

THIS STATEMENT  
WITH A FORM  
CASE OF A  
WITHIN THREE  
CONSENT BY

**51789**

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DATE OF

**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 of community titles scheme**

High Street Community Titles Scheme

**2. Regulation module**

Accommodation Module

**3. Name of body corporate**

Body Corporate for High Street Community Titles Scheme

**4. Scheme land**

Lot on Plan Description	Title Reference
Common Property for High Street Community Titles Scheme	To Issue
Lots 101 to 111 on SP290651	To Issue
Lots 201 to 212 on SP290651	To Issue
Lots 301 to 312 on SP290651	To Issue
Lots 401 to 412 on SP290651	To Issue

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

Habitat Development Group Pty Ltd ACN 002 615 741 as trustee  
PO Box 79, Hamilton, Qld 4007

**6. Reference to plan lodged with this statement**

SP290651

# first community management statement only

**7. Local Government community management statement notation**

.....signed  
 DELEGATED OFFICER .....name and designation  
**BRAD CAREY**  
 COORDINATOR - ENGINEERING & ENVIRONMENT .....name of Local Government  
 ASSESSMENT UNIT  
 SUNSHINE COAST REGIONAL COUNCIL

**8. Execution by original owner/Consent of body corporate**

Habitat Development Group Pty Ltd  
 ACN 002 615 741 as trustee  
 .....  
 Director

31/07/18  
Execution Date

Director/Secretary  
\*Execution

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

**Privacy Statement**

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

## Title Reference [ To Issue ]

## SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 101 on SP290651	11	12
Lot 102 on SP290651	11	12
Lot 103 on SP290651	10	11
Lot 104 on SP290651	10	11
Lot 105 on SP290651	10	10
Lot 106 on SP290651	10	11
Lot 107 on SP290651	10	10
Lot 108 on SP290651	10	11
Lot 109 on SP290651	10	11
Lot 110 on SP290651	10	10
Lot 111 on SP290651	11	12
Lot 201 on SP290651	11	11
Lot 202 on SP290651	11	11
Lot 203 on SP290651	10	10
Lot 204 on SP290651	10	10
Lot 205 on SP290651	10	10
Lot 206 on SP290651	10	10
Lot 207 on SP290651	10	10
Lot 208 on SP290651	10	10
Lot 209 on SP290651	10	10
Lot 210 on SP290651	11	11
Lot 211 on SP290651	10	10
Lot 212 on SP290651	11	12
Lot 301 on SP290651	11	11
Lot 302 on SP290651	11	11
Lot 303 on SP290651	10	10
Lot 304 on SP290651	10	10
Lot 305 on SP290651	10	10
Lot 306 on SP290651	10	10
Lot 307 on SP290651	10	10
Lot 308 on SP290651	10	10

## Title Reference [ To Issue ]

Lot 309 on SP290651	10	10
Lot 310 on SP290651	11	11
Lot 311 on SP290651	10	10
Lot 312 on SP290651	11	12
Lot 401 on SP290651	11	12
Lot 402 on SP290651	11	12
Lot 403 on SP290651	10	10
Lot 404 on SP290651	10	10
Lot 405 on SP290651	10	10
Lot 406 on SP290651	10	10
Lot 407 on SP290651	10	10
Lot 408 on SP290651	10	11
Lot 409 on SP290651	10	10
Lot 410 on SP290651	11	12
Lot 411 on SP290651	10	10
Lot 412 on SP290651	11	12
<b>TOTALS</b>	<b>485</b>	<b>500</b>

**Explanation of the calculation of the contribution schedule lot entitlements**

For High Street Community Titles Scheme, the contribution schedule lot entitlements for each lot have been calculated using the relativity principle and based on the following relevant factors:-

1. The nature, features and characteristics of the lots

The lots have different natures, features, and characteristics. Not all lots are the same size. Not all lots are expected to have the same number of occupants. Not all lots will access the common property in the same way.

2. The impact the lots may have on the costs of maintaining the common property

The methodology used to vary the contribution schedule lot entitlements from a state of equality is as follows:-

1. Each lot's contribution schedule lot entitlement compared to the total contribution schedule lot entitlements is equivalent to that proportion of the cost that the lot is either:-
  - (a) causing the body corporate, or
  - (b) benefiting from the particular body corporate's expenditure.
2. The body corporate budget and sinking fund costs have been analysed and the expenditure categorized according to the cause / benefit rationale. Expenses that benefited all lots equally (eg secretarial fees, audit fees, printing, postage and outlays etc) were shared between the lots equally. Expenses that were caused by the size of the lot (for instance – painting and many other sinking fund items) were shared according to the size of the lot. Expenses that benefited only certain lots were shared according to that benefit.

## Title Reference [ To Issue ]

**Explanation of the calculation of the interest schedule lot entitlements**

For High Street Community Title Scheme, the interest schedule lot entitlements for each lot have been calculated to reflect the respective market values of the lots.

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

Not applicable

**SCHEDULE C BY-LAWS****1 DEFINITIONS**

**Act** means the *Body Corporate and Community Management Act 1997*.

**Invitee** means any person on the scheme land with the permission of an Owner or Occupier.

**Occupier** means a tenant of a lot, a licensee of a lot and/or any person resident in a lot.

**Owner** means an owner of a lot.

**Recreation Facilities** means the swimming pool, deck, garden, and BBQ located on ground level of the building.

**Vehicle** includes but is not limited to a car, truck, motor bike, boat, trailer, caravan, campervan or mobile home.

Words and phrases defined in the *Body Corporate and Community Management Act 1997* have the same meaning in this document unless the context indicates otherwise.

**2 INTERPRETATION**

2.1 Unless expressed to the contrary:-

2.1.1 words importing:-

- (a) the singular include the plural and vice versa;
- (b) any gender include the other genders;

2.1.2 if a word or phrase is defined, cognate words and phrases have corresponding definitions;

2.1.3 a reference to:-

- (a) a person includes a firm, association, trust, partnership, body, instrumentality or entity whether incorporated or not, corporation and a government or statutory body or authority;
- (b) a person includes legal personal representatives, successors, substitutes and permitted assigns;
- (c) a statute, ordinance, code or other law includes regulations and other statutory instruments under it and consolidations, amendments, re-enactments and replacements of any of them;
- (d) a right includes a benefit, remedy, discretion, authority or power;

**Title Reference [ To Issue ]**

- (e) an obligation includes a warranty or representation and a reference to a failure to observe or perform an obligation includes a breach of warranty or representation;
  - (f) writing includes any mode of representing or reproducing words in tangible and permanently visible form and includes facsimile transmissions;
  - (g) anything is a reference to the whole or any part of it and any reference to a group of things or persons is a reference to any one or more of them;
  - (h) an obligation on the part of or for the benefit of two or more persons will be deemed to bind or benefit as the case may be, them jointly and each of them severally.
- 2.1.4 headings are included for convenience only and do not affect the interpretation of these by-laws.
- 2.1.5 in interpreting these by-laws, no rules of construction will apply to the disadvantage of a party because that party was responsible for the drafting of these by-laws or any part of them.
- 2.2 If any part of these by-laws is invalid for any reason that part will be severed from these by-laws and that invalidity will not affect the validity or operation of any other part of these by-laws except to the extent necessary to give effect to that invalidity.

**3 NOISE**

- 3.1 An Owner or Occupier must not create (and must ensure their Invitees do not create) any noise likely to interfere with the peaceful enjoyment of any person lawfully on another lot or the common property.
- 3.2 Owners or Occupiers leaving or returning to a lot late at night or early in the morning must do so with minimum noise.
- 3.3 Invitees leaving after 11:00 pm must be requested by the Owner or Occupier of the lot to leave quietly.
- 3.4 An Owner or Occupier must take all necessary steps (e.g. by closing all doors, windows and curtains) to minimise annoyance to other Owners, Occupiers and Invitees caused by unavoidable noise.
- 3.5 The volume of any radio, television or other sound emitting device must be kept as low as possible and must not be audible to any person lawfully on another lot or the common property.
- 3.6 An Owner or Occupier must not permit:-
- 3.6.1 any musical instrument to be practised or played; or
  - 3.6.2 any avoidable noise to be made;
- so as to be audible to any person lawfully on another lot or the common property.

**4 VEHICLES**

- 4.1 An Owner or Occupier must not, without the body corporate's written approval (or unless authorised under an exclusive use by-law):-
- 4.1.1 park a Vehicle or allow a Vehicle to stand, on the common property; or
  - 4.1.2 permit an Invitee to park a Vehicle, or allow a Vehicle to stand, on the common property, except for the designated visitor parking.
- 4.2 An Owner or Occupier must not, without the body corporate's written approval (or unless authorised under an exclusive use by-law) drive or permit to be driven any motor vehicle in excess of two (2)

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tonnes (other than vehicles(s) entitled by statute, ordinance, code or other law) over the common property. This by-law does not apply to the original owner while it remains an Owner or Occupier of any lot.

- 4.3 An approval under clause 4.1 or 4.2 must state the period for which it is given, with the exception of designated visitor parking. However, the body corporate may cancel the approval by giving seven (7) days written notice to the Owner or Occupier, with the exception of designated visitor parking.
- 4.4 An Owner or Occupier must ensure their Invitees only use the designated visitor parking for casual parking.
- 4.5 An Owner or Occupier must not drive a vehicle over the common property at a speed greater than 10kph.
- 4.6 The body corporate may from time to time designate an area of common property to be used for the washing of Vehicles. If an area is designated by the body corporate an Owner or Occupier must not wash a Vehicle anywhere else on the common property.

**5 OBSTRUCTION/NUISANCE/INTERFERENCE**

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An Owner or Occupier must not:-

- 5.1 obstruct the lawful use of the common property by any other person;
- 5.2 cause a nuisance or act in such a way so as to interfere with the peaceful enjoyment of any person lawfully on another lot or using the common property;
- 5.3 operate or permit to be operated on the scheme land any radio, two way radio, short wave radio, transmitter, telecommunications device or electronic equipment so as to interfere with any domestic appliance or apparatus (including but not limited to a television or radio) lawfully being used on a lot or the common property; or
- 5.4 ride or permit to be ridden on the common property any skateboard, roller blades, skates, cart or any other similar equipment.

**6 DEPOSITING RUBBISH, ETC ON THE COMMON PROPERTY**

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An Owner or Occupier must not deposit or throw upon the common property or any lot any paper, refuse, cigarette butts, rubbish, dirt, dust or any other material likely to interfere with the peaceful enjoyment of a person lawfully on a lot or using the common property.

**7 GARBAGE DISPOSAL**

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- 7.1 Unless the body corporate provides some other method of garbage disposal, every Owner or Occupier must keep a receptacle for garbage in a clean and dry condition on the lot or on a part of the common property designated by the body corporate for that purpose.
- 7.2 The Owner/Occupier must:-
  - 7.2.1 comply with all local government laws about the disposal of garbage;
  - 7.2.2 ensure that in disposing of garbage, the Owner/Occupier does not adversely affect the safety, hygiene, health or comfort of other Owners and Occupiers; and
  - 7.2.3 use any recycle bins or receptacles that are provided by the body corporate and/or the local authority, and, separate where necessary any garbage so full use is made of any recycle bins or receptacles.

**Title Reference [ To Issue ]**

- 7.3 Where any receptacle for garbage kept by the Owner or Occupier in accordance with by-law 7.1 contains garbage, the Owner or Occupier must ensure the receptacle:-
- 7.3.1 is available on all collection days in a manner acceptable to the garbage collectors (which includes but is not limited to taking the receptacle to the collection point nominated by the body corporate committee);
  - 7.3.2 is returned to its correct storage position after collection; and
  - 7.3.3 does not remain at the collection point for more than twenty four (24) hours.

**8 DAMAGE TO LAWNS ETC ON COMMON PROPERTY**

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An Owner or Occupier must not without the body corporate's written approval or unless authorised under an exclusive use by-law:-

- 8.1 damage any lawn, garden, tree, shrub, plant or flower growing on the common property; or
- 8.2 use any part of the common property as a garden.

**9 DAMAGE AND ALTERATIONS TO COMMON PROPERTY**

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- 9.1 An Owner or Occupier must not (without the body corporate's written consent):-
- 9.1.1 mark, paint, drive nails, screws or other objects into, or otherwise damage, deface any structure that forms part of the common property or any body corporate asset;
  - 9.1.2 make any alterations or improvements to the common property.
- 9.2 This by-law does not prevent an Owner or Occupier (or person authorised by an Owner or Occupier) from installing:-
- 9.2.1 any lock or other safety device to protect a lot against intruders; or
  - 9.2.2 any screen or other device to prevent the entry of animals or insects upon a lot;
- provided the device or screen is soundly built and is consistent with the colour, style and materials of the building and is maintained in a state of good and serviceable repair by the Owner/Occupier.
- 9.3 Notwithstanding by-laws 9.2 and 9.3, an Owner or Occupier may install a security screen, door, device (or approved equivalent) on their lot without the consent of the body corporate but only if the security screen, door, device (or approved equivalent) is a "crim mesh security screen" and:-
- 9.3.1 the border of the security screen, door, device or approved equivalent matches the existing door or window frame colour; and
  - 9.3.2 the remainder of the security screen, door, device or approved equivalent (including any mesh or grille) is black in colour.
- 9.4 The body corporate may (but is not obliged to) refer the request for its consent under this by-law to the architect appointed by the body corporate. If the architect:-
- 9.4.1 recommends the alterations or improvements be approved, the body corporate must provide its consent to the alterations or improvements; or
  - 9.4.2 recommends the alterations or improvements be refused, the body corporate must not provide its consent to the alterations or improvements.

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- 9.5 The body corporate will be entitled to request copies of all plans and specifications and any report(s) it (or the architect considering the proposed alteration) considers necessary to enable the body corporate to consider a request for its approval under this by-law and the Owner or Occupier must (at their cost) comply with any request. Any costs payable to the architect in considering the proposed alterations or improvements must be paid by the Owner or Occupier making the request.
- 9.6 Any alterations or improvements must be:-
- 9.6.1 carried out in:-
- (a) a good and workmanlike manner by appropriately skilled and qualified tradespeople;
  - (b) accordance with any conditions imposed by the body corporate;
  - (c) accordance with the requirements of any relevant authority;
  - (d) such a manner as to minimise interference to any people lawfully on another lot or using the common property; and
- 9.6.2 completed as soon as possible after commencement.
- 9.7 Any improvement to the common property must be maintained by the current Owner of the lot (to whom consent for the alteration was provided under this by-law) unless otherwise provided by the body corporate.

**10 OVERLOADING OF STRUCTURES**

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- 10.1 An Owner or Occupier must not damage any structure forming part of the scheme land (including the floors and/or walls of the building(s)) by overloading the structure.
- 10.2 An Owner or Occupier must not (without the prior written consent of the body corporate) do anything which will or may have an adverse effect on the load bearing capacity of the whole or part of any structure forming part of the scheme land.
- 10.3 The body corporate will be entitled to request copies of all documents and report(s) it considers necessary to enable the body corporate to consider a request for its approval under this by-law and the Owner or Occupier must (at their cost) comply with any request.

**11 ALTERATIONS TO A LOT**

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- 11.1 An Owner or Occupier must not (without the prior written consent of the body corporate) alter the external appearance of a lot or make any structural alterations (including structural fitouts) to a lot. Any alteration carried out in contravention of this by-law may be removed (with or without notice) by the body corporate or its servants, agents or contractors and the Owner or Occupier of the lot must permit entry to the lot for this purpose. This by-law does not apply to the original owner.
- 11.2 The body corporate may (but is not obliged to) refer the request for its consent under this by-law to an architect appointed by the body corporate. If the architect:-
- 11.2.1 recommends the alterations be approved, the body corporate must provide its consent to the alterations; or
  - 11.2.2 recommends the alterations be refused, the body corporate must not provide its consent to the alterations.
- 11.3 An alteration to the external appearance of a lot or a structural alteration to a lot includes but is not limited to painting or repainting of or the carrying out of work to the exterior of a lot, the erection of external blinds, awnings, pergolas, external aerials, receivers, satellite dishes, changes to utility



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infrastructure (including gas, water or electrical installations), the installation or replacement of an air-conditioning unit or the enclosure of any balcony or patio.

- 11.4 The body corporate will be entitled to request copies of all plans and specifications and any report(s) it (or the architect considering the proposed alteration) considers necessary to enable the body corporate to consider a request for its approval under this by-law and the Owner or Occupier must (at their cost) comply with any request. Any costs payable to the architect in considering the proposed alterations must be paid by the Owner or Occupier making the request.
- 11.5 Any alterations must be carried out in:-
- 11.5.1 a good and workmanlike manner;
  - 11.5.2 accordance with any conditions imposed by the body corporate committee; and
  - 11.5.3 accordance with the requirements of any relevant authority.

**12 WINDOW COVERINGS**

An Owner or Occupier must not hang any window covering (including curtains, blinds, shutters, venetians or roller shades) or apply any window tinting visible from outside the lot (the "window coverings") unless the window coverings have a neutral backing, or the colour and design of the window coverings and the type of window tinting has been approved in writing by the body corporate committee. In giving any approval the body corporate must ensure so far as is practical that the window coverings and tinting used in all lots present a uniform appearance when viewed from outside the lots. This by-law does not apply to the original owner.

**13 APPEARANCE OF LOT AND COMMON PROPERTY**

- 13.1 An Owner or Occupier must not (without the prior written consent of the body corporate committee):-
- 13.1.1 paint, affix or display any sign, advertisement, notice, poster, placard, banner, pamphlet or similar article or hang any washing, towels, clothing, bedding or other articles (except on any clothes line provided for the purpose of hanging laundry) on any lot or the common property;
  - 13.1.2 do any maintenance work on any Vehicle if the Vehicle is visible from another lot, the common property or outside the scheme land;
  - 13.1.3 place any outdoor drying facilities including a clothes line, hoist or rack ("drying facilities") on the common property;
  - 13.1.4 install any umbrella or awning on a lot; or
  - 13.1.5 use any part of a lot or the common property for storage;
- in such a way as to be visible from another lot, the common property or outside the scheme land.
- 13.2 Provided however while the original owner remains an Owner or Occupier of any lot, the original owner may:-
- 13.2.1 affix or display any sign, advertisement or notice for the purpose of offering any lot for sale or lease; or
  - 13.2.2 use any part of a lot or common property (other than areas of the common property which are allocated for the exclusive use by an Owner).

**Title Reference [ To Issue ]****14 MAINTENANCE OF LOTS**

- 14.1 Every Owner/Occupier:-
- 14.1.1 is responsible for the maintenance and decoration of its lot and must ensure that each lot is kept clean (including but not limited to the removal of garbage) and maintained so as not to allow infestation by vermin or insects or to be offensive in appearance to other Owners and Occupiers;
  - 14.1.2 must ensure that any waterproofing membrane which forms part of a lot is maintained to prevent water escaping onto another lot or the common property.
- 14.2 Windows must be kept clean and any broken windows must be promptly replaced (with glass of a similar standard) by the Owner/Occupier of the lot (at their expense). Owners and Occupiers must securely fasten all doors, windows or other openings to the lot whenever the lot is not occupied.

**15 STORAGE OF INFLAMMABLE LIQUIDS ETC.**

- 15.1 Subject to by-law 15.2, an Owner or Occupier must not (without the body corporate committee's prior written consent) bring on to, or store any inflammable, explosive or otherwise volatile substance or any thing which would increase the rate of fire insurance on the lot or the scheme land or which may conflict with any insurance policy upon the scheme land or the laws/regulations relating to fires or the regulations or ordinances of any public authority:-
- 15.1.1 on the common property; or
  - 15.1.2 in a lot (or an area of the common property available for exclusive use) unless the substance or thing is used or is intended for use for domestic purposes and is stored in accordance with the laws/regulations relating to the storage of the substance or thing.
- 15.2 An Owner or Occupier may store fuel in:-
- 15.2.1 the fuel tank of a Vehicle; or
  - 15.2.2 a tank kept on a Vehicle in which the fuel is stored in accordance with the laws/regulations relating to the storage of the fuel.

**16 KEEPING OF ANIMALS**

- 16.1 Subject to by-law 16.2, no animal other than animals used as part of the security system/native fauna will be allowed on a lot or the common property unless the keeping of the pet or other animal by the Owner or Occupier is approved by the body corporate committee.
- 16.2 An Owner or Occupier may keep a maximum of two (2) animals on their lot provided each animal is not (or is not expected to be) of a mass greater than ten (10) kilograms each.
- 16.3 If an Owner or Occupier is permitted to keep a pet or other animal pursuant to by-law 16.2, then that Owner or Occupier must ensure:-
- 16.3.1 that any droppings or waste material deposited by the pet or other animal is promptly removed and deposited in an appropriate garbage receptacle with appropriate wrapping;
  - 16.3.2 that the pet or other animal is kept indoors at all times; and
  - 16.3.3 that the pet or other animal is kept clean, quiet and controlled at all times.

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- 16.4 Despite anything else in this by-law the body corporate committee may:-
- 16.4.1 refuse permission to bring a pet or other animal onto a lot or the common property by giving notice to the owner of the pet or other animal concerned; and/or
  - 16.4.2 if the animal is kept in accordance with by-law 16.2, give written notice to the Owner or Occupier that the pet or other animal must be removed from the scheme land;
- if, in the reasonable opinion of the body corporate committee, the pet or other animal is a nuisance or a danger to any person lawfully on a lot or using the common property or there has been a persistent breach of this by-law.
- 16.5 Any Owner or Occupier who brings or allows a pet or other animal onto a lot or the common property is responsible for and assumes all liability for the actions of the pet or other animal whether or not the Owner or Occupier had knowledge, notice or forewarning of the likelihood of such action.
- 16.6 This by-law is subject to the provisions of Section 181 of the Act.

**17 BEHAVIOUR OF INVITEES**

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- 17.1 Owners and Occupiers must take all reasonable steps to ensure their Invitees are adequately clothed at all times and do not behave in a manner likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property or in a way that is likely to result in a breach of these by-laws.
- 17.2 Owners and Occupiers will be liable to compensate the body corporate for all damage to the common property or body corporate assets caused by their Invitees.
- 17.3 The Owner of a lot which is the subject of a lease, licence or tenancy agreement must take all reasonable steps to ensure their Invitees comply with these by-laws, including but not limited to:-
- 17.3.1 ensuring the agreement contains provisions requiring the Occupier to comply with these by-laws; and
  - 17.3.2 taking action under the agreement to ensure these by-laws are complied with.

**18 USE OF LOTS**

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- 18.1 All lots must only be used for residential purposes.
- 18.2 An Owner or Occupier must not use a lot for any illegal, unlawful or immoral purpose or for any purpose which may interfere with the peaceful enjoyment of a person lawfully on another lot or the common property that may cause a nuisance or hazard or that may endanger the safety or good reputation of another Owner or Occupier.
- 18.3 Despite the provisions of this by-law the original owner may use any lot it owns for an office and display purposes and permit the lots it owns and the common property to be inspected by prospective purchasers.

**19 RECOVERY BY BODY CORPORATE**

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Where the body corporate spends money to repair damage caused by a breach of the Act or of these by-laws by any Owner, Occupier or Invitee then the body corporate is entitled to recover:-

- 19.1 from the Owner (if the damage is caused by the Owner); or

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19.2 from the Owner (at the time the damage occurred) of the lot from which the Occupier or Invitee came (if the damage is caused by an Occupier or Invitee);

the amount spent as a debt in any court action.

**20 RECOVERY OF COSTS**

20.1 An Owner (which expression shall extend to a mortgagee in possession) must pay on demand the whole of the body corporate's costs and expenses (including solicitor and own client costs and body corporate administrative and secretarial costs), such amount to be deemed a liquidated debt incurred in:-

20.1.1 requesting payment of and collecting and recovering contributions or monies payable to the body corporate pursuant to the Act duly levied upon that Owner by the body corporate or otherwise or pursuant to these by-laws; and

20.1.2 all proceedings, including legal proceedings concluded or otherwise in favour of the body corporate taken by or against the Owner and/or Occupier of the Owner's lot or otherwise, including, but not limited to, applications for an order by the commissioner, appeals to the tribunal and appeals to the court.

20.2 In the event that the Owner (or the Owner's mortgagee in possession) fails to attend to the payment of such costs and expenses after demand is made for the payment of these costs and expenses, the body corporate may:-

20.2.1 treat such costs and expenses as a liquidated debt and take action for the recovery of the costs and expenses in any court of competent jurisdiction; and

20.2.2 enter such costs and expenses against the levy account of such Owner in which case the amount of the costs and expenses must be paid to the body corporate upon a subsequent sale or disposal of the Owner's lot failing which the purchaser of this lot will be liable to the body corporate for the payment of the costs and expenses.

**21 POST BOXES**

An Owner or Occupier must regularly clear its post box.

**22 FURTHER DUTIES OF OCCUPIERS**

22.1 An Owner or Occupier must:-

22.1.1 give to the body corporate prompt notice of any accident to or defect in:-

(a) the common property (including but not limited to utility infrastructure); and

(b) any other property owned by the body corporate (including body corporate assets);

and must allow the body corporate full authority by its agents or servants to examine or make repairs or renovations which are deemed necessary for the safety and preservation of the building(s);

22.1.2 promptly notify the body corporate (and provide a detailed description) of any accident occurring on the common property;

22.1.3 permit the body corporate and its servants, agents and contractors at all reasonable times on one day's notice (except in the case of an emergency when no notice will be required) to enter a lot for the purpose of inspecting the interior of the lot and testing or carrying out works or effecting repairs on utility infrastructure or for the purpose of ensuring that these by-laws are being observed or for carrying out works or taking steps to ensure compliance with

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these by-laws. The body corporate in exercising this power must ensure its servants, agents and contractors cause as little inconvenience as is reasonable in the circumstances;

- 22.1.4 carry out all work that may be ordered by any competent public or local authority other than work that is for the building(s) generally;
- 22.1.5 in the event of any infectious disease occurring on any lot and which requires notification by any statute, regulation or ordinance, the Owner or Occupier must give written notice and other required information to the body corporate committee and must pay to the body corporate any expenses incurred by the body corporate in disinfecting the lot and the other parts of the building(s) and replacing any articles or things the destruction of which may be rendered necessary by such disease;
- 22.1.6 observe the terms of any notice displayed on the common property by the body corporate or any statutory authority;
- 22.1.7 not permit any auction sale to be conducted on or to take place upon any lot or the common property without the prior written consent of the body corporate committee. This by-law does not apply to the original owner;
- 22.1.8 before moving any heavy furniture, or equipment into or out of any lot give notice to the Complex Manager (who must ensure protective barriers are placed where required) and must move the same during normal daylight hours and do so with minimum interference to other Owners and Occupiers;
- 22.1.9 not (without the body corporate's authority) instruct any contractors or workmen employed by or on behalf of the body corporate;
- 22.1.10 if the Owner or Occupier wishes to lodge a complaint or application or to bring any matter to the attention of the body corporate committee address the written complaint, application or matter to the secretary of the body corporate or to the body corporate manager;
- 22.1.11 not use any water closets, conveniences and other water apparatus including waste pipes and drains installed in any lot and/or the common property for any purpose other than for which they were constructed and must not deposit any sweepings, rubbish or other unsuitable substances into these fixtures;
- 22.1.12 not use utility infrastructure for any purpose other than for which it was constructed;
- 22.1.13 only store a bicycle (which is to be locked) on the common property in the bicycle racks;
- 22.1.14 not waste water and must ensure that all water taps in a lot or on the common property are turned off after use. If a lot is unoccupied for a period of more than one month, then any stopcock on the hot water system must be turned off; and
- 22.1.15 promptly carry out any repairs to a lot in a proper and workmanlike manner.

**23 APPROVALS BY BODY CORPORATE AND BODY CORPORATE COMMITTEE**

Any approval given by the body corporate or the body corporate committee:-

- 23.1 is valid for the period stated in the approval or until such time as the approval is cancelled by the body corporate or body corporate committee; and
- 23.2 may be given on such conditions as the body corporate or body corporate committee thinks fit.

**Title Reference [ To Issue ]****24 RULES RELATING TO COMMON PROPERTY**

The body corporate committee may make rules relating to the common property not inconsistent with these by-laws and these rules must be observed by all Owners and Occupiers while they remain in force or unless and until they are repealed by an ordinary resolution of a general meeting of the body corporate.

**25 DISPLAY OF BY-LAWS**

A copy of these by-laws must be exhibited in a prominent place in any lot which is not occupied by an Owner.

**26 SMOKING IN COMMON AREAS PROHIBITED**

An Owner, Occupier or Invitee must not engage in or allow smoking in any areas of common property located inside a building (including any part of the common area).

**27 RENOVATION OF LOT**

The manner and style of any fit out or renovation (including but not limited to the removal, installation or reinstallation of any hard floor (e.g. tiles or timber)) of any lot must have the prior written approval of the body corporate (and if necessary the approval of any relevant authority). The body corporate will be entitled to request copies of all plans and specifications and any report it considers necessary to enable the body corporate to consider a request for its approval and the Owner or Occupier must (at their cost) comply with any request. If the body corporate determines it is necessary to engage a consultant to provide advice in relation to the request, the costs of this consultant must be paid by the Owner or Occupier making the request for the approval of the body corporate.

**28 FIRE APPARATUS**

No Owner or Occupier is to:-

- 28.1 interfere with fire safety equipment or use it other than for the purpose for which it was installed; or
- 28.2 obstruct any fire exit or means of access to any fire safety equipment.

**29 SECURITY**

- 29.1 The body corporate may operate a security system (including the installation of locks and other security devices) and make rules and arrangements under which parts of the scheme land are secured against entry by unauthorised persons.
- 29.2 To the maximum extent permitted by law the body corporate is not liable for any loss or damage to any person or property due to:-
  - 29.2.1 the failure or non operation of the security system; or
  - 29.2.2 the unauthorised entry to any part of the scheme land.
- 29.3 An Owner or Occupier must not disclose to any person any information nor do anything which may in any way adversely affect any security system operated by the body corporate.

**30 SUPPLY OF SERVICES**

The Body Corporate may supply or engage another person to supply maintenance services, communication services or domestic services (including, but not limited to air conditioning, electricity, water and refuse collection) for the scheme, and for that purpose:-

- 30.1 the body corporate may enter into agreements, contracts, licences or other arrangements for the supply or on-supply of the services, and relating to infrastructure used in connection with the services;

**Title Reference [ To Issue ]**

- 30.2 Owners or Occupiers that receive the services (the "Recipient") must comply with this by-law and any other terms or conditions of supply adopted by the body corporate (the "Supply Terms") and as provided to the Recipient. This by-law and the Supply Terms will constitute the terms of the agreement between the body corporate and the Recipient relating to the supply;
- 30.3 the body corporate may charge Recipients for the supply of the services, including any costs of purchasing the services, the installation, maintenance, operating costs associated with utility infrastructure for the services, any costs associated with the reading of meters and the administration costs for the body corporate relating to the supply of the services;
- 30.4 all accounts rendered for the supply of the services will be payable within fourteen (14) days of delivery;
- 30.5 if an account is not paid by the due date then in addition to its rights under by-law 20, the body corporate may disconnect or cease to supply the services;
- 30.6 the body corporate may require the payment of a security deposit by the Recipients in an amount determined by the body corporate, which is to be held by the body corporate and can be applied towards any account that is not paid by the due date;
- 30.7 the body corporate will not be required to provide the service beyond the levels which can be provided to the body corporate by the relevant service provider; and
- 30.8 the body corporate will not be responsible for any interruption or failure of the services from any cause whatsoever or any damage or loss arising from the supply or non-supply of the services.

**31 INSURANCE**

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If due to the nature of activities undertaken by any Owner or Occupier, the premiums payable under any insurance policy taken out by the body corporate increase, then the Owner of any such lot must pay to the body corporate the amount of increase in the premium(s) resulting from the activities undertaken by the Owner or Occupier.

**32 AIR-CONDITIONING UNITS**

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Each Owner or Occupier must repair and maintain any air-conditioning unit that services the lot so the unit:-

- 32.1 if visible from another lot, the common property or outside the scheme land is kept in a clean and tidy condition;
- 32.2 does not create any noise likely to interfere with the peaceful enjoyment of any person lawfully on another lot or the common property; and
- 32.3 does not produce any leakage likely to interfere with the peaceful enjoyment of a person lawfully on another lot or using the common property.

**33 OUTDOOR DRYING FACILITIES**

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33.1 An Owner or Occupier must not, without the body corporate's written approval:-

- 33.1.1 place any outdoor drying facilities including a clothes line, hoist or rack ("drying facilities") on the common property; or
- 33.1.2 use any drying facilities (other than any on the common property);

in such a way as to be visible from another lot, the common property or outside the scheme land.

**Title Reference [ To Issue ]**

33.2 An Owner or Occupier must:-

33.2.1 only use drying facilities for the drying of articles and must promptly remove any dry articles and (if possible) retract the drying facilities when not in use: and

33.2.2 not change or replace any drying facilities without the body corporate's prior written consent.

If an Owner or Occupier obtains the body corporate's written approval under by-law 33.1 the requirements of this by-law 33.2 will apply in addition to any conditions imposed by the body corporate.

**34 RECREATION FACILITIES**

34.1 The Owner or Occupier of each Lot may use the Recreation Facilities in accordance with this by-law 34.

34.2 The body corporate committee may make and amend rules about the use of the Recreation Facilities from time to time that:-

34.2.1 are not inconsistent with these by-laws; and

34.2.2 do not obstruct the lawful use of the Common Property or a Lot by another person.

34.3 Occupiers and their Invitees must comply with any rules made and/or amended by the body corporate committee pursuant to by-law 34.2.

34.4 Except as set out in by-law 34.5, the Recreation Facilities must not be used between the hours of 10:00pm and 7:00am.

34.5 The swimming pool must not be used between the hours of 9:00 pm and 7:00 am without the prior approval of the body corporate committee.

34.6 An Owner or Occupier must ensure:-

34.6.1 that their Invitees do not use any of the Recreation Facilities unless the Invitee is accompanied by an Owner or Occupier;

34.6.2 that children below the age of thirteen (13) years do not use any of the Recreation Facilities unless accompanied by an adult Owner or Occupier exercising effective control over them;

34.6.3 that alcoholic beverages are not taken to or consumed in or around the swimming pool;

34.6.4 that glass containers or receptacles are not taken to or allowed to remain in or around the swimming pool;

34.6.5 that the Owner or Occupier and their Invitees exercise caution at all time when using the Recreation Facilities and do not behave in any manner (including running or splashing) which is likely to interfere with the use and enjoyment of the Recreation Facilities by any person lawfully using the Recreation Facilities;

34.6.6 that the Owner or Occupier and their Invitees do not place any soap, bubble bath or shampoo in the swimming pool;

34.6.7 any cooking appliances are used in a proper manner and turned off and cleaned after use;

34.6.8 that after the Recreation Facilities are used, the area is left in a clean and tidy state;

34.6.9 that they close, and where appropriate lock, any doors on the Recreation Facilities immediately after they use them, in order to prevent unauthorised entry; and



**Title Reference [ To Issue ]**

- 34.6.10 that (subject to Section 181 of the Act) no animals are brought onto or within the Recreation Facilities;
- 34.6.11 that the Owner or Occupier and their Invitees are adequately clothed at all times;
- 34.6.12 that the Owner or Occupier and their Invitees obey any lawful direction given to them by the Body Corporate or the complex manager appointed by the Body Corporate;
- 34.6.13 that the Owner or Occupier or their Invitees do not without the proper authority operate, adjust or interfere with the Recreation Facilities; and
- 34.6.14 that the Owner or Occupier or their Invitees do not use the Recreation Facilities if the Recreation Facilities are damaged, in which case they must ensure that any damage is promptly reported to the complex manager appointed by the Body Corporate.

**35 FACILITY SHARING AGREEMENT**

- 35.1 The body corporate intends to enter into an agreement with the adjoining body corporate once it has been established (the Body Corporate for One Tree Community Titles Scheme) granting access to the kitchen and dining area and adjoining terrace ("Dining Space") and the separate rooftop terrace ("Rooftop Area") (together the "Shared Facilities") located on the common property of the One Tree Community Titles Scheme for the benefit of Owners and Occupiers.
- 35.2 Owners and Occupiers that use the Shared Facilities must abide by the reasonable requirements of the Body Corporate for One Tree Community Titles Scheme, including if required:
  - 35.2.1 any bond payable for the use of the Shared Facilities;
  - 35.2.2 any access fee payable for the use of the Shared Facilities;
  - 35.2.3 any time and booking limitations regarding the use of the Shared Facilities; and
  - 35.2.4 the issue and use of identification passes to use the Shared Facilities.

**36 STORMWATER QUALITY MANAGEMENT**

- 36.1 Each Owner and Occupier acknowledges that the occupation and use of the Scheme Land is subject to the requirement of the Body Corporate to maintain the "Stormwater 360 Stormfilter" and "Environpod" stormwater quality treatment devices as provided in the original Development Approval for the Scheme MCU 15/0273.01.

**37 EXCLUSIVE USE – CAR PARKS**

- 37.1 The Owner or Occupier of each lot identified in Schedule E is granted the exclusive use (for the purpose of a car park) of that part of the common property identified in Schedule E (for that purpose) and on the **attached** sketch plans marked "A".
- 37.2 Those areas of the common property shown as "CP Visitor Parking" are for visitor parking and will remain for this purpose.
- 37.3 Each Owner to whom exclusive use has been granted pursuant to this by-law:-
  - 37.3.1 must only use the area for the purpose of parking cars or motorbikes;
  - 37.3.2 is responsible for keeping the area in a clean and tidy condition;
  - 37.3.3 is not entitled to enclose this area without the written consent of the body corporate; and
  - 37.3.4 may grant a licence for the use of this area.

## Title Reference [ To Issue ]

**SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED****Statutory Easements and Services Location Diagrams**

The lots affected, or proposed to be affected, by a statutory easement, and the type of statutory easement are set out in the following table:-

Lot on Plan	Statutory Easement	Services Location Diagrams
Lots 101 to 111 on SP290651	Support, shelter, utility services and utility infrastructure	Not required
Lots 201 to 212 on SP290651	Support, shelter, utility services and utility infrastructure	Not required
Lots 301 to 312 on SP290651	Support, shelter, utility services and utility infrastructure	Not required
Lots 401 to 412 on SP290651	Support, shelter, utility services and utility infrastructure	Not required
Common Property	Support, shelter, utility services and utility infrastructure	<b>Attached</b> in "Annexure B"

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

Lot on Plan	Exclusive Use Areas	Purpose
Lot 101 on SP290651	Area 101 on the attached sketch plan marked "A"	Car Park
Lot 102 on SP290651	Area 102 on the attached sketch plan marked "A"	Car Park
Lot 103 on SP290651	Area 103 on the attached sketch plan marked "A"	Car Park
Lot 104 on SP290651	Area 104 on the attached sketch plan marked "A"	Car Park
Lot 105 on SP290651	Area 105 on the attached sketch plan marked "A"	Car Park
Lot 106 on SP290651	Area 106 on the attached sketch plan marked "A"	Car Park
Lot 107 on SP290651	Area 107 on the attached sketch plan marked "A"	Car Park
Lot 108 on SP290651	Area 108 on the attached sketch plan marked "A"	Car Park
Lot 109 on SP290651	Area 109 on the attached sketch plan marked "A"	Car Park
Lot 110 on SP290651	Area 110 on the attached sketch plan marked "A"	Car Park
Lot 111 on SP290651	Area 111 on the attached sketch plan marked "A"	Car Park
Lot 201 on SP290651	Area 201 on the attached sketch plan marked "A"	Car Park
Lot 202 on SP290651	Area 202 on the attached sketch plan marked "A"	Car Park
Lot 203 on SP290651	Area 203 on the attached sketch plan marked "A"	Car Park
Lot 204 on SP290651	Area 204 on the attached sketch plan marked "A"	Car Park

## Title Reference [ To Issue ]

Lot 205 on SP290651	Area 205 on the attached sketch plan marked "A"	Car Park
Lot 206 on SP290651	Area 206 on the attached sketch plan marked "A"	Car Park
Lot 207 on SP290651	Area 207 on the attached sketch plan marked "A"	Car Park
Lot 208 on SP290651	Area 208 on the attached sketch plan marked "A"	Car Park
Lot 209 on SP290651	Area 209 on the attached sketch plan marked "A"	Car Park
Lot 210 on SP290651	Area 210 on the attached sketch plan marked "A"	Car Park
Lot 211 on SP290651	Area 211 on the attached sketch plan marked "A"	Car Park
Lot 212 on SP290651	Area 212 on the attached sketch plan marked "A"	Car Park
Lot 301 on SP290651	Area 301 on the attached sketch plan marked "A"	Car Park
Lot 302 on SP290651	Area 302 on the attached sketch plan marked "A"	Car Park
Lot 303 on SP290651	Area 303 on the attached sketch plan marked "A"	Car Park
Lot 304 on SP290651	Area 304 on the attached sketch plan marked "A"	Car Park
Lot 305 on SP290651	Area 305 on the attached sketch plan marked "A"	Car Park
Lot 306 on SP290651	Area 306 on the attached sketch plan marked "A"	Car Park
Lot 307 on SP290651	Area 307 on the attached sketch plan marked "A"	Car Park
Lot 308 on SP290651	Area 308 on the attached sketch plan marked "A"	Car Park
Lot 309 on SP290651	Area 309 on the attached sketch plan marked "A"	Car Park
Lot 310 on SP290651	Area 310 on the attached sketch plan marked "A"	Car Park
Lot 311 on SP290651	Area 404 on the attached sketch plan marked "A"	Car Park
Lot 312 on SP290651	Area 312 on the attached sketch plan marked "A"	Car Park
Lot 401 on SP290651	Area 401 on the attached sketch plan marked "A"	Car Park
Lot 402 on SP290651	Area 402 on the attached sketch plan marked "A"	Car Park
Lot 403 on SP290651	Area 403 on the attached sketch plan marked "A"	Car Park
Lot 404 on SP290651	Area 311 on the attached sketch plan marked "A"	Car Park
Lot 405 on SP290651	Area 405 on the attached sketch plan marked "A"	Car Park
Lot 406 on SP290651	Area 406 on the attached sketch plan marked "A"	Car Park
Lot 407 on SP290651	Area 407 on the attached sketch plan marked "A"	Car Park
Lot 408 on SP290651	Area 408 on the attached sketch plan marked "A"	Car Park
Lot 409 on SP290651	Area 409 on the attached sketch plan marked "A"	Car Park
Lot 410 on SP290651	Area 410 on the attached sketch plan marked "A"	Car Park
Lot 411 on SP290651	Area 411 on the attached sketch plan marked "A"	Car Park
Lot 412 on SP290651	Area 412 on the attached sketch plan marked "A"	Car Park

**Title Reference [ To Issue ]**

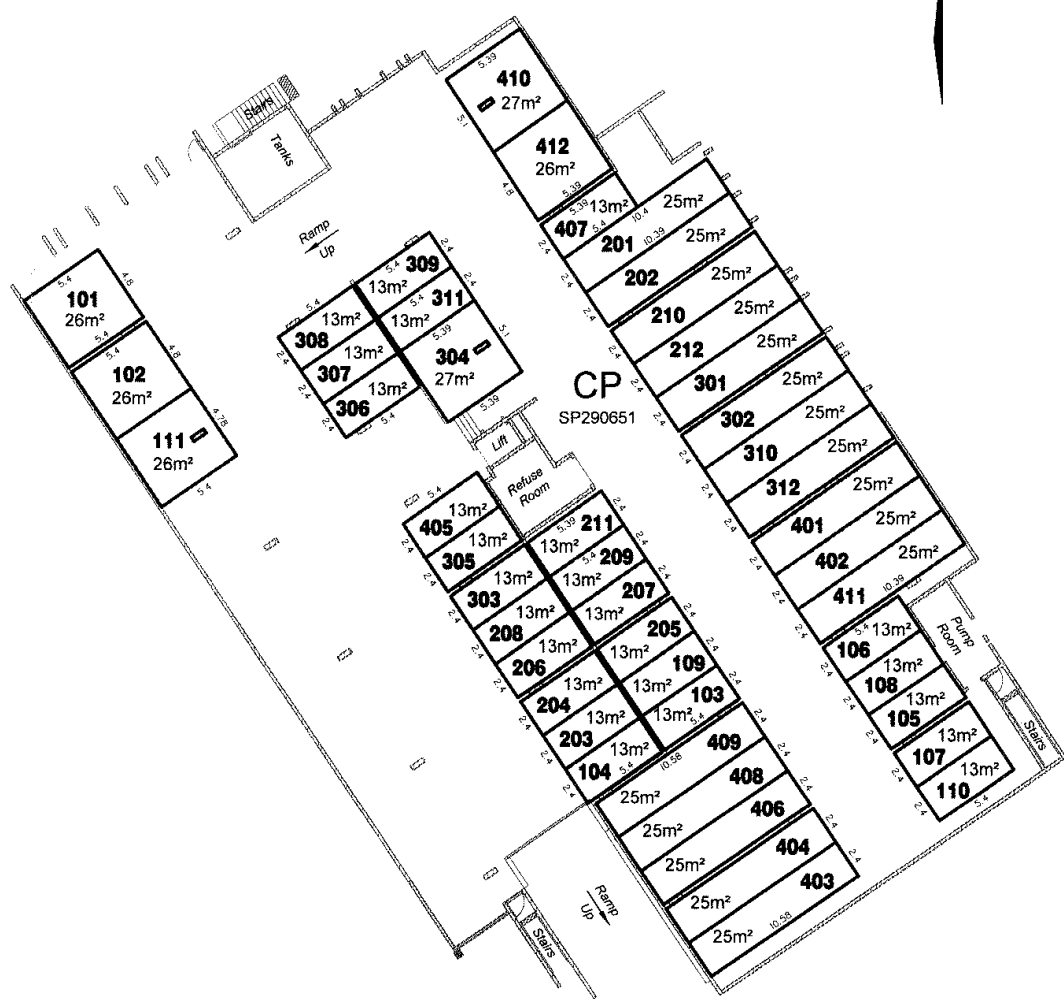
**ANNEXURE A**

**EXCLUSIVE USE AREAS**

ANNEXURE "A"

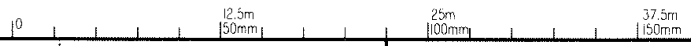
Plan Sheet of  
1 1

LEVEL A



LEGEND

////// Denotes face of wall or pillar



Geo Surveying Pty Ltd. (ACN141 059 879)  
certify that the details shown on this sketch  
plan are correct.

*Pharm* 9/08/18  
Cadastral Surveyor Date



PO Box 2128 Noosaville BC Qld 4568  
p 07 5471 2277 esurvey@geosurveying.com.au  
www.geosurveying.com.au

EXCLUSIVE USE PLAN OF  
COMMON PROPERTY OF "HIGH STREET"  
COMMUNITY TITLES SCHEME NO.....

LOCALITY OF SIPPY DOWNS  
LOCAL AUTHORITY OF SUNSHINE COAST R.C.

Surveyed:	DNB	Drawn:	Meridian:	SP290651	
Date:	19/6/18	Scale at A3:	1:250	File Ref:	170915

Title Reference [ To Issue ]

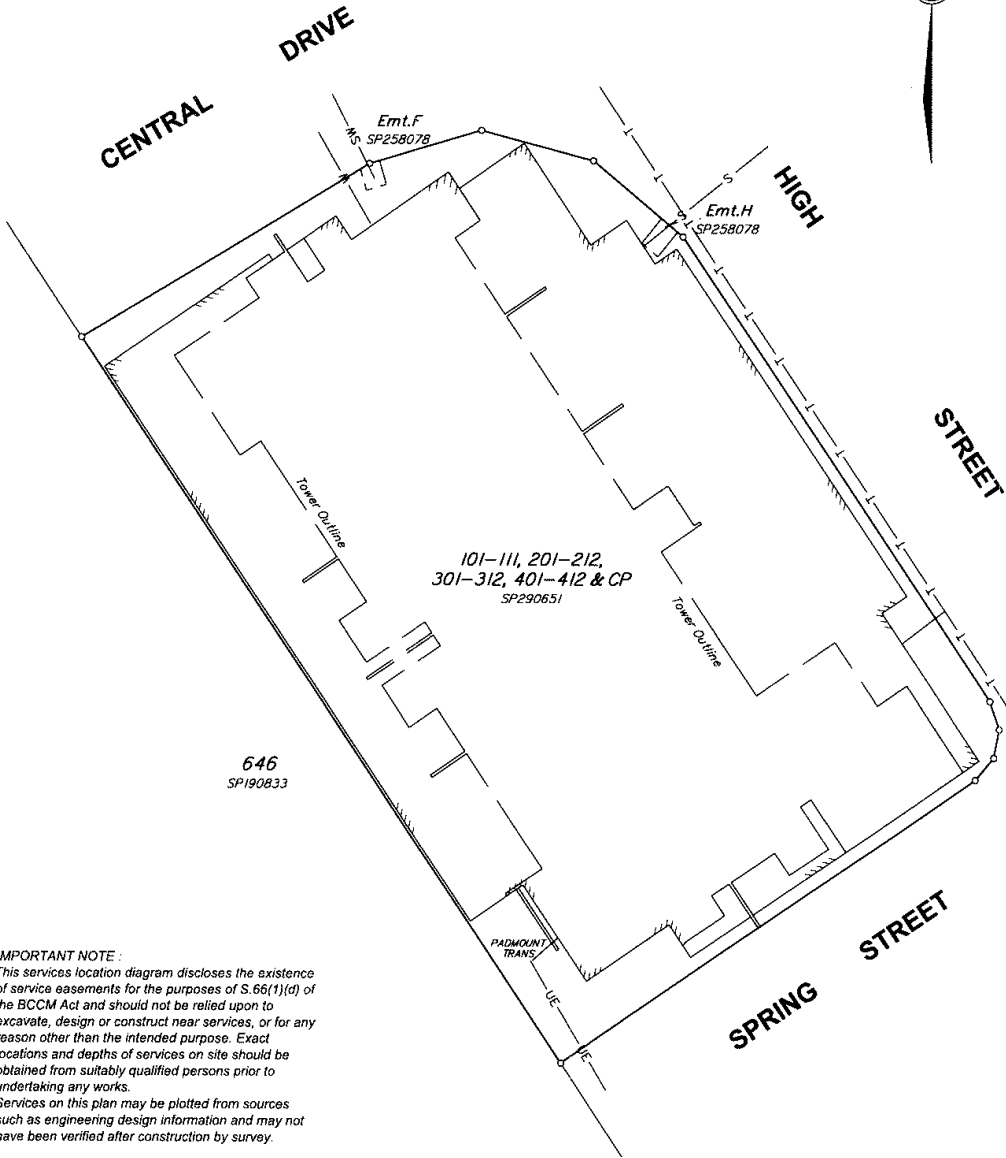
**ANNEXURE B**

**SERVICES LOCATION DIAGRAM**

ANNEXURE "B"

Plan	Sheet	of
	1	1

**LEVEL A**



**IMPORTANT NOTE :**  
 This services location diagram discloses the existence of service easements for the purposes of S.66(1)(d) of the BCCM Act and should not be relied upon to excavate, design or construct near services, or for any reason other than the intended purpose. Exact locations and depths of services on site should be obtained from suitably qualified persons prior to undertaking any works.  
 Services on this plan may be plotted from sources such as engineering design information and may not have been verified after construction by survey.



**LEGEND**

— S — S — S — S	SEWER
— SW — SW — SW — SW	STORMWATER DRAINAGE
— W — W — W — W	WATER SUPPLY
— T — T — T — T	TELECOMMUNICATIONS
— UE — UE — UE — UE	ELECTRICITY

SERVICE LOCATION DIAGRAM  
 COMMON PROPERTY OF "HIGH STREET"  
 COMMUNITY TITLES SCHEME NO.....

LOCALITY OF SIPPY DOWNS  
 LOCAL AUTHORITY OF SUNSHINE COAST R.C.

Surveyed :	DNB	Drawn :	Meridian :	SP290651
Date :	19/6/18	Scale at A3:	1:300	File Ref :



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2/7/2018

Surveyors Board of Queensland  
Unit 18/Level 4, Kenlynn Centre  
457 Upper Edward Street  
Spring Hill QLD 4000

Re: Authorization of Manoj Sharma (Cadastral Surveyor)

I, David Neil Baker ,Cadastral Surveyor, hereby authorize Manoj Sharma ,Cadastral Surveyor, to attend to any matters on my behalf regarding registration of survey plans during the period 9/7/2018 to 14/8/2018.

Manoj Sharma's contact details are ; Suite 1, Corner Surf Road & Gardak Street, Alexandra Headland Queensland 4572 Phone: 07 5443 2844

Yours faithfully

A handwritten signature in black ink, appearing to be "David Baker", written over a horizontal line.

David Baker  
PRINCIPAL

A handwritten signature in black ink, appearing to be "Manoj Sharma", written in a cursive style.

Manoj Sharma