

CURRENT TITLE SEARCH
DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 14990631
Search Date: 07/11/2012 14:14

Title Reference: 19212536

Previous Title: 18376204

REGISTERED OWNER

BODY CORPORATE FOR EVERTON COURT COMMUNITY TITLES
SCHEME 3085
43 BULLER STREET
EVERTON PARK QLD 4053

LAND DESCRIPTION

COMMON PROPERTY OF EVERTON COURT COMMUNITY TITLES SCHEME 3085
COMMUNITY MANAGEMENT STATEMENT 3085
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10641225 (POR 15)
2. REQUEST FOR NEW CMS No 704178556 15/07/2000 at 10:50
New COMMUNITY MANAGEMENT STATEMENT 3085
MODULE:STANDARD

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D APPLICATIONS ANSTAT

STANDARD COMMUNITY MANAGEMENT STATEMENT
Section 285. Body Corporate and Community Management Act 1997

Dealing: 704178556
Title Reference:19212536
Lodgment: 1062707
Date: 15/07/2000 10:50:33

Name of Community Title Scheme

EVERTON COURT

Regulation Module

Body Corporate and Community Management (Standard Module) Regulation 1997

Name of Body Corporate

BODY CORPORATE FOR EVERTON COURT COMMUNITY TITLES SCHEME 3085

Address for service of documents on the body corporate

43 BULLER STREET
EVERTON PARK QLD 4053

By-Laws

Taken to be those in effect as at 13 July 2000
[section 285 (5)(a) Body Corporate and Community Management Act 1997]

Contribution Schedule 7. Interest Schedule

Lot	Entitlement	Lot	Entitlement
1 in BUP12536	1	1 in BUP12536	1
2 in BUP12536	2	2 in BUP12536	2
3 in BUP12536	1	3 in BUP12536	1
4 in BUP12536	1	4 in BUP12536	1
5 in BUP12536	1	5 in BUP12536	1
6 in BUP12536	1	6 in BUP12536	1
7 in BUP12536	1	7 in BUP12536	1
8 in BUP12536	1	8 in BUP12536	1

Total Lots: 8 Aggregate 9 Total Lots: 8 Aggregate 9

***** End *****

Schedule 3 By-laws

section 30

1 Noise

A proprietor or occupier of a lot shall not upon the parcel create any noise likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

2 Vehicles

Save where a by-law made pursuant to section 30(7) of this Act authorises a proprietor or occupier so to do, the proprietor or occupier of a lot shall not park or stand any motor or other vehicle upon common property except with the consent in writing of the body corporate.

3 Obstruction

A proprietor or occupier of a lot shall not obstruct lawful use of common property by any person.

4 Damage to lawns etc. on common property

A proprietor or occupier of a lot 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 consent in writing of the body corporate, use for his or her own purposes as a garden any portion of the common property.

5 Damage to common property

- (1) A proprietor or occupier of a lot 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 a proprietor or person authorised by the proprietor from installing—

- (a) any locking or other safety device for protection of his or her lot against intruders; or
 - (b) any screen or other device to prevent entry of animals or insects upon his or her lot.
- (2) Provided that the locking or other safety device or, as the case may be, screen or other device is constructed in a competent manner, is maintained in a state of good and serviceable repair by the proprietor and does not detract from the amenity of the building.

6 Behaviour of invitees

A proprietor or occupier of a lot shall take all reasonable steps to ensure that his or her invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.

7 Depositing rubbish etc. on common property

A proprietor or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using the common property.

8 Appearance of building

In the case of a building units plan, a proprietor or occupier of a lot shall not, 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 his or her lot in such a way as to be visible from outside the building.

9 Storage of flammable liquids etc.

A proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, use or store upon his or her lot or upon the common property any flammable chemical, liquid or gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

10 Garbage disposal

A proprietor or occupier of a lot shall—

- (a) save where the body corporate provides some other means of disposal of garbage, maintain within his or her lot, or on such part of the common property as may be authorised by the body corporate, in clean and dry condition and adequately covered, a receptacle for garbage;
- (b) comply with all local government local laws and ordinances relating to the disposal of garbage;
- (c) ensure that the health, hygiene and comfort of the proprietor or occupier of any other lot is not adversely affected by his or her disposal of garbage.

11 Keeping of animals

Subject to section 30(12), a proprietor or occupier of a lot shall not, without the approval in writing of the body corporate, keep any animal upon his or her lot or the common property.