



# Seller disclosure statement

Property Law Act 2023 section 99

**Form 2, Version 1 | Effective from: 1 August 2025**

**WARNING TO BUYER** – This statement contains important legal and other information about the property offered for sale. You should read and satisfy yourself of the information in this statement before signing a contract. You are advised to seek legal advice before signing this form. You should not assume you can terminate the contract after signing if you are not satisfied with the information in this statement.

**WARNING** – You must be given this statement before you sign the contract for the sale of the property.

**This statement does not include information about:**

- » flooding or other natural hazard history
- » structural soundness of the building or pest infestation
- » current or historical use of the property
- » current or past building or development approvals for the property
- » limits imposed by planning laws on the use of the land
- » services that are or may be connected to the property
- » the presence of asbestos within buildings or improvements on the property.

You are encouraged to make your own inquiries about these matters before signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.

## Part 1 – Seller and property details

Seller

Property address (referred to as the "property" in this statement)

Lot on plan description

Community titles scheme or BUGTA scheme: Is the property part of a community titles scheme or a BUGTA scheme:

**Yes** *If Yes, refer to Part 6 of this statement for additional information*

**No** *If No, please disregard Part 6 of this statement as it does not need to be completed*

## Part 2 – Title details, encumbrances and residential tenancy or rooming accommodation agreement

Title details	The seller gives or has given the buyer the following—
	A title search for the property issued under the <i>Land Title Act 1994</i> showing interests registered under that Act for the property. <input checked="" type="checkbox"/> <b>Yes</b>
	A copy of the plan of survey registered for the property. <input checked="" type="checkbox"/> <b>Yes</b>

<p><b>Registered encumbrances</b></p>	<p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p>
<p><b>Unregistered encumbrances (excluding statutory encumbrances)</b></p>	<p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b> to affect the property after <b>settlement</b>.</p> <p><b>Note</b>—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are <b>NOT</b> required to be disclosed.</p> <p><b>Unregistered lease (if applicable)</b></p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <ul style="list-style-type: none"> <li>» the start and end day of the term of the lease: <input type="text" value="Insert date range"/></li> <li>» the amount of rent and bond payable: <input type="text" value="Insert amount of rent and bond"/></li> <li>» whether the lease has an option to renew: <input type="text" value="Insert option to renew information"/></li> </ul> <p><b>Other unregistered agreement in writing (if applicable)</b></p> <p>If the unregistered encumbrance is created by an agreement in <input type="checkbox"/> <b>Yes</b> writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any.</p> <p><b>Unregistered oral agreement (if applicable)</b></p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p>Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property</p> </div>
<p><b>Statutory encumbrances</b></p>	<p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p>NBN - lead in cable to property. Telstra - lead in cable to property. See attached additional information to Form 2.</p> </div>
<p><b>Residential tenancy or rooming accommodation agreement</b></p>	<p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b></p> <p>If <b>Yes</b>, when was the rent for the premises or each of the residents' rooms last increased? <i>(Insert date of the most recent rent increase for the premises or rooms)</i> <input type="text"/></p> <p><b>Note</b>—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p>

## Part 3 – Land use, planning and environment

**WARNING TO BUYER** – You may not have any rights if the current or proposed use of the property is not lawful under the local planning scheme. You can obtain further information about any planning and development restrictions applicable to the lot, including in relation to short-term letting, from the relevant local government.

<b>Zoning</b>	The zoning of the property is ( <i>Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 199; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable</i> ):		
	MEDIUM DENSITY RESIDENTIAL		
<b>Transport proposals and resumptions</b>	The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	The lot is affected by a notice of intention to resume the property or any part of the property.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<i>If <b>Yes</b>, a copy of the notice, order, proposal or correspondence must be given by the seller.</i>		
* <i>Transport infrastructure</i> has the meaning defined in the <i>Transport Infrastructure Act 1994</i> . A <i>proposal</i> means a resolution or adoption by some official process to establish plans or options that will physically affect the property.			
<b>Contamination and environmental protection</b>	The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i> .	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<b>The following notices are, or have been, given:</b>		
	A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan).	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies).	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies).	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Trees</b>	There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<i>If <b>Yes</b>, a copy of the order or application must be given by the seller.</i>		
<b>Heritage</b>	The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth).	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
<b>Flooding</b>	Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the <a href="#">FloodCheck Queensland</a> portal or the <a href="#">Australian Flood Risk Information</a> portal.		
<b>Vegetation, habitats and protected plants</b>	Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.		

# Part 4 – Buildings and structures

**WARNING TO BUYER** – The seller does not warrant the structural soundness of the buildings or improvements on the property, or that the buildings on the property have the required approval, or that there is no pest infestation affecting the property. You should engage a licensed building inspector or an appropriately qualified engineer, builder or pest inspector to inspect the property and provide a report and also undertake searches to determine whether buildings and improvements on the property have the required approvals.

<b>Swimming pool</b>	There is a relevant pool for the property.	<input checked="" type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
	If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme.	<input checked="" type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
	Pool compliance certificate is given.	<input checked="" type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>
	OR Notice of no pool safety certificate is given.	<input type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>

<b>Unlicensed building work under owner builder permit</b>	Building work was carried out on the property under an owner builder permit in the last 6 years.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	<i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i>		

<b>Notices and orders</b>	There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168.	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>
	The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property.  <i>If Yes, a copy of the notice or order must be given by the seller.</i>	<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>

<b>Building Energy Efficiency Certificate</b>	If the property is a commercial office building of more than 1,000m <sup>2</sup> , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register.		
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<b>Asbestos</b>	The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website ( <a href="http://asbestos.qld.gov.au">asbestos.qld.gov.au</a> ) including common locations of asbestos and other practical guidance for homeowners.		
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## Part 5 – Rates and services

**WARNING TO BUYER** – The amount of charges imposed on you may be different to the amount imposed on the seller.

<b>Rates</b>	<b>Whichever of the following applies—</b>
	The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is:
	Amount: <input type="text" value="1,168.46"/> Date Range: <input type="text" value="01/07/25 - 31/12/25"/>
	OR
	The property is currently a rates exempt lot.** <input type="checkbox"/>
	OR
	The property is not rates exempt but no separate assessment of rates <input type="checkbox"/> is issued by a local government for the property.

\*Concessions: A local government may grant a concession for rates. The concession will not pass to you as buyer unless you meet the criteria in section 120 of the *Local Government Regulation 2012* or section 112 of the *City of Brisbane Regulation 2012*.

\*\* An exemption for rates applies to particular entities. The exemption will not pass to you as buyer unless you meet the criteria in section 93 of the *Local Government Act 2009* or section 95 of the *City of Brisbane Act 2010*.

<b>Water</b>	<b>Whichever of the following applies—</b>
	The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is:
	Amount: <input type="text" value="\$242.02"/> Date Range: <input type="text" value="09/05/25 - 31/07/25"/>
	OR
	There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is:
	Amount: <input type="text" value="Insert estimated amount"/> Date Range: <input type="text" value="Insert date range"/>

\* A water services notices means a notice of water charges issued by a water service provider under the *Water Supply (Safety and Reliability) Act 2008*.

# Part 6 – Community titles schemes and BUGTA schemes

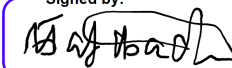
(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

**WARNING TO BUYER** – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions towards the body corporate’s expenses in managing the scheme. You will also be required to comply with the by-laws. By-laws will regulate your use of common property and the lot.

**For more information about living in a body corporate and your rights and obligations, contact the Office of the Commissioner for Body Corporate and Community Management.**

<p><b>Body Corporate and Community Management Act 1997</b></p>	<p><b>The property is included in a community titles scheme.</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>  <i>(If Yes, complete the information below)</i></p>
<p><b>Community Management Statement</b></p>	<p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. <input checked="" type="checkbox"/> <b>Yes</b></p> <p><b>Note</b>—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p>
<p><b>Body Corporate Certificate</b></p>	<p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul>
<p><b>Statutory Warranties</b></p>	<p><b>Statutory Warranties</b>—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p>
<p><b>Building Units and Group Titles Act 1980</b></p>	<p><b>The property is included in a BUGTA scheme</b> <input type="checkbox"/> <b>Yes</b> <input checked="" type="checkbox"/> <b>No</b>  <i>(If Yes, complete the information below)</i></p>
<p><b>Body Corporate Certificate</b></p>	<p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. <input type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b></p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> <b>Yes</b></p> <ul style="list-style-type: none"> <li>» a copy of a body corporate certificate for the lot is not attached; and</li> <li>» the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot.</li> </ul> <p><b>Note</b>—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p>

# Signatures – SELLER

Signed by:  
  
4899CD9EDA3B4D1...  
Signature of seller

Signed by:  
  
E9C063EC75464AG...  
Signature of seller

MAXIM MIKHAILOVICH BARABACH  
Name of seller

MIKHAIL BARABACH  
Name of seller

24/9/2025  
Date

25/9/2025  
Date

# Signatures – BUYER

**By signing this disclosure statement the buyer acknowledges receipt of this disclosure statement before entering into a contract with the seller for the sale of the lot.**

Signature of buyer

Signature of buyer

Name of buyer

Name of buyer

Date

Date

**ADDITIONAL INFORMATION TO FORM 2 - STATUTORY ENCUMBRANCES**

In addition to the disclosure contained in the Form 2 the Seller discloses to the Buyer that the property is affected by all statutory encumbrances affecting the lot whether or not specifically disclosed, including but not limited to, any right to keep infrastructure on the lot or any statutory right to access land to maintain or repair infrastructure on the lot imposed by or in favour of any statutory authority, government department, or utility provider under any Act, regulation, or statutory instrument including, but not limited to, in relation to infrastructure shown on plans or extracts attached hereto or otherwise disclosed to the Buyer.



Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 50344137	<b>Search Date:</b> 20/08/2025 15:37
<b>Date Title Created:</b> 06/02/2001	<b>Request No:</b> 53058024
<b>Previous Title:</b> 50339810	

#### ESTATE AND LAND

Estate in Fee Simple

LOT 75 SURVEY PLAN 133525

Local Government: GOLD COAST

COMMUNITY MANAGEMENT STATEMENT 28925

#### REGISTERED OWNER

Dealing No: 721689145 16/05/2022

MAXIM MIKHAILOVICH BARABACH

MIKHAIL BARABACH

JOINT TENANTS

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10290250 (POR 35)  
Deed of Grant No. 10473192 (POR 36)
2. MORTGAGE No 721689146 16/05/2022 at 13:37  
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

Land Title Act 1994; Land Act 1994  
 Form 21 Version 2

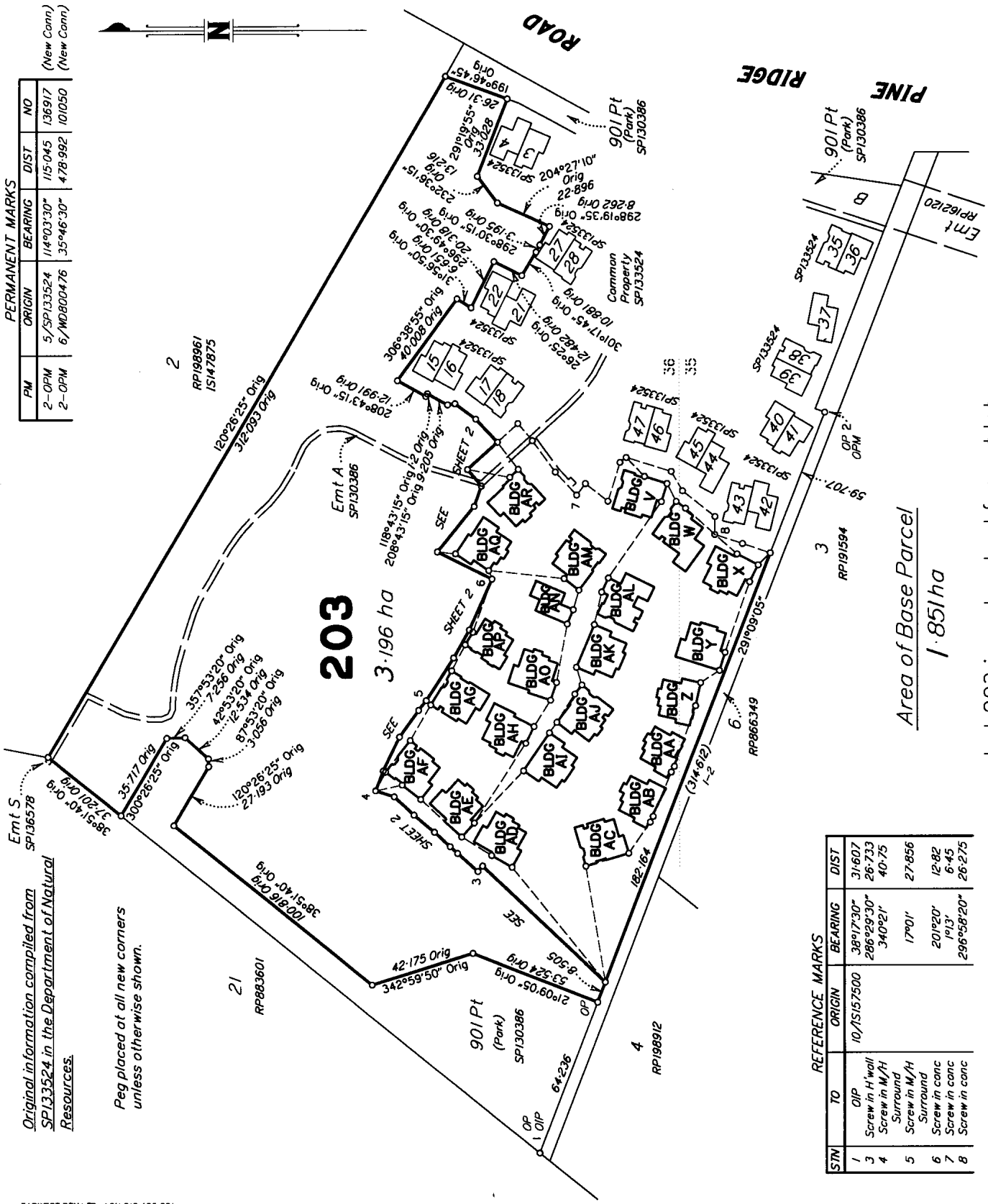
Sheet 1 of 4

LB 00/580

**SURVEY PLAN**

**PERMANENT MARKS**

PM	ORIGIN	BEARING	DIST	NO
2-OPM	5/SPI33524	114°03'30"	115.045	136917 (New Conn)
2-OPM	6/NO8800476	35°46'30"	478.992	101050 (New Conn)

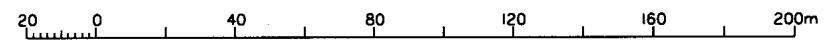


Original information compiled from SPI33524 in the Department of Natural Resources.

Peg placed at all new corners unless otherwise shown.

**REFERENCE MARKS**

STN	TO	ORIGIN	BEARING	DIST
1	OIP	10/15157500	38°17'30"	31.607
3	Screw in H' wall		286°29'30"	26.733
4	Screw in M/H Surround		340°21'	40.75
5	Screw in M/H Surround		17°01'	27.856
6	Screw in conc		201°20'	12.82
7	Screw in conc		1°13'	6.45
8	Screw in conc		296°58'20"	26.275



**Plan of Lots 57-101, 203 & Common Property**

Cancelling Lot 202 on SPI33524

PARISH: **BARROW** COUNTY: **Ward**

Meridian: **SPI30386**

F/N's: **No**

Scale: **1:1500**

Format: **BUILDING**



**SP133525**

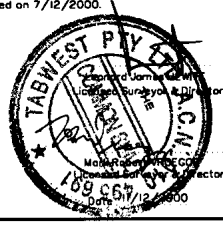
Plan Status:

Lot 203 is a standard format lot

Area of Base Parcel  
 1.851 ha

**203**  
 3.196 ha

TABWEST PTY LTD ACN 010 495 691  
 hereby certify that the company has surveyed the land comprised in this plan by Leonard James HEWITT (Licensed Surveyor) and by Gordon Keith FRASER (Surveying Graduate) for whose work the Company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992, and that the said survey was completed on 7/12/2000.



LJ HEWITT & CO 99-231

**WARNING : Folded or Mutilated Plans will not be accepted.  
Plans may be rolled.  
Information may not be placed in the outer margins.**

**704567945**

\$2727.00  
02/02/2001 14:35

**GC 400 NT**

Registered

5. Lodged by

*NEWTREND PROTECT  
MANAGEMENT  
AL 854*

(Include address, phone number, reference, and Lodger Code)

**1. Certificate of Registered Owners or Lessees.**

I/We **CITIE CENTRE 5 PTY LTD**  
ACN 083 465 838

(Names in full)

\* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

\* as Lessees of this land agree to this plan.

Signature of \*Registered Owners \*Lessees



*JOHN POTTER.  
DIRECTOR.*

*GERRY LAMBERT.  
DIRECTOR.*

\* Rule out whichever is inapplicable

**2. Local Government Approval.**

\* **COUNCIL OF THE CITY OF GOLD COAST**

hereby approves this plan in accordance with the :

%

**INTEGRATED PLANNING ACT 1997**

Dated this *01* day of *FEBRUARY 2001*

*KENNETH COLIN McDONALD* #  
Authorised Officer #

\* Insert the name of the Local Government. % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

**3. Plans with Community Management Statement :**

CMS Number :

Name : **"CASSA BELLA"**  
**CASA**

**4. References :**

Dept File :  
Local Govt : **555/16/3215**  
Surveyor : **99-231**

**6. Existing**

Title Reference	Lot	Plan
<b>50339810</b>	<b>202</b>	<b>SP133524</b>

**Created**

Lots	Emts	Road
<b>57-101,203 &amp; CP</b>		

**ENCUMBRANCE EASEMENTS**

Easement	Lots to be Encumbered
<b>704469329 (Emt. A on SP 130386)</b>	<b>Com. Prop. &amp; 203</b>

Amendments made pursuant to section 155 (1)

REGISTRAR OF TITLES

*6/2/2001*  
Date

*K. G. G. G.*

POR 35	59-67 & Com. Prop.
POR 36	57-60,64-101,203 & Com. Prop.

Orig	Lots
------	------

**7. Portion Allocation :**

a. Map Reference :  
**9542-23122**

9. Locality :  
**COOMBABAH**

10. Local Government :  
**GOLD COAST C.C.**

11. Passed & Endorsed :  
By: **ACN 010 495 691  
TABWEST PTY LTD**  
Date: **12/12/2000**  
Signed: *[Signature]*  
Designation: **Licensed Surveyor**

**12. Building Format Plans only.**

I certify that :  
\* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;  
\* ~~Part of the building shown on this plan encroaches onto adjoining lots and road~~  
Licensed Surveyor/Director \* *[Signature]* Date **11/12/2000**  
\*delete words not required

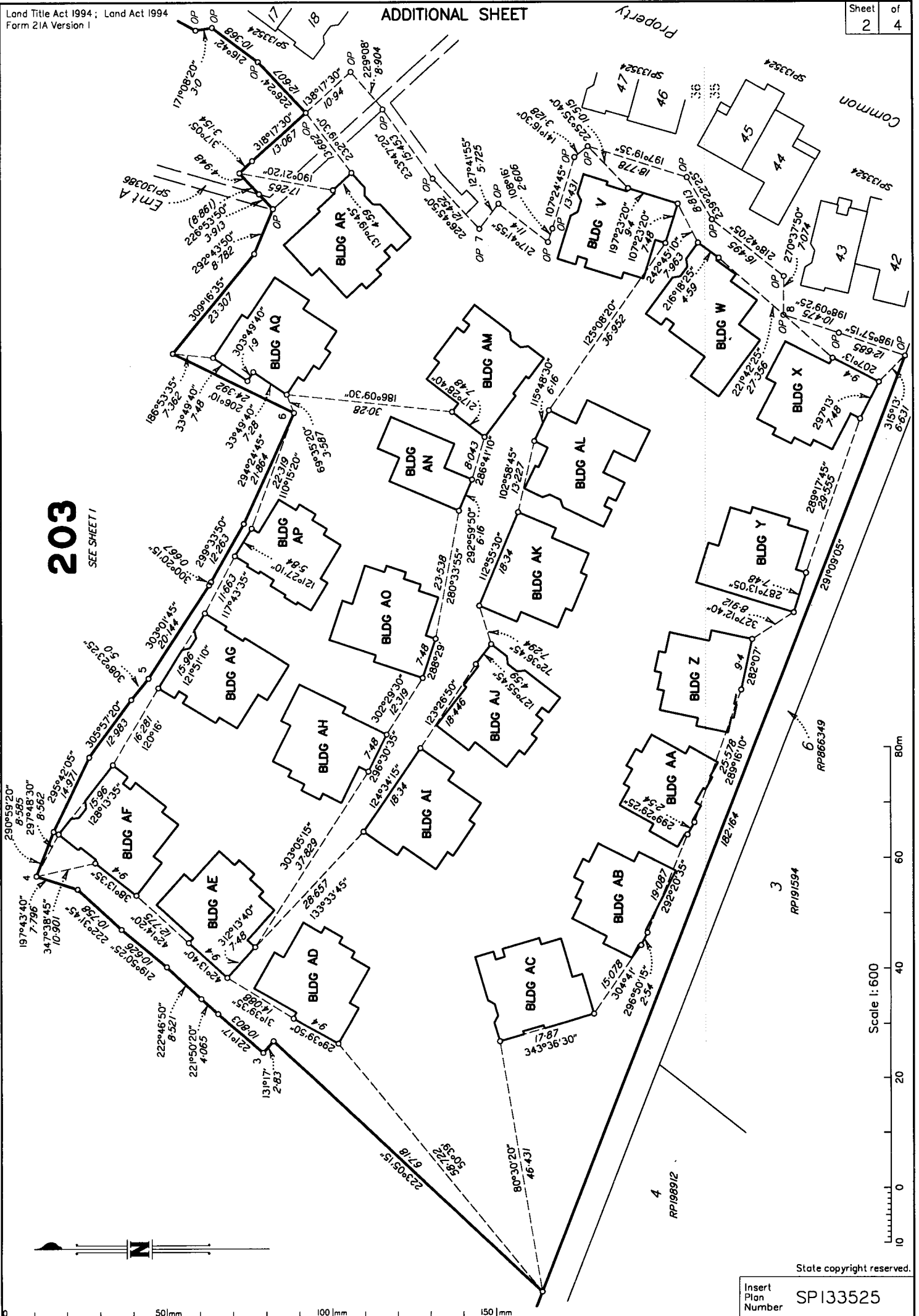
13. Lodgement Fees :  
Survey Deposit \$ **791.00**  
Lodgement \$ **96.00**  
46 New Titles \$ **1840.00**  
Photocopy \$ **—**  
Postage \$ **—**  
TOTAL \$ **2727.00**

14. Insert Plan Number **SPI33525**

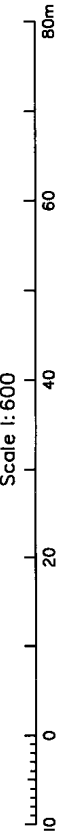
Land Title Act 1994; Land Act 1994  
Form 21A Version 1

ADDITIONAL SHEET

Sheet 2 of 4



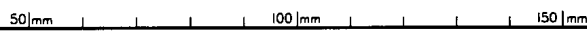
203  
SEE SHEET 1



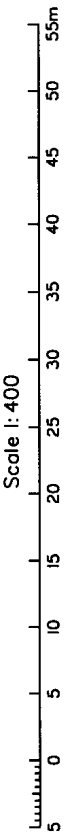
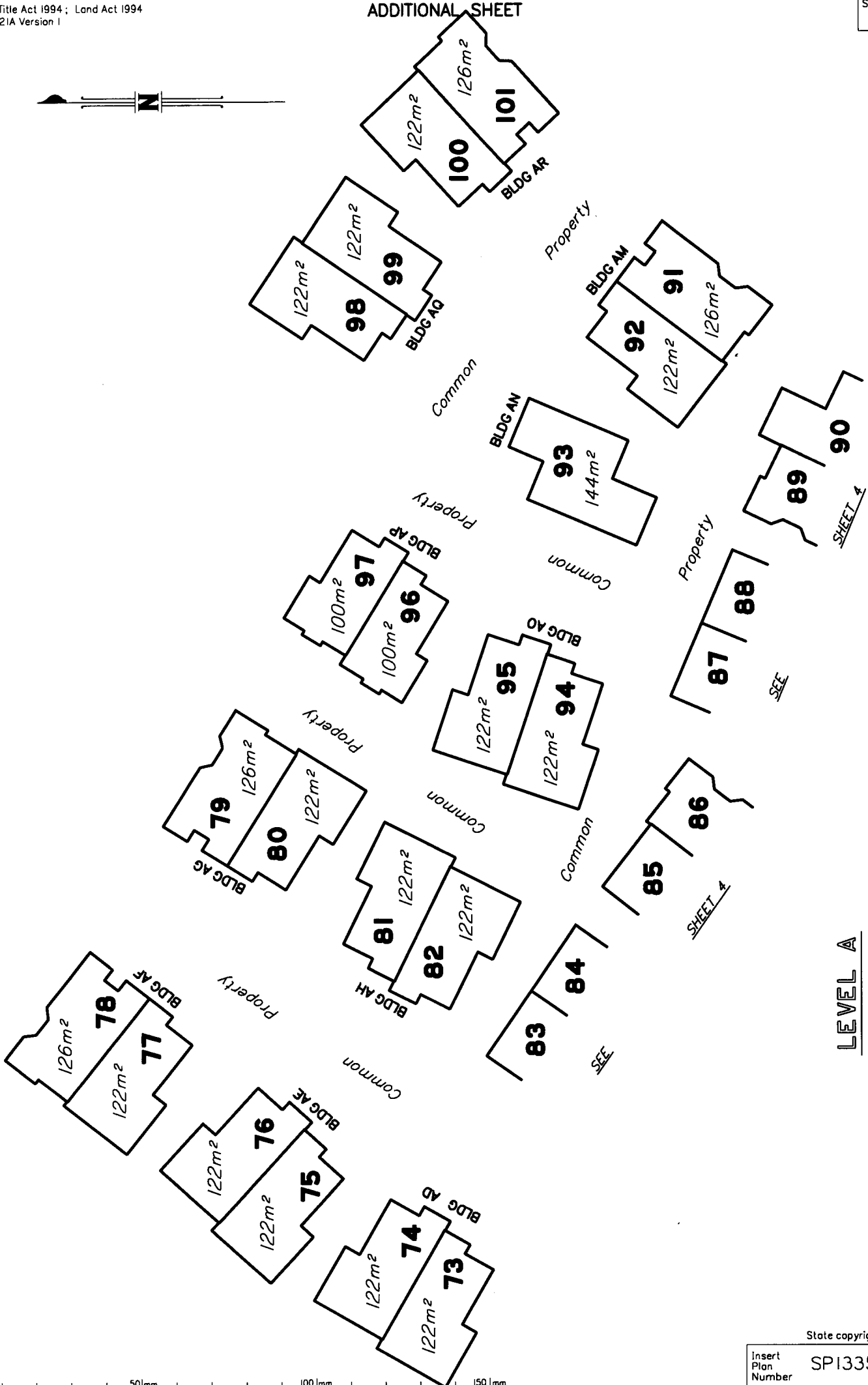
Scale 1:600

State copyright reserved.

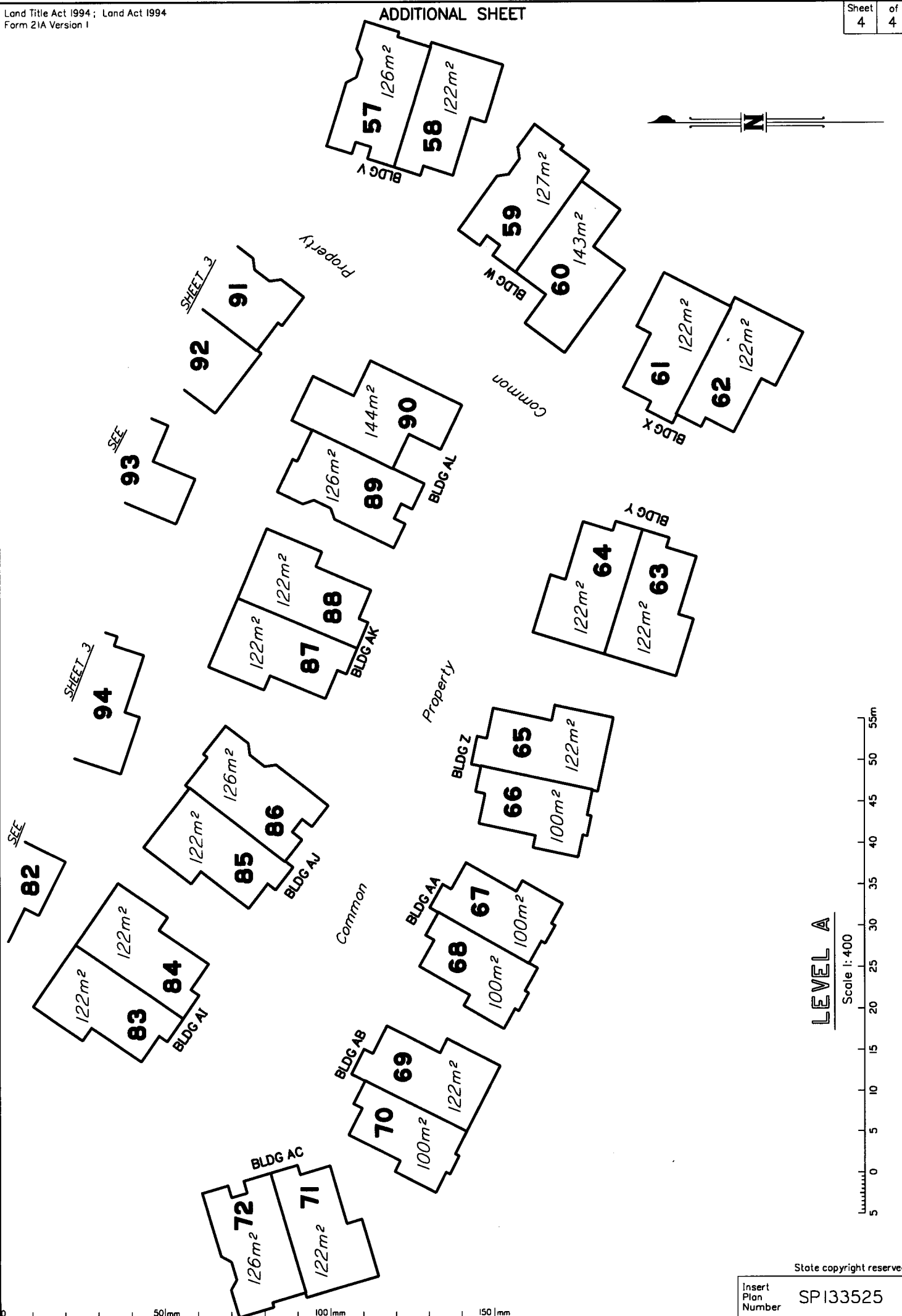
Insert Plan Number SPI33525



ADDITIONAL SHEET

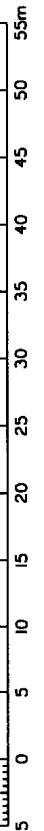


ADDITIONAL SHEET



LEVEL A

Scale 1:400



State copyright reserved.

Insert Plan Number

SP133525

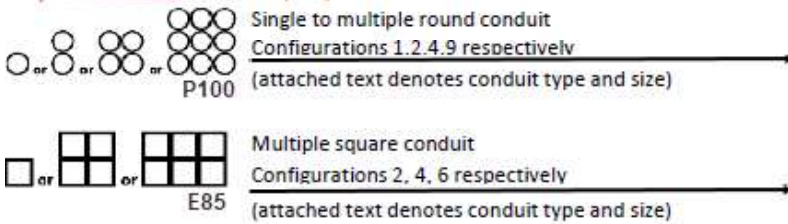
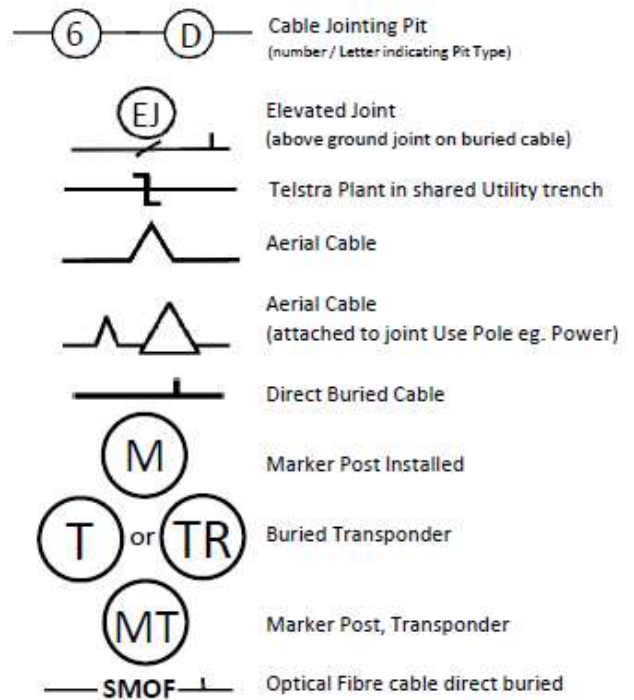
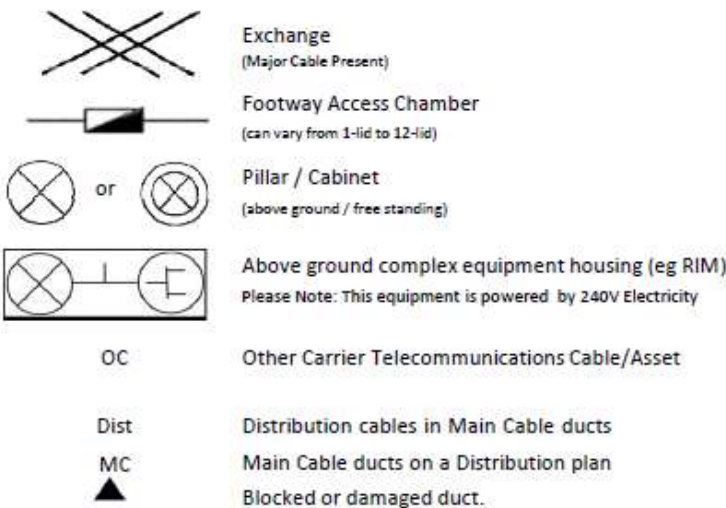
50mm

100mm

150mm



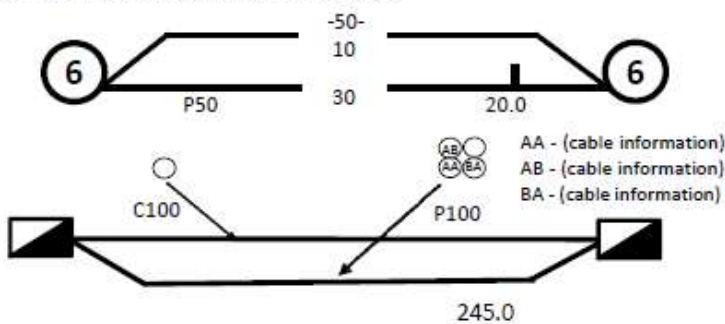
# LEGEND



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galanised iron, E - Earthenware  
Conduit sizes *nominally* range from 20mm to 100mm  
P50 50mm PVC conduit  
P100 100mm PVC conduit  
A100 100mm asbestos cement conduit

## Some Examples of how to read Telstra Plans



One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route

Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along

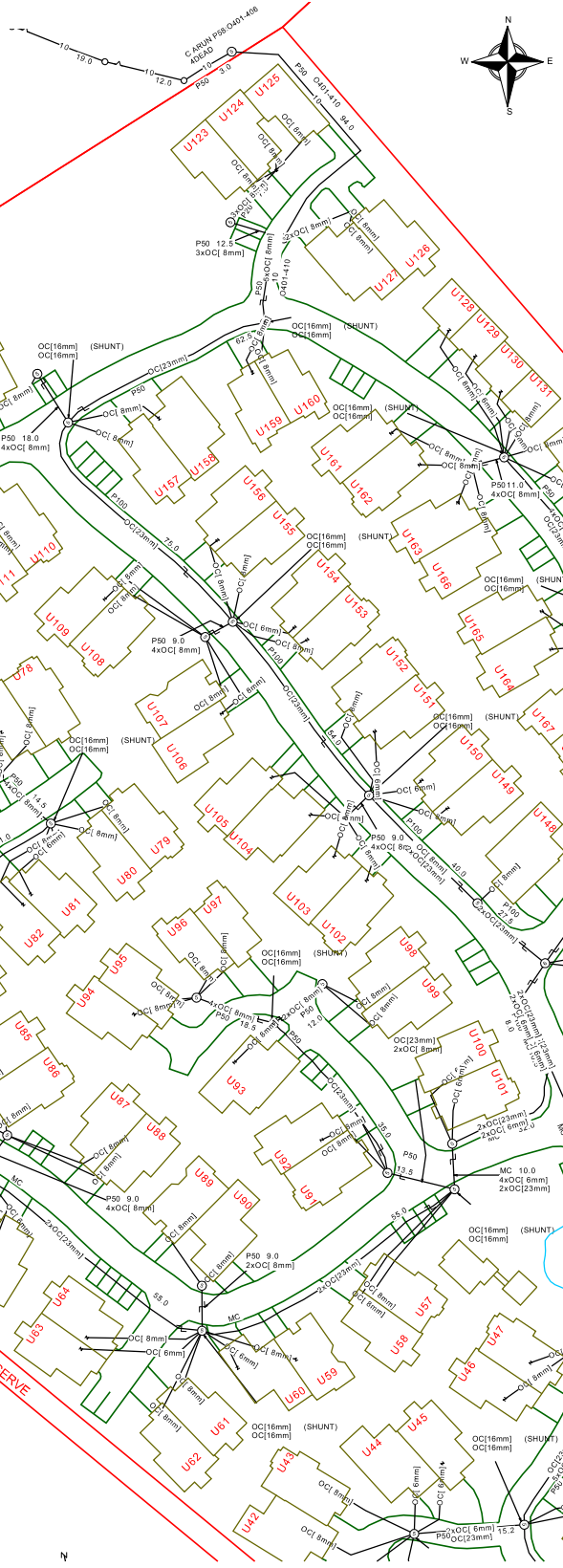
## Protect our Network:

by maintaining the following distances from our assets:

- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or Telstra Location Intelligence Team 1800 653 935

# Cable Plan



Report Damage: <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra>  
 Ph - 13 22 03  
 Email - Telstra.Plans@team.telstra.com  
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 260979347

Please read Duty of Care prior to any excavating

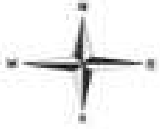
TELSTRA LIMITED A.C.N. 086 174 781

Generated On 11/09/2025 11:23:45

The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

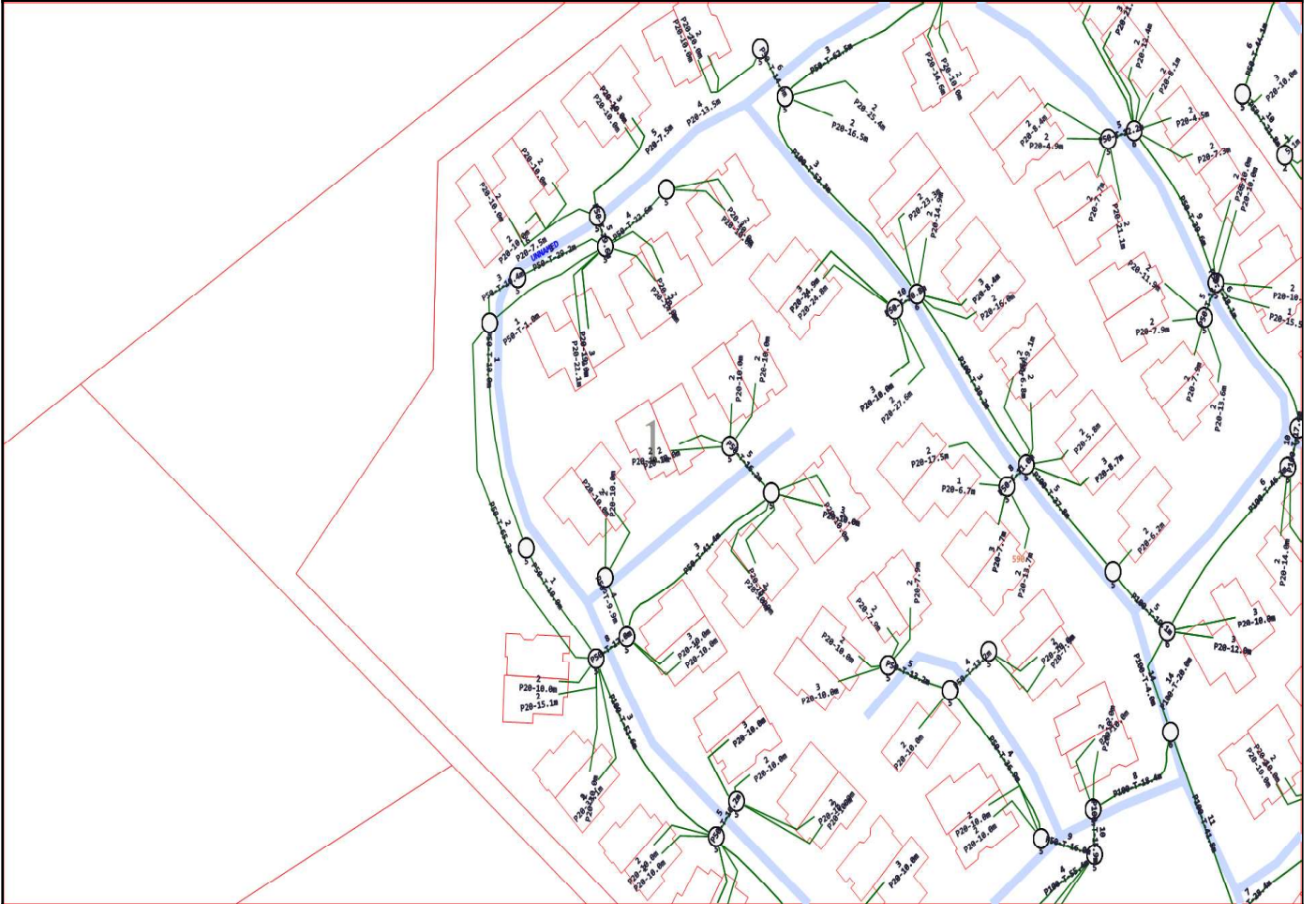
**WARNING**  
 Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra assets prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.



## LEGEND

	<p>Parcel and the location</p>
	<p>Pit with size "5"</p>
	<p>Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.</p>
	<p>Manhole</p>
	<p>Pillar</p>
	<p>Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.</p>
	<p>2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.</p>
	<p>Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.</p>
	<p>Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.</p>
	<p>Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.</p>
	<p>Road and the street name "Broadway ST"</p>
<p>Scale</p>	<p>Meters 1:2000 1 cm equals 20 m</p>



## Emergency Contacts

You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.

C/- SSKB  
P O Box 8319, GCMC QLD 9726 Australia  
Client Solutions Ph: (07) 5504 2000 Fax : (07) 5504 2001

17 September 2025

CASA BELLA CTS 28925  
Registered for GST

ABN: 12 919 290 085

## Tax Invoice

Tenille Bathman  
tenille@lilithelawyer.com.au

Ref form 33  
Re Lot 75 CASA BELLA CTS 28925  
Fee 159.90 Paid  
Above Fee includes GST

Please find enclosed Form 33 - Body Corporate Certificate as requested pursuant to Section 205 of the Body Corporate and Community Management Act 1997.

This Certificate does not include the information about:

- physical defects in the common property or buildings in the scheme.
- body corporate expenses and liabilities for which the body corporate has not fixed contributions.
- current, past or planned body corporate disputes or court actions.
- orders made against the body corporate by an adjudicator, a tribunal or a court;
- matters raised at recent committee meetings or body corporate meetings; or
- the lawful use of lots, including whether a lot can be used for short-term letting.

Could the parties attending to settlement ensure that all outstanding levies are adjusted at settlement and forwarded to SSKB urgently together with the prescribed Form advising of the transfer details to ensure the owner's information is recorded in the body corporate records and they are not disadvantaged by loss of discount and/or interest charges.

Please ensure settlement payments are done via the following:

Biller Code: 74625  
Account Number: 156991811

A search of the Body Corporate records should also be carried out to determine if a general meeting has been held or is due to be held which may affect the information provided.

Yours faithfully,  
SSKB

# BCCM

# Form 33

Department of Justice

## Body corporate certificate

*Body Corporate and Community Management Act 1997, section 205(4)*

*This form is effective from 1 August 2025*

*For the sale of a lot included in a community titles scheme under the Body Corporate and Community Management Act 1997 (other than a lot to which the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 applies).*

**WARNING - Do not sign a contract to buy a property in a community titles scheme until you have read and understood the information in this certificate. Obtain independent legal advice if needed.**

You may rely on this certificate against the body corporate as conclusive evidence of matters stated in the certificate, except any parts where the certificate contains an error that is reasonably apparent.

This certificate contains important information about the lot and community titles scheme named in the certificate, including:

- becoming an owner and contacting the body corporate
- details of the property and community titles scheme
- by-laws and exclusive use areas
- lot entitlements and financial information
- owner contributions and amounts owing
- common property and assets
- insurance
- contracts and authorisations

This certificate does not include information about:

- physical defects in the common property or buildings in the scheme;
- body corporate expenses and liabilities for which the body corporate has not fixed contributions;
- current, past or planned body corporate disputes or court actions;
- orders made against the body corporate by an adjudicator, a tribunal or a court;
- matters raised at recent committee meetings or body corporate meetings; or
- the lawful use of lots, including whether a lot can be used for short-term letting.

Search applicable planning laws, instruments and documents to find out what your lot can be used for. If you are considering short-term letting your lot, contact your solicitor, the relevant local government or other planning authority to find out about any approvals you will need or if there are any restrictions on short-term letting. It is possible that lots in the community titles scheme are being used now or could in future be used lawfully or unlawfully for short-term or transient accommodation.

### The community management statement

Each community titles scheme has a community management statement (CMS) recorded with Titles Queensland, which contains important information about the rights and obligations of the owners of lots in the scheme. The seller must provide you with a copy of the CMS for the scheme before you sign a contract.

## The Office of the Commissioner for Body Corporate and Community Management

The Office of the Commissioner for Body Corporate and Community Management provides an information and education service and a dispute resolution service for those who live, invest or work in community titles schemes. Visit [www.qld.gov.au/bodycorporate](http://www.qld.gov.au/bodycorporate).

You can ask for a search of adjudicators orders to find out if there are any past or current dispute applications lodged for the community titles scheme for the lot you are considering buying [www.qld.gov.au/searchofadjudicatorsorders](http://www.qld.gov.au/searchofadjudicatorsorders).

**The information in this certificate is issued on 17/09/2025**

### Becoming an owner

When you become an owner of a lot in a community titles scheme, you:

- automatically become a member of the body corporate and have the right to participate in decisions about the scheme;
- must pay contributions towards the body corporate's expenses in managing the scheme; and
- must comply with the body corporate by-laws.

You must tell the body corporate that you have become the owner of a lot in the scheme within 1 month of settlement. You can do this by using the BCCM Form 8 – Information for body corporate roll. Fines may apply if you do not comply.

### How to get more information

You can inspect the body corporate records which will provide important information about matters not included in this certificate. To inspect the body corporate records, you can contact the person responsible for keeping body corporate records (see below), or you can engage the services of a search agent. Fees will apply.

Planning and development documents can be obtained from the relevant local government or other planning authority. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

## Contacting the body corporate

The body corporate is an entity made up of each person who owns a lot within a community titles scheme.

### Name and number of the community titles scheme

**CASA BELLA**

CTS No. **28925**

### Body corporate manager

Bodies corporate often engage a body corporate manager to handle administrative functions.

### Is there a body corporate manager for the scheme?

Yes. The body corporate manager is:

Name: **Cameron McAlpine**

Company: **SSKB**

Phone: **07 5504 2000**

Email: **sskb@sskb.com.au**

### Accessing records

### Who is currently responsible for keeping the body corporate's records?

The body corporate manager named above.

## Property and community titles scheme details

### Lot and plan details

Lot number: **75**

Plan type and number: **SP133525**

Plan of subdivision: **BUILDING FORMAT PLAN**

The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.

### Regulation module

There are 5 regulation modules for community titles schemes in Queensland. The regulation module that applies to the scheme determines matters such as the length of service contracts and how decisions are made.

More information is available from [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

**The regulation module that applies to this scheme is the:**

**Accommodation**

NOTE: If the regulation module that applies to the scheme is the Specified Two-lot Schemes Module, then BCCM Form 34 should be used.

### Layered arrangements of community titles schemes

A layered arrangement is a grouping of community titles schemes, made up of a principal scheme and one or more subsidiary schemes. Find more information at [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate)

**Is the scheme part of a layered arrangement of community titles schemes?**

**No**

If yes, you should investigate the layered arrangement to obtain further details about your rights and obligations. The name and number of each community titles scheme part of the layered arrangement should be listed in the community management statement for the scheme given to you by the seller.

### Building management statement

A building management statement is a document, which can be put in place in certain buildings, that sets out how property and shared facilities are accessed, maintained and paid for by lots in the building. It is an agreement between lot owners in the building that usually provides for supply of utility services, access, support and shelter, and insurance arrangements. A lot can be constituted by a community titles scheme's land.

**Does a building management statement apply to the community titles scheme?**

**No**

If yes, you can obtain a copy of the statement from Titles Queensland: [www.titlesqld.com.au](http://www.titlesqld.com.au). You should seek legal advice about the rights and obligations under the building management statement before signing the contract – for example, this can include costs the body corporate must pay in relation to shared areas and services.

## By-laws and exclusive use areas

The body corporate may make by-laws (rules) about the use of common property and lots included in the community titles scheme. You must comply with the by-laws for the scheme. By-laws can regulate a wide range of matters, including noise, the appearance of lots, carrying out work on lots (including renovations), parking, requirements for body corporate approval to keep pets, and whether smoking is permitted on outdoor areas of lots and the common property. However, by-laws cannot regulate the type of residential use of lots that may lawfully be used for residential purposes. You should read the by-laws before signing a contract.

### What by-laws apply?

The by-laws that apply to the scheme are specified in the community management statement for the scheme provided to you by the seller.

The community management statement will usually list the by-laws for the scheme. If the statement does not list any by-laws, Schedule 4 of the Body Corporate and Community Management Act 1997 will apply to the scheme.

In some older schemes, the community management statement may state that the by-laws as at 13 July 2000 apply. In these cases, a document listing the by-laws in consolidated form must be given with this certificate.

### General by-laws

**The community management statement includes the complete set of by-laws that apply to the scheme.**

### Exclusive use areas

Individual lots may be granted exclusive use of common property or a body corporate asset, for example, a courtyard, car park or storage area. The owner of a lot to whom exclusive use rights are given will usually be required to maintain the exclusive use area unless the exclusive use by-law or other allocation of common property provides otherwise.

**Are there any exclusive use by-laws or other allocations of common property in effect for the community titles scheme?**

**Yes**

**If yes, the exclusive use by-laws or other allocations of common property for the schemes are:**

**given with this certificate and listed below**

Date of Resolution	Lot Description	Conditions
27/11/00	REFER CMS	REFER CMS

## Lot entitlements and financial information

### Lot entitlements

Lot entitlements are used to determine the proportion of body corporate expenses each lot owner is responsible for. The community management statement contains two schedules of lot entitlements – a contribution schedule of lot entitlements and an interest schedule of lot entitlements, outlining the entitlements for each lot in the scheme. The contribution schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to most body corporate expenses, and the interest schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to insurance expenses in some cases. Lots may have different lot entitlements and therefore may pay different contributions to the body corporate's expenses.

You should consider the lot entitlements for the lot compared to the lot entitlements for other lots in the scheme before you sign a contract of sale.

### Contribution schedule

Contribution schedule lot entitlement for the lot: **17.00**

Total contribution schedule lot entitlements for all lots: **2,916.00**

### Interest schedule

Interest schedule lot entitlement for the lot: **17.00**

Total interest schedule lot entitlements for all lots: **2,916.00**

### Statement of accounts

The most recent statement of accounts prepared by the body corporate for the notice of the annual general meeting for the scheme is given with this certificate.

### Owner contributions (levies)

The contributions (levies) paid by each lot owner towards body corporate expenses is determined by the budgets approved at the annual general meeting of the body corporate.

You need to pay contributions to the body corporate's administrative fund for recurrent spending and the sinking fund for capital and non-recurrent spending.

If the Commercial Module applies to the community titles scheme, there may also be a promotion fund that owners of lots have agreed to make payments to.

**WARNING: You may have to pay a special contribution if a liability arises for which no or inadequate provision has been made in the body corporate budgets.**

The contributions payable by the owner of the lot that this certificate relates to are listed over the page.

### Body corporate debts

**If any contributions or other body corporate debt (including penalties or reasonably incurred recovery costs) owing in relation to the lot are not paid before you become the owner of the property, YOU WILL BE LIABLE TO PAY THEM TO THE BODY CORPORATE.** Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.

## Owner contributions and amounts owing

### Administrative fund contributions

Total amount of contributions (before any discount) for lot **75** for the current financial year: \$ **\$5,354.83**

Number of instalments: **4** (outlined below)

Discount for on-time payments (if applicable): **20** %

Monthly penalty for overdue contributions (if applicable): **0.00** %

Due date	Amount due	Amount due if discount applied	Paid
01/09/24	1,226.55	981.24	30/08/24
01/12/24	1,226.55	981.24	20/11/24
01/03/25	1,450.95	1,160.76	31/01/25
01/06/25	1,450.78	1,160.62	19/05/25
01/09/25	1,338.75	1,071.00	06/08/25
01/12/25	1,338.58	1,070.86	
		Amount overdue	<b>Nil</b>
	Amount Unpaid including amounts billed not yet due		<b>\$0.00</b>

### Sinking fund contributions

Total amount of contributions (before any discount) for lot **75** for the current financial year: \$ **\$1,218.39**

Number of instalments: **4** (outlined below)

Discount for on-time payments (if applicable): **20** %

Monthly penalty for overdue contributions (if applicable): **0.00** %

Due date	Amount due	Amount due if discount applied	Paid
01/09/24	235.11	188.09	30/08/24
01/12/24	235.11	188.09	20/11/24
01/03/25	374.17	299.34	31/01/25
01/06/25	374.00	299.20	19/05/25
01/09/25	304.64	243.71	06/08/25
01/12/25	304.47	243.58	
		Amount overdue	<b>\$0.00</b>
	Amount Unpaid including amounts billed not yet due		<b>\$0.00</b>

### Special contributions - Administrative Fund (IF ANY)

Date determined: ..... / ..... / ..... (Access the body corporate records for more information).

Total amount of contributions (before any discount) **Nil**

Number of instalments: **0** (outlined below)

Discount for on-time payments (if applicable): %

Monthly penalty for overdue contributions (if applicable): **0.00** %

Due date	Amount due	Amount due if discount applied	Paid
----------	------------	--------------------------------	------

Amount overdue **Nil**  
 Amount Unpaid including amounts billed not yet due **\$0.00**

**Special contributions - Sinking Fund (IF ANY)**

Date determined: ..... / ..... / ..... (Access the body corporate records for more information).

Total amount of contributions (before any discount) **\$1,469.14**

Number of instalments: **2** (outlined below)

Discount for on-time payments (if applicable): **0** %

Monthly penalty for overdue contributions (if applicable): **0.00** %

Due date	Amount due	Amount due if discount applied	Paid
01/09/24	734.57	734.57	30/08/24
01/12/24	734.57	734.57	20/11/24

Amount overdue **Nil**  
 Amount Unpaid including amounts billed not yet due **Nil**

**Other amounts payable by the lot owner**

Purpose	Fund	Amount	Due date	Amount

**Summary of amounts due but not paid by the current owner**

At the date of this certificate

Annual contributions	<b>Nil</b>
Special contributions	<b>Nil</b>
Other contributions	<b>Nil</b>
Other payments	<b>Nil</b>
Penalties	<b>Nil</b>
<b>Total amount overdue</b> (Total Amount Unpaid including not yet due \$0.00)	<b>Nil</b>

(An amount in brackets indicates a credit or a payment made before the due date)

**Common property and assets**

When you buy a lot in a community titles scheme, you also own a share in the common property and assets for the scheme. Common property can include driveways, lifts and stairwells, and shared facilities. Assets can include gym equipment and pool furniture.

The body corporate is usually responsible for maintaining common property in a good and structurally sound condition. An owner is usually responsible for maintaining common property or assets that their lot has been allocated exclusive use of, or for maintaining improvements to common property or utility infrastructure that is only for the benefit of their lot. The body corporate may have additional maintenance responsibilities, depending on the plan of subdivision the scheme is registered under. For more information, visit [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

**Sinking fund forecast and balance - maintenance and replacement of common property / assets**

The body corporate must have a sinking fund to pay for future capital expenses, such as repairs or replacement of common property and assets. The body corporate must raise enough money in its sinking fund budget each year to provide for spending for the current year and to reserve an amount to meet likely spending for 9 years after the current year. If there is not enough money in the sinking fund at the time maintenance is needed, lot owners will usually have to pay additional contributions.

Prior to signing a contract, you should consider whether the current sinking fund balance is appropriate to meet likely future capital expenditure.

**Does the body corporate have a current sinking fund forecast that estimates future capital expenses and how much money needs to be accumulated in the sinking fund?**

Yes - you can obtain a copy from the body corporate records - last sinking fund report: 08/02/22

**Current sinking fund balance (as at date of certificate): \$ 551,010.99**

**Improvements to common property the lot owner is responsible for**

A lot owner may make improvements to the common property for the benefit of their lot if authorised by the body corporate or under an exclusive use by-law. The owner of the lot is usually responsible for maintenance of these improvements, unless the body corporate authorises an alternative maintenance arrangement or it is specified in the relevant by-law.

Details of authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition are given with this certificate below

Date	Description	Conditions
------	-------------	------------

**Body corporate assets**

The body corporate must keep a register of all body corporate assets worth more than \$1,000.

A copy of the body corporate register assets is given with this certificate below

Description	Type	Acquisition	Supplier	Original Cost	Cost To Date	Market Value
E35 Astral Chlorinators x2	Plant and Machinery		APS Pool Supplies	0.00	0.00	1,350.00
70,000 litre pool	Plant and Machinery		APS Pool Supplies	0.00	0.00	1,350.00
Pool pump	Plant and Machinery		APS Pool Supplies	0.00	0.00	1,195.00
Sand Filter	Plant and Machinery		APS Pool Supplies	0.00	0.00	2,350.00
90,000 litre pool	Plant and Machinery	24/04/17	APS Pool Supplies	0.00	0.00	3,838.00
Chlorinators x2			APS Pool Supplies			
Filter Sand Astral	Plant and Machinery	24/08/17	APS Active Pool Supplies	0.00	0.00	2,350.00
Sand Filter	Plant and Machinery	24/08/17	APS Pool Supplies	0.00	0.00	2,155.00
Playground	Furniture & Fittings	01/02/21	Aspace	0.00	0.00	90,000.00
1 x Treadmill	Furniture & Fittings	20/02/22	Gym Works	0.00	0.00	4,000.00
2 x Defibrillator and Cases	Plant and Machinery	22/03/22	Heart Safe Australia	0.00	0.00	4,390.00
1 x Cable Strength Machine	Furniture & Fittings	16/08/22	Gym Works	0.00	0.00	5,500.00
Rower	Furniture & Fittings	20/02/23	Gym Works	0.00	0.00	1,700.00
Bike	Furniture & Fittings	20/02/23	Gym Works	0.00	0.00	2,400.00

## Insurance

The body corporate must insure the common property and assets for full replacement value and public risk. The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

- under a building format plan of subdivision or volumetric format plan of subdivision - each building that contains an owner's lot (e.g. a unit or apartment); or
- under a standard format plan of subdivision - each building on a lot that has a common wall with a building on an adjoining lot.

### Body corporate insurance policies

Details of each current insurance policy held by the body corporate including, for each policy, are given with this certificate.

TYPE/COMPANY	POLICY NO.	SUM INSURED	PREMIUM	DUE DATE	EXCESS
BUILDING CHU Underwriting Agencies	HU0037321	71,400,000.00	83,391.43	30/11/25	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au
PUBLIC LIABILITY CHU Underwriting Agencies	HU0037321	30,000,000.00	Included	30/11/25	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au
OFFICE BEARERS CHU Underwriting Agencies	HU0037321	5,000,000.00	Included	30/11/25	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au
COMMON AREA CONTENTS CHU Underwriting Agencies	HU0037321	714,000.00	Included	30/11/25	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au
VOLUNTARY WORKERS CHU Underwriting Agencies	HU0037321	200,000/2,000	Included	30/11/25	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au
FIDELITY GUARANTEE CHU Underwriting Agencies	HU0037321	250,000.00	Included	30/11/25	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au
LOSS OF RENT CHU Underwriting Agencies	HU0037321	10,710,000.00	Included	30/11/25	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au
STORAGE/EVACUATION CHU Underwriting Agencies	HU0037321	1,071,000.00	Included	30/11/25	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au
EXT COVER RENT/ACCOM CHU Underwriting Agencies	HU0037321	3,213,000.00	Included	30/11/25	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au
COST OF TEMP ACCOM CHU Underwriting Agencies	HU0037321	1,071,000.00	Included	30/11/25	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au
CATASTROPHE CHU Underwriting Agencies	HU0037321	21,420,000.00	Included	30/11/25	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au
STAMP DUTY/GST/OTHER CHU Underwriting Agencies	HU0037321	0.00	17,144.91	30/11/25	5000 All Claims + As Per Policy Wording claims@collectiveib.com.au

### Alternative insurance

Where the body corporate is unable to obtain the required building insurance, an adjudicator may order that the body corporate take out alternative insurance. Information about alternative insurance is available from [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

**Does the body corporate currently hold alternative insurance approved under an alternative insurance order?**

**No**

## Lot owner and occupier insurance

The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.

The owner is responsible for insuring buildings that do not share a common wall if the scheme is registered under a standard format plan of subdivision, unless the body corporate has set up a voluntary insurance scheme and the owner has opted-in.

More information about insurance in community titles schemes is available from your solicitor or [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate)

## Contracts and authorisations

### Caretaking service contractors and letting agents – Accommodation Module, Commercial Module and Standard Module

A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.

If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.

A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as 'management rights'.

The maximum term of a service contract or authorisation entered into by a body corporate is:

- 10 years if the Standard Module applies to the scheme; and
- 25 years if the Accommodation Module or Commercial Module applies to the scheme.

You may inspect the body corporate records to find information about any engagements or authorisations entered into by the body corporate, including the term of an engagement or authorisation and, for an engagement, duties required to be performed and remuneration payable by the body corporate.

**Has the body corporate engaged a caretaking services contractor for the scheme?**

**Yes - Name of caretaking service contractor engaged:** Casa Bella Holdings Pty Ltd

**Has the body corporate authorised a letting agent for the scheme?**

**Yes - Name of authorised letting agent:** Casa Bella Holdings Pty Ltd

## Embedded network electricity supply

**Is there an arrangement to supply electricity to occupiers in the community titles scheme through an embedded network?**

**No**

More information about embedded networks in community titles schemes is available from [www.qld.gov.au/buyingbodycorporate](http://www.qld.gov.au/buyingbodycorporate).

## Body corporate authority

This certificate is signed and given under the authority of the body corporate.

**Name/s** SSKB

**Positions/s held** Body Corporate Manager

**Date** 17/09/2025



**Signature/s** \_\_\_\_\_

### Copies of documents given with this certificate:

- by-laws for the scheme in consolidated form (if applicable)
- details of exclusive use by-laws or other allocations of common property (if applicable)
- the most recent statement of accounts
- details of amounts payable to the body corporate for another reason (if applicable)
- details of improvements the owner is responsible for (if applicable)
- the register of assets (if applicable)
- insurance policy details

# CONTRACTS REGISTER

## CASA BELLA CTS 28925

<b>Utilities</b>							
Contractor Name and Address <b>Council of the City of Gold Coast</b> <b>PO Box 9729</b> <b>GOLD COAST</b> <b>MC 9729</b>		Details of Duties <b>Rating &amp; Billing services</b>		Delegated Powers <b>See agreement</b>		Basis of Remuneration <b>Quarterly in advance</b>	
Commencement Date	<b>14/10/13</b>	Expiry Date		Copy of Agreement on File	<b>Y</b>	Termination Date	
Term of Contract	<b>Ongoing</b>			Options	<b>Ongoing</b>		
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

<b>Caretaker/Letting</b>							
Contractor Name and Address <b>Casa Bella Holdings Pty Ltd</b>  <b>ACN 614 322 897</b>		Details of Duties <b>Variation of caretaking and letting agreement</b>		Delegated Powers		Basis of Remuneration <b>See Caretaking</b>	
Commencement Date	<b>21/12/40</b>	Expiry Date	<b>20/12/45</b>	Copy of Agreement on File	<b>Y</b>	Termination Date	<b>20/12/45</b>
Term of Contract	<b>further term- 5 yrs</b>			Options	<b>2010-2045</b>		
Estimated Cost of Contract	<b>0.00</b>			Name of Financier			
Est Renumeration of Contract	<b>0.00</b>			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

<b>Maintenance</b>							
Contractor Name and Address <b>City of Gold Coast Council</b>  <b>PO Box 9729</b> <b>Gold Coast MC 9729</b>		Details of Duties <b>Charge for the supply of water</b>		Delegated Powers		Basis of Remuneration <b>Refer Agreement</b>	
Commencement Date	<b>14/10/13</b>	Expiry Date	<b>14/10/14</b>	Copy of Agreement on File	<b>Y</b>	Termination Date	
Term of Contract	<b>1 Year</b>			Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

<b>Work Cover</b>							
Contractor Name and Address <b>Workcover QLD</b>  <b>GPO BOX 2772</b>  <b>BRISBANE QLD 4001</b>		Details of Duties		Delegated Powers		Basis of Remuneration .	
Commencement Date	<b>01/07/25</b>	Expiry Date	<b>30/06/26</b>	Copy of Agreement on File		Termination Date	
Term of Contract	<b>Policy: WSM231009721</b>			Options			
Estimated Cost of Contract	<b>0.00</b>			Name of Financier			
Est Renumeration of Contract	<b>0.00</b>			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

<b>Administration</b>							
Contractor Name and Address <b>SSKB (Gold Coast) Pty Ltd</b>  <b>10 Frigo Crt</b> <b>BUNDALL QLD 4217</b>		Details of Duties <b>Strata Management</b>		Delegated Powers		Basis of Remuneration <b>\$120 Sec Fee per lot per annum plus Disbursements</b> <b>\$65 per lot per annum plus GST payable quarterly in advance</b>	
Commencement Date	<b>22/11/23</b>	Expiry Date	<b>21/11/26</b>	Copy of Agreement on File	<b>Y</b>	Termination Date	
Term of Contract	<b>3 Years</b>			Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

# CONTRACTS REGISTER

## CASA BELLA CTS 28925

<b>Maintenance</b>							
Contractor Name and Address <b>Veolia Environmental Services</b> <b>PO BOX 933, Archerfield QLD 42</b>		Details of Duties <b>Rubbish Collection</b>		Delegated Powers		Basis of Remuneration <b>Monthly</b>	
Commencement Date	<b>08/03/19</b>	Expiry Date	<b>08/03/22</b>	Copy of Agreement on File	<b>Y</b>	Termination Date	
Term of Contract	<b>3 Years</b>			Options			
Estimated Cost of Contract	<b>0.00</b>			Name of Financier			
Est Renumeration of Contract	<b>0.00</b>			Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			
Contractor Name and Address		Details of Duties		Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			
Contractor Name and Address		Details of Duties		Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			
Contractor Name and Address		Details of Duties		Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			
Contractor Name and Address		Details of Duties		Delegated Powers		Basis of Remuneration	
Commencement Date		Expiry Date		Copy of Agreement on File		Termination Date	
Term of Contract				Options			
Estimated Cost of Contract				Name of Financier			
Est Renumeration of Contract				Date of Advice from Financier			
Workers Comp No				Date of Withdrawal of Financier			

## CASA BELLA CTS 28925

## Lot Improvements

Account No	Name	Details
02100010	REID MICHAEL & TONI	Date Resolution Passed Giving Authorisation: 12/07/2018 Resolution Type: Ordinary Details of Improvements: Installation of shed 3m x 1.5m near the side fence at the rear of the lot.
02100013	VAN SINDEREN N	Date Resolution Passed Giving Authorisation: 12/11/2019 Resolution Type: Ordinary Details of Improvements: Solar panel installation.
02100015	HORNE B & ROUSSELL-HORNE H	Date Resolution Passed Giving Authorisation: 09/08/2018 Resolution Type: Ordinary Details of Improvements: Installation of bamboo screen onto existing fence.
02100016	MCKENNA DEBRA DULCIE	2/2/24 - Approval to Paint internally, Paint Garage Floor, Replace 2 Air Conditioners, Repaint rear external wall & Fascia Date Resolution Passed Giving Authorisation: 17/05/2018 Resolution Type: Ordinary Details of Improvements: Installation of patio awning.
02100018	CASSON S & J	Date Resolution Passed Giving Authorisation: 07/02/2020 Resolution Type: Ordinary Details of Improvements: Pet approval for two dogs.
02100020	FORD M	17/9/24 - Approval to install Patio to Backyard 16/8/24 - Approval to install Concrete Slab to courtyard 11/7/25 - Approval to install Air Conditioner to Master Bedroom Pet Approval - 1 x budgie
02100021	Anita Gay Carroll	Date Resolution Passed Giving Authorisation: 09/08/2019 Resolution Type: Ordinary Details of Improvements: Pet approval for one dog.
02100023	YOUNG A & PATCETT K	Date Resolution Passed Giving Authorisation: 20/11/2019 Resolution Type: Ordinary Details of Improvements: Pet approval for two cats.
02100024	OSZTOPANYI EVA	Date Resolution Passed Giving Authorisation: 14.07.2020 Resolution Type: Ordinary Details of Improvements: Pet approval for a cat.
02100025	THYSSEN HENDRICUS & MARCELLE	Date Resolution Passed Giving Authorisation: 09/08/2019 Resolution Type: Ordinary Details of Improvements: Pet approval for one cat.
		Date Resolution Passed Giving Authorisation: 04/09/2019

## CASA BELLA CTS 28925

## Lot Improvements

Account No	Name	Details
		Resolution Type: Ordinary Details of Improvements: Solar power panel installation.
02100029	GANE STEPHEN & MARGARET	21/1/25 - Approval to install Air Conditioner to Front Bedroom
02100030	RANDALL G	Date Resolution Passed Giving Authorisation: 30/06/2020 Resolution Type: Ordinary Details of Improvements: Pet approval for a mini daschund and a cat.
02100037	PACE MARIO LAURENCE	Date Resolution Passed Giving Authorisation: 11/05/2020 Resolution Type: Ordinary Details of Improvements: Installation of external lighting.
		Date Resolution Passed Giving Authorisation: 26/05/2020 Resolution Type: Ordinary Details of Improvements: Installation of a garden shed.
		14/11/2023 - Approval given to install Black Diamond Grill Security Screens to windows
		16/4/25 - Approval to install pavers on the Common Property to prevent water run-off into the garage
02100040	COLLINS DARYL & NYMIA	5/11/24 - Approval to install Awning to External Windows
02100041	GRIFFIN MS K	Date Resolution Passed Giving Authorisation: 20/07/2017 Resolution Type: Ordinary Details of Improvements: Pet approval for two tibetan spaniels (benji and cricket)
02100042	CROWLEY TERENCE	Date Resolution Passed Giving Authorisation: 25/06/2012 Resolution Type: Ordinary Details of Improvements: Installation of a small 40mm loop for each of two bicycles on the wall of the car space designated to the lot.
02100048	VARGA B	Date Resolution Passed Giving Authorisation: 30/01/2020 Resolution Type: Ordinary Details of Improvements: Pet approval for one dog.
02100049	OLDMAN J	12.04.22 - M.A - Approval for A/C
02100055	EATON K	18/10/2023 - Approval to install Patio to courtyard
02100059	CLISSOLD T Y & M W	21/11/2024 - Approval to install AC main bedroom Date Resolution Passed Giving Authorisation: 21/10/2019 Resolution Type: Ordinary Details of Improvements: Installation of patio roof.

# CASA BELLA CTS 28925

## Lot Improvements

Account No	Name	Details
02100062	CUNNINGHAM SCOTT & JARROD	25/03/25 - the Lot Owner's application to install an awning is approved.
02100063	KUMAR S	12.10.21 - Solar Installation approval letter sent via email
02100070	FUTCHER A	Date Resolution Passed Giving Authorisation: 13/03/2013 Resolution Type: Ordinary Details of Improvements: Pergola installation
		-----
		Date Resolution Passed Giving Authorisation: 03/12/2018 Resolution Type: Ordinary Details of Improvements: pet approval for a female bulldog called lola.
		-----
		Date Resolution Passed Giving Authorisation: 15/05/2019 Resolution Type: Ordinary Details of Improvements: Installation of a patio to the rear of the property to be installed by Gold Coast Patios.
		-----
02100073	LAUZANA LUIS	Date Resolution Passed Giving Authorisation: 9/08/2019 Resolution Type: Ordinary Details of Improvements: Pet approval for a blue tongue lizard.
		-----
02100076	SHARLAND J	Pet approval - 1 x dog 'Dash' 10/02/25 - the application to install rooftop solar is approved.
02100079	SALVATORE, ENZO	05.04.22 - M.A - Body Corporate has conditional approved your request to install a patio
02100092	RUAWHARE / KING	Date Resolution Passed Giving Authorisation: 31/10/2018 Resolution Type: Ordinary Details of Improvements: Installation of patio awning.
		-----
02100094	STEPHENS M & POTT E	Committee Approved Solar Panel installtion on roof 12.11.24 10.12.21 - Approval letter sent to: install a Skylight in each bathroom 15/2/24 - Approval to refurb main bathroom
02100098	COOPER CHRISTOPHER	5/11/24 - Approval to install Awnings to External Windows
02100100	MCKAY A & J	Date Resolution Passed Giving Authorisation: 26/11/2018 Resolution Type: Ordinary Details of Improvements: Installation of air conditioning unit.
		-----
		Date Resolution Passed Giving Authorisation: 20/03/2018 Resolution Type: Ordinary Details of Improvements: Installation of garden shed in the NE corner of the lot.
		-----

# CASA BELLA CTS 28925

## Lot Improvements

Account No	Name	Details
		<p>Date Resolution Passed Giving Authorisation: 26/11/2018                      Resolution Type: Ordinary                      Details of Improvements: Installation of solar air vent (Tube RM12) measuring 320mm in diameter.</p> <p>-----</p> <p>Date Resolution Passed Giving Authorisation: 09/08/2019                      Resolution Type: Ordinary                      Details of Improvements: Extension of shed from 900mm to 1.5m in length.</p> <p>-----</p> <p>Date Resolution Passed Giving Authorisation: 13/05/2020                      Resolution Type: Ordinary                      Details of Improvements: Installation Sliding door to replace main bedroom window and window tinting on all windows.</p> <p>-----</p> <p>22.10.21 Approval letter sent via email - M.A</p> <p>Approval to install a solartube/skylight</p> <p>29.03.22 - M.A - Approval to extend patio</p> <p>05.11.24 - Committee approved installation of Solar Panels                      03.03.22 - M.A - Pett Approval Poodle X named Millie</p>
02100106	O'ROURKE, MARY ANNE	Date Resolution Passed Giving Authorisation: 01/08/2018
02100108	SHUEY VINCENT STANLEY	<p>Resolution Type: Ordinary                      Details of Improvements: Pet approval for a west highland terrier.</p> <p>-----</p> <p>6/11/24 - Approval to install Roller Shutters to 3 front windows</p>
02100109	SIMONIC J	Date Resolution Passed Giving Authorisation: 05/02/2018
02100110	ALFONSO LINA	<p>Resolution Type: Ordinary                      Details of Improvements: Patio installation.</p> <p>-----</p> <p>Date Resolution Passed Giving Authorisation: 19/05/2020                      Resolution Type: Ordinary                      Details of Improvements: Garden shed installation - 2x1m, colour zince, galvanize zed or gray.</p> <p>-----</p> <p>Date Resolution Passed Giving Authorisation: 15/05/2015                      Resolution Type: Ordinary                      Details of Improvements: Awning/blinds installation on the external of the property.</p> <p>-----</p> <p>8/10/21 - M.A - Letter sent via email                      Approval for solar panel installation</p>
02100111	CULLEN CHERYL	
02100113	NEMES K	

## CASA BELLA CTS 28925

## Lot Improvements

Account No	Name	Details
02100114	DRAPER J	22.01.22 - M.A - Approval for awning
02100115	J Stapelberg and C Cottrell	28/2/24 - Approval to excavate rear yard and lay new turf and retaining wall
02100119	MCCULLUM PAULINE	28/02/25 - the Lot Owner's application to install a patio awning is approved. Date Resolution Passed Giving Authorisation: 09/08/2019 Resolution Type: Ordinary Details of Improvements: Awning installation.
02100122	SMITH STEPHEN & MARIAN	Date Resolution Passed Giving Authorisation: 06/07/2012 Resolution Type: Ordinary Details of Improvements: external oatmeal paver installation to the front garden area.
02100129	KAZOULLIS STAUROS	Pet Approval 16.09.21 - M.A - Approval letter emailed 16.09.21
02100134	BURNS KATY	1 x dog miniature cavoodle (Dolly) Date Resolution Passed Giving Authorisation: 13/08/2019 Resolution Type: Ordinary Details of Improvements: Pet approval for one dog.
02100135	O'BRIEN / TOWNSEND	Pet Approval - German spitz x poodle Dog (Rusty) Email sent 24.09.21 - M.A
02100140	LIPP, KATIKA	25/10/2023 - Approval to install Air Conditioner
02100148	HEMINGWAY MS	08.03.22 - M.A - Pet Approval: Miniature Cavoodle Dog named Frankie
02100152	DUVILLIER MS M	Date Resolution Passed Giving Authorisation: 05/03/2012 Resolution Type: Ordinary Details of Improvements: Installation of paving slabs or similar laid in the front and backyard of the lot.
02100153	WEEDON P	Date Resolution Passed Giving Authorisation: 09/08/2019 Resolution Type: Ordinary Details of Improvements: Pet approval for one dog.
02100156	BENTLEY D & J	10/7/24 - Approval to install Removable Disability Ramp at the front & rear doors
02100163	EVERTON MR J & MRS L	2/10/24 - Approval to install Fly Screens to front & back door Date Resolution Passed Giving Authorisation: 05/02/2018 Resolution Type: Ordinary Details of Improvements: Patio installation.

**GENERAL REQUEST**

Duty Imprint

**723849987**

ing Number

**EC 470 \$113.04**

**06/02/2025 15:42:21**

**OFFICE USE ONLY**

Client No: 1052167

Duties Act 2001

Transaction No: \_\_\_\_\_

Duty Paid \$ \_\_\_\_\_

Exempt

UTI \$ \_\_\_\_\_

Signed \_\_\_\_\_

Date \_\_\_/\_\_\_/\_\_\_

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.

**1. Nature of request**

REQUEST TO RECORD NEW COMMUNITY  
MANAGEMENT STATEMENT FOR CASA  
BELLA COMMUNITY TITLES SCHEME 28925

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

MAHONEYS  
GPO Box 3311  
Brisbane Qld 4001  
E-mail: info@mahoneys.com.au  
Tel: 07 3007 3777 Ref: 33768

**Lodger Code**

BE 2763

**2. Lot on Plan Description**

Common Property of Casa Bella Community  
Titles Scheme 28925

**Title Reference**

50339767

**3. Registered Proprietor/State Lessee**

Body Corporate for Casa Bella Community Titles Scheme 28925

**4. Interest**

Not Applicable

**5. Applicant**

Body Corporate for Casa Bella Community Titles Scheme 28925

**6. Request**

I hereby request that: the new community management statement deposited herewith which amends schedule C be recorded as the new community management statement for the Casa Bella Community Titles Scheme 28925.

**7. Execution by applicant**

12/1/2025

Execution Date

Applicant's or Solicitor's Signature

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

CARL McDOWALL  
SECRETARY

**28925**

REGISTERED WITH:

- A FORM 14 GENERAL REQUEST; AND
- A FORM 18C (IF NO EXEMPTION TO THE PLANNING BODY CMS NOTATION APPLIES).

A NEW CMS MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

*Office use only*  
CMS LABEL NUMBER

**This statement incorporates and must include the following:**

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

**1. Name (including number) of CTS**

Casa Bella Community Titles Scheme 28925

**2. Regulation module**

Accommodation Module

**3. Name of body corporate**

Body Corporate for Casa Bella Community Titles Scheme 28925

**4. Scheme Land**

**Lot on Plan Description**

See ENLARGED PANEL

**Title Reference**

See ENLARGED PANEL

**5. Name and address of original owner**

Not Applicable

**6. Reference to plan lodged with this statement (if applicable)**

Not Applicable

**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')

Not applicable pursuant to section 60(6) of the *Body Corporate and Community Management Act 1997* (Qld).

\*If there is no exemption, a Form 18C must be deposited with the Request to record the CMS.

**8. Consent of body corporate**

**See Form 20 – BCCM Execution**



**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 Titles Queensland website.

**BCCM EXECUTION /  
 RELEVANT CERTIFICATE**

<b>1. Community Titles Scheme (CTS) Name</b>	<b>CTS Number</b>
Casa Bella Community Titles Scheme	28925
<b>2. Module Type of BCCM Scheme</b>	<b>Instrument being executed (using this certificate)</b>
Accommodation Module	New CMS

**3. Execution by the Body Corporate for the above Scheme\***

Signature		Signature	
Signer Name	<u>CARL McDOWELL</u>	Signer Name	<u>James Stapelberg</u>
Signer Authority	<u>SECRETARY</u>	Signer Authority	<u>Treasurer</u>
Entity (if applicable)	_____	Entity (if applicable)	_____
Execution Date	<u>12/1/25</u>	Execution Date	<u>15/1/2025</u>

\*By executing above the Body Corporate confirms it is in compliance with Section 96 of the *Body Corporate and Community Management Act 1997*.

**When this Form should be used:**

This form should be used for the execution by a Body Corporate of any Titles Instrument other than a Form 14.

**Guidance**

Please refer to Parts [45-2060] to [45-2081] of the Land Title Practice Manual for guidance on completion and execution of this form and refer to Part 45 generally for further guidance on titles instruments involving Community Titles Schemes. Some brief guidance on the completion of Item 3 has been included below for the quick reference of those who are already familiar with executions of titles instruments by a Body Corporate.

**Signer Authority Guidance:**

**Representative of a Registered Owner** means a natural person (individual) whose name is recorded on the body corporate's roll as the representative of the registered owner of a lot that is included in the scheme – Refer to Part [45-2070-1] of the Land Title Practice Manual.

**Registered Owner – Individual** means a natural person (individual) who is the registered owner of a lot that is included in the scheme. If a lot is owned by 2 or more people, it is acceptable for only one of the registered owners to sign the relevant certificate – Refer to Part [45-2070-2] of the Land Title Practice Manual.

**Registered Owner - Corporation** means the officeholder of the position of 'Director' or 'Secretary' for the corporate entity that is the registered owner of the lot. It is acceptable for only one office holder (Director or Secretary) of a Corporate Entity to execute on behalf of the Corporation in this instance, as by doing so they confirm they are signing as Agent on behalf of the Corporation and hold the requisite authority to do so – Refer to Part [45-2070-4] of the Land Title Practice Manual. The name and A.C.N of the corporation must be included in the 'Entity' field.

**Body Corporate Manager under Chapter 3, Part 5** means a Body Corporate Manager appointed under Chapter 3, Part 5 of the respective Module Regulations to perform the functions of the body corporate committee. This is applicable only to Standard Module, Small Schemes Module and Accommodation Modules. This type of body corporate manager should not be confused with the more common type of body corporate manager that assists with the administration of the body corporate - Refer to Part [45-2070-5] of the Land Title Practice Manual.

**Person specified as Signatory in the Body Corporate resolution authorising the transaction** means the person identified (by name) and specifically authorised in the body corporate resolution, as the person who should execute the instrument. By signing in this way, the person signing confirms that they are one and the same person as is specified in the resolution to sign the instrument and that they have the authority to sign it. A copy of the resolution is not required to be deposited with this form to confirm this authority – Refer to Part [45-2060] of the Land Title Practice Manual.

**Constructing Authority - Authorised Officer** means the officer for the Constructing Authority that is authorised to execute on behalf of the Body Corporate pursuant to Section 12A of the *Acquisition of Land Act 1967* and Section 51 or 51A of the *Body Corporate and Community Management Act 1997*. The name of the Authorised Officer must be completed in the 'Signer Name' field, and the name of the Constructing Authority e.g. 'Department of Transport and Main Roads' must be entered into the 'Entity' section – Refer to Part [45-2068] of the Land Title Practice Manual.

ENLARGED PANEL

4. Scheme Land

Description of Lot	Title Reference
Common Property of Casa Bella Community Titles Scheme 28925	50339767
Lot 1 on SP 133524	50339768
Lot 2 on SP 133524	50339769
Lot 3 on SP 133524	50339770
Lot 4 on SP 133524	50339771
Lot 15 on SP 133524	50339772
Lot 16 on SP 133524	50339773
Lot 17 on SP 133524	50339774
Lot 18 on SP 133524	50339775
Lot 19 on SP 133524	50339776
Lot 20 on SP 133524	50339777
Lot 21 on SP 133524	50339778
Lot 22 on SP 133524	50339779
Lot 27 on SP 133524	50339780
Lot 28 on SP 133524	50339781
Lot 29 on SP 133524	50339782
Lot 30 on SP 133524	50339783
Lot 31 on SP 133524	50339784
Lot 32 on SP 133524	50339785
Lot 33 on SP 133524	50339786
Lot 34 on SP 133524	50339787
Lot 35 on SP 133524	50339788
Lot 36 on SP 133524	50339789
Lot 37 on SP 133524	50339790
Lot 38 on SP 133524	50339791
Lot 39 on SP 133524	50339792
Lot 40 on SP 133524	50339793
Lot 41 on SP 133524	50339794
Lot 42 on SP 133524	50339795
Lot 43 on SP 133524	50339796
Lot 44 on SP 133524	50339797
Lot 45 on SP 133524	50339798
Lot 46 on SP 133524	50339799
Lot 47 on SP 133524	50339800
Lot 48 on SP 133524	50339801
Lot 49 on SP 133524	50339802
Lot 50 on SP 133524	50339803
Lot 51 on SP 133524	50339804
Lot 52 on SP 133524	50339805
Lot 53 on SP 133524	50339806

Description of Lot	Title Reference
Lot 54 on SP 133524	50339807
Lot 55 on SP 133524	50339808
Lot 56 on SP 133524	50339809
Lot 57 on SP 133525	50344119
Lot 58 on SP 133525	50344120
Lot 59 on SP 133525	50344121
Lot 60 on SP 133525	50344122
Lot 61 on SP 133525	50344123
Lot 62 on SP 133525	50344124
Lot 63 on SP 133525	50344125
Lot 64 on SP 133525	50344126
Lot 65 on SP 133525	50344127
Lot 66 on SP 133525	50344128
Lot 67 on SP 133525	50344129
Lot 68 on SP 133525	50344130
Lot 69 on SP 133525	50344131
Lot 70 on SP 133525	50344132
Lot 71 on SP 133525	50344133
Lot 72 on SP 133525	50344134
Lot 73 on SP 133525	50344135
Lot 74 on SP 133525	50344136
Lot 75 on SP 133525	50344137
Lot 76 on SP 133525	50344138
Lot 77 on SP 133525	50344139
Lot 78 on SP 133525	50344140
Lot 79 on SP 133525	50344141
Lot 80 on SP 133525	50344142
Lot 81 on SP 133525	50344143
Lot 82 on SP 133525	50344144
Lot 83 on SP 133525	50344145
Lot 84 on SP 133525	50344146
Lot 85 on SP 133525	50344147
Lot 86 on SP 133525	50344148
Lot 87 on SP 133525	50344149
Lot 88 on SP 133525	50344150
Lot 89 on SP 133525	50344151
Lot 90 on SP 133525	50344152
Lot 91 on SP 133525	50344153
Lot 92 on SP 133525	50344154
Lot 93 on SP 133525	50344155
Lot 94 on SP 133525	50344156
Lot 95 on SP 133525	50344157
Lot 96 on SP 133525	50344158

Description of Lot	Title Reference
Lot 97 on SP 133525	50344159
Lot 98 on SP 133525	50344160
Lot 99 on SP 133525	50344161
Lot 100 on SP 133525	50344162
Lot 101 on SP 133525	50344163
Lot 102 on SP 133526	50368102
Lot 103 on SP 133526	50368103
Lot 104 on SP 133526	50368104
Lot 105 on SP 133526	50368105
Lot 106 on SP 133526	50368106
Lot 107 on SP 133526	50368107
Lot 108 on SP 133526	50368108
Lot 109 on SP 133526	50368109
Lot 110 on SP 133526	50368110
Lot 111 on SP 133526	50368111
Lot 112 on SP 133526	50368112
Lot 113 on SP 133526	50368113
Lot 114 on SP 133526	50368114
Lot 115 on SP 133526	50368115
Lot 116 on SP 133526	50368116
Lot 117 on SP 133526	50368117
Lot 118 on SP 133526	50368118
Lot 119 on SP 133526	50368119
Lot 120 on SP 133526	50368120
Lot 121 on SP 133526	50368121
Lot 122 on SP 133526	50368122
Lot 123 on SP 133526	50368123
Lot 124 on SP 133526	50368124
Lot 125 on SP 133526	50368125
Lot 126 on SP 133526	50368126
Lot 127 on SP 133526	50368127
Lot 146 on SP 133526	50368128
Lot 147 on SP 133526	50368129
Lot 148 on SP 133526	50368130
Lot 149 on SP 133526	50368131
Lot 150 on SP 133526	50368132
Lot 151 on SP 133526	50368133
Lot 152 on SP 133526	50368134
Lot 153 on SP 133526	50368135
Lot 154 on SP 133526	50368136
Lot 155 on SP 133526	50368137
Lot 156 on SP 133526	50368138
Lot 157 on SP 133526	50368139

Description of Lot	Title Reference
Lot 158 on SP 133526	50368140
Lot 159 on SP 133526	50368141
Lot 160 on SP 133526	50368142
Lot 5 on SP 134419	50370208
Lot 6 on SP 134419	50370209
Lot 7 on SP 134419	50370210
Lot 8 on SP 134419	50370211
Lot 9 on SP 134419	50370212
Lot 10 on SP 134419	50370213
Lot 11 on SP 134419	50370214
Lot 12 on SP 134419	50370215
Lot 13 on SP 134419	50370216
Lot 14 on SP 134419	50370217
Lot 23 on SP 134419	50370218
Lot 24 on SP 134419	50370219
Lot 25 on SP 134419	50370220
Lot 26 on SP 134419	50370221
Lot 128 on SP 134419	50370222
Lot 129 on SP 134419	50370223
Lot 130 on SP 134419	50370224
Lot 131 on SP 134419	50370225
Lot 132 on SP 134419	50370226
Lot 133 on SP 134419	50370227
Lot 134 on SP 134419	50370228
Lot 135 on SP 134419	50370229
Lot 136 on SP 134419	50370230
Lot 137 on SP 134419	50370231
Lot 138 on SP 134419	50370232
Lot 139 on SP 134419	50370233
Lot 140 on SP 134419	50370234
Lot 141 on SP 134419	50370235
Lot 142 on SP 134419	50370236
Lot 143 on SP 134419	50370237
Lot 144 on SP 134419	50370238
Lot 145 on SP 134419	50370239
Lot 161 on SP 134419	50370240
Lot 162 on SP 134419	50370241
Lot 163 on SP 134419	50370242
Lot 164 on SP 134419	50370243
Lot 165 on SP 134419	50370244
Lot 166 on SP 134419	50370245
Lot 167 on SP 134419	50370246
Lot 168 on SP 134419	50370247

**SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS**

Lot on Plan	Contribution	Interest
Lot 1 on SP 133524	21	21
Lot 2 on SP 133524	16	16
Lot 3 on SP 133524	17	17
Lot 4 on SP 133524	19	19
Lot 15 on SP 133524	17	17
Lot 16 on SP 133524	17	17
Lot 17 on SP 133524	17	17
Lot 18 on SP 133524	18	18
Lot 19 on SP 133524	18	18
Lot 20 on SP 133524	17	17
Lot 21 on SP 133524	19	19
Lot 22 on SP 133524	17	17
Lot 27 on SP 133524	17	17
Lot 28 on SP 133524	18	18
Lot 29 on SP 133524	16	16
Lot 30 on SP 133524	16	16
Lot 31 on SP 133524	17	17
Lot 32 on SP 133524	17	17
Lot 33 on SP 133524	18	18
Lot 34 on SP 133524	17	17
Lot 35 on SP 133524	18	18
Lot 36 on SP 133524	17	17
Lot 37 on SP 133524	19	19
Lot 38 on SP 133524	18	18
Lot 39 on SP 133524	17	17
Lot 40 on SP 133524	17	17
Lot 41 on SP 133524	17	17
Lot 42 on SP 133524	19	19
Lot 43 on SP 133524	18	18
Lot 44 on SP 133524	19	19
Lot 45 on SP 133524	17	17
Lot 46 on SP 133524	17	17
Lot 47 on SP 133524	18	18
Lot 48 on SP 133524	16	16
Lot 49 on SP 133524	18	18
Lot 50 on SP 133524	18	18
Lot 51 on SP 133524	16	16
Lot 52 on SP 133524	16	16
Lot 53 on SP 133524	17	17
Lot 54 on SP 133524	18	18
Lot 55 on SP 133524	17	17
Lot 56 on SP 133524	17	17
Lot 57 on SP 133525	18	18
Lot 58 on SP 133525	17	17
Lot 59 on SP 133525	18	18
Lot 60 on SP 133525	19	19
Lot 61 on SP 133525	17	17
Lot 62 on SP 133525	17	17
Lot 63 on SP 133525	17	17

Lot on Plan	Contribution	Interest
Lot 64 on SP 133525	17	17
Lot 65 on SP 133525	17	17
Lot 66 on SP 133525	16	16
Lot 67 on SP 133525	16	16
Lot 68 on SP 133525	16	16
Lot 69 on SP 133525	17	17
Lot 70 on SP 133525	16	16
Lot 71 on SP 133525	17	17
Lot 72 on SP 133525	18	18
Lot 73 on SP 133525	17	17
Lot 74 on SP 133525	17	17
Lot 75 on SP 133525	17	17
Lot 76 on SP 133525	17	17
Lot 77 on SP 133525	17	17
Lot 78 on SP 133525	18	18
Lot 79 on SP 133525	18	18
Lot 80 on SP 133525	17	17
Lot 81 on SP 133525	17	17
Lot 82 on SP 133525	17	17
Lot 83 on SP 133525	17	17
Lot 84 on SP 133525	17	17
Lot 85 on SP 133525	17	17
Lot 86 on SP 133525	18	18
Lot 87 on SP 133525	17	17
Lot 88 on SP 133525	17	17
Lot 89 on SP 133525	18	18
Lot 90 on SP 133525	19	19
Lot 91 on SP 133525	18	18
Lot 92 on SP 133525	18	18
Lot 93 on SP 133525	19	19
Lot 94 on SP 133525	17	17
Lot 95 on SP 133525	17	17
Lot 96 on SP 133525	16	16
Lot 97 on SP 133525	16	16
Lot 98 on SP 133525	17	17
Lot 99 on SP 133525	17	17
Lot 100 on SP 133525	17	17
Lot 101 on SP 133525	18	18
Lot 102 on SP 133526	18	18
Lot 103 on SP 133526	17	17
Lot 104 on SP 133526	19	19
Lot 105 on SP 133526	17	17
Lot 106 on SP 133526	17	17
Lot 107 on SP 133526	18	18
Lot 108 on SP 133526	18	18
Lot 109 on SP 133526	17	17
Lot 110 on SP 133526	18	18
Lot 111 on SP 133526	17	17
Lot 112 on SP 133526	17	17
Lot 113 on SP 133526	17	17
Lot 114 on SP 133526	17	17

Lot on Plan	Contribution	Interest
Lot 115 on SP 133526	19	19
Lot 116 on SP 133526	19	19
Lot 117 on SP 133526	19	19
Lot 118 on SP 133526	17	17
Lot 119 on SP 133526	17	17
Lot 120 on SP 133526	17	17
Lot 121 on SP 133526	17	17
Lot 122 on SP 133526	18	18
Lot 123 on SP 133526	17	17
Lot 124 on SP 133526	17	17
Lot 125 on SP 133526	17	17
Lot 126 on SP 133526	17	17
Lot 127 on SP 133526	19	19
Lot 146 on SP 133526	17	17
Lot 147 on SP 133526	19	19
Lot 148 on SP 133526	19	19
Lot 149 on SP 133526	17	17
Lot 150 on SP 133526	17	17
Lot 151 on SP 133526	17	17
Lot 152 on SP 133526	18	18
Lot 153 on SP 133526	18	18
Lot 154 on SP 133526	17	17
Lot 155 on SP 133526	17	17
Lot 156 on SP 133526	17	17
Lot 157 on SP 133526	17	17
Lot 158 on SP 133526	19	19
Lot 159 on SP 133526	16	16
Lot 160 on SP 133526	16	16
Lot 5 on SP 134419	17	17
Lot 6 on SP 134419	19	19
Lot 7 on SP 134419	16	16
Lot 8 on SP 134419	16	16
Lot 9 on SP 134419	18	18
Lot 10 on SP 134419	17	17
Lot 11 on SP 134419	16	16
Lot 12 on SP 134419	16	16
Lot 13 on SP 134419	17	17
Lot 14 on SP 134419	17	17
Lot 23 on SP 134419	18	18
Lot 24 on SP 134419	18	18
Lot 25 on SP 134419	17	17
Lot 26 on SP 134419	18	18
Lot 128 on SP 134419	18	18
Lot 129 on SP 134419	18	18
Lot 130 on SP 134419	18	18
Lot 131 on SP 134419	18	18
Lot 132 on SP 134419	18	18
Lot 133 on SP 134419	18	18
Lot 134 on SP 134419	18	18
Lot 135 on SP 134419	18	18
Lot 136 on SP 134419	16	16

Lot on Plan	Contribution	Interest
Lot 137 on SP 134419	18	18
Lot 138 on SP 134419	16	16
Lot 139 on SP 134419	17	17
Lot 140 on SP 134419	16	16
Lot 141 on SP 134419	16	16
Lot 142 on SP 134419	18	18
Lot 143 on SP 134419	18	18
Lot 144 on SP 134419	19	19
Lot 145 on SP 134419	17	17
Lot 161 on SP 134419	17	17
Lot 162 on SP 134419	18	18
Lot 163 on SP 134419	17	17
Lot 164 on SP 134419	17	17
Lot 165 on SP 134419	17	17
Lot 166 on SP 134419	17	17
Lot 167 on SP 134419	16	16
Lot 168 on SP 134419	16	16
<b>TOTALS</b>	2916	2916

In accordance with Section 66(da) of the Body Corporate and Community Management Act (Qld) 1997, the contribution schedule of Lot entitlements for this Scheme are not equal for each Lot.

The contribution schedule of Lot entitlements are not equal because the following factors were taken into consideration:

- How the Community Title Scheme was structured;
- The nature, features and characteristics of each Lot;
- The purpose for which each of the Lots are used; and
- The impact the Lots have had on the cost of maintaining the Common Property.

**Interest Schedule Lot Entitlements**

In accordance with Section 66(dc) of the Body Corporate and Community Management Act (Qld) 1997, the interest schedule of Lot entitlements for this Scheme are not equal for each Lot and the market value principle applies to the Scheme.

**SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND**

Not applicable pursuant to section 66(1)(g) and 66(1)(f) of the *Body Corporate and Community Management Act 1997*.

**SCHEDULE C BY-LAWS**

**Administrative by-laws**

1 Definitions and interpretation

1.1 In these by-laws the following terms have the meanings ascribed to them unless the context otherwise requires:

Term	Assigned meaning
------	------------------

<b>Act</b>	the <i>Body Corporate Community Management Act 1997</i> (Qld).
<b>Alter</b>	the erection of a building, a structural change or a non-structural change of any kind, the carrying out of any works or the causing of any damage.
<b>Approved Booking</b>	a booking request by an Owner or Occupier that is approved in writing by the Body Corporate. The Body Corporate may impose conditions of any approval under an Approved Booking, which may include, but are not limited to, timeframes of use, condition of Common Property upon the end of the booking and requiring measures to avoid Unreasonable Noise.
<b>Body Corporate</b>	the body corporate established upon the registration of the Scheme.
<b>Caretaking Service Contractor</b>	a service contractor for the Scheme who is also a letting agent for the Scheme.
<b>Charging Equipment</b>	includes any device, infrastructure or equipment used for the purposes of charging, or re-charging, an Electric Vehicle including, but not limited to, a charging station or a mobile trickle charger which may be connected to a power outlet.
<b>Common Property</b>	Scheme Land that is not included in a Lot.
<b>Electric Vehicle</b>	includes any Vehicle which employs, as a means of propulsion, electronic current, whether alone or in combination with an internal combustion engine which is charged from a source external to the Electric Vehicle.
<b>Guide, Hearing or Assistance Dog</b>	a guide, hearing or assistance dog pursuant to the <i>Guide, Hearing and Assistance Dogs Act 2009</i> (Qld).
<b>Inside Area</b>	in relation to a Lot or exclusive use area, an area that is not an Outside Area.
<b>Letting Agent</b>	a person conducting the business of acting as agent of an Owner for securing, negotiating or enforcing leases or occupancies for a Lot.
<b>Lot</b>	a lot in the Scheme.
<b>Occupier</b>	any person that occupies a Lot, including an Owner if the Owner occupies a Lot.
<b>Outside Area</b>	includes any of the following areas: a balcony, a courtyard, a patio or a verandah.
<b>Owner</b>	an owner of a Lot.
<b>Scheme</b>	the scheme identified in this community management statement.
<b>Scheme Land</b>	a Lot or Common Property within the Scheme.
<b>Smoke</b>	to have control over an ignited smoking product or inhale through a personal vaporiser or hookah.
<b>Unreasonable Noise</b>	noise that creates a nuisance, hazard or interferes unreasonably with the use or enjoyment of a Lot or the Common Property.

<b>Vehicle</b>	cars, motorbikes, scooters, trucks, bicycles, boats, jet skis, trailers, caravans, camper vans, mobile homes, golf buggies, segways, skateboards, rollerblades or any other equivalent means of transportation.
<b>Visitor</b>	a person invited onto Scheme Land by an Owner, Occupier or Visitor.

1.2 In the interpretation of these by-laws unless the context otherwise requires:

- (a) words and expressions defined in clause 1.1 or elsewhere have the meaning ascribed to them;
- (b) terms not defined in clause 1.1 or elsewhere but which are defined in the Act have the meanings given to them in the Act;
- (c) where a word or phrase is given a particular meaning, other parts of speech and grammatical forms of that word or phrase have corresponding meanings;
- (d) clause headings are inserted for convenience only and are not to be used in the interpretation or construction of these by-Laws;
- (e) words importing any gender include all other genders;
- (f) words importing the singular include the plural and vice versa;
- (g) a reference to a clause is a reference to a clause of these by-laws;
- (h) a reference to a person is to be construed as a reference to an individual, body corporate, unincorporated association, partnership, joint venture or government body;
- (i) a reference to anything (including, but not limited to, any right) includes a part of that thing but nothing in this clause implies that performance of part of an obligation constitutes performance of the obligation;
- (j) a reference to a statute, regulation, proclamation, ordinance, standard, or by-law includes all statutes, regulations, proclamations, ordinances, standards or by-laws varying, consolidating or replacing it, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute;
- (k) 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;
- (l) all by-laws must be constructed so as to be valid, legal and enforceable in all respects. If any by-law is illegal, invalid or unenforceable it is to be read down to such extent as may be necessary to ensure that it is legal, valid, or enforceable as may be reasonable in the circumstances so as to give valid operation of a partial character. If any such by-law cannot be read down, it is deemed void and severed and the remaining by-laws are not in any way affected or impaired;
- (m) these by-laws must be read in conjunction with the Owner's and Occupier's obligations under the Act.

## 2 Applicability to visitors

2.1 Occupiers must take reasonable steps to ensure that their Visitors comply with these by-laws on the basis that the by-laws apply to Visitors to the extent that the by-laws apply to the Occupier.

### 3 Occupier details

- 3.1 Owners must provide the Body Corporate with the name and service address of any Occupier and Letting Agent for their Lot.

## Regulating conduct and interferences

### 4 Nuisances

- 4.1 Owners and Occupiers must:

- (a) not use or permit the use of a Lot or the Common Property in a way that:
  - (i) causes a nuisance;
  - (ii) causes a hazard;
  - (iii) interferes unreasonably with the use or enjoyment of another Lot or the Common Property; and
- (b) communicate with the Body Corporate, Body Corporate contractors, Owners or Occupiers in a way that is reasonable.

### 5 Smoking

- 5.1 Owners and Occupiers must not Smoke on Scheme Land unless the smoking is in:

- (a) an Inside Area forming part of their Lot or exclusive use area; and
- (b) a way that does not cause a nuisance, hazard or unreasonable interference with another person's use and enjoyment of the Common Property or a Lot.

### 6 Parking and Vehicles

- 6.1 An Owner, Occupier or Visitor must not, without the written approval of the Body Corporate:

- (a) use a Vehicle in a way which creates a hazard;
- (b) park a Vehicle on the Common Property except if the parking is by a Visitor in a designated visitor car park; or
- (c) undertake mechanical works or repairs on a Vehicle on the Common Property.

- 6.2 An Owner or Occupier must provide to the Body Corporate the details of any Vehicles used by an Owner or Occupier on Scheme Land, including the registration number of the Vehicle.

- 6.3 A Visitor who parks in the designated visitor car park must display a notice on its Vehicle which includes:

- (a) the Visitor's contact details, including a phone number, email and postal address; and
- (b) the full name and lot number of the Owner or Occupier who the Visitor is visiting.

*Note – an Owner or Occupier's Vehicle can be towed from the Common Property if parked in contravention of these by-laws without the Body Corporate being first required to send a contravention notice or make a dispute resolution application.*

## 7 Works

### Requirement for approval

- 7.1 An Owner or Occupier must not, without the written approval of the Body Corporate, Alter:
- (a) the Common Property; or
  - (b) their Lot unless the works are of a cosmetic nature that:
    - (i) does not affect another Lot or the Common Property; or
    - (ii) are not visible from another Lot, the Common Property or from outside the Scheme.

*Note – this includes the causing of any damage or modification to any lawn, garden or other greenery on the Common Property or the causing of any damage or defacement to any part of the Common Property.*

### Conditions of approval

- 7.2 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to:
- (a) the improvement must be:
    - (i) approved by the local authority, if required; and
    - (ii) substantially in accordance with the plans and specifications provided to the Body Corporate detailing the way the Owner or Occupier is to Alter the Lot or Common Property;
  - (b) the way that the Owner or Occupier Alters the Lot or Common Property must be:
    - (i) carried out by suitably qualified persons in accordance with any building requirements;
    - (ii) carried out as soon as reasonably practicable;
    - (iii) carried out in a way that does not cause a nuisance or unreasonable interference with Occupiers of other lots; and
    - (iv) suitably insured; and
  - (c) the owner of the Lot must maintain any works in a good and structurally sound condition.

## 8 Electric Vehicles

### Requirement for approval

- 8.1 An Owner or Occupier must not, without the written approval of the Body Corporate, install or use Charging Equipment for an Electric Vehicle within the Scheme.

**Electric Vehicles**

- 8.2 The Body Corporate may impose conditions of any approval under this by-law relating to the installation of Charging Equipment or charging of an Electric Vehicle, which may include, but are not limited to:
- (a) the Owner or Occupier must arrange, in a manner approved by the Body Corporate, for the installation of a separate meter for the purposes of measuring the electricity consumed by the Charging Equipment;
  - (b) the Owner or Occupier must not connect the Charging Equipment to the common property electricity supply;
  - (c) the Owner or Occupier must, at the request of the Body Corporate, enter into an agreement to regulate the supply and costs associated with the Charging Equipment;
  - (d) the Owner or Occupier must obtain and provide to the Body Corporate, if requested by the committee:
    - (i) a report from a suitably qualified fire engineer which confirms:
      - A the fire prevention mechanisms which should be implemented with respect to the Charging Equipment (**Mechanisms**); and
      - B that the Charging Equipment:
        - I incorporates the Mechanisms; and
        - II does not pose an unacceptable fire risk to the building;
    - (ii) confirmation from the Body Corporate's insurance provider that the Charging Equipment does not affect the Body Corporate's insurance policies;
    - (iii) a report from a suitably qualified energy consultant which confirms that the infrastructure at the Scheme has the capacity to service the Charging Equipment;
    - (iv) a certificate of compliance from a suitably qualified electrician; and
    - (v) advice from a suitably qualified contractor which confirms that the Charging Equipment meets an appropriate ingress protection rating with respect to the intrusion of dust or liquid;
  - (e) the Owner or Occupier must ensure that a circuit breaker is installed to regulate the Charging Equipment;
  - (f) the Owner or Occupier must ensure that the charging end point is wired directly to the charging station as near as practicable to the Electric Vehicle;
  - (g) the Owner or Occupier must comply with the installation requirements as determined by the Body Corporate in consultation with a suitably qualified contractor;
  - (h) the Owner or Occupier must alter the Charging Equipment at the request of the Body Corporate, if such alteration is required to more equitably provide for the provision of Charging Equipment to other Owners and Occupiers;
  - (i) the Owner or Occupier must carry suitable insurance with respect to any damage that may be caused by the Charging Equipment or Electric Vehicle and provide copies of any policies to the Body Corporate upon request;
  - (j) the Owner or Occupier must comply with any requests from the Body Corporate or the Body Corporate's insurance provider in relation to the use of the Charging Equipment or Electric Vehicle;

- (k) the Charging Equipment and Electric Vehicle must be kept in good condition; and
- (l) if the Electric Vehicle is involved in a motor vehicle accident, the Owner or Occupier must have the Electric Vehicle inspected by a suitably qualified contractor to confirm that the Electric Vehicle has not sustained any damage which may make the Electric Vehicle volatile or pose a danger to the building.

## 9 External appearance

- 9.1 The Owner or Occupier of a Lot must not, without the Body Corporate's written approval, do anything which changes the external appearance of the Lot which is visible from another Lot, the Common Property or from outside the Scheme.

*Note – this includes the placement of a waste bin or other item on the Lot or the installation of window coverings.*

## 10 Use of Lots

- 10.1 An Owner or Occupier must not, without the written approval of the Body Corporate, use their Lot:
- (a) for anything other than the purpose that the Lot was designed for; or
  - (b) if the owner or occupier of the Lot is not the Caretaking Service Contractor, in a way which competes with the Caretaking Service Contractor.

## 11 Obstruction

- 11.1 An Owner or Occupier must not, without the written approval of the Body Corporate:
- (a) obstruct the Common Property;
  - (b) place items on, or use for storage, the Common Property, except as authorised in these by-laws; or
  - (c) exclusively use the Common Property without an authorising exclusive use by-law.

## 12 Auctions and open homes

- 12.1 An Owner must not, without the written approval of the Body Corporate, conduct an auction or open home on their Lot or the Common Property.

## 13 Garage sale

- 13.1 An Occupier must not, without the written approval of the Body Corporate, carry out a garage sale on their Lot or the Common Property.

## 14 Body Corporate contractors

- 14.1 An Owner or Occupier must not, without the written approval of the Body Corporate, provide instructions to contractors of the Body Corporate.

## 15 Animals

### **Requirement for approval**

- 15.1 An Owner or Occupier must not bring or keep an animal in their Lot or the Common Property:

- (a) without the written approval of the Body Corporate; or
- (b) unless:
  - (i) the Owner or Occupier is a person with a disability under the *Guide, Hearing and Assistance Dogs Act 2009* (Qld);
  - (ii) the Owner or Occupier relies on a Guide, Hearing or Assistance Dog; and
  - (iii) the animal is a Guide, Hearing or Assistance Dog.

### Conditions of approval

- 15.2 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to the conditions set out in this by-law.
- 15.3 If an Owner or Occupier brings or keeps an animal in their Lot or the Common Property, unless approved to the contrary by the Body Corporate:
- (a) the Owner or Occupier must, upon request, provide to the Body Corporate a photograph of the animal;
  - (b) the Owner or Occupier must ensure the animal is kept in good health and free from pests and has received all necessary vaccinations and must, upon request, provide to the Body Corporate evidence of the animal's health and vaccinations;
  - (c) the animal must be kept within the Lot and not allowed to roam the Common Property or into other Lots;
  - (d) the Owner or Occupier must not permit the animal to enter the barbecue areas, the pool areas, the children's playground, the gymnasium or the meeting room;
  - (e) the Owner or Occupier must not secure the animal to the Common Property or an item upon the Common Property;
  - (f) the Owner or Occupier must ensure that when passing through Common Property, the animal is suitably restrained or carried;
  - (g) the Owner or Occupier must not exercise the animal on the Common Property;
  - (h) the Owner or Occupier must immediately pick up and dispose of any waste left by the animal on the Common Property. The Owner or Occupier must not dispose of any animal waste in a communal waste bin upon the Common Property;
  - (i) the animal must be registered with the council, if the animal is a type that allows council registration; and
  - (j) the animal must carry an identification tag with the Owner or Occupier's details.

## 16 Waste

### 16.1 An Owner or Occupier must:

- (a) not, without the written approval of the Body Corporate:
  - (i) leave waste on the Common Property other than in a designated waste bin designed for keeping the type of waste being disposed of;
  - (ii) overfill a designated waste bin; or

**Title Reference** 503397767

- (iii) dispose of waste in a way which is not adequately bagged;
- (b) place the waste bin attributable to their Lot upon the Common Property for collection the evening prior to the day designated for collection of the waste bin's refuse; and
- (c) remove the waste bin attributable to their Lot from the Common Property and return such waste bin to their Lot within 12 hours of collection of the waste bin's refuse.

## 17 Letterbox

17.1 An Owner or Occupier must not, without the written approval of the:

- (a) Body Corporate, use or interfere with a letterbox designated for the Body Corporate; or
- (b) other relevant Lot Occupier, use or interfere with a letterbox designated for another Lot.

## 18 Access keys and gate fobs

18.1 An Owner or Occupier must:

- (a) not, without the written approval of the Body Corporate:
  - (i) interfere or tamper with or copy an access key or fob for the Common Property; or
  - (ii) use an access key or fob for which they are not authorised to use; and.
- (b) notify the Body Corporate if they lose possession of an access key or fob for which they are authorised to use.

## 19 Restricted areas

19.1 An Owner or Occupier must not, without the written approval of the Body Corporate, access an area that has been restricted by the Body Corporate.

*Note – this includes the pool pump room and the gardener's shed.*

## 20 Use of utility infrastructure

20.1 An Owner or Occupier shall not, without the prior approval of the Body Corporate, use or interfere with any utility infrastructure.

*Note – this includes the use of electrical outlets located on the Common Property.*

## Facilities

### 21 Meeting room

#### **Booking**

21.1 An Owner or Occupier must not, without an Approved Booking, use the meeting room to the exclusion of other Owners and Occupiers.

**Without a booking**

- 21.2 An Owner or Occupier may use the meeting room on the conditions that the use does not:
- (a) conflict with an Approved Booking;
  - (b) exclude other Owners and Occupiers unless the use is consistent with an Approved Booking;
  - (c) cause damage to the surface, fixtures or fittings of the meeting room; and
  - (d) leave the area unclean and untidy after use.

## 22 Barbecue areas

**Booking**

- 22.1 An Owner or Occupier must not, without an Approved Booking, use the barbecue areas to the exclusion of other Owners and Occupiers.

**Without a booking**

- 22.2 An Owner or Occupier may use the barbecue areas on the conditions that the use does not:
- (a) conflict with an Approved Booking;
  - (b) exclude other Owners and Occupiers unless the use is consistent with an Approved Booking;
  - (c) cause damage to the surface, fixtures or fittings of the barbecue areas;
  - (d) cause a nuisance or an unreasonable interference; and
  - (e) leave the areas unclean and untidy after use.

## 23 Pools

- 23.1 An Owner or Occupier may use the pools on the conditions that the use:
- (a) is not, without the written approval of the Body Corporate, between the hours of 9:00 pm and 7:00 am;
  - (b) does not cause damage to the pools;
  - (c) does not Alter the maintenance or condition of the pools;
  - (d) does not leave the pools or pool areas unclean and untidy after use;
  - (e) does not bring animals into the pools or pool areas;
  - (f) does not bring glass into the pools or pool areas;
  - (g) does not bring food or beverages into the pools or pool areas; and
  - (h) ensures that Owners, Occupiers and Visitors are appropriately supervised having regard to the age and capability of the Owner, Occupier and Visitor.

## 24 Gymnasium

24.1 An Owner or Occupier may use the gymnasium on the conditions that the use:

- (a) is not, without the written approval of the Body Corporate, between the hours of 9:00 pm and 7:00 am;
- (b) is for the intended purpose of each item of equipment;
- (c) includes suitable clothing and footwear;
- (d) includes the use of a towel to be placed on any equipment;
- (e) places all equipment in its designated storage area after use;
- (f) does not cause damage to the equipment or to the gymnasium;
- (g) does not Alter the maintenance or condition of the equipment or the gymnasium;
- (h) does not leave the gymnasium unclean and untidy after use; and
- (i) ensures that Owners, Occupiers and Visitors are appropriately supervised having regard to the age and capability of the Owner, Occupier and Visitor.

## 25 Toilet

25.1 An Owner or Occupier may use the toilets on the Common Property on the conditions that the use:

- (a) is for the intended purpose of a toilet;
- (b) does not leave the areas unclean and untidy after use;
- (c) does not cause damage to the toilets; and
- (d) does not take more consumables than reasonably required for the intended purpose of a toilet.

## Exclusive use

### 26 Exclusive use space

26.1 The owners of Lots are entitled to the exclusive use of that part of the Common Property nominated by the Original Owner to the Body Corporate from time to time (**Exclusive Use Space**) which nominations (at the date of this community management statement) are identified in Schedule E. Such owners:

- (a) must at their own expense, keep the Exclusive Use Space neat and tidy and keep all plants properly tendered and watered; and
- (b) must perform the duties of the Body Corporate in respect of the Exclusive Use Space.

26.2 This grant of exclusive use and enjoyment is made subject to the relevant owner allowing the Body Corporate, the committee and its properly appointed agents, access at all reasonable times to the Exclusive Use Space for any proper purpose.

**SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED**

Not Applicable pursuant to section 66(1)(6) of the *Body Corporate and Community Management Act 1997*.

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

<b>Lot on Plan</b>	<b>Plan Description</b>	<b>Exclusive Use Area</b>	<b>Purpose</b>
Lot 1 on SP 133524	Plan 99-231 - Sheet a	1A and 1B	Courtyard and Garden
Lot 2 on SP 133524	Plan 99-231 - Sheet a	2A and 2B	Courtyard and Garden
Lot 3 on SP 133524	Plan 99-231 - Sheet a	3A and 3B	Courtyard and Garden
Lot 4 on SP 133524	Plan 99-231 - Sheet a	4A and 4B	Courtyard and Garden
Lot 15 on SP 133524	Plan 99-231 - Sheet b	15A and 15B	Courtyard and Garden
Lot 16 on SP 133524	Plan 99-231 - Sheet b	16A and 16B	Courtyard and Garden
Lot 17 on SP 133524	Plan 99-231 - Sheet b	17A and 17B	Courtyard and Garden
Lot 18 on SP 133524	Plan 99-231 - Sheet b	18A and 18B	Courtyard and Garden
Lot 19 on SP 133524	Plan 99-231 - Sheet b	19A and 19B	Courtyard and Garden
Lot 20 on SP 133524	Plan 99-231 - Sheet b	20A and 20B	Courtyard and Garden
Lot 21 on SP 133524	Plan 99-231 - Sheet b	21A and 21B	Courtyard and Garden
Lot 22 on SP 133524	Plan 99-231 - Sheet b	22A and 22B	Courtyard and Garden
Lot 27 on SP 133524	Plan 99-231 - Sheet a	27A and 27B	Courtyard and Garden
Lot 28 on SP 133524	Plan 99-231 - Sheet a	28A and 28B	Courtyard and Garden
Lot 29 on SP 133524	Plan 99-231 - Sheet c	29A	Courtyard and Garden
Lot 30 on SP 133524	Plan 99-231 - Sheet c	30A and 30B	Courtyard and Garden
Lot 31 on SP 133524	Plan 99-231 - Sheet c	31A and 31B	Courtyard and Garden
Lot 32 on SP 133524	Plan 99-231 - Sheet c	32A and 32B	Courtyard and Garden
Lot 33 on SP 133524	Plan 99-231 - Sheet c	33A and 33B	Courtyard and Garden
Lot 34 on SP 133524	Plan 99-231 - Sheet c	34A and 34B	Courtyard and Garden
Lot 35 on SP 133524	Plan 99-231 - Sheet c	35A and 35B	Courtyard and Garden
Lot 36 on SP 133524	Plan 99-231 - Sheet c	36A and 36B	Courtyard and Garden
Lot 37 on SP 133524	Plan 99-231 - Sheet c	37A and 37B	Courtyard and Garden
Lot 38 on SP 133524	Plan 99-231 - Sheet d	38A and 38B	Courtyard and Garden
Lot 39 on SP 133524	Plan 99-231 - Sheet d	39A and 39B	Courtyard and Garden
Lot 40 on SP 133524	Plan 99-231 - Sheet e	40A and 40B	Courtyard and Garden
Lot 41 on SP 133524	Plan 99-231 - Sheet e	41A and 41B	Courtyard and Garden
Lot 42 on SP 133524	Plan 99-231 - Sheet e	42A and 42B	Courtyard and Garden
Lot 43 on SP 133524	Plan 99-231 - Sheet e	43A and 43B	Courtyard and Garden
Lot 44 on SP 133524	Plan 99-231 - Sheet e	44A and 44B	Courtyard and Garden
Lot 45 on SP 133524	Plan 99-231 - Sheet e	45A and 45B	Courtyard and Garden
Lot 46 on SP 133524	Plan 99-231 - Sheet e	46A and 46B	Courtyard and Garden
Lot 47 on SP 133524	Plan 99-231 - Sheet e	47A and 47B	Courtyard and Garden
Lot 48 on SP 133524	Plan 99-231 - Sheet d	48A and 48B	Courtyard and Garden
Lot 49 on SP 133524	Plan 99-231 - Sheet d	49A and 49B	Courtyard and Garden
Lot 50 on SP 133524	Plan 99-231 - Sheet d	50A and 50B	Courtyard and Garden
Lot 51 on SP 133524	Plan 99-231 - Sheet d	51A and 51B	Courtyard and Garden
Lot 52 on SP 133524	Plan 99-231 - Sheet d	52A and 52B	Courtyard and Garden
Lot 53 on SP 133524	Plan 99-231 - Sheet c	53A and 53B	Courtyard and Garden
Lot 54 on SP 133524	Plan 99-231 - Sheet c	54A and 54B	Courtyard and Garden
Lot 55 on SP 133524	Plan 99-231 - Sheet c	55A and 55B	Courtyard and Garden

**Title Reference** 503397767

Lot on Plan	Plan Description	Exclusive Use Area	Purpose
Lot 56 on SP 133524	Plan 99-231 - Sheet c	56A and 56B	Courtyard and Garden
Lot 57 on SP 133525	Plan 99-231- Sheet a	57A and 57B	Courtyard and Garden
Lot 58 on SP 133525	Plan 99-231 - Sheet a	58A and 58B	Courtyard and Garden
Lot 59 on SP 133525	Plan 99-231 - Sheet a	59A and 59B	Courtyard and Garden
Lot 60 on SP 133525	Plan 99-231 - Sheet a	60A and 60B	Courtyard and Garden
Lot 61 on SP 133525	Plan 99-231 - Sheet a	61A and 61B	Courtyard and Garden
Lot 62 on SP 133525	Plan 99-231 - Sheet a	62A and 62B	Courtyard and Garden
Lot 63 on SP 133525	Plan 99-231 - Sheet a	63A and 63B	Courtyard and Garden
Lot 64 on SP 133525	Plan 99-231 - Sheet a	64A and 64B	Courtyard and Garden
Lot 65 on SP 133525	Plan 99-231 - Sheet a	65A and 65B	Courtyard and Garden
Lot 66 on SP 133525	Plan 99-231- Sheet b	66A and 66B	Courtyard and Garden
Lot 67 on SP 133525	Plan 99-231 - Sheet b	67A and 67B	Courtyard and Garden
Lot 68 on SP 133525	Plan 99-231 - Sheet b	68A and 68B	Courtyard and Garden
Lot 69 on SP 133525	Plan 99-231 - Sheet b	69A and 69B	Courtyard and Garden
Lot 70 on SP 133525	Plan 99-231 - Sheet b	70A and 70B	Courtyard and Garden
Lot 71 on SP 133525	Plan 99-231 - Sheet b	71A and 71B	Courtyard and Garden
Lot 72 on SP 133525	Plan 99-231 - Sheet b	72A and 72B	Courtyard and Garden
Lot 73 on SP 133525	Plan 99-231 - Sheet c	73A and 73B	Courtyard and Garden
Lot 74 on SP 133525	Plan 99-231 - Sheet c	74A and 74B	Courtyard and Garden
Lot 75 on SP 133525	Plan 99-231 - Sheet c	75A and 75B	Courtyard and Garden
Lot 76 on SP 133525	Plan 99-231 - Sheet c	76A and 76B	Courtyard and Garden
Lot 77 on SP 133525	Plan 99-231 - Sheet c	77A and 77B	Courtyard and Garden
Lot 78 on SP 133525	Plan 99-231 - Sheet c	78A and 78B	Courtyard and Garden
Lot 79 on SP 133525	Plan 99-231 - Sheet c	79A and 79B	Courtyard and Garden
Lot 80 on SP 133525	Plan 99-231 - Sheet c	80A and 80B	Courtyard and Garden
Lot 81 on SP 133525	Plan 99-231 - Sheet c	81A and 81B	Courtyard and Garden
Lot 82 on SP 133525	Plan 99-231 - Sheet c	82A and 82B	Courtyard and Garden
Lot 83 on SP 133525	Plan 99-231 - Sheet b	83A and 83B	Courtyard and Garden
Lot 84 on SP 133525	Plan 99-231 - Sheet b	84A and 84B	Courtyard and Garden
Lot 85 on SP 133525	Plan 99-231 - Sheet b	85A and 85B	Courtyard and Garden
Lot 86 on SP 133525	Plan 99-231 - Sheet d	86A and 86B	Courtyard and Garden
Lot 87 on SP 133525	Plan 99-231 - Sheet d	87A and 87B	Courtyard and Garden
Lot 88 on SP 133525	Plan 99-231 - Sheet d	88A and 88B	Courtyard and Garden
Lot 89 on SP 133525	Plan 99-231 - Sheet a	89A and 89B	Courtyard and Garden
Lot 90 on SP 133525	Plan 99-231 - Sheet a	90A and 90B	Courtyard and Garden
Lot 91 on SP 133525	Plan 99-231 - Sheet d	91A and 91B	Courtyard and Garden
Lot 92 on SP 133525	Plan 99-231 - Sheet d	92A and 92B	Courtyard and Garden
Lot 93 on SP 133525	Plan 99-231 - Sheet d	93A and 93B	Courtyard and Garden
Lot 94 on SP 133525	Plan 99-231 - Sheet d	94A and 94B	Courtyard and Garden
Lot 95 on SP 133525	Plan 99-231 - Sheet d	95A and 95B	Courtyard and Garden
Lot 96 on SP 133525	Plan 99-231 - Sheet d	96A and 96B	Courtyard and Garden
Lot 97 on SP 133525	Plan 99-231 - Sheet d	97A and 97B	Courtyard and Garden
Lot 98 on SP 133525	Plan 99-231 - Sheet d	98A and 98B	Courtyard and Garden
Lot 99 on SP 133525	Plan 99-231 - Sheet d	99A and 99B	Courtyard and Garden
Lot 100 on SP 133525	Plan 99-231 - Sheet d	100A and 100B	Courtyard and Garden
Lot 101 on SP 133525	Plan 99-231 - Sheet d	101A and 101B	Courtyard and Garden

Lot on Plan	Plan Description	Exclusive Use Area	Purpose
Lot 102 on SP 133526	Plan 99-231 - Sheet a	102A and 102B	Courtyard and Garden
Lot 103 on SP 133526	Plan 99-231 - Sheet a	103A and 103B	Courtyard and Garden
Lot 104 on SP 133526	Plan 99-231 - Sheet a	104A and 104B	Courtyard and Garden
Lot 105 on SP 133526	Plan 99-231 - Sheet b	105A and 105B	Courtyard and Garden
Lot 106 on SP 133526	Plan 99-231 - Sheet b	106A and 106B	Courtyard and Garden
Lot 107 on SP 133526	Plan 99-231 - Sheet b	107A and 107B	Courtyard and Garden
Lot 108 on SP 133526	Plan 99-231 - Sheet b	108A and 108B	Courtyard and Garden
Lot 109 on SP 133526	Plan 99-231 - Sheet b	109A and 109B	Courtyard and Garden
Lot 110 on SP 133526	Plan 99-231 - Sheet b	110A and 110B	Courtyard and Garden
Lot 111 on SP 133526	Plan 99-231 - Sheet b	111A and 111B	Courtyard and Garden
Lot 112 on SP 133526	Plan 99-231 - Sheet c	112A and 112B	Courtyard and Garden
Lot 113 on SP 133526	Plan 99-231 - Sheet c	113A and 113B	Courtyard and Garden
Lot 114 on SP 133526	Plan 99-231 - Sheet c	114A and 114B	Courtyard and Garden
Lot 115 on SP 133526	Plan 99-231 - Sheet c	115A and 115B	Courtyard and Garden
Lot 116 on SP 133526	Plan 99-231 - Sheet c	116A and 116B	Courtyard and Garden
Lot 117 on SP 133526	Plan 99-231 - Sheet c	117A and 117B	Courtyard and Garden
Lot 118 on SP 133526	Plan 99-231 - Sheet c	118A and 118B	Courtyard and Garden
Lot 119 on SP 133526	Plan 99-231 - Sheet c	119A and 119B	Courtyard and Garden
Lot 120 on SP 133526	Plan 99-231 - Sheet c	120A and 120B	Courtyard and Garden
Lot 121 on SP 133526	Plan 99-231 - Sheet c	121A and 121B	Courtyard and Garden
Lot 122 on SP 133526	Plan 99-231 - Sheet c	122A and 1228	Courtyard and Garden
Lot 123 on SP 133526	Plan 99-231 - Sheet e	123A and 123B	Courtyard and Garden
Lot 124 on SP 133526	Plan 99-231 - Sheet e	124A and 124B	Courtyard and Garden
Lot 125 on SP 133526	Plan 99-231 - Sheet e	125A and 125B	Courtyard and Garden
Lot 126 on SP 133526	Plan 99-231 - Sheet e	126A and 126B	Courtyard and Garden
Lot 127 on SP 133526	Plan 99-231 - Sheet e	127A and 127B	Courtyard and Garden
Lot 146 on SP 133526	Plan 99-231 - Sheet a	146A and 146B	Courtyard and Garden
Lot 147 on SP 133526	Plan 99-231 - Sheet a	147A and 147B	Courtyard and Garden
Lot 148 on SP 133526	Plan 99-231 - Sheet a	148A	Courtyard and Garden
Lot 149 on SP 133526	Plan 99-231 - Sheet a	149A and 149B	Courtyard and Garden
Lot 150 on SP 133526	Plan 99-231 - Sheet a	150A and 150B	Courtyard and Garden
Lot 151 on SP 133526	Plan 99-231 - Sheet a	151A and 151B	Courtyard and Garden
Lot 152 on SP 133526	Plan 99-231 - Sheet d	152A and 152B	Courtyard and Garden
Lot 153 on SP 133526	Plan 99-231 - Sheet d	153A and 153B	Courtyard and Garden
Lot 154 on SP 133526	Plan 99-231 - Sheet d	154A and 154B	Courtyard and Garden
Lot 155 on SP 133526	Plan 99-231 - Sheet d	155A and 155B	Courtyard and Garden
Lot 156 on SP 133526	Plan 99-231 - Sheet d	156A and 156B	Courtyard and Garden
Lot 157 on SP 133526	Plan 99-231 - Sheet d	157A and 157B	Courtyard and Garden
Lot 158 on SP 133526	Plan 99-231 - Sheet d	158A and 158B	Courtyard and Garden
Lot 159 on SP 133526	Plan 99-231 - Sheet d	159A and 159B	Courtyard and Garden
Lot 160 on SP 133526	Plan 99-231- Sheet d	160A and 160B	Courtyard and Garden
Lot 5 on SP 134419	Plan 99-231 - Sheet a	5A and 5B	Courtyard and Garden
Lot 6 on SP 134419	Plan 99-231 - Sheet a	6A and 6B	Courtyard and Garden
Lot 7 on SP 134419	Plan 99-231 - Sheet a	7A and 7B	Courtyard and Garden
Lot 8 on SP 134419	Plan 99-231 - Sheet a	8A and 8B	Courtyard and Garden
Lot 9 on SP 134419	Plan 99-231 - Sheet a	9A and 9B	Courtyard and Garden

Lot on Plan	Plan Description	Exclusive Use Area	Purpose
Lot 10 on SP 134419	Plan 99-231 - Sheet a	10A and 10B	Courtyard and Garden
Lot 11 on SP 134419	Plan 99-231 - Sheet b	11A and 11B	Courtyard and Garden
Lot 12 on SP 134419	Plan 99-231 - Sheet b	12A and 12B	Courtyard and Garden
Lot 13 on SP 134419	Plan 99-231 - Sheet b	13A and 13B	Courtyard and Garden
Lot 14 on SP 134419	Plan 99-231 - Sheet b	14A and 14B	Courtyard and Garden
Lot 23 on SP 134419	Plan 99-231 - Sheet b	23A, 23B and 23C	Courtyard and Garden
Lot 24 on SP 134419	Plan 99-231 - Sheet b	24A, 24B and 24C	Courtyard and Garden
Lot 25 on SP 134419	Plan 99-231 - Sheet b	25A and 25B	Courtyard and Garden
Lot 26 on SP 134419	Plan 99-231 - Sheet a	26A and 26B	Courtyard and Garden
Lot 128 on SP 134419	Plan 99-231 - Sheet d	128A, 128B and 128C	Courtyard and Garden
Lot 129 on SP 134419	Plan 99-231 - Sheet d	129A and 129B	Courtyard and Garden
Lot 130 on SP 134419	Plan 99-231 - Sheet d	130A, 130B and 130C	Courtyard and Garden
Lot 131 on SP 134419	Plan 99-231 - Sheet d	131A and 131B	Courtyard and Garden
Lot 132 on SP 134419	Plan 99-231 - Sheet d	132A and 132B	Courtyard and Garden
Lot 133 on SP 134419	Plan 99-231 - Sheet d	133A, 133B and 133C	Courtyard and Garden
Lot 134 on SP 134419	Plan 99-231 - Sheet d	134A and 134B	Courtyard and Garden
Lot 135 on SP 134419	Plan 99-231 - Sheet c	135A, 135B and 135C	Courtyard and Garden
Lot 136 on SP 134419	Plan 99-231 - Sheet c	136A and 136B	Courtyard and Garden
Lot 137 on SP 134419	Plan 99-231 - Sheet c	137A and 137B	Courtyard and Garden
Lot 138 on SP 134419	Plan 99-231 - Sheet c	138A and 138B	Courtyard and Garden
Lot 139 on SP 134419	Plan 99-231 - Sheet c	139A and 139B	Courtyard and Garden
Lot 140 on SP 134419	Plan 99-231 - Sheet c	140A and 140B	Courtyard and Garden
Lot 141 on SP 134419	Plan 99-231 - Sheet b	141A and 141B	Courtyard and Garden
Lot 142 on SP 134419	Plan 99-231 - Sheet b	142A, 142B and 142C	Courtyard and Garden
Lot 143 on SP 134419	Plan 99-231 - Sheet b	143A, 143B and 143C	Courtyard and Garden
Lot 144 on SP 134419	Plan 99-231 - Sheet b	144A and 144B	Courtyard and Garden
Lot 145 on SP 134419	Plan 99-231 - Sheet b	145A and 145B	Courtyard and Garden
Lot 161 on SP 134419	Plan 99-231 - Sheet d	161A and 161B	Courtyard and Garden
Lot 162 on SP 134419	Plan 99-231 - Sheet d	162A and 162B	Courtyard and Garden
Lot 163 on SP 134419	Plan 99-231 - Sheet d	163A and 163B	Courtyard and Garden
Lot 164 on SP 134419	Plan 99-231 - Sheet d	164A and 164B	Courtyard and Garden
Lot 165 on SP 134419	Plan 99-231 - Sheet c	165A and 165B	Courtyard and Garden
Lot 166 on SP 134419	Plan 99-231 - Sheet c	166A and 166B	Courtyard and Garden
Lot 167 on SP 134419	Plan 99-231 - Sheet c	167A and 167B	Courtyard and Garden
Lot 168 on SP 134419	Plan 99-231 - Sheet c	168A and 168B	Courtyard and Garden



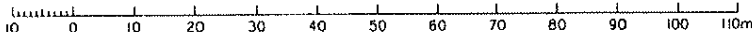
Exclusive use areas are defined by the centre of fences and the face of building walls unless defined by distances from the corners of building walls.

We Tabvest Pty Ltd (ACN 010 495 495) hereby certify that the details shown on this site plan are correct.

*Mark Robert Wroblewski*  
 MARK ROBERT WROBLEWSKI  
 Licensed Surveyor / Director  
 LEONARD JAMES HEWITT  
 Licensed Surveyor / Director

DATE 21/11/2000

Scale 1:800



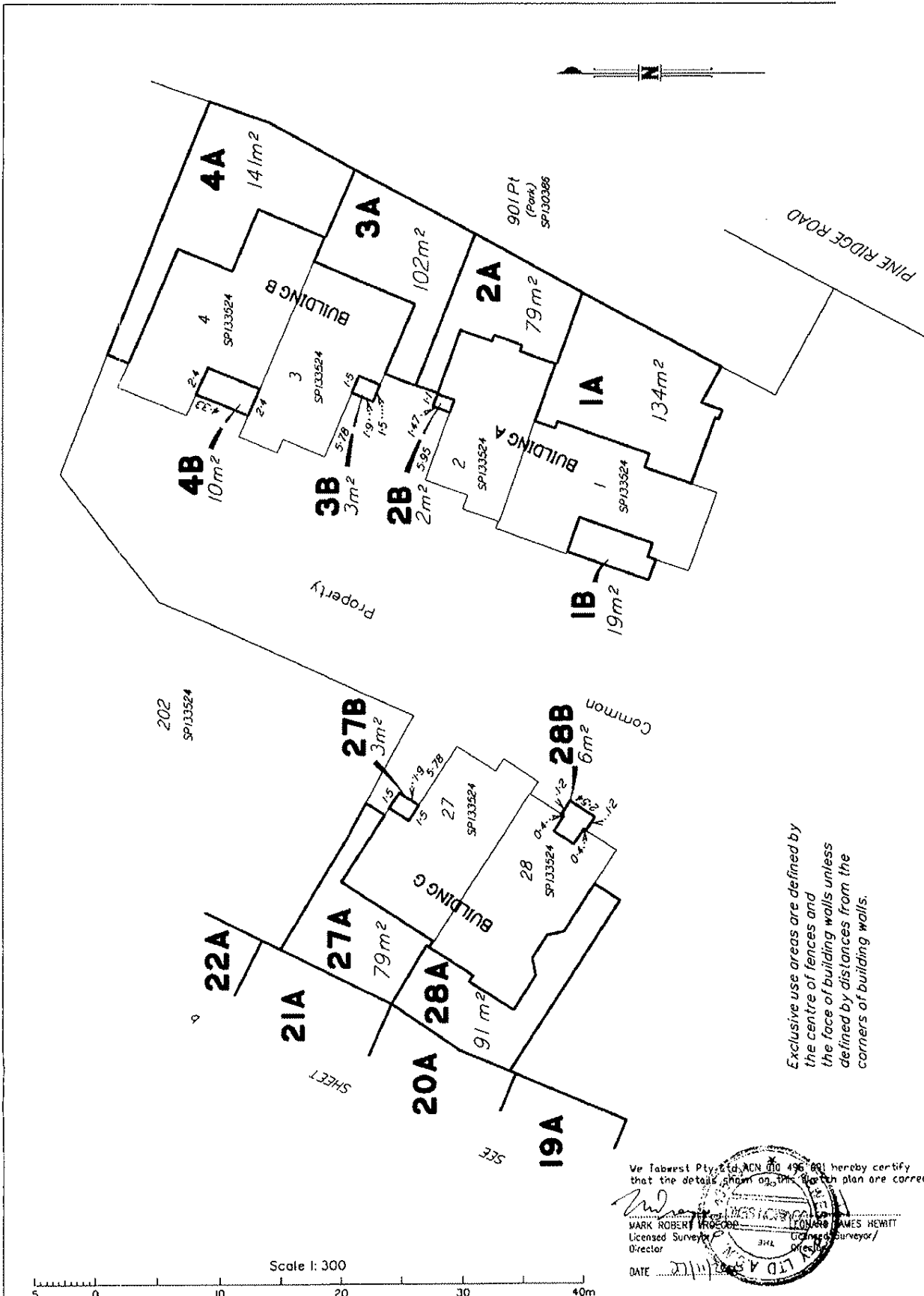
Author	GKF
File	LB_00/547C.XDSE
Date	10-11-2000
Drawn	LJH
Client	Parish of BARROW Client: CITIE CENTRE S PTY LTD
County	WARD Local Authority GOLD COAST C.C.

**PLAN OF EXCLUSIVE USE  
 OF COMMON PROPERTY OF  
 'CASA BELLA' CTS**

**L J Hewitt & Co  
 Consulting Surveyors**

Licensed & Engineering Surveyors • Land Development Consultants  
 15-17 Montague Street  
 Stones Corner Qld 4120  
 PO Box 234  
 Email: ljheco@powerup.com.au  
 Facsimile: (07) 3397 0486  
 Telephone: (07) 3397 0400

Job No  
**99-231**  
 KEY SHEET



Scale 1:300

5 0 10 20 30 40m

Drawn	GKF
Doc No	LD 00/547EX/USE
Date	10-11-2000
Drawn By	LJH

**PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF 'CASA BELLA' CTS**

Parrish of BARROW County of WARD  
Client CITIE CENTRE 5 PTY LTD Local Authority GOLD COAST C.C.

**L J Hewitt & Co**  
Consulting Surveyors

Licensed & Engineering Surveyors • Land Development Consultants  
15-17 Montague Street  
Stones Corner Qld 4120  
PO Box 234  
Stones Corner Qld 4120

Email : ljhewco@powerup.com.au  
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Telephone : (07) 3397 0400

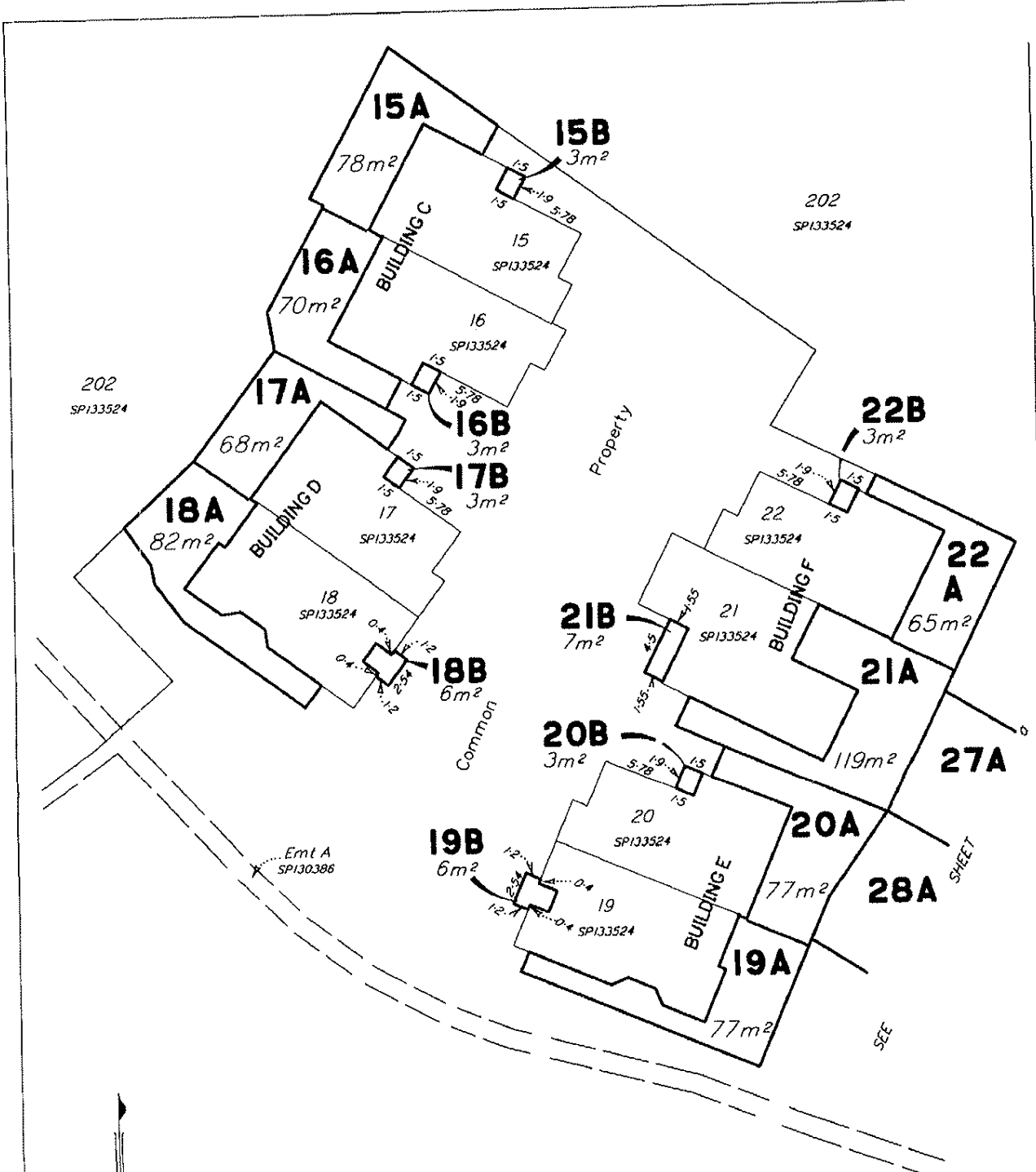
Doc No **99-231**  
SHEET 0

We Tabwest Pty Ltd ACN 010 496 801 hereby certify that the details shown on this site plan are correct.

*Mark Robert Hewitt*  
MARK ROBERT HEWITT Licensed Surveyor / Director  
LEONARD JAMES HEWITT Licensed Surveyor / Director

DATE 21/11/2000

DRAWN BY: GKF 5/11/00 10:54:47 AM



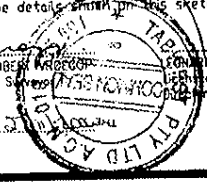
Exclusive use areas are defined by the centre of fences and the face of building walls unless defined by distances from the corners of building walls.

We Tabwest Pty Ltd ACN 010 495 691 hereby certify that the details shown on this sketch plan are correct.

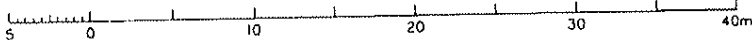
MARK ROBERT WILSON  
 Licensed Surveyor  
 Director

EDWARD JAMES HEWITT  
 Licensed Surveyor

DATE: 10/11/2000



Scale 1:300



GKF LB 00/547E.XUSE 10-11-2000 L.J.H.	<b>PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF 'CASA BELLA' CTS</b> Parish of <b>BARROW</b> Client <b>CITIE CENTRE 5 PTY LTD</b> County of <b>WARD</b> Local Authority <b>GOLD COAST C.C.</b>
--	---

**L J Hewitt & Co**  
 Consulting Surveyors

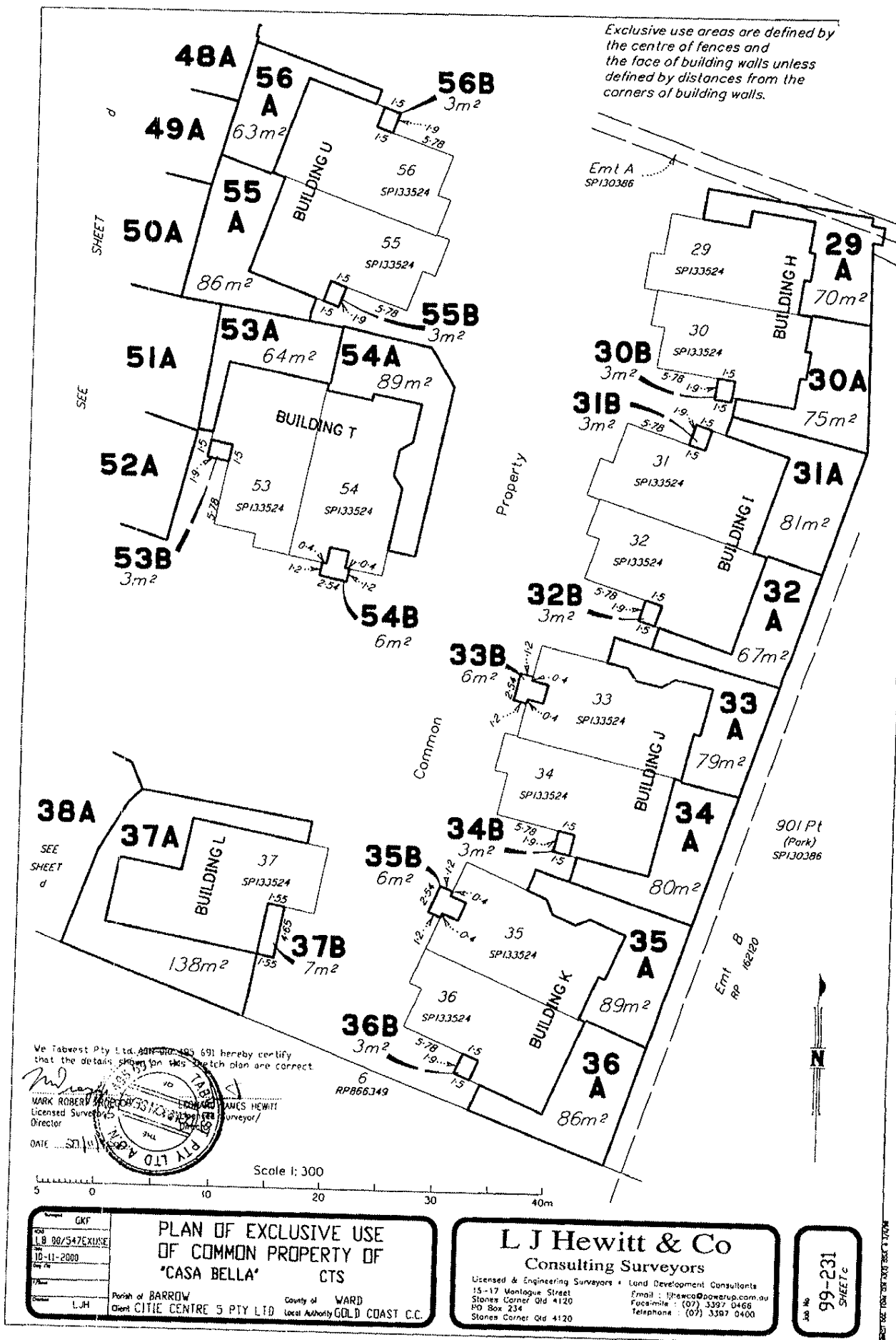
Licensed & Engineering Surveyors • Land Development Consultants

15-17 Montague Street  
 Stanes Corner Qld 4120  
 PO Box 234

Email: ljhwco@powerup.com.au  
 Fax: (07) 3397 0468  
 Telephone: (07) 3397 0400

99-231  
 SHEET D

DATE PLOTTED: 10/11/2000 10:42:58 AM



Exclusive use areas are defined by the centre of fences and the face of building walls unless defined by distances from the corners of building walls.

We Tabcorp Pty Ltd. and/or 991 hereby certify that the details shown on this sketch plan are correct.

MARK ROBERT HENWITT  
 Licensed Surveyor  
 Director

DATE ...

Scale 1: 300

5 0 10 20 30 40m

**PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF "CASA BELLA" CTS**

Parish of BARROW County of WARD  
 Client CITIE CENTRE 5 PTY LTD Local Authority GOLD COAST C.C.

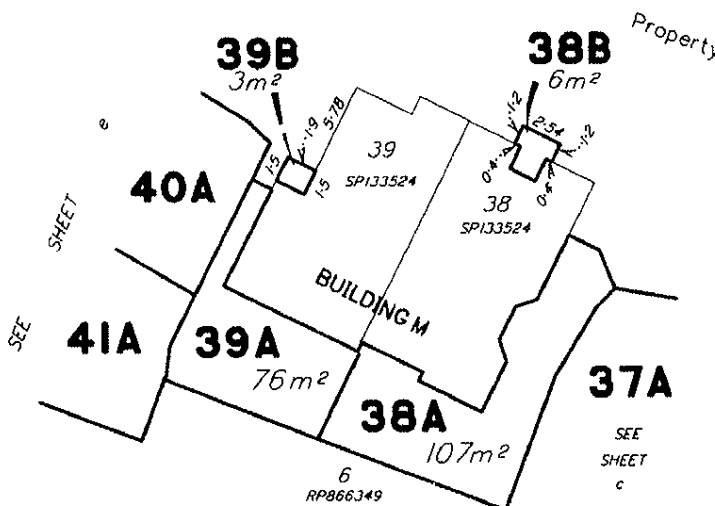
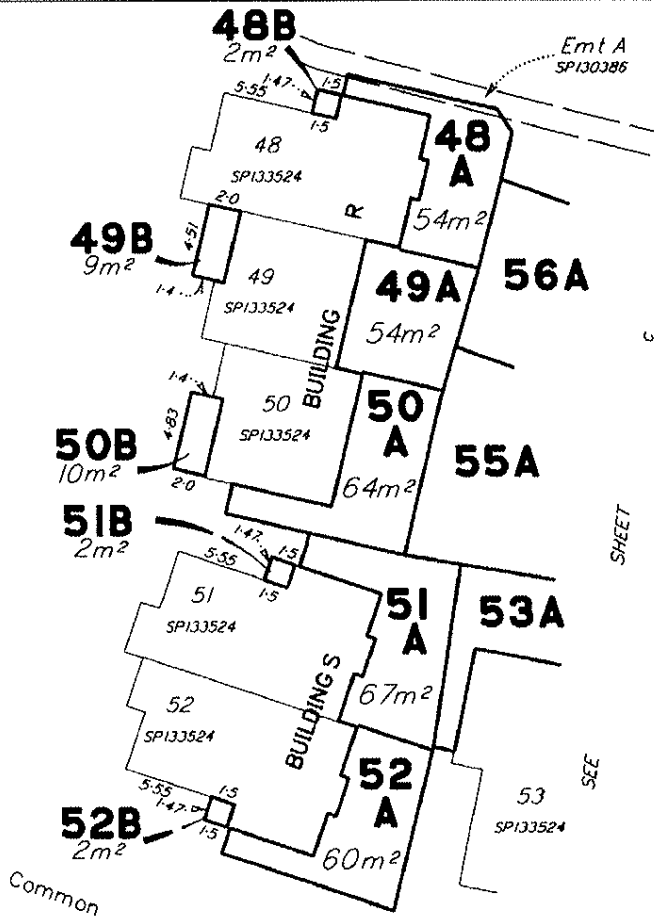
**L J Hewitt & Co**  
 Consulting Surveyors

Licensed & Engineering Surveyors • Land Development Consultants  
 15-17 Montague Street  
 Stones Corner Qld 4120  
 PO Box 234  
 Stones Corner Qld 4120

Email: ljhewitt@powerup.com.au  
 Facsimile: (07) 3397 0466  
 Telephone: (07) 3397 0400

99-231  
 SHEET C

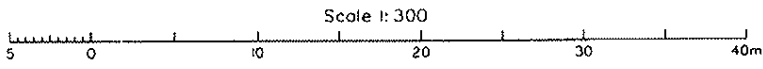
Exclusive use areas are defined by the centre of fences and the face of building walls unless defined by distances from the corners of building walls.



We, the undersigned, do hereby certify that the details shown on this sketch plan are correct.

MARK ROBERT [Signature] Licensed Surveyor / Director  
 JAMES HEWITT [Signature] Licensed Surveyor / Director

DATE 27/11/2008



Project	GKF
Doc No	LB 90/542EXUSE
Date	10-11-2000
Drawn	
Checked	LJH

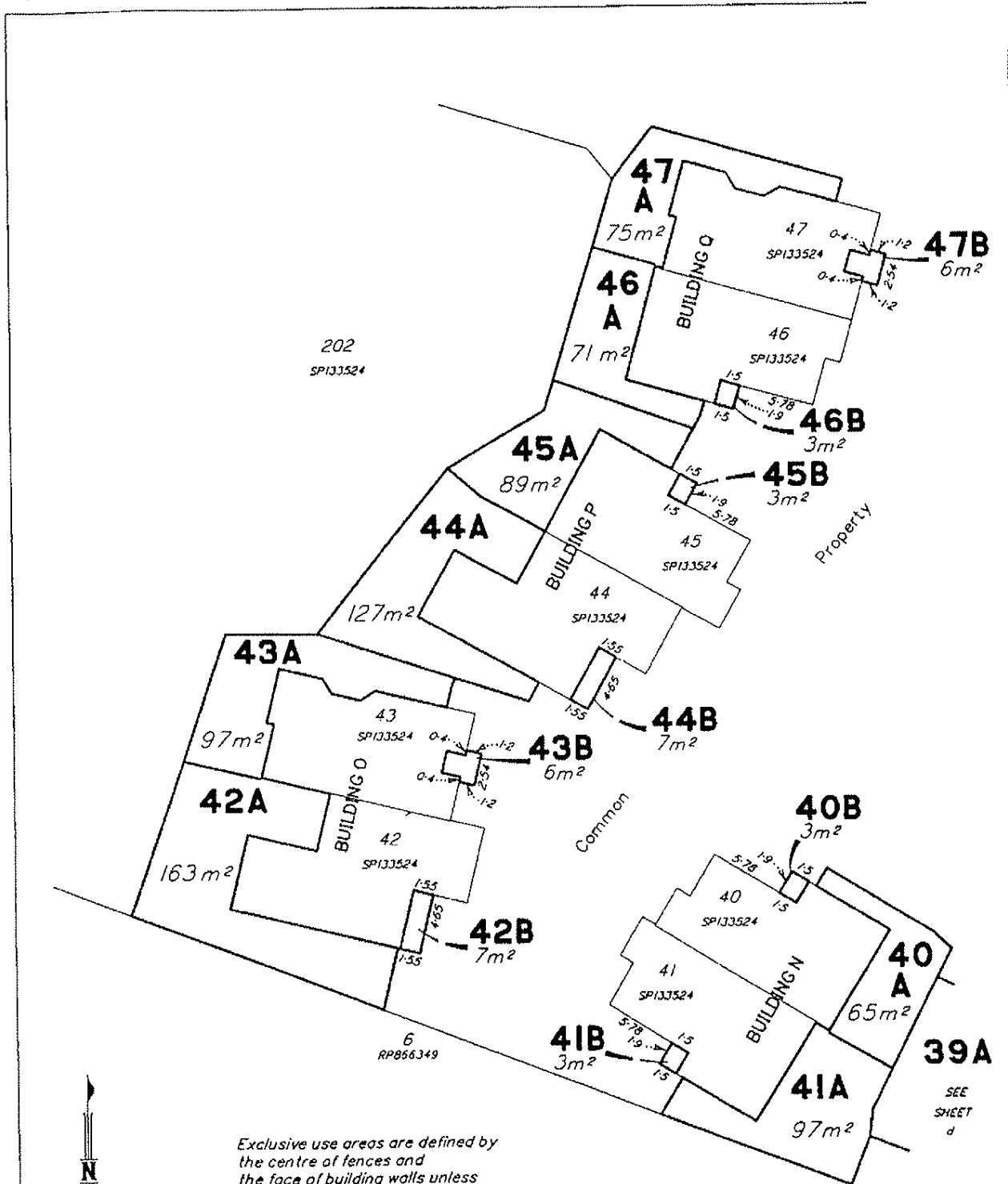
**PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF 'CASA BELLA' CTS**

Parish of BARROW County of WARD  
 Client: CITIE CENTRE S PTY LTD Local Authority: GOLD COAST C.C.

**L J Hewitt & Co**  
 Consulting Surveyors

Licensed & Engineering Surveyors • Land Development Consultants  
 15-17 Montague Street Email: lj@lhwco.com.au  
 Stones Corner Qld 4120 Facsimile: (07) 3397 0408  
 PO Box 234 Telephone: (07) 3397 0400  
 Stones Corner Qld 4120

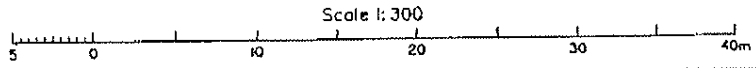
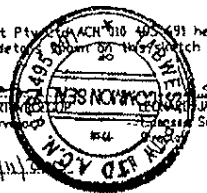
99-231  
 SHEET d



We Tabvest Pty (RACH 010 40 491) hereby certify that the details shown on this sketch plan are correct.

*Mark Robert James Hewitt*  
 MARK ROBERT JAMES HEWITT Licensed Surveyor / Director  
 Date 27/11/14

*James Hemitt*  
 JAMES HEWITT Licensed Surveyor / Director



Author	GCF
Date	18-08-2014
Drawn	LJM
Check	LJM
Scale	1:300
Sheet	99-231

**PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF 'CASA BELLA' CTS**

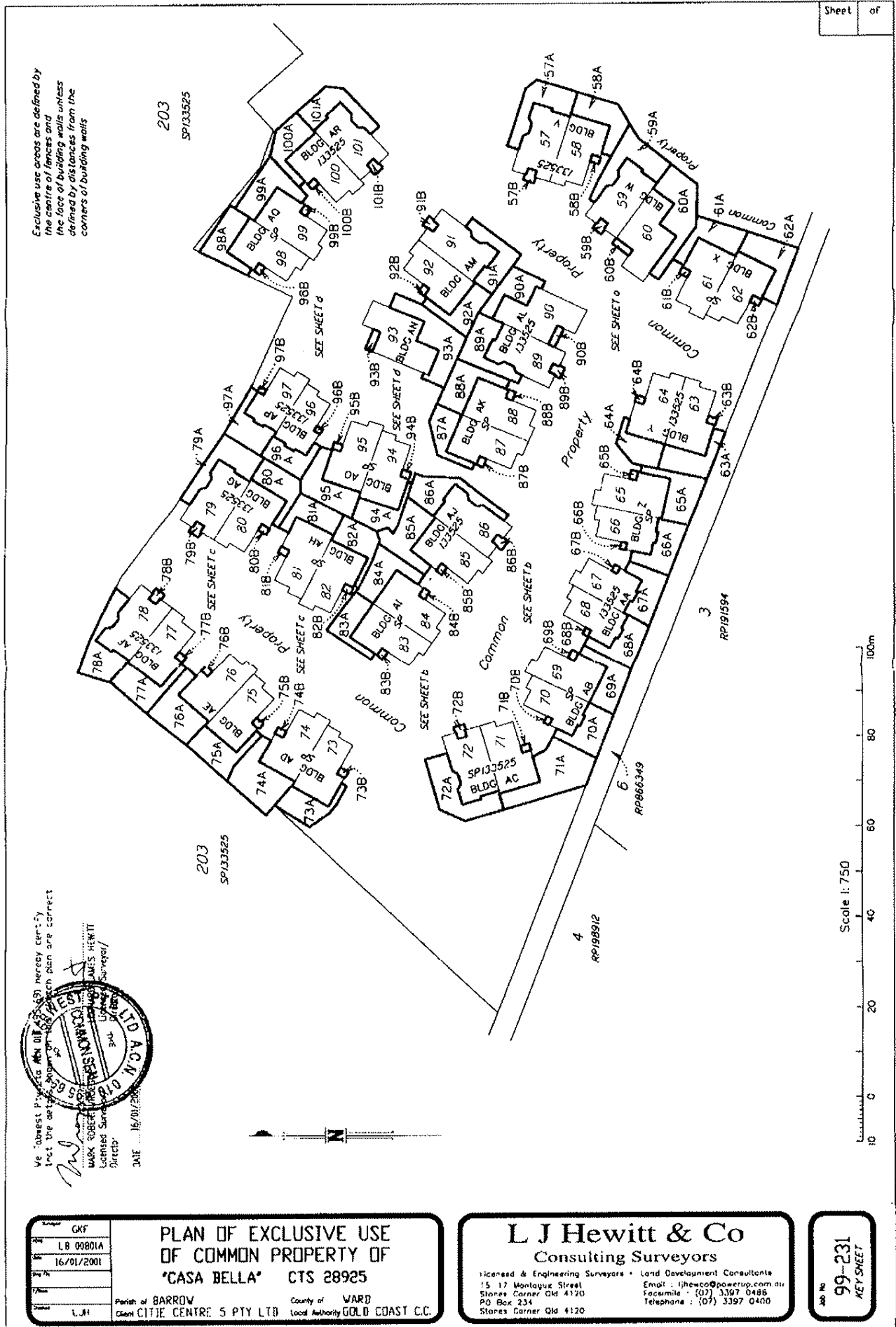
Parish of BARROW County of WARD  
 Client CITIE CENTRE 5 PTY LTD Local Authority GOLD COAST C.C.

**L J Hewitt & Co**  
 Consulting Surveyors

Licensed & Engineering Surveyors • Land Development Consultants  
 15-17 Montague Street  
 Stones Corner Qld 4120  
 PG Box 234  
 Stones Corner Qld 4120

Email: [ljhewitt@powerup.com.au](mailto:ljhewitt@powerup.com.au)  
 Facsimile: (07) 3397 0466  
 Telephone: (07) 3397 0400

99-231  
 SHEET 6



Exclusive use areas are defined by the centre of fences and the face of building walls unless defined by distances from the corners of building walls

We, James P. ... do hereby certify that the details shown on this plan are correct

*James P. ...*  
 Licensed Surveyor  
 Director

DATE: 16/01/2001

Stamp: **REGISTERED SURVEYORS**  
**JAMES HEWITT**  
 Licensed Surveyor  
 Director

Author	GKF
Plan	LB 00801A
Date	16/01/2001
Client	LJI

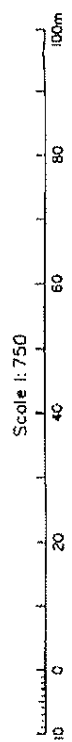
**PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF 'CASA BELLA' CTS 28925**

Parish of BARROW County of WARD  
 Client CITIE CENTRE 5 PTY LTD Local Authority GOLD COAST C.C.

**L J Hewitt & Co**  
 Consulting Surveyors

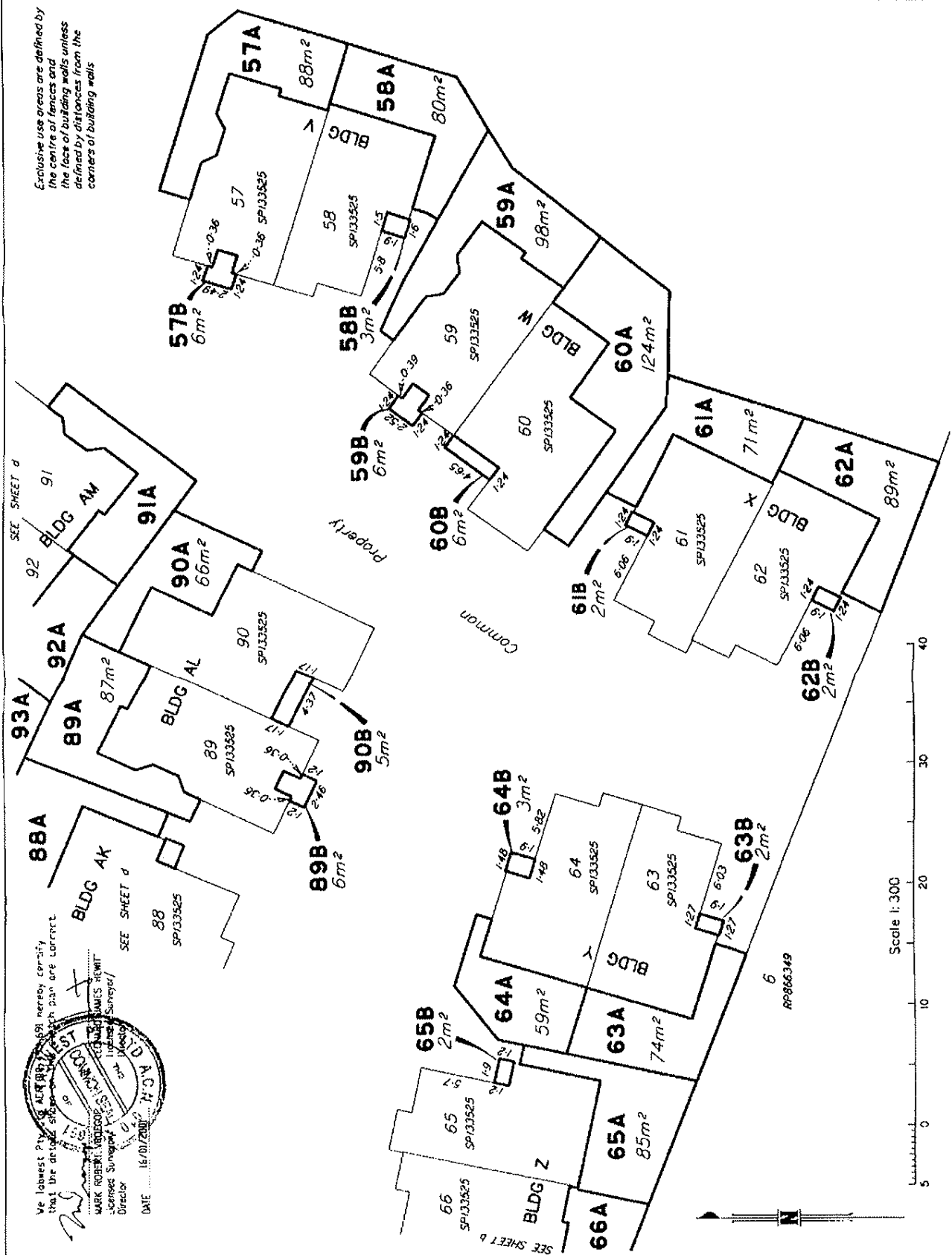
Licensed & Engineering Surveyors • Land Development Consultants  
 15-17 Montague Street Email: ljhepp@powerup.com.au  
 Stores Corner Qld 4120 Facsimile: (07) 3397 0488  
 PO Box 234 Telephone: (07) 3397 0400

Job No **99-231**  
**KEY SHEET**



Sheet of

Exclusive use areas are defined by the centre of fences and the face of building walls unless defined by distances from the corners of building walls



We, the undersigned, hereby certify that the details shown herein are correct.

**MARK ROBERT HEBBERT**  
 Licensed Surveyor  
 Director  
 DATE: 16/01/2001

**MARK ROBERT HEBBERT**  
 Licensed Surveyor  
 Director  
 DATE: 16/01/2001

Drawn	GKF
Checked	LB 06801A
Date	16/01/2001
Scale	
Sheet	
Client	L.J.H

**PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF 'CASA BELLA' CTS 28925**

Parish of BARROW County of WARD  
 Client: CITIE CENTRE S PLY LTD Local Authority: GOLD COAST C.C.

**L J Hewitt & Co**  
 Consulting Surveyors

Licensed & Engineering Surveyors • Land Development Consultants  
 15-17 Manogue Street  
 Signet Corner Qld 4120  
 PO Box 234  
 Stanes Corner Qld 4120

Email: [ljhewco@powerup.com.au](mailto:ljhewco@powerup.com.au)  
 Facsimile: (07) 3397 0486  
 Telephone: (07) 3397 0400

99-231  
 SHEET 0




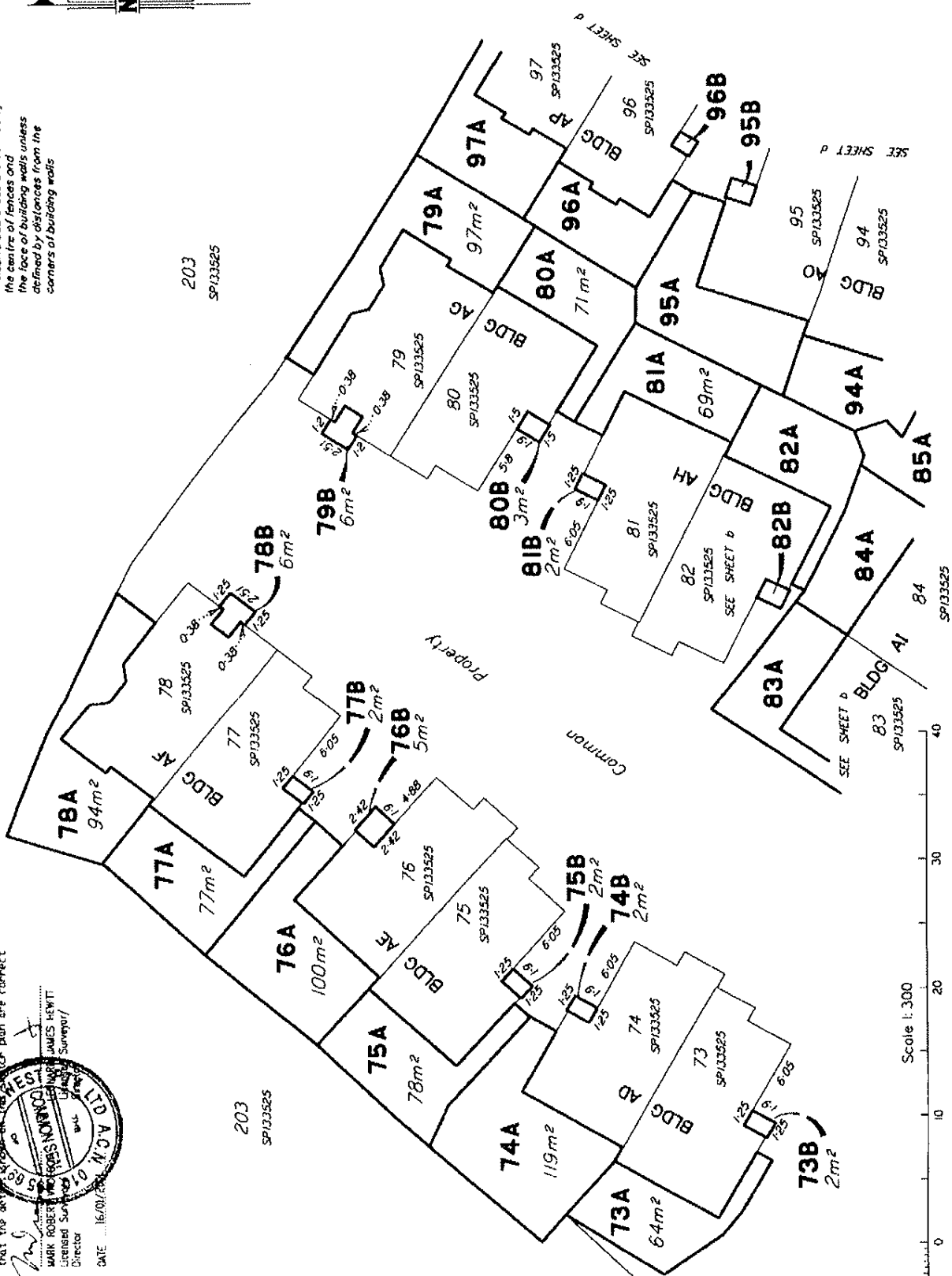
Sheet of

Exclusive use areas are defined by the centre of fences and the face of building walls unless defined by distances from the corners of building walls

We, the undersigned, hereby certify that the details of this plan are correct

*Mark Robert James Hewitt*  
 MARK ROBERT JAMES HEWITT  
 Principal Surveyor  
 Director

DATE 16/01/2001

Scale 1:300

CKT
LB 00901A
16/01/2001
L.M.

**PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF 'CASA BELLA' CTS 28925**

Parish of BARROW County of WARD  
 Client: CITE CENTRE S PTY LTD Local Authority: GOLD COAST C.C.

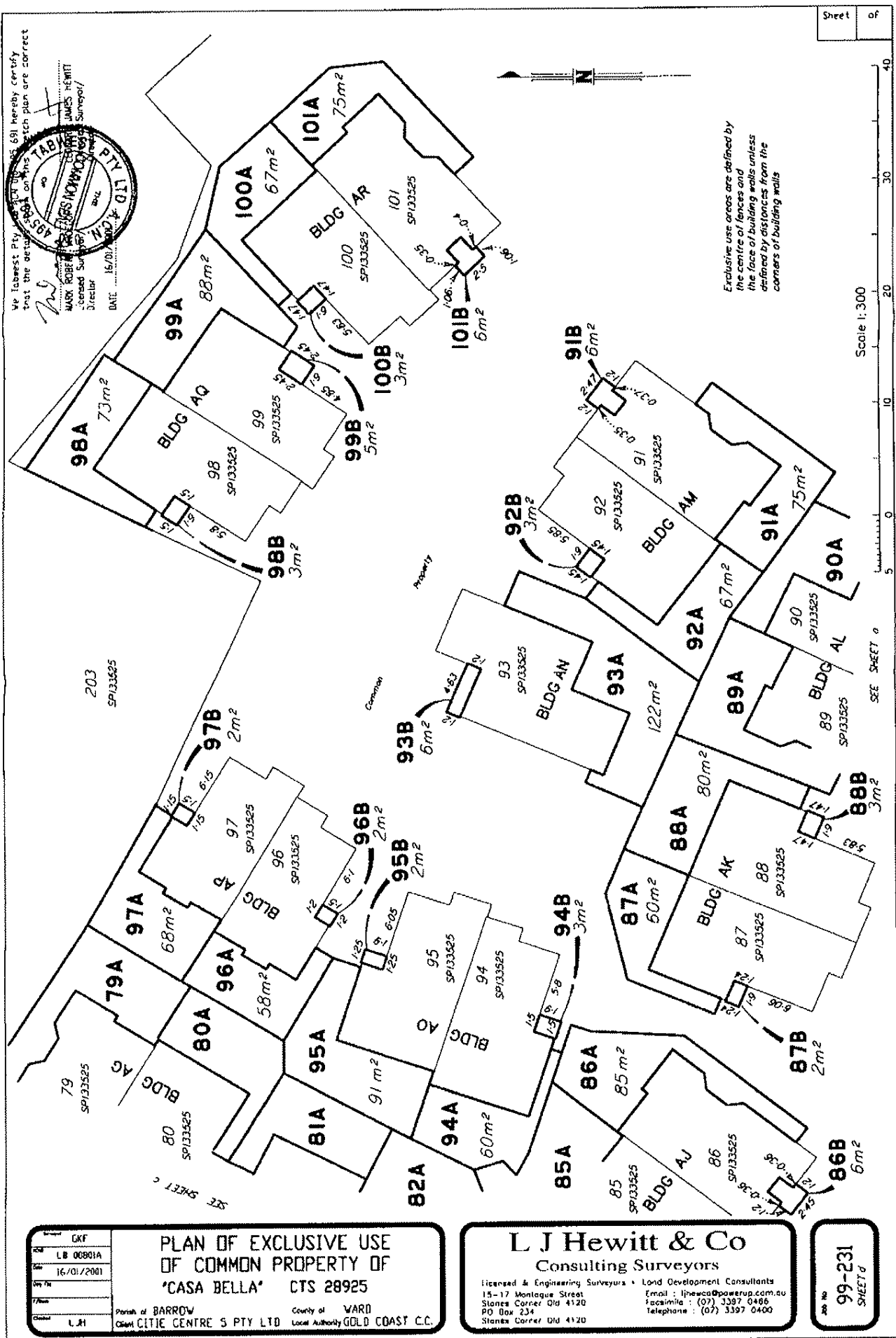
**L J Hewitt & Co**  
 Consulting Surveyors

Licensed & Engineering Surveyors • Land Development Consultants  
 15-17 Montague Street  
 Stones Corner Qld 4120  
 PO Box 234  
 Stones Corner Qld 4120

Email: ljhwco@powerup.com.au  
 Facsimile: (07) 3397 0466  
 Telephone: (07) 3397 0410

Job No  
**99-231**  
 SHEET C

DATE OF THIS PLAN 16/01/2001



I, the undersigned, being duly sworn, hereby certify that the data shown on this plan are correct.

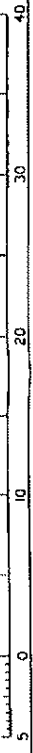
**MARK ROBERT HENNING**  
 Licensed Surveyor  
 Director  
 DATE: 16/01/2001

**LAB PTY LTD**  
 485-868  
 10/10/01

Exclusive use areas are defined by the centre of fences and the face of building walls unless defined by distances from the corners of building walls

Sheet	of
	40

Scale 1:300



Project	GKF
Lot	L B 00801A
Date	16/01/2001
Drawn	
Checked	
Author	L.H.

**PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF 'CASA BELLA' CTS 28925**

Parish of BARROW County of WARD  
 Owner: CITIE CENTRE S PTY LTD Local Authority: GOLD COAST C.C.

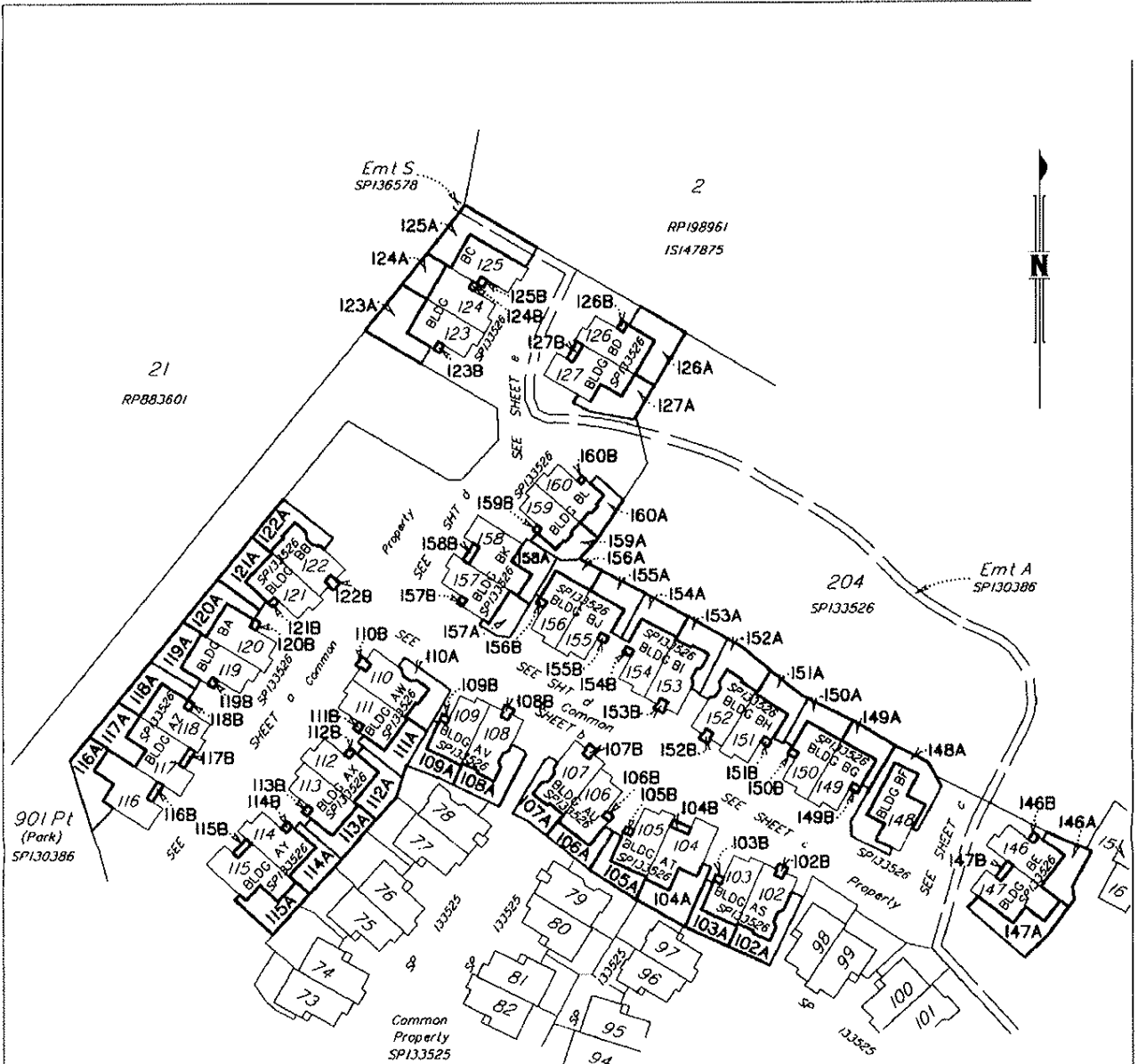
**L J Hewitt & Co**  
 Consulting Surveyors

Licensed & Engineering Surveyors • Land Development Consultants  
 15-17 Montague Street  
 Stanes Corner Qld 4120  
 PO Box 234  
 Stanes Corner Qld 4120

Email: ljheco@powerup.com.au  
 Facsimile: (07) 3397 9486  
 Telephone: (07) 3397 0400

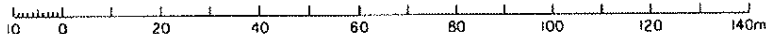
Job No. **99-231**  
 SHEET 8

PROPERTY: 10/10/01, 10/10/01, 10/10/01, 10/10/01



Exclusive use areas are defined by the centre of fences and the face of building walls, unless shown by dimensions from the corner of building walls.

LEVEL A  
Scale 1:1000



We Tabvest Pty Ltd hereby certify that the details shown on this site plan are correct.

*Mark Robert Vidgo*  
 MARK ROBERT VIDGO  
 Licensed Surveyor  
 Director  
 DATE 17/9/01



Author	GKF
Date	14/9/01
Drawn	LJH

**PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF CASA BELLA CTS 28925**

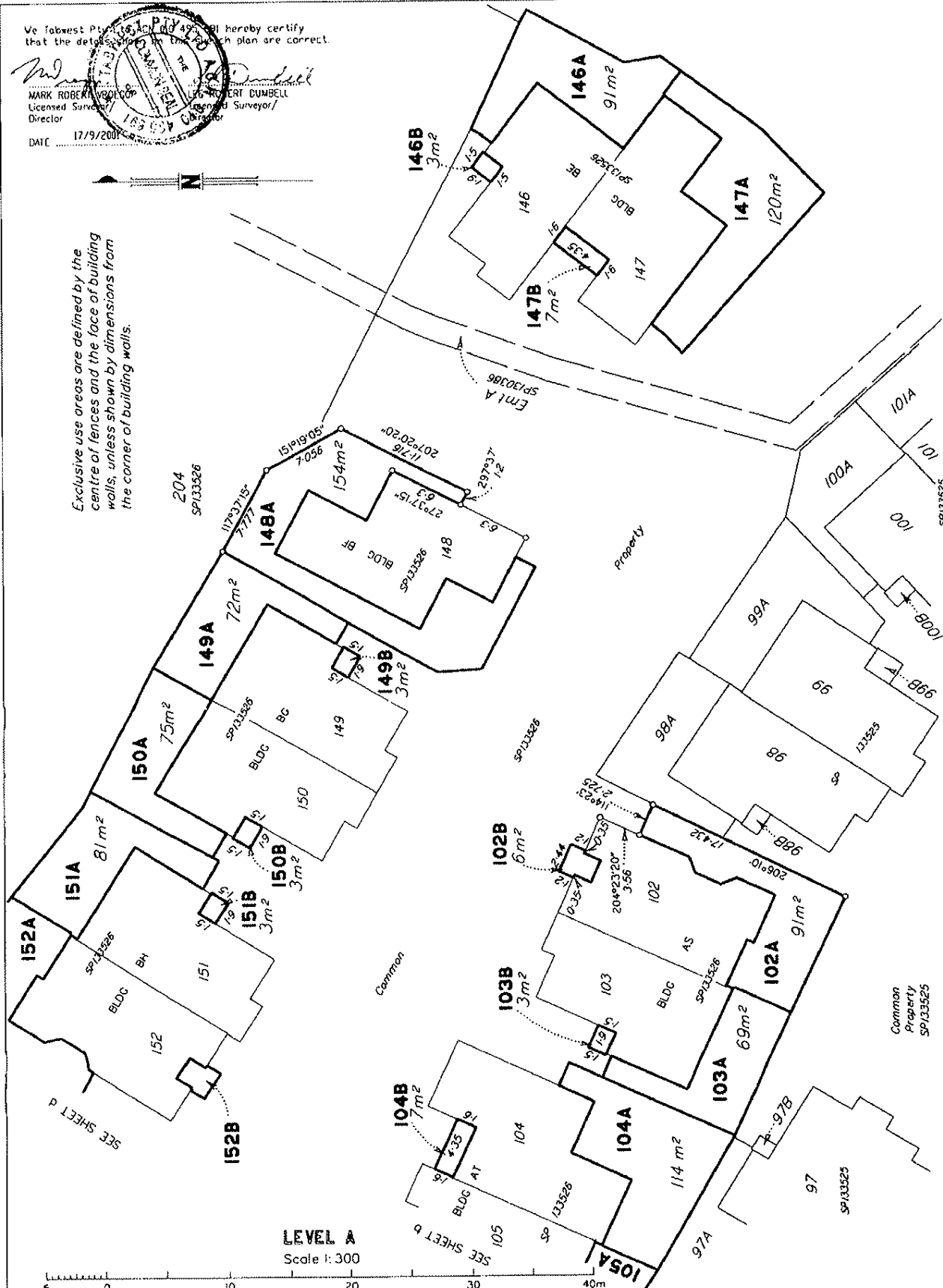
Parish of BARROW County of WARD  
 Client CITIC CENTRE 5 PTY LTD Local Authority GOLD COAST C.C.

**L J Hewitt & Co**  
 Consulting Surveyors

Licensed & Engineering Surveyors • Land Development Consultants  
 15-17 Montague Street Email: ljheco@boomrup.com.au  
 Stones Corner Qld 4120 Facsimile: (07) 3397 0466  
 PO Box 234 Telephone: (07) 3397 0400

99-231  
 KEY SHEET

DATE PLOU 17/9/01 10:30 AM



We, the undersigned, hereby certify that the details of the above plan are correct.

*Mark Robert Woodrop*  
 MARK ROBERT WOODROP  
 Licensed Surveyor  
 Director

*Robert Dumbell*  
 ROBERT DUMBELL  
 Licensed Surveyor  
 Director

DATE 17/9/2001

Exclusive use areas are defined by the centre of fences and the face of building walls, unless shown by dimensions from the corner of building walls.



LEVEL A  
 Scale 1:300

Author	GKF
Drawn	LB 01/352
Date	14/9/2001
Eng. No.	
Checked	
Drawn	LJH

**PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF CASA BELLA CTS 28925**

Parish of BARROW County of WARD  
 Client CITIE CENTRE S PTY LTD Local Authority GOLD COAST C.C.

**L J Hewitt & Co**  
 Consulting Surveyors

Licensed & Engineering Surveyors • Land Development Consultants  
 15-17 Montague Street Email: ljheco@powerup.com.au  
 Stones Corner Qld 4120 Facsimile: (07) 3397 0466  
 PO Box 234 Telephone: (07) 3397 0400  
 Stones Corner Qld 4120

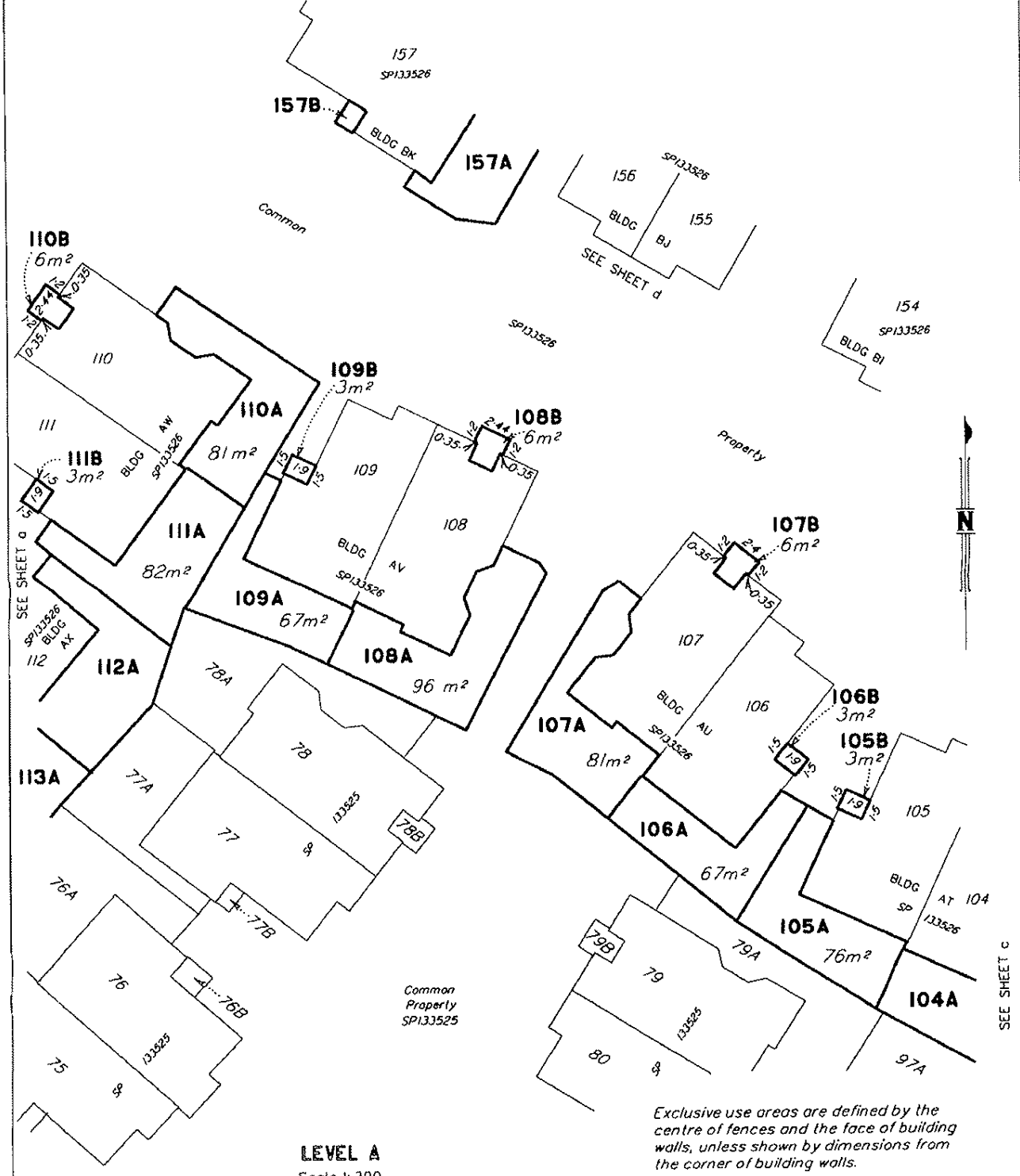
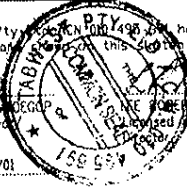
Job No  
**99-231**  
 SHEET C

DATE PLOU: 14/09/2001 09:54:13

We Tabwest Pty Ltd on 17/9/01 hereby certify that the details of this site plan are correct.

MARK ROBERT DUMPELL  
Licensed Surveyor /  
Director

DATE 17/9/01



Exclusive use areas are defined by the centre of fences and the face of building walls, unless shown by dimensions from the corner of building walls.

LEVEL A  
Scale 1:300



Drawn	DKF
Doc No	LB 01/352
Date	14/9/01
Drawn	
Checked	
Approved	LJH

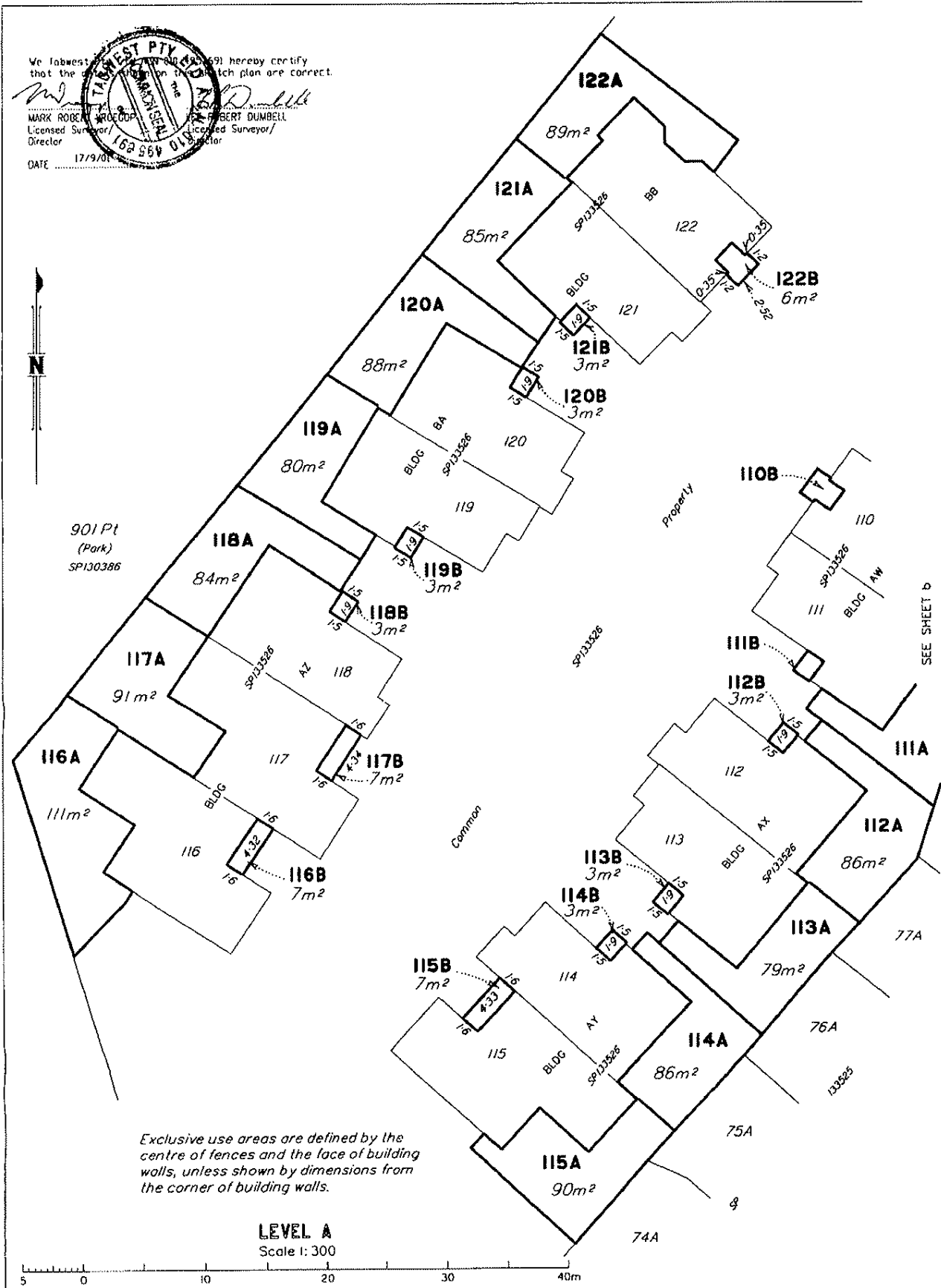
**PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF CASA BELLA CTS 28925**

Parish of BARROW County of WARD  
Client CITIE CENTRE S PTY LTD Local Authority GOLD COAST C.C.

**L J Hewitt & Co**  
Consulting Surveyors

Licensed & Engineering Surveyors • Land Development Consultants  
15-17 Montague Street Email: ljhecco@powerup.com.au  
Stones Corner Qld 4120 PO Box 234 Facsimile: (07) 3397 0488  
Telephone: (07) 3397 0400

99-231  
SHEET b



We the undersigned do hereby certify that the plan is correct.

*Mark Robert Woodrop*  
 MARK ROBERT WOODROP  
 Licensed Surveyor / Director

*Robert Dumbell*  
 ROBERT DUMBELL  
 Licensed Surveyor / Director

DATE 17/9/01



901 Pt  
 (Park)  
 SPI30386

Exclusive use areas are defined by the centre of fences and the face of building walls, unless shown by dimensions from the corner of building walls.

LEVEL A  
 Scale 1: 300



Project	GKF
Drawn	LB 01/352
Date	14/9/01
Checked	
Client	L.H

**PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF CASA BELLA CTS 28925**

Parish of BARROW County of WARD  
 Client CITIE CENTRE S PTY LTD Local Authority GOLD COAST C.C.

**L J Hewitt & Co**  
 Consulting Surveyors

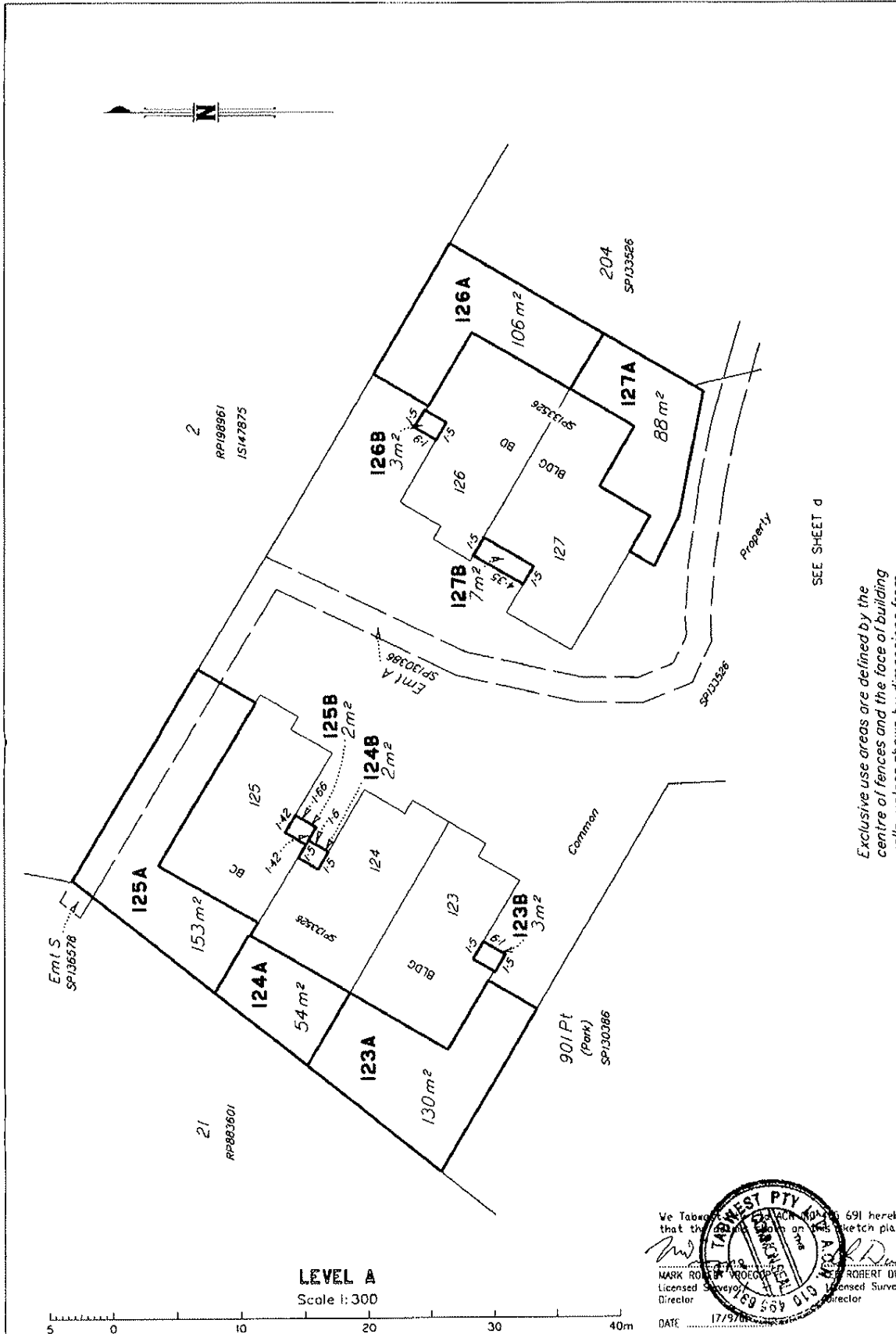
Licensed & Engineering Surveyors • Land Development Consultants  
 15-17 Montague Street  
 Stanes Corner Qld 4120  
 PO Box 234  
 Stanes Corner Qld 4120

Email: ljheco@powerup.com.au  
 Facsimile: (07) 3397 0466  
 Telephone: (07) 3397 0400

Job No. **99-231**  
 SHEET 6

DATE: 17/9/01 10:00 AM





SEE SHEET d

Exclusive use areas are defined by the centre of fences and the face of building walls, unless shown by dimensions from the corner of building walls.

We Taber  
 that the  
 on this sketch plan are correct.

**MARK ROBERT DUMBELL**  
 Licensed Surveyor/  
 Director

**ROBERT DUMBELL**  
 Licensed Surveyor/  
 Director

DATE 17/9/01

Author	GKF
Drawn	LB 01/352
Date	14/9/01
Scale	
Sheet	
Client	Parish of BARROW LJI Client CITIE CENTRE S PTY LTD
County	County of WARD Local Authority GOLD COAST C.C.

**PLAN OF EXCLUSIVE USE  
 OF COMMON PROPERTY OF  
 CASA BELLA CTS 28925**

**L J Hewitt & Co**  
 Consulting Surveyors

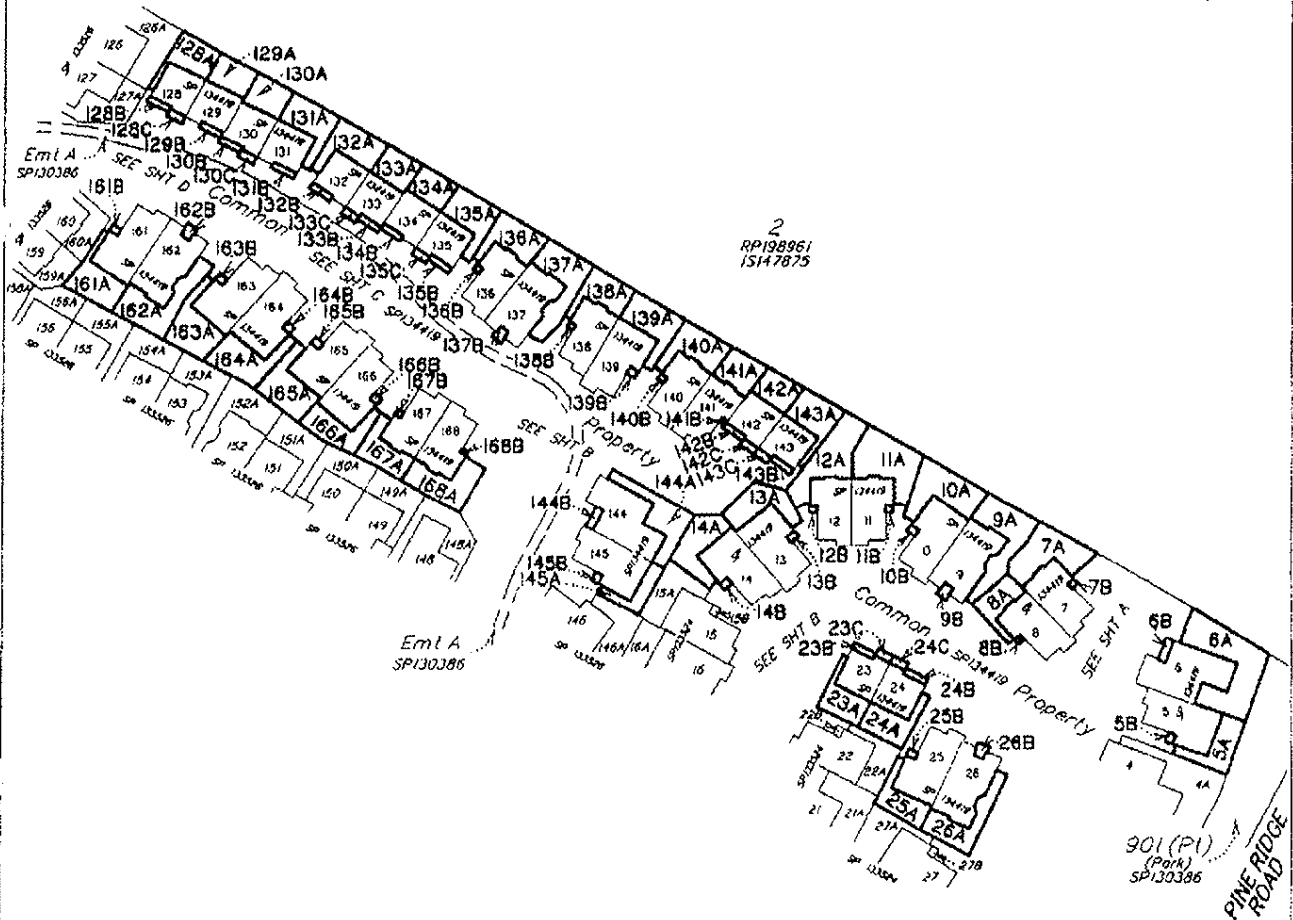
Licensed & Engineering Surveyors • Land Development Consultants  
 15-17 Montague Street  
 Stones Corner Qld 4120  
 PO Box 234  
 Stones Corner Qld 4120

Email: [ljhewco@powerup.com.au](mailto:ljhewco@powerup.com.au)  
 Facsimile: (07) 3397 0466  
 Telephone: (07) 3397 0400

Job No  
**99-231**  
 SHEET e

DATE: 17/9/01

Sheet of



Exclusive use areas are defined by the centre of fences and the face of building walls, unless shown by dimensions from the corner of building walls.

Exclusive use areas for Lots 23C, 24C, 128C, 130C, 133C, 142C, 143C are restricted in height to below the balcony on Level B, immediately above the exclusive use area.

LEVEL A  
Scale 1:1000

0 20 40 60 80 100 120 140m

We (Robert Cusbell and Mark Robert Vignecio) hereby certify that the details shown on this site plan are correct.

MARK ROBERT VIGNECIO  
Licensed Surveyor/Creator

ROBERT CUSBELL  
Licensed Surveyor/Creator

DATE 17.10.01

Author	SKF
Doc	LB 01/444
Date	17-10-01
Title	
Drawn	LJH
Scale	Perch of BARROW City of GOLD COAST C.C.

PLAN OF EXCLUSIVE USE  
OF COMMON PROPERTY OF  
CASA BELLA CTS 28925

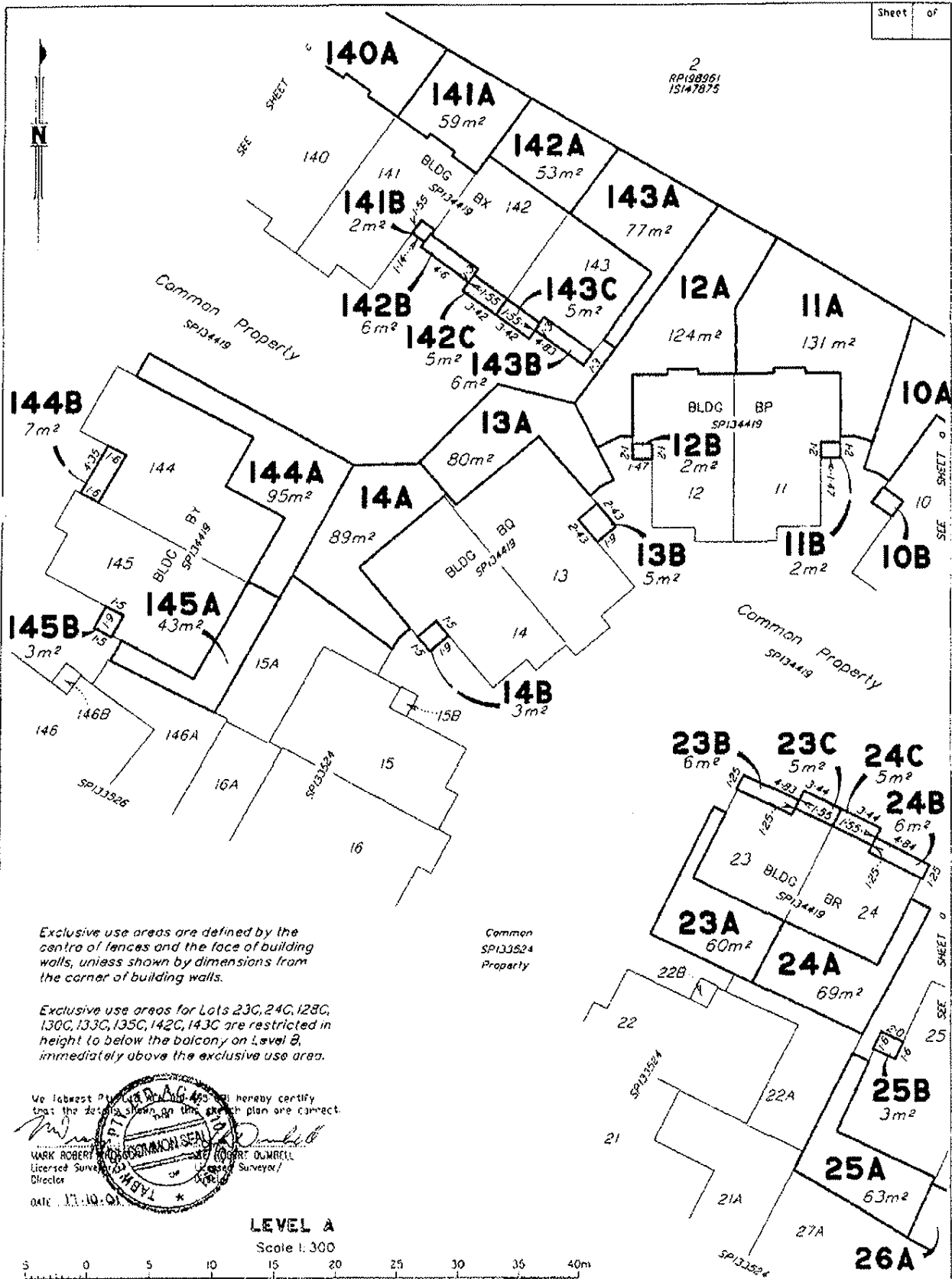
Perch of BARROW  
City of GOLD COAST C.C.

L J Hewitt & Co  
Consulting Surveyors

Licensed & Engineering Surveyors & Land Development Consultants  
15-17 Ventaglio Street  
Stones Corner Qld 4120  
Email: ljhewitt@powerup.com.au  
Postoffice: (07) 3397 0456  
PO Box 234  
Telephone: (07) 3397 3400

99-231  
KEY SHEET





Exclusive use areas are defined by the centre of fences and the face of building walls, unless shown by dimensions from the corner of building walls.

Exclusive use areas for Lots 23C, 24C, 128C, 130C, 133C, 135C, 142C, 143C are restricted in height to below the balcony on Level B, immediately above the exclusive use area.

We, the undersigned, hereby certify that the data shown on this plan are correct.

*Mark Robert Oumrell*  
 MARK ROBERT OUMRELL  
 Licensed Surveyor / Director  
 ROBERT OUMRELL  
 Licensed Surveyor / Director

DATE: 17.10.01

LEVEL A  
 Scale 1:300

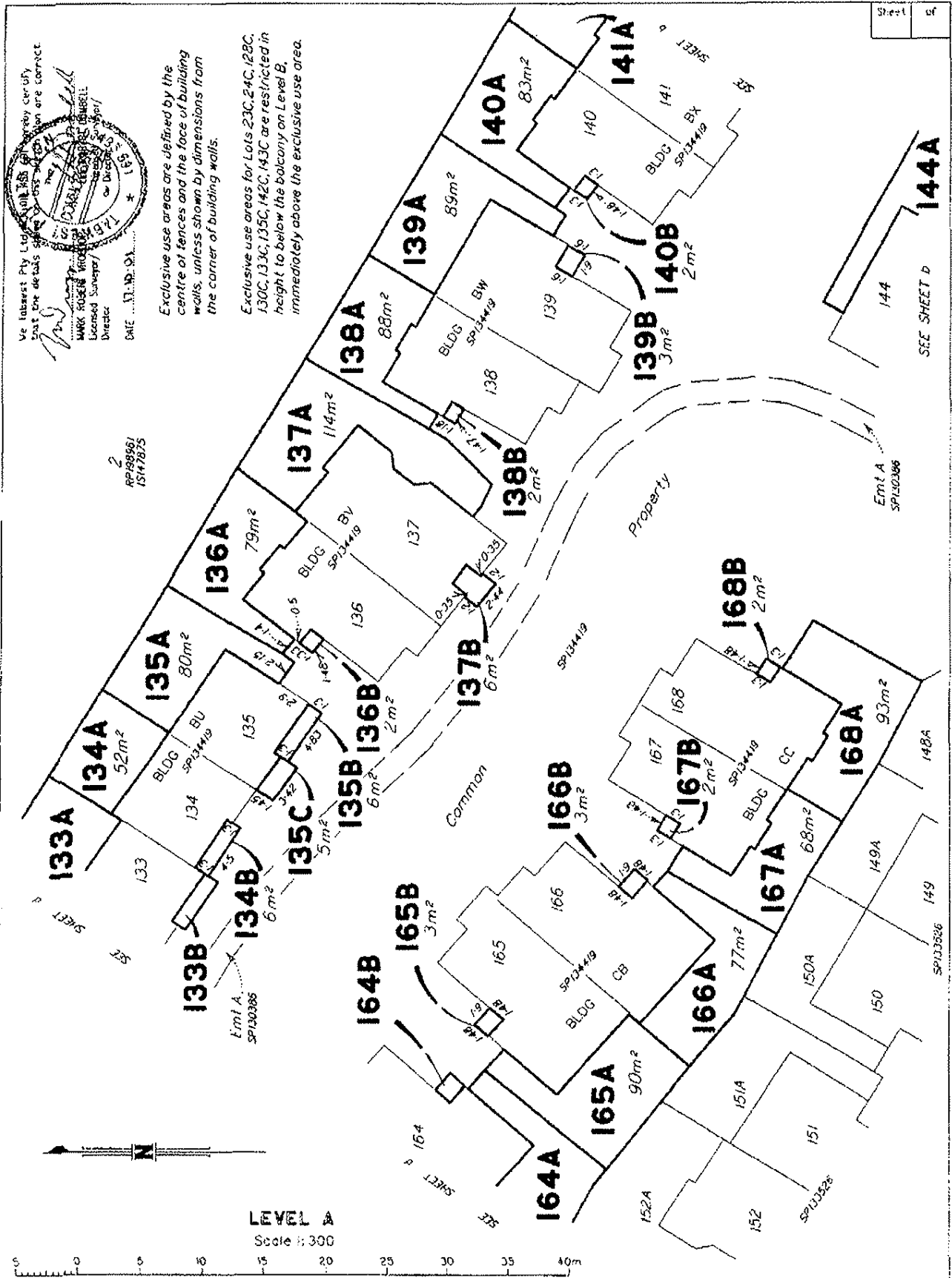
0 5 10 15 20 25 30 35 40m

CHK	PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF CASA BELLA CTS 28925
LB 91/444	
17.10.01	
LM	Parish of BARROW County of WARD Local Authority GGLJ CGAST C.C.

**L J Hewitt & Co**  
 Consulting Surveyors

Licensed & Engineering Surveyors • Land Development Consultants  
 15-17 Montague Street Carad: jhewitt@hewittup.com.au  
 Stone Corner Qld 4120 Fax: (07) 3397 0465  
 PO Box 224 Telephone: (07) 3387 0400  
 Stone Corner Qld 4120

99-231  
 SHEET 6



Drawn	EKF
Check	LB 01/444
Date	11.10.01
Scale	
Sheet	
Project	

**PLAN OF EXCLUSIVE USE OF COMMON PROPERTY OF CASA BELLA CTS 28925**

Parcel of BARROW County of WARD  
 05m CITIE CENTRE S PTY LTD Local Authority GOLD COAST C.C.

**L J Hewitt & Co**  
 Consulting Surveyors

Licensed & Engineering Surveyors • Land Development Consultants  
 15-17 Montague Street  
 Stones Corner Qld 4120  
 20 Star 134  
 Email: ljhevc@powerup.com.au  
 Telephone: (07) 3397 0466  
 Telephone: (07) 3397 0403  
 Stones Corner Qld 4120

Sheet No **99-231**  
 SHEET C

Sheet	of



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

**1. Pool safety certificate number**

Identification number:

PSC0257685

**2. Location of the swimming pool**

Property details are usually shown on the title documents and rates notices

Street address:

590 PINE RIDGE RD

COOMBABAH QLD

Postcode

4

2

1

6

Lot and plan details:

9999/SP/133524

Local government area:

GOLD COAST CITY

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

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

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

**4. Pool properties**

Shared pool

Non-shared pool

Number of pools

2

**5. Pool safety certificate validity**

Effective date:

0

1

/

0

7

/

2

0

2

5

Expiry date:

0

1

/

0

7

/

2

0

2

6

**6. Certification**

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

Name:

GRANT THOMAS PRINCE

Pool safety inspector licence number:

PS101387

Signature:

*Grant Prince*

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

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. High penalties apply for non-compliance. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit

<https://www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard> for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

**Privacy statement**

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

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

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