

723980126**EC 470 \$113.04****08/04/2025 14:22:21**REGISTRY
of Act 1994**GENERAL REQUEST****FORM 14** Version 4

Page 1 of 85

Duty Imprint

(a)

Duties Act 2001

Dealing Number

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Client No: 1052167

Transaction No: _____

Duty Paid \$ _____

UTI \$ _____

Signed _____

Date ____/____/____

Exempt ☐**1. Nature of request**

REQUEST TO RECORD NEW COMMUNITY
MANAGEMENT STATEMENT FOR 443 QUEEN
STREET COMMUNITY TITLES SCHEME 56097

Lodger (Name, address, E-mail & phone number)

MAHONEYS
GPO Box 3311
Brisbane Qld 4001
E-mail: info@mahoneys.com.au
Tel: 07 3007 3777 Ref: 34846

**Lodger
Code**

BE 2763

2. Lot on Plan Description

COMMON PROPERTY FOR 443 QUEEN
STREET COMMUNITY TITLES SCHEME
56097

Title Reference

51329115

3. Registered Proprietor/State Lessee

BODY CORPORATE FOR 443 QUEEN STREET COMMUNITY TITLES SCHEME 56097

4. Interest

NOT APPLICABLE

5. Applicant

BODY CORPORATE FOR 443 QUEEN STREET COMMUNITY TITLES SCHEME 56097

6. Request

I hereby request that: the new Community Management Statement deposited herewith which amends schedule C be recorded as the new Community Management Statement for 443 Queen Street Community Titles Scheme 56097.

7. Execution by applicant

RICHARD MENDEL

CHAIRPERSON

BODY CORPORATE FOR 443 QUEEN STREET CTS 56097

4/3/25

Execution Date

Applicant's or Solicitor's Signature

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

THIS CMS MUST BE DEPOSITED WITH:

- A FORM 14 GENERAL REQUEST; AND
- A FORM 18C (IF NO EXEMPTION TO THE PLANNING BODY CMS NOTATION APPLIES).

A NEW CMS MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

Office use only
CMS LABEL NUMBER

This statement incorporates and must include the following:

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

1. Name (including number) of CTS

443 Queen Street Community Titles Scheme 56097

2. Regulation module

Accommodation

3. Name of body corporate

Body Corporate for 443 Queen Street Community Titles Scheme 56097

4. Scheme Land

Lot on Plan Description

Title Reference

Common Property of 443 Queen Street Community Titles Scheme 56097

51329115

Lots 1, 2, 3, 801-806, 901-904, 1001-1004, 1101-1104, 1201-1204, 1301-1306, 1401-1408, 1501-1508, 1601-1608, 1701-1708, 1801-1808, 1901-1908, 2001-2008, 2101-2108, 2201-2208, 2301-2308, 2401-2408, 2501-2508, 2601-2608, 2701-2708, 2801-2808, 2901-2908, 3001-3008, 3101-3108, 3201-3208, 3301-3308, 3401-3408, 3501-3508, 3601-3608, 3701-3706, 3801-3806, 3901-3906, 4001-4006, 4101-4106, 4201-4204, 4301-4304, 4401-4404, 4501-4504, 4601-4604, 4701 and 4702 (inclusive) on SP 284675

51329116–51329382 (inclusive)

5. Name and address of original owner

Not applicable

6. Reference to plan lodged with this statement (if applicable)

Not applicable

7. New CMS exemption to planning body community management statement notation (if applicable*)

Insert exemption clause (if no exemption – insert 'N/A' or 'not applicable')

Not applicable pursuant to section 60(6) of the *Body Corporate and Community Management Act 1997* (Qld).

*If there is no exemption, a Form 18C must be deposited with the Request to record the CMS.

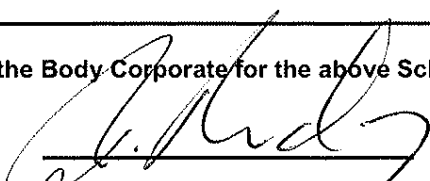
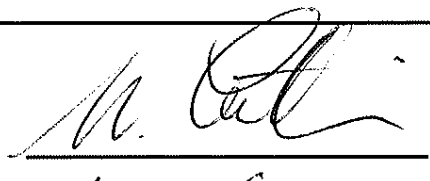
8. Consent of body corporate

See Form 20 – BCCM Execution

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**BCCM EXECUTION /
RELEVANT CERTIFICATE**

1. Community Titles Scheme (CTS) Name	CTS Number
443 Queen Street Community Titles Scheme	56097
2. Module Type of BCCM Scheme	Instrument being executed (using this certificate)
Accommodation Module	New CMS
3. Execution by the Body Corporate for the above Scheme*	
Signature 	Signature 
Signer Name <u>RICHARD MENDEZ</u>	Signer Name <u>NOELA CERUTTI</u>
Signer Authority <u>CHAIRPERSON</u>	Signer Authority <u>SECRETARY</u>
Entity (if applicable) <u>Not applicable</u>	Entity (if applicable) <u>Not applicable</u>
Execution Date <u>4/3/2025</u>	Execution Date <u>4/3/2025</u>

*By executing above the Body Corporate confirms it is in compliance with Section 96 of the Body Corporate and Community Management Act 1997.

When this Form should be used:

This form should be used for the execution by a Body Corporate of any Titles Instrument other than a Form 14.

Guidance

Please refer to Parts [45-2060] to [45-2081] of the Land Title Practice Manual for guidance on completion and execution of this form and refer to Part 45 generally for further guidance on titles instruments involving Community Titles Schemes. Some brief guidance on the completion of Item 3 has been included below for the quick reference of those who are already familiar with executions of titles instruments by a Body Corporate.

Signer Authority Guidance:

Representative of a Registered Owner means a natural person (individual) whose name is recorded on the body corporate's roll as the representative of the registered owner of a lot that is included in the scheme – Refer to Part [45-2070-1] of the Land Title Practice Manual.

Registered Owner – Individual means a natural person (individual) who is the registered owner of a lot that is included in the scheme. If a lot is owned by 2 or more people, it is acceptable for only one of the registered owners to sign the relevant certificate – Refer to Part [45-2070-2] of the Land Title Practice Manual.

Registered Owner - Corporation means the officeholder of the position of 'Director' or 'Secretary' for the corporate entity that is the registered owner of the lot. It is acceptable for only one office holder (Director or Secretary) of a Corporate Entity to execute on behalf of the Corporation in this instance, as by doing so they confirm they are signing as Agent on behalf of the Corporation and hold the requisite authority to do so – Refer to Part [45-2070-4] of the Land Title Practice Manual. The name and A.C.N of the corporation must be included in the 'Entity' field.

Body Corporate Manager under Chapter 3, Part 5 means a Body Corporate Manager appointed under Chapter 3, Part 5 of the respective Module Regulations to perform the functions of the body corporate committee. This is applicable only to Standard Module, Small Schemes Module and Accommodation Modules. This type of body corporate manager should not be confused with the more common type of body corporate manager that assists with the administration of the body corporate - Refer to Part [45-2070-5] of the Land Title Practice Manual.

Person specified as Signatory in the Body Corporate resolution authorising the transaction means the person identified (by name) and specifically authorised in the body corporate resolution, as the person who should execute the instrument. By signing in this way, the person signing confirms that they are one and the same person as is specified in the resolution to sign the instrument and that they have the authority to sign it. A copy of the resolution is not required to be deposited with this form to confirm this authority – Refer to Part [45-2060] of the Land Title Practice Manual.

SCHEDULE A	SCHEDULE OF LOT ENTITLEMENTS
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Lot on Plan	Contribution	Interest
Lot 1 on SP 284675	75	66
Lot 2 on SP 284675	30	26
Lot 3 on SP 284675	11	12
Lot 801 on SP 284675	22	16
Lot 802 on SP 284675	33	32
Lot 803 on SP 284675	67	72
Lot 804 on SP 284675	67	72
Lot 805 on SP 284675	33	31
Lot 806 on SP 284675	22	16
Lot 901 on SP 284675	60	54
Lot 902 on SP 284675	67	71
Lot 903 on SP 284675	67	71
Lot 904 on SP 284675	60	53
Lot 1001 on SP 284675	60	55
Lot 1002 on SP 284675	67	71
Lot 1003 on SP 284675	67	71
Lot 1004 on SP 284675	60	53
Lot 1101 on SP 284675	60	55
Lot 1102 on SP 284675	67	71
Lot 1103 on SP 284675	67	71
Lot 1104 on SP 284675	60	54
Lot 1201 on SP 284675	60	56
Lot 1202 on SP 284675	67	71
Lot 1203 on SP 284675	67	71
Lot 1204 on SP 284675	60	54
Lot 1301 on SP 284675	22	16
Lot 1302 on SP 284675	33	31
Lot 1303 on SP 284675	67	72
Lot 1304 on SP 284675	67	72
Lot 1305 on SP 284675	33	31
Lot 1306 on SP 284675	21	15
Lot 1401 on SP 284675	22	16
Lot 1402 on SP 284675	33	31
Lot 1403 on SP 284675	25	22

Lot on Plan	Contribution	Interest
Lot 1404 on SP 284675	40	42
Lot 1405 on SP 284675	40	42
Lot 1406 on SP 284675	25	22
Lot 1407 on SP 284675	33	31
Lot 1408 on SP 284675	21	15
Lot 1501 on SP 284675	22	16
Lot 1502 on SP 284675	33	31
Lot 1503 on SP 284675	25	22
Lot 1504 on SP 284675	40	42
Lot 1505 on SP 284675	40	42
Lot 1506 on SP 284675	25	22
Lot 1507 on SP 284675	33	31
Lot 1508 on SP 284675	22	16
Lot 1601 on SP 284675	22	16
Lot 1602 on SP 284675	33	32
Lot 1603 on SP 284675	25	22
Lot 1604 on SP 284675	40	42
Lot 1605 on SP 284675	40	42
Lot 1606 on SP 284675	25	22
Lot 1607 on SP 284675	33	31
Lot 1608 on SP 284675	22	16
Lot 1701 on SP 284675	22	16
Lot 1702 on SP 284675	33	32
Lot 1703 on SP 284675	25	22
Lot 1704 on SP 284675	40	42
Lot 1705 on SP 284675	40	42
Lot 1706 on SP 284675	25	22
Lot 1707 on SP 284675	33	31
Lot 1708 on SP 284675	22	16
Lot 1801 on SP 284675	22	16
Lot 1802 on SP 284675	33	32
Lot 1803 on SP 284675	25	23
Lot 1804 on SP 284675	40	42
Lot 1805 on SP 284675	40	42
Lot 1806 on SP 284675	25	22
Lot 1807 on SP 284675	33	31

Lot on Plan	Contribution	Interest
Lot 1808 on SP 284675	22	16
Lot 1901 on SP 284675	22	16
Lot 1902 on SP 284675	33	32
Lot 1903 on SP 284675	25	23
Lot 1904 on SP 284675	40	43
Lot 1905 on SP 284675	40	43
Lot 1906 on SP 284675	25	22
Lot 1907 on SP 284675	33	31
Lot 1908 on SP 284675	22	16
Lot 2001 on SP 284675	22	16
Lot 2002 on SP 284675	33	32
Lot 2003 on SP 284675	25	23
Lot 2004 on SP 284675	40	43
Lot 2005 on SP 284675	40	43
Lot 2006 on SP 284675	25	22
Lot 2007 on SP 284675	33	32
Lot 2008 on SP 284675	22	16
Lot 2101 on SP 284675	22	16
Lot 2102 on SP 284675	33	32
Lot 2103 on SP 284675	25	23
Lot 2104 on SP 284675	40	43
Lot 2105 on SP 284675	40	43
Lot 2106 on SP 284675	25	22
Lot 2107 on SP 284675	33	32
Lot 2108 on SP 284675	22	16
Lot 2201 on SP 284675	22	16
Lot 2202 on SP 284675	33	32
Lot 2203 on SP 284675	25	23
Lot 2204 on SP 284675	40	43
Lot 2205 on SP 284675	40	43
Lot 2206 on SP 284675	25	22
Lot 2207 on SP 284675	33	32
Lot 2208 on SP 284675	22	16
Lot 2301 on SP 284675	22	16
Lot 2302 on SP 284675	33	32
Lot 2303 on SP 284675	25	23

Lot on Plan	Contribution	Interest
Lot 2304 on SP 284675	40	43
Lot 2305 on SP 284675	40	43
Lot 2306 on SP 284675	25	22
Lot 2307 on SP 284675	33	32
Lot 2308 on SP 284675	22	16
Lot 2401 on SP 284675	22	16
Lot 2402 on SP 284675	33	33
Lot 2403 on SP 284675	25	23
Lot 2404 on SP 284675	40	43
Lot 2405 on SP 284675	40	43
Lot 2406 on SP 284675	25	22
Lot 2407 on SP 284675	33	32
Lot 2408 on SP 284675	22	16
Lot 2501 on SP 284675	22	16
Lot 2502 on SP 284675	33	33
Lot 2503 on SP 284675	25	23
Lot 2504 on SP 284675	40	43
Lot 2505 on SP 284675	40	43
Lot 2506 on SP 284675	25	22
Lot 2507 on SP 284675	33	32
Lot 2508 on SP 284675	22	16
Lot 2601 on SP 284675	22	16
Lot 2602 on SP 284675	33	33
Lot 2603 on SP 284675	25	23
Lot 2604 on SP 284675	41	44
Lot 2605 on SP 284675	41	44
Lot 2606 on SP 284675	25	22
Lot 2607 on SP 284675	33	32
Lot 2608 on SP 284675	22	16
Lot 2701 on SP 284675	22	16
Lot 2702 on SP 284675	33	33
Lot 2703 on SP 284675	25	23
Lot 2704 on SP 284675	41	44
Lot 2705 on SP 284675	41	44
Lot 2706 on SP 284675	25	22
Lot 2707 on SP 284675	33	32

Lot on Plan	Contribution	Interest
Lot 2708 on SP 284675	22	16
Lot 2801 on SP 284675	22	16
Lot 2802 on SP 284675	33	33
Lot 2803 on SP 284675	25	23
Lot 2804 on SP 284675	41	44
Lot 2805 on SP 284675	41	44
Lot 2806 on SP 284675	25	22
Lot 2807 on SP 284675	33	33
Lot 2808 on SP 284675	22	16
Lot 2901 on SP 284675	22	16
Lot 2902 on SP 284675	33	33
Lot 2903 on SP 284675	25	23
Lot 2904 on SP 284675	41	44
Lot 2905 on SP 284675	41	44
Lot 2906 on SP 284675	25	22
Lot 2907 on SP 284675	33	33
Lot 2908 on SP 284675	22	16
Lot 3001 on SP 284675	22	16
Lot 3002 on SP 284675	33	33
Lot 3003 on SP 284675	25	23
Lot 3004 on SP 284675	41	44
Lot 3005 on SP 284675	41	44
Lot 3006 on SP 284675	25	23
Lot 3007 on SP 284675	33	33
Lot 3008 on SP 284675	22	16
Lot 3101 on SP 284675	22	17
Lot 3102 on SP 284675	34	34
Lot 3103 on SP 284675	25	23
Lot 3104 on SP 284675	41	44
Lot 3105 on SP 284675	41	44
Lot 3106 on SP 284675	25	23
Lot 3107 on SP 284675	33	33
Lot 3108 on SP 284675	22	16
Lot 3201 on SP 284675	22	17
Lot 3202 on SP 284675	34	34
Lot 3203 on SP 284675	25	23

Lot on Plan	Contribution	Interest
Lot 3204 on SP 284675	41	44
Lot 3205 on SP 284675	41	44
Lot 3206 on SP 284675	25	23
Lot 3207 on SP 284675	33	33
Lot 3208 on SP 284675	22	16
Lot 3301 on SP 284675	22	17
Lot 3302 on SP 284675	34	34
Lot 3303 on SP 284675	25	23
Lot 3304 on SP 284675	41	45
Lot 3305 on SP 284675	41	45
Lot 3306 on SP 284675	25	23
Lot 3307 on SP 284675	33	33
Lot 3308 on SP 284675	22	16
Lot 3401 on SP 284675	22	17
Lot 3402 on SP 284675	34	34
Lot 3403 on SP 284675	25	23
Lot 3404 on SP 284675	41	45
Lot 3405 on SP 284675	41	45
Lot 3406 on SP 284675	25	23
Lot 3407 on SP 284675	33	33
Lot 3408 on SP 284675	22	17
Lot 3501 on SP 284675	22	17
Lot 3502 on SP 284675	34	34
Lot 3503 on SP 284675	25	23
Lot 3504 on SP 284675	41	45
Lot 3505 on SP 284675	41	45
Lot 3506 on SP 284675	25	23
Lot 3507 on SP 284675	34	34
Lot 3508 on SP 284675	22	17
Lot 3601 on SP 284675	22	17
Lot 3602 on SP 284675	34	34
Lot 3603 on SP 284675	25	24
Lot 3604 on SP 284675	41	45
Lot 3605 on SP 284675	41	45
Lot 3606 on SP 284675	25	23
Lot 3607 on SP 284675	34	34

Lot on Plan	Contribution	Interest
Lot 3608 on SP 284675	22	17
Lot 3701 on SP 284675	22	17
Lot 3702 on SP 284675	34	35
Lot 3703 on SP 284675	68	78
Lot 3704 on SP 284675	68	78
Lot 3705 on SP 284675	34	34
Lot 3706 on SP 284675	22	17
Lot 3801 on SP 284675	22	17
Lot 3802 on SP 284675	34	35
Lot 3803 on SP 284675	68	78
Lot 3804 on SP 284675	68	78
Lot 3805 on SP 284675	34	34
Lot 3806 on SP 284675	22	17
Lot 3901 on SP 284675	22	17
Lot 3902 on SP 284675	34	35
Lot 3903 on SP 284675	68	78
Lot 3904 on SP 284675	68	78
Lot 3905 on SP 284675	34	34
Lot 3906 on SP 284675	22	17
Lot 4001 on SP 284675	22	17
Lot 4002 on SP 284675	34	35
Lot 4003 on SP 284675	69	79
Lot 4004 on SP 284675	69	79
Lot 4005 on SP 284675	34	34
Lot 4006 on SP 284675	22	17
Lot 4101 on SP 284675	22	17
Lot 4102 on SP 284675	34	35
Lot 4103 on SP 284675	69	80
Lot 4104 on SP 284675	69	80
Lot 4105 on SP 284675	34	35
Lot 4106 on SP 284675	22	17
Lot 4201 on SP 284675	64	69
Lot 4202 on SP 284675	69	80
Lot 4203 on SP 284675	69	80
Lot 4204 on SP 284675	63	68
Lot 4301 on SP 284675	64	69

Lot on Plan	Contribution	Interest
Lot 4302 on SP 284675	69	80
Lot 4303 on SP 284675	69	80
Lot 4304 on SP 284675	63	68
Lot 4401 on SP 284675	64	70
Lot 4402 on SP 284675	69	81
Lot 4403 on SP 284675	69	81
Lot 4404 on SP 284675	63	68
Lot 4501 on SP 284675	64	70
Lot 4502 on SP 284675	69	81
Lot 4503 on SP 284675	69	81
Lot 4504 on SP 284675	64	69
Lot 4601 on SP 284675	64	70
Lot 4602 on SP 284675	68	78
Lot 4603 on SP 284675	69	81
Lot 4604 on SP 284675	64	69
Lot 4701 on SP 284675	138	176
Lot 4702 on SP 284675	138	176

TOTALS	10,014	10,004
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PRINCIPLES FOR DECIDING THE CONTRIBUTION LOT ENTITLEMENT FOR A LOT

1. The contribution schedule principle under section 46(7) of the *Body Corporate and Community Management Act 1997 (BCCM Act)* on which the contribution schedule lot entitlements for the community titles scheme has been decided is the relativity principle.
2. The relativity principle is the principle that the lot entitlements must clearly demonstrate the relationship between the lots in the community titles scheme by reference to one or more particular relevant factors.
3. Section 46A(3) of the BCCM Act states that a relevant factor (as referred to in paragraph 2 above) may, and may only, be any of the following:
 - (a) the structure of the Scheme;
 - (b) the nature, features and characteristics of the Lots in the Scheme; and
 - (c) the purpose for which the Lots are used;
 - (d) the impact the lots may have on the costs of maintaining the common property;
 - (e) the market values of the lots.
4. Individual contribution schedule lot entitlements for the community titles scheme were decided by reference to the following factors:
 - (a) the nature, features and characteristics of the Lots in the Scheme;

- (b) the purpose for which the Lots are used;
- (c) the impact the lots may have on the costs of maintaining the common property;
- (d) the market values of the lots,

and, in having reference to these factors, it is considered just and equitable for there to be a variation, as set out in the table above, in the contribution schedule lot entitlements for the community titles scheme.

5. After having decided to use the relativity principle and by reference to the factors referred to in paragraph 4(a) to (d) above, the individual contribution lot entitlements for the community titles scheme were partially decided on the basis that the use of the lots and certain features or characteristics of lots in the community titles scheme impact on the cost to the body corporate of operating, repairing, maintaining, capital replacement and cleaning the common property. For example:

- (a) the size of a lot;
 - (i) a lot which has a greater external surface area will have a higher contribution schedule lot entitlement than a lot which has a smaller external surface area because there is a higher cost of repairing, maintaining, replacing and cleaning that part of the common property surrounding the lot with the greater external surface area;
 - (ii) the greater the floor area of a lot, the greater the prospective demand on the common property to protect, support, service and generally benefit the lot with corresponding greater cost to the body corporate in the provision of and in the repair, maintenance, capital replacement and, as applicable, cleaning of the common property provided to the lot and therefore a lot which has a greater floor area will have a higher contribution schedule lot entitlement than a lot which has a smaller floor area because there is a higher cost;
- (b) the location of a lot: the higher in the building a lot is located, the greater the prospective demand on the common property to protect, support, service and generally benefit the lot with corresponding greater cost to the body corporate in the provision of and in the repair, maintenance, capital replacement and, as applicable, cleaning of the common property provided to the lot and therefore a lot which is higher in the building will have a higher contribution schedule lot entitlement than a lot which is lower in the building;
- (c) the number of potential occupants: the greater potential occupants in a lot, the greater the prospective demand on the body corporate and the common property due to greater use of the common property and therefore a lot which potential has a greater number of occupants will have a higher contribution schedule lot entitlement than a lot which has a potential lower number of occupants;
- (d) use of the lots: certain lots will be used for retail and commercial purposes. These lots have a higher impact on costs to the body corporate for the repair, maintenance and capital replacement of certain common property used for retail and commercial purposes due to higher number of potential users, but these lots do not use other residential facilities such as the residential car park areas, swimming pool, gymnasium and residents garden and these factors are taken into account in determining the relativity of contribution schedule lot entitlements between retail and commercial lots compared to residential lots.

6. In addition to the matters set out in paragraph 5 above, lots with a higher market value have a higher contribution schedule lot entitlement relative to lots with a lower market value.

PRINCIPLES FOR DECIDING THE INTEREST LOT ENTITLEMENT FOR A LOT

The interest schedule lot entitlements for lots in the community titles scheme reflect the respective market values of the lots.

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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Section 66(1)(f) and section 66(1)(g) of the *Body Corporate and Community Management Act 1997* do not apply to this Scheme.

SCHEDULE C	BY-LAWS
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1 Interpretation

1.1 These By-Laws are to be interpreted in accordance with the following rules:

- (a) terms not defined in this CMS but defined in the BCCM Act have the meanings given to them in the BCCM Act.
- (b) headings are for guidance only and are not to be used as an aid in interpretation.
- (c) plurals include the singular and singular include the plural.
- (d) reference to either gender includes a reference to the other gender.
- (e) reference to the whole includes any part of the whole.
- (f) reference to a statute, ordinance, code or other Law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them.
- (g) in any combination or list of options, the use of the word or is not used as a word of limitation.
- (h) use of the word including and any similar expression is not used as a word of limitation.
- (i) reference to a person includes a firm, a body corporate, an unincorporated association or an authority.
- (j) all By-Laws must be construed so as to be valid, legal or enforceable in all respects. If any By Law is illegal, invalid or unenforceable it is to be read down to such extent as may be necessary to ensure that it is legal, valid or enforceable as may be reasonable in the circumstances so as to give a valid operation of a partial character. If any such By-Law cannot be read down it, is deemed void and is severed and the remaining By-Laws are not in any way affected or impaired.

2 Definitions

In this CMS, unless the contrary intention appears:

- (a) **Accommodation Module** means the *Body Corporate and Community Management (Accommodation Module) Regulation 2008*.
- (b) **Authority** means any body, government or otherwise, or person having or exercising control over the use or the operation of the Scheme.
- (c) **BCCM Act** means the *Body Corporate and Community Management Act 1997* and the Regulation Module applying to the Scheme.
- (d) **Body Corporate** means the body corporate of the Scheme.
- (e) **Breach** means any breach, potential breach or threatened breach by an Owner, Occupier or Invitee of:
 - (i) these By-Laws;
 - (ii) the BCCM Act;
 - (iii) any registered covenant, easement or other encumbrance over the Common Property.
- (f) **By-Laws** means these by-laws.
- (g) **Charging Equipment** means includes any device, infrastructure or equipment used for the purposes of charging, or re-charging, an Electric Vehicle including, but not limited to, a charging station or a mobile trickle charger which may be connected to a power outlet.

- (h) **CMS** means this community management statement.
- (i) **Common Property** means the common property of the Scheme (and includes any common property on further development of the Scheme).
- (j) **Costs** includes any cost, charge, expense, outgoing, payment or other expenditure of any nature whatsoever, including where appropriate:
 - (i) legal fees on a solicitor and own client basis; and
 - (ii) the cost of rectifying any Breach, or making good any damage caused by a Breach.
- (k) **Council** means Brisbane City Council.
- (l) **Dining** means the purpose of dining and all purposes generally associated with the operation of a café, restaurant or similar business including operation of functions and the consumption of food and alcohol.
- (m) **Display Unit** means a Lot or Lots used to promote further sales of lots.
- (n) **Electric Vehicle** includes any Vehicle which employs, as a means of propulsion, electronic current, whether alone or in combination with an internal combustion engine which is charged from a source external to the Electric Vehicle.
- (o) **Hard Flooring** means timber, tiles, vinyl, marble or any other equivalent material.
- (p) **Invitee** includes a guest, servant, employee, agent, member of the family, contractor, customer, visitor, invitee, licensee or other person invited onto Scheme Land by an Owner or Occupier but does not include a person who stays overnight at a Lot on a regular basis (regardless of whether their principal place of residence is not a Lot within the Scheme).
- (q) **Law** means any statute, rule, regulation, proclamation, ordinance or by-law or statutory instrument.
- (r) **Lot** means a lot in the Scheme and includes all improvements constructed on or within a lot and any areas of Common Property which may be used by occupants of the lot under an exclusive use by-law allocation.
- (s) **Lot Utility Infrastructure** means utility infrastructure which is not Common Property as contemplated by section 20(1)(b) of the BCCM Act.
- (t) **Notice** means any notice in writing, statement in writing, any written material and any other written communication.
- (u) **Occupier** means any occupier of a Lot and includes:
 - (i) the Owner (where the context requires, even if the Owner is not in occupation of the Lot);
 - (ii) a mortgagee in possession;
 - (iii) a tenant or lessee (of a Lot or a part of a Lot) ; and
 - (iv) an occupier of a part of a Lot.
- (v) **Original Owner** means CBUS PROPERTY BRISBANE PTY LTD ACN 169 683 292.
- (w) **Owner** has the meaning defined by the BCCM Act and includes the successors in title and assigns of the Owner.
- (x) **Residential Lots** means all the lots in the Scheme other than the Retail Lots.
- (y) **Retail Lots** mean Lots 1, 2 & 3 in the Scheme (and any lots created from them following their subdivision or amalgamation).

(z) **Scheme** means 443 Queen Street community titles scheme.

(aa) **Scheme Land** means all the land contained in the Scheme.

(bb) **Secretary** means the secretary of the Body Corporate.

3 Observance of By-Laws

3.1 Occupiers must observe and ensure that their Invitees observe these By-Laws.

3.2 An Owner whose Lot is the subject of a tenancy or other occupancy arrangement must take all reasonable steps to ensure their Occupier observes these By-Laws.

3.3 An Owner must give a copy of these By-Laws to any Occupier of a Lot.

4 Occupier details

4.1 Owners must provide the Body Corporate with the name and service address of any Occupier and Letting Agent for their Lot, irrespective of the length of their occupation or engagement.

5 Nuisances

5.1 Owners and Occupiers must:

(a) not use or permit the use of a Lot, Body Corporate Asset or the Common Property in a way that:

(i) causes a nuisance;

(ii) causes a hazard;

(iii) interferes unreasonably with the use or enjoyment of another Lot or the Common Property; and

(b) communicate with the Body Corporate, Body Corporate contractors, Owners or Occupiers in a way that is reasonable.

6 Throwing or Dropping Objects

6.1 Occupiers must not throw, drop or allow to throw any object or substance from their Lot or the Common Property in or onto another Lot or the Common Property or to outside of the Scheme.

7 Water runoff

7.1 An Owner or Occupier must not, without the written approval of the Body Corporate, use any tap or hose in any manner such as to allow, or do anything that may cause, water and other cleaning liquids to run out of any Lot, or off any balcony, terrace or courtyard forming part of any Lot.

8 Parking and Vehicles

8.1 An Owner, Occupier or Invitee must not, without the written approval of the Body Corporate:

(a) use a Vehicle in a way which creates a hazard; or

(b) park a Vehicle on the Common Property except if the parking is:

(i) by an Invitee in a designated visitor car park; or

(ii) authorised in an exclusive use by-law.

- 8.2 An Owner or Occupier must provide to the Body Corporate the details of any Vehicles used by an Owner or Occupier on Scheme Land, including the registration number of the Vehicle.
- 8.3 An Invitee who parks in the designated visitor car park must either:
- (a) scan a QR code if displayed in relation to the designated visitor car park and complete and submit the provided form; or
 - (b) display a notice on its Vehicle which includes the full name, telephone number and lot number of the Owner or Occupier who the Invitee is visiting.

Note – an Owner or Occupier's Vehicle can be towed from the Common Property if parked in contravention of these by-laws without the Body Corporate being first required to send a contravention notice or make a dispute resolution application.

9 Electric Vehicles

Requirement for approval

- 9.1 An Owner or Occupier must not, without the written approval of the Body Corporate, install or use Charging Equipment for an Electric Vehicle within the Scheme.

Electric Vehicles

- 9.2 The Body Corporate may impose conditions of any approval under this by-law relating to the installation of Charging Equipment or charging of an Electric Vehicle, which may include, but are not limited to:
- (a) the Owner or Occupier must arrange, in a manner approved by the Body Corporate, for the installation of a separate meter for the purposes of measuring the electricity consumed by the Charging Equipment;
 - (b) the Owner or Occupier must not connect the Charging Equipment to the common property electricity supply;
 - (c) the Owner or Occupier must, at the request of the Body Corporate, enter into an agreement to regulate the supply and costs associated with the Charging Equipment;
 - (d) the Owner or Occupier must obtain and provide to the Body Corporate, if requested by the committee:
 - (i) a report from a suitably qualified fire engineer which confirms:
 - A the fire prevention mechanisms which should be implemented with respect to the Charging Equipment (**Mechanisms**); and
 - B that the Charging Equipment:
 - I incorporates the Mechanisms; and
 - II does not pose an unacceptable fire risk to the building;
 - (ii) confirmation from the Body Corporate's insurance provider that the Charging Equipment does not affect the Body Corporate's insurance policies;
 - (iii) a report from a suitably qualified energy consultant which confirms that the infrastructure at the Scheme has the capacity to service the Charging Equipment;
 - (iv) a certificate of compliance from a suitably qualified electrician; and
 - (v) advice from a suitably qualified contractor which confirms that the Charging Equipment meets an appropriate ingress protection rating with respect to the intrusion of dust or liquid;
 - (e) the Owner or Occupier must ensure that a circuit breaker is installed to regulate the Charging Equipment;

- (f) the Owner or Occupier must ensure that the charging end point is wired directly to the charging station as near as practicable to the Electric Vehicle;
- (g) the Owner or Occupier must comply with the installation requirements as determined by the Body Corporate in consultation with a suitably qualified contractor;
- (h) the Owner or Occupier must alter the Charging Equipment at the request of the Body Corporate, if such alteration is required to more equitably provide for the provision of Charging Equipment to other Owners and Occupiers;
- (i) the Owner or Occupier must carry suitable insurance with respect to any damage that may be caused by the Charging Equipment or Electric Vehicle and provide copies of any policies to the Body Corporate upon request;
- (j) the Owner or Occupier must comply with any requests from the Body Corporate or the Body Corporate's insurance provider in relation to the use of the Charging Equipment or Electric Vehicle;
- (k) the Charging Equipment and Electric Vehicle must be kept in good condition;
- (l) any lithium-ion batteries must comply with Australian standards and stored in a designated fireproof lithium battery safety storage bag or box;
- (m) the Owner or Occupier must not dispose of any Charging Equipment or lithium-ion batteries at the Scheme;
- (n) the Owner or Occupier must follow the Queensland Fire Department guidelines with respect to the charging, storing, using, and disposing of lithium-ion batteries;
- (o) Charging Equipment must only be used in the Owner or Occupier's presence and not be left unattended; and
- (p) if the Electric Vehicle is involved in a motor vehicle accident, the Owner or Occupier must have the Electric Vehicle inspected by a suitably qualified contractor to confirm that the Electric Vehicle has not sustained any damage which may make the Electric Vehicle volatile or pose a danger to the building.

10 Use of Lots

10.1 Subject to these By-Laws (including the rights of a caretaking service contractor or agent holding a letting authorisation from the Body Corporate), Owners and Occupiers must not use or permit Residential Lots to be used other than as a private residence by them or for accommodation of their guests and visitors.

10.2 Notwithstanding By-law 10.1:

- (a) an Owner or Occupier of a Residential Lot may rent out their Lot or permit their Lot to be temporarily occupied by others from time to time provided that in no event must any individual rental or occupancy be for a period of less than 90 days;
- (b) Occupiers may, providing that it is lawful to do so, carry out a home occupation or home business from a Residential Lot and may receive occasional visitors (between the hours of 9am - 5pm) for that purpose providing the:
 - (i) use does not conflict with the rights of any caretaking service contractor or party holding a letting authorisation from the Body Corporate;
 - (ii) use is lawful and all necessary permits for the use are held;
 - (iii) use does not unreasonably interfere with the amenity of other Occupiers; and
 - (iv) Occupier obeys the reasonable directions and requirements of the Body Corporate.

10.3 Owners and Occupiers must not:

(a) permit any agent to advertise or market for short term accommodation or share accommodation in the Scheme; or

(b) advertise that the Residential Lot is available for lease or occupancy,

in breach of these By-laws.

10.4 The Scheme has been approved for Class 2 dwellings only and not for any hotel or short term letting purposes. As a consequence, any use of the Residential Lot contrary to this By-law is prohibited and, as such, use will be inconsistent with the relevant planning instrument, approval for the Scheme, the certificate of occupancy for the building for the Scheme or the conditions of any insurance policy effected by the Body Corporate for the Scheme.

10.5 Notwithstanding By-law 10.1, any lot (if any) which includes a manager's office may be used for the purposes of the:

(a) business of the caretaking of; and

(b) operation of a letting agents business for,

the Scheme.

10.6 Flammable substances must not be stored within Residential Lots unless the substance is used for normal domestic use.

10.7 No auction sale is to be conducted or to take place within the Scheme.

10.8 Subject to these By-laws, any Retail Lots:

(a) may, subject to By-law 10.8(b), be used for any lawful non-residential purpose;

(b) may not be used for any purpose which restricts the Body Corporate from obtaining building or other insurances required under the BCCM Act or which a prudent Body Corporate proposes to effect; and

(c) must not be used as part of an enterprise that carries on the business of management of letting or sales of Residential Lots, unless the occupant of the Retail Lot, or a party related to it, holds an authorisation from the Body Corporate to carry out such a business.

10.9 Lots must not be used:

(a) for any illegal or immoral purpose that will interfere with the good reputation of the Scheme; or

(b) for any purpose that may endanger the safety or good reputation of persons residing within the Scheme.

11 Maintenance of Lots

11.1 Occupiers must:

(a) maintain and repair their Lot and keep it clean and free of rubbish and vermin so that it is not offensive in appearance to other Occupiers;

(b) keep accessible windows and glass clean; and

(c) ensure that all balconies and terraces forming part of their Lot do not leak resulting in water escaping into other Lots or Common Property.

12 Alteration to Lots

12.1 Lots must not be altered in any way without the prior approval in writing of the Body Corporate. The Body Corporate must not unreasonably withhold its consent to an alteration, and may give its consent subject to reasonable conditions.

- 12.2 No approval of the Body Corporate is necessary for minor maintenance of the internal area of the Lot such as painting of internal walls and replacement of carpet providing that the colours of such finishes visible from outside of the Lot are in keeping with the colours used in the Scheme generally.
- 12.3 An Owner must submit to the Body Corporate plans and specifications and any other details required by the Body Corporate in respect of any proposed alterations.
- 12.4 No alteration to a Lot is to be made unless all necessary Council and other approvals have first been obtained by the Owner.
- 12.5 Unless specifically shown as such on the Council approved plans for the Scheme, balconies and terraces are to remain unenclosed and there are to be no shutters, glazing, louvers, blinds or similar structures on balconies and terraces.
- 12.6 Owners must not install Hard Flooring in their Lots without approval in writing of the Body Corporate which may be given subject to conditions. The conditions imposed under this by-law may include, but are not limited to the following:
- (a) prior to the installation of the Hard Flooring, advice must be sought from a recognised acoustic consulting company to (**Initial Advice**):
 - (i) obtain advice as to:
 - (A) suitable floor treatments to ensure that any Hard Flooring does not cause an unreasonable interference or nuisance to another Occupier (Installation Requirements); and
 - (B) the level of floor impact isolation rating required to ensure the Hard Flooring does not cause an unreasonable interference or nuisance to another Occupier (Minimum Standard); and
 - (ii) determine the current level of floor impact isolation rating for the floor (**Current Standard**);
 - (ii) the Owner or Occupier must provide the Body Corporate a copy of the Initial Advice;
 - (iii) any Hard Flooring must be installed with materials so as not to cause an unreasonable interference or nuisance to another Occupier and include the Installation Requirements;
 - (iv) any Hard Flooring must meet a floor impact isolation rating of at least the greater of (**Required Standard**):
 - (A) the Minimum Standard; or
 - (B) the Current Standard;
 - (v) upon completion of the Hard Flooring installation:
 - (A) the Hard Flooring shall be further tested to ensure that Required Standard has been met (**Final Test**); and
 - (B) the Owner or Occupier must provide the Body Corporate the results of the Final Test.
- 12.7 This By-law does not apply to any lots in the Scheme which may be used for hospitality, retail or commercial purposes. Those lots are entitled to make alterations providing;
- (a) the Owner has first obtained all necessary Council and other approvals to the alteration; and
 - (b) the alterations are in accordance with the standard and general appearance of the Scheme.

13 Appearance of Lots

- 13.1 The purpose of this By-Law is to ensure that the Scheme remains at all times visually uniform, tidy in appearance and includes garden areas and plants which are compatible with and conform to the landscaping of the Scheme generally.
- 13.2 Unless approved in writing by the Body Corporate, an Occupier must not do anything which changes the external appearance of the Lot which is visible from another Lot, the Common Property or from outside the Scheme. This includes (but is not limited to):
- (a) hanging any washing, bedding or other articles on a balcony;
 - (b) placement of an item (either for storage or for example, oversized pot plants or spas, pizza ovens or fire places) on a balcony;
 - (c) displaying any sign, banner, advertisement or similar articles;
 - (d) using any part of the Lot for storage; and
 - (e) install any aerials, receivers or the like.

Note – this does not prevent Occupiers from placing items such as outdoor furniture or plants on their balcony, provided that it is not visible from another Lot, as noted in by-law 13.2.

- 13.3 An Occupier must not hang curtains or blinds, apply window tinting or install screens or similar devices which are visible from outside of the Lot unless it is of mid-grey backing or otherwise in compliance with any pre-approved specifications or otherwise first approved in writing by the Body Corporate. The Body Corporate must have regard to the purpose of this By-Law in giving any approval.
- 13.4 Occupiers (and if the Lot is vacant, Owners) must regularly clear the post box for the Lot.
- 13.5 An Occupier of a Lot which contains any garden area or feature plants must maintain that area or plants so as to achieve the purpose of this By-Law.
- 13.6 An Occupier of a Lot must maintain any external sliding screen on any doorway of their Lot so as to achieve the purposes of this By-Law.

14 Inspection of Lots

- 14.1 Occupiers must permit, (upon 3 days' Notice from the Body Corporate, other than in an emergency when no notice is required) representatives of the Body Corporate access to or through their Lot to:
- (a) access Common Property for any reason;
 - (b) read any meter, conduct inspections or test any equipment;
 - (c) trace and repair any leakage or defect in equipment; and
 - (d) maintain any equipment.
- 14.2 If an Occupier does not permit access, the Body Corporate may effect entry and will not be liable for any damage occasioned in effecting the entry.
- 14.3 The Body Corporate, in exercising its powers under this By-Law, will ensure that it causes as little inconvenience to the Occupier as is reasonable in the circumstances.

15 Access through Lots

- 15.1 If the Body Corporate gives the Occupier reasonable notice of the intention to enter the Lot (except in the case of emergency when no notice is required) in order to access Common Property for any purpose, an Occupier must

permit representatives, agents and contractors of the Body Corporate access through the Lot at all reasonable times.

16 Behaviour of Occupiers and Invitees

16.1 Subject to sub-clause 2 below, all Occupiers and Invitees:

- (a) must not make or permit any noise likely to unreasonably interfere with the peaceful enjoyment of other Occupiers and Invitees;
- (b) must take all practical means to minimise annoyance to others including by closing doors, windows and curtains;
- (c) leaving or entering after 11.00 pm must do so quietly; and
- (d) must be appropriately dressed when visible from Common Property, other Lots or outside the Scheme.

16.2 The Occupants of the Retail Lots may use the Lots in a manner which is reasonable considering that the lots used for hospitality, retail or commercial purposes and are located within the Scheme in areas which are detached from the Residential Lots.

17 Strong Wind Event

17.1 Occupants must ensure that, at all times:

- (a) while a Lot is not occupied; and
- (b) when a Lot is occupied during a strong wind event (such as a thunderstorm downburst), that:
 - (i) loose and lightweight furniture and chattels are not kept on the balcony; and
 - (ii) all external doors and windows are properly secured and closed so as to minimise the impact of a strong wind event such as:
 - A substantial water ingress causing internal damage to the Lot and possibly other Lots within the Scheme; and
 - B substantial pressure differential between Lots with closed windows and doors and Lots which do not have closed windows and doors, which pressure differential results in net load across dividing walls and external windows being affected causing cracking and possible wall failure.

18 Insurance

18.1 Occupants of residential Lots must not bring on to, or do any thing in or on their Lots which may increase the rate of insurance of the scheme or which may conflict with the laws relating to fires or any insurance policy for the Scheme or the regulations of any Authority.

18.2 Owners and Occupiers must obtain suitable home and contents insurance which covers them for events of public liability and fire, storm or water damage.

19 Garbage Disposal

19.1 Garbage must:

- (a) be kept in a clean and dry garbage receptacle within a Lot or on Common Property areas designated for keeping garbage;
- (b) be disposed in a manner that will not adversely affect the health, hygiene or comfort of other persons; and

(c) not be deposited on the Common Property.

- 19.2 The Body Corporate may devise and adopt a garbage storage and removal system from time to time which must be complied with by Occupiers.
- 19.3 The Body Corporate must give and is empowered to give any indemnities in favour of Council or other Authority to facilitate the removal of garbage including in relation to damage caused to improvements and infrastructure by garbage removal vehicles.
- 19.4 The Retail Lots must only dispose of their garbage into receptacles designated by the Body Corporate. The Retail Lots are responsible for payment of any additional garbage removal costs which are attributable to the use of the Retail Lots for retail or commercial purposes. The Retail Lots are responsible for the disposal of their recycling at their cost.
- 19.5 Occupiers must use any waste chute:
- (a) in accordance with all signs and directions of the Body Corporate and any manager of the Scheme concerning them;
 - (b) only by placing items into the chute that are small enough to travel freely through the chute;
 - (c) by not placing folded boxes or other items which might tend to unfold whilst passing through the chute (for example, pizza boxes);
 - (d) by wrapping all food scraps or lighter items in containers, such as plastic bags; and
 - (e) by only placing seafood, odorous items or items which will quickly decompose and become odorous, in the chute the evening prior to the due date for collection of waste.
- 19.6 Occupiers must not, without the written approval of the Body Corporate, dispose of lithium-ion batteries or other Charging Equipment at the Scheme.

20 Animals

Requirement for approval

- 20.1 An Owner or Occupier must not bring or keep an animal in their Lot or the Common Property:
- (a) without the written approval of the Body Corporate; or
 - (b) unless:
 - (i) the Owner or Occupier is a person with a disability under the *Guide, Hearing and Assistance Dogs Act 2009* (Qld);
 - (ii) the Owner or Occupier relies on a Guide, Hearing or Assistance Dog; and
 - (iii) the animal is a Guide, Hearing or Assistance Dog.

Conditions of approval

- 20.2 The Body Corporate may impose conditions of any approval under this by-law, which may include, but are not limited to the conditions set out in this by-law.
- 20.3 If an Owner or Occupier brings or keeps an animal in their Lot or the Common Property, unless approved to the contrary by the Body Corporate:
- (a) the animal must be kept within the Lot and not allowed to roam the Common Property;
 - (b) the Owner or Occupier must ensure that when passing through Common Property, the animal is suitably restrained or carried;

- (c) the animal must only enter into a lift if no other persons are using the lift at the same time (unless those persons have consented to the animal entering the lift);
- (d) the Owner or Occupier must immediately pick up, dispose of and clean up any waste left by the animal on the Common Property;
- (e) the animal must be registered with the council, if the animal is a type that allows council registration; and
- (f) the animal must carry an identification tag with the Owner or Occupier's details.

21 Broadband Infrastructure

21.1 The Body Corporate and each Owner and Occupier:

- (a) grants to NBN Co Limited (or any other supplier of broadband network fibre infrastructure from time to time) (**Network Supplier**) an exclusive licence to use the relevant utility infrastructure relating to broadband fibre optic network while that party supplies the broadband fibre optic network to the Scheme, which licence may be the subject of a sub-licence or transfer to another party at the discretion of the Network Supplier;
- (b) must maintain and repair the relevant utility infrastructure relating to broadband fibre optic network in a timely manner or within such time as notified by the Network Supplier;
- (c) must ensure that the minimum spatial requirements between the utility infrastructure and any third party infrastructure are adhered to while the broadband fibre optic network supplied by the Network Supplier is located within the relevant utility infrastructure; and
- (d) agrees to:
 - (i) give reasonable assistance to the Network Supplier in issuing notices under the *Telecommunications Act* and the Telecommunications Code of Practice;
 - (ii) waive its rights to receive notice under the *Telecommunications Act* in relation to the power to inspect land, install a low impact facility or maintain a facility; and
 - (iii) if requested by the Network Supplier, confirm and agree to the matters set out in this By-Law in a form reasonably satisfactory to the Network Supplier.

22 Protected Vegetation & Tree Protection Zone

- 22.1 Occupiers must not in any way interfere with any protected vegetation or tree protection zones (including trees within those zones) concerning the Scheme or properties nearby or adjacent to the Scheme.

23 Various matters concerning Common Property

- 23.1 Occupants must comply with all Scheme maintenance and safety requirements;

- 23.2 Bicycles must only be stored in bicycle racks provided by the Body Corporate and must be locked to prevent theft. Bicycles may only be brought into and out of the Scheme by way of the carpark entry (and not through the ground floor lobby).

- 23.3 Occupiers must not, without the written approval of the Body Corporate:

- (a) interfere with or obstruct the lawful use of the Common Property;
- (b) place items on, or use for storage, the Common Property or a Body Corporate asset, unless it is for the:
 - (i) storage of bicycles in accordance with by-law 32); or
 - (ii) placement of a doormat, which is:

- A black or mid-grey;
- B made of non-slip material
- C not greater than 50 centimetres wide and 90 centimetres long;
- D placed on the ground directly in front of the entrance door to their Lot from the Common Property; and
- E placed on the condition the Owner or Occupier keeps the flooring under the doormat clean;

- (c) interfere with the use of access ways on the Common Property or any easement giving access to or through the Common Property;
- (d) use Common Property facilities for any purpose for which they were not intended for use;
- (e) exclusively use the Common Property without an authorising exclusive use by-law;
- (f) alter, operate, damage or in any way deface any structure that forms part of the Common Property or any Body Corporate asset; or
- (g) remove any equipment from its location on Common Property.

23.4 Occupiers must give Notice to the Body Corporate of any accident which occurs or arises out of or relates to Common Property.

23.5 No auction sales are to be conducted upon the Common Property without the prior written permission of the Body Corporate.

23.6 An Occupier must not smoke (including e-cigarettes):

- (a) anywhere on the Common Property;
- (b) on a balcony of a Lot; or
- (c) in a Lot:
 - (i) without having any internal windows to any atrium closed; and
 - (ii) in circumstances where another person's use or enjoyment of another Lot is unreasonably interfered with by the smoke drift.

23.7 An Occupier must not dispose of cigarette butts or ash by throwing such items from the balcony of a Lot and must dispose of cigarette butts or ash by putting such items in a closed container in their Lot.

24 Moving In & Out of Scheme

24.1 All moving of furniture and other materials in and out of the Scheme, regardless of size, must be booked through the manager or system of the Body Corporate.

24.2 Protective lift curtains must be used for all moves.

24.3 The main entry foyer of the Scheme must not be used for moving purposes.

25 Lobby

25.1 Unless otherwise approved by the Body Corporate, Owners and Occupiers must not use, bring or transport through the lobby of the building:

- (a) Vehicles; or

- (b) large deliveries or a delivery contained in multiple separate parcels.

Note – an example of a delivery contained in multiple separate parcels would be a delivery from a supermarket.

26 Lifts

26.1 Unless otherwise approved by the Body Corporate, Owners and Occupiers must not:

- (a) bring or use Vehicles in a lift; or
- (b) use, or permit the use of, the lifts for any removals or deliveries (including food deliveries), unless it is Lift A (which can be accessed from L1).

Note – food deliveries should be collected from the lobby in the first instance.

27 Notification of damage

27.1 Owners and Occupiers must notify the Body Corporate of any damage to Common Property including any utility infrastructure as soon as they become aware of the damage.

28 Exclusive Use of Residential Common Property Areas

28.1 Common Property areas have been designed and constructed to function and operate as 2 distinct purpose areas, namely;

- (a) residential purpose areas; and
- (b) hospitality, retail or commercial purpose areas.

28.2 Occupiers of the Residential Lots have the exclusive use of the residential Common Property areas including

- (a) the lifts accessing the residential areas;
- (b) the recreational and entertainment facilities, including any residents foyer area, swimming pool, spa, associated rest rooms, gymnasium, residents lounge, barbecue areas and similar areas clearly intended for residential use purposes; and
- (c) access and driveway areas required to access those parts of the Scheme which includes the car parking for the Occupiers of the Residential Lots.

28.3 The Residential Lots are solely responsible for the costs of operation, cleaning, maintenance, upkeep, repair and replacement of the residential areas, such costs to be allocated in accordance with the contribution schedule lot entitlements of the Residential Lots.

29 Resident's lounge and dining room

Booking

29.1 An Owner or Occupier must not, without an Approved Booking, use the resident's lounge or dining room to the exclusion of other Owners and Occupiers.

Note – unless otherwise approved by the Body Corporate, bookings will not typically be accepted on public holidays and other occasions such as New Year's Eve, Christmas Eve, Christmas Day, Australia day, Easter and River Fire.

Without a booking

29.2 Unless otherwise approved by the Body Corporate, an Owner or Occupier may use the resident's lounge or dining room only on the conditions that the use does not:

- (a) conflict with an Approved Booking;
- (b) leave any Common Property or Body Corporate assets anywhere other than their original location;
- (c) exclude other Owners and Occupiers unless the use is consistent with an Approved Booking;
- (d) cause damage to the surface, fixtures or fittings of the resident's lounge or dining room;
- (e) cause a nuisance or an unreasonable interference;
- (f) leave the area unclean and untidy after use; and
- (g) does not bring animals into the resident's lounge or dining room

30 Barbecue area

Booking

- 30.1 An Owner or Occupier must not, without an Approved Booking, use the barbecue area to the exclusion of other Owners and Occupiers.

Without a booking

- 30.2 Unless otherwise approved by the Body Corporate, an Owner or Occupier may use the barbecue area only on the conditions that the use does not:
- (a) conflict with an Approved Booking;
 - (b) exclude other Owners and Occupiers unless the use is consistent with an Approved Booking;
 - (c) cause damage to the surface, fixtures or fittings of the barbecue area;
 - (d) cause a nuisance or an unreasonable interference; and
 - (e) leave the area unclean and untidy after use.

31 Pool

- 31.1 Unless otherwise approved by the Body Corporate, an Owner or Occupier may use the pool and gated pool area only on the conditions that the use:
- (a) does not cause damage to the pool and gated pool area;
 - (b) does not Alter the maintenance or condition of the pool and gated pool area;
 - (c) cause a nuisance or an unreasonable interference;
 - (d) does not leave the area unclean and untidy after use;
 - (e) does not bring animals into the pool and gated pool area;
 - (f) does not bring food into the pool and gated pool area;
 - (g) does not bring glass into the pool and gated pool area; and
 - (h) ensures that Owners, Occupiers and Invitees are appropriately supervised having regard to the age and capability of the Owner, Occupier and Invitee.

32 Bicycle racks

Booking

- 32.1 An Owner or Occupier must not, without an Approved Booking, use the bicycle racks to the exclusion of other Owners and Occupiers for more than 7 days.

Without a booking

- 32.2 Unless otherwise approved by the Body Corporate, an Owner or Occupier may use the bicycle rack only on the conditions that the use:
- (a) does not prevent other Owner's or Occupier's bicycles from being removed from the bicycle rack;
 - (b) does not exceed the capacity of bicycle storage;
 - (c) is not for an unreasonable frequency or duration that would unreasonably exclude other Owners and Occupiers from using the bicycle rack;
 - (d) does not cause damage to the bicycle rack;
 - (e) does not cause damage to other Owner's or Occupier's bicycles; and
 - (f) is for the intended purpose of a bicycle rack.

33 Shower

- 33.1 Unless otherwise approved by the Body Corporate, an Owner or Occupier may use the common property shower only on the conditions that the use:
- (a) is for the intended purpose of a shower;
 - (b) does not leave the area unclean and untidy after use; and
 - (c) does not cause damage to the common property shower.

34 Toilet

- 34.1 Unless otherwise approved by the Body Corporate, an Owner or Occupier may use the common property toilet only on the conditions that the use:
- (a) is for the intended purpose of a toilet;
 - (b) does not leave the area unclean and untidy after use;
 - (c) does not cause damage to the common property toilet; and
 - (d) does not take more consumables than reasonably required for the intended purpose of a toilet.

35 Gym

- 35.1 Unless otherwise approved by the Body Corporate, an Owner or Occupier may use the gym only on the conditions that the use:
- (a) is for the intended purpose of each item of equipment;
 - (b) includes suitable clothing and footwear;
 - (c) includes the use of a towel to be placed on any equipment;

- (d) places all equipment in their designated storage area after use;
- (e) does not cause damage to the equipment;
- (f) does not Alter the maintenance or condition of the equipment;
- (g) does not leave the area unclean and untidy after use;
- (h) ensures that all equipment used has been sanitised where suitable cleaning products are provided; and
- (i) ensures that Owners, Occupiers and Invitees are appropriately supervised having regard to the age and capability of the Owner, Occupier and Invitee.

36 Lot Utility Infrastructure located on Common Property

- 36.1 Lot Utility Infrastructure may, subject to consent of the Body Corporate, be located on Common Property such as roof top areas. No consent is required for Lot Utility Infrastructure which is installed by the Original Owner.
- 36.2 Owners are responsible for:
- (a) the repair, maintenance and replacement of; and
 - (b) any loss or damage to,
- Lot Utility Infrastructure.
- 36.3 The Body Corporate must allow access to service contractor of Owners to the area of Common Property where the Lot Utility Infrastructure is located at all reasonable times and upon reasonable notice to enable Owners to comply with this By-law.

37 Supply of Utilities

- 37.1 This By-law applies to the supply of any utilities in the Scheme by the Body Corporate including:
- (a) hot water from a central hot water system;
 - (b) chilled water for air conditioning;
 - (c) any form of energy.

In this By-law these are called the **Metered Utilities**.

NOTE - At the time of recording of the first CMS for the Scheme, there is not proposed to be any Metered Utilities supplied by the Body Corporate.

- 37.2 The Body Corporate must not supply a Metered Utility to a Lot, and the Owner must not take the Metered Utility from the relevant supply system, unless:
- (a) there is a functioning supply meter to measure the supply of the Metered Utility to the Lot; and
 - (b) the Owner and the Body Corporate have entered into an agreement for the supply of the Metered Utility to the Lot (**Supply Agreement**).
- 37.3 A Supply Agreement:
- (a) must comply with any requirements of the law;
 - (b) must require the Owner or Occupier of the Lot (who elects to take utility supply from the Body Corporate) to pay the Body Corporate for the supply of the Metered Utility during billing periods determined by the Body Corporate (which must be the same for each Lot);

- (c) must provide that the amount payable for the Metered Utility is to be the total of:
 - (i) any administration, maintenance or service cost apportioned or calculated per Lot; and
 - (ii) the total cost to the Body Corporate of the utility or other consumable used in the Metered Utilities, divided between the Lots and Common Property according to the metered supply to each Lot in the billing period;
- (d) may require payment of a security deposit determined from time to time by the Body Corporate; and
- (e) must entitle the Body Corporate to cut off the supply of the Metered Utility to a Lot if the Owner or Occupier of the Lot does not pay an account within the payment period specified by the Body Corporate (which must be the same for each Lot).

37.4 The Body Corporate:

- (a) may refuse to enter into Supply Agreements with a person who is not the Owner of the Lot; and
- (b) must not refuse to enter into a Supply Agreement with an Owner of a Lot if the Owner:
 - (i) has paid the required security deposit; and
 - (ii) is not in arrears for the previous supply of a Metered Utility.

37.5 A Supply Agreement cannot require a new Owner or Occupier of a Lot to pay arrears owing under a Supply Agreement with a previous Owner or Occupier of the Lot unless:

- (a) the ownership of the Lot has changed as a result of an inheritance or a family or defacto law disposition; or
- (b) the arrears are owed by the tenant of the person seeking the new Supply Agreement.

37.6 An Owner must not in any circumstances interfere with a Metered Utility meter or any of the plant and equipment under which a Metered Utility is supplied, other than to carry out maintenance that:

- (a) is the Owners responsibility; and
- (b) has been approved in writing by the Body Corporate and is carried out by a tradesperson approved by the Body Corporate.

This By-law does not apply to pipes within an Owners Lot that only service that Lot.

38 Use of utility infrastructure

38.1 An Owner or Occupier shall not, without the prior approval of the Body Corporate, use or interfere with any utility infrastructure.

Note – this includes the use of electrical outlets located on the Common Property.

39 Security System

39.1 Windows and external doors in Lots must be locked when nobody is in the Lot.

39.2 The Body Corporate may provide a security key and access control system (security system) regulating access to and within the Scheme (not including access to an individual Lot). This security system may restrict access to floors of any building that only contain other Lots.

39.3 Under the security system, the keys and access controls provided for individual Lots will allow access to:

- (a) the Scheme; and

- (b) the floor containing the individual Lot to be accessed by the Occupant entitled to access the Lot;
- (c) the car park; and
- (d) some facilities in the Common Property.

39.4 The following rules apply to the security system:

- (a) the Body Corporate must supply keys or the code to each Owner;
- (b) the Body Corporate need not supply any additional or replacement keys unless you pay the costs of those keys;
- (c) the Body Corporate must be notified of any lost keys as soon as possible;
- (d) the Body Corporate must cancel keys that are reasonably believed to be lost;
- (e) each Occupant must comply with the security system, including closing doors and gates; and
- (f) Occupants must not do anything that may affect the operation of the security system.

39.5 The Body Corporate may also provide keys and access controls to its employees and contractors. The access given to employees and contractors must be limited to the needs of their jobs.

39.6 An Owner or Occupier must:

- (a) not, without the written approval of the Body Corporate:
 - (i) interfere or tamper with or copy an access key for the Common Property or a Lot; or
 - (ii) use an access key for which they are not authorised to use; and.
- (b) notify the Body Corporate if they lose possession of an access key for which they are authorised to use.

40 Letterbox

40.1 An Owner or Occupier must not, without the written approval of the:

- (a) Body Corporate, use or interfere with a letterbox designated for the Body Corporate; or
- (b) other relevant Lot Occupier, use or interfere with a letterbox designated for another Lot.

41 Restricted areas

41.1 An Owner or Occupier must not, without the written approval of the Body Corporate, access an area that has been restricted by the Body Corporate.

42 Exclusive Rights of Caretaker and Letting Agent

42.1 While a party holds an authorisation from the Body Corporate to act as a letting agent for the Scheme (**Letting Authorisation**), that party may conduct a letting and selling agents business from the Scheme (including from within any Lot in the Scheme) to the exclusion of all others.

42.2 While a service contractor is engaged by the Body Corporate to manage and maintain the Common Property (**Caretaking Engagement**), that service contractor may provide its services to the Body Corporate (in accordance with the terms of that engagement) to the exclusion of all others.

42.3 The authorised or engaged party may affix and display on the Common Property such signs and advertisements as may be reasonably required by it in the performance of its duties and in the exercise of its rights under any authorisation or engagement.

42.4 Whilst a party holds a Letting Authorisation or Caretaking Engagement (**Agreements**), the Body Corporate will not:

- (a) directly or indirectly provide any of the services set out in the Agreement;
- (b) permit any person, including its staff to carry on or render or be concerned in any business which competes with the business carried on under the Agreements;
- (c) enter into with any other person an agreement, authority or appointment which is similar to the Agreements; and
- (d) make any part of the Common Property available to any person for the purpose of conducting any business which competes with the business carried on under the Agreements.

43 Lease or Licence of Common Property

43.1 The Original Owner may by notice to the Body Corporate direct the Body Corporate to grant a lease or licence over areas of Common Property to utility providers or retailers on such terms and conditions as the Original Owner determines. If that happens, the Body Corporate is required to grant the lease or licence as directed by the Original Owner and such grant may be effected without the authority of a resolution without dissent or special resolution of the Body Corporate as contemplated by Section 159(4) of the Accommodation Module. Without limitation, the lease or licence may be granted on the basis that the lessee or licensee pays the Original Owner a fee for procuring the grant of the lease or licence which fee will be retained by the Original Owner for its total benefit. For example, the Original Owner may give a notice to the Body Corporate for a lease or licence for the following matters:

- (a) a lease of the rooftop area to a telecommunications provider for the installation and use of telecommunications equipment;
- (b) a licence to a coffee shop operator in respect of part of the ground floor foyer or other common property area (occupation of any common use areas outside an approved tenancy will be subject to achieving consent prior to occupation from Council or any relevant authority); or
- (c) a lease in favour of an electricity utility supplier for the keeping of electricity infrastructure.

44 Display Unit and Promotional Functions

44.1 Despite anything else in these By-Laws, the Original Owner may:

- (a) use or permit any Lot to be used, for the purposes of a Display Unit;
- (b) erect or permit signage to be erected within the Scheme (provided this complies with all laws); and
- (c) carry out promotional and marketing functions from the Common Property.

45 Exclusive Use Common Property - Retail Bin and Ancillary Storage Area

45.1 Definitions for By-law 45

In this By-law 45:

- (a) **RBSA Costs** means all costs incurred by the Body Corporate associated with the bin storage area allocated under this by-law 45 including waste removal costs, cleaning costs and other normal or routine maintenance costs, but not costs or expenses of a capital nature; and
- (b) **Bin and Ancillary Storage** means the purpose of:
 - (i) bin storage and keeping of waste and all purposes generally associated with temporary depositing, storage and removal of waste; and
 - (ii) general storage, including without limitation, storage of kegs and equipment.

45.2 Specified rights of exclusive use - Retail Bin and Ancillary Storage

The occupiers of the Lots set out in Schedule E (**Retail Bin Storage Lots**):

- (a) have the exclusive use of the exclusive use areas respectively identified in Schedule E and as identified on sketch plans marked 'A' attached hereto; and
- (b) may use those exclusive use areas for the purposes of Bin and Ancillary Storage.

45.3 Costs of use of Retail Bin and Ancillary Storage

- (a) The Retail Bin Storage Lots must pay all the RBSA Costs (incurred by the Body Corporate), and, if more than one Lot, in accordance with the following formula:

$$\text{RBAP} = (\text{RB Annual Costs} \div \text{RBNL})$$

Where:

RBAP means the amount payable by each Retail Bin Storage Lot per year;

RB Annual Costs means the total RBSA Costs for the relevant 12 month period; and

RBNL means the number of Retail Bin Storage Lots.

- (b) The Body Corporate must levy the Retail Bin Storage Lots for the payment of the RBSA Costs (plus GST) at such times as determined by the Body Corporate, but must do so at least once in each financial year of the Body Corporate.

45.4 Other matters about exclusive use Bin and Ancillary Storage areas

Owners and Occupiers of Retail Bin Storage Lots must:

- (a) ensure that all waste is placed in and kept in waste receptacles within the Bin and Ancillary Storage area in a neat and tidy manner, and if applicable, in particular receptacles within the area as may be designated by the Body Corporate;
- (b) take reasonable steps to minimise offensive waste odour from escaping the Bin and Ancillary Storage area;
- (c) only use the areas for Bin and Ancillary Storage and no other purposes;
- (d) not make structural or permanent improvements to the area without the approval of the Body Corporate;
- (e) not store anything within the Bin and Ancillary Storage area in a way that impedes mechanical ventilation or prejudices fire services in the relevant area; and
- (f) not use the Bin and Ancillary Storage areas
 - (i) for any purpose that may cause a nuisance or hazard;
 - (ii) for any illegal or immoral purpose;
 - (iii) for any purpose that may endanger the safety of persons within the Scheme; or
 - (iv) for the storage of:
 - A flammable or illegal substances; or
 - B pets.

46 Exclusive Use Common Property - Grease Trap

46.1 Definitions for By-law 46

In this By-law 46:

- (a) **GT Costs** means all costs incurred by the Body Corporate associated with the Grease Trap (including the area in which the Grease Trap is located) allocated under this by-law 46 including grease removal and treatment costs, cleaning costs and other normal or routine maintenance costs, but not costs or expenses of a capital nature; and
- (b) **Grease Trap** means a device for the filtering of fats, oils, greases and solids from waste water located in an area of Common Property.

46.2 Specified rights of exclusive use - Grease Trap

The occupiers of the Lots set out in Schedule E (**Grease Trap Lots**):

- (a) have the exclusive use of the exclusive use areas (being beneath the surface of the ramp) and respectively identified in Schedule E and as identified on sketch plans marked 'A' attached hereto; and
- (b) may use those exclusive use areas for the purposes of a Grease Trap.

46.3 Costs of use of Grease Trap

- (a) The Grease Trap Lots which use the Grease Trap must pay all the GT Costs (incurred by the Body Corporate), and, if more than one Lot, in accordance with the following formula:

$$\text{GTAP} = (\text{GT Annual Costs} \div \text{GTNL})$$

Where:

GTAP means the amount payable by each Grease Trap Lot which uses the Grease Trap per year;

GT Annual Costs means the total GT Costs for the relevant 12 month period; and

GTNL means the number of Grease Trap Lots who use the Grease Trap.

- (b) The Body Corporate must levy the relevant Grease Trap Lots (who use the Grease Trap) for the payment of the GT Costs (plus GST) at such times as determined by the Body Corporate, but must do so at least once in each financial year of the Body Corporate.

46.4 Other matters about exclusive use Grease Trap areas

- (a) Owners and Occupiers of the Grease Trap Lots who use the Grease Trap must:
 - (i) use the Grease Trap in accordance with any manufacturers specifications and requirements from time to time;
 - (ii) only use the exclusive use area for the Grease Trap and no other purposes; and
 - (iii) not make structural or permanent improvements to the area in which the Grease Trap is located .
- (b) Concerning the Grease Trap area and any device:
 - (i) the Grease Trap device is located beneath the surface of a ramp;
 - (ii) Occupiers and Invitees may pass over the surface of the exclusive use area on the ramp where the Grease Trap device is located; and

- (iii) rights under this By-law 46 extend only to access to that area beneath the surface of the ramp where the Grease Trap device is situated as required for the purpose of using the Grease Trap.

47 Exclusive Use Areas - Car Parks

47.1 Specified rights of exclusive use - car parks

The occupiers of the Lots set out in Schedule E:

- (a) have the exclusive use of the exclusive use areas respectively identified in Schedule E and as identified on sketch plans marked 'A' attached hereto; and
- (b) may use those exclusive use areas for the purposes of car parking.

47.2 Exclusive use allocations and reallocations

- (a) The Original Owner for the Scheme is authorised to allocate to Lots the exclusive use of the parts of the Common Property for car parking purposes.
- (b) To make allocations under this By-law, the Original Owner must give the Body Corporate:
 - (i) a written notice that states:
 - A the Lots for which exclusive use car park areas are to be allocated; and
 - B the exclusive use areas to be respectively allocated for the exclusive use of those Lots;
 - (ii) if necessary, a plan showing the relevant exclusive use car park areas, which may, but need not be, a compilation plan showing existing and future exclusive use areas; and
 - (iii) written consent to the allocations from the registered owner(s) of the relevant Lots.
- (c) The Original Owner can make allocations of exclusive use car park areas under this By-law any number of times and at all times allowed under the BCCM Act.
- (d) Lot owners may agree to reallocate exclusive use car park areas in the way allowed under the BCCM Act.
- (e) Exclusive use rights concerning car park areas allocated to a Lot may be revoked by the Original Owner or the Body Corporate with the consent in writing of the owner of the relevant Lot.
- (f) Anything that the Original Owner may do under this By-law 47.2 may also be done by the agent of the Original Owner.

47.3 Recording allocations, reallocations and revocations

- (a) If any exclusive use car park area is allocated, reallocated or an allocation is revoked under this By-law then the Body Corporate must:
 - (i) take all steps required to formalise, as relevant, the authorised allocation, the agreed reallocation or the revocation of allocation; and
 - (ii) within the time prescribed under the BCCM Act, cause a new community management statement to be registered with the Queensland Land Registry to record the relevant allocation, reallocation or the revocation of allocation in Schedule E.
- (b) The Lot owners who agree a reallocation must pay the registration fees and the Body Corporate's costs of the preparation of the new statement.

47.4 Other matters about exclusive use car park areas

- (a) Exclusive use car parks may only be used for parking registered cars, registered utility vehicles, registered motorcycles, boats on registered trailers, registered box trailers, registered four wheel drive vehicles and bicycles (**Permitted Vehicles**).
- (b) A Permitted Vehicle must not be parked in a car park unless all parts of the Permitted Vehicle are within the exclusive use car park.
- (c) No storage cage or unit is to be installed in an EU Area with the purpose for car parking.
- (d) A person must not carry out any maintenance or repair work or external cleaning on a Permitted Vehicle while it is in an exclusive use car park. However, emergency repairs are permitted to the extent they are required to make a Permitted Vehicle operational.
- (e) The Body Corporate is entitled to pass through an exclusive use car park where necessary to obtain access to a part of the Common Property.

47.5 Future EV Charging

- (a) In this By-law 47.5:
 - (i) **EV Charger** means a device that is:
 - A compatible with the base electrical infrastructure for the Scheme; and
 - B approved by the Body Corporate,for the purpose of charging an electric vehicle; and
 - (ii) **Installation Location** means a location approved by the Body Corporate.
- (b) This By-law 47.5 applies to the extent an Owner has the benefit of an exclusive use car park.
- (c) If this By-law 47.5 applies, Owners that have the benefit of an exclusive use car park, may, with the prior consent of the Body Corporate (such consent not to be unreasonably withheld, but may be given subject to conditions), install within Installation Location an EV Charger for the purpose of charging an electric vehicle.
- (d) Any EV Charger must not impede the ordinary use of:
 - (i) any exclusive use car park for parking of vehicles; or
 - (ii) the Common Property for any other Occupant.
- (e) An Owner that installs or has the benefit of an exclusive use car park with an EV Charger must:
 - (i) at their cost:
 - A maintain the EV Charger in good repair and condition;
 - B ensure any EV Charger is not unsafe or defective; and
 - C pay for electricity consumed in the use of the EV Charger;
 - (ii) ensure that any EV Charger installed:
 - A is at all times compatible with electrical infrastructure in the Scheme; and
 - B does not diminish the integrity the electrical infrastructure in the Scheme or in any way interfere or interrupt with the supply of electricity to other Lots in the Scheme;

- (iii) at all times ensure that any EV Charger complies with all laws, rules, requirements or directions from any Authority;
- (iv) only permit suitably qualified contractors (which must be approved by the Body Corporate) to initially install and then repair, maintain and replace the EV Charger.

48 Exclusive Use Areas - Storage

48.1 Specified rights of exclusive use - storage

The occupiers of the Lots set out in Schedule E:

- (a) have the exclusive use of the exclusive use areas respectively identified in Schedule E and as identified on sketch plans marked 'A' attached hereto; and
- (b) may use those exclusive use areas for the purposes of storage.

48.2 Exclusive use allocations and reallocations

- (a) The Original Owner for the Scheme is authorised to allocate to Lots the exclusive use of the parts of the Common Property for storage purposes.
- (b) To make allocations under this By-law, the Original Owner must give the Body Corporate:
 - (i) a written notice that states:
 - A the Lots for which exclusive use storage areas are to be allocated; and
 - B the exclusive use areas to be respectively allocated for the exclusive use of those Lots;
 - (ii) if necessary, a plan showing the relevant exclusive use storage areas, which may, but need not be, a compilation plan showing existing and future exclusive use areas; and
 - (iii) written consent to the allocations from the registered owner(s) of the relevant Lots.
- (c) The Original Owner can make allocations of exclusive use storage areas under this By-law any number of times and at all times allowed under the BCCM Act.
- (d) Lot owners may agree to reallocate exclusive use storage areas in the way allowed under the BCCM Act.
- (e) Exclusive use rights concerning storage areas allocated to a Lot may be revoked by the Original Owner or the Body Corporate with the consent in writing of the owner of the relevant Lot.
- (f) Anything that the Original Owner may do under this By-law 48.2 may also be done by the agent of the Original Owner.

48.3 Recording allocations, reallocations and revocations

- (a) If any exclusive use storage area is allocated, reallocated or an allocation is revoked under this By-law then the Body Corporate must:
 - (i) take all steps required to formalise, as relevant, the authorised allocation, the agreed reallocation or the revocation of allocation; and
 - (ii) within the time prescribed under the BCCM Act, cause a new community management statement to be registered with the Queensland Land Registry to record the relevant allocation, reallocation or the revocation of allocation in Schedule E.
- (b) The Lot owners who agree a reallocation must pay the registration fees and the Body Corporate's costs of the preparation of the new statement.

48.4 Other matters about exclusive storage areas

- (a) An exclusive use storage area may not be altered, or configured, or goods stored in a way that impedes mechanical ventilation or prejudices fire services in the relevant area.
- (b) The Body Corporate is entitled to pass through an exclusive use storage area where necessary to obtain access to a part of the Common Property.
- (c) Storage areas must not be:
 - (i) enclosed; or
 - (ii) wrapped or sheeted in any form of material.
- (d) The storage area must not be used:
 - (i) for any purpose that may cause a nuisance or hazard;
 - (ii) in a manner likely to interfere with the peaceful enjoyment by other occupiers of the Land;
 - (iii) for any illegal or immoral purpose;
 - (iv) for any purpose that may endanger the safety of persons within the Scheme; or
 - (v) for the storage of:
 - A flammable or illegal substances;
 - B pets; or
 - C machinery or similar equipment.

49 Exclusive Use Areas - Dining**49.1 Specified rights of exclusive use - Dining**

The occupiers of the Lots set out in Schedule E:

- (a) have the exclusive use of the exclusive use areas respectively identified in Schedule E and as identified on sketch plans marked 'A' attached hereto; and
- (b) may use those exclusive use areas for the purposes of Dining and ancillary purposes.

49.2 Exclusive use allocations and reallocations

- (a) The Original Owner for the Scheme is authorised to allocate to Lots the exclusive use of the parts of the Common Property for Dining.
- (b) To make allocations under this By-law, the Original Owner must give the Body Corporate:
 - (i) a written notice that states:
 - A the Lots for which exclusive use Dining areas are to be allocated; and
 - B the exclusive use areas to be respectively allocated for the exclusive use of those Lots;
 - (ii) if necessary, a plan showing the relevant exclusive use Dining areas, which may, but need not be, a compilation plan showing existing and future exclusive use areas; and
 - (iii) written consent to the allocations from the registered owner(s) of the relevant Lots.

- (c) The Original Owner can make allocations of exclusive use Dining areas under this By-law any number of times and at all times allowed under the BCCM Act.
- (d) Lot owners may agree to reallocate exclusive use Dining areas in the way allowed under the BCCM Act.
- (e) Exclusive use rights concerning Dining areas allocated to a Lot may be revoked by the Original Owner or the Body Corporate with the consent in writing of the owner of the relevant Lot.
- (f) Anything that the Original Owner may do under this By-law 49.2 may also be done by the agent of the Original Owner.

49.3 Recording allocations, reallocations and revocations

- (a) If any exclusive use Dining area is allocated, reallocated or an allocation is revoked under this By-law then the Body Corporate must:
 - (i) take all steps required to formalise, as relevant, the authorised allocation, the agreed reallocation or the revocation of allocation; and
 - (ii) within the time prescribed under the BCCM Act, cause a new community management statement to be registered with the Queensland Land Registry to record the relevant allocation, reallocation or the revocation of allocation in Schedule E.
- (b) The Lot owners who agree a reallocation must pay the registration fees and the Body Corporate's costs of the preparation of the new statement.

49.4 Other matters about exclusive use Dining areas

Owners and Occupiers of lots that have the benefit of an Dining area under this By-law must:

- (a) cause the exclusive use Dining area to be kept clean and hygienic and maintained at the cost of the relevant owner to a quality in keeping with the Scheme and must not be allowed to become unsightly or un-kept;
- (b) ensure any furniture or other items in the exclusive use Dining area must be:
 - (i) if there are high winds:
 - A secured; or
 - B placed inside;
 - (ii) in keeping with the nature and quality of the Scheme and must be kept clean and hygienic and maintained to that standard at the cost of the relevant owner;
- (c) only use the areas for lawful purposes;
- (d) not use the areas unless all proper approvals and licences are held for the relevant use, and then only in accordance with the terms of the licences (for example, liquor may not be consumed in the areas unless a licence is held for consumption);
- (e) ensure that if required by the terms of any approval for the Scheme, that public access is available through the areas sufficient to comply with the approval;
- (f) not make structural or permanent improvements to the areas without the approval of the Body Corporate, not to be withheld unreasonably (the keeping of furniture, umbrellas and equipment incidental to the use of the areas is permitted); and
- (g) take reasonable steps, between the hours of 11 pm and 6 am, to mitigate noise levels from the uses of the areas so as to not to cause a nuisance to other occupants of the Scheme.

50 Exclusive Use Areas - Access and Signage Purposes

50.1 Specified rights of exclusive use - Access and Signage Purposes

The occupiers of the Lots set out in Schedule E:

- (a) have the exclusive use of the exclusive use areas respectively identified in Schedule E and as identified on sketch plans marked 'A' attached hereto; and
- (b) may use those exclusive use areas for purposes of:
 - (i) access;
 - (ii) keeping directional signage and marketing signage;
 - (iii) keeping entrance statements,**(Access and Signage Purposes).**

50.2 Exclusive use allocations and reallocations

- (a) The Original Owner for the Scheme is authorised to allocate to Lots the exclusive use of the parts of the Common Property for Access and Signage Purposes.
- (b) To make allocations under this By-law, the Original Owner must give the Body Corporate:
 - (i) a written notice that states:
 - A the Lots for which exclusive use areas for Access and Signage Purposes are to be allocated; and
 - B the exclusive use areas to be respectively allocated for the exclusive use of those Lots;
 - (ii) if necessary, a plan showing the relevant exclusive use areas for Access and Signage Purposes, which may, but need not be, a compilation plan showing existing and future exclusive use areas; and
 - (iii) written consent to the allocations from the registered owner(s) of the relevant Lots.
- (c) The Original Owner can make allocations of exclusive use areas for Access and Signage Purposes under this By-law any number of times and at all times allowed under the BCCM Act.
- (d) Lot owners may agree to reallocate exclusive use areas for Access and Signage Purposes in the way allowed under the BCCM Act.
- (e) Exclusive use rights concerning areas for Access and Signage Purposes allocated to a Lot may be revoked by the Original Owner or the Body Corporate with the consent in writing of the owner of the relevant Lot.
- (f) Anything that the Original Owner may do under this By-law 50.2 may also be done by the agent of the Original Owner.

50.3 Recording allocations, reallocations and revocations

- (a) If any exclusive use area for Access and Signage Purposes is allocated, reallocated or an allocation is revoked under this By-law then the Body Corporate must:
 - (i) take all steps required to formalise, as relevant, the authorised allocation, the agreed reallocation or the revocation of allocation; and

- (ii) within the time prescribed under the BCCM Act, cause a new community management statement to be registered with the Queensland Land Registry to record the relevant allocation, reallocation or the revocation of allocation in Schedule E.
- (b) The Lot owners who agree a reallocation must pay the registration fees and the Body Corporate's costs of the preparation of the new statement.

50.4 Other matters about exclusive use areas for Access and Signage Purposes

- (a) Owners and Occupiers of lots that have the benefit of an area under this By-law 50 must:
 - (i) at their own cost, maintain and keep clean the relevant areas;
 - (ii) only use the areas for lawful purposes;
 - (iii) not make structural or permanent improvements to the areas without the approval of the Body corporate, not to be withheld unreasonably (however the keeping of directional signage, marketing signage and entrance statements is permitted and no consent is required);
 - (iv) if the exclusive use access contains landscaping, the landscaping must be maintained:
 - A at the cost of the relevant owner;
 - B to a quality in keeping with the Scheme or as otherwise directed by the Body Corporate, acting reasonably; and
 - C so as to not be allowed to become unsightly, un-kept or overgrown with vegetation.

51 Exclusive Use Areas and Assets - Other

51.1 Exclusive use areas

For this By-law, an exclusive use area is a part of the Common Property or a Body Corporate asset for which exclusive use rights or other special rights are given to the occupier of a Lot.

51.2 Rights attach to Lots

The rights given in this By-law attach to the relevant Lots.

51.3 Specified rights of exclusive use

The occupiers of the Lots set out in Schedule E:

- (a) have the exclusive use of the exclusive use areas respectively identified in Schedule E and as identified on sketch plans marked "A" attached hereto; and
- (b) may use those exclusive use areas for the purposes specified in Schedule E and if no purpose is specified, for a purpose that is appropriate to the exclusive use area and ancillary to the use of the Lot to which the rights are attached.

51.4 Exclusive use allocations and reallocations

- (a) The Original Owner for the Scheme is authorised to allocate to Lots the exclusive use of the following parts of the Common Property or Body Corporate assets that are not subject to existing exclusive use rights:
 - (i) areas that are constructed as individual bicycle storage, for use as exclusive use bicycle storage for the benefit of the Lots to which the areas are respectively allocated;
 - (ii) areas that are constructed as outdoor dining areas, for use as exclusive use outdoor dining for the benefit of the Lots to which the areas are respectively allocated;

- (iii) areas that are constructed as retail area, for use as exclusive use retail for the benefit of the Lots to which the areas are respectively allocated;
- (iv) areas that are constructed as driveways, for use as an exclusive use driveway for the benefit of the Lots to which the areas are respectively allocated;
- (v) areas on the rooftop of the Scheme for use to place solar panels for the benefit of the Lots to which the areas are respectively allocated;
- (vi) areas that are constructed for keeping of a hoist and for delivery access for the benefit of the Lots to which the areas are respectively allocated;
- (vii) areas external to Lots that are constructed as courtyards, forecourts, lift lobbies, terraces, dining areas and similar areas (**External Areas**) that:
 - A are adjoining or adjacent to the Lot to which they are allocated; and
 - B are able to be exclusively used for one Lot without materially restricting the ability of a person to enter another Lot,
 and these areas may be used as an extension of the permitted use of Lot for which the exclusive use is granted.
- (b) To make allocations under this By-law, the Original Owner must give the Body Corporate:
 - (i) a written notice that states the Lots for which exclusive use areas are to be allocated and the exclusive use areas to be respectively allocated for the exclusive use of those Lots;
 - (ii) if necessary, a plan showing the relevant exclusive use areas, which may, but need not be, a compilation plan showing existing and future exclusive use areas; and
 - (iii) written consent to the allocations from the registered owner(s) of the relevant Lots.
- (c) The Original Owner can make allocations under this By-law any number of times and at all times allowed under the BCCM Act.
- (d) Lot owners may agree to reallocate exclusive use areas in the way allowed under the BCCM Act.
- (e) Exclusive use rights allocated to a Lot may be revoked by the Original Owner or the Body Corporate with the consent in writing of the owner of the relevant Lot.
- (f) Anything that the Original Owner may do under this By-law 51.4 may also be done by the agent of the Original Owner.
- (g) An exclusive use driveway may:
 - (i) not be used for parking of vehicles or for storage; and
 - (ii) only be used for the purpose of passing over to enter and exit an exclusive use car park.

51.5 Recording allocations, reallocations and revocations

- (a) If exclusive use areas are allocated or reallocated or an allocation is revoked under this By-law then:
 - (i) the Body Corporate must take all steps required to formalise the authorised allocations and agreed reallocations and revocation of allocations; and
 - (ii) the new community management statement to record allocations and reallocations must show the allocations and reallocations in Schedule E and must specify the particular purpose that applies to the exclusive use area (which is *External Area* for areas allocated under By-law (vi)).

- (b) The Lot owners who agree a reallocation are responsible for registering the new community management statement required to record the reallocation (unless the new statement will include other changes) and must pay the registration fees and the Body Corporate's costs of the preparation of the new statement.

52 Special Rights By-law - Shared Bathroom

52.1 The:

- (a) Owners and Occupiers of the Lot 1, 2 and 3 on SP284675 and their respective Invitees; and
- (b) the caretaking service contractor and agent holding a letting authorisation from the Body Corporate (**Manager**) and the Manager's employees and contractors,

have the right of exclusive use, in common with each other, to use the area identified as "A" on the sketch plans marked 'B' attached hereto and may use that area for the purpose of a bathroom (**Bathroom**).

52.2 The Occupiers that have a right to use the Bathroom under this By-law 52 and the Manager must:

- (a) not use Bathroom for any purposes other than a bathroom; and
- (b) not make structural or permanent improvements to the area without the approval of the Body Corporate.

52.3 The Owners that have a right to use the Bathroom under this By-law 52 (not the Manager):

- (a) are equally responsible for the cost of cleaning and replenishment of consumables for that area; and
- (b) must cause the Bathroom to be cleaned and sanitised as required.

52.4 The Owners that have a right to use the Bathroom under this By-law 52 must pay the reasonably incurred costs of the Body Corporate for cleaning and replenishment of consumables for the Bathroom (and the Manager is not required to contribute to any such costs).

52.5 The Body Corporate's nominees and contractors are permitted to access the Bathroom for cleaning and maintenance.

52.6 The Occupier of Lot 1 on SP284675 may, without the approval of the Body Corporate, carry any works required for the initial fitting out of the Bathroom, including:

- (a) placing of permanent improvements associated with the use of the area as a bathroom; and
- (b) connecting to services associated with the use of the area as a bathroom,

(Bathroom Works).

52.7 The Bathroom Works must be carried out by suitably qualified contractors in a proper and workman like manner.

53 Exclusive Use Areas - Ancillary Use

53.1 Specified rights of exclusive use - Ancillary Use Areas

The Occupiers of the Lots set out in Schedule E:

- (a) have the exclusive use of the exclusive use areas respectively identified in Schedule E and as identified on sketch plans marked 'A' attached hereto; and
- (b) may use those exclusive use areas for purposes of:
 - (i) access;
 - (ii) Dining; and

- (iii) keeping an entrance statement,

(Ancillary Purposes).

53.2 Exclusive use allocations and reallocations

- (a) The Original Owner for the Scheme is authorised to allocate to Lots the exclusive use of the parts of the Common Property for Ancillary Purposes.
- (b) To make allocations under this By-law, the Original Owner must give the Body Corporate:
 - (i) a written notice that states:
 - A the Lots for which exclusive use areas for Ancillary Purposes are to be allocated; and
 - B the exclusive use areas to be respectively allocated for the exclusive use of those Lots;
 - (ii) if necessary, a plan showing the relevant exclusive use areas for Ancillary Purposes, which may, but need not be, a compilation plan showing existing and future exclusive use areas; and
 - (iii) written consent to the allocations from the registered owner(s) of the relevant Lots.
- (c) The Original Owner can make allocations of exclusive use areas for Ancillary Purposes under this By-law any number of times and at all times allowed under the BCCM Act.
- (d) Lot owners may agree to reallocate exclusive use areas for Ancillary Purposes in the way allowed under the BCCM Act.
- (e) Exclusive use rights concerning areas for Ancillary Purposes allocated to a Lot may be revoked by the Original Owner or the Body Corporate with the consent in writing of the owner of the relevant Lot.
- (f) Anything that the Original Owner may do under this By-law 53.2 may also be done by the agent of the Original Owner.

53.3 Recording allocations, reallocations and revocations

- (a) If any exclusive use area for Ancillary Purposes is allocated, reallocated or an allocation is revoked under this By-law then the Body Corporate must:
 - (i) take all steps required to formalise, as relevant, the authorised allocation, the agreed reallocation or the revocation of allocation; and
 - (ii) within the time prescribed under the BCCM Act, cause a new community management statement to be registered with the Queensland Land Registry to record the relevant allocation, reallocation or the revocation of allocation in Schedule E.
- (b) The Lot owners who agree a reallocation must pay the registration fees and the Body Corporate's costs of the preparation of the new statement.

53.4 Other matters about exclusive use areas for Ancillary Purposes

- (a) Owners and Occupiers of lots that have the benefit of an area under this By-law 53 must:
 - (i) at their own cost, maintain and keep the exclusive use area clean and hygienic; and
 - (ii) not make structural or permanent improvements to the areas without the approval of the Body corporate, not to be withheld unreasonably (the keeping of furniture, equipment incidental to the use of the areas is permitted).

54 Council Conditions

The development approval for the Scheme requires that this Community Management Statement contain some of the By-Laws as set out in the table immediately below:

CONDITION	
17	Public Access- 24 Hours Through Site Provide and maintain unimpeded and safe 24 hour public access through the subject site, including all existing easements for access, pedestrian access from Queen Street, the Brisbane River, the laneway plaza and laneway adjacent to the Petrie Bight Retaining Wall. Ensure that access ways are designed to cater for people with disabilities in accordance with Australian Standard - AS1428.1 Design for Access and Mobility - Part 1: General requirements for access- New building work.
26	Balconies and Terraces: Balustrades, Walls and Screens All balconies and terraces shown on the approved DRAWINGS AND DOCUMENTS, must (a) remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures, except where clearly depicted on the approved DRAWINGS AND DOCUMENTS.
40	Amplified Music Restriction Amplified music at the approved Food and Drink Outlet or Shop uses and associated outdoor dining areas must be limited to only low level background music that is not audible at on-site and/or nearby sensitive uses. With the exception of areas as described below: -Venues and areas licensed and carried out in accordance with the requirements of a Liquor Licence issued by the Office of Liquor and Gaming Regulation. These venues are subject to their relevant liquor licensing limits and conditions of requirements.
54(b)	Notify Future Owner The owner must notify any future owner/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property.
54(c)	Indemnity Council The owner and any subsequent owner must indemnify Council and its agents in respect of any damage to the pavement and other driving surfaces.

Other relevant provisions from the development approval concerning the Scheme include, without limitation:

CONDITION	
18	Security lighting Install and maintain a suitable system of security lighting to operate from dusk to dawn within all areas where the public may gain access, including car parking areas, building entrances and vegetated areas. Ensure that all external lighting is in accordance with Australian Standards - AS 4282 - Control of the Obtrusive Effects of Outdoor Lighting so as not to cause nuisance to nearby residents or passing motorists. Ensure lighting over publicly accessible pathways covered by permanent warnings is in accordance with Australian Standard - AS/NZS 1158.3.1 Lighting for roads and public spaces - Pedestrian area (Category P) Lighting - Performance and Design requirements.

	Lighting must be maintained by the owner of the building in a safe and good working order.
19	Maintain the Approved Development Maintain the approved development generally in accordance with the Drawings and Documents, and all relevant Council engineering or other approval required by the conditions.
23	Heritage Place - Best Practice Standards Carry out all conservation, restoration and adaptation work to the existing culturally significant structure in accordance with best heritage conservation practice and The Burra Charter (Australia ICOMOS Charter for Places of Cultural Significance). Provide evidence to Development Assessment that any necessary permits or approvals required for any works to the heritage Fig Tree have been obtained from the relevant authorities (e.g. Department of Environment and Heritage Protection and BCC - Development Assessment, Natural Asset Local Law). Timing: Prior to site/operational/building work commencing and while site/operational/building works is occurring and then to be maintained.
35(d)	Maintain Landscape Work Maintain the landscape generally in accordance with the detailed plans.
53	Part of condition titled Stormwater - Flood Study Provision of a suitable demountable flood barrier at the vehicular access on the lower ground level, with the on-site manager being responsible for mobilisation during a Brisbane River flood emergency.

SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
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Statutory Easements

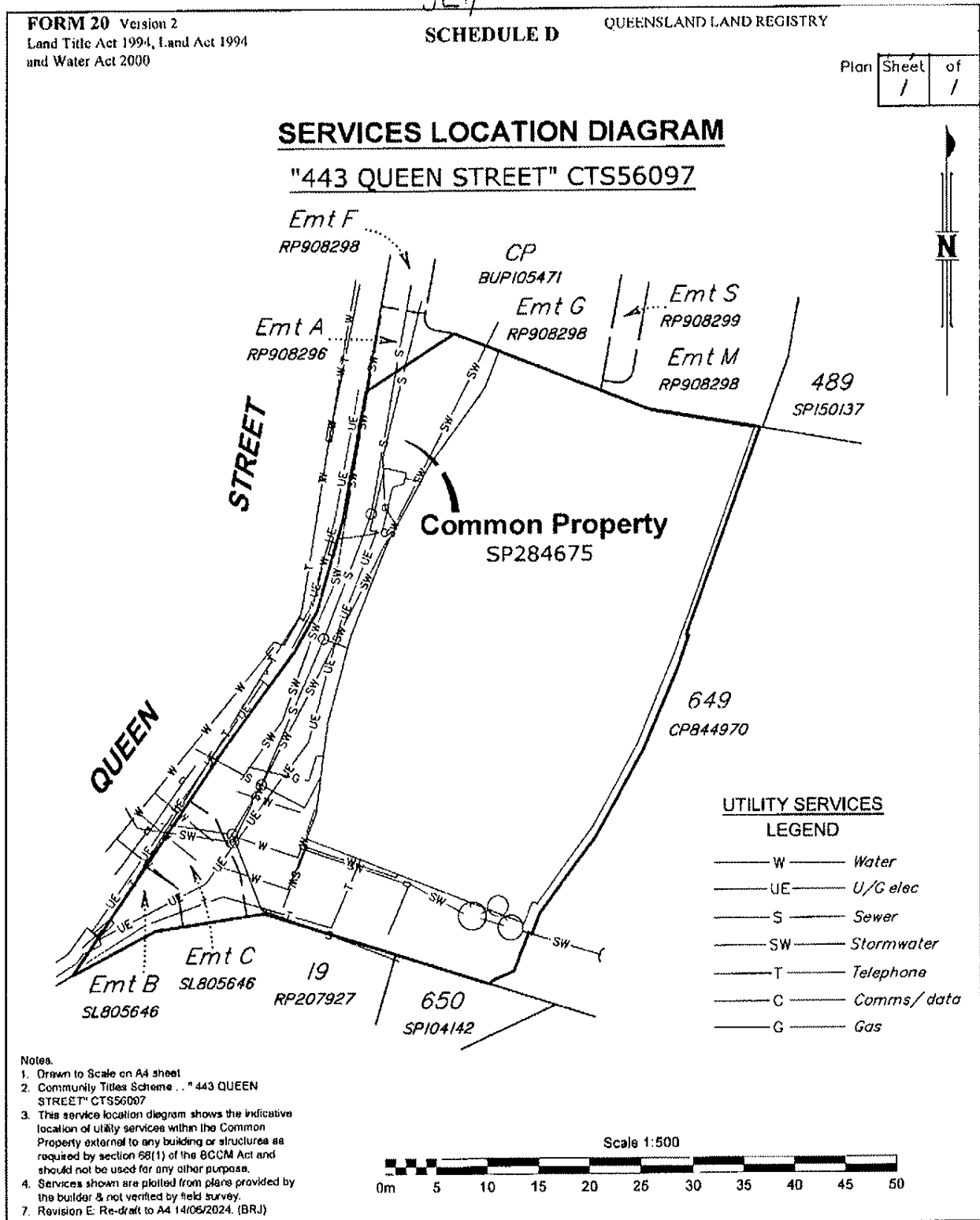
Lots affected by statutory easements are as follows:

Lots on Plan or Common Property	Statutory Easement
Lots 1, 2, 3, 801-806, 901-904, 1001-1004, 1101-1104, 1201-1204, 1301-1306, 1401-1408, 1501-1508, 1601-1608, 1701-1708, 1801-1808, 1901-1908, 2001-2008, 2101-2108, 2201-2208, 2301-2308, 2401-2408, 2501-2508, 2601-2608, 2701-2708, 2801-2808, 2901-2908, 3001-3008, 3101-3108, 3201-3208, 3301-3308, 3401-3408, 3501-3508, 3601-3608, 3701-3706, 3801-3806, 3901-3906, 4001-4006, 4101-4106, 4201-4204, 4301-4304, 4401-4404, 4501-4504, 4601-4604, 4701, 4702 & Common Property on SP 284675	Support
Lots 1, 2, 3, 801-806, 901-904, 1001-1004, 1101-1104, 1201-1204, 1301-1306, 1401-1408, 1501-1508, 1601-1608, 1701-1708, 1801-1808, 1901-1908, 2001-2008, 2101-2108, 2201-2208, 2301-2308, 2401-2408, 2501-2508, 2601-2608, 2701-2708, 2801-2808, 2901-2908, 3001-3008, 3101-3108, 3201-3208, 3301-3308, 3401-3408, 3501-3508, 3601-3608, 3701-3706, 3801-3806, 3901-3906, 4001-4006, 4101-4106, 4201-4204, 4301-4304, 4401-4404, 4501-4504, 4601-4604, 4701, 4702 & Common Property on SP 284675	Utility Services and Utility Infrastructure
Lots 1, 2, 3, 801-806, 901-904, 1001-1004, 1101-1104, 1201-1204, 1301-1306, 1401-1408, 1501-1508, 1601-1608, 1701-1708, 1801-1808, 1901-1908, 2001-2008, 2101-2108, 2201-2208, 2301-2308, 2401-2408, 2501-2508, 2601-2608, 2701-2708, 2801-2808, 2901-2908, 3001-3008, 3101-3108, 3201-3208, 3301-3308, 3401-3408, 3501-3508, 3601-3608, 3701-3706, 3801-3806, 3901-3906, 4001-4006, 4101-4106, 4201-4204, 4301-4304, 4401-4404, 4501-4504, 4601-4604, 4701, 4702 & Common Property on SP 284675	Shelter
Lots 1, 2, 3, 801-806, 901-904, 1001-1004, 1101-1104, 1201-1204, 1301-1306, 1401-1408, 1501-1508, 1601-1608, 1701-1708, 1801-1808, 1901-1908, 2001-2008, 2101-2108, 2201-2208, 2301-2308, 2401-2408, 2501-2508, 2601-2608, 2701-2708, 2801-2808, 2901-2908, 3001-3008, 3101-3108, 3201-3208, 3301-3308, 3401-3408, 3501-3508, 3601-3608, 3701-3706, 3801-3806, 3901-3906, 4001-4006, 4101-4106, 4201-4204, 4301-4304, 4401-4404, 4501-4504, 4601-4604, 4701, 4702 & Common Property on SP 284675	Projections
Lots 1, 2, 3, 801-806, 901-904, 1001-1004, 1101-1104, 1201-1204, 1301-1306, 1401-1408, 1501-1508, 1601-1608, 1701-1708, 1801-1808, 1901-1908, 2001-2008, 2101-2108, 2201-2208, 2301-2308, 2401-2408, 2501-2508, 2601-2608, 2701-2708, 2801-2808, 2901-2908, 3001-3008, 3101-3108, 3201-3208, 3301-3308, 3401-3408, 3501-3508, 3601-3608, 3701-3706, 3801-3806, 3901-3906, 4001-4006, 4101-4106, 4201-4204, 4301-4304, 4401-4404, 4501-4504, 4601-4604, 4701, 4702 & Common Property on SP 284675	Maintenance of building on or close to boundary

Services Location Diagrams

The location of the current service easements are as follows:

Lots and / or Common Property affected	Service Easement	Service Location Diagram
Common Property on SP 284675	Water, underground electricity, sewer, stormwater, telephone, communications & data and gas	SLD



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Title:

Services Location Diagram
in the Common Property on SP284675
of "443 QUEEN STREET" CTS56097

Client: **CBUS PROPERTIES**

Locality:	BRISBANE CITY		
Local Gov:	BCC	Prepared By:	SS
Surveyed By:		Approved:	GS
Date Created:	12/02/2016	Scale:	1:500
Comp File:	15132.project		
Plan No:	15132_022_SLD		

A4

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

Lot on Plan	By-law 47 – Car Parking – Exclusive Use Area on Plan attached marked “A”	By-law 48 – Storage – Exclusive Use Area on Plan attached marked “A”
Lot 1 on SP 284675		
Lot 2 on SP 284675		
Lot 3 on SP 284675		
Lot 801 on SP 284675	C262	
Lot 802 on SP 284675	C231	
Lot 803 on SP 284675	C84, C85	S65
Lot 804 on SP 284675	C65, C66, C67	S66
Lot 805 on SP 284675	C235	
Lot 806 on SP 284675	C261	
Lot 901 on SP 284675	C129, C130	
Lot 902 on SP 284675	C46, C47	S68
Lot 903 on SP 284675	C113, C114	S67
Lot 904 on SP 284675	C155, C156	S44
Lot 1001 on SP 284675	C101, C102, C213	
Lot 1002 on SP 284675	C103, C104	S4
Lot 1003 on SP 284675	C55, C56	S7
Lot 1004 on SP 284675	C158, C159	
Lot 1101 on SP 284675	C74, C75	
Lot 1102 on SP 284675	C44, C45	S3
Lot 1103 on SP 284675	C59, C60	S51
Lot 1104 on SP 284675	C92, C93	S56
Lot 1201 on SP 284675	C105, C106	S62, S63
Lot 1202 on SP 284675	C40, C41	S8
Lot 1203 on SP 284675	C36, C37	S49
Lot 1204 on SP 284675	C94, C95	
Lot 1301 on SP 284675		
Lot 1302 on SP 284675	C204	
Lot 1303 on SP 284675	C96, C97	S43
Lot 1304 on SP 284675	C76, C77	S10
Lot 1305 on SP 284675	C203	
Lot 1306 on SP 284675		
Lot 1401 on SP 284675		
Lot 1402 on SP 284675	C224	
Lot 1403 on SP 284675	C206	
Lot 1404 on SP 284675	C190, C188	S47
Lot 1405 on SP 284675	C186	S35

Lot on Plan	By-law 47 – Car Parking – Exclusive Use Area on Plan attached marked “A”	By-law 48 – Storage – Exclusive Use Area on Plan attached marked “A”
Lot 1406 on SP 284675	C257	
Lot 1407 on SP 284675	C116	
Lot 1408 on SP 284675		
Lot 1501 on SP 284675		
Lot 1502 on SP 284675	C218	
Lot 1503 on SP 284675	C144	
Lot 1504 on SP 284675	C145	
Lot 1505 on SP 284675	C187	
Lot 1506 on SP 284675		
Lot 1507 on SP 284675	C242	
Lot 1508 on SP 284675		
Lot 1601 on SP 284675		S19
Lot 1602 on SP 284675	C223	
Lot 1603 on SP 284675	C160	
Lot 1604 on SP 284675	C138	
Lot 1605 on SP 284675	C205	S20
Lot 1606 on SP 284675		
Lot 1607 on SP 284675	C226	
Lot 1608 on SP 284675		
Lot 1701 on SP 284675		
Lot 1702 on SP 284675	C221	
Lot 1703 on SP 284675	C99	
Lot 1704 on SP 284675	C137	
Lot 1705 on SP 284675	C121	S45
Lot 1706 on SP 284675	C202	
Lot 1707 on SP 284675	C214, C258, C259	S46, S53, S54, S55, S58, S59
Lot 1708 on SP 284675		
Lot 1801 on SP 284675		
Lot 1802 on SP 284675	C247	
Lot 1803 on SP 284675	C260	
Lot 1804 on SP 284675	C139, C207	
Lot 1805 on SP 284675	C122	
Lot 1806 on SP 284675		
Lot 1807 on SP 284675	C215	
Lot 1808 on SP 284675		
Lot 1901 on SP 284675		
Lot 1902 on SP 284675	C232	

Lot on Plan	By-law 47 – Car Parking – Exclusive Use Area on Plan attached marked “A”	By-law 48 – Storage – Exclusive Use Area on Plan attached marked “A”
Lot 1903 on SP 284675	C52	
Lot 1904 on SP 284675	C140	
Lot 1905 on SP 284675	C147	
Lot 1906 on SP 284675	C252	
Lot 1907 on SP 284675	C225	
Lot 1908 on SP 284675		
Lot 2001 on SP 284675		
Lot 2002 on SP 284675	C248	
Lot 2003 on SP 284675	C70	
Lot 2004 on SP 284675	C136	
Lot 2005 on SP 284675	C146	
Lot 2006 on SP 284675		
Lot 2007 on SP 284675	C216	
Lot 2008 on SP 284675		
Lot 2101 on SP 284675		
Lot 2102 on SP 284675	C250	
Lot 2103 on SP 284675		
Lot 2104 on SP 284675	C134	
Lot 2105 on SP 284675	C135	S36
Lot 2106 on SP 284675		
Lot 2107 on SP 284675	C217	
Lot 2108 on SP 284675		
Lot 2201 on SP 284675		
Lot 2202 on SP 284675	C166	
Lot 2203 on SP 284675	C228	
Lot 2204 on SP 284675	C124	
Lot 2205 on SP 284675	C123	
Lot 2206 on SP 284675	C234	
Lot 2207 on SP 284675	C219	
Lot 2208 on SP 284675		
Lot 2301 on SP 284675		
Lot 2302 on SP 284675	C192	
Lot 2303 on SP 284675	C256	
Lot 2304 on SP 284675	C165	S52
Lot 2305 on SP 284675	C220	
Lot 2306 on SP 284675	C53	
Lot 2307 on SP 284675	C222	

Lot on Plan	By-law 47 – Car Parking – Exclusive Use Area on Plan attached marked “A”	By-law 48 – Storage – Exclusive Use Area on Plan attached marked “A”
Lot 2308 on SP 284675		
Lot 2401 on SP 284675		
Lot 2402 on SP 284675	C167	
Lot 2403 on SP 284675	C227	
Lot 2404 on SP 284675	C151	
Lot 2405 on SP 284675	C148	S41
Lot 2406 on SP 284675	C253	S33
Lot 2407 on SP 284675	C246	
Lot 2408 on SP 284675		
Lot 2501 on SP 284675		
Lot 2502 on SP 284675	C191	
Lot 2503 on SP 284675		
Lot 2504 on SP 284675	C152	
Lot 2505 on SP 284675	C153, C233	S2
Lot 2506 on SP 284675	C189	
Lot 2507 on SP 284675	C175	
Lot 2508 on SP 284675		
Lot 2601 on SP 284675		
Lot 2602 on SP 284675	C168	
Lot 2603 on SP 284675	C230	
Lot 2604 on SP 284675	C150	
Lot 2605 on SP 284675	C149	S40
Lot 2606 on SP 284675		
Lot 2607 on SP 284675	C174	
Lot 2608 on SP 284675		
Lot 2701 on SP 284675		
Lot 2702 on SP 284675	C169	
Lot 2703 on SP 284675	C212	
Lot 2704 on SP 284675	C127	
Lot 2705 on SP 284675	C126	
Lot 2706 on SP 284675		
Lot 2707 on SP 284675	C249	
Lot 2708 on SP 284675		
Lot 2801 on SP 284675		
Lot 2802 on SP 284675	C170	
Lot 2803 on SP 284675	C115	
Lot 2804 on SP 284675	C133	

Lot on Plan	By-law 47 – Car Parking – Exclusive Use Area on Plan attached marked “A”	By-law 48 – Storage – Exclusive Use Area on Plan attached marked “A”
Lot 2805 on SP 284675	C164	
Lot 2806 on SP 284675		
Lot 2807 on SP 284675	C183	
Lot 2808 on SP 284675		
Lot 2901 on SP 284675		
Lot 2902 on SP 284675	C197	
Lot 2903 on SP 284675	C238	
Lot 2904 on SP 284675	C131	
Lot 2905 on SP 284675	C132	
Lot 2906 on SP 284675		
Lot 2907 on SP 284675	C184	
Lot 2908 on SP 284675		
Lot 3001 on SP 284675		
Lot 3002 on SP 284675	C196	
Lot 3003 on SP 284675		
Lot 3004 on SP 284675	C154	
Lot 3005 on SP 284675	C128	
Lot 3006 on SP 284675	C71	
Lot 3007 on SP 284675	C182	
Lot 3008 on SP 284675		
Lot 3101 on SP 284675		
Lot 3102 on SP 284675	C210	
Lot 3103 on SP 284675	C254	
Lot 3104 on SP 284675	C162	
Lot 3105 on SP 284675	C163	
Lot 3106 on SP 284675	C98	
Lot 3107 on SP 284675	C185	
Lot 3108 on SP 284675		
Lot 3201 on SP 284675		
Lot 3202 on SP 284675	C194	
Lot 3203 on SP 284675	C239	
Lot 3204 on SP 284675	C107	
Lot 3205 on SP 284675	C157	
Lot 3206 on SP 284675		
Lot 3207 on SP 284675	C181	
Lot 3208 on SP 284675		
Lot 3301 on SP 284675		

Lot on Plan	By-law 47 – Car Parking – Exclusive Use Area on Plan attached marked “A”	By-law 48 – Storage – Exclusive Use Area on Plan attached marked “A”
Lot 3302 on SP 284675	C171	
Lot 3303 on SP 284675	C240	
Lot 3304 on SP 284675	C142	
Lot 3305 on SP 284675	C141, C245	
Lot 3306 on SP 284675	C15	
Lot 3307 on SP 284675	C180	
Lot 3308 on SP 284675		
Lot 3401 on SP 284675		
Lot 3402 on SP 284675	C173	
Lot 3403 on SP 284675	C243	
Lot 3404 on SP 284675	C112	
Lot 3405 on SP 284675	C100, C255	
Lot 3406 on SP 284675	C251	
Lot 3407 on SP 284675	C179	
Lot 3408 on SP 284675	C236	
Lot 3501 on SP 284675		
Lot 3502 on SP 284675	C178	
Lot 3503 on SP 284675	C244	
Lot 3504 on SP 284675	C33	
Lot 3505 on SP 284675	C125, C161	
Lot 3506 on SP 284675	C229	
Lot 3507 on SP 284675	C211	
Lot 3508 on SP 284675		
Lot 3601 on SP 284675		
Lot 3602 on SP 284675	C209	
Lot 3603 on SP 284675	C241	
Lot 3604 on SP 284675	C26	
Lot 3605 on SP 284675	C54	
Lot 3606 on SP 284675	C237	
Lot 3607 on SP 284675	C193	
Lot 3608 on SP 284675		
Lot 3701 on SP 284675		
Lot 3702 on SP 284675	C208	
Lot 3703 on SP 284675	C48, C49	S11
Lot 3704 on SP 284675	C31, C32	S42
Lot 3705 on SP 284675	C198	
Lot 3706 on SP 284675		

Lot on Plan	By-law 47 – Car Parking – Exclusive Use Area on Plan attached marked “A”	By-law 48 – Storage – Exclusive Use Area on Plan attached marked “A”
Lot 3801 on SP 284675		
Lot 3802 on SP 284675	C199	
Lot 3803 on SP 284675	C57, C58	S13
Lot 3804 on SP 284675	C61, C62	S14
Lot 3805 on SP 284675	C195	
Lot 3806 on SP 284675		
Lot 3901 on SP 284675		
Lot 3902 on SP 284675	C200	
Lot 3903 on SP 284675	C34, C35	S15
Lot 3904 on SP 284675	C42, C43	S16
Lot 3905 on SP 284675	C172	
Lot 3906 on SP 284675		
Lot 4001 on SP 284675		
Lot 4002 on SP 284675	C201	
Lot 4003 on SP 284675	C63, C64	S17
Lot 4004 on SP 284675	C72, C73	S18
Lot 4005 on SP 284675	C176	
Lot 4006 on SP 284675		
Lot 4101 on SP 284675		S32
Lot 4102 on SP 284675	C29, C30	
Lot 4103 on SP 284675	C68, C69	S21
Lot 4104 on SP 284675	C50, C51	S22
Lot 4105 on SP 284675	C177	
Lot 4106 on SP 284675		
Lot 4201 on SP 284675	C86, C87	S48
Lot 4202 on SP 284675	C38, C39	S23
Lot 4203 on SP 284675	C16, C17	S38
Lot 4204 on SP 284675	C78, C79	S64
Lot 4301 on SP 284675	C108, C109	S12
Lot 4302 on SP 284675	C5, C6	S25
Lot 4303 on SP 284675	C7, C8	S26
Lot 4304 on SP 284675	C88, C89	S9
Lot 4401 on SP 284675	C110, C111	S34
Lot 4402 on SP 284675	C22, C23	S27
Lot 4403 on SP 284675	C3, C4	S28
Lot 4404 on SP 284675	C80, C81	S39
Lot 4501 on SP 284675	C119, C120	S60

Lot on Plan	By-law 47 – Car Parking – Exclusive Use Area on Plan attached marked "A"	By-law 48 – Storage – Exclusive Use Area on Plan attached marked "A"
Lot 4502 on SP 284675	C24, C25	S69
Lot 4503 on SP 284675	C1, C2	S70
Lot 4504 on SP 284675	C82, C83, C143	S61
Lot 4601 on SP 284675	C90, C91	S24
Lot 4602 on SP 284675	C27, C28	S71
Lot 4603 on SP 284675	C13, C14	S29
Lot 4604 on SP 284675	C117, C118	S50
Lot 4701 on SP 284675	C9, C10, C11, C12	S5
Lot 4702 on SP 284675	C18, C19, C20, C21	S6

Lot on Plan	By-law 50 – Dining – Exclusive Use Area on Plan attached marked "A"	By-law 51 – Access and Signage – Exclusive Use Area on Plan attached marked "A"	By-law 46 – Retail Bin and Ancillary Storage – Exclusive Use Area on Plan attached marked "A"	By-law 51.4(a)(iv) – Other (Driveway) – Exclusive Use Area on Plan attached marked "A"	By-law 47 – Grease Trap – Exclusive Use Area on Plan attached marked "A"	By-law 54 – Ancillary Use – Exclusive Use Area on Plan attached marked "A"
Lot 1 on SP 284675		EU.1, EU.1B, EU.1E	EU.1G		EU.1F	EU.1L
Lot 2 on SP 284675	EU.2		EU.1G		EU.1F	
Lot 3 on SP 284675	EU.3		EU.1H		EU.1F	
Lot 4701 on SP 284675				EU.6		
Lot 4702 on SP 284675				EU.5		

FORM 20 Version 2
Land Title Act 1994, Land Act 1994
and Water Act 2000

SCHEDULE E
PLAN A

QUEENSLAND LAND REGISTRY

Plan Sheet 1 of 2

EXCLUSIVE USE PLAN

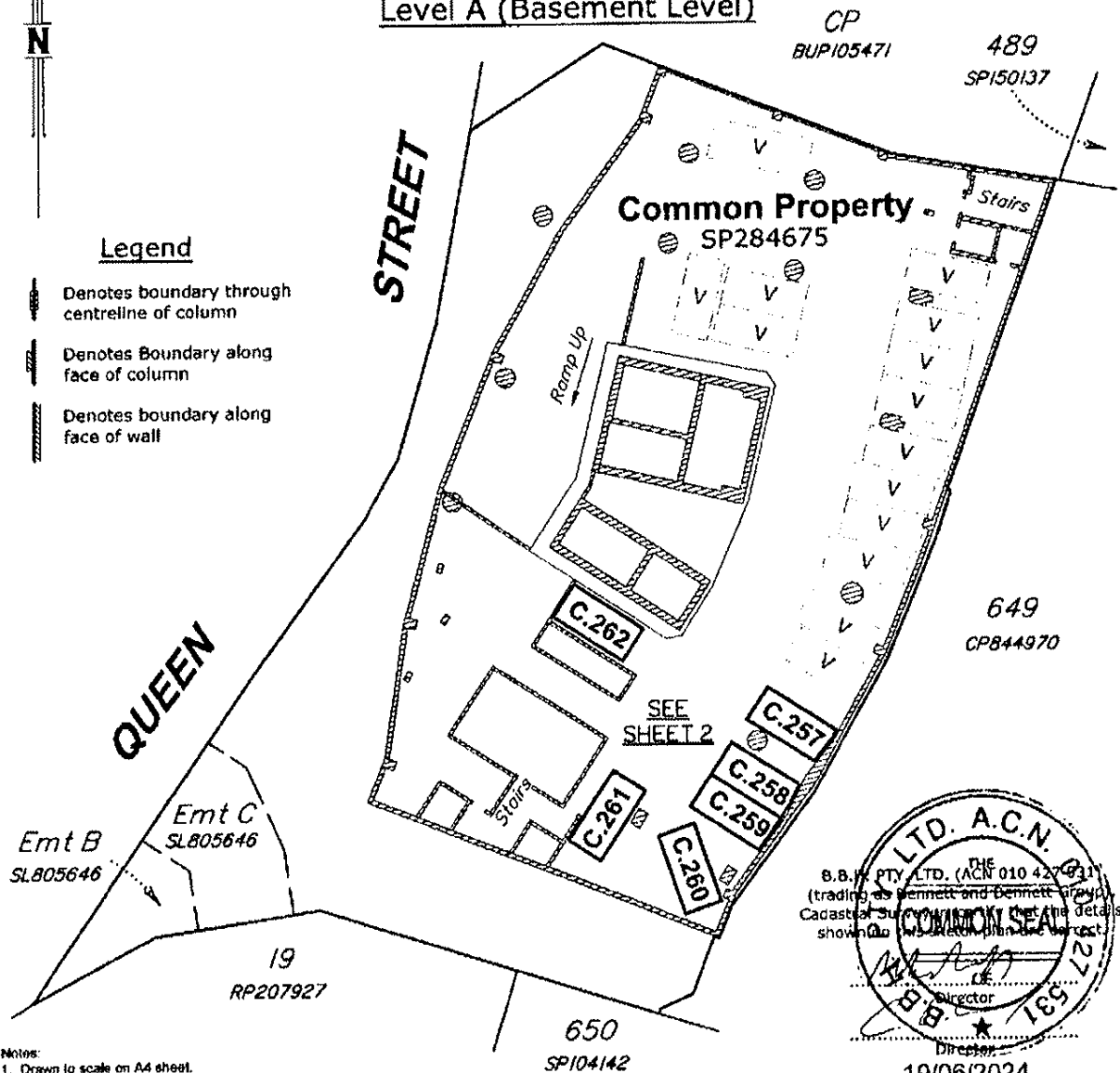
"443 QUEEN STREET" CTS56097

Level A (Basement Level)



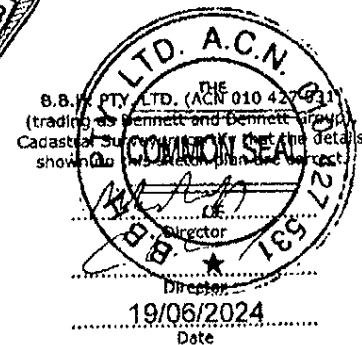
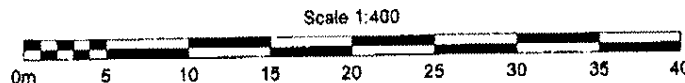
Legend

- Denotes boundary through centreline of column
- Denotes Boundary along face of column
- Denotes boundary along face of wall



Notes:

1. Drawn to scale on A4 sheet.
2. Community Titles Scheme ... "443 QUEEN STREET" CTS56097
3. Areas & dimensions defined by the internal faces of walls are shown ...
4. All storage areas are bound by GI wire Mesh fencing unless otherwise shown.
5. Services located in exclusive use areas are not covered by exclusive use entitlement.
6. Meridian of SP284675.
7. Revision K: Re-draft to A4 14/06/2024. (BRJ)



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Title:
Plan of Exclusive Use Areas C.257-C.262
in part of the Common Property on Level A
(Basement Level) on SP284675
"443 QUEEN STREET" CTS56097

Client: **CBUS PROPERTY**

Locality:	BRISBANE CITY	
Local Gov:	BCC	Prepared By: SDS
Surveyed By:	CTN	Approved: CWW
Date Created:	14/06/2024	Scale: 1:400
Comp File:	15132.project	
Plan No:	15132_009_EXC	

A4

FORM 20 Version 2
Land Title Act 1994, Land Act 1994
and Water Act 2000

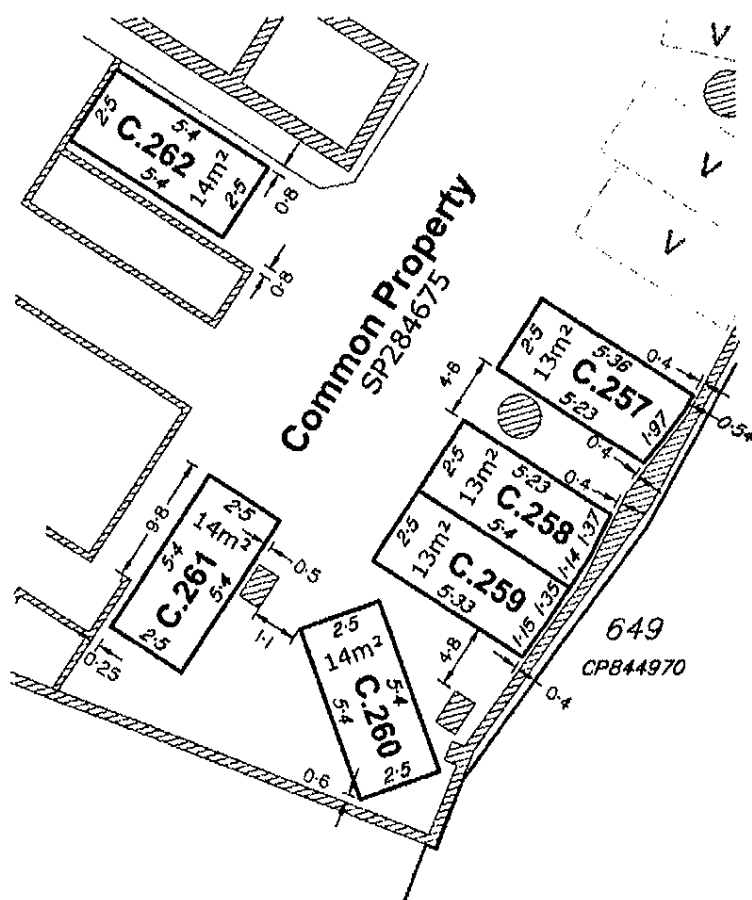
SCHEDULE E

QUEENSLAND LAND REGISTRY

PLAN A - EXCLUSIVE USE PLAN**"443 QUEEN STREET" CTS56097**

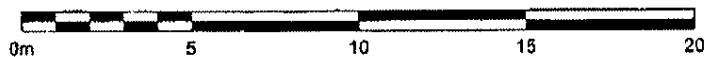
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Plan	Sheet	of
	2	2

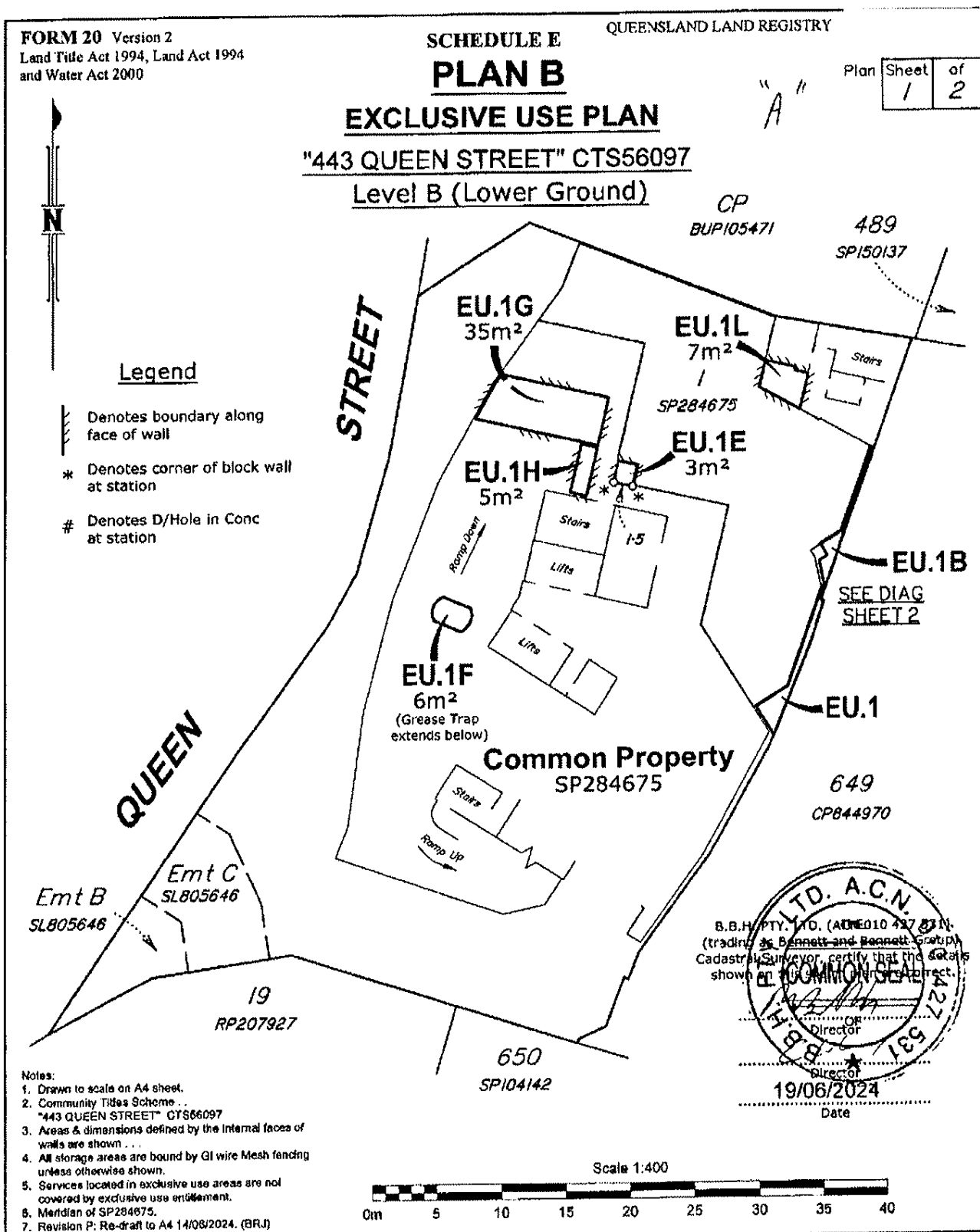
**Legend**

- Denotes boundary through centreline of column
- Denotes Boundary along face of column
- Denotes boundary along face of wall

Scale 1:200



A4



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Title:
Plan of Exclusive Use Areas
EU.1, EU.1B, EU.1E, EU.1F, EU.1G, EU.1H & EU.1L
in part of the Common Property on Level B
(Lower Ground) on SP284675
"443 QUEEN STREET" CTS56097

Client: **CBUS PROPERTY**

Locality:	BRISBANE CITY
Local Gov:	BCC
Surveyed By:	CTN
Date Created:	11/02/2018
Comp File:	15132.project
Plan No:	15132_010_EXC

A4

FORM 20 Version 2
Land Title Act 1994, Land Act 1994
and Water Act 2000

SCHEDULE E

QUEENSLAND LAND REGISTRY

PLAN A - EXCLUSIVE USE PLAN

"443 QUEEN STREET" CTS56097

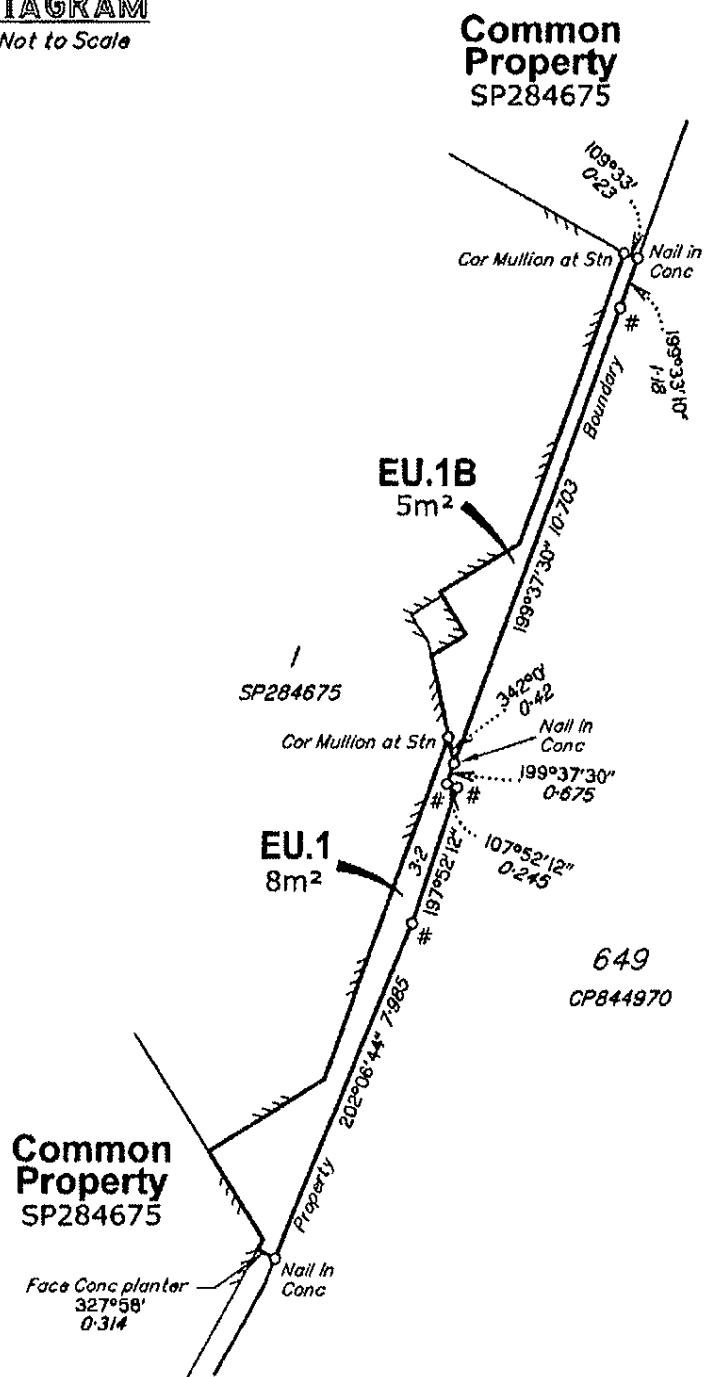
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Plan	Sheet	of
	2	2



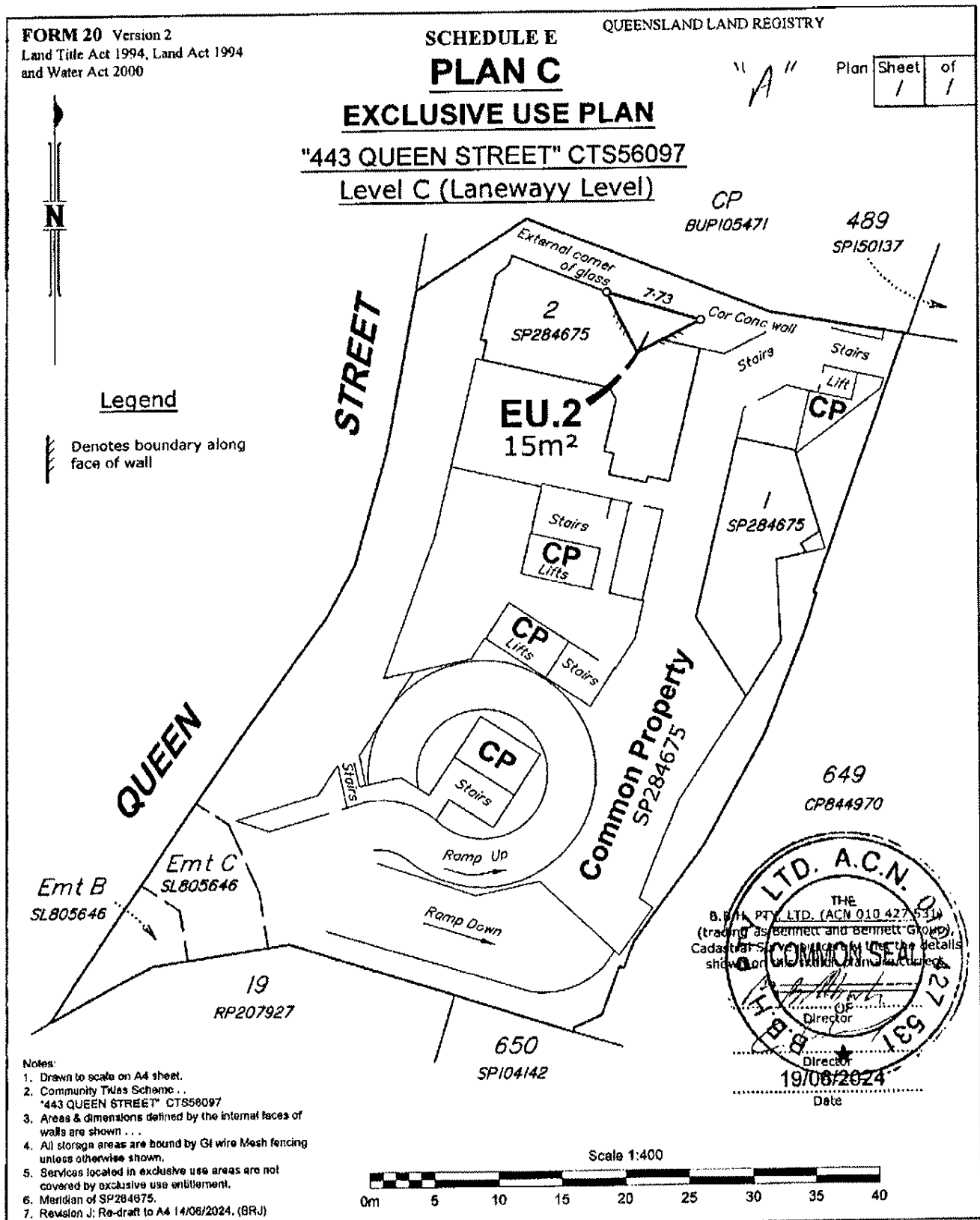
DIAGRAM

Not to Scale



Legend

- Denotes boundary along face of wall
- Denotes corner of block wall at station
- Denotes D/Hole in Conc at station



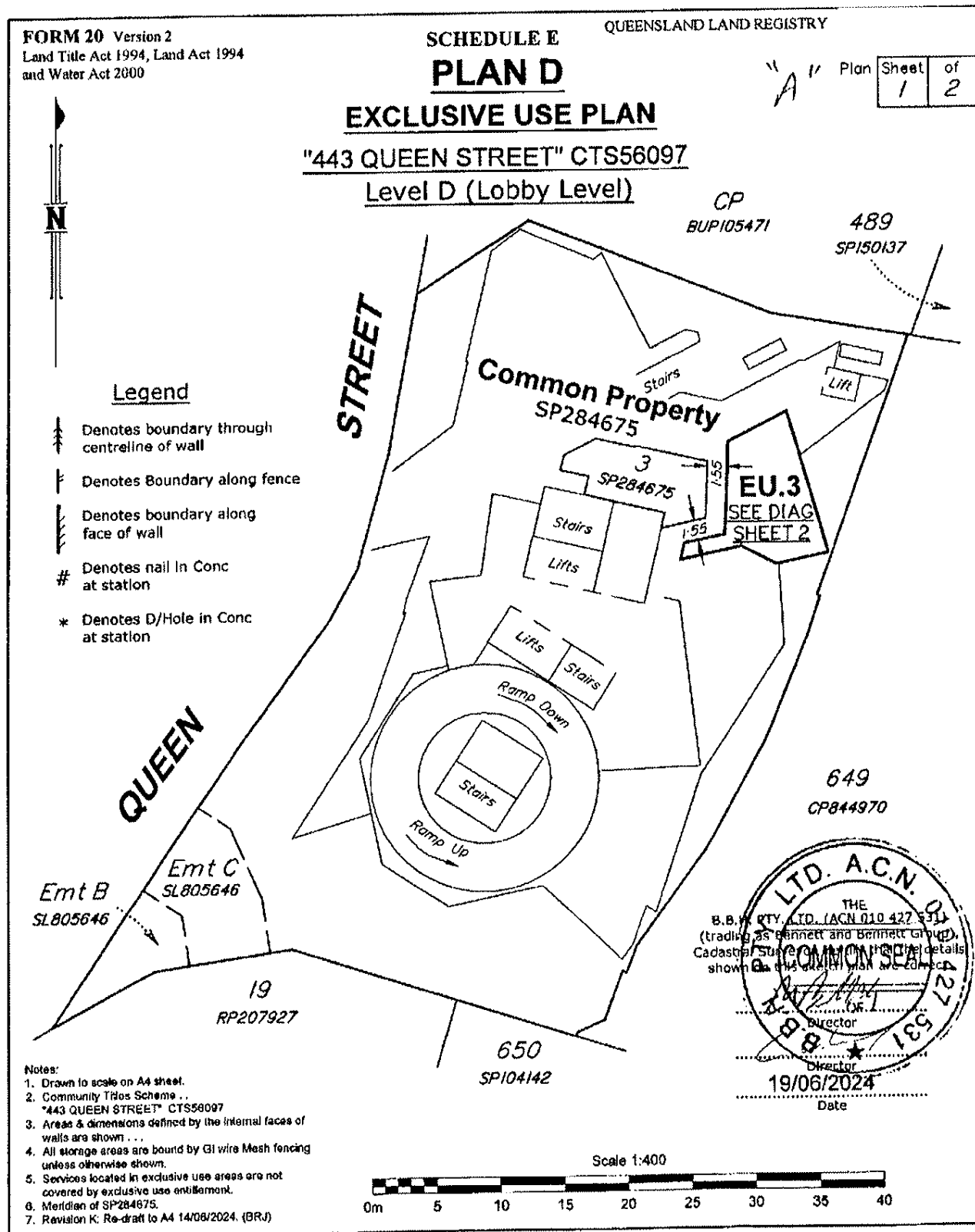
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Title:
Plan of Exclusive Area EU.2
in part of the Common Property on Level C
(Laneway Level) on SP284675
"443 QUEEN STREET" CTS56097

Client: **CBUS PROPERTY**

Locality:	BRISBANE CITY		
Local Gov:	BCC	Prepared By:	SDS
Surveyed By:	CTN	Approved:	CWW
Date Created:	15/08/2018	Scale:	1:400
Comp File:	15132.project		
Plan No:	15132_023_EXC		

A4



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Title:
Plan of Exclusive Area EU.3
in part of the Common Property on Level C
(Laneway Level) on SP284675
"443 QUEEN STREET" CTS56097

Client: **CBUS PROPERTY**

Locality:	BRISBANE CITY		
Local Gov:	BCC	Prepared By:	SDS
Surveyed By:	CTN	Approved:	CWW
Date Created:	15/08/2016	Scale:	1:400
Comp File:	15132.project		
Plan No:	15132_024_EXC		

A4

FORM 20 Version 2
Land Title Act 1994, Land Act 1994
and Water Act 2000

SCHEDULE E

QUEENSLAND LAND REGISTRY

PLAN D - EXCLUSIVE USE PLAN**"443 QUEEN STREET" CTS56097**

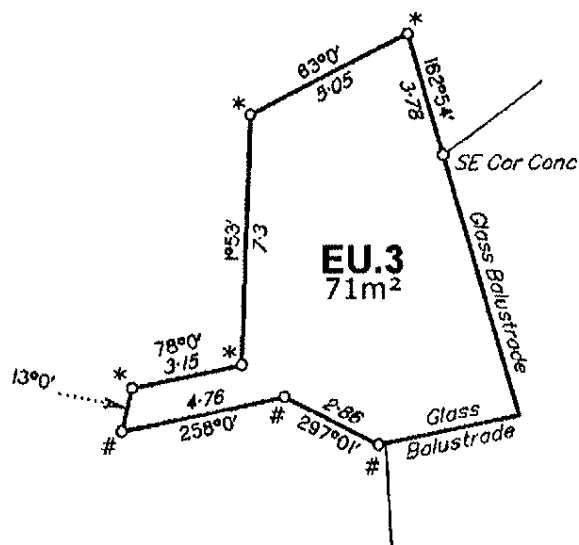
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Plan Sheet of
2 2**DIAGRAM**

Scale 1:200

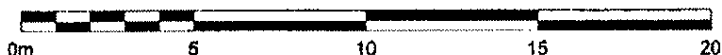
**Legend**

- Denotes boundary through centreline of wall
- Denotes Boundary along fence
- Denotes boundary along face of wall
- Denotes nail in Conc at station
- Denotes D/Hole in Conc at station



Common Property
SP284675

Scale 1:200



A4

FORM 20 Version 2
Land Title Act 1994, Land Act 1994
and Water Act 2000

SCHEDULE E

QUEENSLAND LAND REGISTRY

PLAN E

"A"

Plan Sheet of
1 2

EXCLUSIVE USE PLAN

"443 QUEEN STREET" CTS56097

Level F (Car Park Level 1)

CP

BUPI05471

489

SP150137

Legend

-  Denotes boundary through centreline of column
-  Denotes Boundary along face of column
-  Denotes boundary along face of wall

Notes:

1. Drawn to scale on A4 sheet.
2. Community Titles Scheme . . .
"443 QUEEN STREET" CTS56097
3. Areas & dimensions defined by the internal faces of walls are shown . . .
4. All storage areas are bound by GI wire Mesh fencing unless otherwise shown.
5. Services located in exclusive use areas are not covered by exclusive use entitlement.
6. Meridian of SP284675.
7. Revision 1: Re-draft to A4 18/06/2024. (BRJ)

B.B. PTY. LTD. (ACN 610 427 500)
(trading as Bennett and Bennett Group)
Cadastral Surveyor, certify that the details
shown on this plan are correct.

19/06/2024
Date

Scale 1:400

FORM 20 Version 2

Land Title Act 1994, Land Act 1994
and Water Act 2000

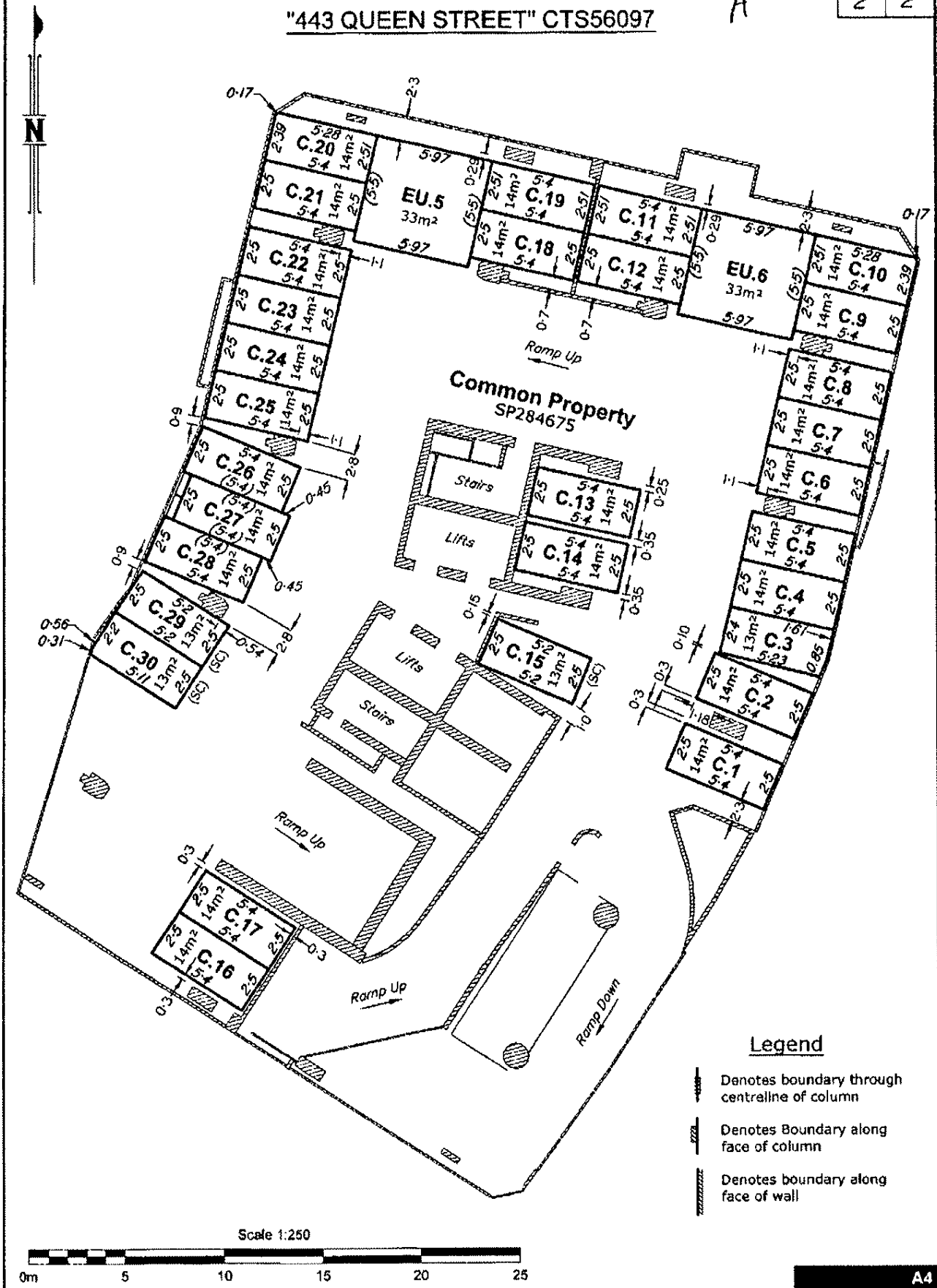
SCHEDULE E

QUEENSLAND LAND REGISTRY

PLAN E - EXCLUSIVE USE PLAN

"443 QUEEN STREET" CTS56097

Plan Sheet 2 of 2



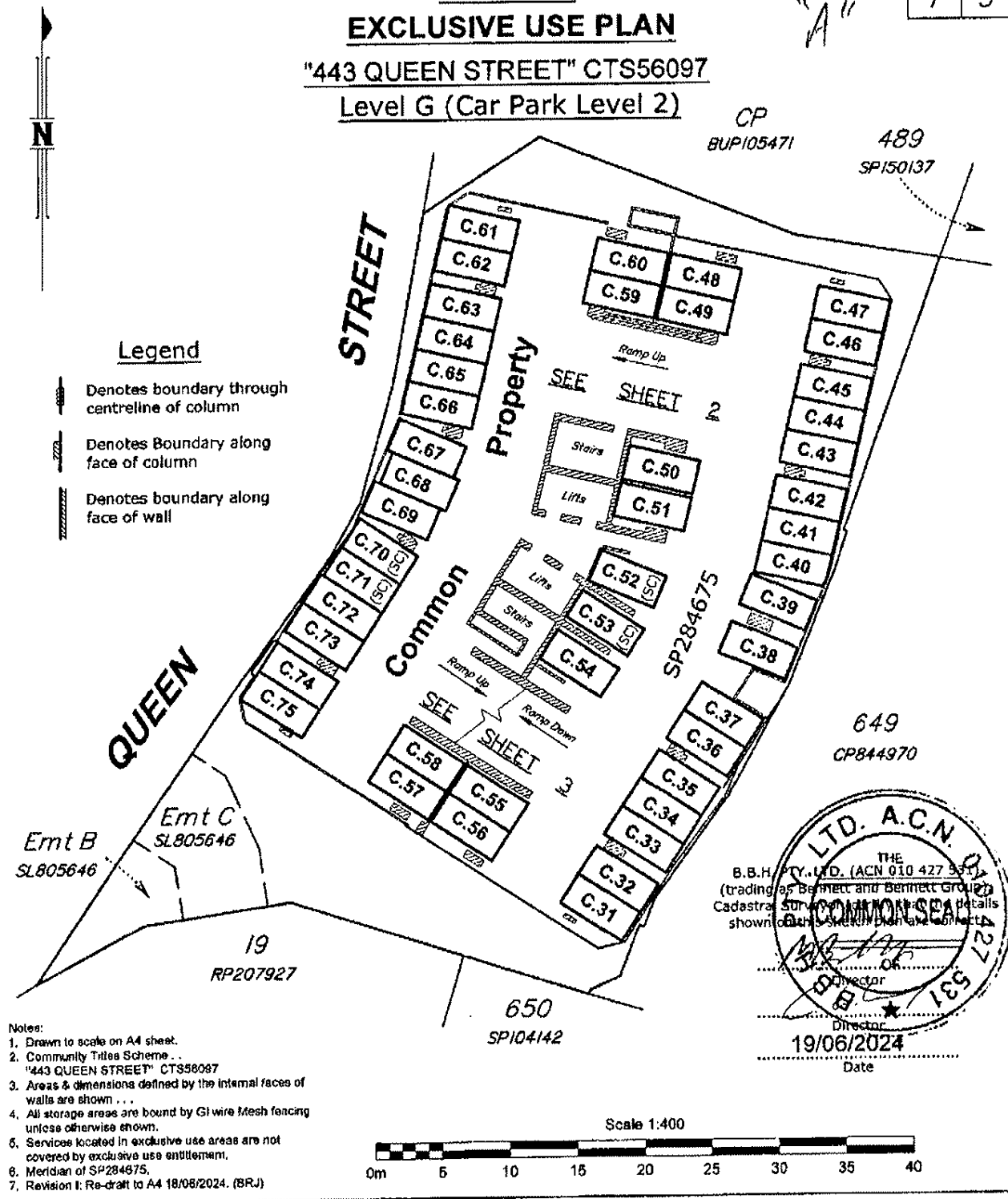
FORM 20 Version 2
Land Title Act 1994, Land Act 1994
and Water Act 2000

SCHEDULE E

QUEENSLAND LAND REGISTRY

PLAN F

Plan	Sheet	of
	1	3

EXCLUSIVE USE PLAN**"443 QUEEN STREET" CTS56097****Level G (Car Park Level 2)****BENNETT + BENNETT**

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Title:
Plan of Exclusive Use Areas C.31-C.75
in part of the Common Property on Level G
(Car Park Level 2) on SP284675
"443 QUEEN STREET" CTS56097

Client: CBUS PROPERTY

Locality:	BRISBANE CITY		
Local Gov:	BCC	Prepared By:	SDS
Surveyed By:	CTN	Approved:	CWW
Date Created:	11/02/2016	Scale:	1:400
Comp File:	15132.project		
Plan No:	15132_012_EXC		

A4

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and Water Act 2000

SCHEDULE E

QUEENSLAND LAND REGISTRY

PLAN F - EXCLUSIVE USE PLAN

"443 QUEEN STREET" CTS56097

"A"

Plan Sheet 2 of 3

Legend

- Denotes boundary through
centrelines of column
- Denotes Boundary along
face of column
- Denotes boundary along
face of wall

Scale 1:200

0m 5 10 15 20



SEE

SHEET

A4

FORM 20 Version 2

Land Title Act 1994, Land Act 1994
and Water Act 2000

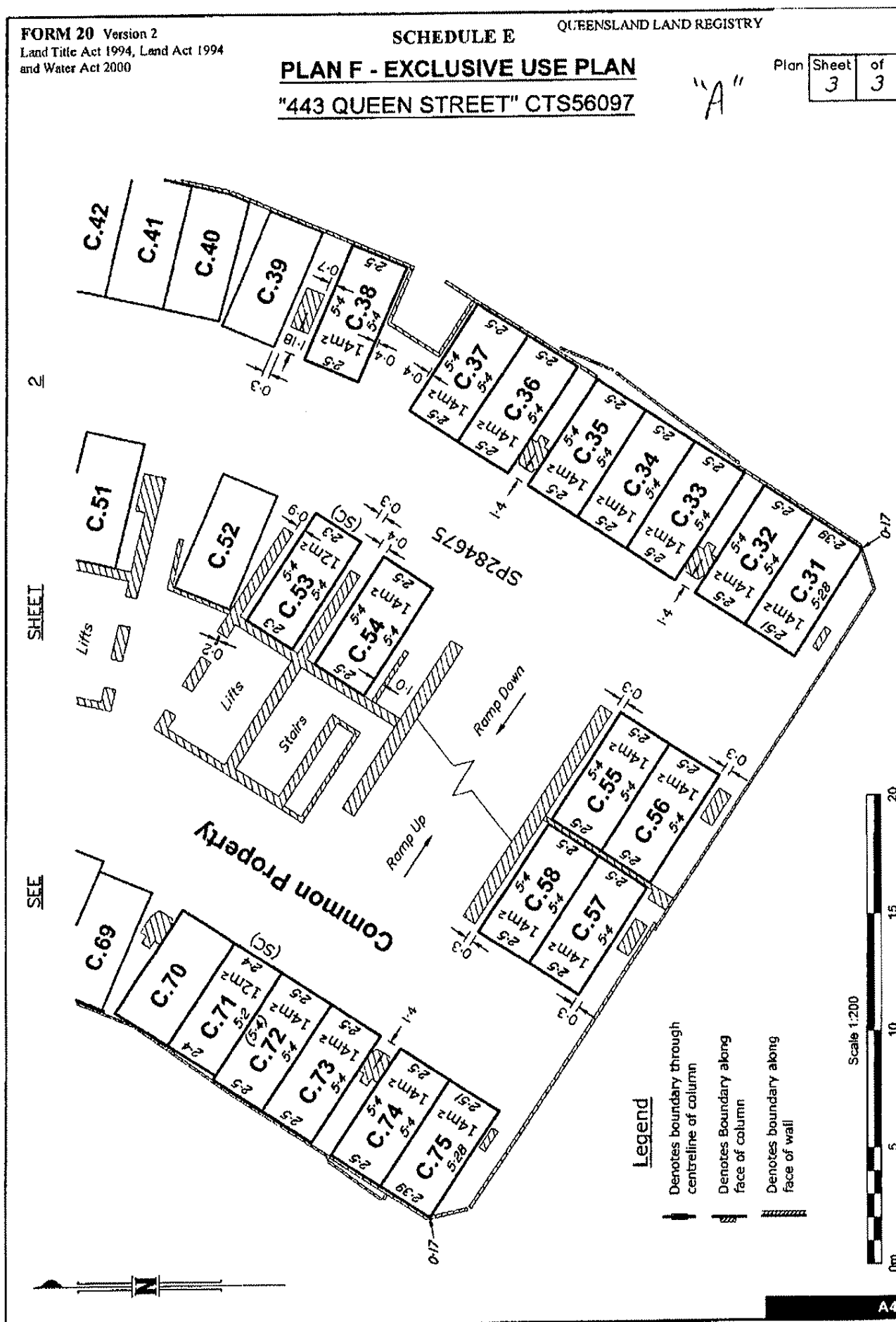
SCHEDULE E

QUEENSLAND LAND REGISTRY

PLAN F - EXCLUSIVE USE PLAN

"443 QUEEN STREET" CTS56097

Plan Sheet 3 of 3



FORM 20 Version 2
Land Title Act 1994, Land Act 1994
and Water Act 2000

SCHEDULE E

QUEENSLAND LAND REGISTRY

PLAN G

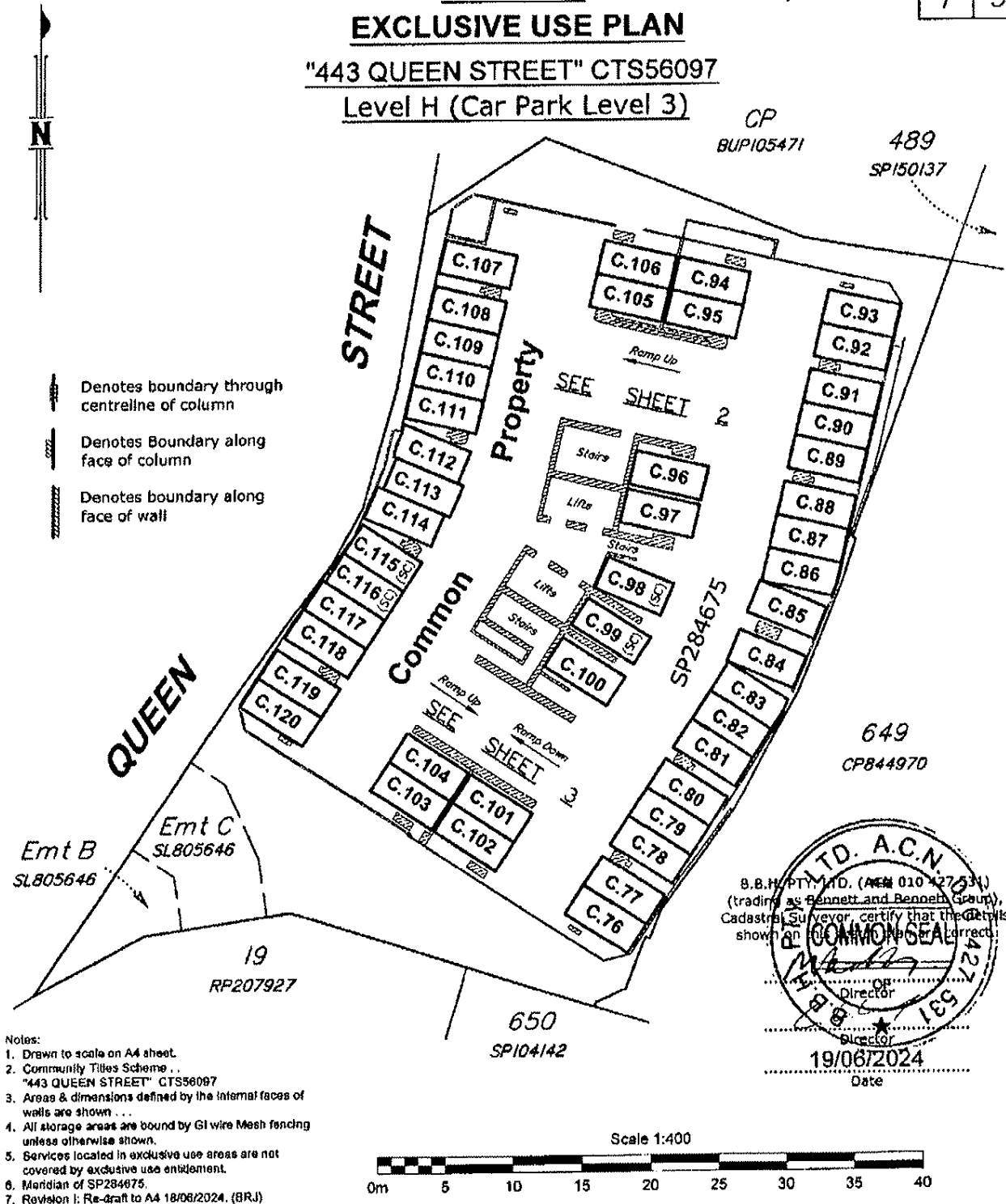
"A"

Plan Sheet 1 of 3

EXCLUSIVE USE PLAN

"443 QUEEN STREET" CTS56097

Level H (Car Park Level 3)



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Title:
Plan of Exclusive Use Areas C.76-C.120
in part of the Common Property on Level H
(Car Park Level 3) on SP284675
"443 QUEEN STREET" CTS56097

Client: CBUS PROPERTY

Locality: BRISBANE CITY

Local Gov: BCC Prepared By: SDS

Surveyed By: CTN Approved: CWW

Date Created: 11/02/2016 Scale: 1:400

Comp File: 15132.project

Plan No: 15132_013_EXC

A4

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Land Title Act 1994, Land Act 1994
and Water Act 2000

SCHEDULE E

QUEENSLAND LAND REGISTRY

PLAN G - EXCLUSIVE USE PLAN

"443 QUEEN STREET" CTS56097

"A"

Plan Sheet of
2 3



FORM 20 Version 2

Land Title Act 1994, Land Act 1994
and Water Act 2000

SCHEDULE E

QUEENSLAND LAND REGISTRY

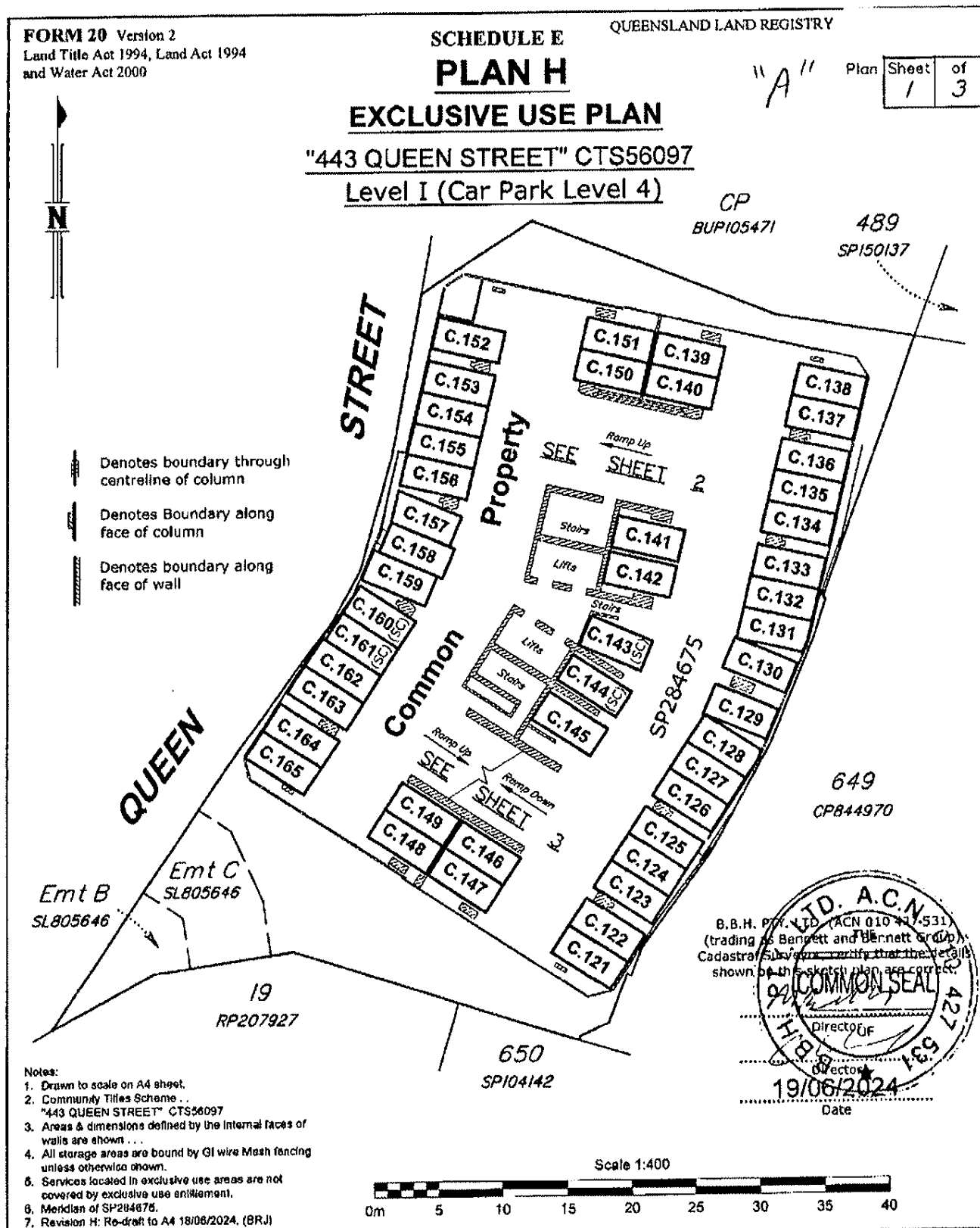
PLAN G - EXCLUSIVE USE PLAN

"443 QUEEN STREET" CTS56097

"A"

Plan

Sheet
3of
3



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mas@bennettandbennett.com.au

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Title:
Plan of Exclusive Use Areas C.121-C.165
in part of the Common Property on Level I
(Car Park Level 4) on SP284675
"443 QUEEN STREET" CTS56097

Client: **CBUS PROPERTY**

Locality:	BRISBANE CITY	
Local Gov:	BCC	Prepared By: SDS
Surveyed By:	CTN	Approved: CWW
Date Created:	11/02/2018	Scale: 1:400
Comp File:	15132.project	
Plan No:	16132_014_EXC	

A4

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Land Title Act 1994, Land Act 1994
and Water Act 2000

SCHEDULE E

QUEENSLAND LAND REGISTRY

PLAN H - EXCLUSIVE USE PLAN

"443 QUEEN STREET" CTS56097

Plan	Sheet	of
	2	3

"A"



FORM 20 Version 2
Land Title Act 1994, Land Act 1994
and Water Act 2000

SCHEDULE E

QUEENSLAND LAND REGISTRY

PLAN H - EXCLUSIVE USE PLAN

"443 QUEEN STREET" CTS56097

"A"

P on

Sheet
3

of
3



Scale 1:200

A4

FORM 20 Version 2
Land Title Act 1994, Land Act 1994
and Water Act 2000

SCHEDULE E

QUEENSLAND LAND REGISTRY

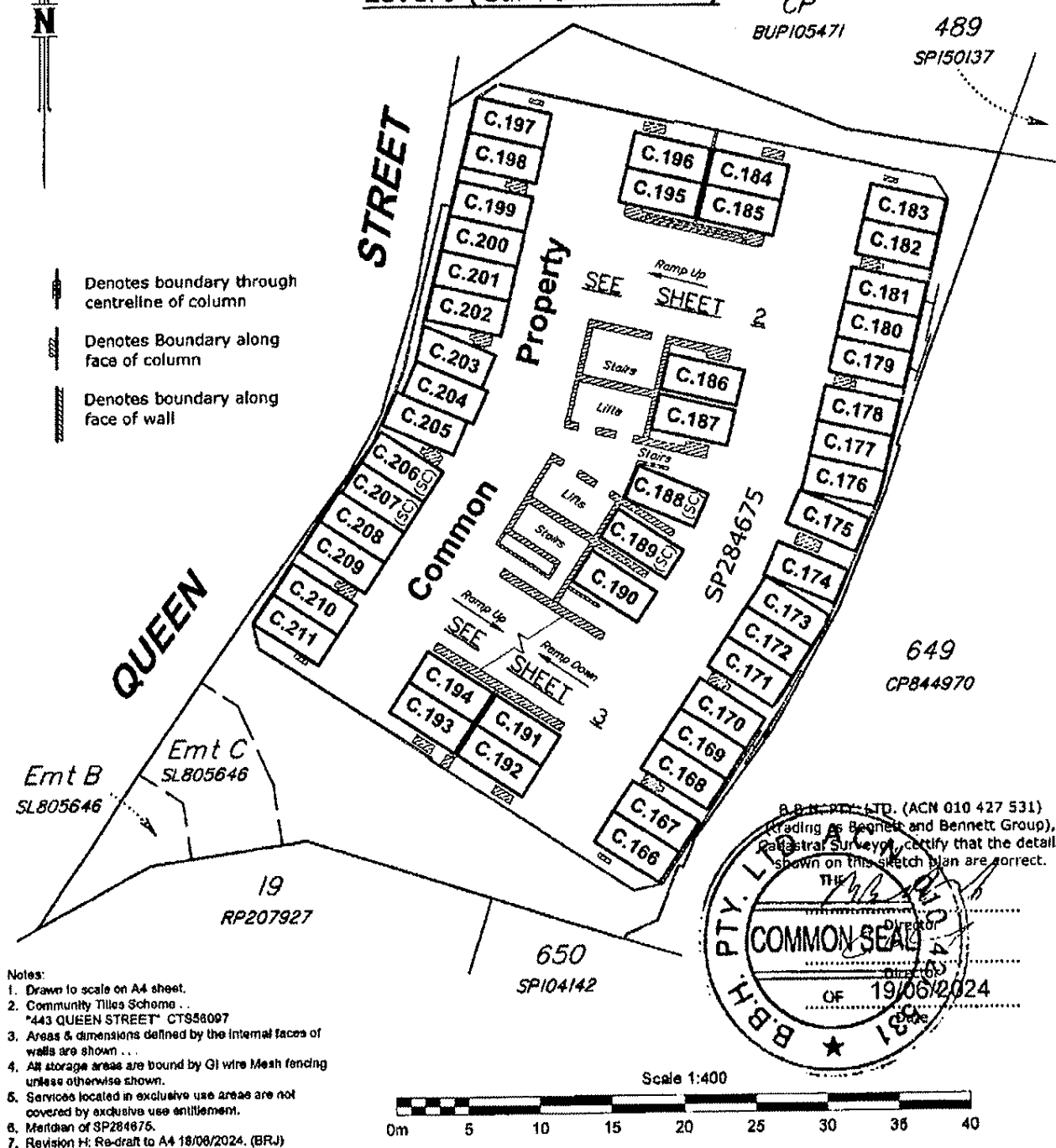
PLAN I

Plan Sheet 1 of 3

EXCLUSIVE USE PLAN

"443 QUEEN STREET" CTS56097

Level J (Car Park Level 5)



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Title:

Plan of Exclusive Use Areas C.166-C.211
in part of the Common Property on Level J
(Car Park Level 5) on SP284675
"443 QUEEN STREET" CTS56097

Client: CBUS PROPERTY

Locality:	BRISBANE CITY	
Local Gov:	BCC	Prepared By: SDS
Surveyed By:	CTN	Approved: CWW
Date Created:	11/02/2018	Scale: 1:400
Comp File:	15132.project	
Plan No:	15132_015_EXC	

A4

FORM 20 Version 2
Land Title Act 1994, Land Act 1994
and Water Act 2000

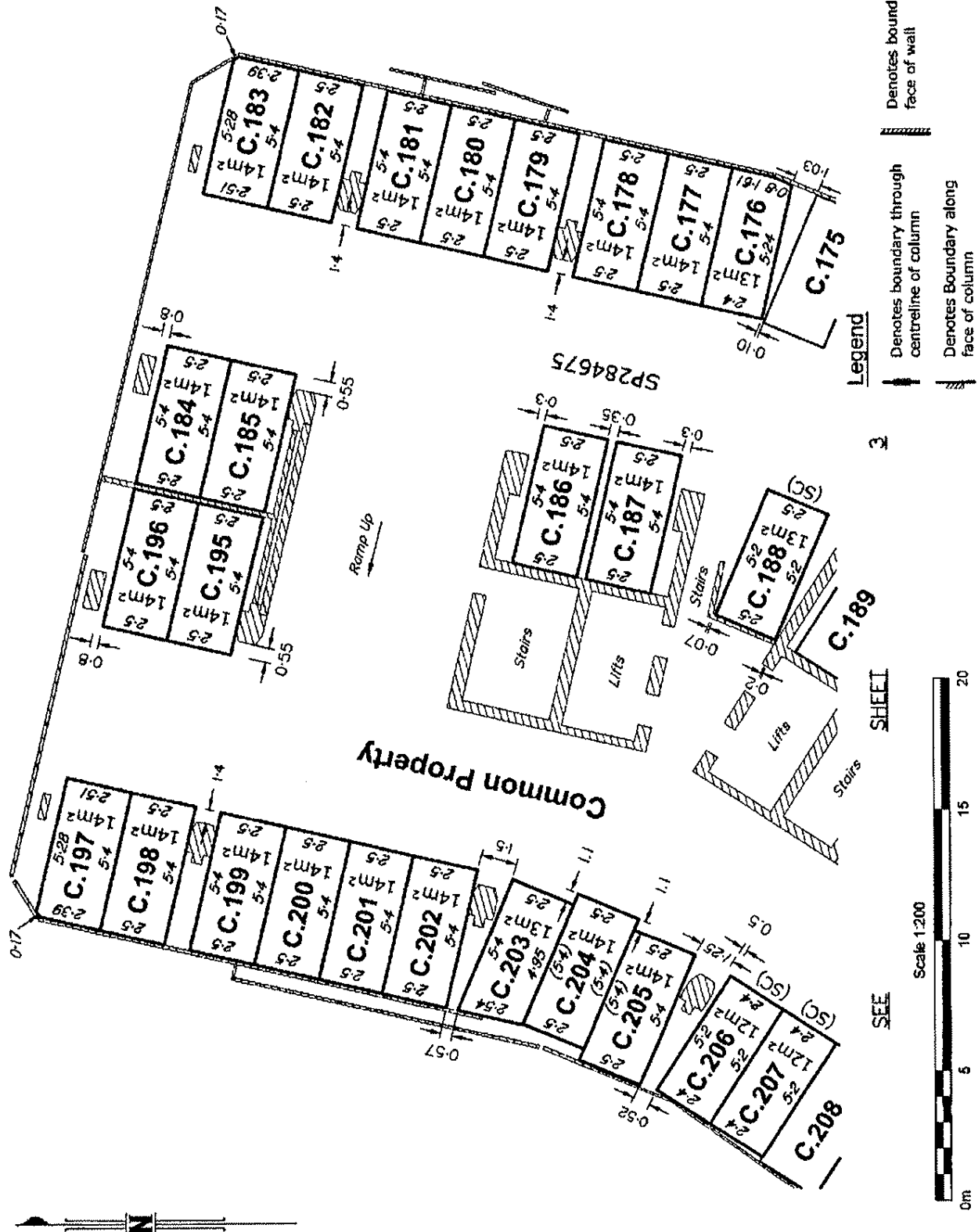
SCHEDULE E

QUEENSLAND LAND REGISTRY

PLAN I - EXCLUSIVE USE PLAN

"443 QUEEN STREET" CTS56097

Plan Sheet of
2 3



FORM 20 Version 2
Land Title Act 1994, Land Act 1994
and Water Act 2000

SCHEDULE E

QUEENSLAND LAND REGISTRY

PLAN I - EXCLUSIVE USE PLAN

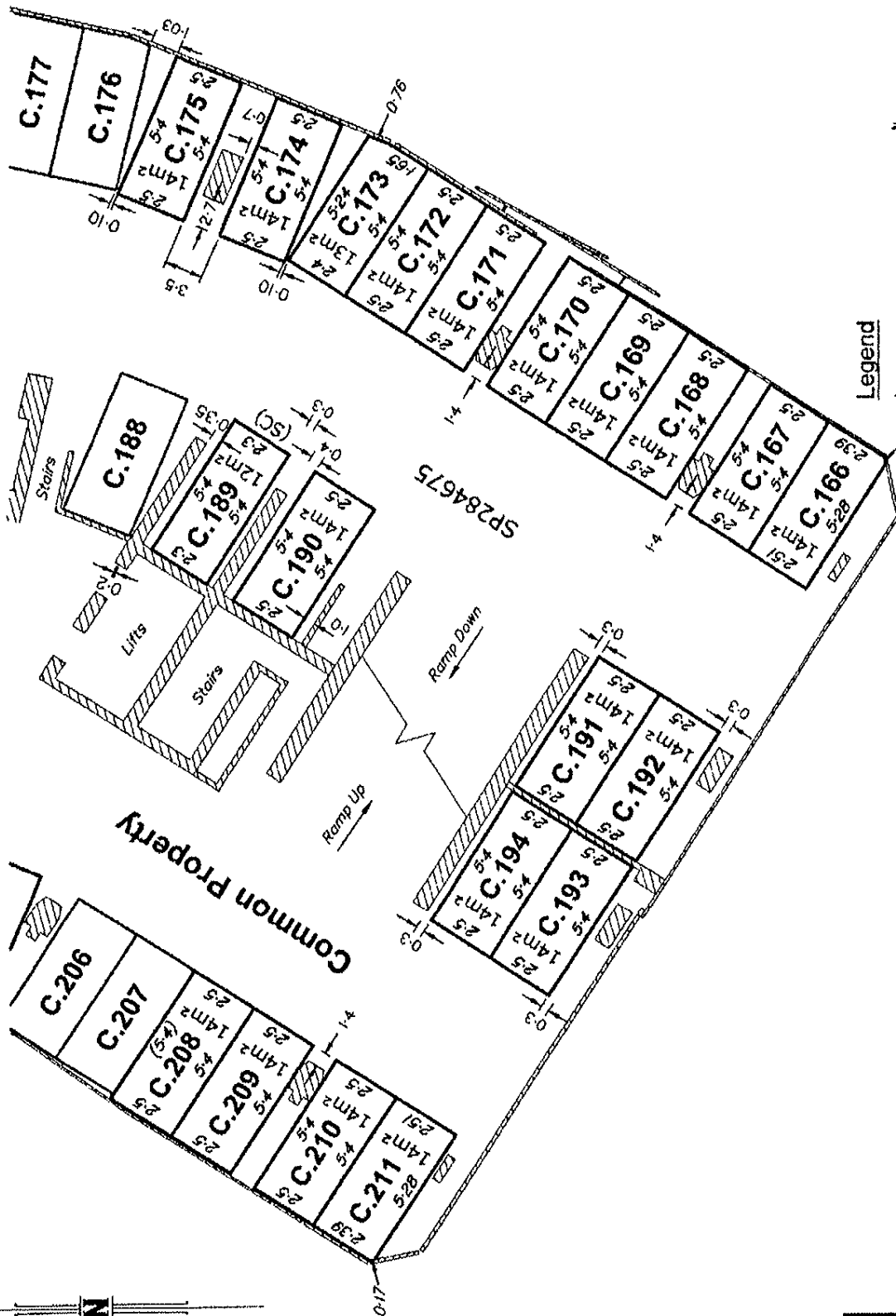
"443 QUEEN STREET" CTS56097

Plan **3** of **3**

2

SHEET

SEE

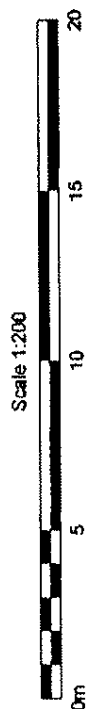


Denotes boundary along
face of wall

Denotes boundary through
centreline of column

Denotes Boundary along
face of column

Legend



A4

FORM 20 Version 2
Land Title Act 1994, Land Act 1994
and Water Act 2000

SCHEDULE E

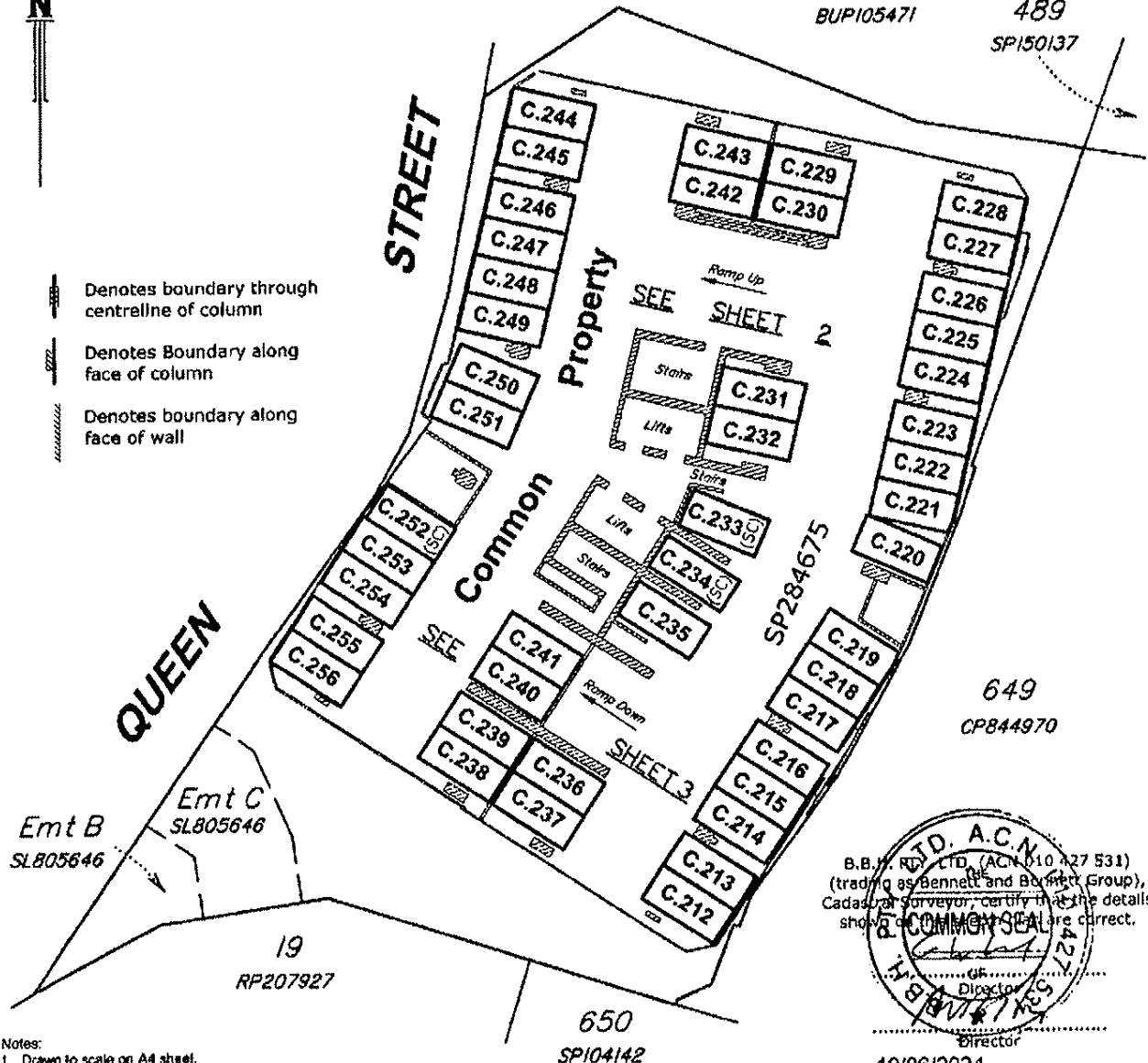
QUEENSLAND LAND REGISTRY

PLAN J

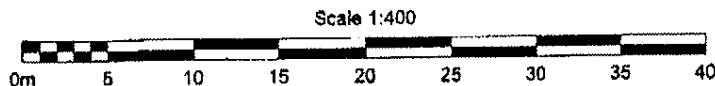
Plan	Sheet	of
	1	3

EXCLUSIVE USE PLAN**"443 QUEEN STREET" CTS56097****Level K (Car Park Level 6)****"A"**

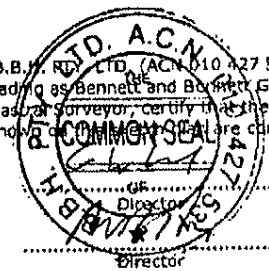
- Denotes boundary through centrelines of column
- Denotes Boundary along face of column
- Denotes boundary along face of wall

**Notes:**

1. Drawn to scale on A4 sheet.
2. Community Titles Scheme . . . "443 QUEEN STREET" CTS56097
3. Areas & dimensions defined by the internal faces of walls are shown . . .
4. All storage areas are bound by GI wire Mesh fencing unless otherwise shown.
5. Services located in exclusive use areas are not covered by exclusive use entitlement.
6. Meridian of SP284675.
7. Revision K: Re-draft to A4 18/06/2024. (BRJ)



B.B.J. Pty Ltd (ACN 010 427 531)
(trading as Bennett and Bennett Group),
Cadastral Surveyor, certify that the details
shown on this plan are correct.



19/06/2024

Date

PO Box 5021, GCMC QLD 9726
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Surveying, Town Planning & Spatial Services
GOLD COAST BRISBANE | SUNSHINE COAST NORTHERN RIVERS
www.bennettandbennett.com.au

Title:

Plan of Exclusive Use Areas C.212-C.256
in part of the Common Property on Level K
(Car Park Level 6) on SP284675
"443 QUEEN STREET" CTS56097

Client: CBUS PROPERTY

Locality:	BRISBANE CITY		
Local Gov:	BCC	Prepared By:	SDS
Surveyed By:	CTN	Approved:	CWW
Date Created:	11/02/2016	Scale:	1:400
Comp File:	15132.project		
Plan No:	15132_016_EXC		

A4

FORM 20 Version 2

Land Title Act 1994, Land Act 1994
and Water Act 2000

SCHEDULE E

QUEENSLAND LAND REGISTRY

PLAN J - EXCLUSIVE USE PLAN

"443 QUEEN STREET" CTS56097Plan Sheet of
2 3

"A"

Denotes boundary along
face of wallDenotes boundary through
centreline of columnDenotes Boundary along
face of column

Legend

3

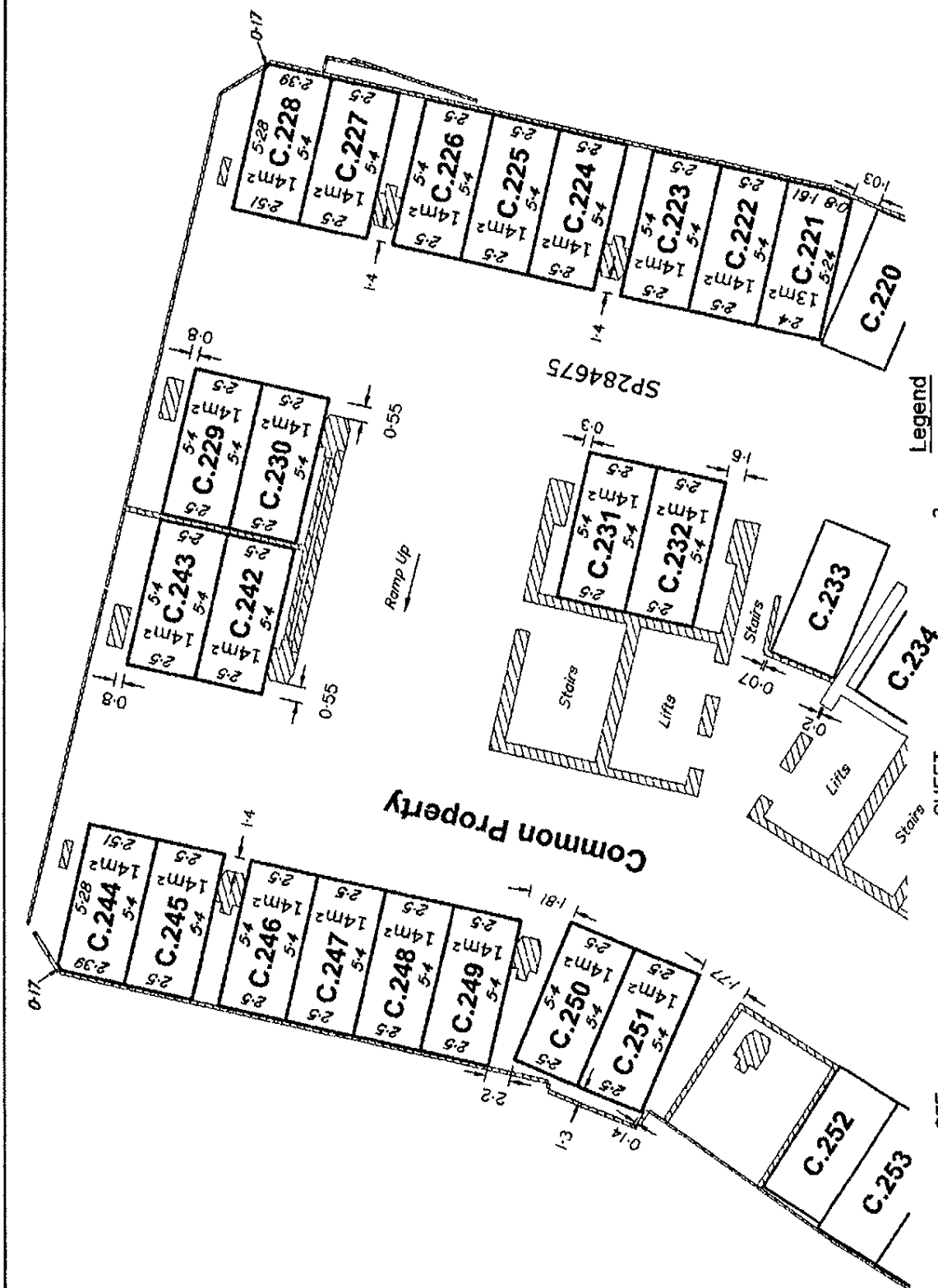
SHEET

SEE

Scale 1:200



A4



FORM 20 Version 2
Land Title Act 1994, Land Act 1994
and Water Act 2000

SCHEDULE E

QUEENSLAND LAND REGISTRY

PLAN J - EXCLUSIVE USE PLAN

"443 QUEEN STREET" CTS56097

Plan Sheet of
3 3

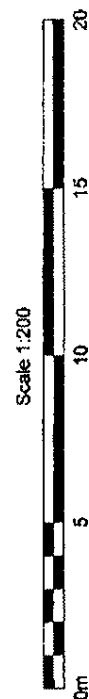
" A "

Legend

Denotes boundary along
face of wall

Denotes boundary through
centreline of column

Denotes Boundary along
face of column



A4

SHEET

SEE





FORM 20 Version 2
Land Title Act 1994, Land Act 1994
and Water Act 2000

SCHEDULE E

QUEENSLAND LAND REGISTRY

PLAN K - EXCLUSIVE USE PLAN

"443 QUEEN STREET" CTS56097

"A"

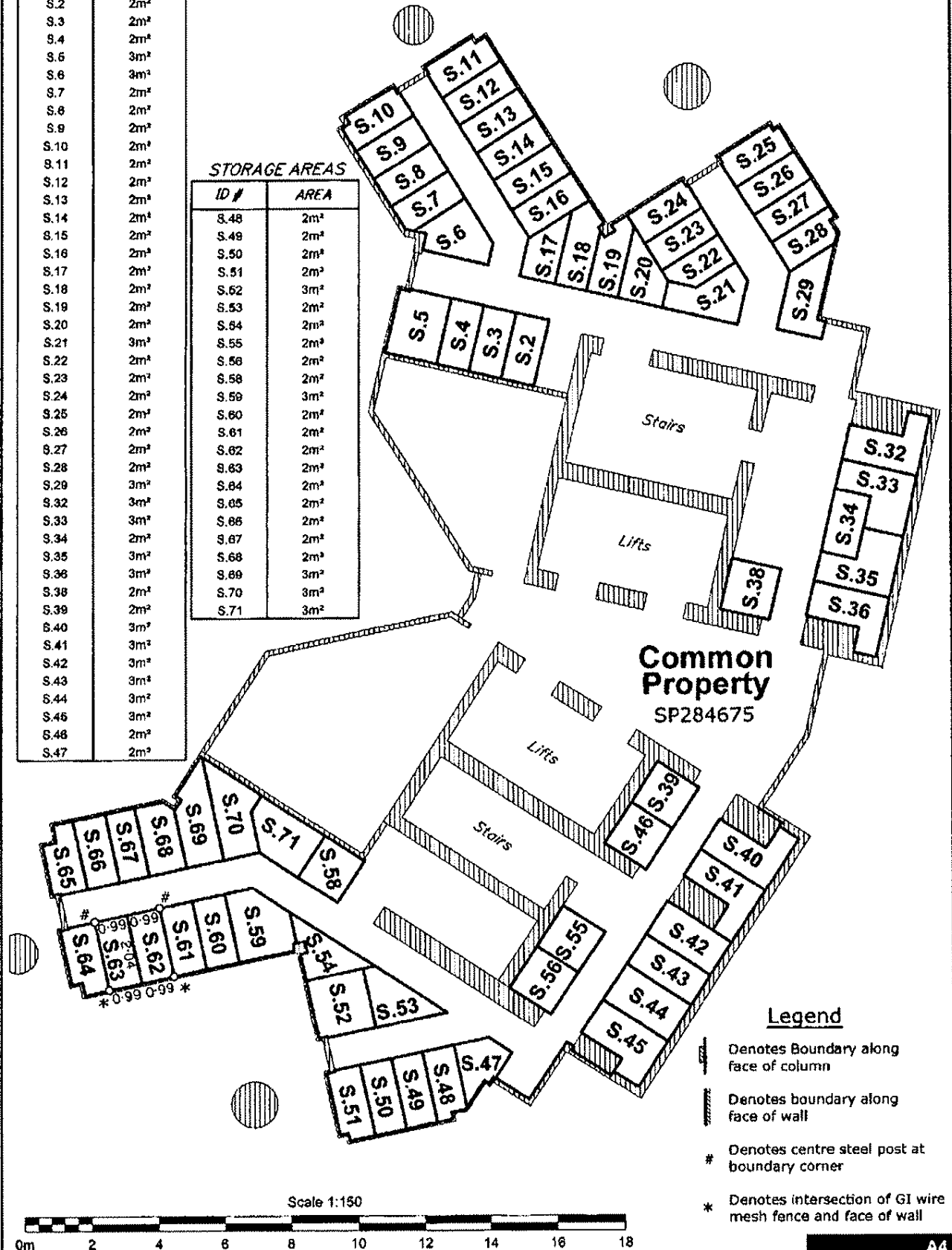
Plan	Sheet	of
	2	2

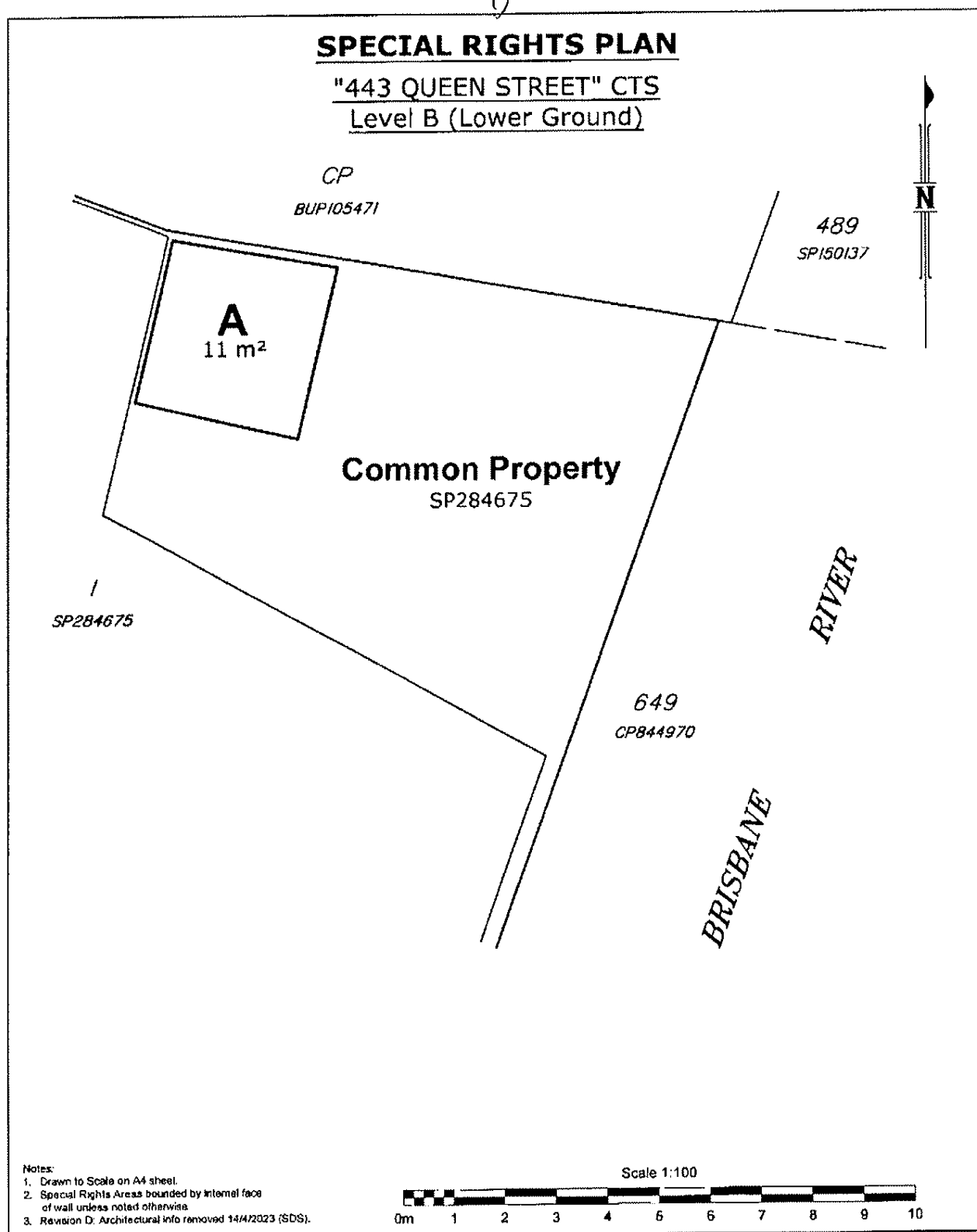
STORAGE AREAS

ID #	AREA
S.2	2m ²
S.3	2m ²
S.4	2m ²
S.6	3m ²
S.6	3m ²
S.7	2m ²
S.8	2m ²
S.9	2m ²
S.10	2m ²
S.11	2m ²
S.12	2m ²
S.13	2m ²
S.14	2m ²
S.15	2m ²
S.16	2m ²
S.17	2m ²
S.18	2m ²
S.19	2m ²
S.20	2m ²
S.21	3m ²
S.22	2m ²
S.23	2m ²
S.24	2m ²
S.25	2m ²
S.26	2m ²
S.27	2m ²
S.28	2m ²
S.29	3m ²
S.32	3m ²
S.33	3m ²
S.34	2m ²
S.35	3m ²
S.36	3m ²
S.38	2m ²
S.39	2m ²
S.40	3m ²
S.41	3m ²
S.42	3m ²
S.43	3m ²
S.44	3m ²
S.46	3m ²
S.48	2m ²
S.47	2m ²

STORAGE AREAS

ID #	AREA
S.48	2m ²
S.49	2m ²
S.50	2m ²
S.51	2m ²
S.52	3m ²
S.53	2m ²
S.54	2m ²
S.55	2m ²
S.56	2m ²
S.58	2m ²
S.59	3m ²
S.60	2m ²
S.61	2m ²
S.62	2m ²
S.63	2m ²
S.64	2m ²
S.65	2m ²
S.66	2m ²
S.67	2m ²
S.68	2m ²
S.69	3m ²
S.70	3m ²
S.71	3m ²





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Title:

Plan of Special Rights Area A
 Being part of the Common Property
 on Level B (Lower Ground) on
 SP284675 "443 QUEEN STREET" CTS

56097

Client: CBUS PROPERTY

Locality:	BRISBANE CITY		
Local Gov.	BCC	Prepared By:	BRJ
Surveyed By:	SPP	Approved:	CW
Date Created:	13/07/2022	Scale:	1:100
Comp File	15132.project		
Plan No:	15132_042_MIS		

A4