

DISCLOSURE STATEMENT

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

LOT 44 “FLORA EDITION”

PROPERTY DETAILS

CTS No. : 55424
Lot Number : 44
Unit Number : 44
Scheme Address : 133 Government Road, Richlands QLD 4077
Plan Type & Number : SP 322951
Regulation Module : Accommodation Module

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

LOT ENTITLEMENTS

<i>CONTRIBUTION Lot Entitlement</i>	40	<i>INTEREST Lot Entitlement</i>	189
<i>Aggregate</i>	2,000	<i>Aggregate</i>	10,002

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

FINANCIAL INFORMATION

Scheme Financial Year : **1 October to 30 September**

The balance of the Administration Fund is \$13,706.27 CREDIT AS AT 26 September 2024

The balance of the Sinking Fund is \$52,140.90 CREDIT AS AT 26 September 2024

ANNUAL CONTRIBUTIONS:

PAYMENT PERIODS	DUE DATE	ADMINISTRATION FUND (Gross)	SINKING FUND (Gross)	INSURANCE FUND (Gross)
01/10/23 to 31/12/23	01/10/23	\$720.00	\$144.00	\$75.60
01/01/24 to 31/03/24	01/02/24	\$640.00	\$144.00	\$90.72
01/04/24 to 30/06/24	01/04/24	\$640.00	\$144.00	\$90.72
01/07/24 to 30/09/24	01/07/24	\$640.00	\$144.00	\$92.61
Annual TOTAL		\$2,640.00	\$576.00	\$349.65
Pre-Issue				
01/10/24 to 31/12/24	01/10/24	\$720.00	\$148.00	\$86.94
01/01/25 to 31/03/25	01/01/25	\$720.00	\$148.00	\$86.94

Levy Discount : There is no discount. A penalty of 2.5% per month applies for late payments

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 \$349.65, is based on the interest schedule lot entitlements for lots included in the scheme. The balance of the administrative fund annual contributions, being \$2,640.00, 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 : Eleni Poulos
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 : Nil

INSURANCE

Insurer : QBE Insurance (Australia) Limited
Policy No. : HU0006093207
Date of Expiry : 30 September 2025

Building : \$16,108,279.00
Common Contents : \$161,082.00
Public Liability : \$30,000,000.00

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

: Diverse FMX have been engaged to carry out a Building Defect Inspection. The report has not yet been completed.

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

: There were no further matters of significant interest disclosed in the records made available at the time of our inspection.

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

Flora Edition CTS 55424

BALANCE SHEET

AS AT 26 SEPTEMBER 2024

	ACTUAL 26/09/2024	ACTUAL 30/09/2023
<u>OWNERS FUNDS</u>		
Administrative Fund	13,706.27	20,293.14
Sinking Fund	52,140.90	26,900.00
<u>TOTAL</u>	<u>\$ 65,847.17</u>	<u>\$ 47,193.14</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Gst On Capital	4,366.10	0.00
Cash At Bank	115,706.97	98,889.18
Levies Billed Not Yet Due	48,000.92	0.00
Levies Pre-Paid	26.00	0.00
Levies In Arrears	1,580.65	9,201.60
Other Arrears	1,103.57	835.86
<u>TOTAL ASSETS</u>	<u>170,784.21</u>	<u>108,926.64</u>
<u>LIABILITIES</u>		
Gst Clearing Account	(385.94)	0.00
Arrears Clearing Account	(247.50)	(165.00)
Creditors	26,719.22	31,408.75
Levies Billed Not Yet Due	48,000.92	0.00
Levies Pre-Paid	26.00	0.00
Levies In Advance	27,902.96	27,959.55
Other Payments In Advance	2,921.38	2,530.20
<u>TOTAL LIABILITIES</u>	<u>104,937.04</u>	<u>61,733.50</u>
<u>NET ASSETS</u>	<u>\$ 65,847.17</u>	<u>\$ 47,193.14</u>

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2023 TO 26 SEPTEMBER 2024

	ACTUAL 01/10/23-26/09/24	BUDGET 01/10/23-30/09/24	VARIANCE %	ACTUAL 31/10/22-30/09/23
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Administrative Fund Levy	132,000.00	132,000.00	100.00	139,200.00
Insurance Levy	18,503.70	19,003.80	97.37	12,502.50
Gst On Income	(6,700.17)	(13,727.62)	48.81	0.00
TOTAL ADMIN. FUND INCOME	143,803.53	137,276.18		151,702.50
<u>EXPENDITURE - ADMIN. FUND</u>				
<u>AUDIT & TAXATION COSTS</u>				
Independent Audit File Prep	0.00	250.00	0.00	0.00
Income Tax Return	115.50	0.00		0.00
<u>BANK & FINANCIAL CHARGES</u>				
Stratapay Transaction Fee	146.25	10.00	1,462.50	1.10
<u>UTILITIES</u>				
Electricity - Common Areas	3,760.41	4,200.00	89.53	3,977.21
Cold Water - Common -No Gst	7,064.38	4,500.00	156.99	645.70
<u>INSURANCE</u>				
Insurance Premium	23,642.09	25,490.50	92.75	23,970.00
Insurance Stamp Duty - No Gst	2,060.91	0.00		0.00
<u>CARETAKER/BUILDING MANAGER</u>				
Caretaker Contract	83,063.34	86,625.00	95.89	77,240.63
Caretaker Expenses	4,241.72	1,200.00	353.48	542.70
<u>PROFESSIONAL ADVICE/FEEES</u>				
Advice - Strata Additional	459.80	1,000.00	45.98	517.85
Advice - Maintenance	44.00	0.00		0.00
Engineer/Building Consultant	660.00	0.00		0.00
<u>LICENCES & PERMITS FEE</u>				
Software & Records Storage	890.00	0.00		0.00
Other Council Doc - No Gst	42.13	0.00		0.00
<u>CLEANING</u>				
Cleaning - Contract	0.00	450.00	0.00	0.00
<u>PEST CONTROL</u>				
Pest Control Treatment	1,122.00	11,500.00	9.76	9,416.00
<u>ELECTRICAL</u>				
R&M - Electrical General	770.00	250.00	308.00	0.00
<u>PLUMBING</u>				
Plumbing General	357.78	500.00	71.56	203.00
Backflow Device Testing	132.00	0.00		0.00
Stormwater Contract	3,228.50	0.00		0.00
Waterproofing Works	5,811.30	7,748.40	75.00	4,519.90
<u>BUILDING GENERAL</u>				

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2023 TO 26 SEPTEMBER 2024

	ACTUAL 01/10/23-26/09/24	BUDGET 01/10/23-30/09/24	VARIANCE %	ACTUAL 31/10/22-30/09/23
R&M - Building General	860.41	1,500.00	57.36	302.50
<u>GARDENS/GROUNDS</u>				
R&M - Grounds General	2,404.00	1,000.00	240.40	409.99
<u>POOL/SPA</u>				
Pool Maintenance	5,600.59	5,000.00	112.01	510.43
<u>IT/COMMUNICATION</u>				
R&M - It/General	0.00	1,415.00	0.00	847.50
<u>BODY CORPORATE MANAGEMENT</u>				
Fixed Price -Management Time	11,294.60	11,000.00	102.68	8,249.85
Variable Disbursements	0.00	0.00	0.00	55.00
<u>GST</u>				
Gst On Expenses	(7,381.31)	(14,467.20)	51.02	0.00
<u>TOTAL ADMIN. EXPENDITURE</u>	150,390.40	149,171.70		131,409.36
<u>SURPLUS / DEFICIT</u>	\$ (6,586.87)	\$ (11,895.52)		\$ 20,293.14
Opening Admin. Balance	20,293.14	20,293.14	100.00	0.00
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 13,706.27	\$ 8,397.62		\$ 20,293.14

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STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 OCTOBER 2023 TO 26 SEPTEMBER 2024

	ACTUAL 01/10/23-26/09/24	BUDGET 01/10/23-30/09/24	VARIANCE %	ACTUAL 31/10/22-30/09/23
<u>SINKING FUND</u>				
<u>INCOME</u>				
Sinking Fund Levy	28,800.00	28,800.00	100.00	26,900.00
<u>INTEREST</u>				
Gst On Income	(1,309.10)	(2,618.18)	50.00	0.00
<u>TOTAL SINKING FUND INCOME</u>	27,490.90	26,181.82		26,900.00
<u>EXPENDITURE - SINKING FUND</u>				
<u>BUILDING</u>				
Building General	2,475.00	0.00		0.00
<u>GST</u>				
Gst On Expenses	(225.00)	0.00	0.00	0.00
<u>TOTAL SINK. FUND EXPENDITURE</u>	2,250.00	0.00		0.00
<u>SURPLUS / DEFICIT</u>	\$ 25,240.90	\$ 26,181.82		\$ 26,900.00
Opening Sinking Fund Balance	26,900.00	26,900.00	100.00	0.00
<u>SINKING FUND BALANCE</u>	\$ 52,140.90	\$ 53,081.82		\$ 26,900.00

RENEWAL TAX INVOICEBody Corp The Flora Edition CTS 55424
C/- Body Corporate Systems
P.O Box 743
MORNINGSIDE QLD 4170Date: 12/09/2024
Invoice Number: 487595
Account Manager: BC39

Thank you for using our services to arrange this insurance cover. Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the Insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	CTD Community Title - Domestic	Premium
Insured	Body Corp The Flora Edition CTS 55424	Base Premium \$22,238.34
Policy Description	Community Title - Domestic - 133 Government Road, Richlands QLD 4077	F & E Service Levy \$0.00
Policy Number	HU0006093207	Stamp Duty \$2,201.59
Period of Insurance	30/09/2024 to 30/09/2025	Underwriter Fee \$150.00
Effective Date	30/09/2024	Broker Fee \$275.65
Insurer	CHU Underwriting Agencies Pty Ltd	Admin Fee \$50.00
Underwritten By	QBE Insurance (Australia) Limited	GST \$2,271.42
		Invoice Total \$27,187.00

Payment Options**DEFT Reference Number**
40726224875957Pay by credit card or registered bank account at www.deft.com.au. Payments by credit card may attract a surcharge.

*498 407262 24875957

Pay in-store at Australia Post by cheque or EFTPOS

**Biller Code: 20362**
Ref: 40726224875957**Direct Insurance Brokers****Want to pay monthly?** **IQumulate**
Premium Funding[Click here to accept online](#)Total amount payable \$30,165.86
(includes application fee and credit charges)
or visit edge.iqumulate.com/myaccount
Enter code: **GTD62BRKRA**
Smooth out cash flow
Easy monthly payments
No additional security**Name:** Body Corp The Flora Edition CTS 55424
Client ID: 27450
Invoice No: 487595

1 st instalment of:	\$3,034.59
followed by 9 instalments of:	\$3,014.59
or Total Due:	\$27,187.00

Contact your participating financial institution to make BPAY payments using the biller code and reference number as detailed above

Direct Insurance Brokers

AFSL 241075
AB.N. 39010352075

IMPORTANT INFORMATION AND NOTICES

Our Remuneration

Our remuneration for advising you about this insurance will be by way of fee and/or commission. Commission is paid by the insurer of your policy, and fees are charged by our office for the service we provide. All these amounts include GST. Some of our remuneration may be tax deductible.

	Amount	GST	Total
Broker Fee	\$275.65	\$27.56	\$358.21
Admin Fee	\$50.00	\$5.00	
Commission	\$4,447.67	\$444.76	\$4,892.43
Total Income	\$4,773.32	\$477.32	\$5,250.64
Referral Partner Amount	-\$3,335.75	-\$333.58	-\$3,669.33
Net Income	\$1,437.57	\$143.74	\$1,581.31

Out of the income received by Direct Insurance Brokers, we MAY pay a portion of this to a referrer, associate and/or authorised representative. This is not an additional cost, this comes out of the income we receive, and is paid to help assist our office in managing the insurance arrangements. All amounts are displayed in the table above, and if you have any questions, please contact our office.

About this notice / Statutory documents: This important notice highlights some of the legal requirements, conditions and obligations that relate to the placement and operation of your insurance policy. For your protection, please read carefully these notices and our Financial Services Guide, any Statements of Advice and the insurer's Product Disclosure Statement before you complete the proposal form.

Appointment / Authority to act as your broker: When you instruct us to arrange cover on your behalf, it is deemed that you have appointed us as your agent to deal with all matters relevant to all insurance contracts, including claims.

Duty to not make a misrepresentation - (consumer insurance contracts only) (Note: if you are **applying for a new consumer insurance contract, or varying an existing consumer insurance contract**, which is an insurance policy obtained wholly or predominately in relation to personal, domestic or household insurance purposes, you must answer the specific questions asked by the insurer truthfully and accurately. In answering those questions, you must tell the insurer all information that's known to you and that a reasonable person would be expected to provide in answer to the questions). You have a duty under the Insurance Contracts Act 1984 (ICA) to take reasonable care not to make a misrepresentation to the insurer (your duty). Your duty applies only in respect of a policy that is a consumer insurance contract, which is a term defined in the ICA. Your duty applies before you enter into the policy, and also before you renew, extend, vary, or reinstate the policy. Before you do any of these things, you may be required to answer questions and the insurer will use the answers you provide in deciding whether to insure you, and anyone else to be insured under the policy, and on what terms. To ensure you meet your duty, your answers to the questions must be truthful, accurate and complete. If you fail to meet your duty, the insurer may be able to cancel your contract, or reduce the amount it will pay if you make a claim, or both. If your failure is fraudulent, the insurer may be able to refuse to pay a claim and treat the contract as if it never existed.

Duty to not make a misrepresentation - (consumer insurance contracts only) (Note: if you are **renewing a consumer insurance contract**, which is an insurance policy obtained wholly or predominately in relation to personal, domestic or household insurance purposes, you must answer the specific questions asked by the insurer truthfully and accurately. In answering those questions, you must tell the insurer all information that's known to you and that a reasonable person would be expected to provide in answer to the questions). Before you renew your policy, you have a duty under the Insurance Contracts Act 1984 (ICA) to take reasonable care not to make a misrepresentation to the insurer (**your duty**). Your duty applies only in respect of your policy that is a consumer insurance contract, which is a term defined in the ICA. This notice includes information you have previously told us that is relevant to your policy, which we passed on to the insurer. The insurer requires you to contact us to tell us if this information is incorrect, or if it has changed. If you do not tell us about a change to something you have previously told us, the insurer will take this to mean that there is no change. To ensure you meet your duty, when you contact us to advise of any information that is incorrect or has changed, the updated information you give us must be truthful, accurate and complete. If you fail to meet your duty, the insurer may be able to cancel your contract, or reduce the amount it will pay if you make a claim, or both. If your failure is fraudulent, the insurer may be able to refuse to pay a claim and treat the contract as if it never existed.

Duty of disclosure - (non-consumer insurance contracts only – new business and alterations. Your duty of disclosure Before you enter into an insurance contract, you have a duty to tell the insurer anything that you know, or could reasonably be expected to know, that may affect the insurer's decision to insure you and on what terms. You have this duty until the insurer agrees to insure you. You have the same duty before you renew, extend, vary, or reinstate an insurance contract.

You do not need to tell the insurer anything that:

- reduces the risk they insure you for; or
- is common knowledge; or
- the insurer knows, or should know; or
- the insurer waives your duty to tell them about.

If you do not tell the insurer something

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AB.N. 39010352075

If you do not tell the insurer anything you are required to, they may cancel your contract, or reduce the amount they will pay you if you make a claim, or both. If your failure to tell the insurer is fraudulent, they may refuse to pay a claim and treat the contract as if it never existed.

Duty of disclosure - (non-consumer insurance contracts only - renewals)

Before you enter into an insurance contract, you have a duty to tell us anything that you know, or could reasonably be expected to know, that may affect the insurer's decision to insure you and on what terms. You have this duty until the insurer agrees to insure you. You have the same duty before you renew, extend, vary, or reinstate an insurance contract. You do not need to tell the insurer anything that:

- reduces the risk they insure you for; or
- is common knowledge; or
- the insurer knows, or should know; or
- the insurer waives your duty to tell them about.

If you do not tell the insurer something

If you do not tell the insurer anything that you are required to, they may cancel your contract, or reduce the amount they will pay you if you make a claim, or both. If your failure to tell the insurer is fraudulent, they may refuse to pay a claim and treat the contract as if it never existed

Standard Covers: The Insurance Contracts Acts Regulations set out the standard cover terms of motor vehicle, home building, home contents, sickness and accident, consumer credit and travel insurance. If any insurer wishes to rely on a term which is different from the standard cover terms, the insurer must clearly inform you in writing of that different term. The insurer may do so by giving you a copy of the PDS/policy wording.

Change of Risks or Circumstances / Alterations to Your Business: It is vital that you should advise us in writing of any departure from your "normal" form of business activities (i.e. that which has already been conveyed to your insurers). For example, acquisitions, changes in occupation or location, new products or new overseas activities. To ensure proper protection, please consult with us if you are in any doubt as to whether your insurer should or should not be told of certain changes.

Average or Co-Insurance Protection: Some policies contain an Average/Co-Insurance clause which means that you must insure for the full insurable value of the property insured. If you under-insure, your claim may be reduced in proportion to the amount of the under-insurance. As such, if you are in any doubt regarding this clause insofar as it applies to your policy, please contact your Account Executive for assistance.

Utmost Good Faith: Every contract of insurance is subject to the doctrine of utmost good faith which requires that the parties to the contract should act towards each other with the utmost good faith. Failure to do so on your part may prejudice any claim or the continuation of cover provided by insurers.

Conflicts of Interest: Direct Insurance Brokers was established in 1980, and has a large portfolio of clients, some of whom have been with us for many years. We have built strong personal and business relationships based on trust and integrity, however perceived or actual conflicts of interest need to be addressed and disclosed. Our business employs staff and has owners that may be friends and/or family of clients or industry colleagues. We have a conflicts register where we address these matters, and outline our handling of them to prevent any impact to our clients. Any conflicts are addressed by management, and we endeavour to make sure they do not impact our ability to do our job as a licensed insurance broker.

Claims Made and Notified Policy: Some insurance policies operate on a so-called "claims made and notified" basis. This means that the policy covers you for claims made against you and notified to the insurer during the period of cover, irrespective of when the circumstances giving rise to the claim occurred.

Cancellation – Retained Remuneration: You are aware from our Financial Services Guide that we earn commission from insurers for placing insurance with them. Most of the commission and broker fee we earn is paid to our staff and for other expenses. When you pay this invoice, you agree that should this insurance be cancelled, we will retain our remuneration. You will receive the return premium allowed less any commission we must return to the insurer and there will be no refund of broker fee. For some insurances there is no refund entitlement. If Premium Funding is used to pay a premium, any refund is remitted to the Premium Funding company unless they direct otherwise. We are not responsible for any additional funding costs that may accrue through delays in obtaining refunds from insurers.

Misstatement of Premium: We try to tell you the correct amount of premium and statutory charges that applies to your insurance. In the event that we misstate that amount (either because we have made an unintentional error or because a third party has misstated the amount), we reserve the right to correct the amount. By instructing us to arrange insurance for you, you agree, where permitted by law, that you shall not hold us responsible for any loss that you may suffer as a result of any such misstatement.

Credit Card Surcharge: Please note that payments by Credit Card will attract surcharge: Visa & Mastercard .84%

Notes:

Body Corporate The Flora Edition CTS 55424 RESIDENTIAL STRATA INSURANCE SUMMARY

Location: 133 Government Road, Richlands QLD 4077**Insurance Period:** 30/09/2024 to 30/09/2025

This summary is intended to provide a quick reference to your cover. It highlights benefits and draws attention to some aspects of cover that are commonly misunderstood. It is not an exhaustive explanation of all the benefits and exclusions of the:

CHU RESIDENTIAL STRATA INSURANCE version QM562-1023

The insurer's documentation prevails and should be read. ^The policy wording is enclosed.

The policy is underwritten by QBE Insurance Australia 100%.

CHU Underwriting Agencies Pty Ltd is the Wholesale Intermediary. Should you wish to access the Financial Services Guide, please contact us and we will arrange to have a copy sent to you. The U/W Levy is a CHU Underwriting Agencies fee.

Please contact us if you have any questions or need more details or advice on this or any other insurance.

This invoice has been issued by **Direct Insurance Brokers Pty Ltd ABN 39 010 352 075 AFSL 241 075**. Please contact us if you have any questions or need more details or advice on this or any other insurance.

Policy Schedule**POLICY 1 – BUILDING & COMMON CONTENTS**

Building(s)	\$16,108,279
Common Area Contents	\$161,082
Loss of Rent/Temporary Accommodation	\$2,416,241
Fusion Cover	Up to \$5,000
Floating Floors	Included

POLICY 2 – LEGAL LIABILITY \$30,000,000

POLICY 3 – VOLUNTARY WORKERS

Capital Benefits	\$200,000
Weekly Benefits	\$2,000

POLICY 4 – FIDELITY GUARANTEE \$250,000

POLICY 5 – OFFICE BEARERS LIABILITY \$5,000,000

POLICY 6 – MACHINERY BREAKDOWN Not Selected
Loss of Rent/Temp Accommodation (20%) Not Selected

POLICY 7 – CATASTROPHE (BUILDING & COMMON CONTENTS)

Total Catastrophe cover	\$2,416,241
Extended cover – Rent/Temporary Accommodation (15%)	\$362,436
Escalation in cost of temporary accommodation (5%)	\$120,812
Cost of Removal, Storage and Evacuation (5%)	\$120,812

POLICY 8 – GOVERNMENT AUDIT COSTS & LEGAL EXPENSES

Government audit costs (Limit \$1,000 Record Keeping Audit)	\$25,000
Appeal expenses – Common property health and safety breaches	\$100,000
Legal defence expenses	\$50,000

POLICY 9 – LOT OWNERS, FIXTURES AND IMPROVEMENTS (PER LOT) \$250,000**Flood** Included**FLOOD Notice:**

Flood means the covering of normally dry land by water that has escaped or been released from the normal confines of any of the following:

- a. a lake (whether or not it has been altered or modified);
- b. a river (whether or not it has been altered or modified);
- c. a creek (whether or not it has been altered or modified);
- d. another natural watercourse (whether or not it has been altered or modified);
- e. a reservoir;
- f. a canal;
- g. a dam.

EXCESSES:	Policy 1 - All other claims (Inc. Earthquake)	\$2,000
	Unoccupancy	\$2,000
	Policy 8 - Legal Defence Expenses	\$1,000

Excesses – explanatory notes

Whenever an Excess and amount is shown in the Schedule or Policy Wording, You must pay or contribute the stated amount for each claim You make against the Insured Event.

Water Damage Excess

The following Excess will apply to Section 1 – Insured Property for loss or damage caused by:

- a. Damage from bursting, leaking, discharging or overflowing of tanks, apparatus or
- b. Rainwater

The additional Excess payable will be shown on Your Policy Schedule above.

Other excesses apply. These are listed on your Policy Schedule or described in the Policy Wording.

Property Details

This policy has been provided based on the following property information. If any of these details are incorrect or need to be updated, please contact our office on (07) 3866 5444.

Year Built:	2022	External Walls:	Brick / Axon Cladding / FC Sheeting	Cladding/Type/%	Yes / 12% Axon Cladding / 76% FC Sheeting
No. of Lots:	50	Floors:	Concrete	% of Holiday Let:	-
No. of Storeys:	2	Roof:	Metal	% of Commercial Lots:	-
No. of Pools:	1	No. of Lifts:	-	Other:	-
Are there any known defects or hazards: No					

STORM SURGE Notice

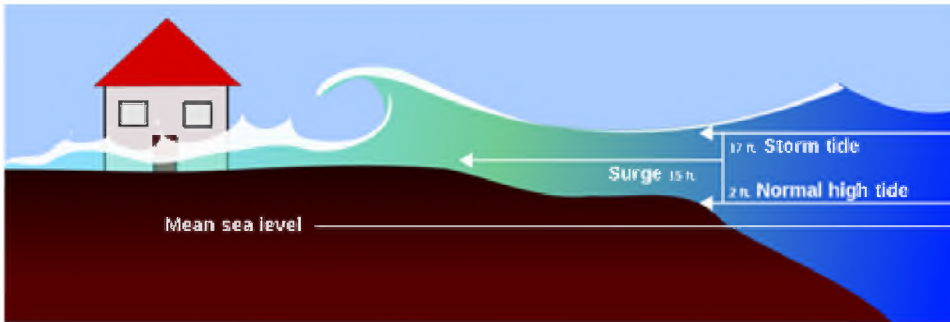
A storm surge is a coastal flood or tsunami-like phenomenon of rising water commonly associated with low pressure weather systems (such as tropical cyclones and strong extratropical cyclones), the severity of which is affected by the shallowness and orientation of the water body relative to storm path, and the timing of tides. Most casualties during tropical cyclones occur as the result of storm surges.

Does my policy cover this?

The majority of policies specifically exclude Storm Surge on it's own, however SOME may provide cover for the damage caused by Storm Surge if such Damage occurs at the same time as other damage directly caused by a named cyclone.

However please be aware that any named cyclone excess noted on your schedule will apply to all damage caused by Storm Surge and named cyclone.

If you have any concerns about Storm Surge insurance, please contact our office – (07) 3866 5444.



BUILDING SUM INSURED Notice

Underinsurance is a major problem in Australia, and it's important that your strata scheme complies with legislation and insures the building for its full replacement value. Over the last few years, we've seen a dramatic rise in the cost of rebuilding, and would strongly recommend that all schemes make a conscious effort to check their building sum insured and engage a professional valuer on a regular basis to confirm the correct insurable amount.

OFFICE BEARER'S NOTICE - Statutory Fines & Penalties and Additional Defence Costs

Please be aware that not all policies have these optional additional benefits, and even though this cover is not required under the Act, all schemes should take this into consideration.

Statutory Fines & Penalties will protect the office bearer's against "wrongful acts" regarding a breach of legislation that imposes a form of no fault liability regarding fines and penalties.

This relates to the Strata Schemes Management Act, Work Health & Safety / Occupational Health & Safety Legislation, Employment Practices Legislation and Environmental Law.

Additional Defence Costs is extra cover the body corporate takes on top of their existing Office Bearer's limit of liability, when they believe their current cover is inadequate and needs to be extended.

We recommend all committees review their Office Bearer's cover and contact our office if they have any questions.

IMPORTANT MATTERS

Policy Wording (PDS)

If you would like a soft copy of your policy wording, please contact our office.

Please read your **Duty to not make a misrepresentation (consumer insurance contracts) or Your Duty Of Disclosure (non consumer insurance contracts)** and the other Important Notices on the back of the invoice.

Insurers may impose a penalty or even deny a claim where disclosure does not meet their strict standards for acceptance. **If there is anything which should be disclosed to the insurer, please send us the details.**

Office Bearers Liability provides cover on a "Claims Made" Basis. (This is different to ordinary legal liability insurances).

For any Office Bearers Liability claim to be considered by your insurance company, the following **must** happen **during** the current period of insurance:-

- A claim is made against you AND you were unaware, at the start of the period of insurance, that its circumstances might lead to a claim;
or,
- You become aware for the first time about circumstances which might lead to a claim against you.

In both cases the claim or circumstances must be notified to your insurance company promptly and **before the current period of insurance expires.**

Privacy Policy Statement

We have recently updated our Privacy Policy which includes details of how we handle personal information and how individuals can access and correct their information or make a complaint about Privacy. To access our Privacy Policy,

it can be downloaded from our website www.directinsurance.com.au or contact us by phone and request a hardcopy.

Financial Claims Scheme

In the unlikely event Insurers were to become insolvent and could not meet its obligations under this Policy, a person entitled to claim may be entitled to payment under the Financial Claims Scheme. Access to the Scheme is subject to eligibility criteria and for more information see APRA website at <http://www.apra.gov.au> and the APRA hotline on 1800 931 678

Insurance Code of Practice

We are bound by the Insurance Code of Practice Version 01.11.2022. A copy is available on our website, or contact us by phone and request a hardcopy.

Terms of Engagement

In regard to this Policy we will act on your behalf as an insurance broker.

Our Team

Please refer to bottom right side of our invoice for Account Managers Reference

Our Services

As your insurance broker, we will provide the following services;

Pre-placement services

- Help you identify and assess your risks and develop a proposal to submit to a potential insurer/insurers;
- Providing advice on risk mitigation and management strategies;

Insurance placement and premium financing

- Seek insurance quotes (for more information on how we will seek quotes see "Approaching the Market")
- Negotiate policy coverage and policy renewal annually or as otherwise agreed in your service plan
- Seek to bind coverage where you have authorised us to do so (except in urgent circumstances where unless you instruct otherwise, we may choose to bind insurance on your behalf if we consider that is in your best interests)
- Obtain and provide a quotation for premium funding

Post-placement services

- Prepare and manage claims if an insured event occurs
- Advocate on your behalf during the claims process
- Facilitate policy changes and/or cancellations as per your instructions

Approaching the market

We will seek quotes from the broader general insurance market before making a recommendation. We have arrangements with a segment of the Insurer and Underwriter market who are able to provide cover appropriate to the risk, which will enable us to find the right insurance product for you.

Remuneration

In return for the services we provide, we may receive a commission usually between 0 and 30 per cent of the premium paid (excluding relevant taxes, charges and levies) which is paid to us by the insurer, and we may charge a fee. Please refer to the attached Information Statement which details our commission and any fees.

Policy Cancellation

If a cover is cancelled before the expiry of the period of insurance, we reserve the right to refund to you only the net return premium we receive from the insurer and not refund any part of the brokerage and/or broker fee we receive for arranging the cover. A broker fee may be charged to process the cancellation.

Payment Terms

You are required to pay outstanding premiums within the time set out on our invoice, or as advised or agreed by our office.

Our advice to you

When making a recommendation, we will not take into consideration your personal objectives, financial situation or needs. Before taking any action, you should consider whether the advice we have provided is appropriate to you

Direct Insurance Brokers

AFSL 241075
AB.N. 39010352075

having regard to your individual circumstances. Clients should obtain and read the relevant product disclosure statements before making a decision.

Period of Engagement

Unless we agree otherwise, our appointment is ongoing throughout the period of insurance until either this appointment is cancelled by yourself or we are no longer able to act as your Broker

We also provide you with a Financial Services Guide (FSG). This document contains important information about our relationship with you such as

- Our status as a licensed financial services provider;
- disclosure obligations on your part and ours;
- potential conflicts of interest that we have in our dealings with insurers and other service providers;
- professional indemnity insurance arrangements;
- internal and external complaints resolution procedures
- details of our privacy policy

We will notify you of any changes to terms of trade or services provided.

Form 11 Certificate/Interim Certificate of Occupancy




A Form 11 must be completed to fulfil the requirements prescribed in sections 102(2) and 103 of the Building Act 1975 for a Certificate of Occupancy.

A Form 11 must also be completed to fulfil the requirements prescribed in section 104 of the Building Act 1975 for an Interim Certificate of Occupancy.

1. Type of certificate Indicate the type of Certificate of Occupancy being issued. Interim Certificate: Issued pending the carrying out of the inspection, when due to a building's location, it is not practicable for a building certifier to inspect a building to decide if it has been substantially completed.	<input checked="" type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Interim Certificate of Classification Date Interim Certificate of Occupancy will expire (if applicable) <div></div> DD / MM / YYYY
2. Owner Details If the applicant is a company, a contact person must be shown.	Name (natural person or company) <div>Azure Project 21 Pty Ltd</div>
3. Property description The description must identify all land the subject of the application. The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.	Street address (include number, street, suburb/locality and postcode) <div>133 Government Rd</div> <div><div>RICHLANDS</div> State <div>QLD</div> Postcode <div>4077</div></div> Lot and plan details (attach list if necessary) <div>Lot 1 on RP 118222</div> Local government area the land is situated in <div>Brisbane City Council</div>
4. Classification The building or part thereof described is classified as follows in accordance with Part A6 of the Building Code of Australia having regard to the use for which it was designed, built or adapted. If a part of the building is classified differently to another part, state the part to which each classification relates.	New Construction of 50 Townhouses & Attached Garages Class: 1a & 10a
5. Maximum numbers of people permitted If applicable, state the maximum number of people permitted in the building and the portion it applies to.	

6. Classification If the building work uses a performance solution and or a deem-to-satisfy solution within the meaning of Building Code of Australia or the Queensland Development Code, restricting the use or occupation of the building, state the restriction. For example, a limitation on the use of finishes with the fire hazard properties as defined under the Building Code of Australia.	Restrictions	
	The following restrictions apply to the use or occupation of the building: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	

7. Performance solutions If the building work uses a performance solution, state the applicable materials, systems, methods of building, procedures, specifications and other relevant requirements. This will provide building owners and occupiers with a concise and practical explanation of performance solutions that may have some operational implications on the use of the building. This will also help ensure the ongoing use of the building and any future modifications do not compromise compliance with the performance requirements of the applicable building code.	Performance solution requirements	
	The following systems and procedures form part of the performance solution: Report issued by ProAct Fire Engineering PA21-178, dated 23/09/2021 for BCA 2019 Volume 2, Clause 3.7.3.2 Separating Walls	

8. Building certifier If the certifier is a company, a contact person must be shown.	Name of building certifier (in full)		Licence number
	Ben Smith		A1217709
	Signature	Date	Building Approval Reference Number
		21/09/2022	00074687

QUEENSLAND TITLES REGISTRY
Land Title Act 1994, Land Act 1994 and Water Act 2000

GENERAL REQUEST

Duty Imprint

FORM 14 Version 4
Page 1 of 1



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\$101.76

\$101.76

20/10/2022 14:30

BE 470

1. Nature of request

REQUEST TO RECORD NEW COMMUNITY
MANAGEMENT STATEMENT FOR FLORA EDITION
COMMUNITY TITLES SCHEME 55424

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

Clinton Mohr Lawyers

PO Box 597

Spring Hill QLD 4004

Tel: 07 3227 1500 Ref: MG:18005

E: contact@clintonmohrlawyers.com

Lodger
Code

BE2787

2. Lot on Plan Description

COMMON PROPERTY OF FLORA
EDITION COMMUNITY TITLES
SCHEME 55424 N.S.
~~LOT 100 ON SP322951~~

Title Reference

To Issue
14250098

~~To Issue~~
14250098

3. Registered Proprietor/State Lessee

BODY CORPORATE FOR FLORA EDITION COMMUNITY TITLES SCHEME 55424

~~AZURE PROJECT 21 PTY LTD ACN 626 027 101~~ N.S.

4. Interest

NOT APPLICABLE

5. Applicant

BODY CORPORATE FOR FLORA EDITION COMMUNITY TITLES SCHEME 55424

~~AZURE PROJECT 21 PTY LTD ACN 626 027 101~~ N.S.

6. Request

I hereby request that: the new CMS deposited herewith which amends Item 4, Schedule A, B, D and E of the existing
CMS be recorded as the CMS for Flora Edition Community Titles Scheme 55424.

7. Execution by applicant

Nadine Julianna Bell
Solicitor

14/10/2022
Execution Date

N. Bell
Applicant's or Solicitor's Signature

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

Title Reference [14250098]

Statement about alteration or minor correction to Land Registry Form

Form being altered or corrected: Form 14

Name of authorised person or solicitor:

Nadine Bell

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

Clinton Mohr Lawyers

Item/s being altered or corrected:

Item 2

Item 3

Item 5

Details of alteration or minor correction:

Item 2 - Deletion of "Lot 100 on SP322951" and "To Issue 14250098"

Item 3 - Deletion of "AZURE PROJECT 21 PTY LTD ACN 626 027 101"

Item 5 - Deletion of "AZURE PROJECT 21 PTY LTD ACN 626 027 101"

Party represented (where signed by solicitor):

Applicant

Nadine Julianna Bell
Solicitor

N. Bell

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

THIS CMS MUST BE DEPOSITED WITH:

This statement incorporates and must include the following:

55424

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

CMS LABEL NUMBER

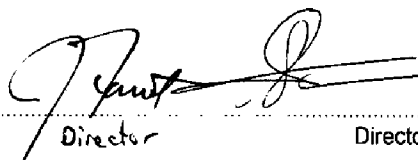
1. Name of community titles scheme Flora Edition Community Titles Scheme 55424	2. Regulation module Accommodation Module
3. Name of body corporate Body Corporate for Flora Edition Community Titles Scheme 55424	
4. Scheme land Lot on Plan Description See enlarged panel	Title Reference
5. #Name and address of original owner Not applicable.	6. Reference to plan lodged with this statement SP322954

first community management statement only

7. New CMS exemption to planning body community management statement notation (if applicable*) Insert exemption clause (if no exemption – insert 'N/A' or 'not applicable') See s. 60(6) of the Body Corporate and Community Management Act 1997
8. Execution by original owner/Consent of body corporate

Azure Project 21 Pty Ltd ACN 626 027 101
the sole registered owner for and
on behalf of the Body Corporate for the Flora Edition community titles scheme
55424

14/10/2022
Execution Date


Director
Director/Secretary

***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 information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

Flora Edition Community Titles Scheme 55424

Lot on Plan Description	Title Reference
Common Property of Flora Edition community titles scheme 55424	To Issue
Lot 1 on SP322951	To Issue
Lot 2 on SP322951	To Issue
Lot 3 on SP322951	To Issue
Lot 4 on SP322951	To Issue
Lot 5 on SP322951	To Issue
Lot 6 on SP322951	To Issue
Lot 7 on SP322951	To Issue
Lot 8 on SP322951	To Issue
Lot 9 on SP322951	To Issue
Lot 10 on SP322951	To Issue
Lot 11 on SP322951	To Issue
Lot 12 on SP322951	To Issue
Lot 13 on SP322951	To Issue
Lot 14 on SP322951	To Issue
Lot 15 on SP322951	To Issue
Lot 16 on SP322951	To Issue
Lot 17 on SP322954	To Issue
Lot 18 on SP322954	To Issue
Lot 19 on SP322954	To Issue
Lot 20 on SP322954	To Issue
Lot 21 on SP322954	To Issue
Lot 22 on SP322954	To Issue
Lot 23 on SP322954	To Issue
Lot 24 on SP322954	To Issue
Lot 25 on SP322954	To Issue
Lot 26 on SP322954	To Issue
Lot 27 on SP322954	To Issue
Lot 28 on SP322954	To Issue
Lot 29 on SP322954	To Issue
Lot 30 on SP322954	To Issue
Lot 31 on SP322954	To Issue
Lot 32 on SP322954	To Issue
Lot 33 on SP322954	To Issue
Lot 34 on SP322954	To Issue
Lot 35 on SP322954	To Issue
Lot 36 on SP322954	To Issue
Lot 37 on SP322954	To Issue
Lot 38 on SP322951	To Issue

Flora Edition Community Titles Scheme 55424

Lot 39 on SP322951	To Issue
Lot 40 on SP322951	To Issue
Lot 41 on SP322951	To Issue
Lot 42 on SP322951	To Issue
Lot 43 on SP322951	To Issue
Lot 44 on SP322951	To Issue
Lot 45 on SP322951	To Issue
Lot 46 on SP322951	To Issue
Lot 47 on SP322951	To Issue
Lot 48 on SP322951	To Issue
Lot 49 on SP322951	To Issue
Lot 50 on SP322951	To Issue

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP322951	40	207
Lot 2 on SP322951	40	207
Lot 3 on SP322951	40	207
Lot 4 on SP322951	40	204
Lot 5 on SP322951	40	204
Lot 6 on SP322951	40	207
Lot 7 on SP322951	40	207
Lot 8 on SP322951	40	207
Lot 9 on SP322951	40	206
Lot 10 on SP322951	40	206
Lot 11 on SP322951	40	206
Lot 12 on SP322951	40	206
Lot 13 on SP322951	40	206
Lot 14 on SP322951	40	206
Lot 15 on SP322951	40	206
Lot 16 on SP322951	40	206
Lot 17 on SP322954	40	206
Lot 18 on SP322954	40	206
Lot 19 on SP322954	40	206
Lot 20 on SP322954	40	206
Lot 21 on SP322954	40	206
Lot 22 on SP322954	40	206
Lot 23 on SP322954	40	206
Lot 24 on SP322954	40	206
Lot 25 on SP322954	40	207
Lot 26 on SP322954	40	206
Lot 27 on SP322954	40	206
Lot 28 on SP322954	40	206
Lot 29 on SP322954	40	206
Lot 30 on SP322954	40	207
Lot 31 on SP322954	40	206
Lot 32 on SP322954	40	189
Lot 33 on SP322954	40	189
Lot 34 on SP322954	40	189
Lot 35 on SP322954	40	189
Lot 36 on SP322954	40	189
Lot 37 on SP322954	40	189
Lot 38 on SP322951	40	189
Lot 39 on SP322951	40	189
Lot 40 on SP322951	40	189
Lot 41 on SP322951	40	189
Lot 42 on SP322951	40	189
Lot 43 on SP322951	40	189

Lot 44 on SP322951	40	189
Lot 45 on SP322951	40	189
Lot 46 on SP322951	40	189
Lot 47 on SP322951	40	189
Lot 48 on SP322951	40	189
Lot 49 on SP322951	40	189
Lot 50 on SP322951	40	210
Total:	2000	10002

Contribution Schedule Lot Entitlements

The contribution schedule lot entitlements have been decided in accordance with the equality principle. All lots have 40 contribution schedule lot entitlements.

Interest Schedule Lot Entitlements

The interest schedule lot entitlements for all lots in the scheme have been decided in accordance with the market value principle.

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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Not applicable.

SCHEDULE C	BY-LAWS
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1. **No illegal use**

- 1.1. Subject to by-laws 1.2, 1.3, 38 and 39, lots must be used for residential purposes only.
- 1.2. Despite anything else in these by-laws, the original owner may
 - (a) use any lot, or permit any lot to be used, for a display home; and
 - (b) erect signage, or permit signage to be erected, on any part of the scheme land (provided this complies with all laws); and
 - (c) undertake works on the scheme land necessary for the completion of the development, including excavation, general earthworks, the installation of drainage, utility services and irrigation; and
 - (d) enter onto any of the scheme land with any vehicles, workers, or equipment to undertake the works mentioned in paragraph (c); and
 - (e) bring heavy earth moving equipment onto any part of the scheme land from time to time in order to complete the development.
- 1.3. Despite anything else in these by-laws, Lot 50 (or any part of it) may be used as the manager's, letting, sales or administration office.

2. **Cleanliness**

- 2.1. An owner or occupier of a lot must keep the lot in a clean and tidy condition at all times.

3. **Maintenance of lots**

- 3.1. An owner or occupier of a lot will be responsible for the proper maintenance, decoration and presentation of his or her lot, maintain in good condition and repair any improvements constructed or installed on the lot, maintain the interior of his or her lot in a clean condition and take all practical steps to prevent infestation by vermin and/or insects.

4. Windows and plate glass

- 4.1 An owner or occupier of a lot must at their expense keep the windows and any plate glass in the lot clean and the owner must promptly replace with new glass of the same kind and weight windows and any plate glass in the lot that is broken or cracked.
- 4.2 This by-law does not stop an owner from making a claim on any applicable body corporate insurance.

5. Curtains

- 5.1 An owner or occupier must not cover any window with aluminium foil or other reflective material, cardboard or sheets, hang, install, remove or replace curtains, curtain backings, blinds or window coverings visible from outside the lot, unless the design has been approved by the committee, which must ensure that, as far as is practicable curtain backings used in lots presents a uniform appearance when viewed from outside the lots.
- 5.2 This by-law does not apply to any fixtures or improvements made by the original owner.

6. Appearance of lots

- 6.1 An owner or occupier of a lot must not hang washing, towels, bedding, clothing, planter boxes or any other article or display any sign, advertisement, placard, banner, pamphlet or like matter on the common property or on any part of a lot so that it is visible from the outside of the lot or in any way change the external appearance of a lot or any improvements on a lot, without the prior written consent of the committee.

7. Structural alterations

- 7.1 No balconies, verandas or terraces may be enclosed with solid balustrades, solid walls, fixed and/or operable, moveable or adjustable screening unless these features are clearly shown on the approved drawings and documents and are in accordance with the conditions of this approval and the relevant local planning scheme.
- 7.2 An owner or occupier of a lot must not, without the written approval of the body corporate and or any other relevant authority—
 - (a) perform any works or erect any structure in, on or to their lot which will in any way alter the external appearance of the building;
 - (b) alter or vary in any way the external appearance, structure, layer, wall format, texture or colour of the lot;
 - (c) make any structural alterations (including any alteration to gas, water or electrical installations);
 - (d) erect external blinds, awnings or the like except as constructed by the original owner; or
 - (e) erect outside wireless and television aerials; and
 - (f) then only in such manner as the committee directs.
- 7.3 This by-law does not apply to any fixtures or improvements made by the original owner.

8. Antenna

- 8.1 No television, radio or other electronic antenna or device of any type may be erected, constructed or placed or permitted to remain on any lot or on the common property unless and until the same has been approved in writing by the committee or unless the same is contained within a lot and not visible from the exterior of such lot.

9. Security

- 9.1 All doors and windows to a lot must be securely fastened at all times the lot is left unoccupied and the committee may, enter a lot to fasten doors and windows if they are left insecurely fastened.

10. Garbage disposal

- 10.1 Owners and occupiers must store any bins (including general waste, recycling and green waste) for their lot inside the garage of their lot.

- 10.2 Each lot owner or occupier will be responsible for emptying their bins (general waste, recycling and green waste and other) marked as belonging to that lot on a regular basis by leaving the bins out the night before in the designated area for the respective lots when due for collection and must return their bins to their garage within 24 hours after being emptied.
- 10.3 An owner or occupier must comply with any rules and directions of the committee with respect to general waste, recycling and green waste collection, storage and disposal.
- 10.4 An owner or occupier must not put any garbage, dirt or other offensive material on the common property and must, unless the body corporate provide some other means of disposal, dispose directly of any garbage, recycling and green waste generated within that owner's or occupier's lot in the bins (for general waste, recycling and green waste and other) owned by that lot owner.

11. Animals

- 11.1 Owners and occupiers keeping pets must comply with the following conditions, as applicable to their pet:

- (a) only keep a maximum of two pets, at any given time;
- (b) each pet's weight must not exceed 15kgs;
- (c) pets must wear an identification tag or micro chip;
- (d) if applicable, pets must be licenced or registered;
- (e) immediately clean and remove any mess left on common property;
- (f) ensure that pets are appropriately restrained while on common property and only for the purpose of egress and ingress to and from the respective lot from outside of the scheme;
- (g) ensure pets are at all times kept clean, quiet, controlled and within their lot; and
- (h) pets are not allowed in any recreation area, unless designated for pet recreation use,

however, any owner or occupier may request the committee to waive any of the requirement(s) set out in this by-law and the committee may impose any reasonable condition(s) in doing so.

- 11.2 Owners and occupiers who fail to comply with sub-paragraph 1 above, must remove their pet from the scheme if directed by the committee.
- 11.3 The provisions of this by-law are subject to section 5 of the *Guide, Hearing and Assistance Dogs Act 2009* (Qld) who have a right to be accompanied by a guide dog while within the scheme
- 11.4 Animals that are not pets must not be kept within the scheme.

12. Protection of the common property gardens and plants

- 12.1 An owner or occupier must not damage or remove any garden, plant or part of a plant on the common property or maintained area, without the written consent of the committee.
- 12.2 This by-law does not affect the right (if any) of an occupier with the exclusive use of any area to garden in that area.
- 12.3 An owner or occupier must not use odorous chemicals, fertilizers, soil conditioners or mulches.
- 12.4 The body corporate may engage a cleaner and/or gardener to maintain the lawn, gardens, plants and any common property.

13 Water

- 13.1 An owner or occupier must not waste water and must see that all water taps they use either in any lot or on the common property are promptly turned off after use.

13.2 Water closets, conveniences or other water apparatus (including water pipes and drains in each lot) must not be used for any purpose other than those for which they were constructed and no sweepings or rubbish or other unsuitable substances should be deposited in them.

13.3 Any costs or expenses resulting from damage or blockage to such water closets, conveniences, waste pipes and drains from misuse or negligence by an owner or occupier will be payable by that owner or occupier by the body corporate as a liquidated debt.

14. Damage to common property

14.1 An owner or occupier must not mark, paint, drive nails or screws or the like into or otherwise damage or deface any part of the common property or damage any lawn, garden, tree, shrub, plant or flower situated on any part of the common property without the consent in writing of the committee.

14.2 If an owner or occupier damages the common property, the body corporate may repair the damage and recover its repair costs from the owner or occupier as a liquidated debt.

15. Obstruction

15.1 An owner or occupier must not obstruct the lawful use of the common property, by another person

16. Noise

16.1 An owner or occupier must not make or allow any noise in a lot or on the common property that would unreasonably interfere with the enjoyment of a person on another lot or common property.

16.2 If noise is unavoidable then the occupier must take active appropriate measures to minimise the noise.

17. Visitors

17.1 An owner or occupier must make sure their visitors, employees, agents and contractors comply with these by-laws and this community management statement and must compensate the body corporate for any damage that a visitor to the occupier causes to common property or assets.

18. Auction sales prohibited

18.1 Subject to the provisions of the Act an owner or occupier may not conduct or permit any auction sale to be conducted from the owners or occupiers lot or on the common property without the prior written consent of the committee.

19. Notice of accidents

19.1 An owner or occupier involved in an accident on common property must notify the body corporate promptly of the accident and give a reasonably detailed description of the circumstances.

20. Original owner's rights

20.1 Despite anything else in these by-laws, the original owner and its contractors, agents and those authorised by it may:

- (a) undertake works on the scheme land necessary to assist in the completion of the development, including excavation, general earthworks, the installation of drainage, utility services and irrigation, enter onto any lot or common property with any vehicles, workers, or equipment to undertake those works and bring heavy earth moving equipment onto the common property from time to time in order to complete the development, and damage the common property if necessary;
- (b) Place such signs and other advertising and display material in or about the common property, which signs must be attractive and tasteful having regard to the visual and acoustic privacy of other lots and the general aesthetics of the scheme;
- (c) Pass over the common property (with or without vehicles and equipment) to gain access to and egress from any part of the scheme land;
- (d) Carry out construction of any improvements or any other things done on the scheme land and no objection will be made to the noise, nuisance or other inconvenience which might arise from that; and

- (e) To use the common property or other lots in the scheme to store building materials, vehicles, equipment or fill on the scheme land.

In exercising its rights under this by-law, the original owner will use reasonable endeavours to prevent undue interference with the enjoyment by lot owners and occupiers of their respective lot and the common property

21. Marketing rights

- 21.1 Despite anything else in these by-laws, the original owner may use any lot, or permit any lot to be used, for the purposes of a display home, erect signage, or permit signage to be erected, on any lot owned by the original owner or common property and may use reasonable methods in selling and marketing any lots in the scheme.

22. Lot owner parking

- 22.1 The 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 bona fide visitors vehicles.
- 22.2 An approval under subsection 22.1 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 7 days written notice to the occupier, with the exception of designated visitor parking.
- 22.3 Vehicles, trailers, boats, caravans, trucks and commercial vehicles must not be parked on parts of lots other than registered and roadworthy vehicles parked in garages driveways or designated parking areas
- 22.4 No person, apart from the original owner and the private contractor or local authority engaged for removal of garbage and recycling from the scheme land, may bring a vehicle heavier than 2 tonnes onto the scheme land, without the consent of the committee.
- 22.5 Lot owners or occupiers must not allow any oil or residue emanating from any vehicle to escape on to common property. If an owner or occupier breaches their obligation under this clause they must, at their cost, immediately clean all such oil or residue from the common property. If they fail to do so the body corporate may do so and recover the cost from the owner or occupier who cause the oil or residue to escape on to the common property.
- 22.6 All owners and occupiers must ensure that the car parks that are contained within their respective lots are available and permitted for use at all times.
- 22.7 Lot owners or occupiers parking in breach of these by-laws may have their vehicles towed by the body corporate at the expense of the owner or occupier.

23. Visitor parking

- 23.1 Visitor car parks will be clearly signposted from the entry driveway to the development and are to be available and permitted for use at all times.
- 23.2 Areas of the common property constructed as car parks may be used for bona fide visitor parking but owners and occupiers must not park on those areas.
- 23.3 Visitors must not park, trailer, boats or caravans on any part of the common property allocated for visitor parking.
- 23.4 Visitors must park in the area of common property allocated for visitor parking only and not any other areas of common property or in the car park of a lot owner unless permitted by that lot owner or occupier
- 23.5 Visitors may only park in the area allocated for visitor parking for a maximum of 4 hours after which time the body corporate may arrange for the vehicle to be towed at the expense of the visitor.
- 23.6 The body corporate authorises the caretaker to enter into one or more agreements on behalf of the body corporate to facilitate the removal (by towing or other means) of vehicles that are parked on scheme land in breach of these by-laws from the scheme land. If a vehicle is removed from the scheme land in accordance with any such agreement

the occupier in the possession or control of that vehicle must pay to the body corporate on demand, as a liquidated debt, all costs incurred by the body corporate in having the vehicle removed from the scheme land.

24. Deleted

25. Tradesmen

25.1 An owner or occupier of a lot must not directly instruct any contractors or workmen employed by the body corporate unless authorised to do so.

25.2 All requests for consideration of any particular matter to be referred to the body corporate shall be directed to the caretaker (if appointed)

26. Notice of damage

26.1 Owners and occupiers must promptly notify the body corporate of any damage to or defect in water or gas pipes, electrical cables, service cables and other fixtures.

27. Flammable liquids

27.1 Occupiers must only store and use flammable liquids or materials in their lots or within exclusive use areas in accordance with best practice.

28. Inspection of lots

28.1 Upon one days notice in writing the committee or any person authorised by the committee may inspect the interior of any lot and test any electrical, gas or water installation or equipment on that lot and trace and repair any leakage or defect in such installations or equipment at the expense of the owner or occupier. In exercising this right, the committee must ensure that persons authorised by it to enter a lot cause as little inconvenience to the owner or occupier as is reasonable in the circumstances.

29. Right of entry

29.1 An owner or occupier of a lot, upon receiving reasonable notice from the committee, shall allow the body corporate or any contractors, sub contractors, workman or other person authorised by it, the right of access to his/her lot for the purpose of carrying out maintenance/works or effecting repairs on mains, pipes, wires, or connections or any water, sewerage, drainage, gas, electricity, telephone or other system whether to his lot and adjoining lot or common property.

29.2 If in the reasonable opinion of the committee there is a matter of sufficient emergency no such aforesaid notice will be given.

30. Exclusive use areas

30.1 Exclusive use and enjoyment of certain parts of common property shall be granted to the registered owners from time to time as are identified in Schedule E of the community management statement or as otherwise allocated by the original owner and notified in writing by the original owner or its agent to the body corporate within twenty-four (24) months after the date of the establishment of the scheme.

30.2 If the purpose of the exclusive use area is "Courtyard" then the owner or occupier must, at their cost and expense:

- (a) keep the walkways free of weeds;
- (b) ensure that all plants in the courtyard area are compatible and in conformity with the landscaping and plants kept in the common property in the vicinity of their courtyard;
- (c) maintain planting to reflect any landscaping plans, procedures, manuals and approvals for the scheme land and as provided for and directed by the committee, acting reasonably, from time to time;
- (d) not remove, destroy, or alter any plants, vegetation, flowers, or trees planted by the original owner or the body corporate, without the prior written approval of the body corporate;

- (e) obtain the prior written approval of the body corporate in writing before erecting, standing or displaying any umbrellas, patio covers or any other types of awnings;
 - (f) obtain the prior written approval of the body corporate in writing before placing or installing any large pots, plants, statues or other features;
 - (g) not litter or deposit rubbish on the exclusive use area;
 - (h) repair and rectify any damage they or their guests or invitees cause to the exclusive use area;
 - (i) not use the exclusive use area in a way that creates a nuisance to any other person on the scheme land;
 - (j) must clean the exclusive use area; and
 - (k) maintain and repair the exclusive use area.
- 30.3 If the purpose of the exclusive use area is "Carpark" then the owner or occupier must, at their cost and expense:
- (a) not litter or deposit rubbish on the exclusive use area;
 - (b) use the exclusive use area for vehicle driveway and/or parking only;
 - (c) repair and rectify any damage they or their guests or invitees cause to the exclusive use area;
 - (d) not use the exclusive use area in a way that creates a nuisance to any other person on the scheme land; and
 - (e) clean the exclusive use area, including any oil stains or similar markings.
- 30.4 The exclusive use area must only be used for the purpose stated in Schedule E of the community management statement.
- 30.5 The grant of exclusive use and enjoyment is made subject to and conditional upon the relevant owners allowing the body corporate and its committee and its properly appointed servants or agents, at all reasonable times, access to such areas (through the lot if necessary) for any proper purpose including inspection and maintenance thereof.
- 31 Air conditioners, safety devices and solar panels**
- 31.1 If an owner obtains the prior written approval of the body corporate, an owner may install in the owner's lot or on the building within which the owner's lot is situated:
- (a) any lock or other safety device for the protection of the occupier's lot;
 - (b) a screen or other thing to prevent the entry of insects or animals;
 - (c) solar panels (collectively referred to as "Installations")
- 31.2 The body corporate may specify acceptable locks, safety devices, screens and solar panels for installation by an owner
- 31.3 The body corporate may refuse to approve the installation of Installation(s), where the body corporate committee determines, acting reasonably, that the installation of the subject Installations(s) proposed by an owner will be visible to a person standing on the ground of the common property within the scheme, or otherwise detract from the amenity of the scheme or cause disturbance or disruption to the use or enjoyment of any lot owner or occupier in the scheme.
- 31.4 Anything installed under this by-law must be installed in a workman-like manner and maintained in good repair by the owner of the relevant lot.
- 32 Recovery of legal and other costs**
- 32.1 An owner (which expression shall extend to a mortgagee in possession) shall pay on demand the whole of the body corporate's costs and expenses (including solicitor and own client costs) such amount to be deemed a liquidated

debt, incurred in:

- (a) recovering levies or moneys payable to the body corporate pursuant to the Act duly levied upon that owner by the body corporate or otherwise or pursuant to the by-laws of the body corporate; and
- (b) all proceedings including legal proceedings concluded in favour of the body corporate taken by or against the owner or the lessee or occupier of the owner's lot, including but not limited to, applications for an order by the commissioner, an adjudicator and appeals to the court;

32.2 In the event that the owner (or mortgagee in possession) fails to attend to the payment of such costs and expenses after demand is made for the payment of same, the body corporate may:

- (a) treat such costs and expenses as a liquidated debt and take action for the recovery of same in any court of competent jurisdiction; and
- (b) enter such costs and expenses against the levy account of such owner in which case, the amount of same shall be paid to the body corporate upon a subsequent sale or disposal of the owner's lot failing which the purchaser of such lot shall be liable to the body corporate for the payment of same.

33. Compliance with laws

33.1 Owners and occupiers must comply with all laws and the requirements of all relevant authorities, including any:

- (a) storm water management plan,
- (b) landscape establishment and maintenance plan; and
- (c) stormwater quality control plan,

approved by Council.

33.2 All management plans are to be kept with the body corporate records.

33.3 All owners and occupiers acknowledge that they must comply with all development approval/s issued by Council for the scheme land.

34. Copies of by-laws

34.1 The owner of a lot must give a copy of these by-laws to any other occupier of a lot.

35. Rules

35.1 The committee may make rules relating to the common property and in particular in relation to the use of any improvements on the common property including recreation areas and other facilities (such as the common property swimming pool), not inconsistent with these by-laws and the same must be observed by the owners or occupiers of lots unless and until they are disallowed or revoked by a majority resolution at a general meeting of the body corporate.

36. Agreements by the body corporate

36.1 Owners and occupiers must comply with all agreements entered into by the body corporate, as far as these are relevant and must not do anything that might cause the body corporate to be in breach of any agreement.

37. Body Corporate Empowered to Enter into Agreements

37.1 Without derogating from any powers, authorities, duties and functions conferred or imposed on it by or under the Act or elsewhere under these by-laws, the body corporate is empowered to enter into with such person or persons or corporation or corporations as the body corporate in its absolute discretion shall decide on any one or more of the following agreements or arrangements:

- (a) an agreement or agreements for the caretaking, management and/or maintenance of the common property and the letting of lots on behalf of owners and occupiers;

- (b) an agreement or agreements for the appointment of a body corporate manager for the performance of (inter alia) certain duties and obligations of the secretary and treasurer of the body corporate and such other duties and obligations as the body corporate shall deem appropriate;
- (c) an agreement or agreements for the purpose of better seeing to the proper functioning, operation and management of the scheme land and common property or for the purposes of ensuring the proper performance of the powers duties and functions of the body corporate and of the committee of the body corporate (including agreements with service contractors and service and maintenance contracts in respect of Services such as mechanical ventilation, fire control equipment and security systems);
- (d) an agreement or agreements for the supply of services to the scheme land or for the purposes of members of the body corporate accessing and using facilities located on common property and incorporating cost sharing arrangements;
- (e) burden and/or benefit easements affecting the scheme land in favour of or from public authorities (including the Council) or adjoining land owners or owners of land in the vicinity of the scheme land and for purposes of access, services or for other purposes specified in any development approval relating to the scheme land for any other purpose decided by the body corporate and upon such terms (including cost contributions) as decided by the body corporate.

37.2 Any such agreements shall be upon such terms and conditions as the body corporate shall decide in its absolute discretion.

38. Display Lots

38.1 A display lot may be used as a display home for an indefinite period after the scheme is established

38.2 The owner or occupier of a display lot must obtain all necessary approvals for the lawful use of the display lot as a display home and must keep these approvals current while the display lot is used as a display home.

39. Caretaker

39.1 For as long as there is in existence a caretaking agreement and/or a letting agreement (collectively referred to in these by-laws as ("The Agreements")) for the scheme:

- (a) the body corporate will not itself, directly or indirectly, provide any of the services set out in The Agreements;
- (b) the body corporate will not enter into with any other person or entity an agreement similar to The Agreements,
- (c) the body corporate will not allow any person or entity other than the caretaker and/or letting agent under The Agreements to provide from within the scheme, any of the services set out in The Agreements

39.2 Where under this by-law any exclusive use or special rights (including any occupation authority) in respect of the common property is given to any owner or occupier, the body corporate will continue to be responsible for the maintenance and operating costs for any part of that common property.

40. GST

40.1 Unless otherwise expressly stated, sums payable or consideration to be provided under or in accordance with these by-laws are exclusive of GST.

40.2 If any party is liable to pay GST on any supply made by it under these by-laws and agrees to issue a valid tax invoice to the recipient within 7 days of the due date for payment for the supply, then the recipient agrees to pay to the supplier an additional amount equal to the consideration payable for the supply multiplied by the prevailing GST rate

40.3 Notwithstanding any other provision in this community management statement to the contrary, this by-law will survive termination of this community management statement. "GST" and other terms used in this by-law have the definitions provided in A New Tax System (Goods and Services Tax) Act 1999 (Cth) and the related imposition Acts of the Commonwealth, or legislation in substitution for them.

41. Supply of services by the body corporate

- 41.1 The body corporate may purchase services in bulk (as cheaply as possible) for the whole of scheme land and sell services to occupiers under the regulation.
- 41.2 The body corporate must ensure that each lot to which services are sold has a separate meter and must arrange the installation of separate meters if necessary, if this is applicable to the type of service supplied.
- 41.3 If it is not appropriate to install meters or similar devices in respect of a particular service, then the body corporate must advise a fair method of calculating how much of each service a particular occupier has used.
- 41.4 The body corporate must not unfairly discriminate between occupiers in setting charges for services and may not charge more than the rate the relevant services supplier would charge to supply the service directly to the lot.
- 41.5 The body corporate may issue accounts for services supply at the intervals it decides are appropriate and accounts must be paid within 14 days.
- 41.6 If the owner of a lot is not the occupier of the lot then the owner is jointly and severally liable with the occupier for payment of accounts for services supplied to the lot.
- 41.7 If accounts are not paid on the due date then.
- (a) the amount outstanding (including any interest accruing from day to day) is subject to interest at the rate of 20% per annum; and
 - (b) an account is taken not to be paid until any interest is also paid; and
 - (c) the body corporate may sue the person liable for payment of the account as a liquidated debt; and
 - (d) the body corporate may disconnect or discontinue the supply of the service to the relevant lot until the amount outstanding is paid.
- 41.8 The body corporate.
- (a) does not have to supply services beyond the extent that the relevant services supplier could supply at any time; and
 - (b) is not liable for damage or loss suffered to persons or property because of a failure of the supply of the service whether caused by the body corporate, its servants and agents, or any other person and through any cause whatsoever, including negligence.
- 41.9 Control of the systems used to supply services is the responsibility of the committee and the committee may employ servants or agents to operate the services. The committee may exercise the power of the body corporate under this by-law 41.
- 41.10 The transferee of a lot is liable for unpaid accounts for services supplied to that lot. The body corporate must, if asked, disclose the amount of outstanding services accounts for a lot to a proposed transferee of that lot. The transferee must have the written authority of the owner of the relevant lot.
- 41.11 Nothing in this by-law obliges an occupier to buy services from the body corporate. If the body corporate supplies services to an occupier, the body corporate and the occupier must enter into an agreement about that supply.

42. Broadband Infrastructure

- 42.1 The Body Corporate acknowledge that.
- (a) any of the relevant Pit and Pipe Works (other than Horizontal MDU Pit and Pipe Works) within the scheme land are the sole property and vest in the fibre optic provider for internet and broadband services, free of encumbrances, and
 - (b) as owner, the fibre optic provider for internet and broadband services has the right to maintain, repair, alter, remove or replace the pit and pipe works.

42.2 Where there are any pathways works or Horizontal MDU Pit and Pipe Works within the scheme land the body corporate grants a licence to the fibre optic provider for internet and broadband services for:

- (a) the exclusive use of any Pathways and any Horizontal MDU Pit and Pipe Works; and
- (b) the non-exclusive use of other Pathway Works (subject to Minimum Spatial Requirements).

42.3 The body corporate, each owner and occupier agree that in accordance with Schedule 3 of the *Telecommunications Act 1997* and any associated instruments (Schedule 3), they waive and agree to waive:

- (a) their rights to be given notice in relation to any activity to be undertaken within the scheme land or any areas ancillary to the scheme land which is authorised under Schedule 3; and
- (b) any right they may have to object to those activities

42.4 The body corporate, each owner and occupier agree if requested by the fibre optic provider for internet and broadband services, confirm and agree to the matters set out in this by-law in a form reasonably satisfactory to the fibre optic provider for internet and broadband services.

43. Restricted access areas

43.1 Any areas of the common property used for any electrical substations, switch-rooms, or control panels, fire service control panels, telephone exchanges, water treatment areas and other services to the lots and common property (or either 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.

43.2 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.

44. Insurance Contributions

44.1 Notwithstanding what the interest schedule lot entitlement of the balance lot from time to time, the owner of the balance lot from time to time will not be required to contribute towards the insurance premiums and insurance expenses payable by the body corporate.

45. Severability

45.1 These by-laws will, in so far as possible, be interpreted and construed so as not to be invalid, illegal or unenforceable in any respect, but if a provision on its true interpretation or construction is held to be illegal, invalid or unenforceable:

- (a) that provision will, so far as possible, be read down to the extent that it may be necessary to ensure that it is not illegal, invalid or unenforceable and as may be reasonable in all the circumstances so as to give it a valid operation; or
- (b) if the provision or part of it cannot effectively be read down, that provision or part of it will be deemed to be void and severable and the remaining provisions of this agreement will not in any way be affected or impaired and will continue notwithstanding that illegality, invalidity or unenforceability.

46. Definitions

The following words have these meanings unless the contrary intention appears:

- (a) **Act** means the Body Corporate and Community Management Act 1997.
- (b) **assets** means personal property of the body corporate.
- (c) **balance lot** means any one or more lots in the scheme that have not at the relevant date been developed.
- (d) **body corporate** means the body corporate for the scheme
- (e) **caretaker** means a person appointed by the body corporate as a letting agent or as a service contractor, or both.

- (f) **caretaker's lot** means any lot in the scheme from which a caretaker is authorised by the body corporate to provide services as a letting agent or service contractor, or both.
- (g) **committee** means the committee of the body corporate.
- (h) **common property** means the common property for the scheme and any subsidiary scheme.
- (i) **council** means Brisbane City Council.
- (j) **development** means the development of the scheme in accordance with all lawful approvals.
- (k) **display lot** means any one or more lots in the scheme nominated by the original owner the body corporate as display lots.
- (l) **improvements** means pergolas, walls, windows, garage roller doors, doors, fly screens, gates, walkways, paths, driveways, yard, lawn, landscaping, garden, plants and irrigation, and drainage facilities and other improvements located within a lot or an area of common property which attaches to a lot by virtue of an exclusive use by-law.
- (m) **lot** means a lot that is part of the scheme land.
- (n) **occupier** includes any person that must, by-law, comply with these by-laws, and includes a firm, a body corporate, an unincorporated association or an authority.
- (o) **original owner** means the original owner under the Act and any person nominated by the original owner to the body corporate from time to time.
- (p) **Pet:**
 - (i) includes dogs, cats, birds and other animals normally kept as pets; and
 - (ii) do not include exotic animals or other animals which are inappropriate for residential uses such as the scheme, for example, farm animals, snakes or wildlife.
- (q) **regulation** means the Body Corporate and Community Management (Accommodation Module) Regulation 2020 as amended or replaced from time to time.
- (r) **scheme** means the community titles scheme to which this community management statement relates.
- (s) **scheme land** means the land described as the scheme land in item 4 of this community management statement.
- (t) **service connections** means antennae, pipes, wires, ducts, cables and similar things used for the supply of services to a lot.
- (u) **services** means utility services such as water, gas, electricity, communications, trade waste, garbage removal and fire services supplied to lots.

46.2 Interpretation

In these by-laws unless the contrary intention appears:

- (a) a reference to a by-law includes any variation or replacement of it;
- (b) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
- (c) the singular includes the plural and vice versa;
- (d) a reference to a person includes a firm, a body corporate, an unincorporated association or an authority;
- (e) a reference to any thing is a reference to the whole and each part of it;

- (f) where these by-laws say that something can or must be done by the body corporate then that thing may be done by the committee unless there is a legal restriction on the committee doing so;
- (g) "including" when introducing a list of items does not limit the meaning of the words to which the list relates to those items or to items of a similar kind.

Storm water management & quality control plan



Water Quality Maintenance Summary

133 Government Road, RICHMOND QLD 4077

Ocean Protect Project Ref 15368

Ocean Protect Treatment System Details

- 11 x OceanGuard® 200 Filter (Pit Inserts)
- 12 x 690mm PSORB StormFilter® cartridges housed in an Onsite Detention Tank

OceanGuard

Primary Types of Maintenance

The table below outlines the primary types of maintenance activities that typically take place as part of an ongoing maintenance schedule for the OceanGuard.

	Description of Typical Activities	Frequency
Minor Service	Filter bag inspection and evaluation	3 Times Annually
	Removal of capture pollutants	
	Disposal of material	
Major Service	Filter Bag Replacement Support frame rectification	As required

Minor Service

This service is designed to return the OceanGuard device back to optimal operating performance. This type of service can be undertaken either by hand or with the assistance of a Vacuum unit.

Major Service (Filter Bag Replacement)

For the OceanGuard system, a major service is a reactionary process based on the outcomes from the minor service.

Trigger Event from Minor Service	Maintenance Action
Filtration bag inspection reveals damage	Replace the filtration bag ^[1]
Component inspection reveals damage	Perform rectification works and if necessary replace components ^[2]

[1] Replacement filtration bags and components are available for purchase from Ocean Protect

StormFilter

Primary Types of Maintenance

The table below outlines the primary types of maintenance activities that typically take place as part of an ongoing maintenance schedule for the StormFilter.

	Description of Typical Activities	Frequency
Inspection	Visual Inspection of cartridges & chamber Remove larger gross pollutants Perform minimal rectification works (if required)	Twice Annually
Minor Service	Evaluation of cartridges and media Removal of accumulated sediment (if required) Wash-down of StormFilter chamber (if required)	Every 12 Months
Major Service	Replacement of StormFilter cartridge media	As required

Inspection

The purpose of the inspecting the StormFilter system is to assess the condition of the StormFilter chamber and cartridges. When inspecting the chamber, particular attention should be taken to ensure all cartridges are firmly connected to the connectors. It is also an optimal opportunity to remove larger gross pollutants and inspect the outlet side of the StormFilter weir.

Minor Service

This service is designed to ensure the ongoing operational effectiveness of the StormFilter system, whilst assessing the condition of the cartridge media.

Major Service (Filter Cartridge Replacement)

For the StormFilter system a major service is reactionary process based on the outcomes from the minor service, specifically the evaluation of the cartridge media.

Trigger Event	Maintenance Action
Cartridge media is exhausted ^[1]	Replace StormFilter cartridge media ^[2]

[1] Multiple assessment methods are available, contact Ocean Protect for assistance

[2] Replacement filter media and components are available for purchase from Ocean Protect.

This service is designed to return the StormFilter device back to optimal operating performance

The procedures as listed in this document are set out as a summary only and do not take precedence over the manufacturers operation & maintenance procedures. For full reference please refer to *OceanGuard - Operations Maintenance Manual & StormFilter - Operations Maintenance Manual*.



OceanGuard™
Operations & Maintenance Manual

Ocean Protect | OceanGuard Operations & Maintenance Manual

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Introduction

The primary purpose of stormwater treatment devices is to capture and prevent pollutants from entering waterways, maintenance is a critical component of ensuring the ongoing effectiveness of this process. The specific requirements and frequency for maintenance depends on the treatment device and pollutant load characteristics of each site. This manual has been designed to provide details on the cleaning and maintenance processes as recommended by the manufacturer.

The OceanGuard technology is a gully pit basket designed to fit within new and existing gully pits to remove pollution from stormwater runoff. The system has a choice of Filtration liners, designed to remove gross pollutants, total suspended solids and attached pollutants as either a standalone technology or as part of a treatment train with our StormFilter or Jellyfish Filtration products. OceanGuard pit baskets are highly effective, easy to install and simple to maintain.

Why do I need to perform maintenance?

Adhering to the maintenance schedule of each stormwater treatment device is essential to ensuring that it functions properly throughout its design life.

During each inspection and clean, details of the mass, volume and type of material that has been collected by the device should be recorded. This data will assist with the revision of future management plans and help determine maintenance interval frequency. It is also essential that qualified and experienced personnel carry out all maintenance (including inspections, recording and reporting) in a systematic manner.

Maintenance of your stormwater management system is essential to ensuring ongoing at-source control of stormwater pollution. Maintenance also helps prevent structural failures (e.g. prevents blocked outlets) and aesthetic failures (e.g. debris build up), but most of all ensures the long term effective operation of the OceanGuard.

Health and Safety

Access to pits containing an OceanGuard typically requires removing (heavy) access covers/grates, but typically it is not necessary to enter into a confined space. Pollutants collected by the OceanGuard will vary depending on the nature of your site. There is potential for these materials to be harmful. For example, sediments may contain heavy metals, carcinogenic substances or sharp objects such as broken glass and syringes. For these reasons, there should be no primary contact with the waste collect and all aspects of maintaining and cleaning your OceanGuard require careful adherence to Occupational Health and Safety (OH&S) guidelines.

It is important to note that the same level of care needs to be taken to ensure the safety of non-work personnel, as a result it may be necessary to employ traffic/pedestrian control measures when the device is situated in, or near areas with high vehicular/pedestrian activity.

Personnel health and safety

Whilst performing maintenance on the OceanGuard pit insert, precautions should be taken in order to minimise (or when possible prevent) contact with sediment and other captured pollutants by maintenance personnel. In order to achieve this the following personal protective equipment (PPE) is recommended.

- Puncture resistant gloves
- Steel capped safety boots,
- Long sleeve clothing, overalls or similar skin protection
- Eye protection
- High visibility clothing or vest

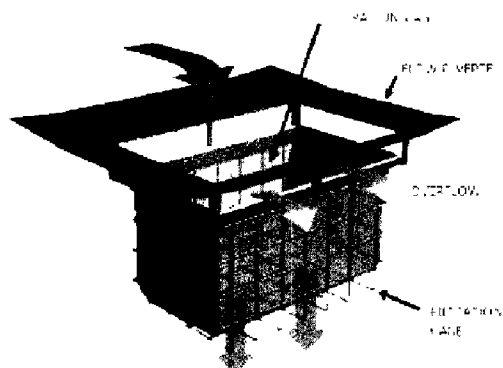
During maintenance activities it may be necessary to implement traffic control measures. Ocean Protect recommend that a separate site specific traffic control plan is implemented as required to meet the relevant governing authority guidelines.

The OceanGuard pit insert is designed to be maintained from surface level, without the need to enter the pit. However depending on the installation configuration, location and site specific maintenance requirements it may be necessary to enter a confined space occasionally. It is recommended that all maintenance personnel evaluate their own needs for confined space entry and compliance with relevant industry regulations and guidelines. Ocean Protect maintenance personnel are fully trained and carry certification for confined space entry.

Ocean Protect | OceanGuard Operations & Maintenance Manual

How does it Work?

OceanGuard is designed to intercept stormwater as it enters the stormwater pits throughout a site. The OceanGuard has diversion panels that sit flush with the pit walls, this ensures that as stormwater enters at the top of the pit it is directed to the middle of the insert where the Filtration bag is situated. The filtration bag allows for screening to occur removing 100% of pollutants greater than the opening of the filtration material (200micron, 1600micron bags available)



During larger rain events the large flows overflow slots in the flow diverter of the OceanGuard ensure that the conveyance of stormwater is not impeded thus eliminating the potential for surface flooding. As the flow subsides, the captured pollutants are held in the OceanGuard Filtration bag dry. The waste then starts to dry which reduces the magnitude of organic material decomposition transitioning between maintenance intervals

Maintenance Procedures

To ensure that each OceanGuard pit insert achieves optimal performance, it is advisable that regular maintenance is performed. Typically the OceanGuard requires 2-4 minor services annually, pending the outcome of these inspections additional maintenance servicing may be required.

Primary Types of Maintenance

The table below outlines the primary types of maintenance activities that typically take place as part of an ongoing maintenance schedule for the OceanGuard.

	Description of Typical Activities	Frequency
Minor Service	Filter bag inspection and evaluation	2-4 Times Annually
	Removal of capture pollutants	
	Disposal of material	
Major Service	Filter Bag Replacement Support frame rectification	As required

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Maintenance requirements and frequencies are dependent on the pollutant load characteristics of each site. The frequencies provided in this document represent what the manufacturer considers to be best practice to ensure the continuing operation of the device is in line with the original design specification.

Minor Service

This service is designed to return the OceanGuard device back to optimal operating performance. This type of service can be undertaken either by hand or with the assistance of a Vacuum unit.

Hand Maintenance

1. Establish a safe working area around the pit insert
2. Remove access cover/grate
3. Use two lifting hooks to remove the filtration bag
4. Empty the contents of the filtration bag into a disposal container
5. Inspect and evaluate the filtration bag
6. Inspect and evaluate remaining OceanGuard components (i.e. flow diverter, filtration cage and supporting frame)
7. Rejuvenate filtration bag by removing pollutant build up with a stiff brush, additionally the filtration bag can be washed using high pressure water
8. Re-install filtration bag and replace access cover/grate

Vacuum Maintenance

1. Establish a safe working area around the pit insert
2. Remove access cover/grate
3. Vacuum captured pollutants from the filtration bag
4. Remove filtration bag
5. Inspect and evaluate the filtration bag
6. Inspect and evaluate remaining OceanGuard components (i.e. flow diverter, filtration cage and supporting frame)
7. Rejuvenate filtration bag by removing pollutant build up with a stiff brush, additionally the filtration bag can be washed using high pressure water
8. Re-install filtration bag and replace access cover/grate

Major Service (Filter Bag Replacement)

For the OceanGuard system, a major service is a reactionary process based on the outcomes from the minor service.

Trigger Event from Minor Service	Maintenance Action
Filtration bag inspection reveals damage	Replace the filtration bag ^[1]
Component inspection reveals damage	Perform rectification works and if necessary replace components ^[2]

[1] Replacement filtration bags and components are available for purchase from Ocean Protect.

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Additional Reasons of Maintenance

Occasionally, events on site can make it necessary to perform additional maintenance to ensure the continuing performance of the device.

Hazardous Material Spill

If there is a spill event on site, all OceanGuard pits that potentially received flow should be inspected and cleaned. Specifically all captured pollutants from within the filtration bag should be removed and disposed in accordance with any additional requirements that may relate to the type of spill event. All filtration bags should be rejuvenated (replaced if required) and re-installed.

Blockages

The OceanGuards internal high flow bypass functionality is designed to minimise the potential of blockages/flooding. In the unlikely event that flooding occurs around the stormwater pit the following steps should be undertaken to assist in diagnosing the issue and implementing the appropriate response

1. Inspect the OceanGuard flow diverter, ensuring that they are free of debris and pollutants
2. Perform a minor service on the OceanGuard
3. Remove the OceanGuard insert to access the pit and inspect both the inlet and outlet pipes, ensuring they are free of debris and pollutants

Major Storms and Flooding

In addition to the scheduled activities, it is important to inspect the condition of the OceanGuard pit insert after a major storm event. The inspection should focus on checking for damage and higher than normal sediment accumulation that may result from localised erosion. Where necessary damaged components should be replaced and accumulated pollutants disposed.

Disposal of Waste Materials

The accumulated pollutants found in the OceanGuard must be handled and disposed of in a manner that is in accordance with all applicable waste disposal regulations. When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes. If the filtration bag has been contaminated with any unusual substance, there may be additional special handling and disposal methods required to comply with relevant government/authority/industry regulations.

Maintenance Services

With over a decade and a half of maintenance experience Ocean Protect has developed a systematic approach to inspecting, cleaning and maintaining a wide variety of stormwater treatment devices. Our fully trained and professional staff are familiar with the characteristics of each type of system, and the processes required to ensure its optimal performance

Ocean Protect has several stormwater maintenance service options available to help ensure that your stormwater device functions properly throughout its design life. In the case of our OceanGuard system we offer long term pay-as-you-go contracts, pre-paid once off servicing and replacement filter bags.

For more information please visit www.OceanProtect.com.au



StormFilter
Operations & Maintenance Manual

Ocean Protect | StormFilter Operations & Maintenance Manual

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Introduction

The primary purpose of stormwater treatment devices is to capture and prevent pollutants from entering waterways, maintenance is a critical component of ensuring the ongoing effectiveness of this process. The specific requirements and frequency for maintenance depends on the treatment device and pollutant load characteristics of each site. This manual has been designed to provide details on the cleaning and maintenance processes for the StormFilter as recommended by the manufacturer.

The StormFilter is designed and sized to meet stringent regulatory requirements. It removes the most challenging target pollutants (including fine solids, soluble heavy metals, oil, and soluble nutrients) using a variety of media. For more than two decades, StormFilter has helped clients meet their regulatory needs and, through ongoing product enhancements, the design continues to be refined for ease of use and improved performance.

Why do I need to perform maintenance?

Adhering to the inspection and maintenance schedule of each stormwater treatment device is essential to ensuring that it functions properly throughout its design life.

During each inspection and clean, details of the mass, volume and type of material that has been collected by the device should be recorded. This data will assist with the revision of future management plans and help determine maintenance interval frequency. It is also essential that qualified and experienced personnel carry out all maintenance (including inspections, recording and reporting) in a systematic manner.

Maintenance of your stormwater management system is essential to ensuring ongoing at-source control of stormwater pollution. Maintenance also helps prevent structural failures (e.g. prevents blocked outlets) and aesthetic failures (e.g. debris build up), but most of all ensures the long term effective operation of the StormFilter.

Health and Safety

Access to a StormFilter unit requires removing heavy access covers/grates, and it is necessary to enter into a confined space. Pollutants collected by the StormFilter will vary depending on the nature of your site. There is potential for these materials to be harmful. For example, sediments may contain heavy metals, carcinogenic substances or objects such as broken glass and syringes. For these reasons, all aspects of maintaining and cleaning your StormFilter require careful adherence to Occupational Health and Safety (OH&S) guidelines.

It is important to note that the same level of care needs to be taken to ensure the safety of non-work personnel. As a result, it may be necessary to employ traffic/pedestrian control measures when the device is situated in, or near areas with high vehicular/pedestrian activity.

Personnel health and safety

Whilst performing maintenance on the StormFilter, precautions should be taken in order to minimise (or, if possible, prevent) contact with sediment and other captured pollutants by maintenance personnel. The following personal protective equipment (PPE) is subsequently recommended:

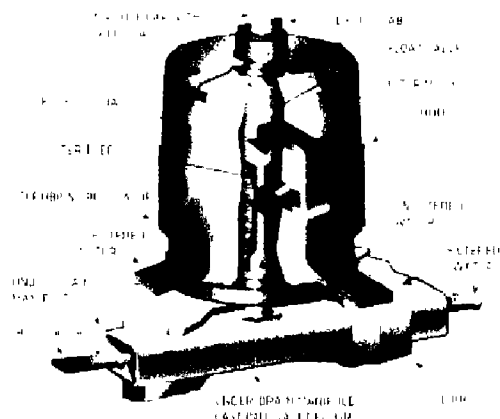
- Puncture resistant gloves
- Steel capped safety boots
- Long sleeve clothing, overalls or similar skin protection
- Eye protection
- High visibility clothing or vest

During maintenance activities, it may be necessary to implement traffic control measures. Ocean Protect recommend that a separate site-specific traffic control plan is implemented as required to meet the relevant governing authority guidelines.

Whilst some aspects of StormFilter maintenance can be performed from surface level, there will be a need to enter the StormFilter system (confined space) during a major service. It is recommended that all maintenance personnel evaluate their own needs for confined space entry and compliance with relevant industry regulations and guidelines. Ocean Protect maintenance personnel are fully trained and carry certification for confined space entry applications.

How does it Work?

Stormwater enters the cartridge chamber, passes through the filtration media and begins filling the cartridge center tube. When water reaches the top of the cartridge the float valve opens and filtered water is allowed to drain at the designed flow rate. Simultaneously, a one-way check valve closes activating a siphon that draws stormwater evenly throughout the filter media and into the center tube. Treated stormwater is then able to discharge out of the system through the underdrain manifold pipework.



As the rain event subsides, the water level outside the cartridge drops and approaches the bottom of the hood, air rushes through the scrubbing regulators releasing the water column and breaking the siphon. The turbulent bubbling action agitates the surface of the cartridge promoting trapped sediment to drop to the chamber floor. After a rain event, the chamber is able to drain dry by way of an imperfect seal at the base of the float valve.

Maintenance Procedures

To ensure optimal performance, it is advisable that regular maintenance is performed. Typically, the StormFilter requires an inspection every 6 months with a minor service at 12 months. Additionally, as the StormFilter cartridges capture pollutants the media will eventually become occluded and require replacement (expected media life is 1-3 years)

Primary Types of Maintenance

The table below outlines the primary types of maintenance activities that typically take place as part of an ongoing maintenance schedule for the StormFilter

	Description of Typical Activities	Frequency
Inspection	Visual Inspection of cartridges & chamber Remove larger gross pollutants Perform minimal rectification works (if required)	Every 6 Months
Minor Service	Evaluation of cartridges and media Removal of accumulated sediment (if required) Wash-down of StormFilter chamber (if required)	Every 12 Months
Major Service	Replacement of StormFilter cartridge media	As required

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Maintenance requirements and frequencies are dependent on the pollutant load characteristics of each site. The frequencies provided in this document represent what the manufacturer considers to be best practice to ensure the continuing operation of the device is in line with the original design specification.

Inspection

The purpose of the inspecting the StormFilter system is to assess the condition of the StormFilter chamber and cartridges. When inspecting the chamber, particular attention should be taken to ensure all cartridges are firmly connected to the connectors. It is also an optimal opportunity to remove larger gross pollutants and inspect the outlet side of the StormFilter weir.

Minor Service

This service is designed to ensure the ongoing operational effectiveness of the StormFilter system, whilst assessing the condition of the cartridge media.

1. Establish a safe working area around the access point(s)
2. Remove access cover(s)
3. Evaluate StormFilter cartridge media (if exhausted schedule major service within 6 months)
4. Measure and record the level of accumulated sediment in the chamber
(if sediment depth is less than 100 mm skip to step 9)
5. Remove StormFilter cartridges from the chamber
6. Use vacuum unit to removed accumulated sediment and pollutants in the chamber
7. Use high pressure water to clean StormFilter chamber
8. Re-install StormFilter cartridges
9. Replace access cover(s)

Major Service (Filter Cartridge Replacement)

For the StormFilter system a major service is reactionary process based on the outcomes from the minor service, specifically the evaluation of the cartridge media.

Trigger Event	Maintenance Action
Cartridge media is exhausted ^[1]	Replace StormFilter cartridge media ^[2]

[1] Multiple assessment methods are available, contact Ocean Protect for assistance

[2] Replacement filter media and components are available for purchase from Ocean Protect.

This service is designed to return the StormFilter device back to optimal operating performance

1. Establish a safe working area around the access point(s)
2. Remove access cover(s)
3. By first removing the head cap, remove each individual cartridge hood to allow access to the exhausted media
4. Utilise a vacuum unit to remove exhausted media from each cartridge
5. Use vacuum unit to remove accumulated sediment and pollutants in the chamber
6. Use high pressure water to clean StormFilter chamber
7. Inspect each empty StormFilter cartridges for any damage, rectify damage as required
8. Re-fill each cartridge with media in line with project specifications
9. Re-install replenished StormFilter cartridges
10. Replace access cover(s)

Additional Types of Maintenance

Occasionally, events on site can make it necessary to perform additional maintenance to ensure the continuing performance of the device.

Hazardous Material Spill

If there is a spill event on site, the StormFilter unit should be inspected and cleaned. Specifically, all captured pollutants and liquids from within the unit should be removed and disposed in accordance with any additional requirements that may relate to the type of spill event. Additionally, it will be necessary to inspect the filter cartridges and assess them for contamination, depending on the type of spill event it may be necessary to replace the filtration media.

Blockages

In the unlikely event that flooding occurs upstream of the StormFilter system the following steps should be undertaken to assist in diagnosing the issue and determining the appropriate response.

1. Inspect the upstream diversion structure (if applicable) ensuring that it is free of debris and pollutants
2. Inspect the StormFilter unit checking the underdrain manifold as well as both the inlet and outlet pipes for obstructions (e.g. pollutant build-up, blockage), which if present, should be removed.

Major Storms and Flooding

In addition to the scheduled activities, it is important to inspect the condition of the StormFilter after a major storm event. The focus is to inspect for damage and higher than normal sediment accumulation that may result from localised erosion. Where necessary damaged components should be replaced and accumulated pollutants should be removed and disposed.

Disposal of Waste Materials

The accumulated pollutants found in the StormFilter must be handled and disposed of in a manner that is in accordance with all applicable waste disposal regulations. When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes. If the filter media has been contaminated with any unusual substance, there may be additional special handling and disposal methods required to comply with relevant government/authority/industry regulations.

Maintenance Services

With over a decade and a half of maintenance experience Ocean Protect has developed a systematic approach to inspecting, cleaning and maintaining a wide variety of stormwater treatment devices. Our fully trained and professional staff are familiar with the characteristics of each type of system, and the processes required to ensure its optimal performance.

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For more information please visit www.OceanProtect.com.au

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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A. SERVICE EASEMENTS AND STATUTORY EASEMENTS**1. Service Location Diagram**

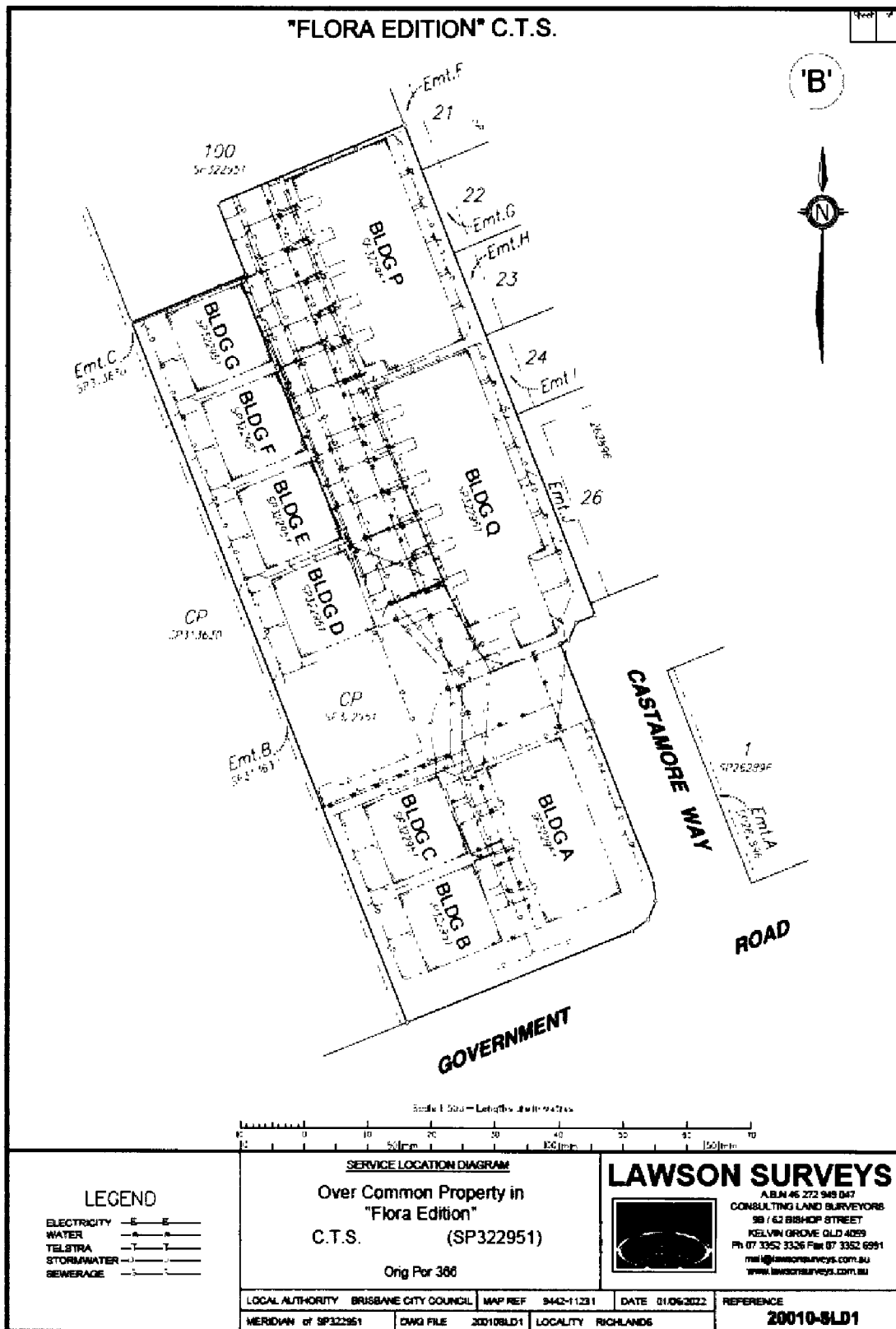
A service location diagram showing the location of all statutory easements for utility services and infrastructure for "Flora Edition" is attached

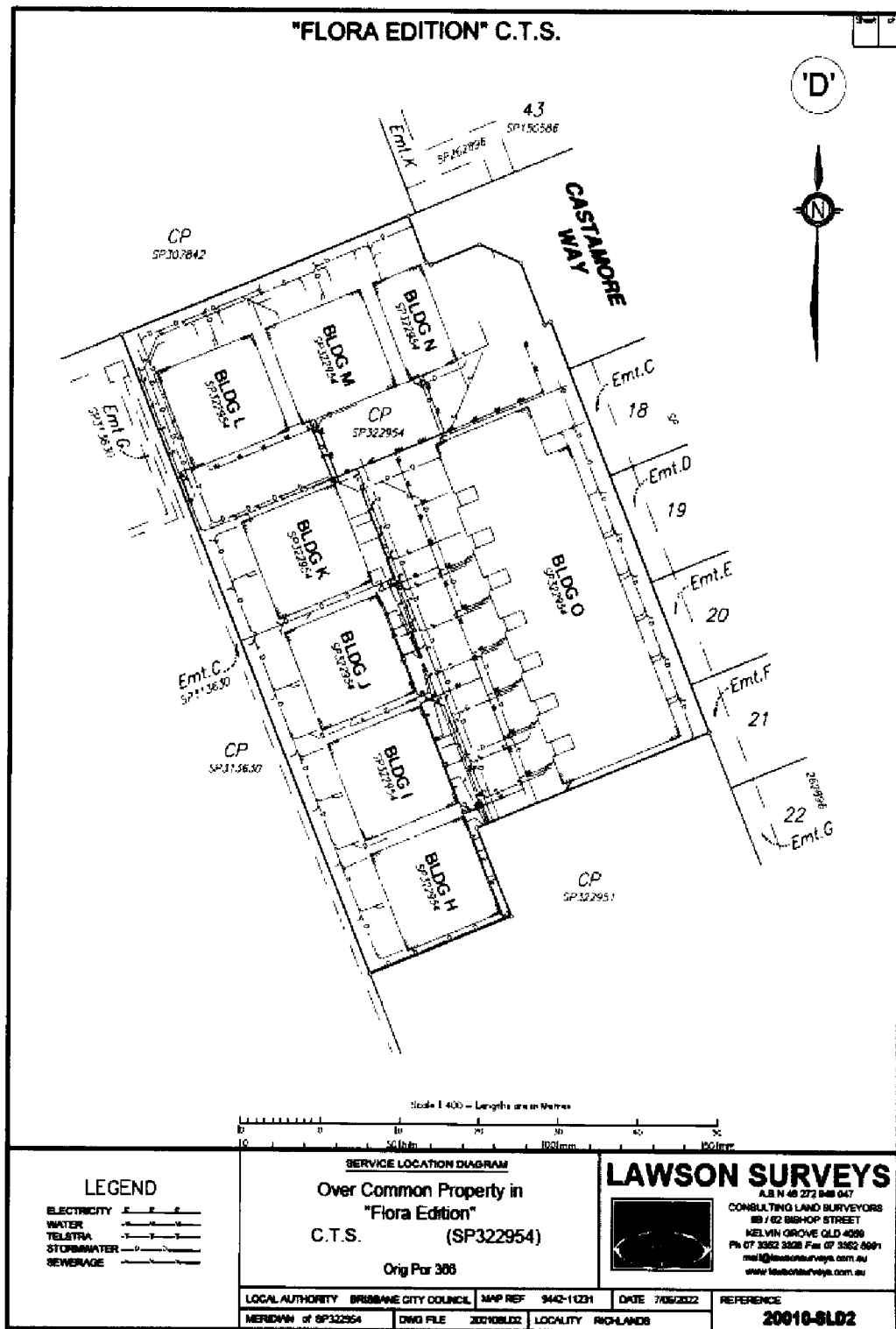
Lots and Plan or Common Property	Statutory Easement	Service Location Diagrams
Common Property	Electricity, water, telecommunications, gas, stormwater and sewerage	See services location diagram marked 'B' and 'D'

2. Statutory Easement

The following table identifies the lots affected, or to be affected, by statutory easements and states the type of easements affecting the relevant lots.

Lots and Plan or Common Property	Statutory Easement	Service Location Diagrams
Common Property	Support, shelter, utility services and infrastructure, projection, maintenance of building on or close to boundary	See services location diagram marked 'B' and 'D'
All lots	Support, shelter, utility services and infrastructure, projection, maintenance of building on or close to boundary	See services location diagram marked 'B' and 'D'





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

LOT	EXCLUSIVE USE AREA	PURPOSE OF USE
Lot 1 on SP322951	1A	Courtyard
Lot 2 on SP322951	2A	Courtyard
Lot 3 on SP322951	3A	Courtyard
Lot 4 on SP322951	4A	Courtyard
Lot 5 on SP322951	5A	Courtyard
Lot 6 on SP322951	6A	Courtyard
Lot 7 on SP322951	7A	Courtyard
Lot 8 on SP322951	8A	Courtyard
Lot 9 on SP322951	9A	Courtyard
Lot 10 on SP322951	10A	Courtyard
Lot 11 on SP322951	11A	Courtyard
Lot 12 on SP322951	12A	Courtyard
Lot 13 on SP322951	13A	Courtyard
Lot 14 on SP322951	14A	Courtyard
Lot 15 on SP322951	15A	Courtyard
Lot 16 on SP322951	16A	Courtyard
Lot 17 on SP322954	17A	Courtyard
Lot 18 on SP322954	18A	Courtyard
Lot 19 on SP322954	19A	Courtyard
Lot 20 on SP322954	20A	Courtyard
Lot 21 on SP322954	21A	Courtyard
Lot 22 on SP322954	22A	Courtyard
Lot 23 on SP322954	23A	Courtyard
Lot 24 on SP322954	24A	Courtyard
Lot 25 on SP322954	25A	Courtyard
Lot 26 on SP322954	26A	Courtyard
Lot 27 on SP322954	27A	Courtyard
Lot 28 on SP322954	28A	Courtyard
Lot 29 on SP322954	29A	Courtyard
Lot 30 on SP322954	30A	Courtyard
Lot 31 on SP322954	31A	Courtyard

	31B	Carpark
Lot 32 on SP322954	32A	Courtyard
	32B	Carpark
Lot 33 on SP322954	33A	Courtyard
	33B	Carpark
Lot 34 on SP322954	34A	Courtyard
	34B	Carpark
Lot 35 on SP322954	35A	Courtyard
	35B	Carpark
Lot 36 on SP322954	36A	Courtyard
	36B	Carpark
Lot 37 on SP322954	37A	Courtyard
	37B	Carpark
Lot 38 on SP322951	38A	Courtyard
	38B	Carpark
Lot 39 on SP322951	39A	Courtyard
	39B	Carpark
Lot 40 on SP322951	40A	Courtyard
	40B	Carpark
Lot 41 on SP322951	41A	Courtyard
	41B	Carpark
Lot 42 on SP322951	42A	Courtyard
	42B	Carpark
Lot 43 on SP322951	43A	Courtyard
	43B	Carpark
Lot 44 on SP322951	44A	Courtyard
	44B	Carpark
Lot 45 on SP322951	45A	Courtyard
	45B	Carpark
Lot 46 on SP322951	46A	Courtyard
	46B	Carpark
Lot 47 on SP322951	47A	Courtyard
	47B	Carpark

Lot 48 on SP322951	48A	Courtyard
	48B	Carpark
Lot 49 on SP322951	49A	Courtyard
	49B	Carpark
Lot 50 on SP322951	50A	Courtyard

EXCLUSIVE USE PLAN

