

Disclosure Statement

Body Corporate and Community Management Act 1997 Section 206

BODY CORPORATE

Body Corporate for: OXYGEN Community Titles Scheme: CTS 34551
 Lot No: 97 on: ☐ BUP ☐ GTP ☒ SP SP181761
 ADDRESS: 150-170 LEICHHARDT STREET
 SUBURB: SPRING HILL STATE: Qld POSTCODE: 4000

PRESCRIBED INFORMATION

SECRETARY OF BODY CORPORATE

NAME: _____
 ADDRESS: _____
 SUBURB: _____ STATE: _____ POSTCODE: _____
 PHONE: _____ FAX: _____

BODY CORPORATE MANAGER

NAME: _____
 Body Corporate Services (QLD) Pty Ltd
 ADDRESS: 31 Station Road
 SUBURB: Indooroopilly STATE: Qld POSTCODE: 4068
 PHONE: 1300 889 227

BODY CORPORATE COMMITTEE

← Do not complete if there is no Committee for the Body Corporate

Is there a Committee for the Body Corporate? ☒ Yes ☐ No
 If there is a committee, is the Body Corporate Manager engaged to perform the functions of the Committee? ☒ Yes ☐ No

ANNUAL CONTRIBUTIONS AND LEVIES

Amount of annual contributions currently fixed by the Body Corporate as payable by the owner of the lot:

Administrative Fund: \$ 5810.52 each year by instalments in: ☒ advance ☐ arrears
 on the first day of each calendar quarter

Sinking Fund: \$ 1997.37 each year by instalments in: ☒ advance ☐ arrears
 on the first day of each calendar quarter

Other: _____

IMPROVEMENTS ON COMMON PROPERTY FOR WHICH BUYER WILL BE RESPONSIBLE (insert details)

Nil.

BODY CORPORATE ASSETS REQUIRED TO BE RECORDED ON REGISTER (insert details)

2 X UPRIGHT CYCLE 26/03/2008 \$5,500.00, Treadmill PO90T 02/09/2009 \$3,498.00,
GYM EQUIPMENT 26/03/2007 \$19,397.00, PANASONIC 42 PLASMA STAND 27/4 23/03/2007 \$1,680.00,
5X TUB CHAIRS FOR FOYER 30/11/2011 \$1,317.95, Fitness Eclipse Multistation 05/11/2008 \$11,588.50,
INSTALLATION & REMOVE MACHINE 27/11/2008 \$10,535.00

INFORMATION PRESCRIBED UNDER REGULATION MODULE (insert details)

Nil.

SIGNATURES

Seller:



Witness:

Not required if this form is signed electronically

Date:

Agent - Mike Rooney 5/10/2023

Seller:

Witness:

Not required if this form is signed electronically

Date:

Seller:

Witness:

Not required if this form is signed electronically

Date:

Seller:

Witness:

Not required if this form is signed electronically

Date:

BUYER'S ACKNOWLEDGMENT

The Buyer:

- (a) Consents to this Disclosure Statement being given by electronic means and to the Seller signing the Disclosure Statement using an Electronic Signature; and
- (b) Acknowledges having received and read this statement before entering into the contract.

Buyer:

Witness:

Not required if this form is signed electronically

Date:

Buyer:

Witness:

Not required if this form is signed electronically

Date:

Buyer:

Witness:

Not required if this form is signed electronically

Date:

Buyer:

Witness:

Not required if this form is signed electronically

Date:

INITIALS (Note: initials not required if signed with Electronic Signature)

000025137184

Body Corporate for OXYGEN CTS 34551

ANNEXURE

The following information is provided as an annexure for Lot 97 dated 29th September 2022.

Scheme information

CTS:	34551
Building Name:	OXYGEN
Property Address:	150-170 LEICHHARDT STREET SPRING HILL QLD 4000
Module Type:	Accommodation
Financial Year End:	30-September-2022
ABN	57320170412
GST registered?	YES

Insurance information

<u>Policy Details</u>	
Policy No.	HU0049235 - ANCILLARY
Expiry Date	1-October-2022
Insurance Company	CHU/QBE Insurance
Broker	Austbrokers Corporate Pty Ltd
Premium	5714.16

<u>Cover Type</u>	<u>Amount of Cover</u>
Fidelity Guarantee Insurance	100,000
Office Bearers Liability Insurance	1,000,000
Property, Death and Injury (Public Liability)	20,000,000
Voluntary Workers Insurance	200,000

<u>Policy Details</u>	
Policy No.	HU0049236 - BUILDING
Expiry Date	1-October-2022
Insurance Company	CHU/QBE Insurance
Broker	Austbrokers Corporate Pty Ltd
Premium	0.00

<u>Cover Type</u>	<u>Amount of Cover</u>
Building Catastrophe	18,698,604
Common Area Contents	1,246,574
Damage (i.e. Building) Policy	124,657,360
Flood	included
Loss of Rent	21,815,256
Machinery Breakdown Insurance	500,000

Lot information

Lot No.	97	Contribution Unit Entitlements:	236
Unit No.	U97	Interest Unit Entitlements:	143
Type of Lot:	Residential		
Subdivided?	NO		

Additional Levy information

Total Contributions to the Administrative Fund:	\$5,810.52
Monthly penalty on overdue contributions	2.50% per month
Discount	No
Number of levy installment periods per year	4
<i>Current Periods</i>	01/10/22 to 31/12/22 01/01/23 to 31/03/23

Note: Contributions only represent the two interim levies that have been approved at the last AGM held 12/12/21

Total Contributions to the Sinking Fund:	\$1,997.37
Monthly penalty on overdue contributions	2.50% per month
Discount	No
Number of levy installment periods per year	4

Body Corporate for OXYGEN CTS 34551

ANNEXURE

The following information is provided as an annexure for Lot 97 dated 29th September 2022.

Current Periods

01/10/22 to 31/12/22

01/01/23 to 31/03/23

Note: Contributions only represent the two interim levies that have been approved at the last AGM held 12/12/21

This statement incorporates and must include the following:

Privacy Statement

The information from this form is collected under the authority of the Land Title Act 1994 the Land Act 1994 and the Water Act 2000 and is used for the purpose of maintaining the publicly searchable registers in the land registry and the water register

- 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**
Oxygen Community Titles Scheme 34551

2. **Regulation module**
Accommodation

3. **Name of body corporate**
Body Corporate for Oxygen Community Titles Scheme 34551

4. Scheme Land	County	Parish	Title Reference
Lot on Plan Description Common property for Oxygen Community Title Scheme 34551			50577797
Lots 1-191 on SP181761	Stanley	North Brisbane	50577798 - 50577988

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

Not Applicable

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

Not Applicable

first community management statement only

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

.....signed

Not Applicable pursuant to s60(6) of the *Body Corporate and Community Management Act 1997*
name and designation

.....name of Local Government

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

Execution Date

***Execution**

/ /

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

Privacy Statement

The information from this form is collected under the authority of the Body Corporate and Community Management Act 1997 and is used for the purpose of maintaining the publicly searchable registers in the land registry.

CMS - FIRST / NEW COMMUNITY MANAGEMENT STATEMENT

QUEENSLAND LAND REGISTRY

SCHEDULE A

SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP 181761	236	131
Lot 2 on SP181761	199	103
Lot 3 on SP181761	196	103
Lot 4 on SP181761	204	113
Lot 5 on SP181761	235	129
Lot 6 on SP181761	199	100
Lot 7 on SP181761	236	133
Lot 8 on SP181761	199	104
Lot 9 on SP181761	196	104
Lot 10 on SP181761	204	114
Lot 11 on SP181761	235	130
Lot 12 on SP181761	199	101
Lot 13 on SP181761	191	87
Lot 14 on SP181761	184	78
Lot 15 on SP181761	139	51
Lot 16 on SP181761	236	134
Lot 17 on SP181761	199	106
Lot 18 on SP181761	196	106
Lot 19 on SP181761	204	116
Lot 20 on SP181761	235	131
Lot 21 on SP181761	199	103
Lot 22 on SP181761	191	88
Lot 23 on SP181761	184	79
Lot 24 on SP181761	139	52
Lot 25 on SP181761	236	136
Lot 26 on SP181761	199	107
Lot 27 on SP181761	196	107
Lot 28 on SP181761	202	121
Lot 29 on SP181761	235	133
Lot 30 on SP181761	198	104
Lot 31 on SP181761	191	89
Lot 32 on SP181761	184	81
Lot 33 on SP181761	139	52
Lot 34 on SP181761	227	101
Lot 35 on SP181761	196	90
Lot 36 on SP181761	176	70
Lot 37 on SP181761	142	61
Lot 38 on SP181761	146	63
Lot 39 on SP181761	146	63
Lot 40 on SP181761	154	66
Lot 41 on SP181761	154	66
Lot 42 on SP181761	185	79
Lot 43 on SP181761	236	137
Lot 44 on SP181761	199	109
Lot 45 on SP181761	196	109
Lot 46 on SP181761	202	123
Lot 47 on SP181761	235	134
Lot 48 on SP181761	198	106
Lot 49 on SP181761	191	95

Lot on Plan	Contribution	Interest
Lot 50 on SP181761	184	83
Lot 51 on SP181761	139	53
Lot 52 on SP181761	227	103
Lot 53 on SP181761	196	91
Lot 54 on SP181761	176	71
Lot 55 on SP181761	142	63
Lot 56 on SP181761	142	64
Lot 57 on SP181761	142	64
Lot 58 on SP181761	147	67
Lot 59 on SP181761	147	67
Lot 60 on SP181761	185	80
Lot 61 on SP181761	236	139
Lot 62 on SP181761	199	114
Lot 63 on SP181761	196	114
Lot 64 on SP181761	202	124
Lot 65 on SP181761	235	136
Lot 66 on SP181761	198	111
Lot 67 on SP181761	191	97
Lot 68 on SP181761	184	84
Lot 69 on SP181761	139	53
Lot 70 on SP181761	227	104
Lot 71 on SP181761	196	93
Lot 72 on SP181761	176	73
Lot 73 on SP181761	142	64
Lot 74 on SP181761	142	66
Lot 75 on SP181761	142	66
Lot 76 on SP181761	147	69
Lot 77 on SP181761	147	69
Lot 78 on SP181761	185	81
Lot 79 on SP181761	236	140
Lot 80 on SP181761	199	116
Lot 81 on SP181761	196	116
Lot 82 on SP181761	202	126
Lot 83 on SP181761	235	137
Lot 84 on SP181761	198	113
Lot 85 on SP181761	191	98
Lot 86 on SP181761	184	85
Lot 87 on SP181761	139	54
Lot 88 on SP181761	227	106
Lot 89 on SP181761	196	94
Lot 90 on SP181761	176	74
Lot 91 on SP181761	142	67
Lot 92 on SP181761	142	67
Lot 93 on SP181761	142	67
Lot 94 on SP181761	147	70
Lot 95 on SP181761	147	70
Lot 96 on SP181761	185	83
Lot 97 on SP181761	236	143
Lot 98 on SP181761	199	117
Lot 99 on SP181761	196	117
Lot 100 on SP181761	202	127
Lot 101 on SP181761	235	139
Lot 102 on SP181761	198	114
Lot 103 on SP181761	191	99
Lot 104 on SP181761	184	87
Lot 105 on SP181761	139	57

Lot on Plan	Contribution	Interest
Lot 106 on SP181761	227	107
Lot 107 on SP181761	196	96
Lot 108 on SP181761	176	76
Lot 109 on SP181761	142	69
Lot 110 on SP181761	142	69
Lot 111 on SP181761	147	71
Lot 112 on SP181761	147	71
Lot 113 on SP181761	185	84
Lot 114 on SP181761	266	174
Lot 115 on SP181761	263	174
Lot 116 on SP181761	270	183
Lot 117 on SP181761	289	183
Lot 118 on SP181761	198	117
Lot 119 on SP181761	191	101
Lot 120 on SP181761	184	88
Lot 121 on SP181761	139	57
Lot 122 on SP181761	227	109
Lot 123 on SP181761	196	97
Lot 124 on SP181761	176	77
Lot 125 on SP181761	142	71
Lot 126 on SP181761	142	71
Lot 127 on SP181761	147	76
Lot 128 on SP181761	147	76
Lot 129 on SP181761	147	76
Lot 130 on SP181761	147	76
Lot 131 on SP181761	185	87
Lot 132 on SP181761	288	186
Lot 133 on SP181761	199	116
Lot 134 on SP181761	227	111
Lot 135 on SP181761	196	100
Lot 136 on SP181761	176	80
Lot 137 on SP181761	182	113
Lot 138 on SP181761	141	83
Lot 139 on SP181761	141	83
Lot 140 on SP181761	141	83
Lot 141 on SP181761	141	83
Lot 142 on SP181761	141	83
Lot 143 on SP181761	141	83
Lot 144 on SP181761	191	84
Lot 145 on SP181761	142	54
Lot 146 on SP181761	146	56
Lot 147 on SP181761	146	59
Lot 148 on SP181761	226	101
Lot 149 on SP181761	191	77
Lot 150 on SP181761	191	86
Lot 151 on SP181761	142	56
Lot 152 on SP181761	146	58
Lot 153 on SP181761	146	61
Lot 154 on SP181761	226	103
Lot 155 on SP181761	191	79
Lot 156 on SP181761	191	88
Lot 157 on SP181761	142	58
Lot 158 on SP181761	146	60
Lot 159 on SP181761	146	63
Lot 160 on SP181761	226	105
Lot 161 on SP181761	191	81

Lot on Plan	Contribution	Interest
Lot 162 on SP181761	191	90
Lot 163 on SP181761	188	70
Lot 164 on SP181761	189	84
Lot 165 on SP181761	226	107
Lot 166 on SP181761	191	83
Lot 167 on SP181761	191	92
Lot 168 on SP181761	188	72
Lot 169 on SP181761	189	86
Lot 170 on SP181761	226	109
Lot 171 on SP181761	191	85
Lot 172 on SP181761	191	94
Lot 173 on SP181761	188	74
Lot 174 on SP181761	189	88
Lot 175 on SP181761	226	111
Lot 176 on SP181761	191	87
Lot 177 on SP181761	191	96
Lot 178 on SP181761	188	76
Lot 179 on SP181761	188	90
Lot 180 on SP181761	226	113
Lot 181 on SP181761	191	89
Lot 182 on SP181761	191	98
Lot 183 on SP181761	188	78
Lot 184 on SP181761	189	92
Lot 185 on SP181761	227	115
Lot 186 on SP181761	191	91
Lot 187 on SP181761	191	74
Lot 188 on SP181761	188	82
Lot 189 on SP181761	189	96
Lot 190 on SP181761	227	119
Lot 191 on SP181761	191	95
TOTAL	35,742	17,849

Calculation Of Lot Entitlements

The lot entitlements for the scheme are not equal. The seller has determined that it is just and equitable in the circumstances for the lot entitlements not to be equal having regard to:-

- The varying sizes of lots;
- The varying number of occupants in lots and the occupants use of Common Property;
- A number of lots in the scheme do not require lift access and it is unreasonable for those lots to be required to contribute towards lift maintenance and running costs.

SCHEDULE B

EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

1. Sections 66(1)(f) and (g) of the Body Corporate and Community Management Act 1997 do not apply.

SCHEDULE C

BY-LAWS

DEFINITIONS

In these By-Laws:-

- (1) "Act" means the Body Corporate and Community Management Act, 1997 as amended from time to time;
- (2) "body corporate" means the body corporate for the Oxygen Community Titles Scheme;
- (3) "building" means the buildings contained within the Scheme Land;
- (4) "building management statement" means the building management statement entered into between the body corporate and the Owner of adjoining lot 801 on SP 181760 which comprises the Commercial Lot;
- (5) "commercial lot" means lot 801 on SP 181760 which contains the commercial component of the Complex comprising commercial, retail outlets and outside dining and recreation areas;
- (6) "Common Property" means the Common Property for the Scheme;
- (7) "the committee" means the committee for the Body Corporate;
- (8) "the Complex" means the Scheme Land and the Commercial Lot;
- (9) "lot" means a lot in the Scheme;
- (10) "Owner" means the registered Owner and occupants of a Lot and their invitees;
- (11) "Scheme" means the Oxygen Community Titles Scheme containing the Lots and the Common Property;
- (12) "Scheme Land" means the Lots and Common Property contained within the Scheme;
- (13) "services" means all water, sewerage, electricity, gas, fire, security, elevator and other services or systems located within the Scheme Land;
- (14) "Smoke" means smoke, hold or otherwise has control over an ignited smoking product;
- (15) "Smoking product" means a tobacco product, herbal cigarettes or loose smoking blend;
- (16) "Tobacco product" means tobacco prepared for consumption or something containing tobacco for consumption, and includes a cigarette, cigar and loose tobacco.

1. Vehicles

- 1.1 Owners must not park or stand any motor vehicle on any part of the Common Property or any other areas within the Complex which provide vehicular access other than designated parking spaces without the approval in writing of the Body Corporate. Any approval so given may be withdrawn by the Body Corporate by giving seven (7) days notice in writing.
- 1.2 A vehicle parked in contravention of these By-laws may be removed from the Scheme Land by the Body Corporate, its agent, or any service contractor appointed by the Body Corporate ("the removing entity"), without notice and they may move or cause to be moved any vehicle/s parked in contravention of these By-laws to:
 - a) any public land;
 - b) any roadway;
 - c) premises of a towing or other storage business; or
 - d) any other place which the Body Corporate, its agent or service contractor deems reasonable.
- 1.3 Any costs incurred or arising in authorising or completing any action under this By-law must be repaid by:

- a) any Owner or Occupier in possession of the vehicle;
- b) any person responsible for the vehicle;
- c) any other person/s responsible for the costs

to the Removing Entity, that is, Body Corporate, agent or service contractor, within seven days of demand.

- 1.4 An Owner or Occupier may not make any claim for any loss or damage caused to the vehicle or its contents moved or relocated in accordance with this clause, or for any fees or charges of the towing or storage business or any fine, cost or penalty under any law imposed due to the removal of the vehicle to any place.
- 1.5 An action or omission of the Removing Entity shall, for all purposes of law be deemed to be the action of an agent on behalf of the Owner or Occupier as principal.

2. Roadways

- 2.1 The roadways, pathways, drives and other Common Property or areas within the Complex which provide access to the Scheme Land shall not be obstructed by an Owner or used by an Owner for any purpose other than ingress and egress to and from their respective lots or parking areas.
- 2.2 Owners shall not:-
 - (a) drive or permit to be driven any motor vehicles in excess of two (2) tonnes weight onto or over the Common Property or other areas within the Complex providing access to the Scheme Land;
 - (b) permit any invitees' vehicles to be parked on any access ways or Common Property other than designated visitor car parking areas;
 - (c) permit any boat, trailer, caravan, campervan or mobile home onto over or through the Common Property for the Scheme Land without first obtaining the consent of the Body Corporate;
 - (d) exceed the speed limit of 5 kilometres per hour;

3. Obstruction

- 3.1 Owners shall not:-
 - (a) obstruct the lawful use of Common Property by any person;
 - (b) interfere with or obstruct the caretaker or the letting Agent from performing their duties or exercising their rights.

4. Damage and use of gardens on Common Property

- 4.1 Owners shall not:-
 - (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon Common Property; or
 - (b) except with the approval in writing of the Body Corporate, use for their own purposes as a garden any portion of the Common Property.

5. Damage to Common Property

- 5.1 Owners shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the Common Property except with the consent in writing of the Body Corporate but this by-law does not prevent an Owner or person authorised by the Owner from installing:-
 - (a) any locking or other safety device for protection of a lot against intruders; or
 - (b) any screen or other device to prevent entry of animals or insects upon a lot in accordance with by-law 29.

- 5.2 Any locking or safety device or screening must be installed in a workman-like manner and be maintained in a state of good and serviceable repair by the Owner.

6. Depositing Rubbish on Common Property

- 6.1 Owners shall not deposit or throw upon the Common Property any rubbish, dirt, cigarette butts or other material likely to interfere with the peaceful enjoyment of the Owner of another lot or of any person lawfully using the Common Property.

7. Swimming Pools

- 7.1 In relation to the use of the swimming pools and adjacent areas Owners shall ensure:-

- (a) that invitees and guests do not use the swimming pools without the Owner accompanying them;
- (b) that children below the age of 13 years are not in or around the swimming pool areas unless accompanied by an adult Owner exercising effective control over them;
- (c) that alcoholic beverages are not taken to or consumed in or around the swimming pool areas;
- (d) that glass containers or receptacles of any type are not taken to or allowed to remain in or around the swimming pool areas;
- (e) that Owners and invitees, exercise caution at all times and shall not run, splash or behave in any manner that is likely to interfere with the use and enjoyment of the swimming pools by other persons or the quiet enjoyment of neighbouring lots.

- 7.2 Owners shall not without proper authority operate, adjust or interfere with the operation of any equipment associated with the swimming pools or add any chemical or other substance to the swimming pools.

- 7.3 The swimming pools shall not be used between the hours of 10.00 pm and 6.00 am without prior written consent of the Committee.

- 7.4 The committee may make rules relating to the use of the swimming pools not inconsistent with these By-Laws.

8. Gymnasium

- 8.1 The gymnasium shall not be used between the hours of 10.00 pm and 6.00 am without the prior written consent of the committee.

- 8.2 The committee may make rules relating to the use of the gymnasium not inconsistent with these By-Laws.

9. Instructions to Contractors

- 9.1 Owners shall not directly instruct any contractors or workmen employed by the Body Corporate unless so authorised.

10. Garbage Disposal

- 10.1 Owners shall:-

- (a) Dispose of their garbage in the appropriate receptacles, and shall assist in keeping those areas clean and dry;
- (b) comply with all local authority by-laws, ordinances and the terms of the Building Management Statement relating to the disposal of garbage;
- (c) ensure that the health, hygiene and comfort of Owners of any other lot is not adversely affected by the Owners disposal of garbage;

11. Appearance of Building

- 11.1 Owners shall not :-

- (a) except with the consent in writing of the body corporate, hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of a lot in such a way as to be visible from outside the Owners Lot, the Common Property or any other lot;
- (b) without the Body Corporate's written approval, make a change to the external appearance of a Lot;
- (c) erect on a Lot or Common Property any outside wireless or television aerials and satellite dishes (or similar devices) without the written approval of the Body Corporate;
- (d) install, renovate or replace curtains, vertical blinds or other windows and door covers visible from outside a Lot unless such curtains have white backing or some other backing or other colour backing approved by the Body Corporate;
- (e) place any items on the balcony of a Lot with the exception of chairs, tables, barbecues and pot plants without the consent in writing of the Body Corporate, and shall keep such areas neat and tidy and well presented at all times;
- (f) enclose any balcony or terrace with shutters, glazing, louvres or similar permanent structures.

12. Inflammable Liquids, Gases or Other Materials

- 12.1 Owners shall not bring onto, or do anything in a Lot which shall increase the rate of fire insurance of any Lot on the Land or which may conflict with the laws and/or regulations relating to fires or any insurance policy held over the Scheme or the regulations of any Public Authority.

13. Keeping of Animals (Subject to Guide Dogs Act 1972)

- 13.1 Owners shall not:-

- (a) bring an animal onto, or keep an animal on, a Lot or Common Property; or
- (b) permit an invitee to bring an animal onto, or keep an animal on, a Lot or Common Property.

- 13.2 A person is entitled to be accompanied by a guide dog while on a Lot or Common Property and, if the person is the Owner of a Lot, is entitled to keep a guide dog on the Lot.

14. Right of Entry

- 14.1 Owners shall, upon receiving reasonable notice from the Body Corporate, allow the Body Corporate or any contractors, sub-contractors, workmen or other person authorised by it, the right of access to a Lot for the purpose of carrying out works or effecting repairs on any services.

15. Noise

- 15.1 Owners, their guests, servants or agents shall not make or permit any noise likely to interfere in any way with the peaceful enjoyment of other proprietors or occupiers of Lots or any person lawfully using the Common Property. In particular Owners shall not hold or permit to be held any social gathering in a Lot which would cause any noise which interferes with the peace and quiet enjoyment of any other Owner, at any time of day or night and shall comply with statutory or local authority noise regulations.

- 15.2 In the event of any unavoidable noise emanating from a Lot at any time the Owner shall take all practical steps to minimise the noise emanating and the annoyance to other Owners by closing all doors, windows and curtains of the Lot;

- 15.3 Guests leaving Lots after 11:00 pm shall be requested by Owners to leave quietly;

- 15.4 Owners shall not operate or permit to be operated upon a Lot any radio, two way radio, short wave radio, transmitter, telecommunications device or electronic equipment which interferes with any domestic appliance or apparatus (including a radio or television receiver) lawfully in use upon the Common Property or in another Lot.

16. Use of Lots

- 16.1 All Lots, other than the Lot occupied by the manager for the Building (the Managers Lot) must be used as a residence only. Owners shall not allow lots to be used for any purpose which, may cause a nuisance or hazard, are illegal or immoral, or may endanger the safety or good reputation of persons residing within the Scheme. The Managers Lot may be used as a residence and for managing the Building and letting Lots in the Building.

17. Structural Alteration to Lots and Common Property

17.1 An Owner or Occupier of a Lot shall not, without prior written consent of the Architectural Review Committee or, if not formed, a resolution of the Committee of the Body Corporate;

- (a) change, remove or alter the architectural layout or floor plans of the Lot;
- (b) carry out any change to the gas, water or electrical installations within a lot; and
- (c) construct or permit the construction or erection of any fence, pergola, screen awning or other structure or outbuilding of any kind within or upon a Lot or on Common Property without the prior approval in writing of the Body Corporate.

17.2 Notwithstanding By-law 17.1:

- (a) Owners shall not be allowed to enclose external balconies;
- (b) Any alterations made to Lots or fixtures or fittings attached to Lots shall be carried out by registered tradesmen and in accordance with Local Authority requirements;
- (c) Owners shall not be entitled to carry out any alterations to Lots affecting any structural walls contained within the Lot or carry out any other works which may affect the structural integrity of the Lot or the Building;
- (d) Any alteration made to Common Property or fixture or fitting attached to Common Property, whether made or attached with or without the approval of the Body Corporate, shall be repaired and maintained by the Owner who made the alteration or attached the fixtures or fittings to the Common Property.

17.3 The Architectural and Landscaping Code detailed in schedule D applies to the Scheme (an inclusion in the CMS authorised by section 7 of the Body Corporate and Community Management Act Accommodation Module Regulations).

17.4 The Body Corporate may, at its own discretion, establish and operate an architectural review committee in accordance with Section 7 of the Regulations.

17.5 A determination of the architectural review committee, if formed, or if not formed a determination by the committee of the body corporate, upon an application under section 17.1 of the bylaws;

17.5.1 must have regard to the architectural and landscaping code;

17.5.2 may include such other requirements or conditions as the architectural review committee or body corporate committee may consider appropriate in relation to the application made to it;

17.5.3 shall be final and binding upon the parties in relation to any proposal the subject of this by-law.

17.6 The architectural review committee, if formed, or if not formed then the committee of the body corporate, may at its own absolute discretion take advice from appropriate experts and/or architects from time to time to establish the optimum design criteria.

17.7 If section 113 of the Accommodation Module Regulations applies, the Lot Owners and Body Corporate agree that:

- a) the Lot Owner shall carry out the works at its own cost;
- b) where the common property is removed and/or demolished and/or replaced with other works, those other works will immediately upon their affixing to the property become Common Property.

17.8 In the event that an Owner or Occupier fails to comply with the terms of this By-law, then the Owner or Occupier will, at his or her own expense, remove the unauthorised works from the lot upon receiving written notice from the Committee of the Body Corporate and arrange for the works to be restored to their original condition and redone in accordance with an approval, if any, under the above prescribed conditions. Liability for rectification and reinstatement shall not cease on transfer of ownership of the Lot and this obligation to rectify and reinstate shall pass to subsequent Owners or Occupiers.

- 17.9 The Body Corporate and a lot owner must notify the insurer of the building/common property and comply with its requirements so as to ensure the improvements will be covered under the Body Corporate's insurance policy.
- 17.10 An Owner of a Lot must undertake and complete all approved works within a reasonable time of date of consent from the Body Corporate or as determined by the Body Corporate from time to time. An Owner shall take all practical means to minimise annoyance to other Owners or Occupiers of Lots, and work is only allowed from 8:00am to 5:00pm on working weekdays (ie no works at any other times and public holidays).

17.11 Each Owner or Occupier of a Lot shall be responsible for the interior maintenance and decoration of the Lot.

18. Alteration to Lots and Common Property

- 18.1 Owners shall not construct or permit the construction or erection of any fence, pergola, screen awning or other structure or outbuilding of any kind within or upon a Lot or on Common Property without the prior approval in writing of the Body Corporate. Proprietors shall not be allowed to enclose external balconies.
- 18.2 Any alterations made to Lots or fixtures or fittings attached to Lots shall be carried out by registered tradesmen and in accordance with Local Authority requirements;
- 18.3 Owners shall not be entitled to carry out any alterations to Lots affecting any structural walls contained within the Lot or carry out any other works which may affect the structural integrity of the Lot or the Building;
- 18.4 Any alteration made to Common Property or fixture or fitting attached to Common Property, whether made or attached with or without the approval of the Body Corporate, shall, be repaired and maintained by the Owner who made the alteration or attached the fixtures or fittings to the Common Property.

19. Maintenance of Lots

- 19.1 Owners shall be responsible for the maintenance of lots and shall ensure that lots are kept and maintained so as not to be offensive in appearance to other Lot Owners through the accumulation of excess rubbish or otherwise and shall take all practical steps to prevent infestation by vermin and/or insects.

20. Replacement of Glass

- 20.1 Windows shall be kept clean and promptly replaced by the Owner of the Lot with fresh glass of the same kind and weight as at present if broken or cracked.

21. Behaviour of Invitees

- 21.1 Owners shall take all reasonable steps to ensure that their invitees do not behave in a manner likely to interfere with the peaceful enjoyment of Owners of other Lots or any other person lawfully using Common Property or other areas within the Complex.
- 21.2 Owners shall be liable to compensate the Body Corporate in respect of all damage to the Common Property or personal property vested in it or damage caused to any other areas within the Complex caused by an Owner or their invitees.
- 21.3 Where a Lot is subject to a lease or a licence agreement, Owners shall take all reasonable steps, including taking any action available under such lease or license agreement, to ensure that the lessee or licensee or any other occupants comply with the provisions of these by-laws.
- 21.4 The duties and obligations imposed by these by-laws on Owners shall be observed not only by the Owners but also by the guests, servants, employees, agents, children, invitees and licensees of such Owners.
- 21.5 Where the Body Corporate expends money to make good damage caused by a breach of the Act, or of these by-laws by any Owner or the guests, servants, employees, agents, children, invitees, or licensees of an Owner the Committee shall be entitled to recover the amount so expended as a debt in any action in any Court of competent jurisdiction from the Owner of the Lot at the time when the breach occurred.

22. Auction Sales and Open Houses

- 22.1 Owners shall not permit any open house or auction sale to be conducted or to take place in a Lot or in the dwelling or upon the parcel without the prior approval in writing of the Committee of the Body Corporate.

23. Correspondence and Requests to the Secretary of the Body Corporate

- 23.1 All complaints, applications or requests to the Body Corporate or its Committee shall be addressed in writing to the Manager of the Body Corporate.

24. Display Unit

- 24.1 Whilst the original Owner remains a proprietor of any Lot, it and its officers, servants and/or agents shall be entitled to use any Lot of which it remains a proprietor as a display unit and shall be entitled to allow prospective purchasers to inspect any display unit and for such purposes shall be entitled to use such signs advertising or display material in or about the Common Property as it thinks fit, such signs shall be attractive and tasteful having regard to the general appearance of the parcel, and shall not at any time, and from time to time, be more in terms of number and size than is reasonably necessary.

25. Copy of By-laws to be Produced

- 25.1 Where a lot is leased or rented, the Owner shall provide the lessee or tenant with a copy of the by-laws for the time being in force in respect of the scheme.

26. Recovery of Costs and Levies

- 26.1 Owners shall pay on demand the whole of the Body Corporate costs and expenses (including Solicitor and own client costs) and any tax payable on these levies including Goods and Services Tax (if any) which amounts shall be deemed to be a liquidated debt due, in recovering all and any levies or monies duly levied upon such Owner by the Body Corporate pursuant to the Act.

27. Power of Committee

- 27.1 The Committee may make rules relating to the Common Property not inconsistent with these by-laws and the same shall be observed by Owners unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Body Corporate.

28. Grounds and Gardens Maintenance

- 28.1 Owners shall not ring bark, cut down, lop, remove, poison, injure or wilfully destroy the whole or any part of any tree or shrub located on the Common Property without first making written application to and gaining written approval from the Committee.
- 28.2 Owners shall not plant any additional trees and shrubs on a Lot or Common Property without the prior written permission of the Body Corporate.

29. Office Bearers

- 29.1 Every member for the time being of the Committee of the Body Corporate shall be indemnified by the Body Corporate out of its funds and assets against personal liability for the acts, omissions, neglects or defaults of any other members of the Committee or for any loss or liability occasioned to the Body Corporate by any judgement or oversight on the members part or for any other loss, damage or misfortune whatever which shall happen during the course of the execution of the duties of office or in relation thereto and shall be further indemnified in similar manner against any liability incurred by the member defending any proceedings, whether criminal or civil, in respect of any such act, omission, neglect, default, error or oversight.

30. Security Screens

- 30.1 Owners may, with the consent of the Committee:-
- (a) Install security screens and security doors in a colour to match the window frames of their Lot;
 - (b) Owners shall be responsible for all costs associated with the purchase, installation, repair and maintenance of these additions.

31. Power of Body Corporate to Enter into Agreements

- 31.1 The Body Corporate shall have the power by ordinary resolution of an annual general meeting or extraordinary general meeting of its members convened in accordance with the provisions of the Act to enter into agreements:-
- (a) for the purpose of the supply of electricity to the Scheme Land;

- (b) for the maintenance of any security system or firefighting system on the Scheme Land;
- (c) for the management, maintenance and repair of the Building and Common Property;
- (d) for the gardening and cleaning of the Common Property;
- (e) for the repair and maintenance of any lifts on the Scheme Land;
- (f) with the Owner of the commercial lot for the benefit of the Owners.

31.2 The Body Corporate shall not:-

- (a) allow any person or corporation other than the duly appointed Caretaker and Letting Agent to use any part of the Building or Common Property;
- (b) allow any person or corporation other than the duly appointed Caretaker and Letting Agent to provide any services to the Body Corporate from any part of the Building or Common Property;
- (c) directly or indirectly carry on or be concerned in or allow any person or corporation in its employ to carry on or be concerned in the business of the caretaking, maintenance, cleaning and gardening or letting of lots in the Building.

32. Security Equipment

- 32.1 All security equipment installed on Common Property and used in connection with the provision of security for the Scheme Land shall, with the exception of that equipment installed upon any Lot be and remain the property of the Body Corporate. All security equipment (with the exception of that equipment installed upon any Lot which shall be maintained at the cost and expense of the Owner of the Lot) the property of the Body Corporate shall be repaired and maintained at the cost and expense of the Body Corporate.
- 32.2 In no circumstances shall the Body Corporate be responsible to a Lot Owner (and the Lot Owner shall not be entitled to make any claim for compensation or damages) in the event of a failure of any of the security systems put in place by the Body Corporate.

33. Security Access Cards and Keys

- 33.1 If the Body Corporate in the exercise of any of its powers under these by-laws restricts an Owner access to any part of the Common Property by means of a lock or similar security device it may make such a number of keys or operating systems as it determines available to Owners free of charge and thereafter may at its discretion make additional numbers thereof available to Owners on payment of such reasonable charge as may be determined from time to time by the Body Corporate.
- 33.2 Owners to whom any key or operating system is provided pursuant to these by-laws shall exercise a high degree of caution and responsibility in making the same available for use and shall take reasonable precautions (which shall include an appropriate covenant in any lease or licence of a Lot by such Owner) to ensure the key or operating system is returned to the Owner or the Body Corporate upon the lessee ceasing to be an occupier of the Lot.
- 33.3 Owners shall not without the prior approval in writing of the Body Corporate duplicate the key or operating system and shall take all reasonable precautions to ensure that the key or operating system is not lost or handed to any other person other than another Lot Owner.
- 33.4 Owners shall notify the Body Corporate immediately if a key or operating system is destroyed or lost.

34. Balcony Gardens

- 34.1 Owners shall not place any plants on balconies which may obstruct the view of another Lot or be of a species which may cause damage to the Lot or Common Property or inconvenience to the occupier of another Lot. Owners must ensure that no water runs or seeps from their balcony into another Lot or the Common Property.

35. Building management statement

- 35.1 The committee for the body corporate shall appoint two of its members to act as a representative of the Body Corporate on the management committee established under the Building Management Statement. The

representatives may be changed from time to time by ordinary resolution of the committee and must report to the body corporate on all issues raised by the management group relevant to the scheme.

35.2 Owners are bound by and must observe the terms of the Building Management Statement.

36. Carparking

36.1 The Owners of the lots set out in Schedule E are granted the exclusive use and enjoyment of the carparking space identified on the attached plans 7703-10, 7703-11 and 7703-12 on the following conditions:-

- (a) the Owner shall not construct any structure in his carparking space without the consent of the Body Corporate;
- (b) the Owner is responsible for keeping his carparking space in a clean and tidy condition and, failing that, the Body Corporate may do so at the Owner's expense;
- (c) the Owner acknowledges that services for the building may run through and across the car parking areas and Owners must allow the Caretaker and any service contractors appointed by the Body Corporate access to the car parking areas for the purpose of maintaining, repairing or replacing the services;
- (d) the Owner acknowledges that carparking spaces may be used by Owners for their use only and shall not be entitled to assign or in any way dispose of their rights to the use of any carparking spaces.

37. Storage areas - Exclusive Use

37.1 The Owners of the lots set out in Schedule E are granted the exclusive use and enjoyment of the storage areas identified on the attached plans 7703-10, 7703-11 and 7703-12 on the following conditions:-

- (a) the storage areas are to be used for the storage of goods only;
- (b) the Owner shall not store or bring upon the storage areas any explosive or any inflammable or corrosive fluids or chemicals;
- (c) the Owner will cause all exterior doors in the storage areas to be securely locked and fastened at all times when the storage area is not being used and authorise the Caretaker to lock any doors which are left unlocked.

38. Courtyard - Exclusive Use

38.1 The Owners of lots identified in Schedule E of the Community Management Statement are granted the exclusive use and enjoyment of the courtyard area identified on the attached plan 7703-14 on the following conditions:-

- (a) the Owner shall be responsible for the cleaning and maintenance of the courtyard and shall keep the courtyard in a clean and tidy condition at all times;
- (b) the Owner must allow any service contractor appointed by the Body Corporate access to the courtyard for the purpose of maintaining, repairing or replacing the services which run through the courtyard.

39. Bulk Supply of Electricity and/or Gas

39.1 The Body Corporate may at its election supply or engage another person to supply electricity and/or gas in the Scheme and in such case the following will apply:

- a) The Body Corporate has the power to enter into a contract for the purchase of reticulated electricity and/or gas for the Scheme from the relevant authority;
- b) The Body Corporate has the power to sell reticulated electricity and/or gas to each Owner or Occupier in the Scheme.
- c) Each Owner or Occupier must purchase and use all electricity and/or gas consumed in the Owner's or Occupier's Lot direct from the Body Corporate and must not purchase electricity and/or gas from any other source.

- d) The Body Corporate is not required to supply to any Owner or Occupier electricity and/or gas requirements beyond those requirements which the relevant authority could supply at any particular time;
- e) The Body Corporate may charge for the services (including for the installation of, and the costs associated with, utility infrastructure for the services) but only to the extent necessary for reimbursing the Body Corporate for supplying the services;
- f) The Body Corporate may render accounts to each Owner or Occupier and such accounts are payable to the Body Corporate within seven (7) days of the delivery of such accounts;
- g) In respect of an account which has been rendered pursuant to these By-laws, then the Owner or Occupier is liable, jointly and severally with any person who was liable to pay that electricity and/or gas account when that Owner or Occupier became the Owner or Occupier of that Lot;
- h) In the event that a proper account for the supply of reticulated electricity and/or gas is not paid by its due date for payment, then the Body Corporate is entitled to –
 - (i) recover the amount of the unpaid account or accounts (whether or not a formal demand has been made) as a liquidated debt due to it in any Court of competent jurisdiction; and/ or
 - (ii) disconnect the supply or reticulated electricity and/or gas to the relevant Lot;
- i) The Body Corporate is not, under any circumstances whatsoever, responsible or liable for any failure of the supply of electricity and/or gas due to breakdowns, repairs, maintenance, strikes, accidents or causes of any class of description; and
- j) The Body Corporate may, from time to time, determine a security deposit to be paid by each Owner or Occupier who is connected to the supply of the electricity and/or gas as a guarantee against non-payment of accounts for the supply of reticulated electricity and/or gas.

40. No Smoking On Common Property

40.1 An Owner or Occupier and their visitor and guests must not;

- a) smoke a smoking product on or within any part of the common property;
- b) litter any part of the common property with the waste product of smoking, or any tobacco product packaging

SCHEDULE D**ANY OTHER REQUIRED OR PERMITTED DETAILS (if applicable)****1. Services location diagram**

Services location diagram showing the location of any implied statutory easements for utility services and infrastructure for the Scheme are attached.

2. Statutory easements

It is proposed that the Lots will be affected by statutory easements. The Lots affected and the type of statutory easements affecting the Lots are as follows:-

LOT AFFECTED	TYPE OF STATUTORY EASEMENT
Lot 1 on SP181761	Lateral or subjacent support, projections & utility services
Lot 2 on SP181761	Lateral or subjacent support, projections & utility services
Lot 3 on SP181761	Lateral or subjacent support, projections & utility services
Lot 4 on SP181761	Lateral or subjacent support, projections & utility services
Lot 5 on SP181761	Lateral or subjacent support, projections & utility services
Lot 6 on SP181761	Lateral or subjacent support, projections & utility services
Lot 7 on SP181761	Lateral or subjacent support, projections & utility services
Lot 8 on SP181761	Lateral or subjacent support, projections & utility services
Lot 9 on SP181761	Lateral or subjacent support, projections & utility services
Lot 10 on SP181761	Lateral or subjacent support, projections & utility services
Lot 11 on SP181761	Lateral or subjacent support, projections & utility services
Lot 12 on SP181761	Lateral or subjacent support, projections & utility services
Lot 13 on SP181761	Lateral or subjacent support, projections & utility services
Lot 14 on SP181761	Lateral or subjacent support, projections & utility services
Lot 15 on SP181761	Lateral or subjacent support, projections & utility services
Lot 16 on SP181761	Lateral or subjacent support, projections & utility services
Lot 17 on SP181761	Lateral or subjacent support, projections & utility services
Lot 18 on SP181761	Lateral or subjacent support, projections & utility services
Lot 19 on SP181761	Lateral or subjacent support, projections & utility services
Lot 20 on SP181761	Lateral or subjacent support, projections & utility services
Lot 21 on SP181761	Lateral or subjacent support, projections & utility services
Lot 22 on SP181761	Lateral or subjacent support, projections & utility services
Lot 23 on SP181761	Lateral or subjacent support, projections & utility services

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Lot 184 on SP181761	Lateral or subjacent support, projections & utility services
Lot 185 on SP181761	Lateral or subjacent support, projections & utility services
Lot 186 on SP181761	Lateral or subjacent support, projections & utility services
Lot 187 on SP181761	Lateral or subjacent support, projections & utility services
Lot 188 on SP181761	Lateral or subjacent support, projections & utility services
Lot 189 on SP181761	Lateral or subjacent support, projections & utility services
Lot 190 on SP181761	Lateral or subjacent support, projections & utility services
Lot 191 on SP181761	Lateral or subjacent support, projections & utility services

3. Architectural and Landscaping Code

3.1 This is an architectural/ landscaping code for the purposes of section 7 of the Accommodation Module Regulations. The objectives of this architectural code are to:-

- a) Help protect the image and quality of the Scheme for the benefit of both the Lot Owner and Occupiers;
- b) Set guidelines to ensure a safe, comfortable, attractive and environmentally sensitive working environment for Lot Owners, Occupiers and the Body Corporate;
- c) Ensure the effectiveness of the building services and quiet enjoyment of others; and
- d) Ensure the long term asset value of the Scheme.

3.2 An 'Architectural Review Committee" may be formed by appointments made by the Body Corporate committee. It shall be of not less than three (3) persons, and each such person must be:-

- a) a committee member; or
- b) a lot owner; or
- c) a corporate nominee/ representative of a lot owner.

When a person ceases to be a lot owner or corporate nominee/representative, the person ceases to be a member of the Architectural Review Committee.

3.3 The architectural review committee may set its own procedures and guidelines for meeting, and a quorum for the making of any determination shall be not less than two.

3.4 If the chairperson of the body corporate committee is a member, that person shall act as chairperson of the architectural review committee but otherwise the architectural review must appoint a chairperson who may:-

- (a) convene meetings of the committee as circumstances arise and with such informality as the chairperson may think fit;
- (b) at any such meeting, allow a lot owner and its representatives or advisers to be present to explain the contents of any application being considered by the architectural review committee;

3.5 Where a member of the committee is also applicant in relation to the application then:-

- (a) the body corporate committee must substitute another person qualifying under clause 2 of this code to act in lieu of the affected committee member;
- (b) the substitute shall cease being a member of the committee once it has made its determination in relation to the person's application.

3.6 If an Architectural Review Committee has not been formed, the Body Corporate Committee must perform all responsibilities that may be performed by the Architectural Review Committee.

3.7 The Architectural Review Committee may issue guidelines for any alterations to Lots or Common Property.

SCHEDULE E**ALLOCATION OF EXCLUSIVE USE AREAS (if applicable)**

LOT ON PLAN	EXCLUSIVE USE OF COMMON PROPERTY AREA	USE
Lot 1 on SP181761	Areas marked 1, C1 & S1 on the attached plan 7703-10	Carparking and storage
Lot 2 on SP181761	Areas marked 2 & S2 on the attached plan 7703-10	Carparking and storage
Lot 3 on SP181761	Areas marked 3 & S3 on the attached plan 7703-10	Carparking and storage
Lot 4 on SP181761	Areas marked 4 & S4 on the attached plan 7703-10	Carparking and storage
Lot 5 on SP181761	Areas marked 5, C5 & S5 on the attached plan 7703-10	Carparking and storage
Lot 6 on SP181761	Areas marked 6 & S6 on the attached plan 7703-10	Carparking and storage
Lot 7 on SP181761	Areas marked 7, C7 & S7 on the attached plan 7703-10	Carparking and storage
Lot 8 on SP181761	Areas marked 8 & S8 on the attached plan 7703-10	Carparking and storage
Lot 9 on SP181761	Areas marked 9 & S9 on the attached plan 7703-10	Carparking and storage
Lot 10 on SP181761	Areas marked 10, C10 & S10 on the attached plan 7703-10	Carparking and storage
Lot 11 on SP181761	Areas marked 11, C11 & S11 on the attached plan 7703-10	Carparking and storage
Lot 12 on SP181761	Areas marked 12 & S12 on the attached plan 7703-10	Carparking and storage
Lot 13 on SP181761	Areas marked 13 & S13 on the attached plan 7703-10	Carparking and storage
Lot 14 on SP181761	Areas marked 14 & S14 on the attached plan 7703-10	Carparking and storage
Lot 15 on SP181761	Area marked 15 on the attached plan 7703-10 and area marked S15 on the attached plan 7703-12	Carparking and storage
Lot 16 on SP181761	Areas marked 16, C16 & S16 on the attached plan 7703-10	Carparking and storage
Lot 17 on SP181761	Areas marked 17 & S17 on the attached plan 7703-10	Carparking and storage
Lot 18 on SP181761	Areas marked 18 & S18 on the attached plan 7703-10	Carparking and storage
Lot 19 on SP181761	Areas marked 19, C19 & S19 on the attached plan 7703-10	Carparking and storage

Lot 20 on SP181761	Areas marked 20, C20 & S20 on the attached plan 7703-10	Carparking and storage
Lot 21 on SP181761	Areas marked 21 & S21 on the attached plan 7703-10	Carparking and storage
Lot 22 on SP181761	Areas marked 22 & S22 on the attached plan 7703-10	Carparking and storage
Lot 23 on SP181761	Areas marked 23 & S23 on the attached plan 7703-10	Carparking and storage
Lot 24 on SP181761	Area marked 24 on the attached plan 7703-10 and area marked S24 on the attached plan 7703-12	Carparking and storage
Lot 25 on SP181761	Areas marked 25, C25 & S25 on the attached plan 7703-10	Carparking and storage
Lot 26 on SP181761	Areas marked 26 & S26 on the attached plan 7703-10	Carparking and storage
Lot 27 on SP181761	Areas marked 27 & S27 on the attached plan 7703-10	Carparking and storage
Lot 28 on SP181761	Area marked 28, C28 & S28 on the attached plan 7703-10 and area marked S28 on the attached plan 7703-12	Carparking and storage
Lot 29 on SP181761	Areas marked 29, C29 & S29 on the attached plan 7703-10	Carparking and storage
Lot 30 on SP181761	Areas marked 30 & S30 on the attached plan 7703-10	Carparking and storage
Lot 31 on SP181761	Areas marked 31 & S31 on the attached plan 7703-10	Carparking and storage
Lot 32 on SP181761	Areas marked 32 & S32 on the attached plan 7703-10	Carparking and storage
Lot 33 on SP181761	Area marked 33 on the attached plan 7703-10 and area marked S33 on the attached plan 7703-12	Carparking and storage
Lot 34 on SP181761	Areas marked 34, C34 & S34 on the attached plan 7703-11	Carparking and storage
Lot 35 on SP181761	Areas marked 35 & S35 on the attached plan 7703-11	Carparking and storage
Lot 36 on SP181761	Areas marked 36 & S36 on the attached plan 7703-11	Carparking and storage
Lot 37 on SP181761	Area marked 37 on the attached plan 7703-11 and area marked s37 on the attached plan 7703-10	Carparking and storage
Lot 38 on SP181761	Area marked 38 on the attached plan 7703-11 and area marked S38 on the attached plan 7703-10	Carparking and storage
Lot 39 on SP181761	Area marked 39 on the attached plan 7703-11 and area marked S39 on the attached plan	Carparking and storage

	7703-10	
Lot 40 on SP181761	Areas marked 40 & S40 on the attached plan 7703-11	Carparking and storage
Lot 41 on SP181761	Areas marked 41 & S41 on the attached plan 7703-11	Carparking and storage
Lot 42 on SP181761	Areas marked 42 & S42 on the attached plan 7703-11	Carparking and storage
Lot 43 on SP181761	Areas marked 43, C43 & S43 on the attached plan 7703-10	Carparking and storage
Lot 44 on SP181761	Areas marked 44, C44 & S44 on the attached plan 7703-11	Carparking and storage
Lot 45 on SP181761	Areas marked 45, C45 & S45 on the attached plan 7703-10	Carparking and storage
Lot 46 on SP181761	Areas marked 46, C46 & S46 on the attached plan 7703-10	Carparking and storage
Lot 47 on SP181761	Areas marked 47, C47 & S47 on the attached plan 7703-10	Carparking and storage
Lot 48 on SP181761	Areas marked 48 & S48 on the attached plan 7703-10	Carparking and storage
Lot 49 on SP181761	Areas marked 49, C49 & S49 on the attached plan 7703-10	Carparking and storage
Lot 50 on SP181761	Areas marked 50 & S50 on the attached plan 7703-10	Carparking and storage
Lot 51 on SP181761	Area marked 51 on the attached plan 7703-10 and area marked S51 on the attached plan 7703-12	Carparking and storage
Lot 52 on SP181761	Area marked 52 & C52 on the attached plan 7703-11 and area marked S52 on the attached plan 7703-10	Carparking and storage
Lot 53 on SP181761	Areas marked 53 & S53 on the attached plan 7703-11	Carparking and storage
Lot 54 on SP181761	Areas marked 54 & S54 on the attached plan 7703-11	Carparking and storage
Lot 55 on SP181761	Area marked 55 on the attached plan 7703-11 and area marked S55 on the attached plan 7703-10	Carparking and storage
Lot 56 on SP181761	Areas marked 56 & S56 on the attached plan 7703-11	Carparking and storage
Lot 57 on SP181761	Areas marked 57 & S57 on the attached plan 7703-11	Carparking and storage
Lot 58 on SP181761	Areas marked 58 & S58 on the attached plan 7703-11	Carparking and storage
Lot 59 on SP181761	Areas marked 59 & S59 on the attached plan 7703-11	Carparking and storage

Lot 60 on SP181761	Areas marked 60 & S60 on the attached plan 7703-11	Carparking and storage
Lot 61 on SP181761	Areas marked 61, C61 & S61 on the attached plan 7703-10	Carparking and storage
Lot 62 on SP181761	Areas marked 62, C62 & S62 on the attached plan 7703-10	Carparking and storage
Lot 63 on SP181761	Areas marked 63, C63 & S63 on the attached plan 7703-11	Carparking and storage
Lot 64 on SP181761	Areas marked 64, C64 & S64 on the attached plan 7703-10	Carparking and storage
Lot 65 on SP181761	Areas marked 65, C65 & S65 on the attached plan 7703-10	Carparking and storage
Lot 66 on SP181761	Areas marked 66, C66 & S66 on the attached plan 7703-10	Carparking and storage
Lot 67 on SP181761	Areas marked 67, C67 & S67 on the attached plan 7703-10	Carparking and storage
Lot 68 on SP181761	Areas marked 68 & S68 on the attached plan 7703-10	Carparking and storage
Lot 69 on SP181761	Areas marked 69 & S69 on the attached plan 7703-10	Carparking and storage
Lot 70 on SP181761	Areas marked 70, C70 & S70 on the attached plan 7703-11	Carparking and storage
Lot 71 on SP181761	Areas marked 71 & S71 on the attached plan 7703-11	Carparking and storage
Lot 72 on SP181761	Areas marked 72 & S72 on the attached plan 7703-11	Carparking and storage
Lot 73 on SP181761	Area marked 73 on the attached plan 7703-11 and area marked S73 on the attached plan 7703-10	Carparking and storage
Lot 74 on SP181761	Areas marked 74 & S74 on the attached plan 7703-11	Carparking and storage
Lot 75 on SP181761	Areas marked 75 & S75 on the attached plan 7703-11	Carparking and storage
Lot 76 on SP181761	Areas marked 76 & S76 on the attached plan 7703-11	Carparking and storage
Lot 77 on SP181761	Areas marked 77 & S77 on the attached plan 7703-11	Carparking and storage
Lot 78 on SP181761	Area marked 78 on the attached plan 7703-11 and area marked S78 on the attached plan 7703-10	Carparking and storage
Lot 79 on SP181761	Areas marked 79, C79 & S79 on the attached plan 7703-10	Carparking and storage
Lot 80 on SP181761	Areas marked 80, C80 & S80 on the attached plan 7703-10	Carparking and storage

Lot 81 on SP181761	Areas marked 81, C81 & S81 on the attached plan 7703-11	Carparking and storage
Lot 82 on SP181761	Areas marked 82, C82 & S82 on the attached plan 7703-10	Carparking and storage
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Lot 84 on SP181761	Areas marked 84, C84 & S84 on the attached plan 7703-10	Carparking and storage
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Lot 86 on SP181761	Areas marked 86 & S86 on the attached plan 7703-10	Carparking and storage
Lot 87 on SP181761	Area marked 87 on the attached plan 7703-10 and area marked S87 on the attached plan 7703-12	Carparking and storage
Lot 88 on SP181761	Areas marked 88, C88 & S88 on the attached plan 7703-11	Carparking and storage
Lot 89 on SP181761	Areas marked 89 & S89 on the attached plan 7703-11	Carparking and storage
Lot 90 on SP181761	Areas marked 90 & S90 on the attached plan 7703-11	Carparking and storage
Lot 91 on SP181761	Areas marked 91 on the attached plan 7703-11 and area marked S91 on the attached plan 7703-10	Carparking and storage
Lot 92 on SP181761	Areas marked 92 & S92 on the attached plan 7703-11	Carparking and storage
Lot 93 on SP181761	Area marked 93 on the attached plan 7703-11 and area marked S93 on the attached plan 7703-10	Carparking and storage
Lot 94 on SP181761	Areas marked 94 & S94 on the attached plan 7703-11	Carparking and storage
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Lot 96 on SP181761	Area marked 96 on the attached plan 7703-11 and area marked S96 on the attached plan 7703-10	Carparking and storage
Lot 97 on SP181761	Areas marked 97, C97 & S97 on the attached plan 7703-10	Carparking and storage
Lot 98 on SP181761	Areas marked 98, C98 & S98 on the attached plan 7703-10	Carparking and storage
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Lot 102 on SP181761	Areas marked 102, C102 & S102 on the attached plan 7703-10	Carparking and storage
Lot 103 on SP181761	Areas marked 103 & S103 on the attached plan 7703-10	Carparking and storage
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Lot 105 on SP181761	Area marked 105 on the attached plan 7703-10 and area marked S105 on the attached plan 7703-12	Carparking and storage
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Lot 108 on SP181761	Areas marked 108 & S108 on the attached plan 7703-11	Carparking and storage
Lot 109 on SP181761	Areas marked 109 & S109 on the attached plan 7703-11	Carparking and storage
Lot 110 on SP181761	Area marked 110 on the attached plan 7703-11 and area marked S110 on the attached plan 7703-10	Carparking and storage
Lot 111 on SP181761	Areas marked 111 & S111 on the attached plan 7703-11	Carparking and storage
Lot 112 on SP181761	Areas marked 112 & S112 on the attached plan 7703-11	Carparking and storage
Lot 113 on SP181761	Area marked 113 on the attached plan 7703-11 and area marked S113 on the attached plan 7703-10	Carparking and storage
Lot 114 on SP181761	Areas marked 114, C114 & S114 on the attached plan 7703-10	Carparking and storage
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Lot 116 on SP181761	Areas marked 116, C116 & S116 on the attached plan 7703-10	Carparking and storage
Lot 117 on SP181761	Areas marked 117, C117 & S117 on the attached plan 7703-10 and the area marked D117 on the attached plan 7703-14	Carparking, storage and courtyard
Lot 118 on SP181761	Areas marked 118, C118 & S118 on the attached plan 7703-10	Carparking and storage
Lot 119 on SP181761	Areas marked 119, C119 & S119 on the attached plan 7703-11	Carparking and storage
Lot 120 on SP181761	Areas marked 120 & S120 on the attached plan 7703-10	Carparking and storage

Lot 121 on SP181761	Areas marked 121 & S121 on the attached plan 7703-10	Carparking and storage
Lot 122 on SP181761	Areas marked 122, C122 & S122 on the attached plan 7703-11	Carparking and storage
Lot 123 on SP181761	Areas marked 123 & S123 on the attached plan 7703-11	Carparking and storage
Lot 124 on SP181761	Areas marked 124 & S124 on the attached plan 7703-11	Carparking and storage
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Lot 127 on SP181761	Areas marked 127 & S127 on the attached plan 7703-11	Carparking and storage
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Lot 147 on SP181761	Areas marked 147 & S147 on the attached plan 7703-11	Carparking and storage
Lot 148 on SP181761	Areas marked 148, C148 & S148 on the	Carparking and storage

	attached plan 7703-11	
Lot 149 on SP181761	Areas marked 149 & S149 on the attached plan 7703-11	Carparking and storage
Lot 150 on SP181761	Areas marked 150 & S150 on the attached plan 7703-11	Carparking and storage
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Lot 152 on SP181761	Areas marked 152 & S152 on the attached plan 7703-11	Carparking and storage
Lot 153 on SP181761	Areas marked 153 & S153 on the attached plan 7703-11	Carparking and storage
Lot 154 on SP181761	Areas marked 154, C154 & S154 on the attached plan 7703-12	Carparking and storage
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Lot 157 on SP181761	Areas marked 157 & S157 on the attached plan 7703-11	Carparking and storage
Lot 158 on SP181761	Areas marked 158 & S158 on the attached plan 7703-11	Carparking and storage
Lot 159 on SP181761	Areas marked 159 & S159 on the attached plan 7703-11	Carparking and storage
Lot 160 on SP181761	Areas marked 160, C160 & S160 on the attached plan 7703-12	Carparking and storage
Lot 161 on SP181761	Areas marked 161 & S161 on the attached plan 7703-11	Carparking and storage
Lot 162 on SP181761	Areas marked 162 & S162 on the attached plan 7703-11	Carparking and storage
Lot 163 on SP181761	Area marked 163 on the attached plan 7703-11 and area marked S163 on the attached plan 7703-12	Carparking and storage
Lot 164 on SP181761	Areas marked 164 & S164 on the attached plan 7703-11	Carparking and storage
Lot 165 on SP181761	Areas marked 165, C165 & S165 on the attached plan 7703-12	Carparking and storage
Lot 166 on SP181761	Areas marked 166 & S166 on the attached plan 7703-11	Carparking and storage
Lot 167 on SP181761	Areas marked 167 & S167 on the attached plan 7703-11	Carparking and storage
Lot 168 on SP181761	Area marked 168 on the attached plan 7703-11 and area marked S168 on the attached plan 7703-12	Carparking and storage
Lot 169 on SP181761	Areas marked 169 & S169 on the attached plan	Carparking and storage

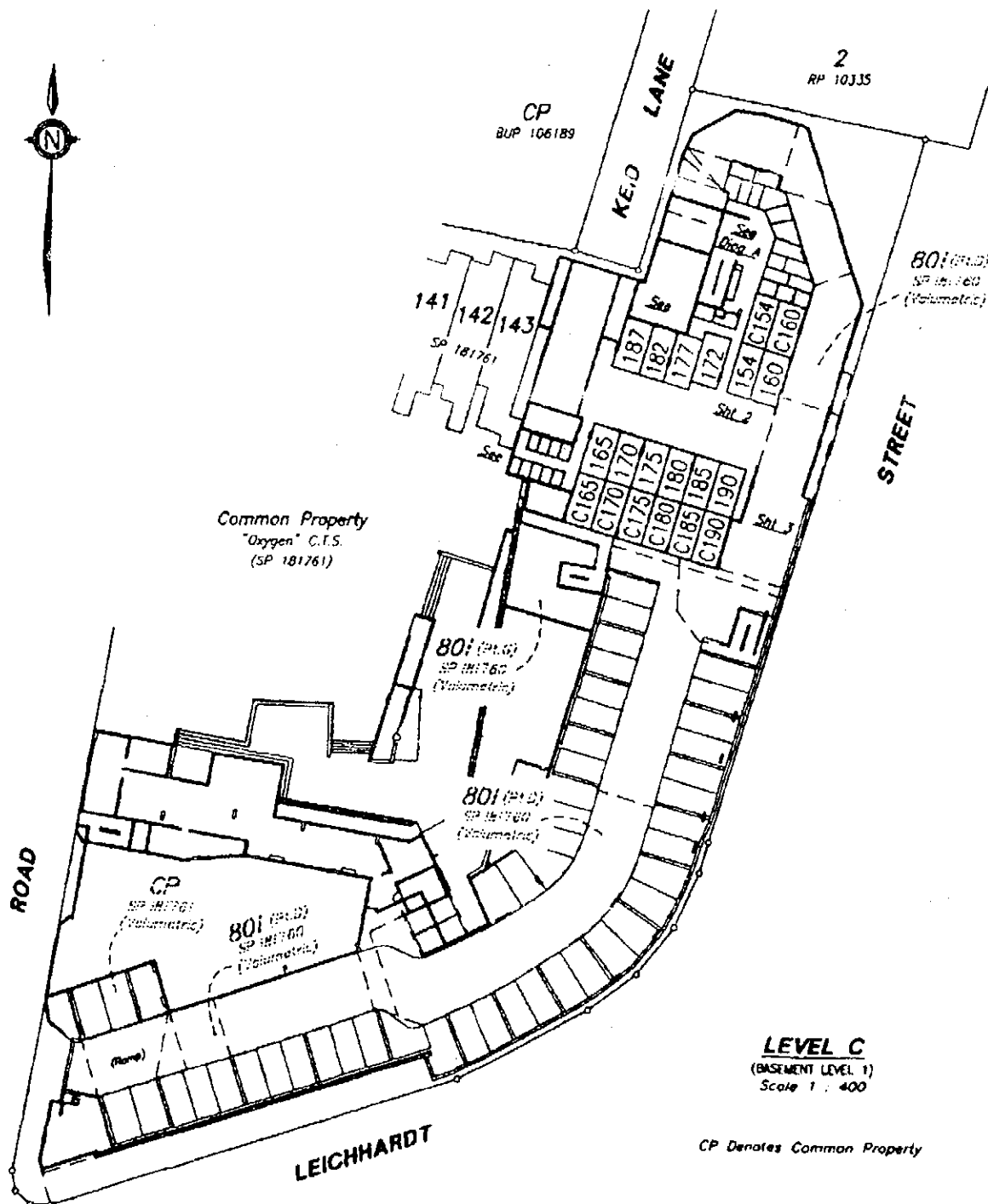
	7703-11	
Lot 170 on SP181761	Areas marked 170, C170 & S170 on the attached plan 7703-12	Carparking and storage
Lot 171 on SP181761	Areas marked 171 & S171 on the attached plan 7703-11	Carparking and storage
Lot 172 on SP181761	Areas marked 172 & S172 on the attached plan 7703-12	Carparking and storage
Lot 173 on SP181761	Areas marked 173 & S173 on the attached plan 7703-11	Carparking and storage
Lot 174 on SP181761	Areas marked 174 & S174 on the attached plan 7703-11	Carparking and storage
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Lot 177 on SP181761	Areas marked 177 & S177 on the attached plan 7703-12	Carparking and storage
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Lot 179 on SP181761	Areas marked 179 & S179 on the attached plan 7703-11	Carparking and storage
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Lot 186 on SP181761	Areas marked 186 & S186 on the attached plan 7703-11	Carparking and storage
Lot 187 on SP181761	Areas marked 187 & S187 on the attached plan 7703-12	Carparking and storage
Lot 188 on SP181761	Areas marked 188 & S188 on the attached plan 7703-11	Carparking and storage
Lot 189 on SP181761	Areas marked 189 & S189 on the attached plan 7703-11	Carparking and storage
Lot 190 on SP181761	Areas marked 190, C190 & S190 on the attached plan 7703-12	Carparking and storage

Lot 191 on SP181761	Areas marked 191 & S191 on the attached plan 7703-11	Carparking and storage
---------------------	---	------------------------

bns1046259

'OXYGEN' COMMUNITY TITLE SCHEME

Sheet 1 of 4



C&B Consultants Pty Ltd ACN 055931096
herby certify that the details shown on this plan
are correct.



SKETCH PLAN FOR EXCLUSIVE USE PURPOSES

Over Part of Common Property on
Level C of "Oxygen"
(C.T.S.)

PARISH NORTH BRISBANE COUNTY STANLEY

SCALE 1 : 400	DATE 30/08/05	SURVEYED ELP	DWG FILE 7703_RU1
MERIDIAN SP 181761	F/B 40	DRAWN KCH	PLAN NO 7703-12

C&B CONSULTANTS PTY LTD
ACN 055931096
Suite 110, Level 2, Corner Brunswick
Ct, Brunswick & Market Streets
PORTLAND VALLEY QLD 4005
PO BOX 611
NEW FARM QLD 4004
TELEPHONE 3852 5436
FACSIMILE 3852 5477
Web: www.cbgroup.com.au



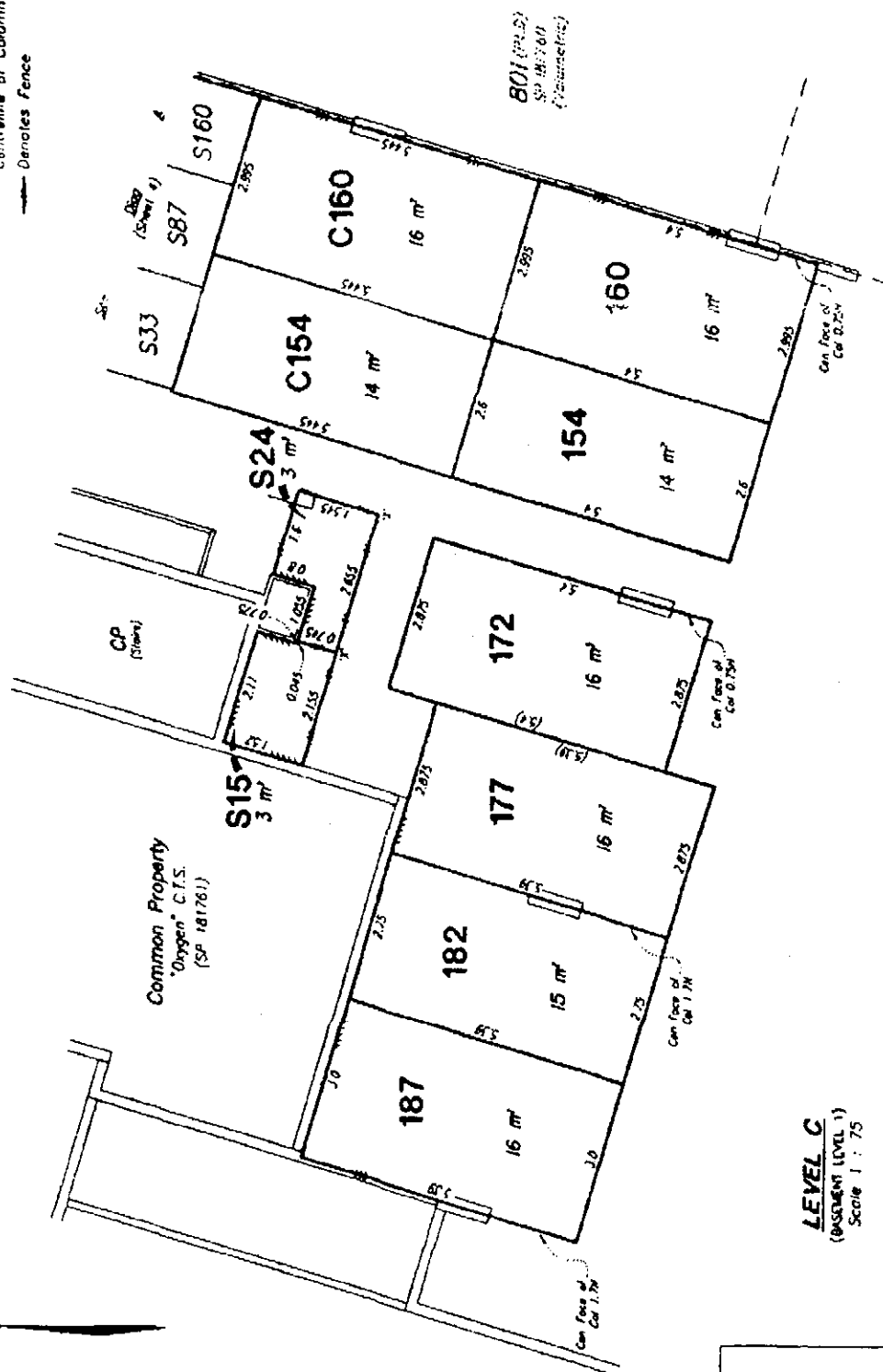
A3

7703-12

OXYGEN COMMUNITY TITLE SCHEME

2	4
---	---

For Clarity 'x' Denotes Gen GIPD
 CP Denotes Common Property
 --- Denotes Centreline of Wall
 ~~~~ Denotes Inside Face of Wall  
 -|- Denotes Boundary through Centreline of Column  
 --- Denotes Fence



**LEVEL C**  
(BASEMENT LEVEL 1)  
Scale 1 : 75

**7703-12**

For Clarity 'X' Denotes Cen Clipp  
 CP Denotes Common Property  
 —X— Denotes Centrelne of Wall  
 —X—X—X— Denotes Inside Face of Wall  
 —X— Denotes Boundary through  
 Centrelne of Column  
 —X—X—X— Denotes Fence

Common Property  
\*Oxygen\* C.I.S.  
(SP 181761)

09:38:55  
15:15:08

0344108

**LEVEL C**  
(BASEMENT LEVEL 1)  
Scale 1 : 75

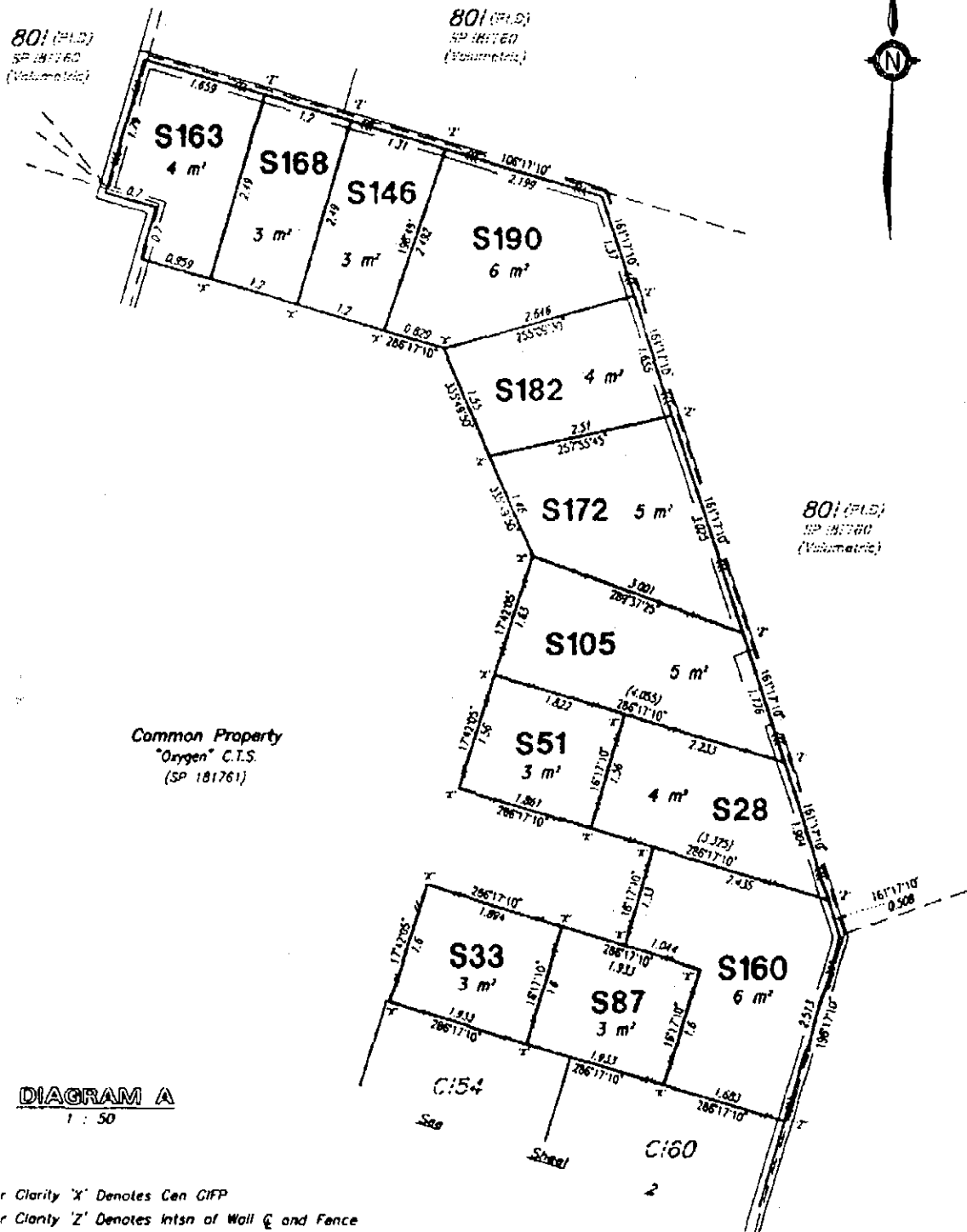
**7703-12**

S165 2 m' S170 2 m' S175 2 m' S180 2 m' S185 2 m'

ST ST

# OXFORD COMMUNITY TITLE SCHEME

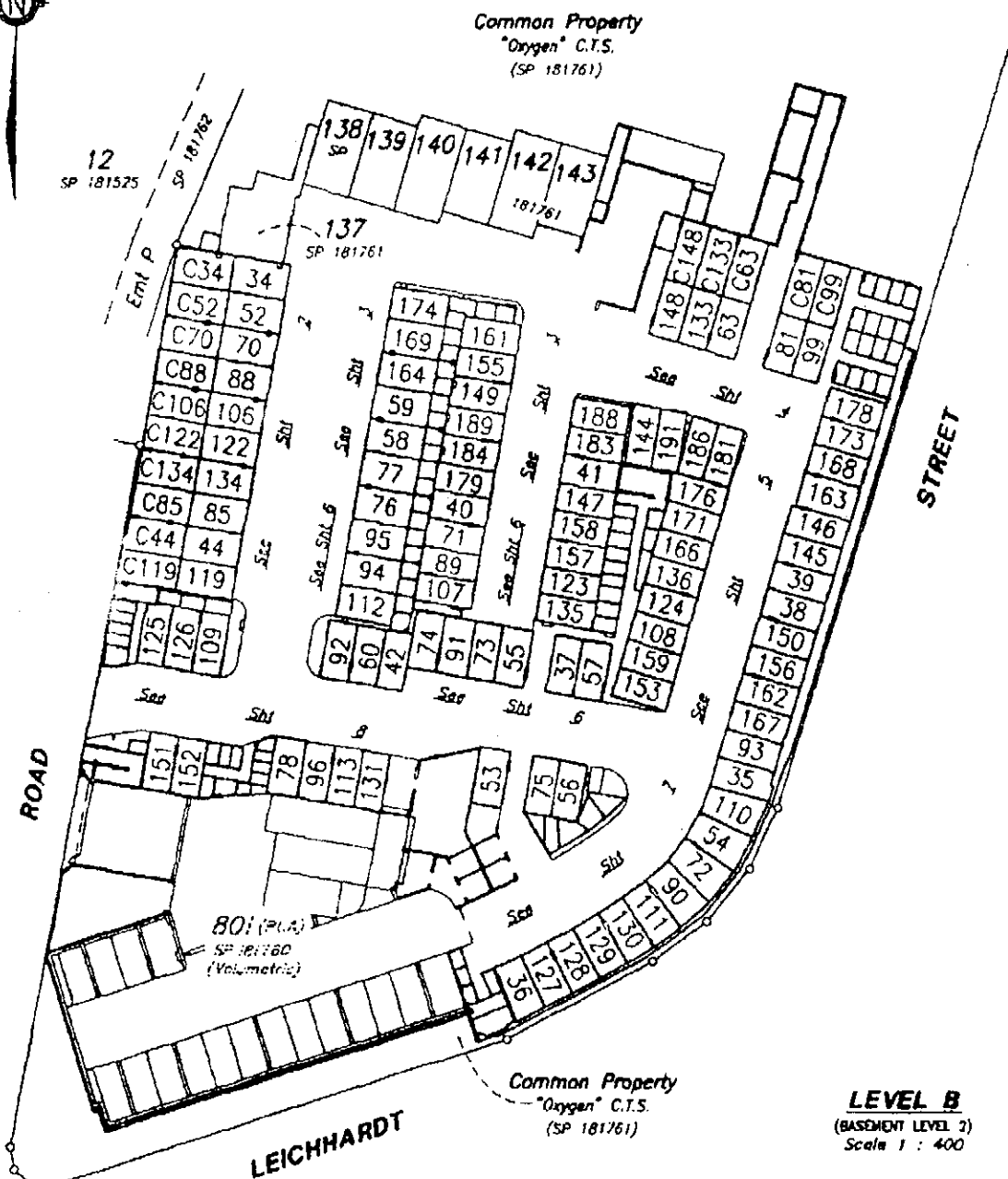
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7703-12



## 'OXYGEN' COMMUNITY TITLE SCHEME



C&B Consultants Pty Ltd ACN 055831096  
hereby certify that the details shown on this plan



**SKETCH PLAN FOR EXCLUSIVE USE PURPOSES**

Over Part of Common Property on  
Level B of "Oxygen"  
(C.T.S.)

PARISH NORTH BRISBANE COUNTY STANLEY

|                    |               |               |                   |
|--------------------|---------------|---------------|-------------------|
| SCALE 1 : 400      | DATE 30/08/05 | SURVEYED. ELP | DWG FILE 7703_002 |
| MERIDIAN SP 181761 | F/R No.       | DRAWN KCH     | PLAN No. 7703-11  |

C&B CONSULTANTS PTY LTD  
ACN 055831096  
Suite 1/2, Level 2, Corner Brunswick  
Coi Brunswick & Martin Streets  
FORTITUDE VALLEY QLD 4008  
PO BOX 911  
NEW FARM QLD 4008  
TELEPHONE 3852 8453  
FACSIMILE 3852 8457  
Web www.cbgroup.com.au

C&B GROUP

A3

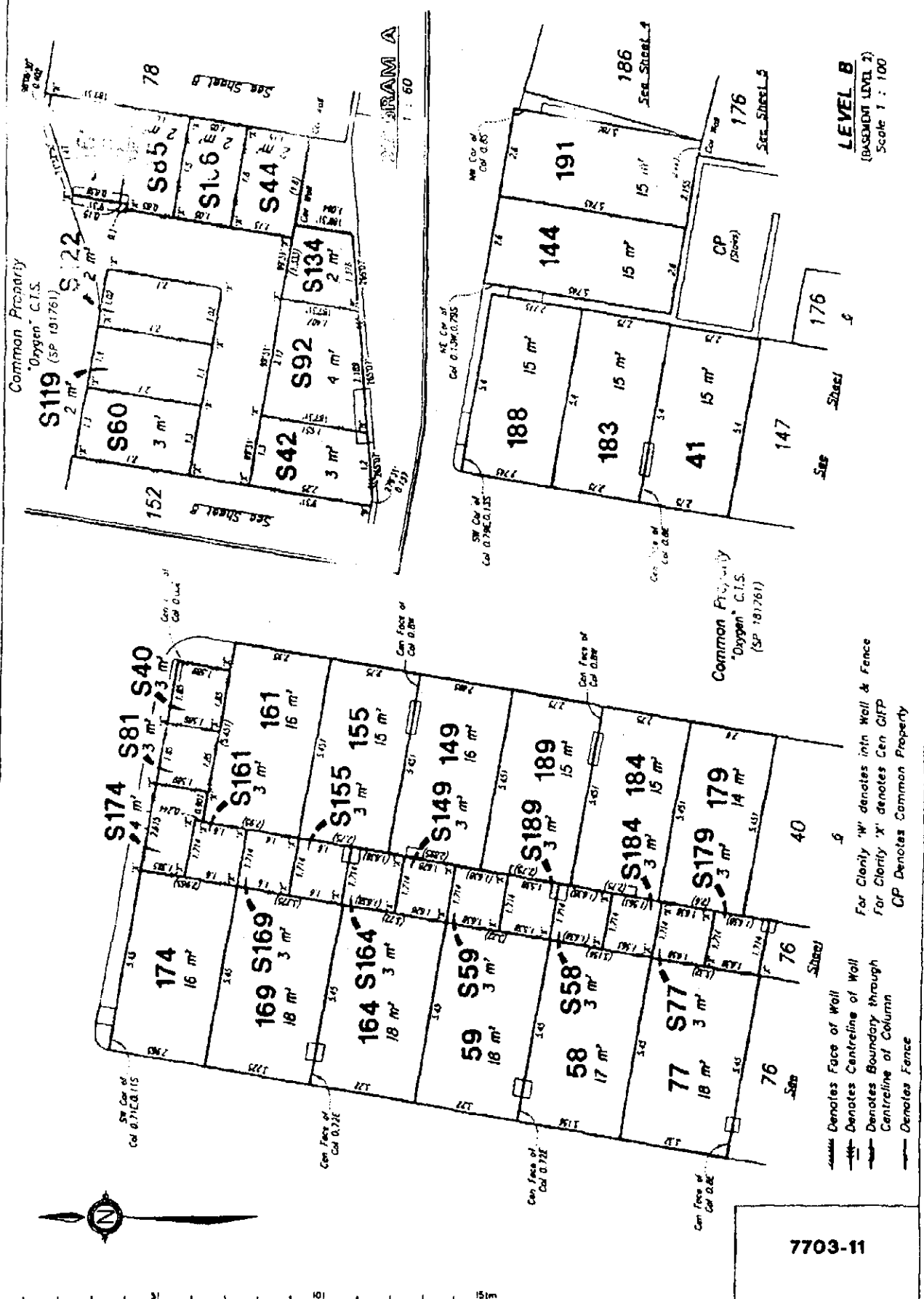
7703-11

**LEVEL B**  
(BASEMENT LEVEL 2)  
Scale 1 : 100

**7703-11**

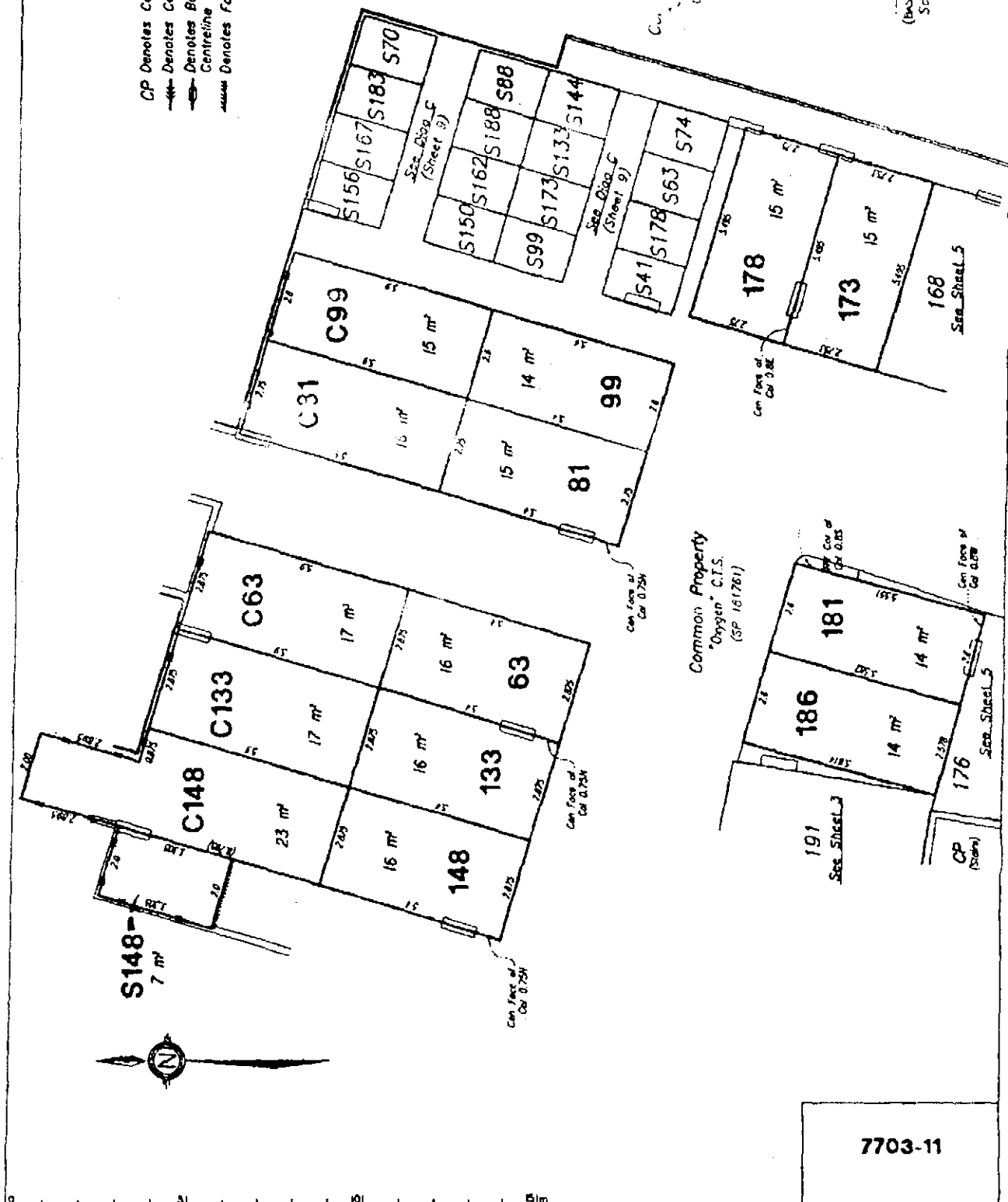
# 'OXYGEN' COMMUNITY TITLE SCHEME

**LEVEL B**  
(BASEMENT LEVEL 2)  
Scale 1 : 100

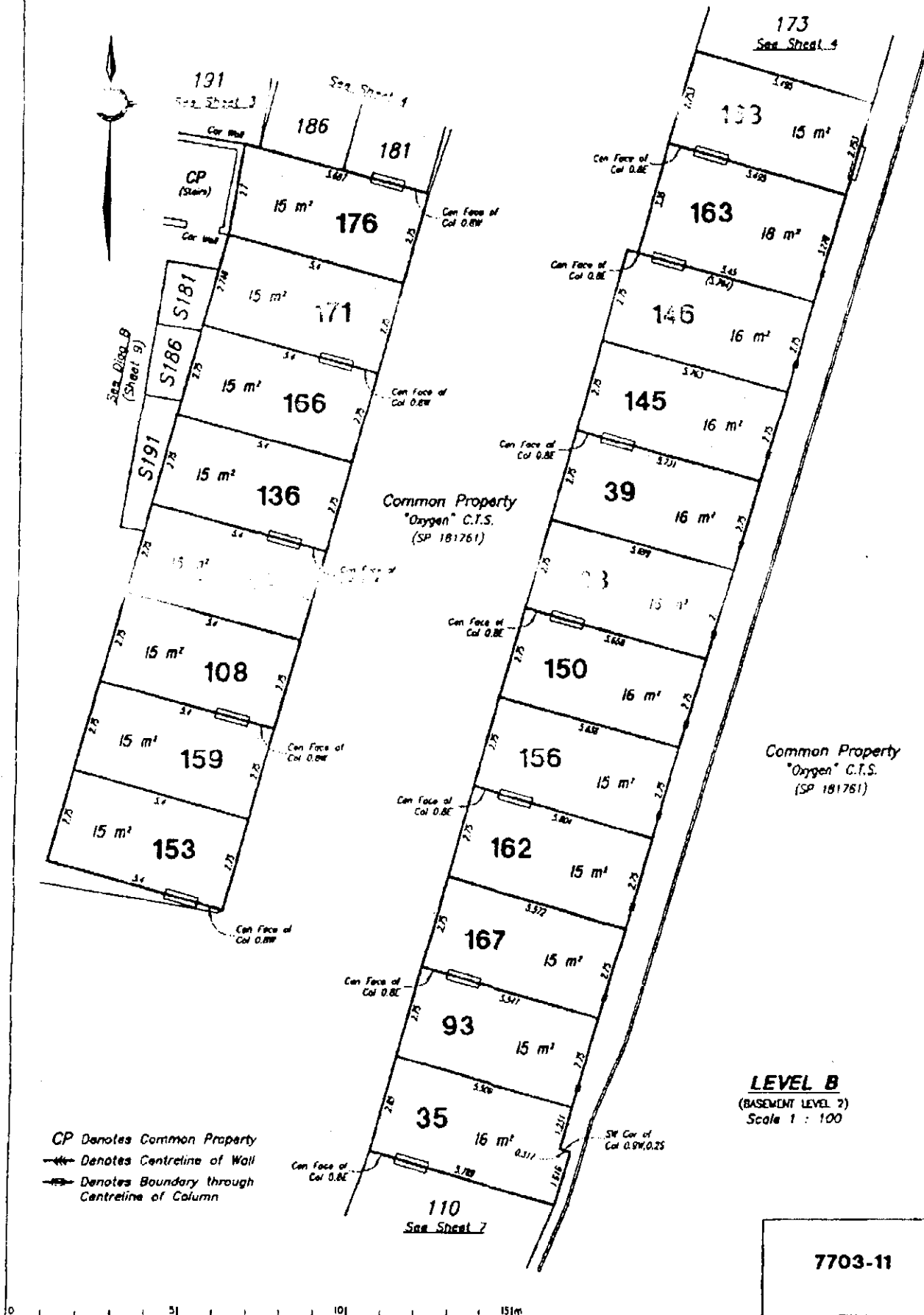


City of New York  
U.S.  
County of New York  
10/10/10

Score : 100  
(Based on 100)



## OXYGEN COMMUNITY TITLE SCHEME

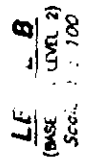


**7703-11**

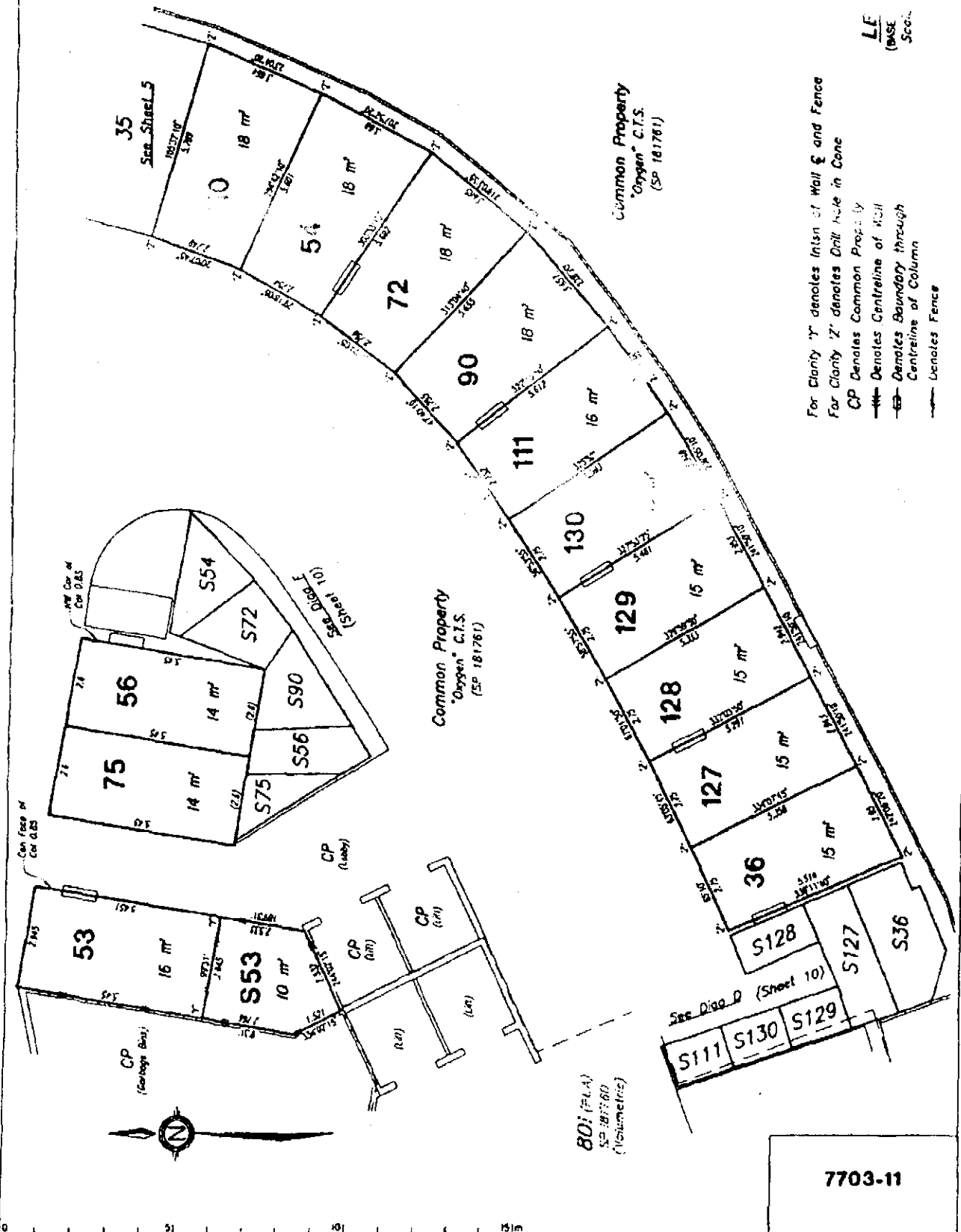
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(PAPER : 2)  
8  
137  
LE



# 'OXYGEN' COMMUNITY TITLE SCHEME



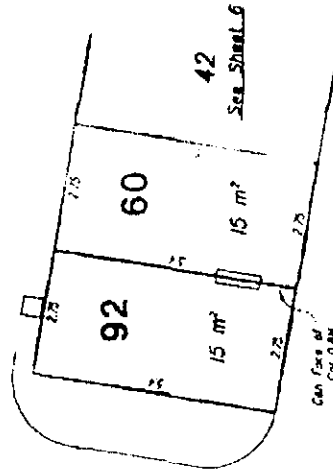
For Clarity '1' denotes Inten of Wall & Fence  
For Clarity '2' denotes Drill Hole in Cone  
CP Denotes Common Property  
~~---~~ Denotes Centrelime of Wall  
~~---~~ Denotes Boundary through Centrelime of Column  
~~---~~ Denotes Fence



# 'OXYGEN' COMMUNITY TITLE SCHEME

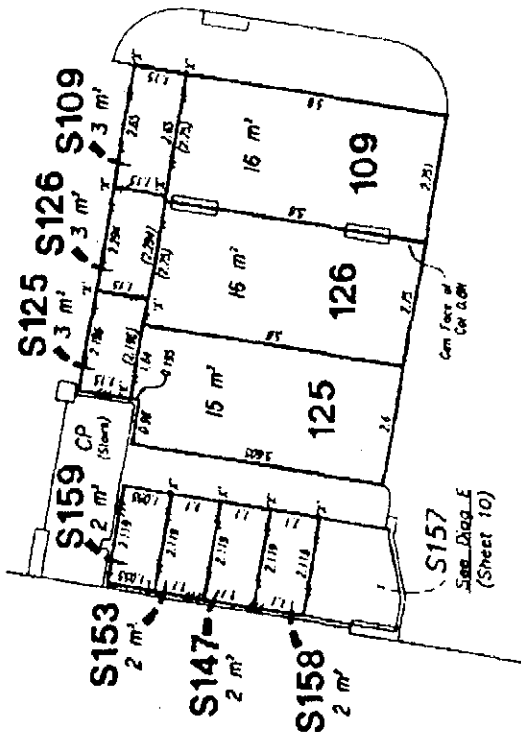


For clarity 'X' denotes Car Lift  
 CP Denotes Common Property  
 --- Denotes Centreline of Wall  
 --- Denotes Boundary through Centreline of Column  
 --- Denotes Fence

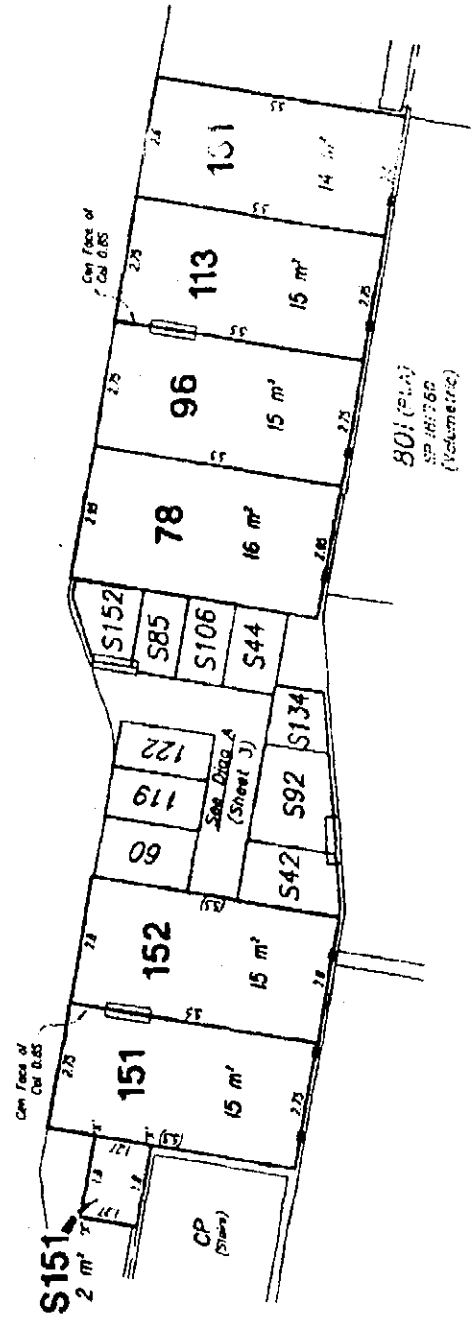


CP (Ramp)

Common Property  
 "Oxygen" C.T.S.  
 (SP 181781)



See Sheet 10



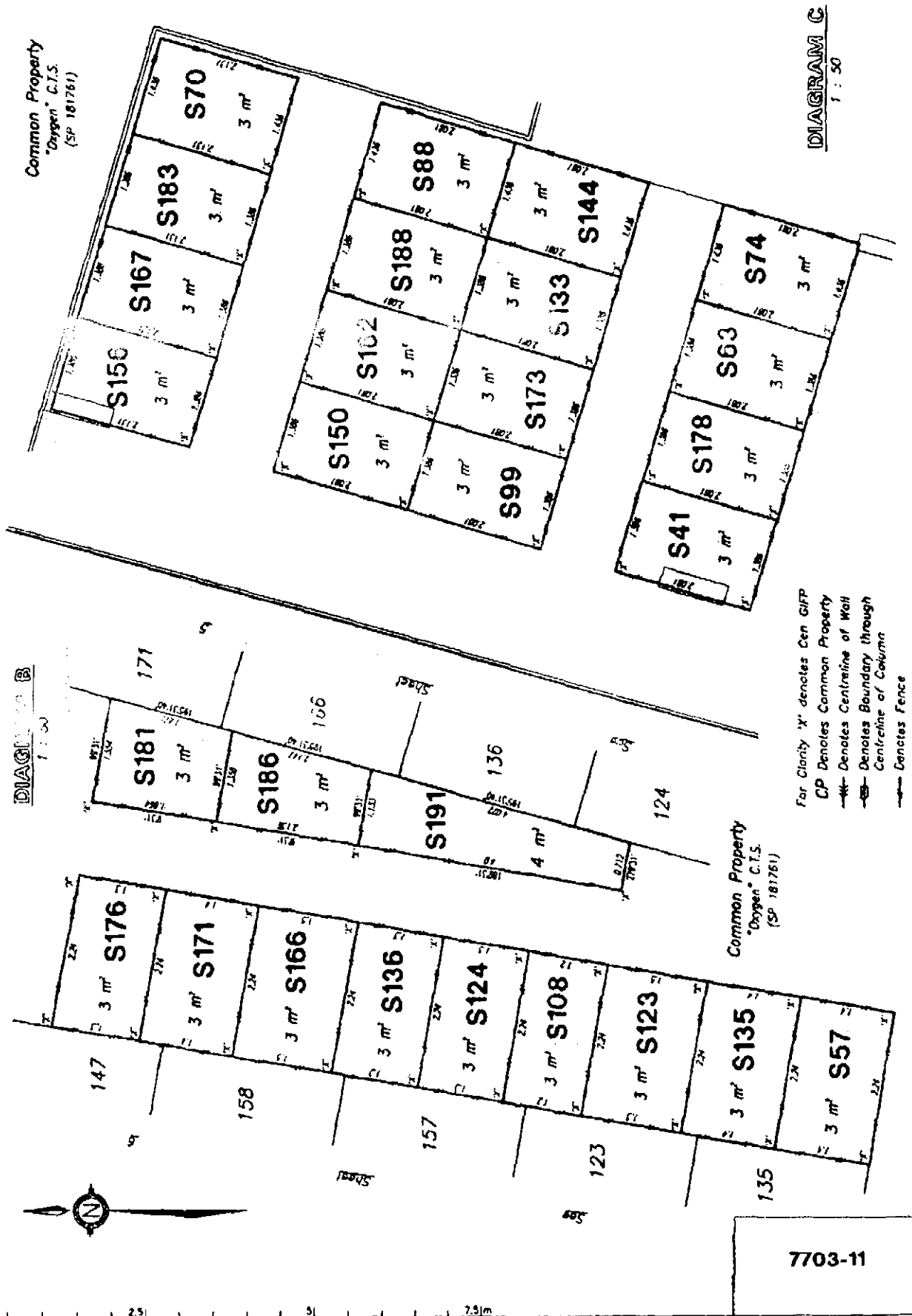
801 (PLAN)  
 SP 181780  
 (Volumetric)

LE B  
 (BASIC PLAN 2)  
 Scale 1 : 100

7703-11



# 'OXYGEN' COMMUNITY TITLE SCHEME



7703-11

# OXYGEN COMMUNITY TITLE SCHEME

Common Property  
"Oxygen" C.T.S.  
(SP 181761)

For Clarity 'X' denotes Cen GFFP  
For Clarity 'Y' denotes Insn of Wall & Fence  
For Clarity 'Z' denotes Drill Hole in Conc  
CP Denotes Common Property  
--- Denotes Centreline of Wall  
--- Denotes Boundary through Centreline of Column  
--- Denotes Fence

801 (PLAN)  
SP 181760  
(Volumetric)

DIAGRAM D  
1 : 50



DIAGRAM E  
1 : 50

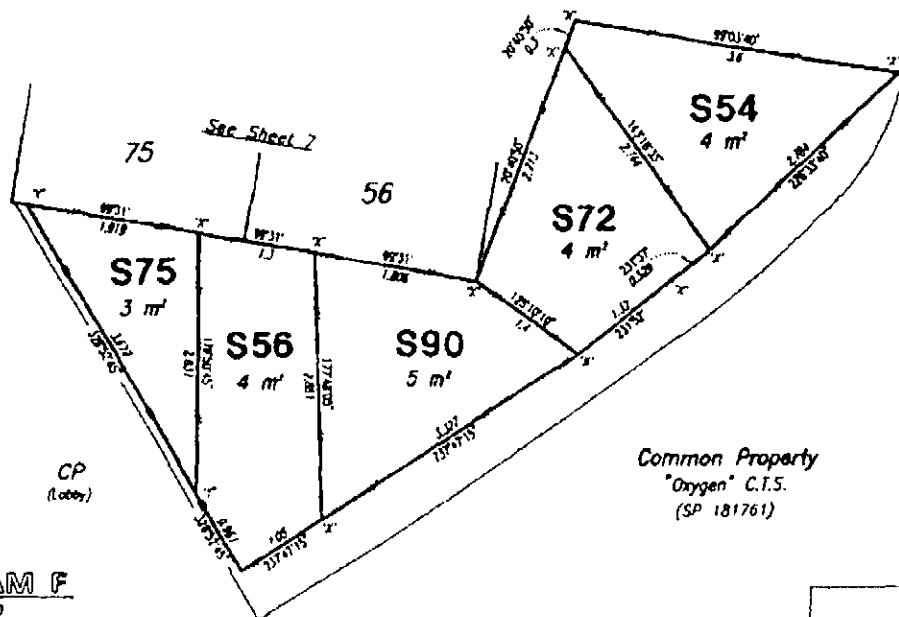
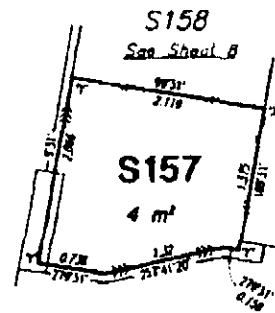
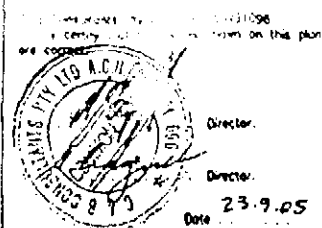
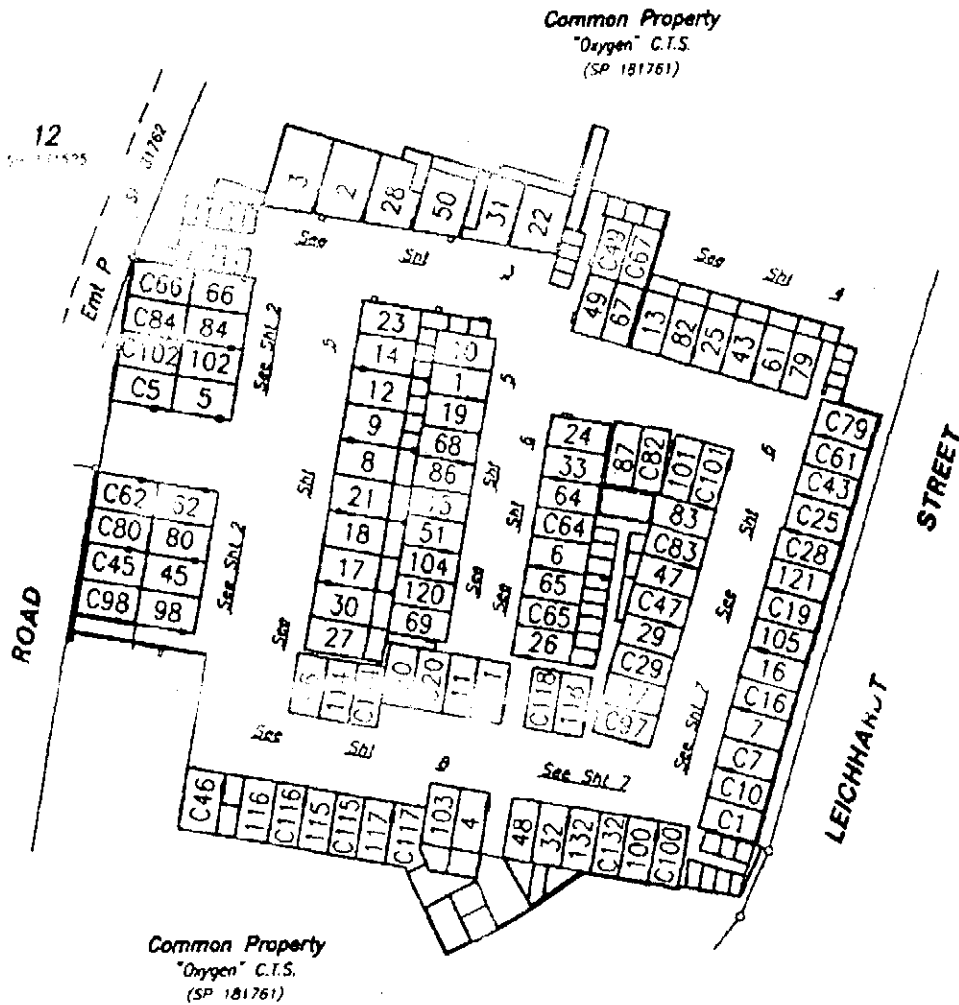


DIAGRAM F  
1 : 50

7703-11

## 'OXYGEN' COMMUNITY TITLE SCHEME



TCH PLAN FOR EXCLUSIVE USE PURPOSES  
Over Part of Common Property on  
Level A of "Oxygen"  
(C.T.S.)

PARISH NORTH BRISBANE COUNTY STANLEY

|                   |               |              |                   |
|-------------------|---------------|--------------|-------------------|
| SCALE 1 : 400     | DATE 30/08/05 | SURVEYED ELP | DWG FILE 7703_RU3 |
| HERDWAY SP 181761 | F/B No        | DRAWN KCH    | PLAN No 7703-10   |

CAR CONSULTANTS PTY LTD  
400 945 861 086  
Suite 110, Level 2, Central Business  
City Brisbane & March Street  
FORTITUDE VALLEY QLD 4006  
PO BOX 111  
NEW FARM QLD 4005  
TELEPHONE 3832 5445  
FACSIMILE 3832 5477  
web www.ccar.com.au



A3

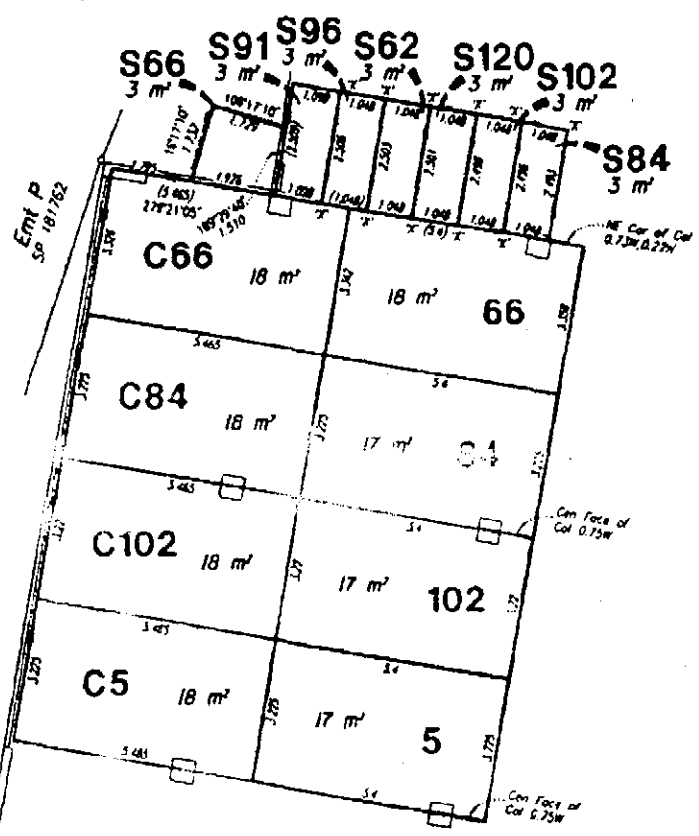
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# 'OXYGEN' COMMUNITY TITLE SCHEME

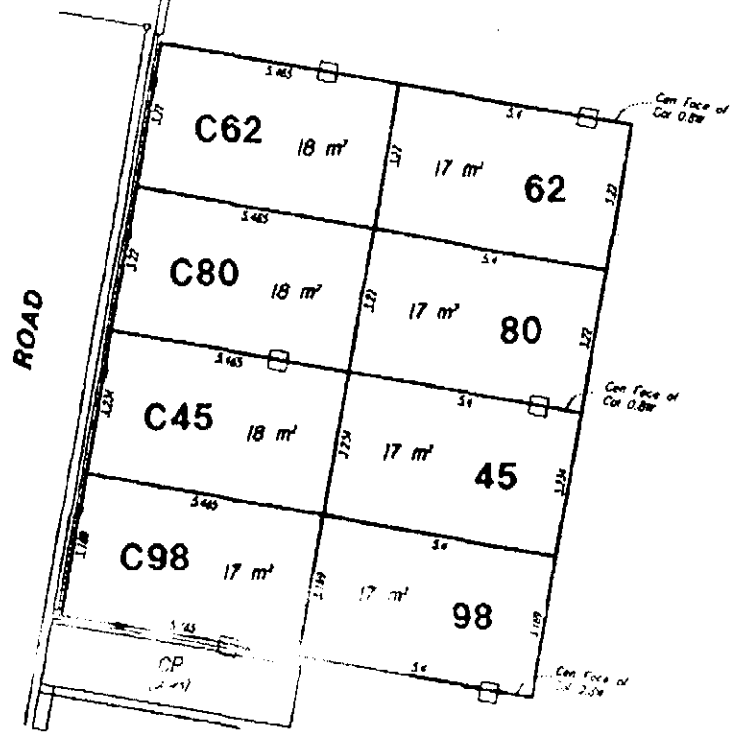
Sheet 2 of 8



12  
SP 181525



Common Property  
'Oxygen' C.T.S.  
(SP 181761)



For Clarity 'X' denotes Cen GIFF  
CP Denotes Common Property  
--- Denotes Centreline of Wall  
--- Denotes Boundary through Centreline of Column  
--- Denotes Fence  
===== Denotes Face of Wall

**LEVEL A**  
(BASEMENT LEVEL 3)  
Scale 1 : 100

7703-10

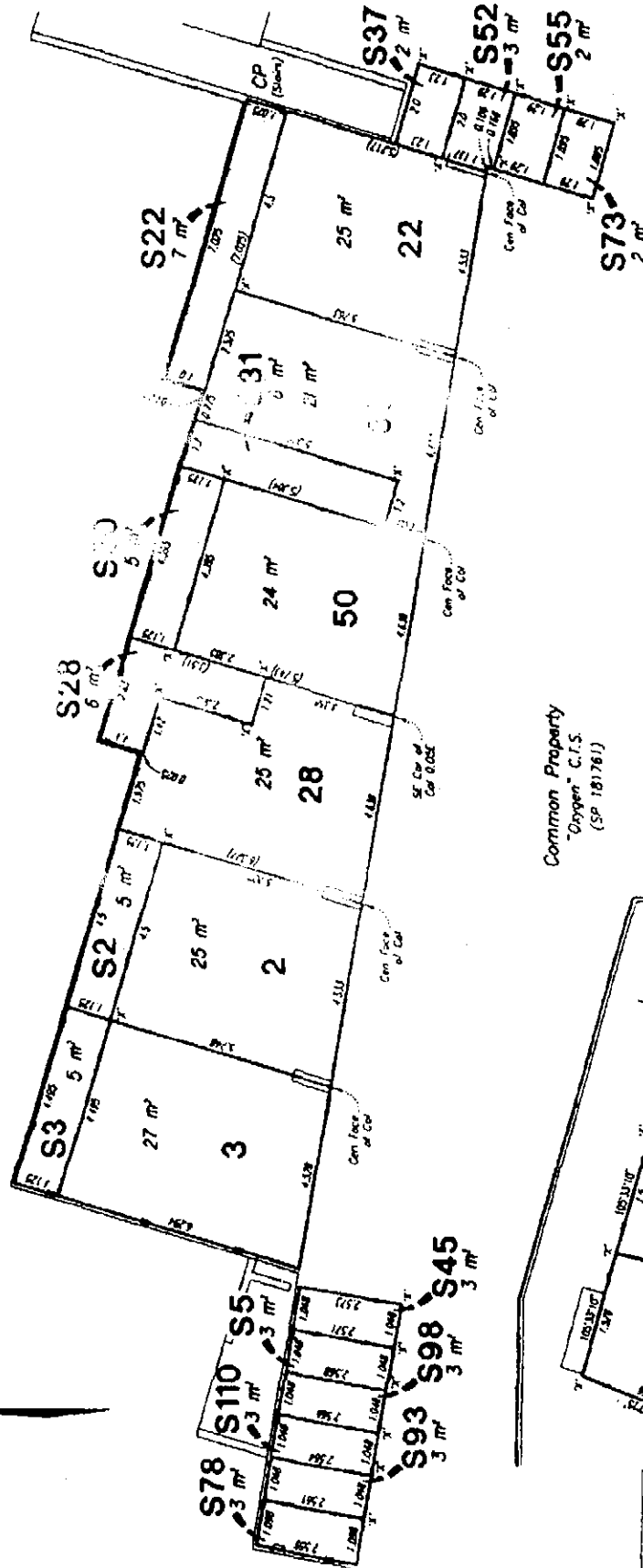
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# 'OXYGEN' COMMUNITY TITLE SCHEME

3 8

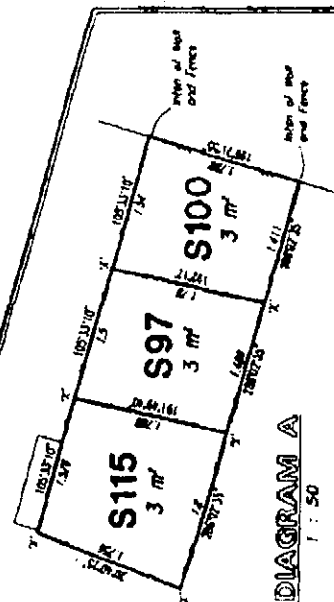
**LEVEL A**  
(Scale: 1 m = 100 m)  
Scale 1 : 100

Common Property  
'Oxygen' C.T.S.  
(SP 181761)



For Clarity 'X' Denotes Gen Clipp  
CP Denotes Common Property  
--- Denotes Centreline of Wall  
--- Denotes Boundary through Centreline of Column  
--- Denotes Fence  
--- Denotes Edge of Wall

Common Property  
'Oxygen' C.T.S.  
(SP 181761)

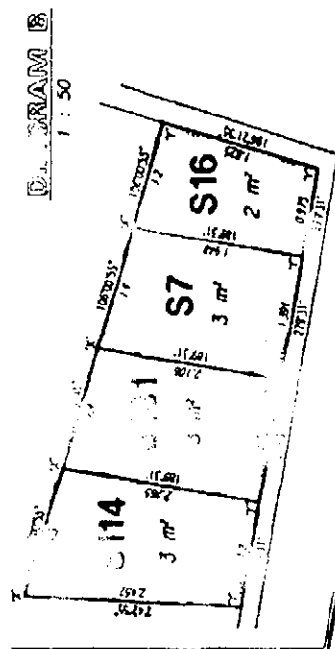


**DIAGRAM A**  
1 : 50

1703-10

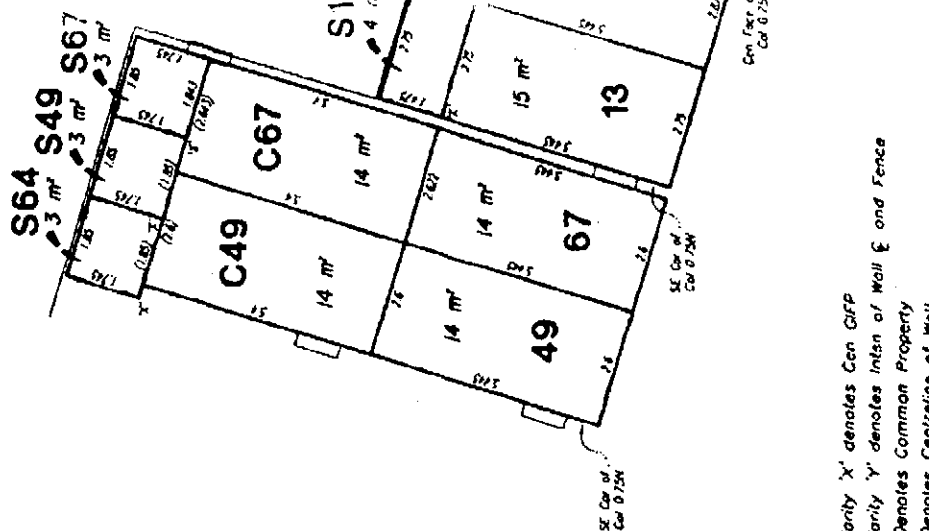
Q. RAM B

05 : 50



Common Property  
"Oxygen" C.I.S.  
(SP 181761)

1 FVEL A



Comm. Property  
"Ory." C.I.S.  
(SP 121781)

For Clarity 'X' denotes Can GPP  
For Clarity 'Y' denotes Intsn of Wall & Fence  
GP Denotes Common Property  
--- Denotes Centreline of Wall  
--- Denotes Boundary through Centreline of Column  
--- Denotes Fence  
--- Denotes Edge of Wall

**7703-10**







# OXYGEN' COMMUNITY TITLE SCHEME

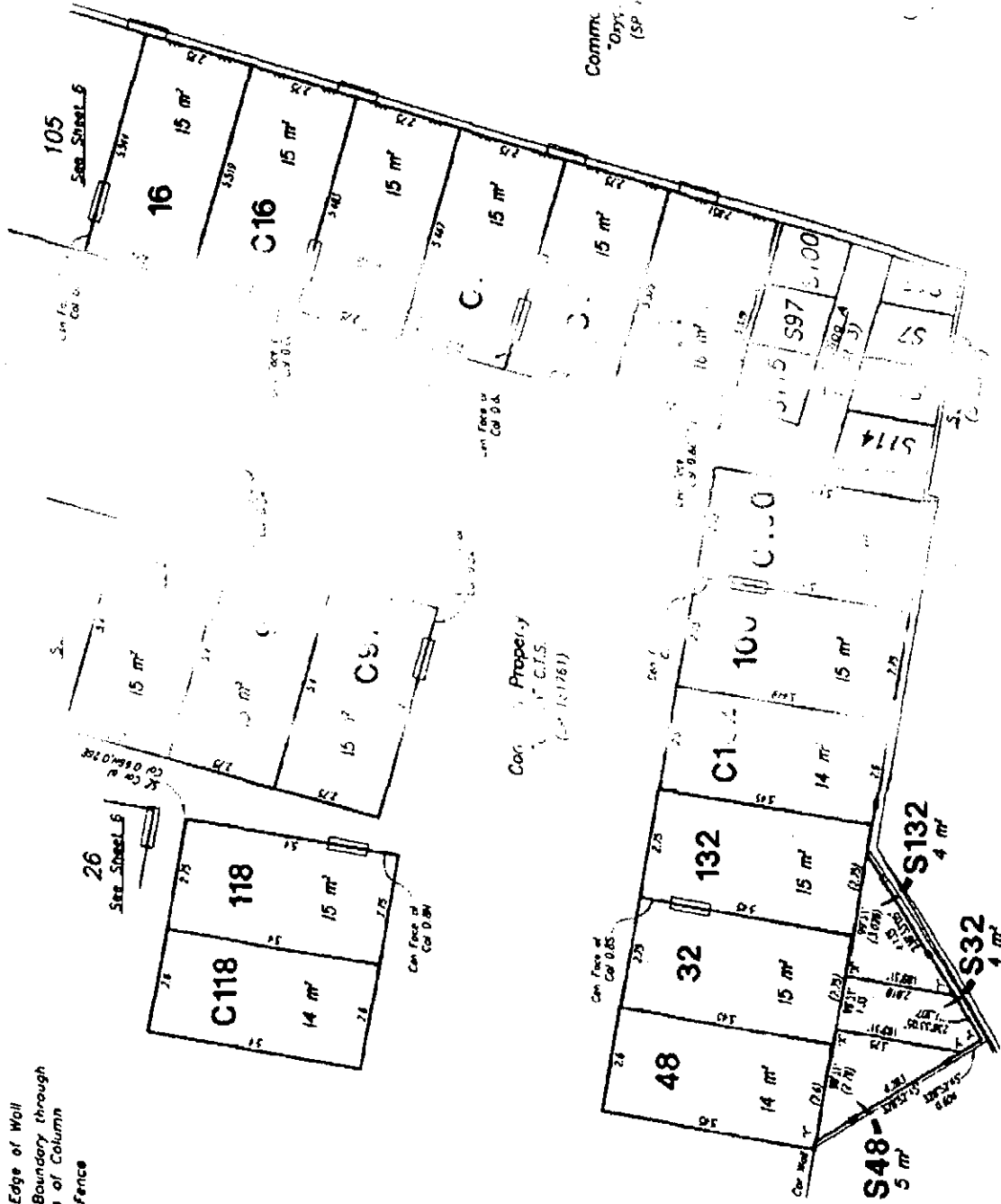
Sheet 7 of 8

Scale 1:100  
 (SP 11/1/01)

Comm. Property  
 (SP 11/1/01)

Comm. Property  
 (SP 11/1/01)

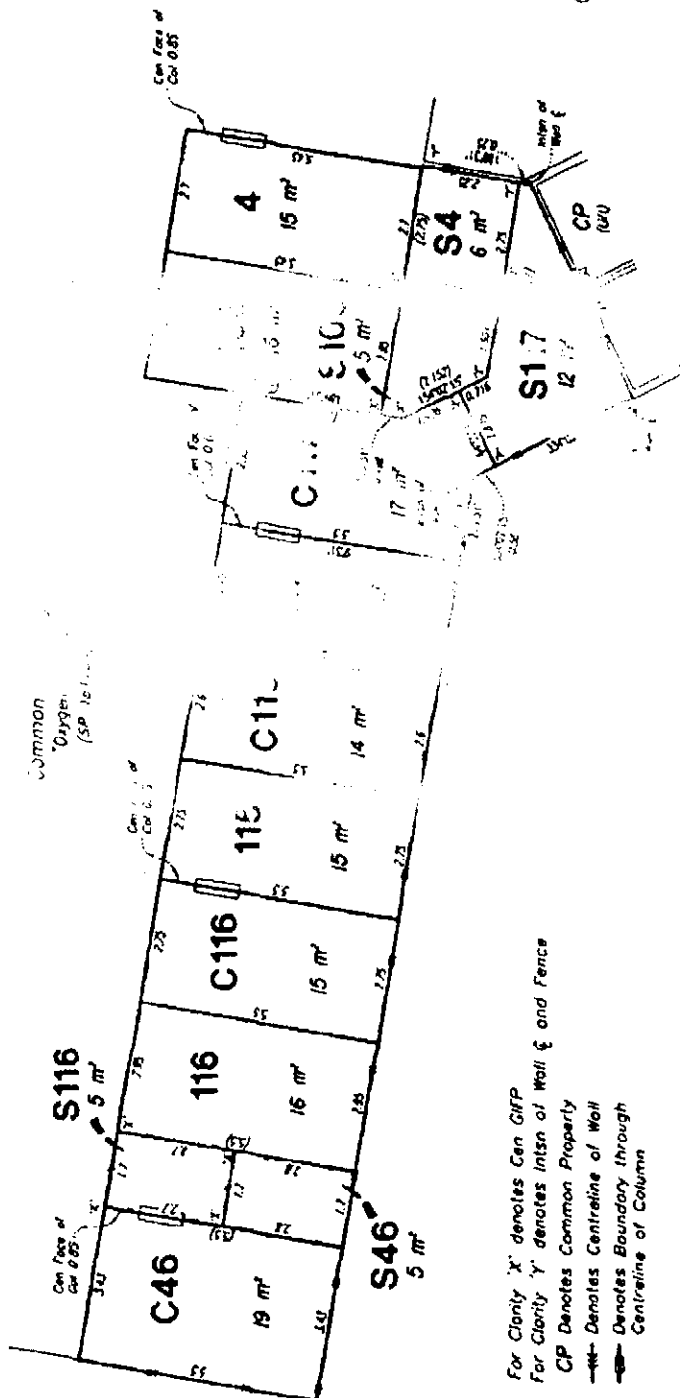
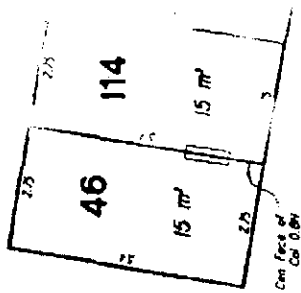
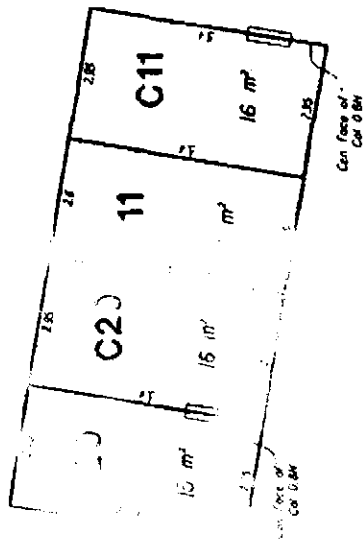
- For Clarity 'X' denotes Can C/P
- For Clarity 'Y' denotes Intn of Wall C and Fence
- CP Denotes Common Property
- Denotes Centreline of Wall
- Denotes Edge of Wall
- Denotes Boundary through Centreline of Column
- Denotes Fence



7703-10

## OXYGEN COMMUNITY TREE SCHEME

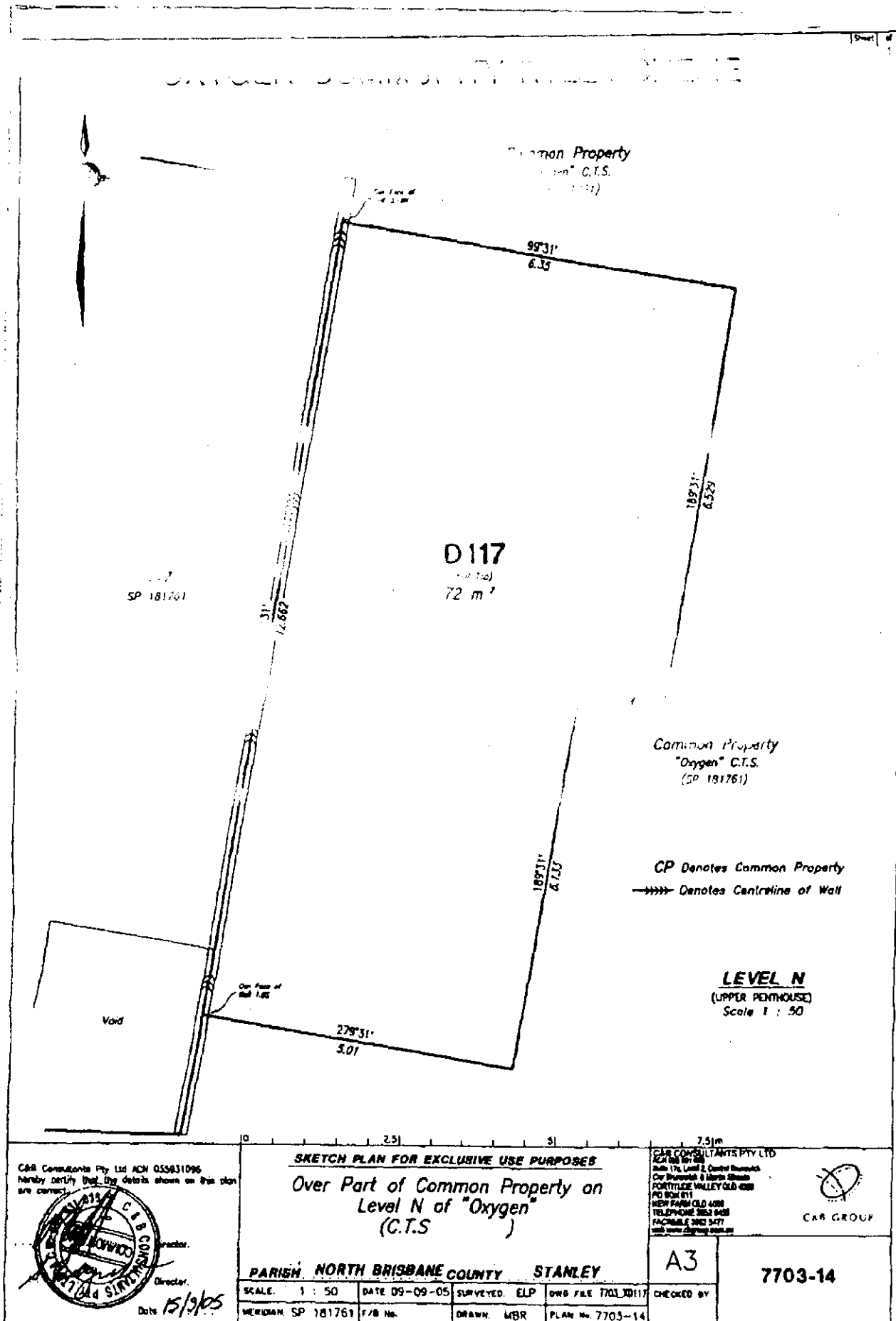
LE  
(MSE - LUTEL 3)  
Scale 1 : 100

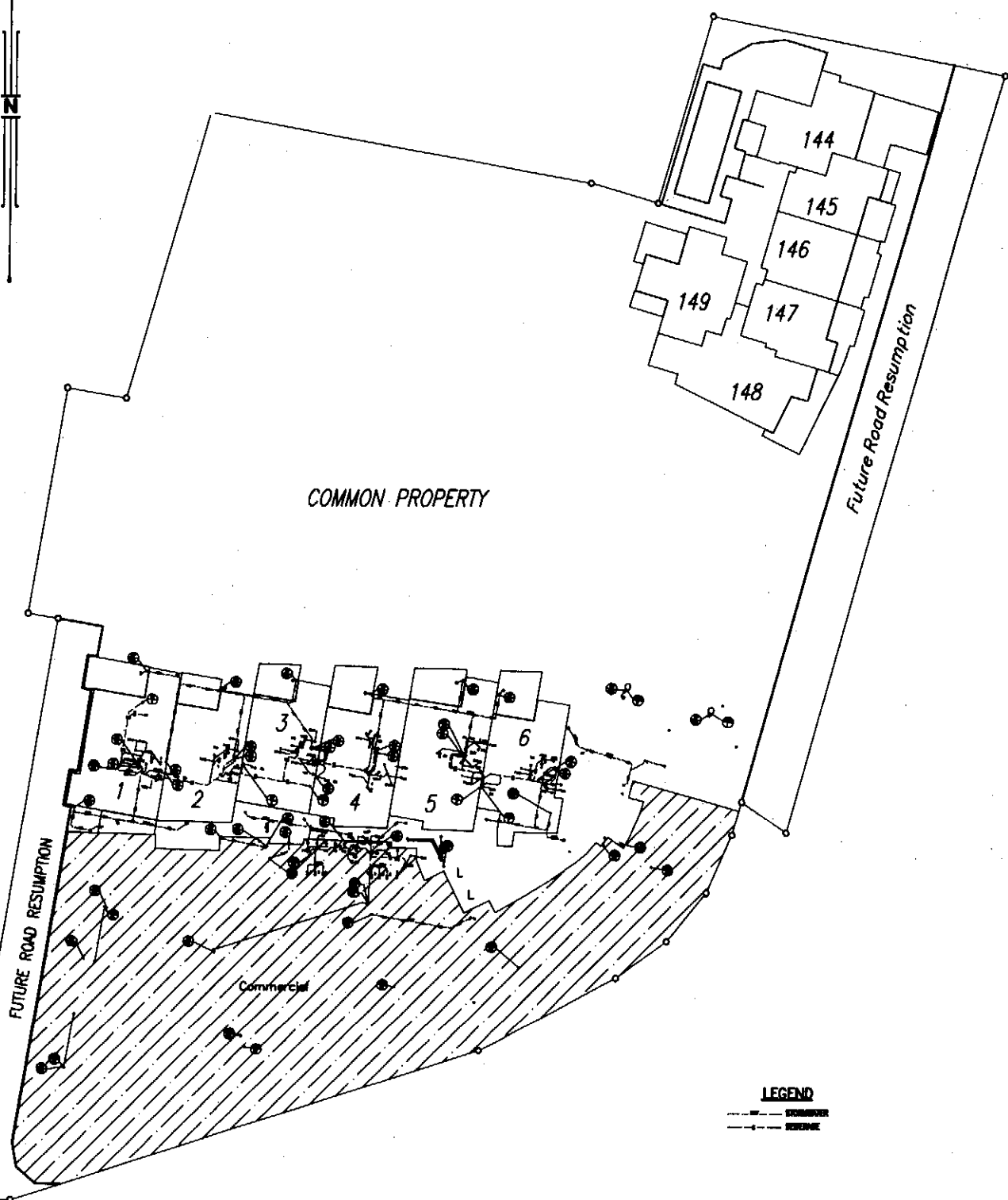


For Clarity 'X' denotes Can GIP  
For Clarity 'Y' denotes Intsn of Wall & Fence  
CP Denotes Common Property  
--- Denotes Centreline of Wall  
--- Denotes Boundary through Centreline of Column



7703-10




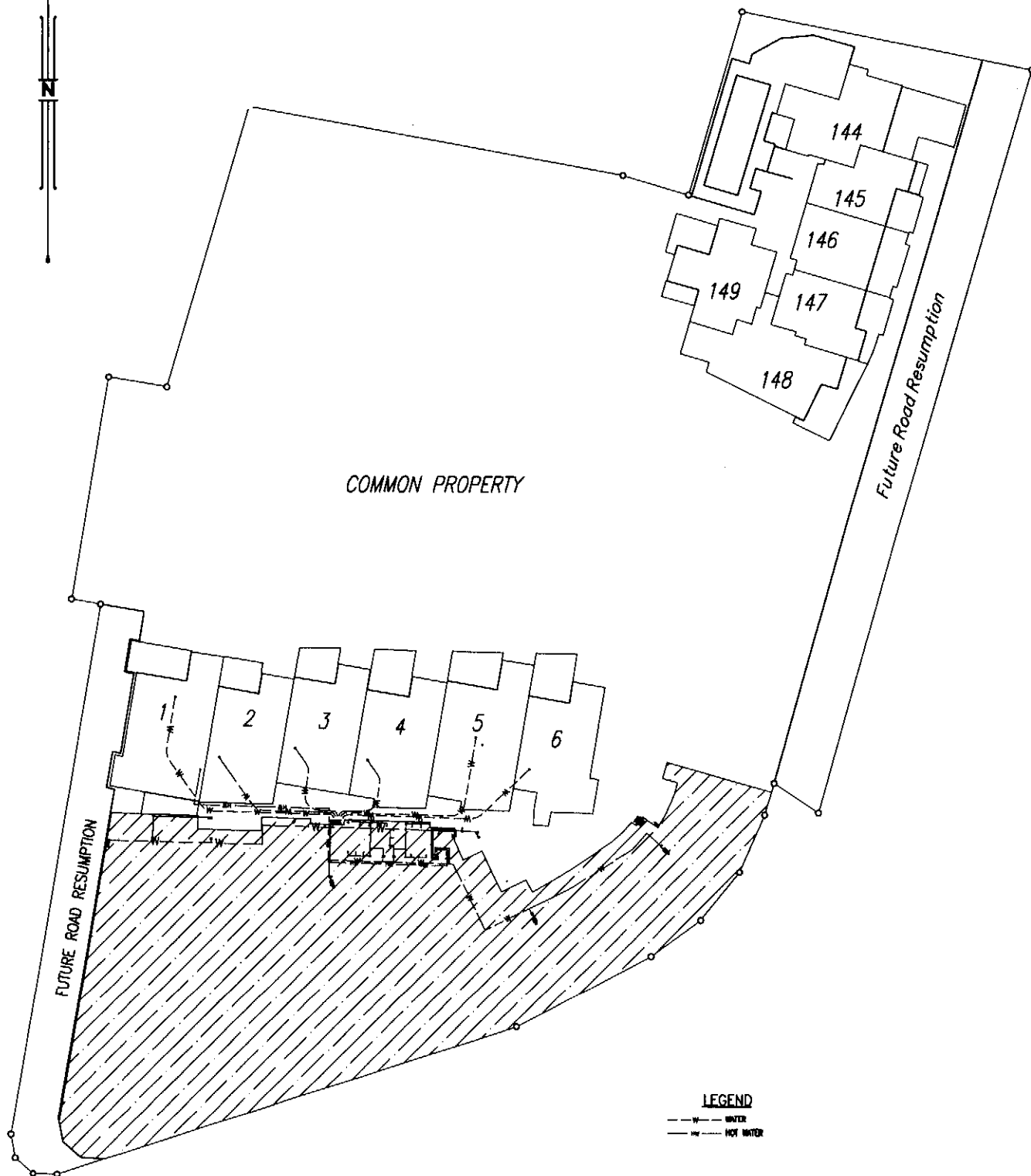


**LEGEND**  
--- BOUNDARY  
--- RESUMPTION



SCALE 1:1000 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE. (A3)

|                                                  |  |                      |  |                                                                                                                                                       |  |                                                                              |  |                                                                                       |
|--------------------------------------------------|--|----------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------|
| <b>PROJECT MANAGER/SUPERVISOR</b><br>M. Stopford |  | <b>DRAWN</b>         |  | <b>HONEYCOMBES TOWNSVILLE</b><br><b>SERVICE LOCATION DIAGRAM</b><br>SANITATION<br>OXYGEN APARTMENTS<br>SPRING HILL                                    |  | <b>PROJECT MANAGEMENT</b><br>PLANNING<br>ENVIRONMENTAL SERVICES<br>SURVEYING |  |  |
| <b>CHECKED</b>                                   |  | <b>SURVEYED</b>      |  |                                                                                                                                                       |  | <b>ORIG CONSULTANTS PTY LTD</b><br>ACN 080 991 001                           |  |                                                                                       |
| <b>DATE</b><br>JRS 10/9/05                       |  | <b>FIELD SK.</b>     |  | <b>LEVEL DATA</b>                                                                                                                                     |  | <b>C&amp;B GROUP</b>                                                         |  | <b>7703-8</b>                                                                         |
| <b>DRAFTING CHECKED</b>                          |  | <b>SHEET SIZE</b> A3 |  | <b>SHEET OF SHEETS</b> 1                                                                                                                              |  |                                                                              |  |                                                                                       |
| <b>CAD</b> 7703-8.DWG                            |  | <b>SCALE</b> 1:1000  |  |                                                                                                                                                       |  |                                                                              |  |                                                                                       |
|                                                  |  |                      |  | <small>CLIENT OFFICE 10 Rm 3040 CALDER QLD 4070<br/>TEL: (07) 4861 1300 FAX: (07) 4861 2002<br/>cbs@honeycombes.com.au www.honeycombes.com.au</small> |  |                                                                              |  |                                                                                       |



#### LEGEND

W WATER  
HW HOT WATER

0 10 20 30 40 50  
metres

SCALE 1:1000 IS APPLICABLE ONLY  
TO THE ORIGINAL SHEET SIZE, (A3)

PROJECT MANAGER/SURVEYOR  
M. Stopford

CHECKED

DRAWN  
JRS 19/9/05

DRAFTING CHECKED

CAD 7703-7.DWG

DESIGNED

SURVEYED

FIELD BK.

LEVEL DATUM

SHEET  
SIZE A3

SHEET  
OF  
SHEETS 1

SCALE

1:1000

### HONEYCOMBES TOWNSVILLE

#### SERVICE LOCATION DIAGRAM

WATER  
OXYGEN APARTMENTS  
SPRING HILL

CADWING OFFICE PO BOX 2540 CAIRNS QLD 4870  
TEL: (07) 4621 3330 FAX: (07) 4621 2042  
C&B Engineering, CADWING

PROJECT MANAGEMENT  
PLANNING  
ENVIRONMENTAL SERVICES  
SURVEYING

C&B CONSULTANTS PTY LTD  
ACN 005 801 006

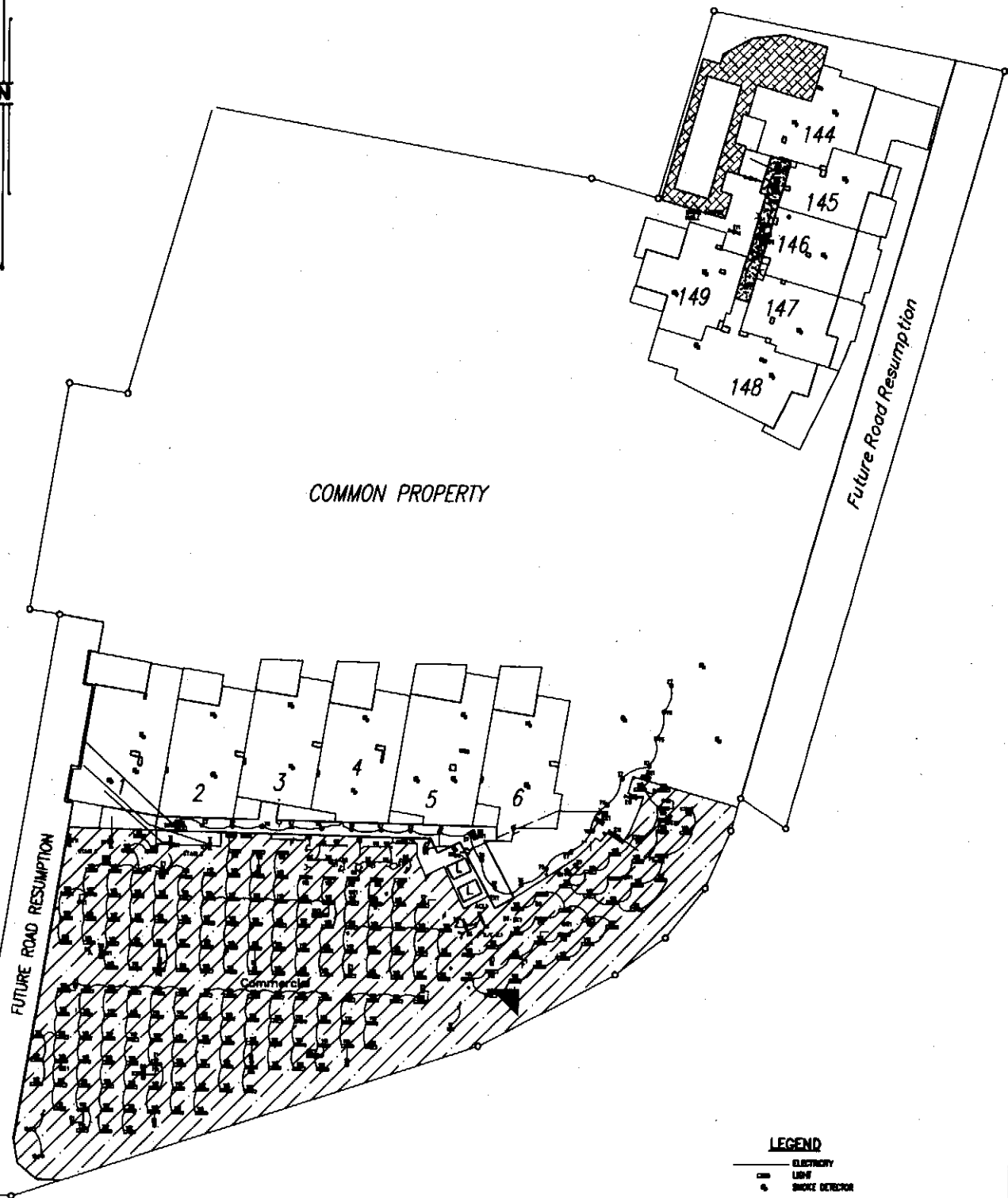
PREPARED

CHECKED

DRAWING NO.  
7703-7



C&B GROUP



**LEGEND**

- ELECTRICITY
- LIGHT
- SMOKE DETECTOR

0 10 20 30 40 50  
metres

SCALE 1:1000 IS APPLICABLE ONLY  
TO THE ORIGINAL SHEET SIZE. (A3)

|                                         |
|-----------------------------------------|
| PROJECT MANAGER/SURVEYOR<br>M. Steyford |
| CLIENT<br>OCECOB                        |
| DATE<br>JRS 10/9/06                     |
| DRAWN BY<br>MARTIN OCECOB               |
| CD 7703-8.DWG                           |

|                  |                      |
|------------------|----------------------|
| DESIGNED         | SHEET NO.            |
| REVIEWED         | LEVEL                |
| FIELD NO.        | LEVEL                |
| SHEET SIZE<br>A3 | SHEET OF<br>SHEETS 1 |
| SCALE<br>1:1000  |                      |

**HONEYCOMBES TOWNSVILLE**  
**SERVICE LOCATION DIAGRAM**  
**ELECTRICAL**  
**OXYGEN APARTMENTS**  
**SPRING HILL**

OWNER OFFICE: 7011 QUT 4001 2200  
7011 QUT 4001 2200  
7011 QUT 4001 2200

7011 QUT 4001 2200  
7011 QUT 4001 2200  
7011 QUT 4001 2200

|                                                                       |
|-----------------------------------------------------------------------|
| PROJECT MANAGEMENT<br>PLANNING<br>ENVIRONMENTAL SERVICES<br>SURVEYING |
| C&B CONSULTANTS PTY LTD<br>ACB 000 001 000                            |
| 7703-8                                                                |



**C&B GROUP**