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FORM 14 Version 2


Land Title Act 1994 and Land Act 1994

GENERAL REQUEST

QUEENSLAND LAND REGISTRY

Page 1 of 1

Dealing No



703252852

\$87.00
29/03/1999 14:47

BE 460

Stamp Duty Imprint

1. Nature of request

Request to record first community management statement for 23 Kingsmill Street Community Titles Scheme

Lodger Name, address and phone number

Clayton Utz
DX 128, Brisbane
Ph: 3292-7000
Ref: CWS:1277879

Lodger Code

232

2. Description of Lot

Lot 45 on SP 109585

County

Stanley

Parish

Kedron

Title Reference

50237798

3. Registered Proprietor/Crown Lessee

Byrnes Constructions (Qld) Pty Ltd ACN 010 948 348

4. Interest

Fee Simple

5. Applicant

Byrnes Constructions (Qld) Pty Ltd ACN 010 948 348

6. Request

I hereby request that: The first CMS deposited herewith be recorded as the community management statement for 23 Kingsmill Street Community Titles Scheme and that 21 Morgan Road, Albany Creek Qld 4035 be recorded as the address for service of the body corporate for the scheme.

7. Execution by applicant

Execution Date

26/02/99
[Signature]
Director

Applicant's or Solicitor's Signature



Y
Director

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

FIRST/NEW COMMUNITY MANAGEMENT STATEMENT

THIS STATEMENT MUST BE LODGED TOGETHER

26740

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

CMS LABEL NUMBER

1. Name of community titles scheme

2. Regulation module

23 Kingsmill Street Community Titles Scheme

Standard Module

3. Name of body corporate

Body Corporate for 23 Kingsmill Street Community Titles Scheme

4. Scheme land

Description of Lot	County	Parish	Title Reference
Lot 1 on SP111917	Stanley	Kedron	
Lot 2 on SP111917	Stanley	Kedron	
Lot 3 on SP111917	Stanley	Kedron	
Lot 4 on SP111917	Stanley	Kedron	
Lot 5 on SP111917	Stanley	Kedron	
Lot 6 on SP111917	Stanley	Kedron	
Lot 7 on SP111917	Stanley	Kedron	
Lot 8 on SP111917	Stanley	Kedron	
Lot 9 on SP111917	Stanley	Kedron	

Common Property for 23 Kingsmill Street Community Titles Scheme

5. Name and address of original owner

6. Reference to plan lodged with this statement

Byrnes Constructions (Qld) Pty Ltd
ACN 010 948 348 of 21 Morgan Road,
Albany Creek Qld 4035
#first community management statement only

SP111917

7. Local Government community management statement notation

K. Williams signed

K. WILLIAMS TOWN COUNCILLER name and destination

BRISBANE CITY COUNCIL name of Local Government

8. Execution by original owner/Consent of body corporate

Execution Date

26/12/1999



*Execution

[Signature] Director

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

Title Reference

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on plan	Contribution	Interest
Lot 1 on SP 111917	1	1
Lot 2 on SP 111917	1	1
Lot 3 on SP 111917	1	1
Lot 4 on SP 111917	1	1
Lot 5 on SP 111917	1	1
Lot 6 on SP 111917	1	1
Lot 7 on SP 111917	1	1
Lot 8 on SP 111917	1	1
Lot 9 on SP 111917	1	1
TOTALS	9	9

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Completed Development - no further development of Scheme Land proposed

SCHEDULE C BY-LAWS

The By-Laws in the *Body Corporate and Community Management Act 1997* shall be repealed and replaced with the following:

1. Noise

The occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.

2. Vehicles

(1) The occupier of a lot must not, without the body corporate's written approval -

(a) park a vehicle, or allow a vehicle to stand, on the common property; or

(b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, except for the designated visitor car parking which must remain available at all time for the sole use of visitors vehicles.

(2) An approval under subsection (1) must state the period for which it is given, with the exception of designated visitor parking.

(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier, with the exception of designated visitor parking.

3. Obstruction

The occupier of a lot must not obstruct the lawful use of the common property by someone else.

Title Reference**4. Damages to lawns etc.**

- (1) The occupier of a lot must not, without the body corporate's written approval -
 - (a) damage a lawn, garden, tree, shrub, plant or flower on the common property; or
 - (b) use a part of the common property as a garden.
- (2) An approval under subsection (1) must state the period for which it is given.
- (3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

5. Damage to common property

- (1) An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.
- (2) However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.
- (3) The owner of a lot must keep a device installed under subsection (2) in good order and repair.

6. Behaviour of invitees

An occupier of a lot must take reasonable steps to ensure that the occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another lot or the common property.

7. Leaving of rubbish etc. on the common property

The occupier of a lot must not leave rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.

8. Appearance of lot

- (1) The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.
- (2) The occupier of a lot must not, without the body corporate's written approval -
 - (a) hang washing, bedding, or another cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or
 - (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.
- (3) This section does not apply to a lot created under a standard format plan of subdivision.

9. Storage of flammable materials

- (1) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.

Title Reference

- (2) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.
- (3) However, this section does not apply to the storage of fuel in -
 - (a) the fuel tank of a vehicle, boat, or internal combustion engine; or
 - (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

10. Garbage disposal

- (1) Unless the body corporate provides some other way of garbage disposal, the occupier of a lot must keep a receptacle of garbage in a clean and dry condition and adequately covered on the lot, or on a part of the common property designated by the body corporate for the purpose.
- (2) The occupier of a lot must -
 - (a) comply with the local government local laws about disposal of garbage; and
 - (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

11. Keeping of animals

- (1) The occupier of a lot must not, without the body corporate's written approval -
 - (a) bring or keep an animal on the lot or the common property; or
 - (b) permit an invitee to bring or keep an animal on the lot or common property.
- (2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal on to the lot or the common property.

12. Exclusive Use

- (1) The proprietors and occupiers of lot 1 are entitled to the exclusive use of the area as allocated in Schedule E and marked "1a" on the attached Plan of Exclusive Use for the purposes of a courtyard, drying area and garden.
- (2) The proprietors and occupiers of lot 2 are entitled to the exclusive use of the area as allocated in Schedule E and marked "2a" on the attached Plan of Exclusive Use for the purposes of a courtyard, drying area and garden.
- (3) The proprietors and occupiers of lot 3 are entitled to the exclusive use of the area as allocated in Schedule E and marked "3a" on the attached Plan of Exclusive Use for the purposes of a courtyard, drying area and garden.
- (4) The proprietors and occupiers of lot 4 are entitled to the exclusive use of the area as allocated in Schedule E and marked "4a" on the attached Plan of Exclusive Use for the purposes of a courtyard, drying area and garden.

Title Reference

- (5) The proprietors and occupiers of lot 5 are entitled to the exclusive use of the area as allocated in Schedule E and marked "5a" on the attached Plan of Exclusive Use for the purposes of a courtyard, drying area and garden.
- (6) The proprietors and occupiers of lot 6 are entitled to the exclusive use of the area as allocated in Schedule E and marked "6a" on the attached Plan of Exclusive Use for the purposes of a courtyard, drying area and garden.
- (7) The proprietors and occupiers of lot 7 are entitled to the exclusive use of the area as allocated in Schedule E and marked "7a" on the attached Plan of Exclusive Use for the purposes of a courtyard, drying area and garden.
- (8) The proprietors and occupiers of lot 8 are entitled to the exclusive use of the area as allocated in Schedule E and marked "8a" on the attached Plan of Exclusive Use for the purposes of a courtyard, drying area and garden.
- (9) The proprietors and occupiers of lot 9 are entitled to the exclusive use of the area as allocated in Schedule E and marked "9a" on the attached Plan of Exclusive Use for the purposes of a courtyard, drying area and garden.
- (10) The proprietors of each lot must keep the area of exclusive use granted to that lot and all improvements located in that area in good and tenable repair and in a clean, neat, well kept and sanitary condition, fair wear and tear and damage by fire, storm, tempest, floods, riots, civil commotion or the Queen's enemies excepted. The proprietors or occupiers of each lot are responsible at their own expense to maintain the area of exclusive use allocated to them in good order and condition. However, the maintenance and repair of the fences, retaining walls and underground pipes within or on the boundary of the area of exclusive use remains the responsibility of the Body Corporate.
- (11) Subject to receiving reasonable notice from the Body Corporate, the proprietors or occupiers of each lot will give any person duly authorised by the Body Corporate access to the area of exclusive use to enable the Body Corporate to maintain, repair or replace the items which the Body Corporate is responsible for.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Nil

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

Lot 1 - Courtyard areas indicated by the area marked "1a" on the attached Plan of Exclusive Use.

Lot 2 - Courtyard areas indicated by the area marked "2a" on the attached Plan of Exclusive Use.

Lot 3 - Courtyard areas indicated by the area marked "3a" on the attached Plan of Exclusive Use.

Lot 4 - Courtyard areas indicated by the area marked "4a" on the attached Plan of Exclusive Use.

Lot 5 - Courtyard areas indicated by the area marked "5a" on the attached Plan of Exclusive Use.

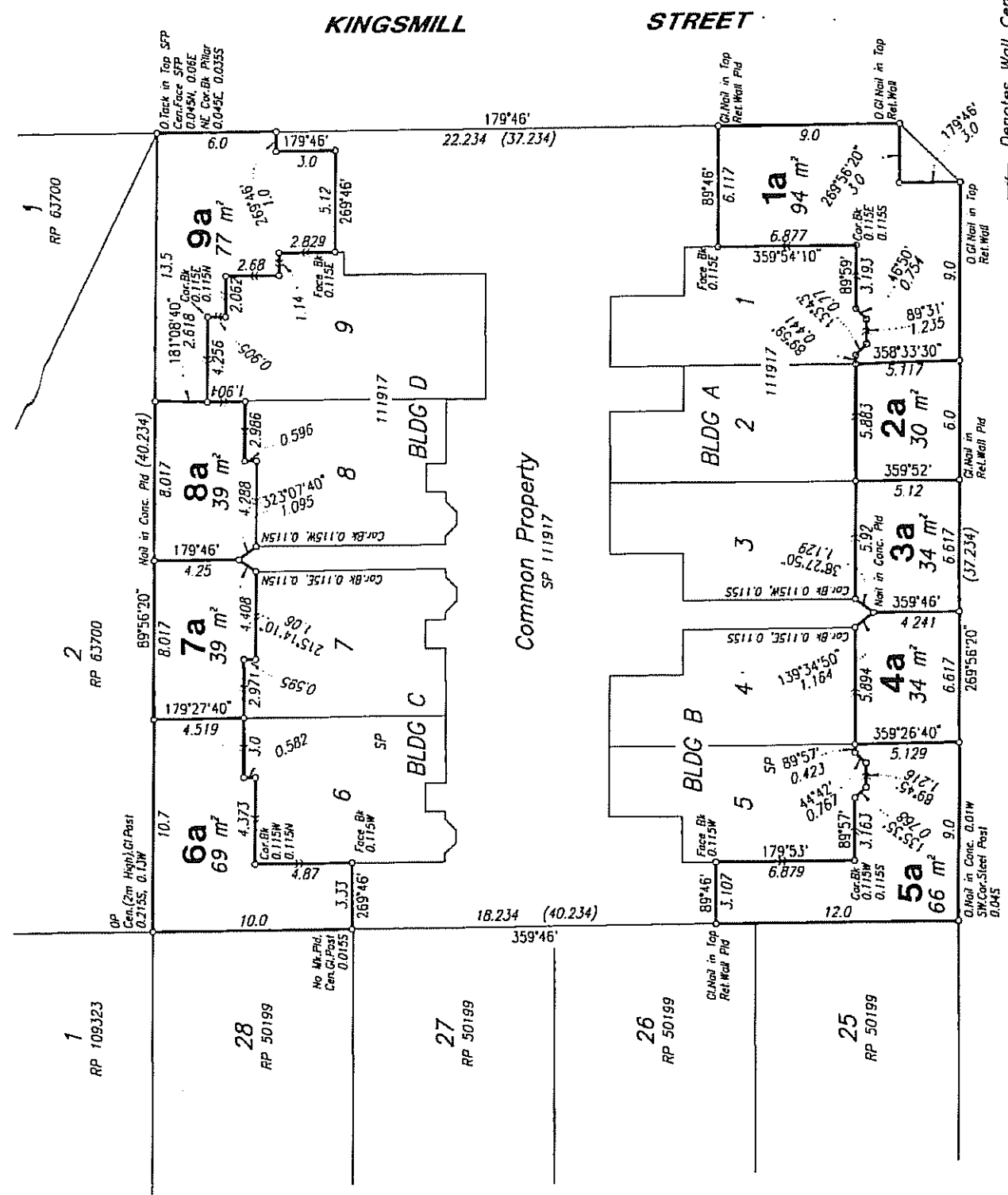
Lot 6 - Courtyard areas indicated by the area marked "6a" on the attached Plan of Exclusive Use.

Lot 7 - Courtyard areas indicated by the area marked "7a" on the attached Plan of Exclusive Use.

Title Reference

Lot 8 - Courtyard areas indicated by the area marked "8a" on the attached Plan of Exclusive Use.

Lot 9 - Courtyard areas indicated by the area marked "9a" on the attached Plan of Exclusive Use.



Denotes Wall Centreline
 Peg placed at all new corners
 unless shown otherwise.

LANE

BYRNES

We Pike Mills McKnoolly Pty Ltd ACN 010 370 448
 Licensed Surveyors certify that the details
 shown on this plan are correct.



8-2-99
 Date

SKETCH PLAN FOR EXCLUSIVE USE PURPOSES			
Over Part of the Common Property on "23 Kingsmill Street" Community Title Scheme No. _____			
PARISH KEDRON		COUNTY STANLEY	
SCALE 1 : 200	DATE 9/1/99	SURVEYED. ARC	DWO FILE.5037XUSC
MERIDIAN. SP 111917	F/B No ARC	DRAWN. DJW	PLAN No. 5037-04

21 BUCHANAN STREET,
 WEST END, QLD 4101

mm

PIKE MILLS MCKNOOLLY
 LAND SURVEYORS
 TOWN PLANNERS
 A C M 010370448

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