

FIRST/NEW COMMUNITY MANAGEMENT STATEMENT

TP
A
NI
(3)
CC
9463

CMS LABEL NUMBER

is statement incorporates and must include the following:

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

1. Name of community titles scheme
BRETT PLACE
Community Titles Scheme 9463

2. Regulation module
Standard

3. Name of body corporate
Body Corporate for BRETT PLACE
Community Titles Scheme 9463

4. Scheme land	County	Parish	Title Reference
Description of Lot Common property of Brett Place CTS 9463 Lots 1-10 on BUP 5742	WARD	NERANG	19205742 (common property) 16511063-16511072 (Lots 1-10)

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

"Not applicable pursuant to Section 54(4) of the Body Corporate and Community Management Act 1997"

.....signed

.....name and designation

.....name of Local Government

8. Execution by original owner/Consent of body corporate



Execution Date



*Execution

[Signature]
Sec/Treasurer

[Signature]
Chairman

[Signature] M.R. Mow

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

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on BUP 5742	1	1
Lot 2 on BUP 5742	1	1
Lot 3 on BUP 5742	1	1
Lot 4 on BUP 5742	1	1
Lot 5 on BUP 5742	1	1
Lot 6 on BUP 5742	1	1
Lot 7 on BUP 5742	1	1
Lot 8 on BUP 5742	1	1
Lot 9 on BUP 5742	1	1
Lot 10 on BUP 5742	1	1
	10	10

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Not applicable

SCHEDULE C BY-LAWS BRETT PLACE

Noise

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

Vehicles

- 2.(1) The occupier of a lot must not, without the body corporate's written approval -
 - (a) park a vehicle, or allow a vehicle to stand, on the common property; or
 - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property.
- 2.(2) An approval under subsection (1) must state the period for which it is given.
- 2.(3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

Obstruction

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

Damage to lawns etc.

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

Damage to common property

- 5.(1) An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.

5.(2) However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.

5.(3) The owner of a lot must keep a device installed under subsection (2) in good order and repair.

Behaviour of invitees

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

Leaving of rubbish etc. on the common property

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

Appearance of the lot

8.(1) The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.

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

- (a) hang washing, bedding, or another cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or
- (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.

8.(3) This section does not apply to a lot created under a standard format plan of subdivision.

Storage of flammable materials

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

9.(2) The occupier of a lot must not, without body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.

9.(3) However, this section does not apply to the storage of fuel in -

- (a) the fuel tank of a vehicle, boat, or internal combustion engine; or
- (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

Garbage disposal

10.(1) Unless the body corporate provides some other way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the lot, or on a part of the common property designated by the body corporate for the purpose.

10.(2) The occupier of a lot must -

- (a) comply with all local government local laws about disposal of garbage; and
- (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

Keeping of animals

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

- (a) bring or keep an animal on the lot or the common property; or
- (b) permit an invitee to bring or keep an animal on the lot or the common property.

11.(2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

Recovery of Levies

12. A person (which expression shall extend to corporations) shall pay on demand the whole of the body corporate's costs and expenses (including solicitor and own client costs) such amount deemed to be a liquidated debt due in recovering such levies or moneys duly levied upon that person by the body corporate pursuant to the Body Corporate and Community Management Act 1997.

Exclusive Use

13. That Units 1 – 10 be granted Exclusive Use for car parking purposes only of those areas designated 1 to 10 on Exclusive Use – Car Parking – Plan A included within the new Community Management Statement.

SCHEDULE D

OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Nil

SCHEDULE E

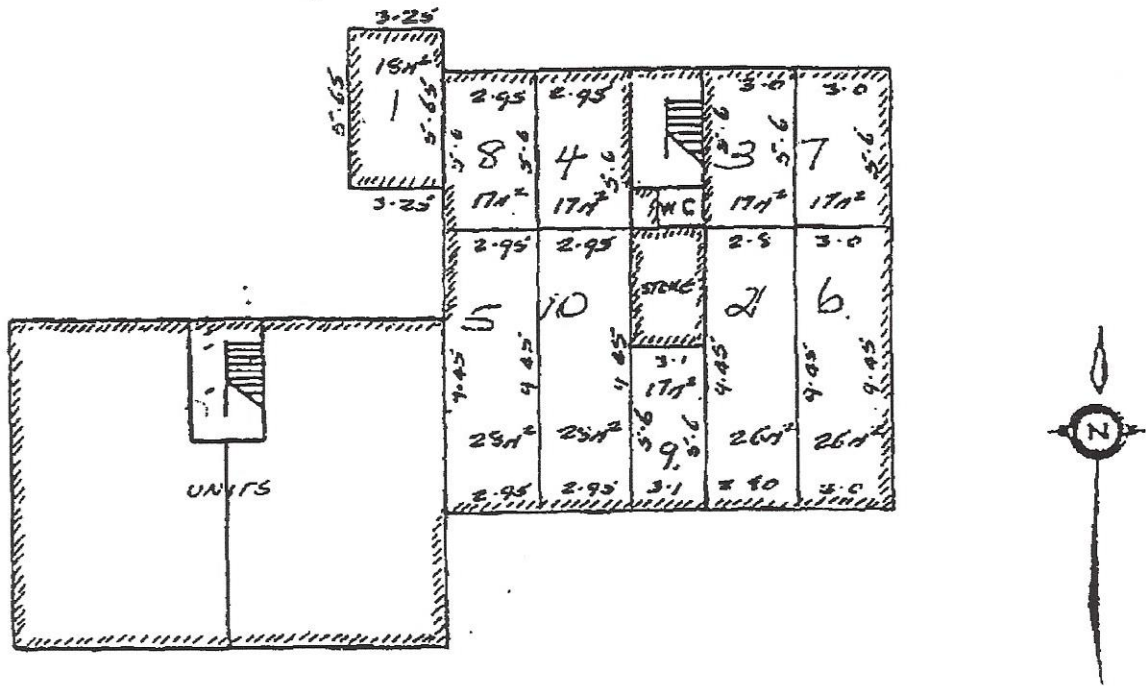
DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY

Lot on Plan	Exclusive Use
Lot 1 on BUP 5742	Exclusive use for car parking only of Area 1 as shown on Exclusive Use – Car Parking – Plan A attached
Lot 2 on BUP 5742	Exclusive Use for car parking only of Area 2 as shown on Exclusive Use – Car Parking – Plan A attached
Lot 3 on BUP 5742	Exclusive Use for car parking only of Area 3 as shown on Exclusive Use – Car Parking – Plan A attached
Lot 4 on BUP 5742	Exclusive Use for car parking only of Area 4 as shown on Exclusive Use – Car Parking – Plan A attached
Lot 5 on BUP 5742	Exclusive Use for car parking only of Area 5 as shown on Exclusive Use – Car Parking – Plan A attached
Lot 6 on BUP 5742	Exclusive Use for car parking only of Area 6 as shown on Exclusive Use – Car Parking – Plan A attached
Lot 7 on BUP 5742	Exclusive Use for car parking only of Area 7 as shown on Exclusive Use – Car Parking – Plan A attached
Lot 8 on BUP 5742	Exclusive Use for car parking only of Area 8 as shown on Exclusive Use – Car Parking – Plan A attached
Lot 9 on BUP 5742	Exclusive Use for car parking only of Area 9 as shown on Exclusive Use – Car Parking – Plan A attached
Lot 10 on BUP 5742	Exclusive Use for car parking only of Area 10 as shown on Exclusive Use – Car Parking – Plan A attached

YORK CREST CTS 9463

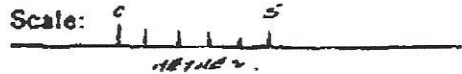
EXCLUSIVE USE CAR PARKING PLAN A

GROUND FLOOR LEVEL



Note: Car parking exclusive use areas defined as 1 - 10. Area shown as units is not part of the exclusive use car parking area.

[Signature]
 Elwyn C. Deamen
 Sec/Treasurer
 Body Corporate for York Crest

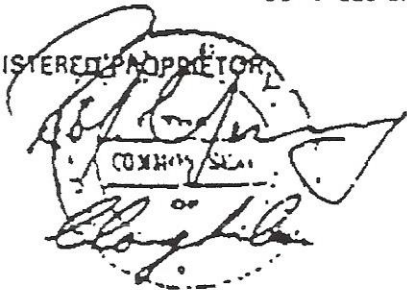


Floor areas are approximate only.

OFFICE OF REGISTERED PROPRIETOR

TOTAL

STALY



Certified that all exclusive use areas are defined by structural elements, collectively.

York Crest Body Corporate
 per *[Signature]*
 Secretary/Treasurer