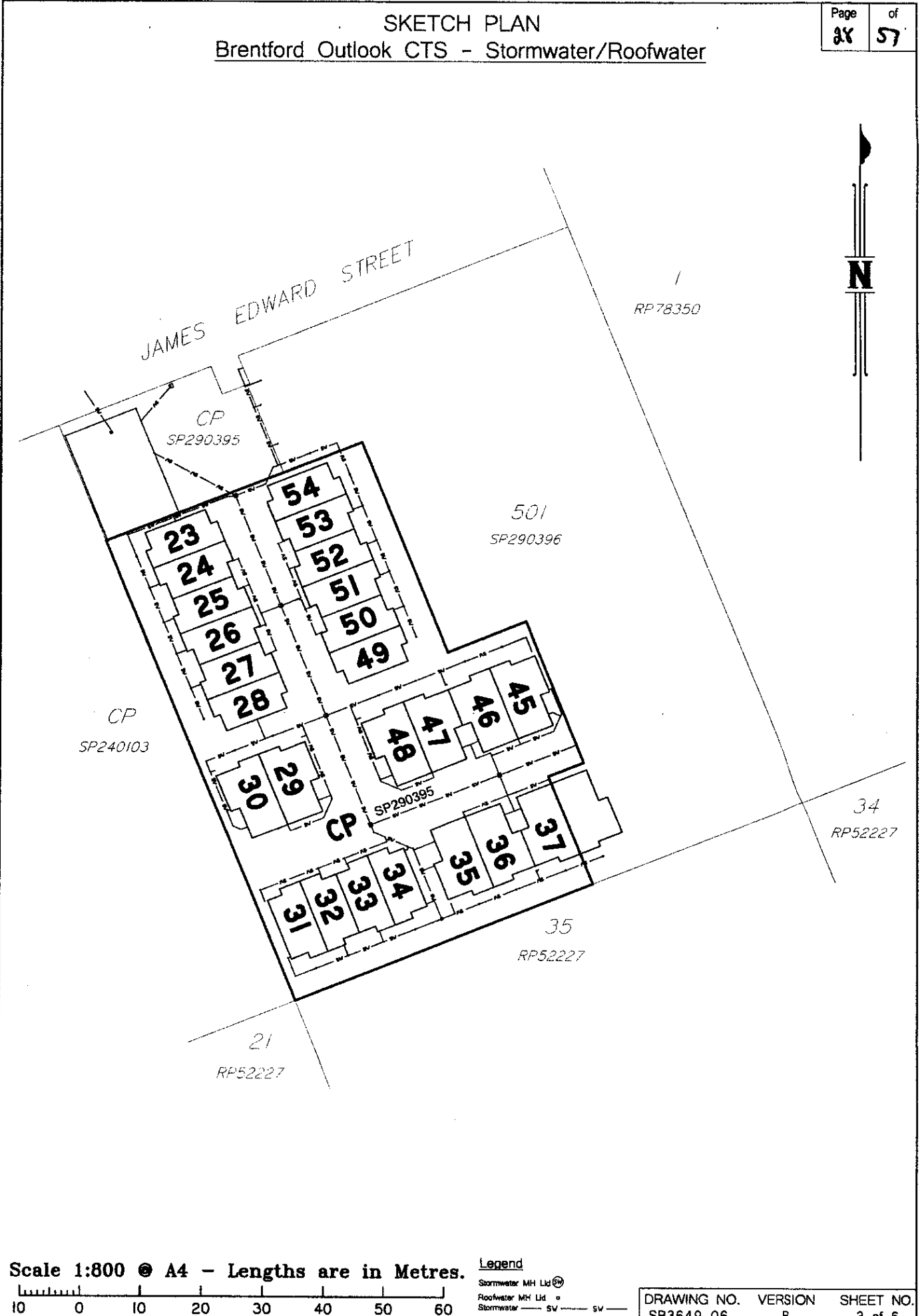
Scale 1:800 © A4 - Lengths are in Metres.



Legend
Sewerage — s — s — s

DRAWING NO. SB3649-06 VERSION B SHEET NO. 2 of 6

SKETCH PLAN
Brentford Outlook CTS - Stormwater/Roofwater



Scale 1:800 © A4 - Lengths are in Metres.

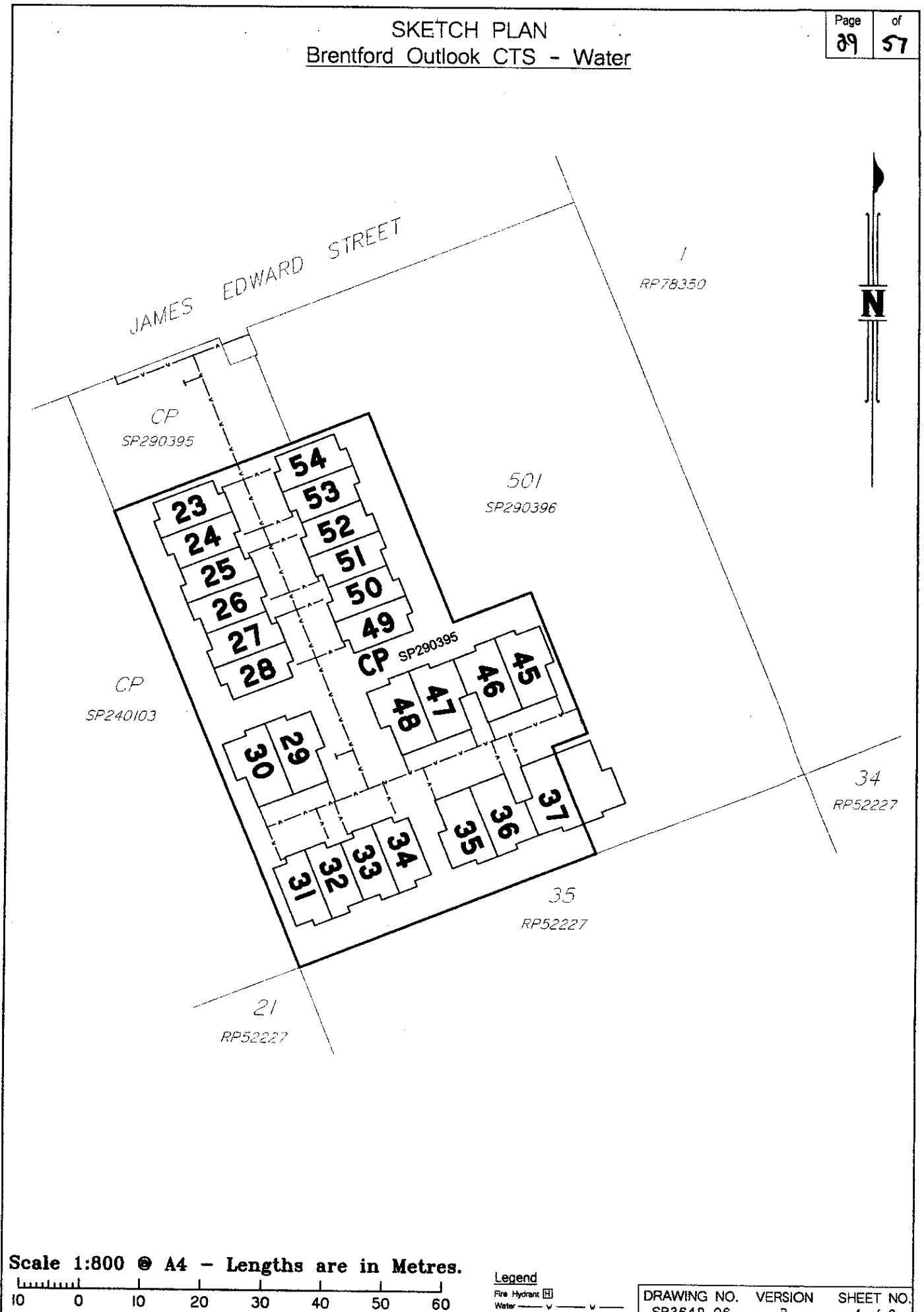


Legend

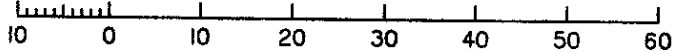
- Stormwater MH Lid (circle with cross)
- Roofwater MH Lid (square)
- Stormwater (line with 'SW' labels)

DRAWING NO.	VERSION	SHEET NO.
SB3649-06	B	3 of 6

SKETCH PLAN
Brentford Outlook CTS - Water



Scale 1:800 © A4 - Lengths are in Metres.

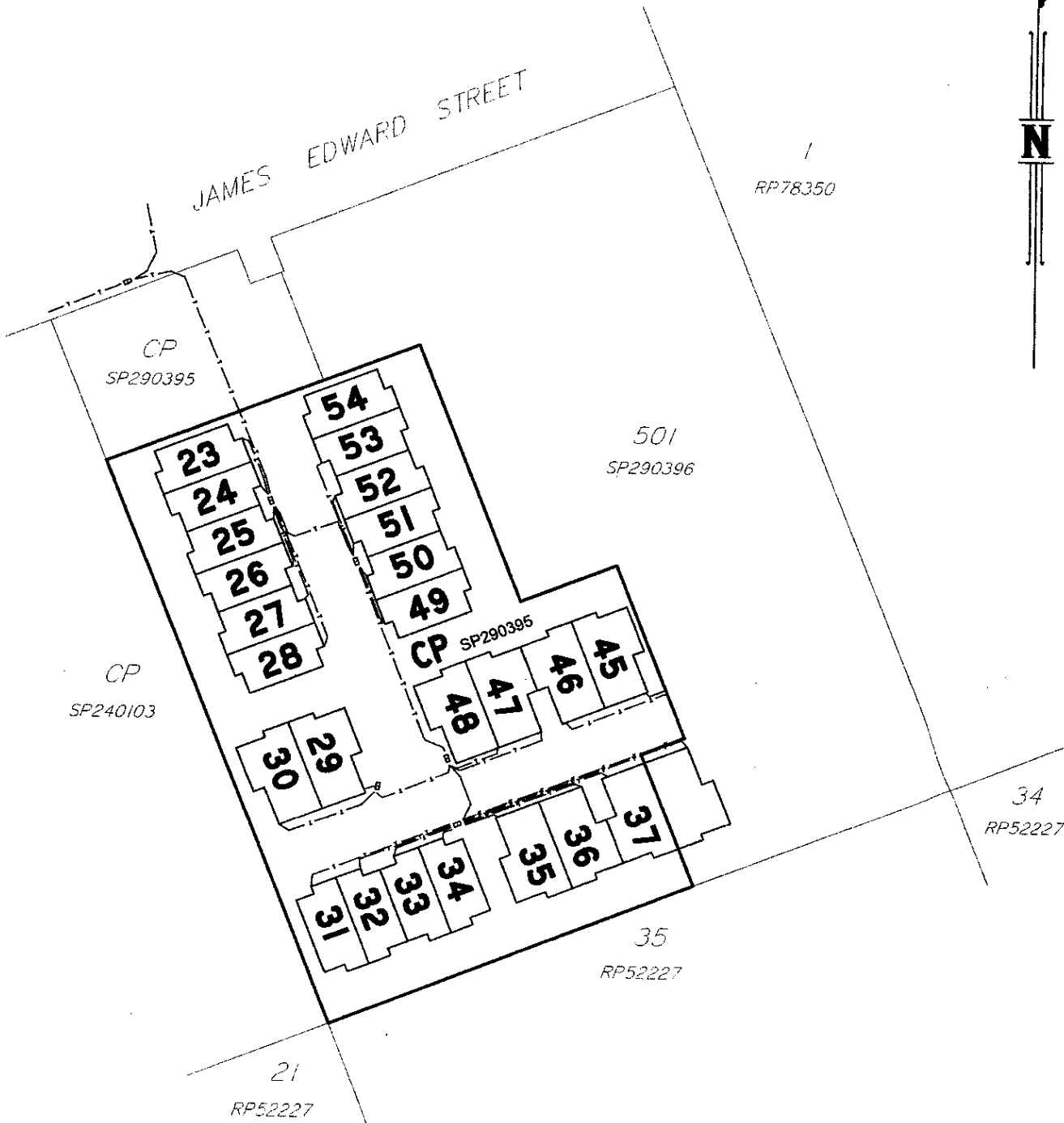


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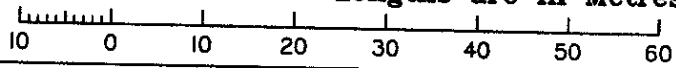
Fire Hydrant
Water

DRAWING NO.	VERSION	SHEET NO.
SB3649-06	B	4 of 6

SKETCH PLAN
Brentford Outlook CTS - Telecommunications



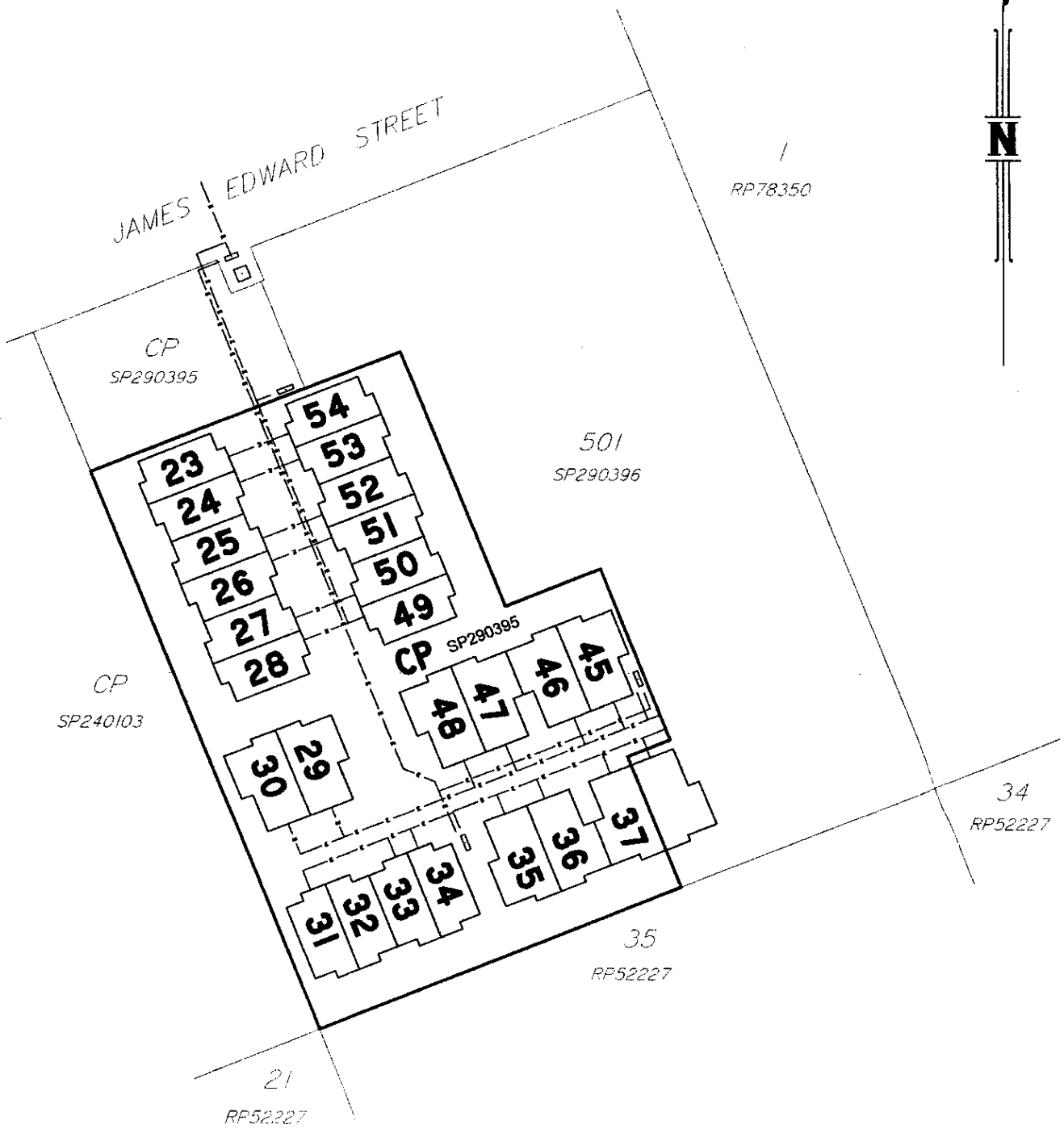
Scale 1:800 @ A4 - Lengths are in Metres.



Legend
Telecommunications — — — — —

DRAWING NO.	VERSION	SHEET NO.
SB3649-06	8	5 of 6

SKETCH PLAN
Brentford Outlook CTS - Electricity



Scale 1:800 © A4 - Lengths are in Metres.



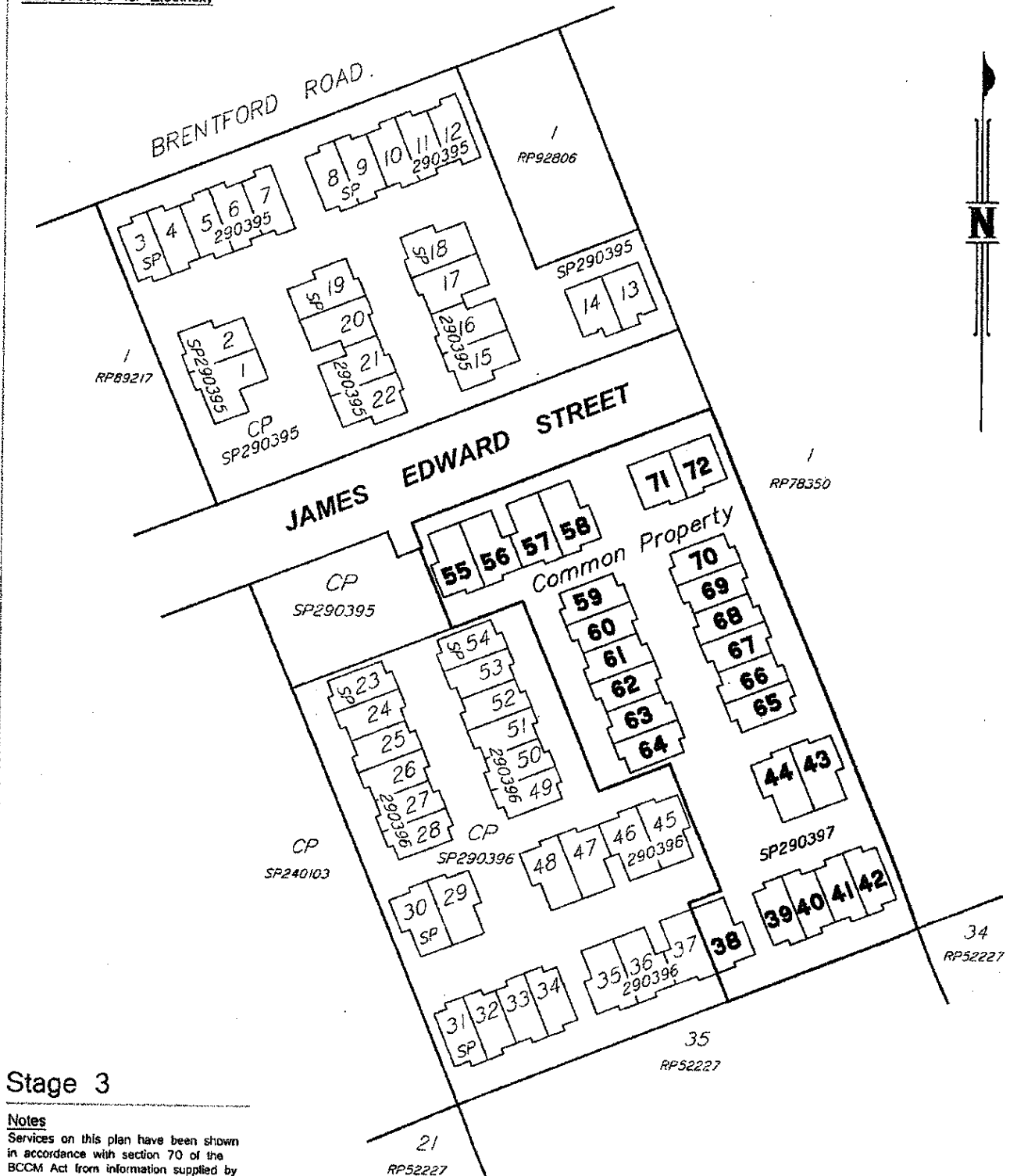
Legend

- Light Pole ○
- Power Pole *
- Electricity — e — e — e —

DRAWING NO.	VERSION	SHEET NO.
SB3649-06	8	6 of 6

See Sheet 2 for Sewer
See Sheet 3 for Stormwater
See Sheet 4 for Water
See Sheet 5 for Telecommunication
See Sheet 6 for Electricity

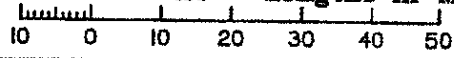
SKETCH PLAN
Brentford Outlook CTS - Master Plan



Stage 3

Notes
Services on this plan have been shown in accordance with section 70 of the BCCM Act from information supplied by others. Service locations are indicative only.
CP denotes Common Property.

Scale 1:1000 @ A4 - Lengths in Metres.



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consulting group

Planning Urban Design Landscape Environment Surveys

Brisbane Level 2, 150 South Brisbane Road, Brisbane, QLD 4000. Phone: (07) 3646 5200

Service Location Diagram
Proposed Lots 38-44, 55-72 & Common Property

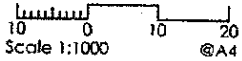
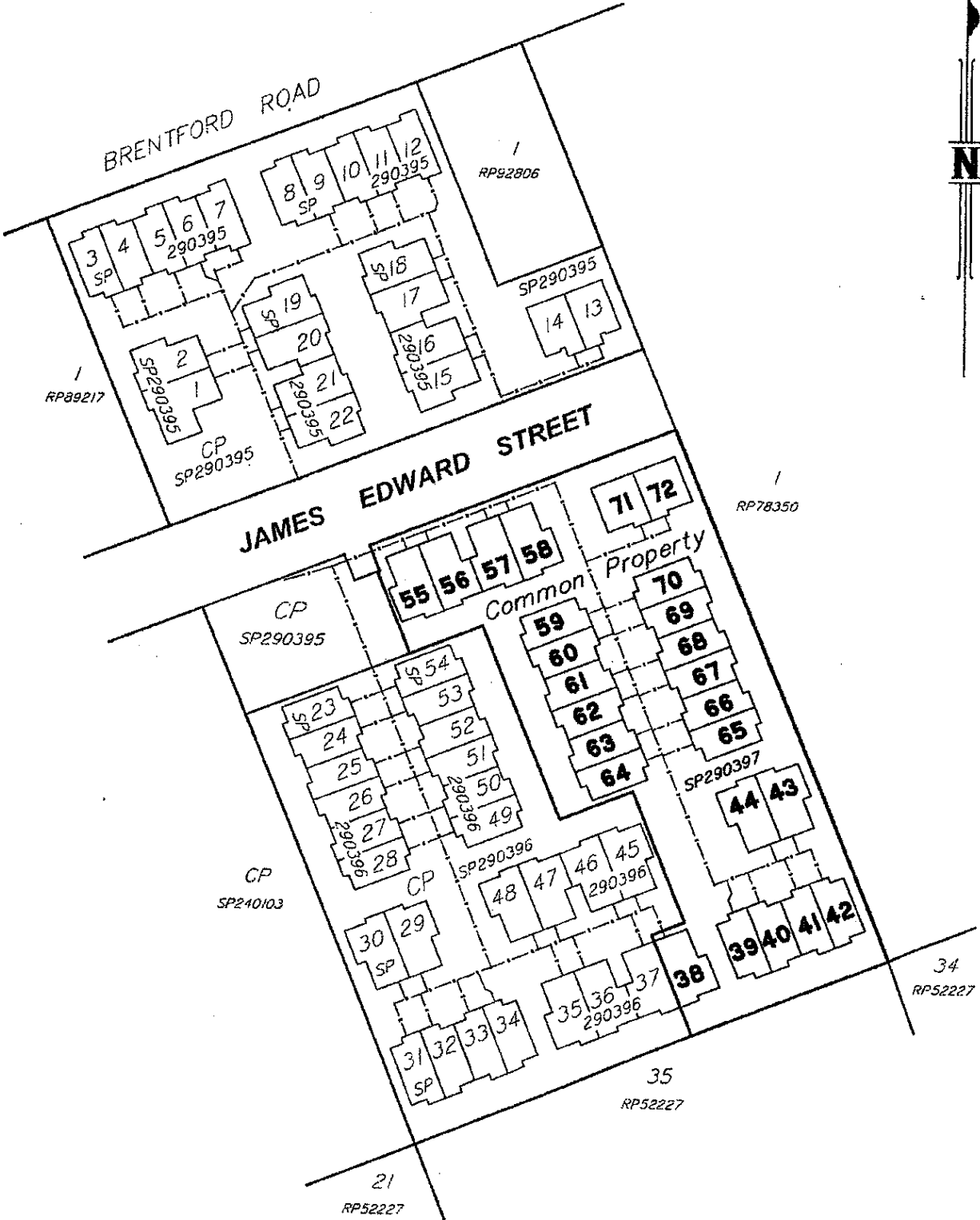
Local Authority: Brisbane City
Locality: Richlands
Brentford Outlook Community Title Scheme

DRAWING NO: S83649-07
VERSION: B

DATE DRAWN: SP/04-10-2017
SHEET NO: 1 OF 6

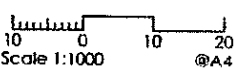
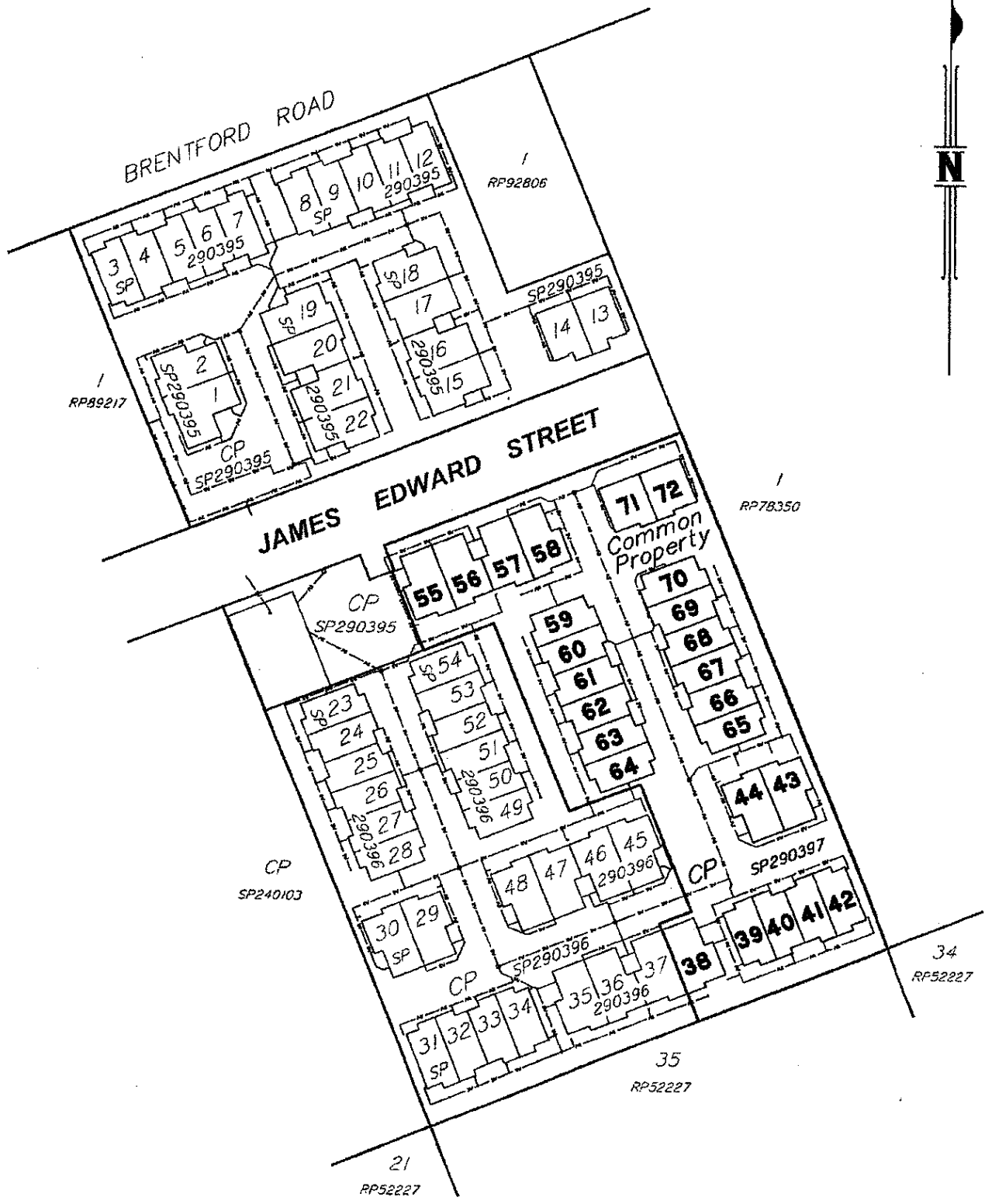
CHECKED: ND/04-10-2017

SKETCH PLAN
Brentford Outlook CTS - Sewer



Legend
Sewerage — s — s

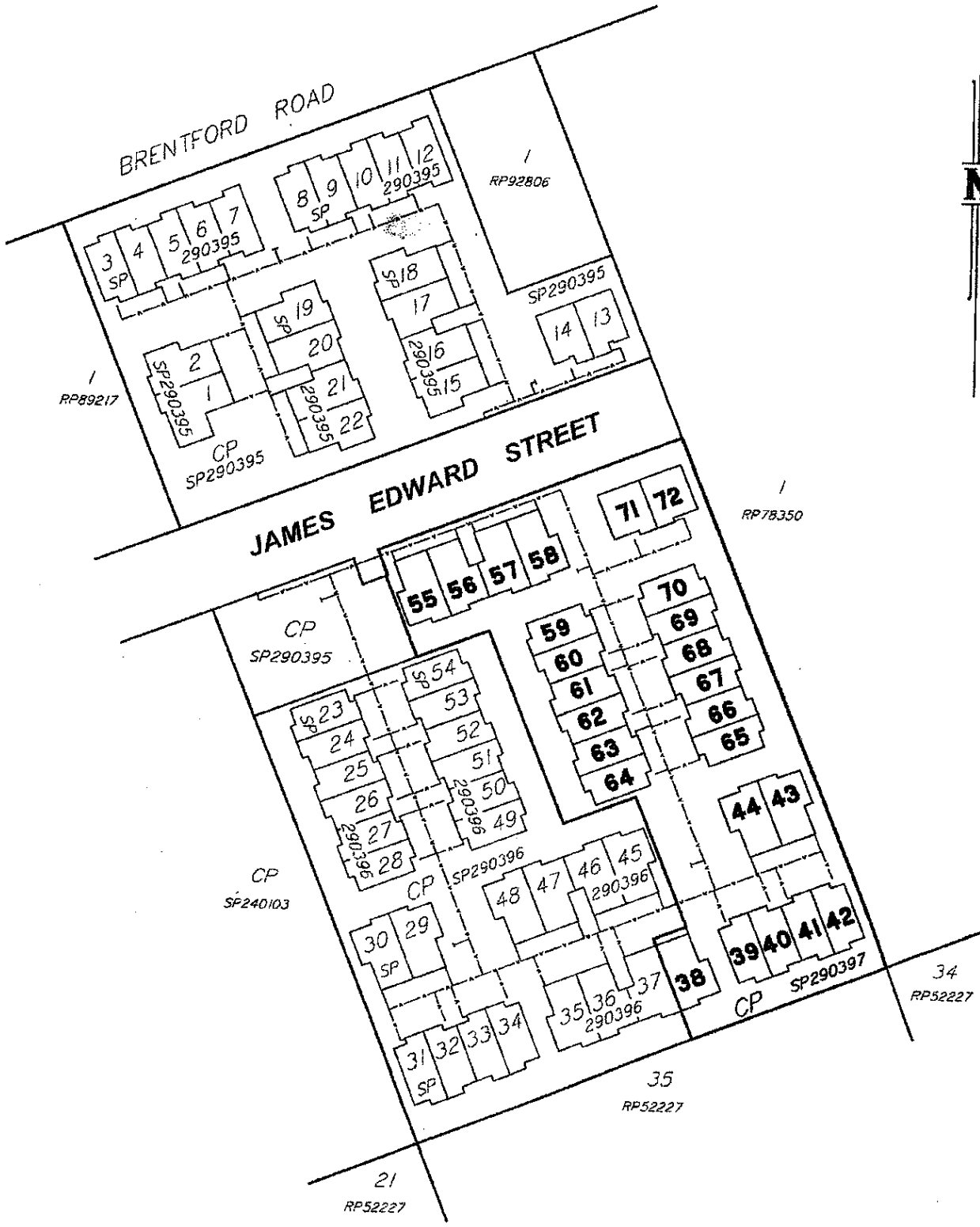
SKETCH PLAN Brentford Outlook CTS - Stormwater/Roofwater



Legend
 Stormwater SW (Symbol)
 Roofwater RW (Symbol)
 Stormwater SW (Symbol) SW (Symbol)

DRAWING NO.	VERSION	SHEET NO.
SB3649-07	B	3 of 6

SKETCH PLAN Brentford Outlook CTS - Water

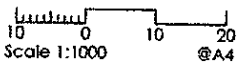
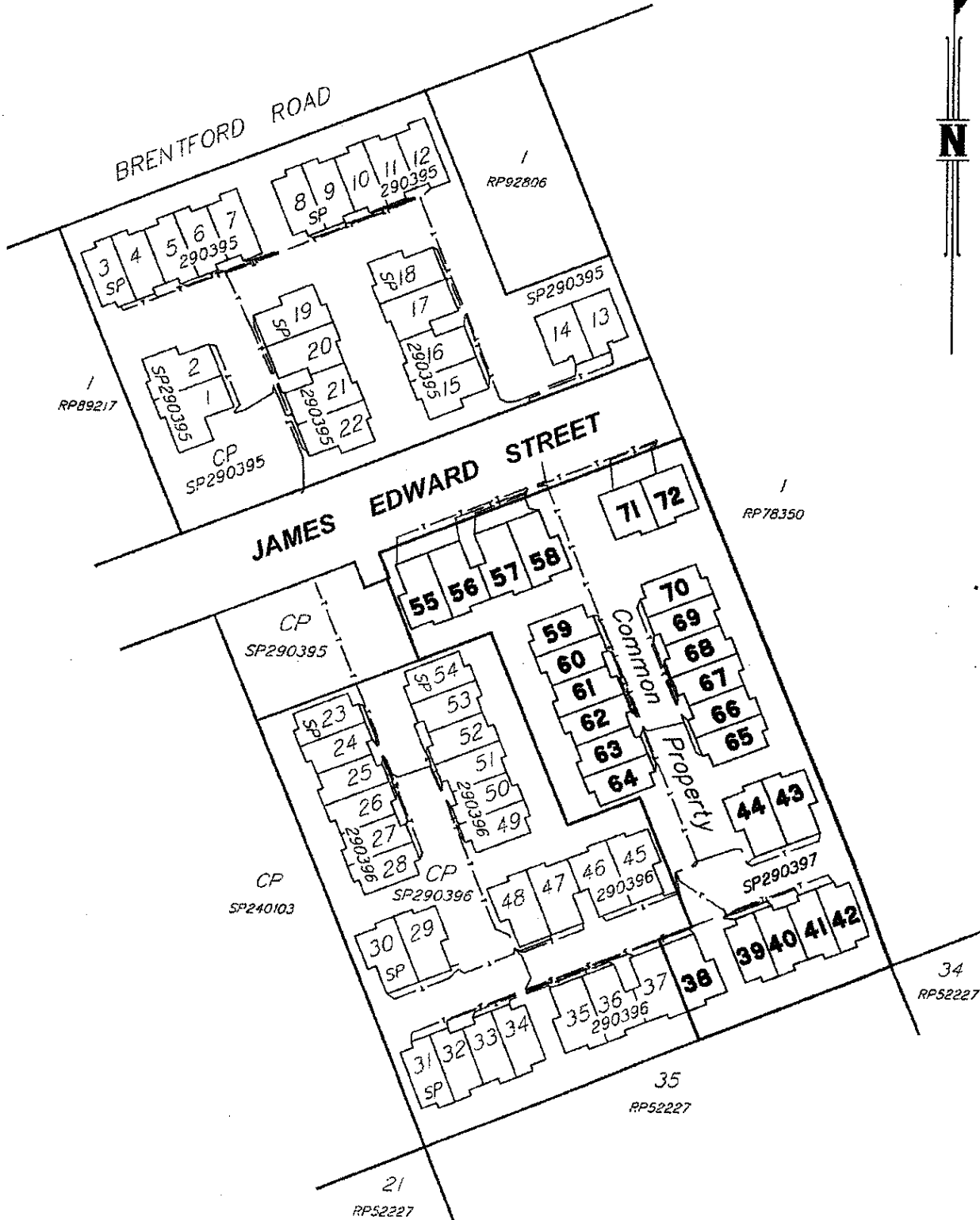


Scale 1:1000
0 10 20
@A4

Legend
Fire Hydrant
Water

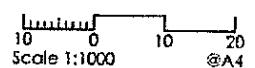
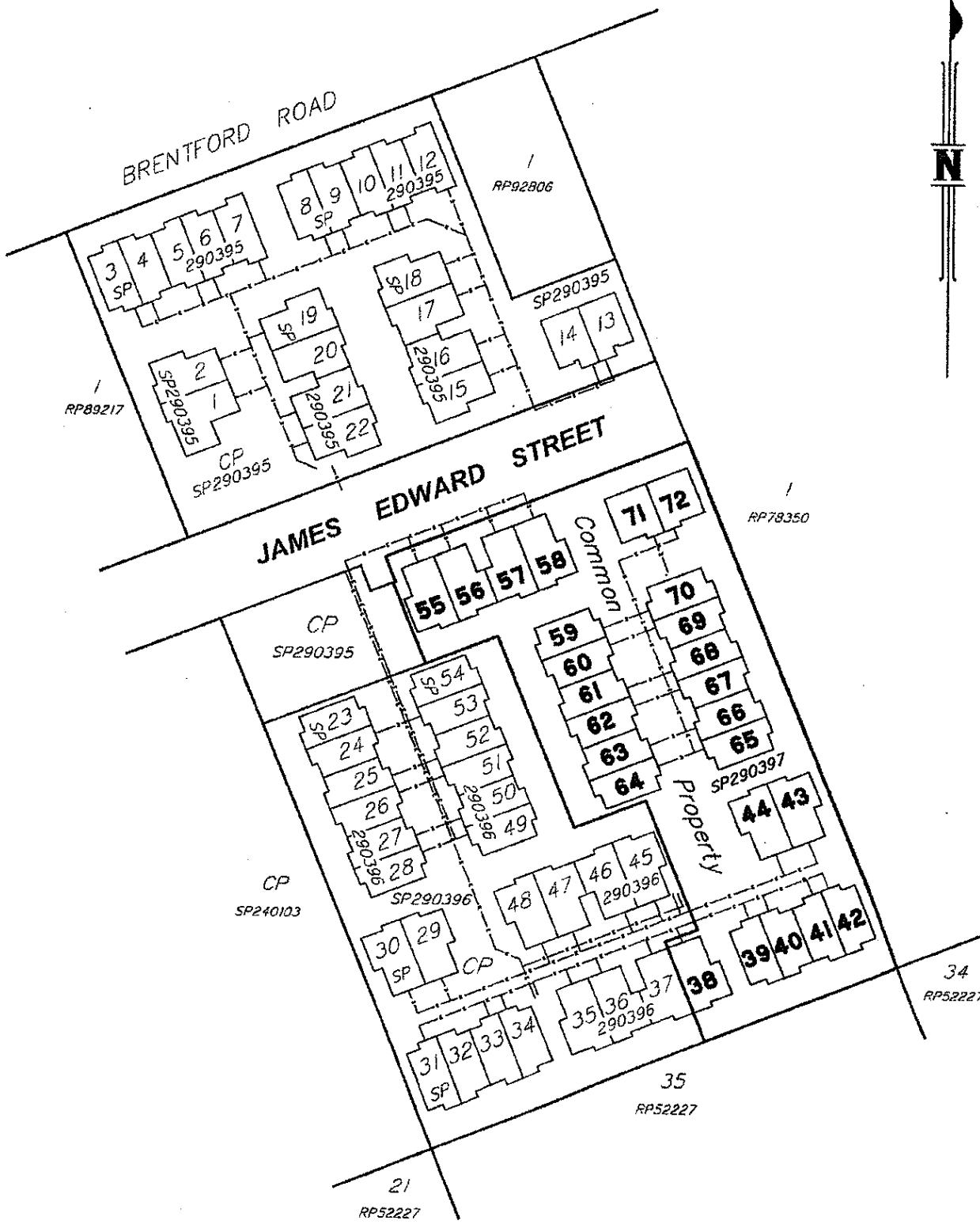
DRAWING NO. VERSION SHEET NO.
SB3649-07 B 4 of 6

SKETCH PLAN Brentford Outlook CTS - Telecommunications



Legend
Telecommunications — — — — —

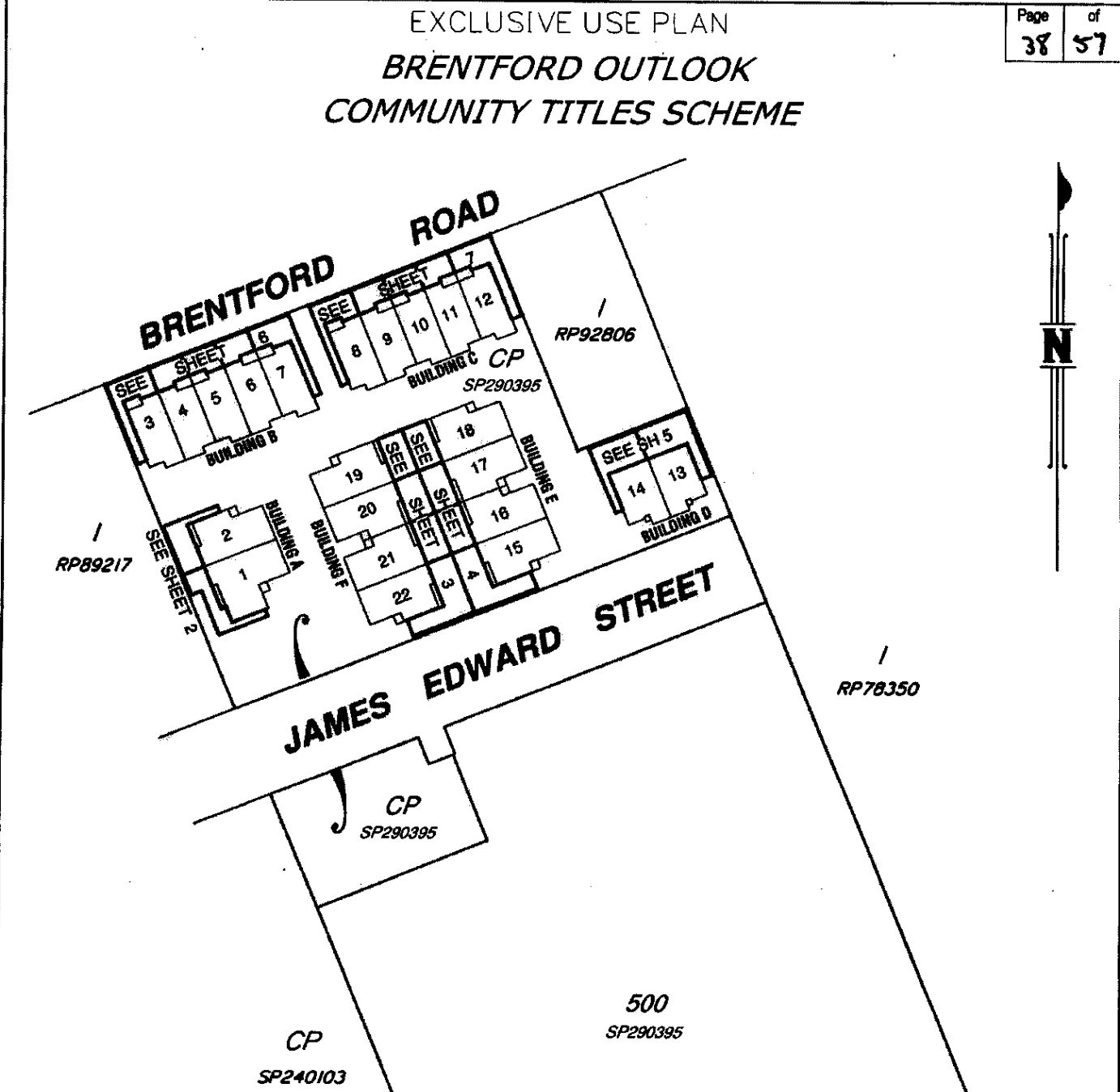
SKETCH PLAN Brentford Outlook CTS - Electricity



Legend
 Light Pole
 Power Pole
 Electricity

DRAWING NO. SB3649-07 VERSION B SHEET NO. 6 of 6

EXCLUSIVE USE PLAN
BRENTFORD OUTLOOK
COMMUNITY TITLES SCHEME



STAGE 1

NOTES
Areas and dimensions are subject to survey & registration of plans in the Department of Natural Resources and Mines.
Exclusive use areas are defined by the face of building walls, fence lines, edge of concrete slabs and face of block retaining walls unless otherwise noted.
This note is an integral part of this plan. This plan may not be reproduced without this notation being included.
Wolter Consulting Group Pty Ltd (ACN 147 343 084) hereby certify that the details shown in this sketch plan are correct.

[Signature]
Director Authorised Delegate
Date 21-7-2017



Plan of Exclusive Use Areas in
Common Property on SP290395
Level A

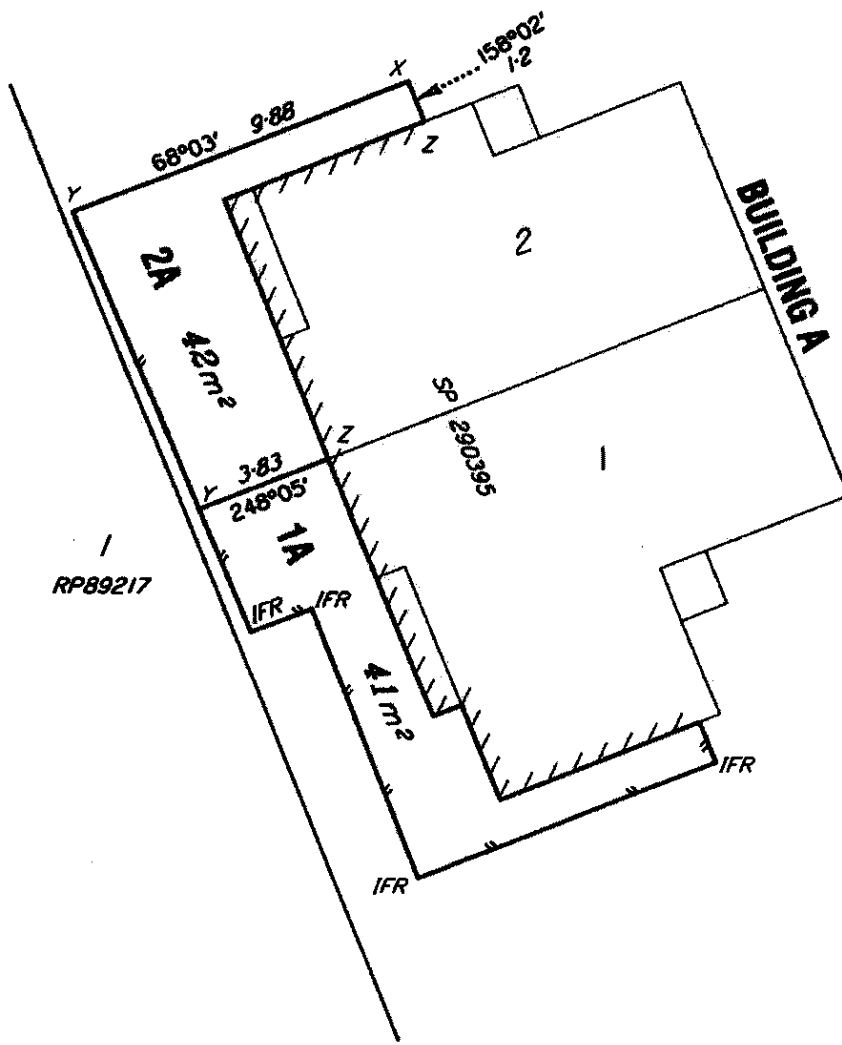
DRAWING NO. VERSION
SB3649-02 C

DATE DRAWN SHEET NO.
04-07-2017 1 of 7

Brentford Outlook Community Title Scheme

EXCLUSIVE USE PLAN
BRENTFORD OUTLOOK
COMMUNITY TITLES SCHEME

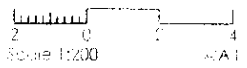
LEVEL A



RP89217

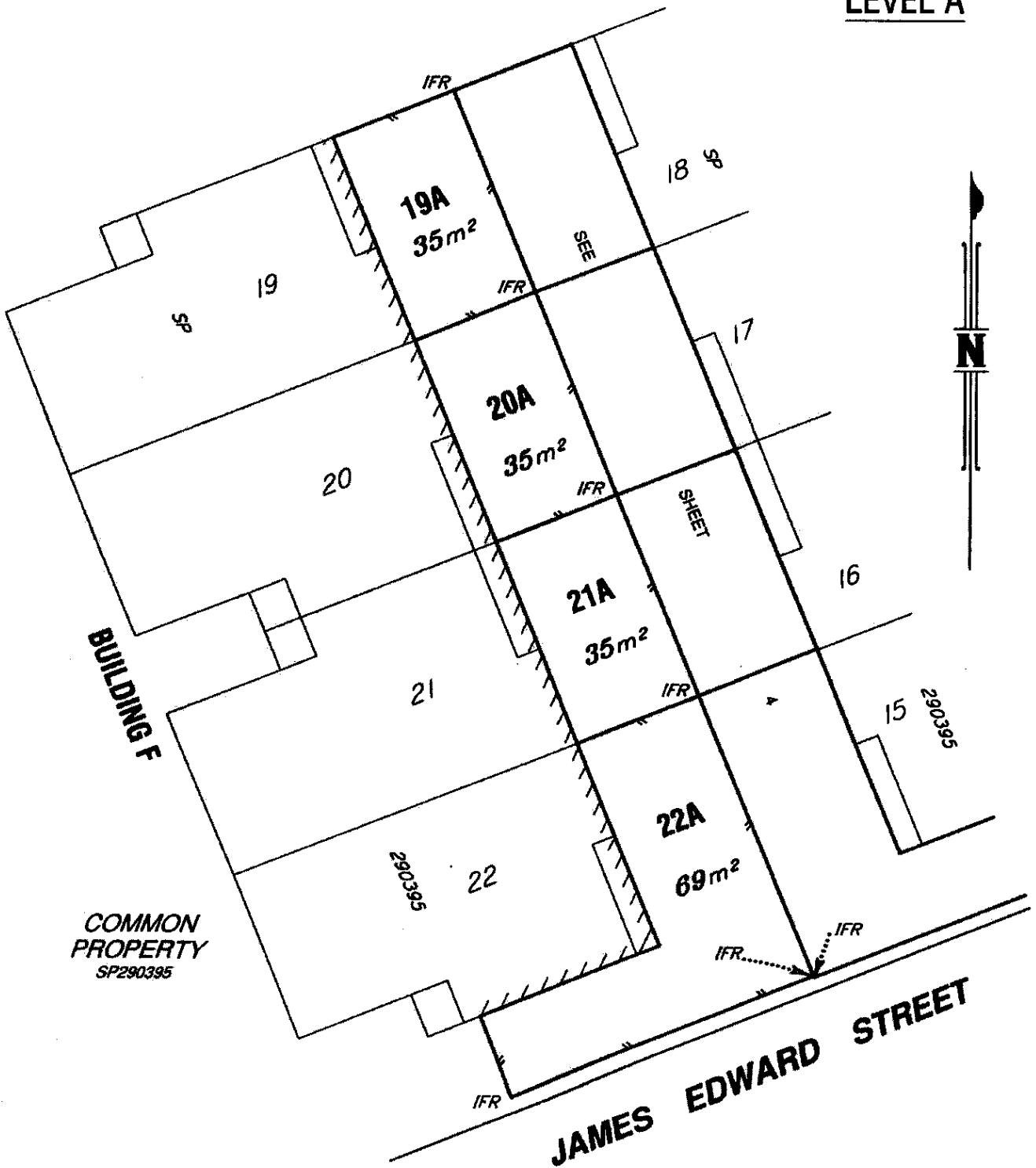
COMMON
PROPERTY
SP290395

- Denotes face of building/edge of concrete
- Denotes line of fence.
- IFR Denotes intersection of fence rails.
- X Denotes Dumpy Peg Placed
- Y Denotes Nail Placed in Fence Rail
- Z Denotes Nail Placed in Face of Rendered Wall

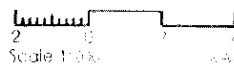


EXCLUSIVE USE PLAN
BRENTFORD OUTLOOK
COMMUNITY TITLES SCHEME

LEVEL A



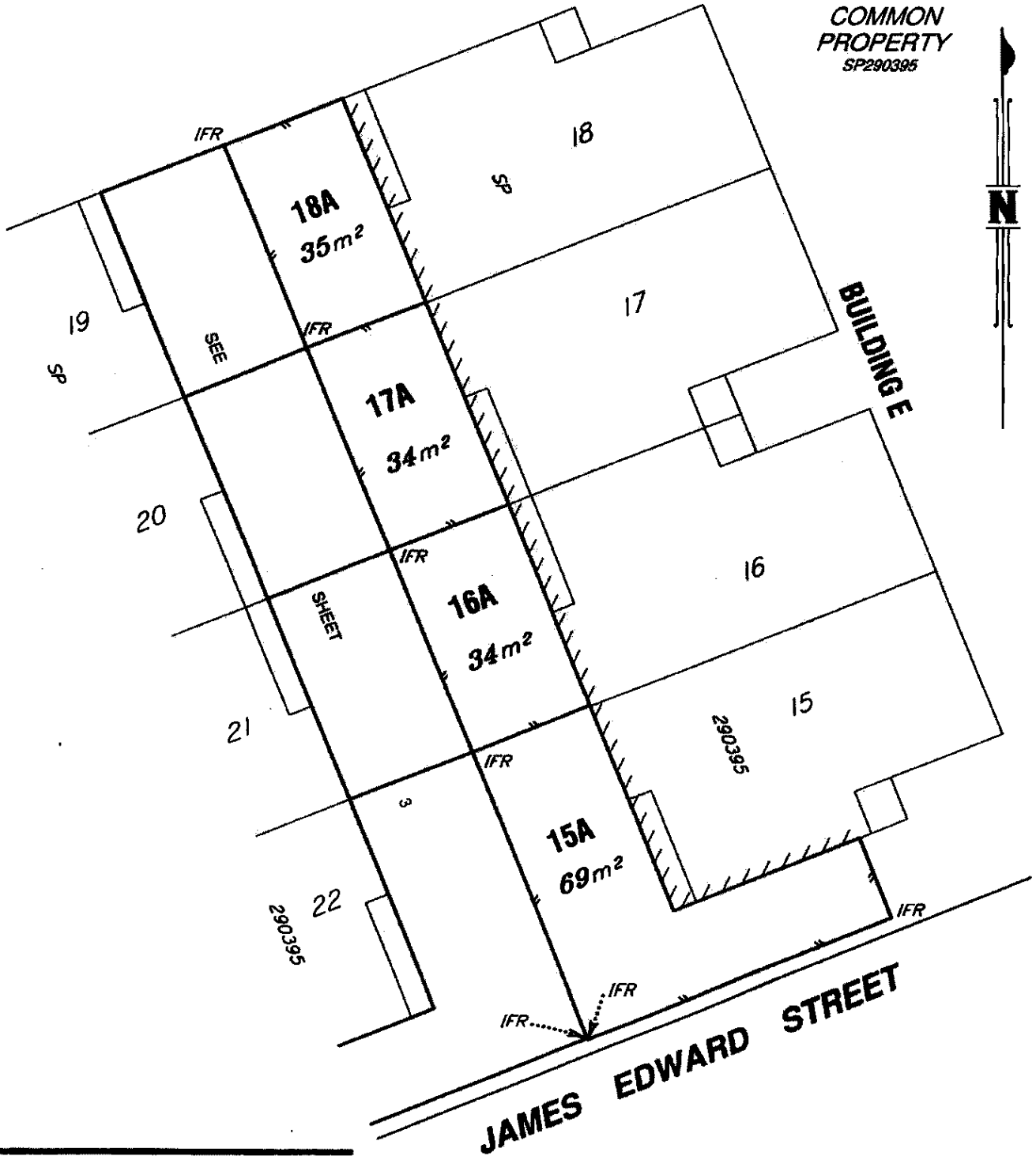
- Denotes face of building/edge of concrete
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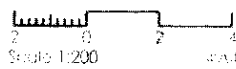
EXCLUSIVE USE PLAN
BRENTFORD OUTLOOK
COMMUNITY TITLES SCHEME

LEVEL A

COMMON
PROPERTY
SP290395

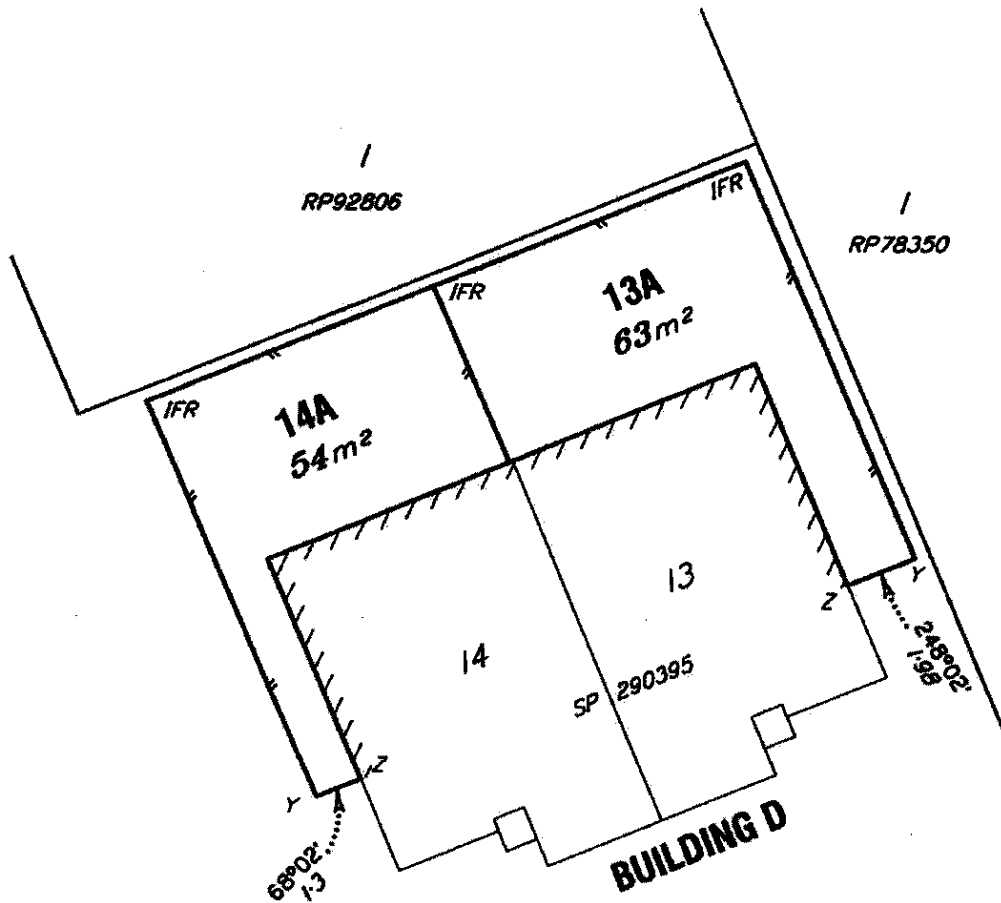


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EXCLUSIVE USE PLAN
BRENTFORD OUTLOOK
COMMUNITY TITLES SCHEME

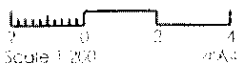
LEVEL A



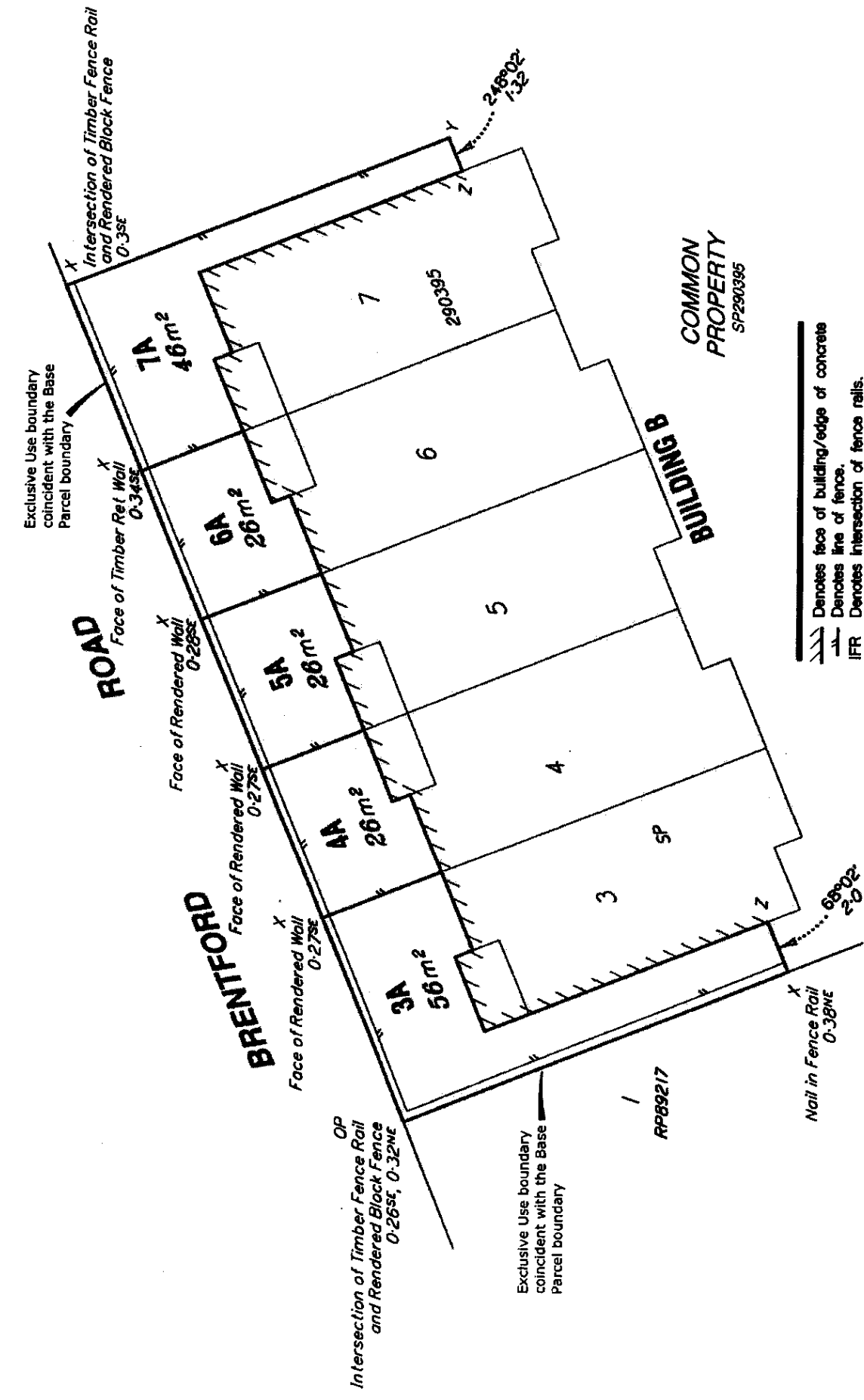
COMMON
PROPERTY
SP290395

Denotes face of building/edge of concrete
 Denotes line of fence.

IFR Denotes intersection of fence rails.
X Denotes Dumpy Peg Placed
Y Denotes Nail Placed in Fence Rail
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EXCLUSIVE USE PLAN
BRENTFORD OUTLOOK
COMMUNITY TITLES SCHEME
LEVEL A



- Denotes face of building/edge of concrete
- Denotes line of fence.
- IFR Denotes intersection of fence rails.
- X Denotes Dummy Peg Placed
- Y Denotes Nail Placed in Fence Rail
- Z Denotes Nail Placed in Face of Rendered Wall



Exclusive Use boundary coincident with the Base Parcel boundary

Exclusive Use boundary coincident with the Base Parcel boundary

OP
Intersection of Timber Fence Rail and Rendered Block Fence
0-26SE, 0-32NE

ROAD
Face of Timber Ret Wall
0-34SE

Face of Rendered Wall
0-26SE

Face of Rendered Wall
0-27SE

Face of Rendered Wall
0-27SE

COMMON PROPERTY
SP290395

Nail in Fence Rail
0-38NE

7A
46m²

6A
26m²

5A
26m²

4A
26m²

3A
56m²

7
290395

6

5

4

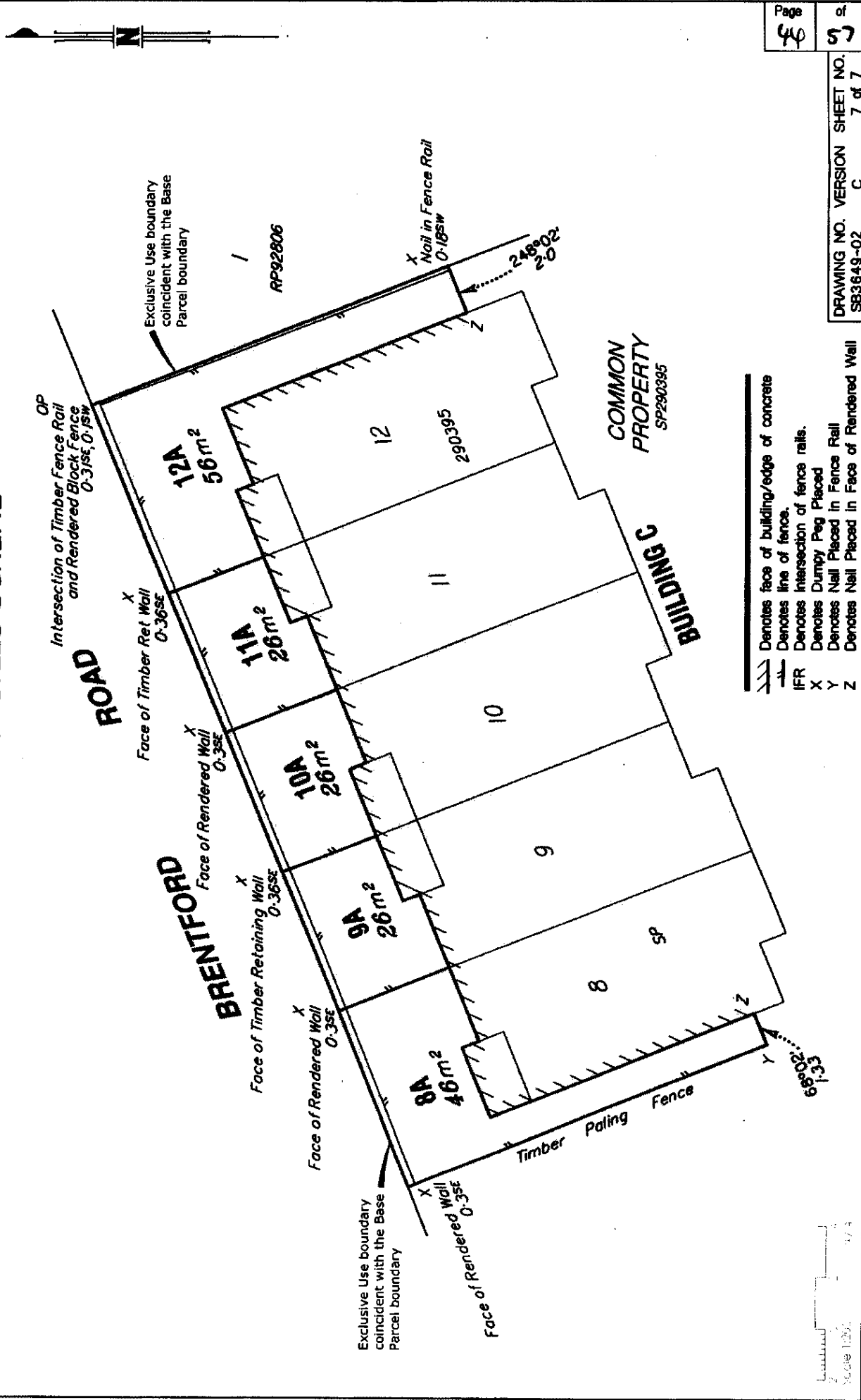
3

RP89217

248°02'
1.32

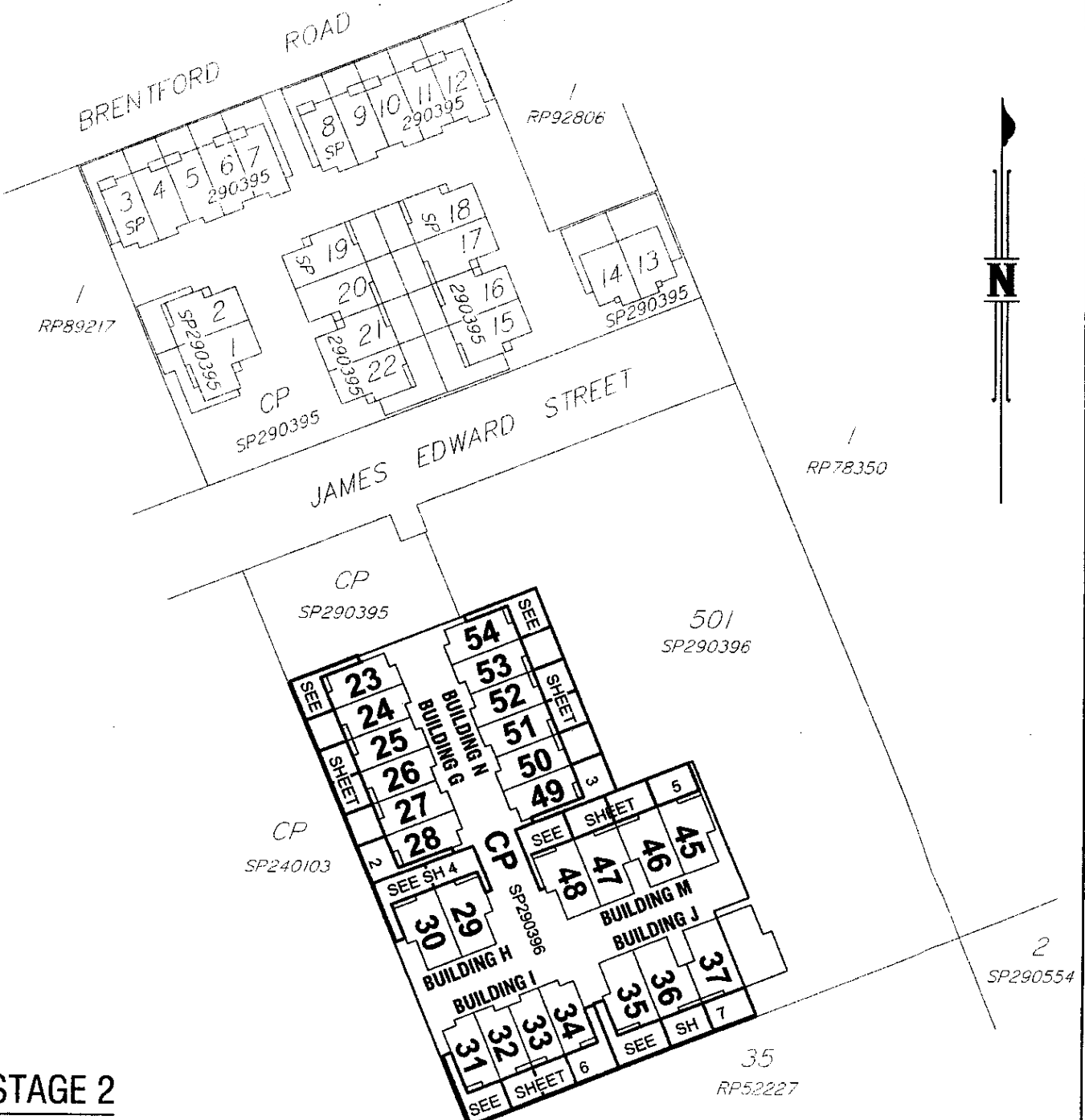
68°02'
2.0

EXCLUSIVE USE PLAN
BRENTFORD OUTLOOK
COMMUNITY TITLES SCHEME
LEVEL A



- Denotes face of building/edge of concrete
- Denotes line of fence.
- IFR Denotes Intersection of fence rails.
- X Denotes Dunny Peg Placed
- Y Denotes Nail Placed in Fence Rail
- Z Denotes Nail Placed in Face of Rendered Wall

EXCLUSIVE USE PLAN BRENTFORD OUTLOOK COMMUNITY TITLES SCHEME



STAGE 2

Notes

Exclusive use areas are defined by the face of building walls, fence lines, edge of concrete slabs and face of block retaining walls unless otherwise noted.

This note is an integral part of this plan.
This plan may not be reproduced without this notation being included.

CP denotes Common Property.

Wolter Consulting Group Pty Ltd (ACN 147 343 084) hereby certify that the details shown in this sketch plan are correct.

[Signature]
Director

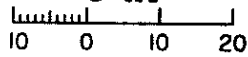
[Signature]
Authorised Delegate

Date 23-8-2017.



WOLTER
consulting group

Scale 1:1000
A4

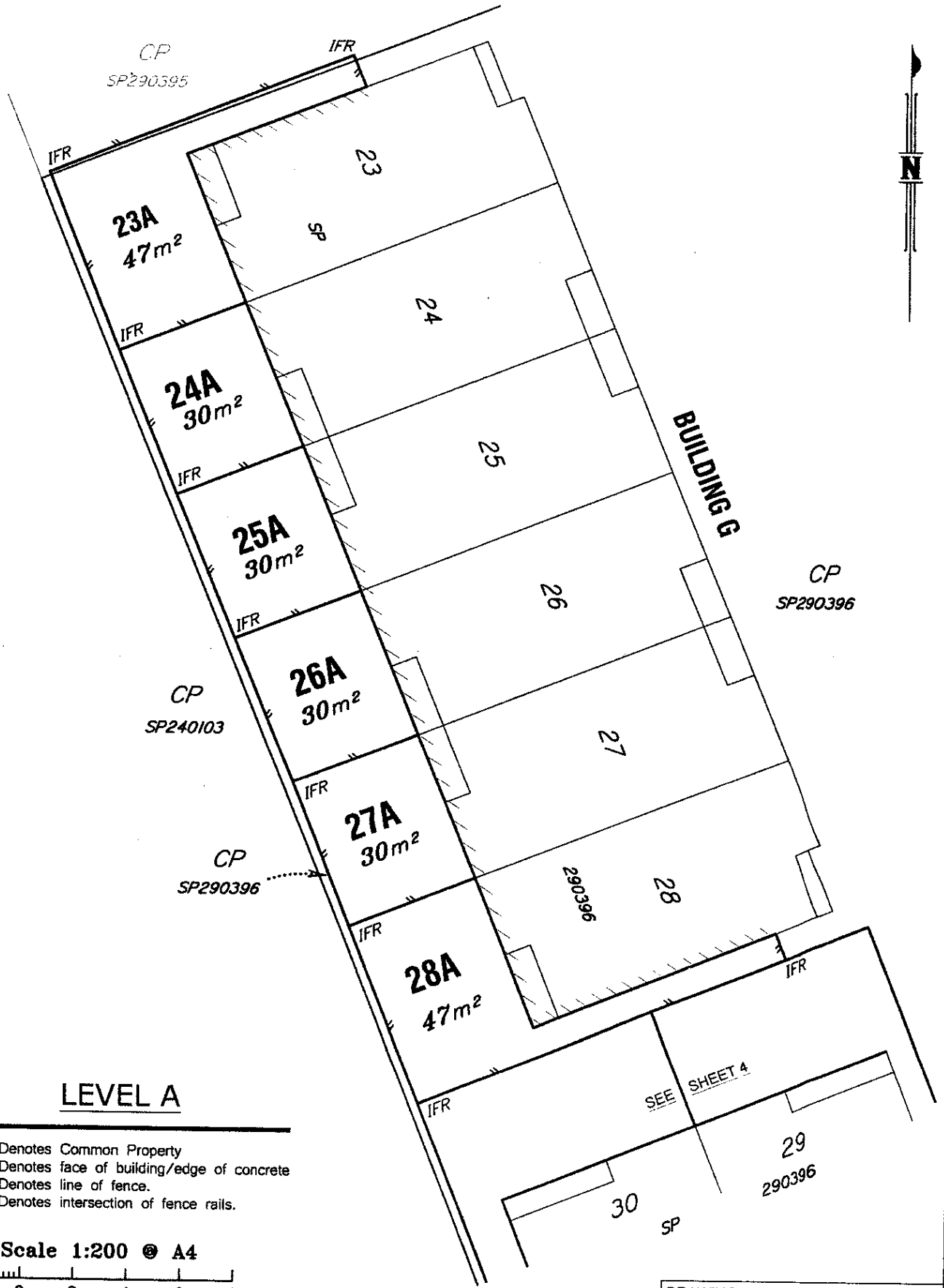


Plan of Exclusive Use Areas in Common Property on SP290396 Level A & Common Property on SP290395 Level A Brentford Outlook Community Title Scheme

DRAWING NO. VERSION
SB3649-03 C

DATE DRAWN SHEET NO.
23-08-2017 1 of 7

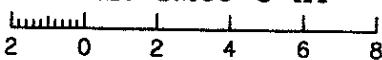
EXCLUSIVE USE PLAN
BRENTFORD OUTLOOK
COMMUNITY TITLES SCHEME



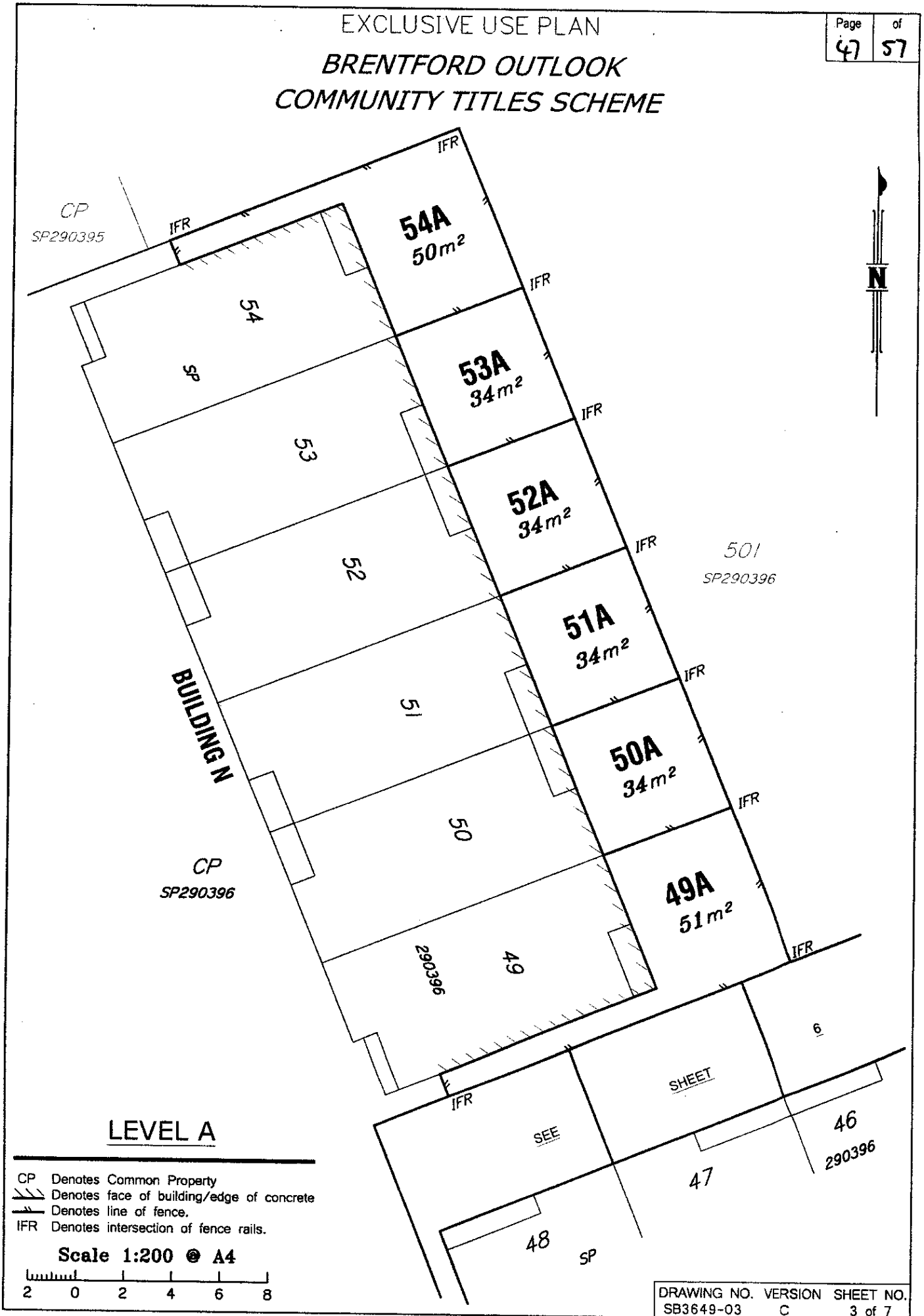
LEVEL A

- CP Denotes Common Property
- ▨ Denotes face of building/edge of concrete
- Denotes line of fence.
- IFR Denotes intersection of fence rails.

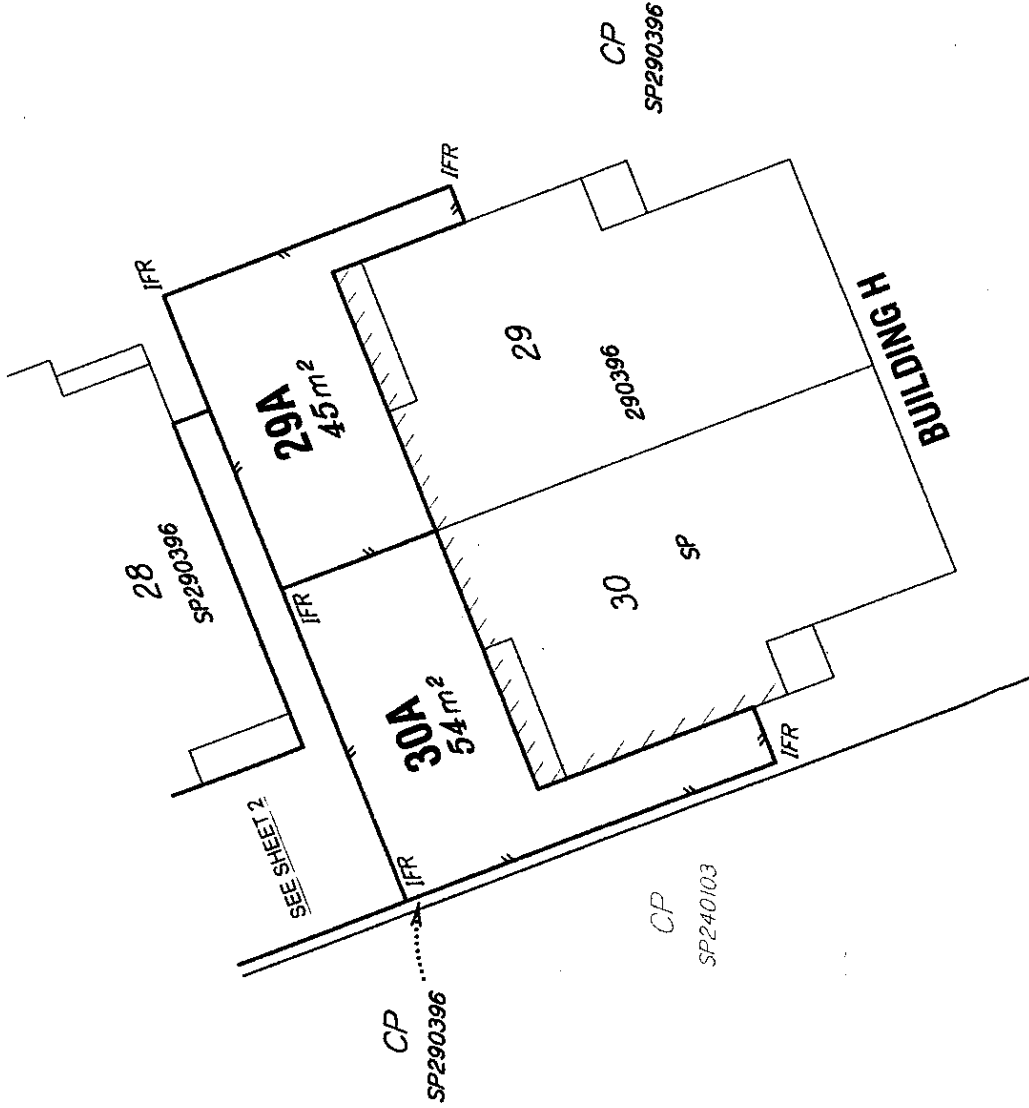
Scale 1:200 © A4



EXCLUSIVE USE PLAN
BRENTFORD OUTLOOK
COMMUNITY TITLES SCHEME



EXCLUSIVE USE PLAN
BRENTFORD OUTLOOK
COMMUNITY TITLES SCHEME



Scale 1:200 @ A4

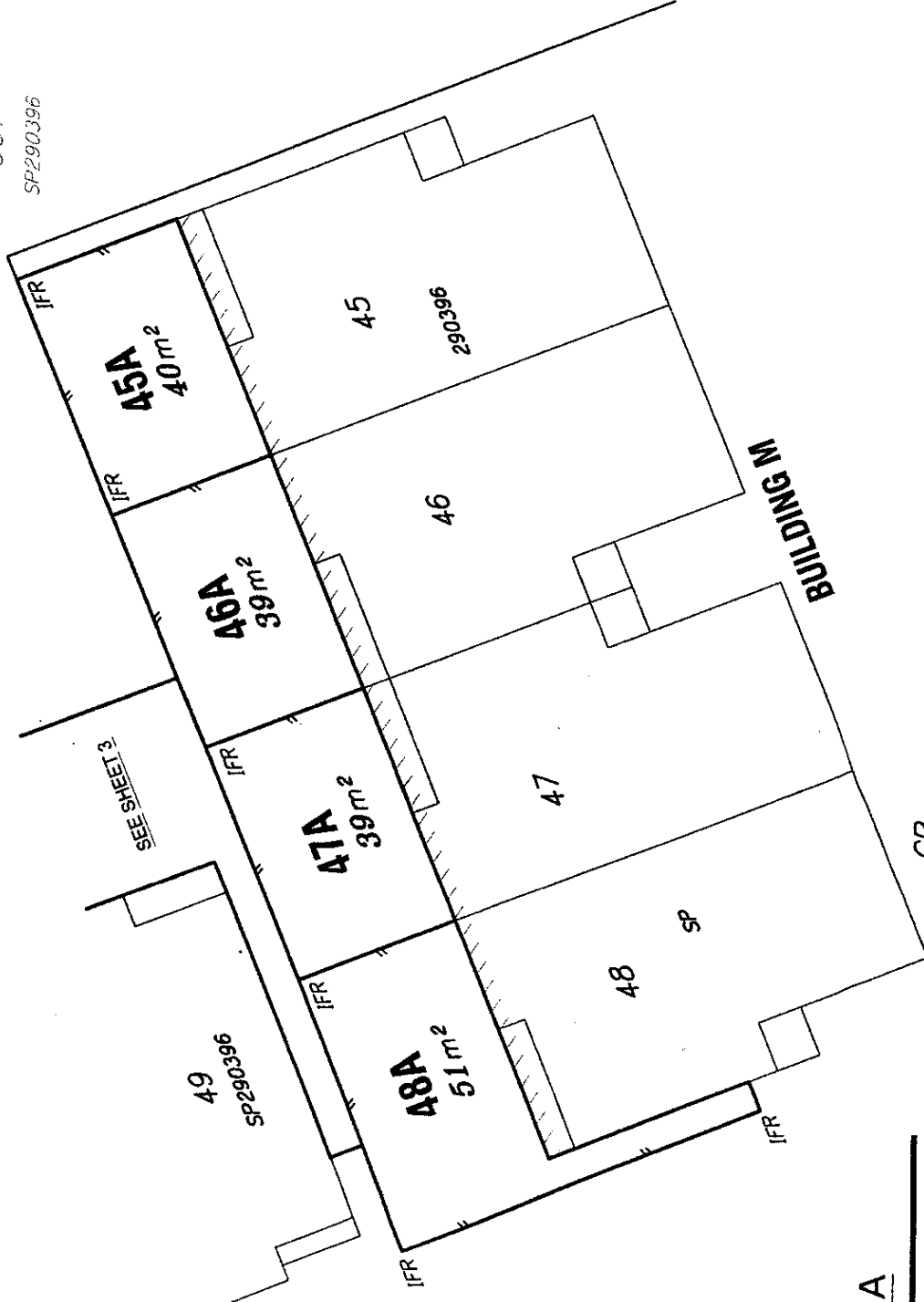


LEVEL A

- CP Denotes Common Property
- Denotes face of building/edge of concrete
- Denotes line of fence.
- IFR Denotes intersection of fence rails.

EXCLUSIVE USE PLAN
BRENTFORD OUTLOOK
COMMUNITY TITLES SCHEME

501
SP290396



LEVEL A

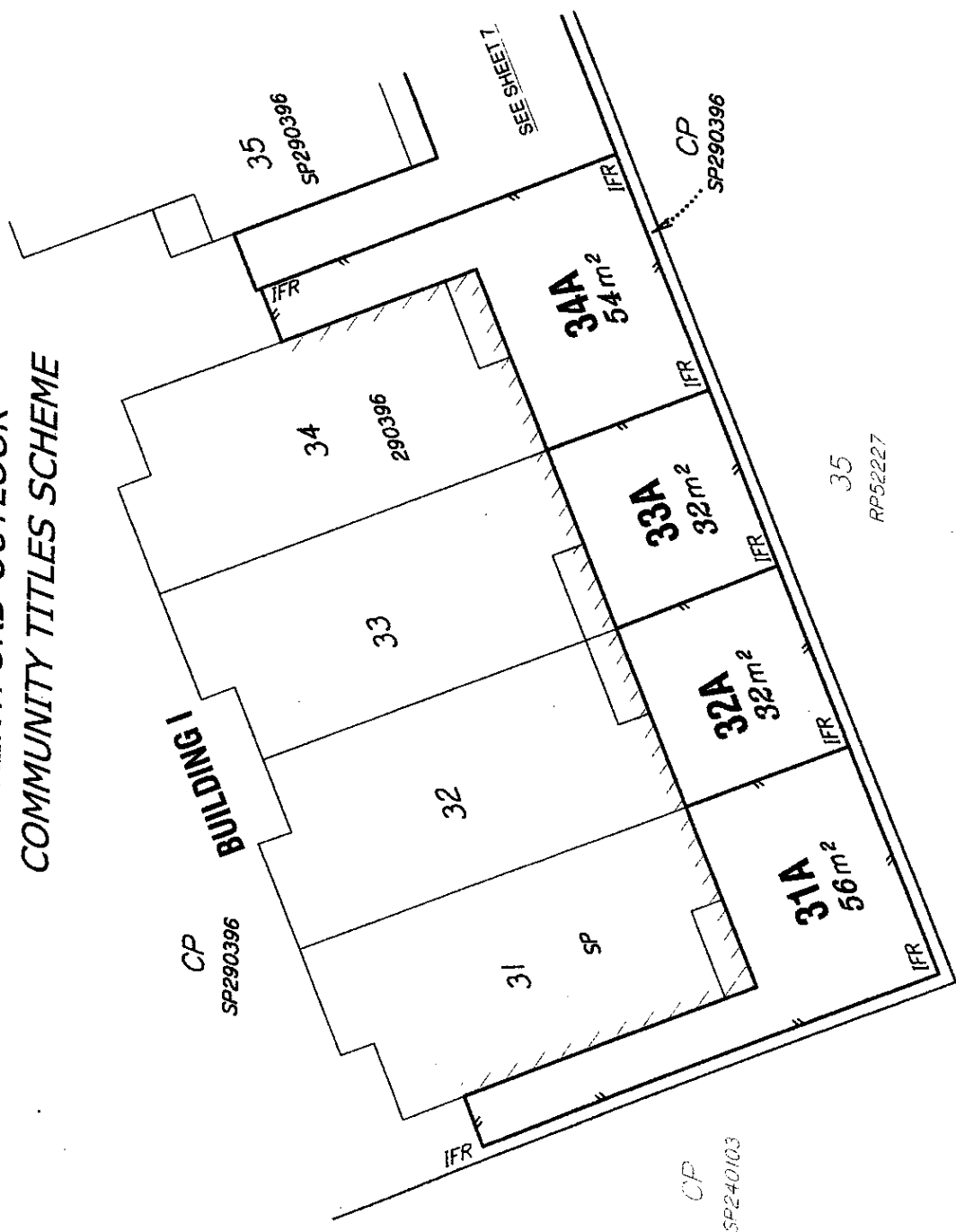
- CP Denotes Common Property
- Denotes face of building/edge of concrete
- Denotes line of fence.
- IFR Denotes intersection of fence rails.

Scale 1:200 @ A4



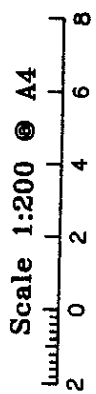
CP
SP290396

EXCLUSIVE USE PLAN
BRENTFORD OUTLOOK
COMMUNITY TITLES SCHEME



LEVEL A

- CP Denotes Common Property
- Denotes face of building/edge of concrete
- Denotes line of fence.
- IFR Denotes intersection of fence rails.



21 RP52227

CP SP240103

35 RP52227

EXCLUSIVE USE PLAN
BRENTFORD OUTLOOK
COMMUNITY TITLES SCHEME



BUILDING 1

CP
SP290396

501
SP290396

37
290396

36

35
SP

34
SP290396

36A
40m²

37A
40m²

35
RP52227

35A
62m²

LEVEL A

- CP Denotes Common Property
- Denotes face of building/edge of concrete
- Denotes line of fence.
- IFR Denotes intersection of fence rails.

Scale 1:200 @ A4



SEE SHEET 8

CP
SP290396

IFR

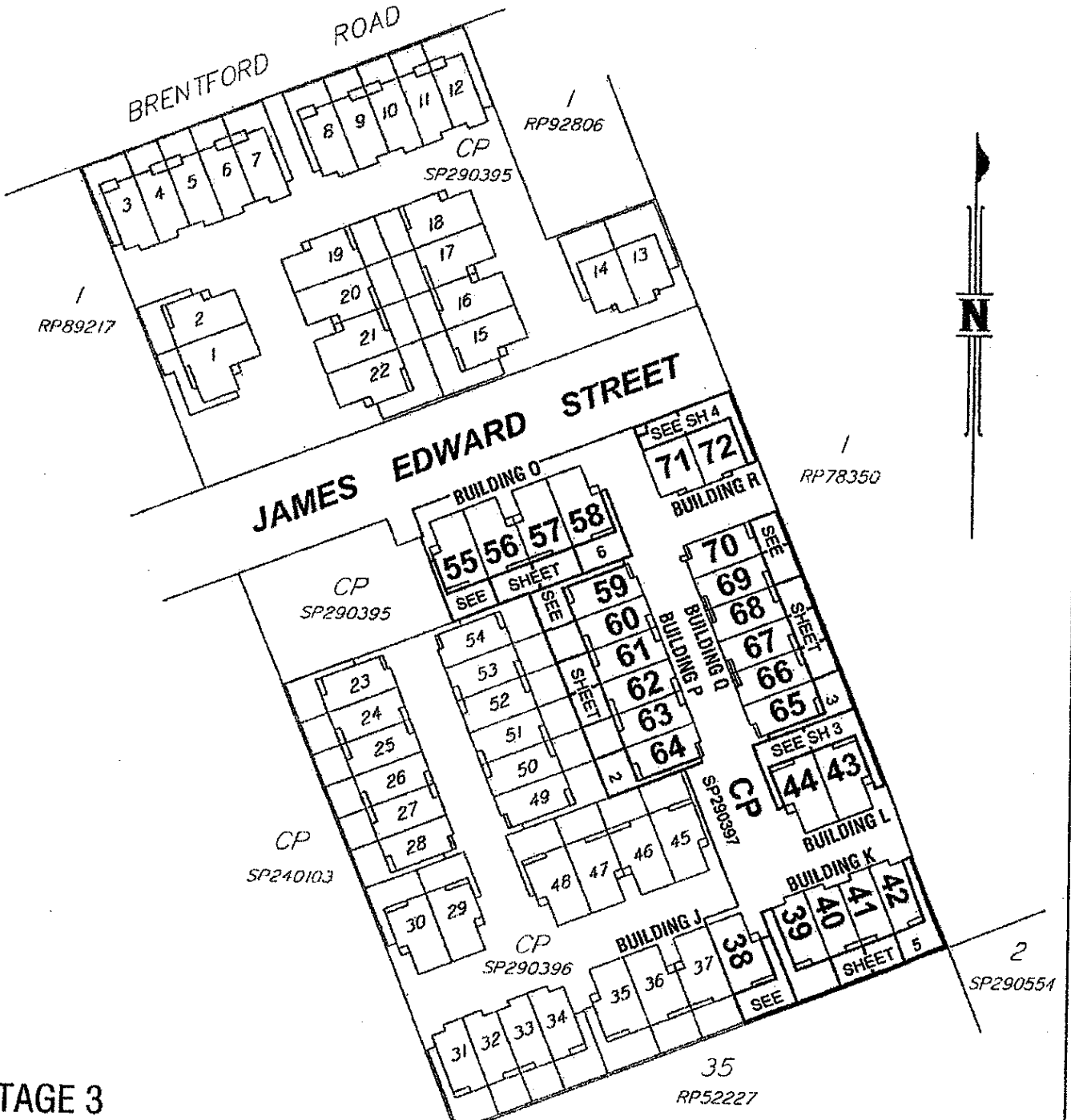
IFR

IFR

IFR

IFR

EXCLUSIVE USE PLAN BRENTFORD OUTLOOK COMMUNITY TITLES SCHEME



STAGE 3

Notes

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Wolter Consulting Group Pty Ltd (ACN 147 343 084) hereby certify that the details shown in this sketch plan are correct.

[Signature]
Director

[Signature]
Authorised Delegate

Date 3-10-2017



WOLTER
consulting group

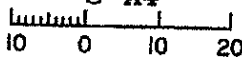
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Plan of Exclusive Use Areas in Common Property on SP290397 & SP290395 Level A

DRAWING NO. SB3649-04
VERSION C

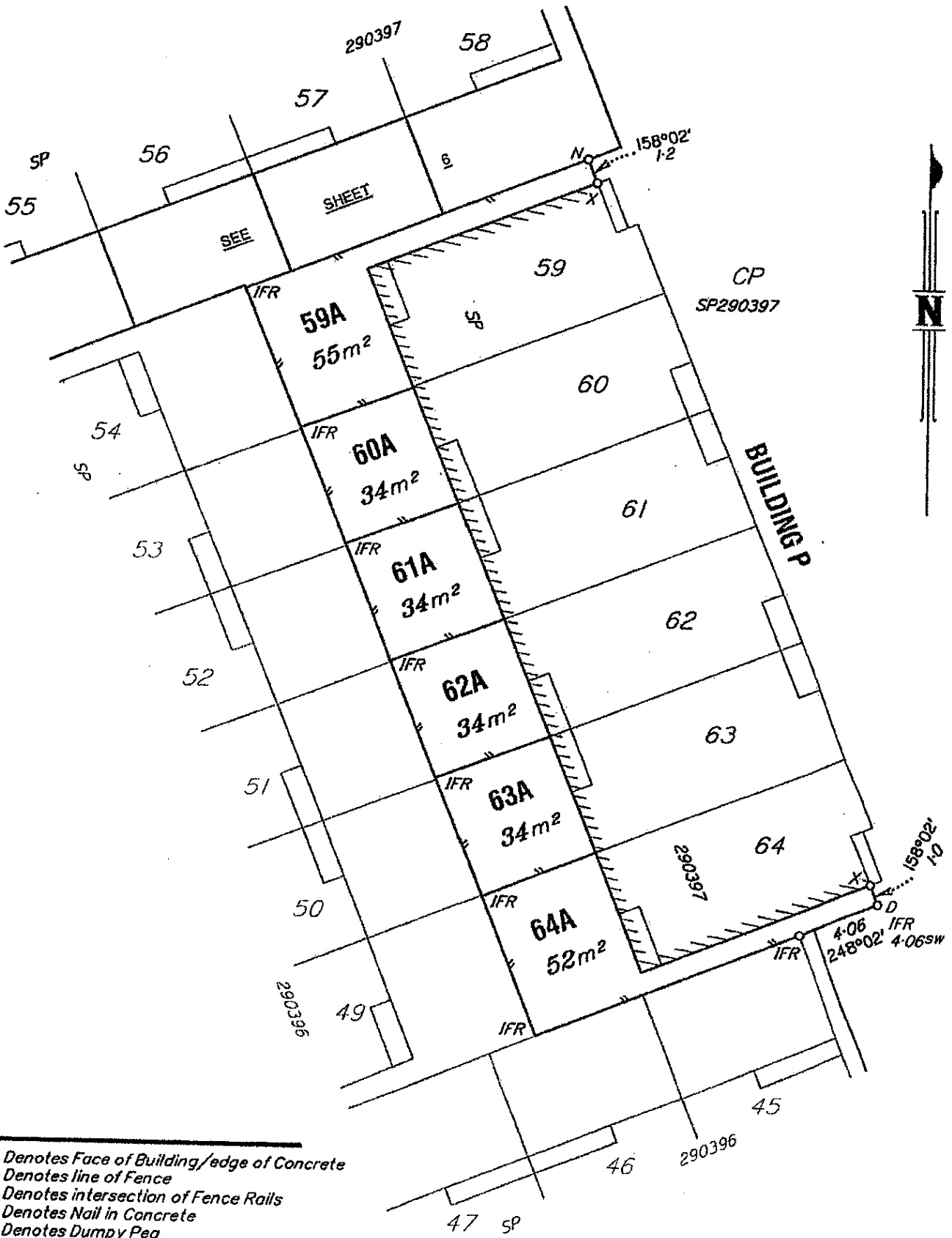
DATE DRAWN 14-09-2017
SHEET NO. 1 of 6

Planning Urban Design Landscape Environment Architecture
15/1600 Level 7, 333/341 Collins St, Melbourne, VIC 3008 Phone: (07) 2465 1232



Brentford Outlook Community Title Scheme

EXCLUSIVE USE PLAN BRENTFORD OUTLOOK COMMUNITY TITLES SCHEME



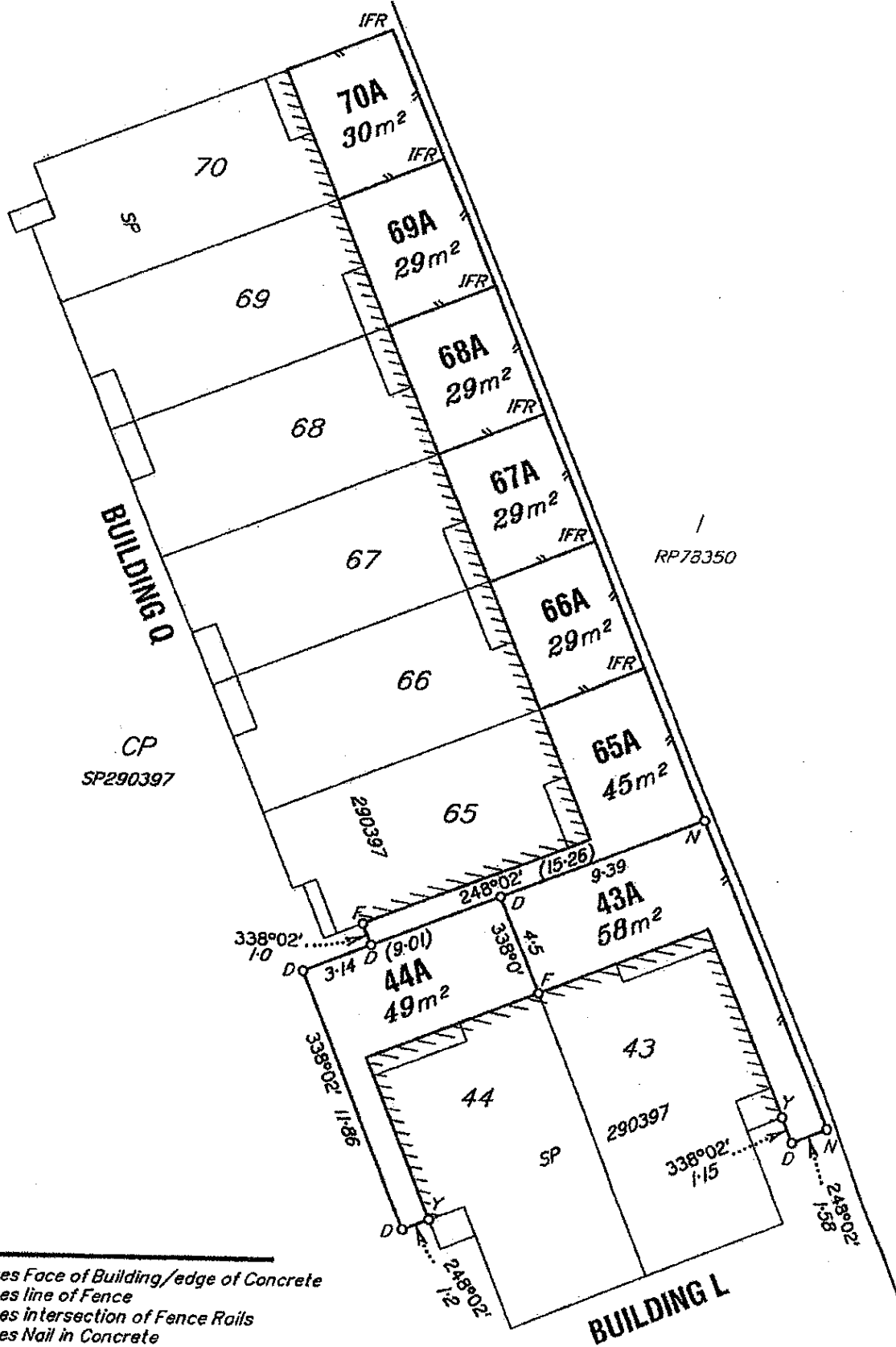
- /// Denotes Face of Building/edge of Concrete
- Denotes line of Fence
- IFR Denotes intersection of Fence Rails
- C Denotes Nail in Concrete
- D Denotes Dumpy Peg
- F Denotes Nail in Face of Wall
- N Denotes Nail in Fence Rail
- R Denotes Nail in top of Timber Retaining Wall
- X Denotes corner of Building
- Y Denotes outside corner of Column

Scale 1:250 @ A4
Lengths are in Metres.

LEVEL A

DRAWING NO.	VERSION	SHEET NO.
SB3649-04	C	2 of 6

EXCLUSIVE USE PLAN BRENTFORD OUTLOOK COMMUNITY TITLES SCHEME



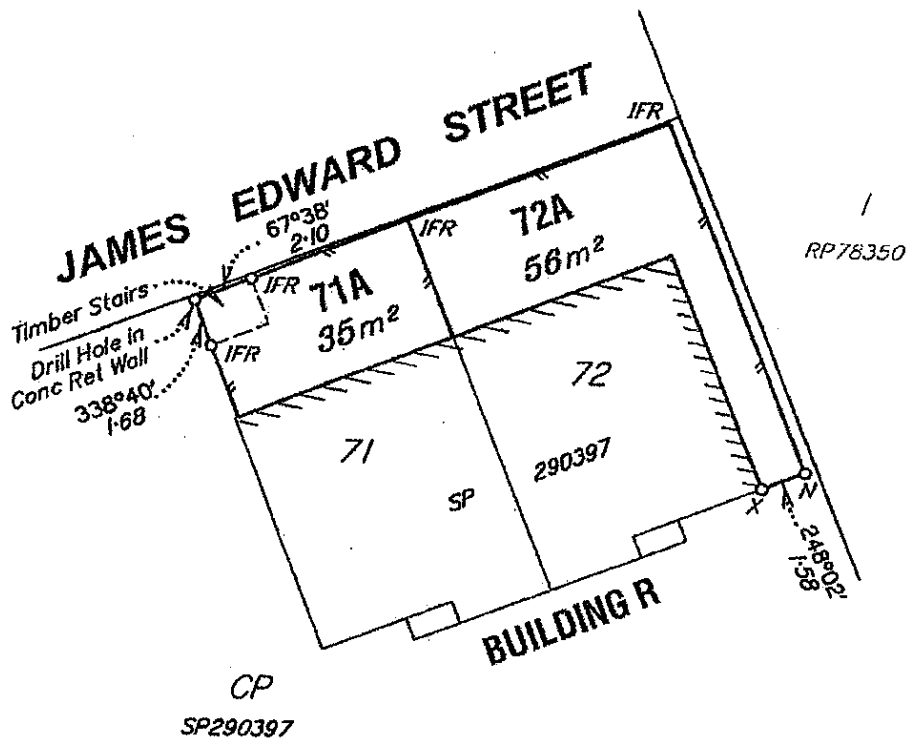
- /// Denotes Face of Building/edge of Concrete
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- IFR Denotes intersection of Fence Rails
- C Denotes Nail in Concrete
- D Denotes Dumpy Peg
- F Denotes Nail in Face of Wall
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Scale 1:250 © A4
Lengths are in Metres.

0 2 4 6 8 10

LEVEL A

EXCLUSIVE USE PLAN
BRENTFORD OUTLOOK
COMMUNITY TITLES SCHEME

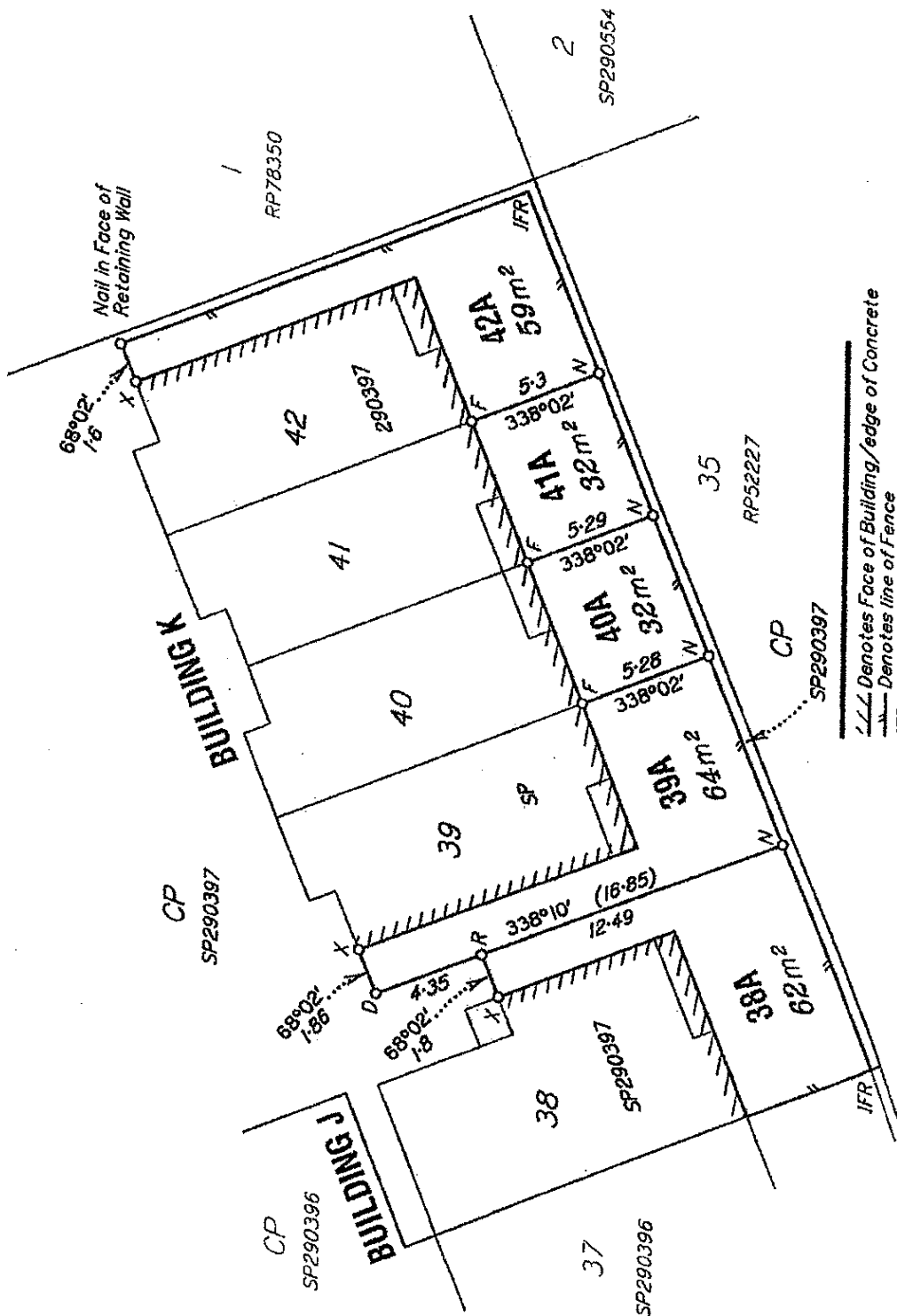


- /// Denotes Face of Building/edge of Concrete
- - - Denotes line of Fence
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Scale 1:250 @ A4
Lengths are in Metres.

LEVEL A

EXCLUSIVE USE PLAN
BRENTFORD OUTLOOK
COMMUNITY TITLES SCHEME

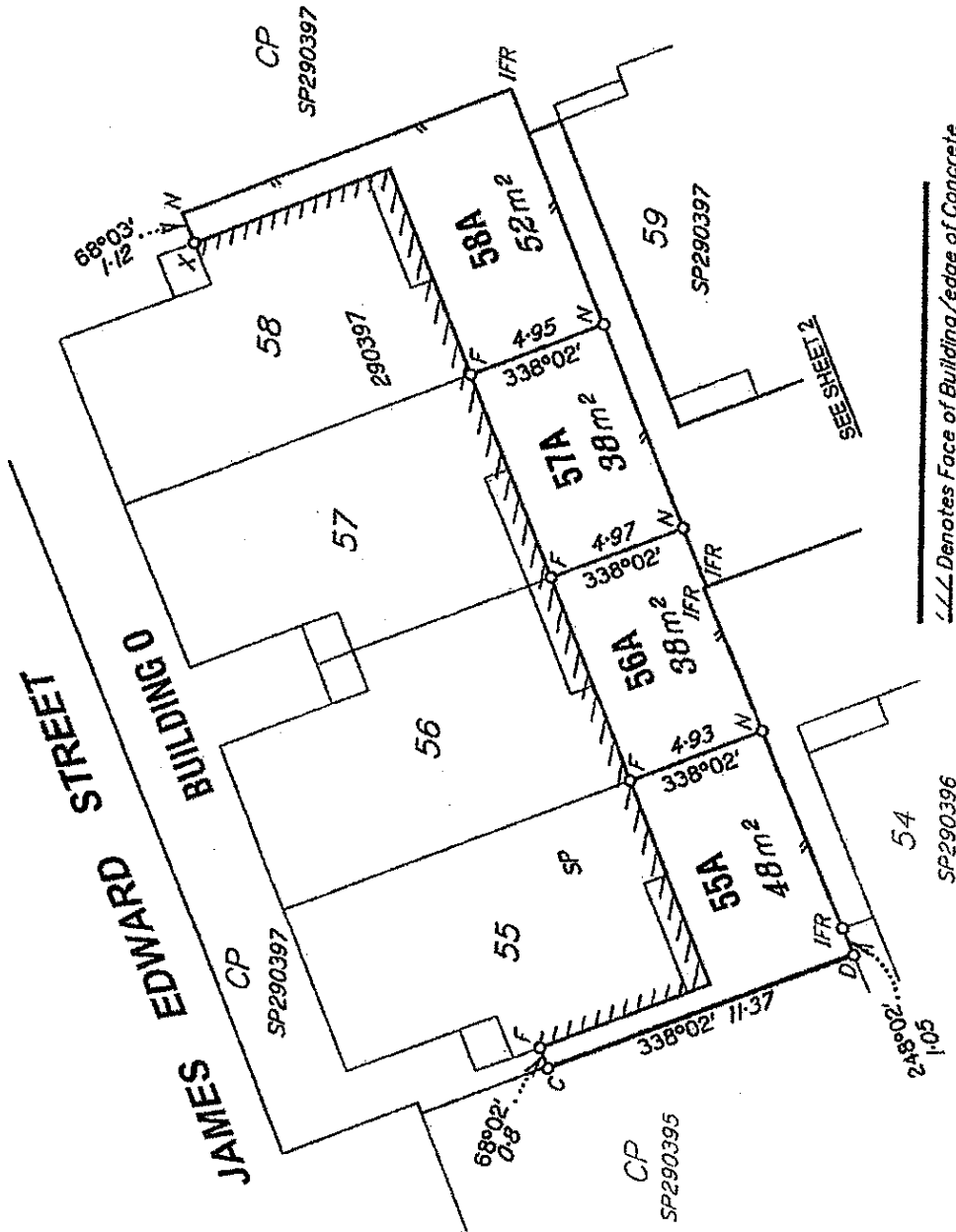


- Denotes Face of Building/edge of Concrete
- - - Denotes line of Fence
- IFR Denotes intersection of Fence Rails
- C Denotes Nail in Concrete
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- F Denotes Nail in Face of Wall
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Scale 1:250 @ A4
Lengths are in Metres.

LEVEL A

EXCLUSIVE USE PLAN
BRENTFORD OUTLOOK
COMMUNITY TITLES SCHEME



- /// Denotes Face of Building/edge of Concrete
- Denotes line of Fence
- Denotes intersection of Fence Rails
- C Denotes Nail in Concrete
- D Denotes Dumpy Peg
- F Denotes Nail in Face of Wall
- N Denotes Nail in Fence Rail
- R Denotes Nail in top of Timber Retaining Wall
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Scale 1:250 @ A4
Lengths are in Metres.

LEVEL A

Brentford Outlook Community Titles Scheme 50353

Statement about alteration or minor correction to Land Registry Form

Form being altered or corrected: New Community Management Statement

Name of authorised person or solicitor: Peter David Sprott - solicitor

Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency): Warlow Scott Lawyers

Item/s being altered or corrected: Item 1 Name of Community Titles Scheme
Item 3 Name of Body Corporate
Item 8 Execution by original owner/Consent of body corporate

Details of alteration or minor correction: Inserting the number "50353" after the words "Brentford Outlook Community Titles Scheme"

Party represented (where signed by solicitor): Chester Views Queensland Pty Ltd A.C.N. 159 036 316

Peter David Sprott
Solicitor

.....
Authorised person's or Solicitor's Signature

WARLOW SCOTT

LAWYERS

PROPERTY

COMMERCIAL

CONSTRUCTION

Our Ref: 40306
Your Ref:

10 October 2017

Registrar of Titles
Department of Natural Resources
GPO Box 1401
BRISBANE QLD 4001

Dear Sir or Madam,

RE: DEALING NUMBER 718315055
PPTY: "BRENTFORD OUTLOOK" CTS 50353

We advise we lodged under lodger code BE 148A a new CMS for the Brentford Outlook community titles scheme 50353 which was issued dealing number 718315055. Survey Plan SP 290397 was lodged subsequently and issued dealing number 718315073.

We request the new CMS having dealing number 718315055 be withdrawn and re-entered to follow dealing number 718513073.

Should you have any queries please do not hesitate to call.

Yours faithfully,
WARLOW SCOTT


Peter Spilott
Solicitor

Responsible: Scott Jenkinson
Contact: Jakob Mignone
Direct Line: 07 3002 7447
Direct Email: jpm@warlowscott.com.au

Warlow Scott Pty Ltd (A.C.N. 126 122 843) - an incorporated legal firm.
'Liability limited by a scheme approved under professional standards legislation.'

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool. This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

1. Pool safety certificate number

Certificate number: PSC0190877

2. Location of the swimming pool

Lot/s on plan details are usually shown on the title documents and rates notices

Street address:

31-35 BRENTFORD ROAD

RICHLANDS QLD

Postcode

4

0

7

7

Lot and plan details:

9999/SP/290395

Local government area:

BRISBANE CITY

3. Exemptions or alternative solutions for the swimming pool (if known and applicable)

If it is known that an exemption or alternative solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or alternative solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

4. Shared pool or non-shared pool

Shared pool



Non-shared pool

**5. Pool safety certificate validity**

Effective date:

1

6

/

1

0

/

2

0

2

3

Expiry date:

1

6

/

1

0

/

2

0

2

4

6. Certification

This certificate states that the pool safety inspector has inspected the regulated pool and is satisfied that the pool is a complying pool under the *Building Act 1975*.

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.

Name:

CRAIG WILLIAM HERGENHAN

Pool safety inspector
licence number:

PS101491

Signature:

Other important information that could help save a young child's life

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. Gates and doors giving access to the pool must always be kept securely closed while they are not in use. High penalties apply for non-compliance. It is essential that parents and carers carefully supervise young children around swimming pools at all times. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the Building Act 1975. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RTI: The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.

