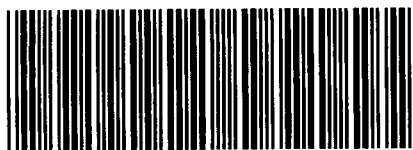


GENERAL REQUEST

Duty Imprint

FORM 14 Version 4
Page 1 of 1

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BE 470

1. Nature of request

Request to record New Community Management
Statement for Oasis Community Titles Scheme 20870

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

TALLAY LAW
PO Box 325, Miami QLD 4220
07 55 355 235
info@tallaylaw.com.auLodger
Code

2. Lot on Plan Description

COMMON PROPERTY OF OASIS
COMMUNITY TITLES SCHEME 20870

Title Reference

19301920

3. Registered Proprietor/State Lessee

BODY CORPORATE FOR OASIS COMMUNITY TITLES SCHEME 20870

4. Interest

FEE SIMPLE

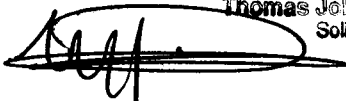
5. Applicant

BODY CORPORATE FOR OASIS COMMUNITY TITLES SCHEME 20870

6. Request

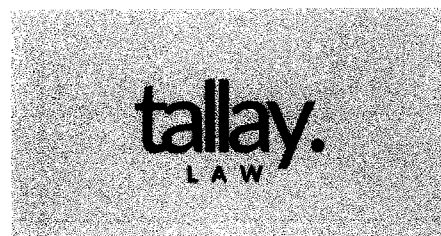
I hereby request that: the New Community Management Statement deposited herewith which amends Schedule C of the existing Community Management Statement be recorded as the Community Management Statement for Oasis Community Titles Scheme 20870.

7. Execution by applicant

26/6/25
Execution Date
Thomas John Robinson
Solicitor
Applicant's or Solicitor's Signature

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

Our Ref: TJR: 240323
Contact: Tom Robinson
Email: tom@tallaylaw.com.au



26 June 2025

Titles Queensland
GPO Box 1401
BRISBANE QLD 4001

By Express Post

Dear Sir/Madam,

**RE: BODY CORPORATE FOR OASIS CTS 20870
REGISTRATION OF NEW COMMUNITY MANAGEMENT STATEMENT (CMS)**

We confirm we act on behalf of the Body Corporate for Oasis CTS 20870 ("**Body Corporate**").

We refer to the requisition notice issued on 3 June 2025 (copy **enclosed** with this correspondence).

Please find **enclosed**:

- a. the New Community Management Statement ("**New CMS**") for registration with the Titles Queensland; and
- b. Cheque payable to Titles Queensland in the amount of \$43.56

Please email a receipt to our office via elisha@tallaylaw.com.au.

If there are any queries, please do not hesitate to contact us.

Yours sincerely

Tallay Law

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

Tom Robinson



Tallay Law Pty Ltd - Incorporated Legal Practice
P: 07 55 355 235
E: elisha@tallaylaw.com.au
M: PO Box 325, Miami QLD 4220
tallaylaw.com.au

Liability Limited by a scheme approved under professional standards legislation.

THIS CMS MUST BE DEPOSITED WITH:

This statement incorporates and must
include the following:

20870

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

1. **Name of community titles scheme**
Oasis Community Titles Scheme 20870

2. **Regulation module**
Standard Module

3. **Name of Body Corporate**
Body Corporate for Oasis Community Titles Scheme 20870

4. Scheme land	County	Parish	Title Reference
Lot on Plan Description *SEE ENLARGED PANEL*			19301920

5. **Name and address of original owner**
Not Applicable

6. **Reference to plan lodged with this statement**
Not Applicable

first community management statement only

7. **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*.

*If there is no exemption or for a first community management statement (CMS), a Form 18C must be deposited with the Request to record the CMS.

8. **Execution by original owner/Consent of Body Corporate**



9 / 4 / 2025
Execution Date

Chairperson/Secretary

10 / 04 / 2025
Execution Date

Committee Member

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

Privacy Statement

Collection of information from this form is authorised by legislation and issued to maintain publicly searchable records. For more information see the Department's website.

ENLARGED PANEL

4. Scheme Land

Lot on Plan Description	Title Reference
The Common Property for Oasis Community Titles Scheme 20870	19301920
Lot 1 on GTP 1920	17213170
Lot 2 on GTP 1920	17213171
Lot 3 on GTP 1920	17213172
Lot 4 on GTP 1920	17213173
Lot 5 on GTP 1920	17213174
Lot 6 on GTP 1920	17213175
Lot 7 on GTP 1920	17213176
Lot 8 on GTP 1920	17213177
Lot 9 on GTP 1920	17213178
Lot 10 on GTP 1920	17213179
Lot 11 on GTP 1920	17213180
Lot 12 on GTP 1920	17213181
Lot 13 on GTP 1920	17213182
Lot 15 on GRP 2046	17339239
Lot 16 on GRP 2046	17339240
Lot 17 on GRP 2046	17339241
Lot 18 on GRP 2046	17339242
Lot 19 on GRP 2046	17339243
Lot 20 on GRP 2046	17339244
Lot 21 on GRP 2046	17339245
Lot 22 on GRP 2046	17339246
Lot 23 on GRP 2046	17339247
Lot 24 on GRP 2046	17339248
Lot 25 on GRP 2046	17339249
Lot 26 on GRP 2046	17339250
Lot 27 on GRP 2046	17340001
Lot 28 on GRP 2046	17340002
Lot 29 on GRP 2046	17340003
Lot 30 on GRP 2046	17340004
Lot 31 on GRP 2046	17340005
Lot 32 on GRP 2046	17340006
Lot 34 on GRP 2116	17413198
Lot 35 on GRP 2116	17413199
Lot 36 on GRP 2116	17413200
Lot 37 on GRP 2116	17413201
Lot 38 on GRP 2116	17413202
Lot 39 on GRP 2116	17413203
Lot 40 on GRP 2116	17413204
Lot 41 on GRP 2116	17413205

Lot on Plan Description	Title Reference
Lot 42 on GRP 2116	17413206
Lot 43 on GRP 2116	17413207
Lot 44 on GRP 2116	17413208
Lot 45 on GRP 2116	17413209
Lot 46 on GRP 2116	17413210
Lot 47 on GRP 2116	17413211
Lot 48 on GRP 2116	17413212
Lot 49 on GRP 2116	17413213
Lot 51 on GRP 101705	50051336
Lot 52 on GRP 101705	50051337
Lot 53 on GRP 101705	50051338
Lot 54 on GRP 101705	50051339
Lot 55 on GRP 101705	50051340
Lot 56 on GRP 101705	50051341
Lot 57 on GRP 101705	50051342
Lot 58 on GRP 101705	50051343
Lot 59 on GRP 101705	50051344
Lot 60 on GRP 101705	50051345
Lot 61 on GRP 101705	50051346
Lot 62 on GRP 101705	50051347
Lot 63 on GRP 101705	50051348
Lot 64 on GRP 101705	50051349
Lot 65 on GRP 101705	50051350
Lot 66 on GRP 101705	50051351
Lot 67 on GRP 101705	50051352
Lot 68 on GRP 101705	50051353
Lot 69 on GRP 101705	50051354
Lot 70 on GRP 101705	50051355
Lot 71 on GRP 101705	50051356
Lot 72 on GRP 101705	50051357
Lot 73 on GRP 101705	50051358
Lot 74 on GRP 101705	50051359
Lot 75 on GRP 101705	50051360
Lot 76 on GRP 101705	50051361
Lot 77 on GRP 101705	50051362
Lot 78 on GRP 101705	50051363
Lot 79 on GRP 101705	50051364

SCHEDULE A	SCHEDULE OF LOT ENTITLEMENTS
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Lot on Plan	Contribution	Interest
Lot 1 on GTP 1920	1	15
Lot 2 on GTP 1920	1	15
Lot 3 on GTP 1920	1	15
Lot 4 on GTP 1920	1	15
Lot 5 on GTP 1920	1	15
Lot 6 on GTP 1920	1	15
Lot 7 on GTP 1920	1	15
Lot 8 on GTP 1920	1	15
Lot 9 on GTP 1920	1	15
Lot 10 on GTP 1920	1	15
Lot 11 on GTP 1920	1	10
Lot 12 on GTP 1920	1	10
Lot 13 on GTP 1920	1	8
Lot 15 on GRP 2046	1	15
Lot 16 on GRP 2046	1	15
Lot 17 on GRP 2046	1	15
Lot 18 on GRP 2046	1	15
Lot 19 on GRP 2046	1	15
Lot 20 on GRP 2046	1	15
Lot 21 on GRP 2046	1	15
Lot 22 on GRP 2046	1	15
Lot 23 on GRP 2046	1	15
Lot 24 on GRP 2046	1	15
Lot 25 on GRP 2046	1	10
Lot 26 on GRP 2046	1	10
Lot 27 on GRP 2046	1	10
Lot 28 on GRP 2046	1	10
Lot 29 on GRP 2046	1	10
Lot 30 on GRP 2046	1	10
Lot 31 on GRP 2046	1	8
Lot 32 on GRP 2046	1	8
Lot 34 on GRP 2116	1	10
Lot 35 on GRP 2116	1	10
Lot 36 on GRP 2116	1	10
Lot 37 on GRP 2116	1	10
Lot 38 on GRP 2116	1	10
Lot 39 on GRP 2116	1	10
Lot 40 on GRP 2116	1	8
Lot 41 on GRP 2116	1	8
Lot 42 on GRP 2116	1	10
Lot 43 on GRP 2116	1	10
Lot 44 on GRP 2116	1	10

Lot on Plan	Contribution	Interest
Lot 45 on GRP 2116	1	10
Lot 46 on GRP 2116	1	10
Lot 47 on GRP 2116	1	10
Lot 48 on GRP 2116	1	8
Lot 49 on GRP 2116	1	8
Lot 51 on GRP 101705	1	15
Lot 52 on GRP 101705	1	15
Lot 53 on GRP 101705	1	15
Lot 54 on GRP 101705	1	15
Lot 55 on GRP 101705	1	15
Lot 56 on GRP 101705	1	15
Lot 57 on GRP 101705	1	15
Lot 58 on GRP 101705	1	15
Lot 59 on GRP 101705	1	15
Lot 60 on GRP 101705	1	15
Lot 61 on GRP 101705	1	15
Lot 62 on GRP 101705	1	15
Lot 63 on GRP 101705	1	15
Lot 64 on GRP 101705	1	15
Lot 65 on GRP 101705	1	10
Lot 66 on GRP 101705	1	10
Lot 67 on GRP 101705	1	10
Lot 68 on GRP 101705	1	10
Lot 69 on GRP 101705	1	10
Lot 70 on GRP 101705	1	10
Lot 71 on GRP 101705	1	10
Lot 72 on GRP 101705	1	10
Lot 73 on GRP 101705	1	10
Lot 74 on GRP 101705	1	10
Lot 75 on GRP 101705	1	10
Lot 76 on GRP 101705	1	10
Lot 77 on GRP 101705	1	10
Lot 78 on GRP 101705	1	8
Lot 79 on GRP 101705	1	8
TOTALS	76	912

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
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There is to be no further development of the scheme land - Section 66(1)(F) and (G) of Body Corporate and Community Management Act applies.

SCHEDULE C BY-LAWS

PART A - PRELIMINARY**1. Structure**

1.1 These By-laws are set out in the following structure:

- (a) Part A - Preliminary
- (b) Part B - Interferences
- (c) Part C - Works
- (d) Part D - Regulation of use
- (e) Part E - Exclusive use

2. Definitions and interpretation

2.1 The terms set out in these By-laws mean:

- (a) **"Act"** means the *Body Corporate Community Management Act 1997* (Qld).
- (b) **"Body Corporate"** means the Body Corporate established upon the registration of the Scheme.
- (c) **"Caretaking Service Contractor"** means a service contractor for the Scheme who is also a letting agent for the Scheme.
- (d) **"Christmas Period"** means the period between (and including) the days of 1 December and 7 January each year.
- (e) **"Common Property"** means Scheme Land that is not included in a Lot.
- (f) **"Hookah"** has the same meaning as given under Schedule 1 of the *Tobacco and Other Smoking Products Act 1998* (QLD).
- (g) **"Improvement"** means the erection of a building, a structural change or a non-structural change of any kind or the carrying out of any works.
- (h) **"Lot"** means a lot in the Scheme.
- (i) **"Occupier"** means any person that occupies a Lot.
- (j) **"Owner"** means an owner of a Lot.
- (k) **"Outdoor Area"** means an outdoor area of a Lot, or common property or a body corporate asset an occupier of a Lot may use under an exclusive use by-law, which includes any of the following areas:
 - (i) a balcony;
 - (ii) a courtyard;

- (iii) a patio;
- (iv) a verandah.
- (l) **“Personal Vaporiser”** has the same meaning as given under section 7 of the *Tobacco and Other Smoking Products Act 1998 (QLD)*.
- (m) **“Regulation Module”** means the regulation module of the Act that applies to the Scheme as identified in Item 2 of this community management statement.
- (n) **“Scheme”** means Oasis CTS 20870.
- (o) **“Scheme Land”** means any land within the Scheme, including any Lot or the Common Property.
- (p) **“Security Access Device”** means a key, fob, swipe or other device used to gain access to something that is otherwise inaccessible.
- (q) **“Social Function”** means a gathering of number of people that causes other Owners or Occupiers to be excluded from the use and enjoyment of part or all of the Common Property.
- (r) **“Smoke”** means:
 - (i) for a Smoking Product, including a e-cigarette, other than a Personal Vaporiser or a Hookah – smoke, hold or otherwise have control over an ignited Smoking Product;
 - (ii) for a Personal Vaporiser – inhale through the Vaporiser; or
 - (iii) for a Hookah – inhale through the Hookah.
- (s) **“Smoking Product”** has the same meaning as given under Schedule 1 of the *Tobacco and Other Smoking Products Act 1998 (QLD)*.
- (t) **“Vehicle”** includes but is not limited to all types of automobiles, motor cycles, scooters, trucks, bicycles, boats, trailers, caravans, camper vans, mobile homes, golf buggies, Segway's, skateboards, rollerblades or any other equivalent means of transportation.
- (u) **“Visitor”** means a person who is invited in any capacity onto Scheme Land by an Owner or an Occupier.

2.2 In the interpretation of these By-laws, terms used in these By-laws may be interpreted by reference to how those terms are defined in the Act and Regulation Module.

2.3 If there is an inconsistency between a By-law and the Act or Regulation Module, the Act or Regulation Module prevails to the extent of the inconsistency.

2.4 The singular includes the plural and vice versa.

2.5 Words importing a gender include other genders.

3. Applicability of these By-laws

3.1 An Owner whose Lot is subject to a lease, licence or tenancy agreement must take reasonable steps to ensure that any lessee, licensee, tenant or other Occupier and their Visitors comply with and observe these By-laws.

3.2 Occupiers must:

- (a) comply with these By-laws to the extent they apply to an Owner; and
- (b) ensure that the By-laws are complied with by their Visitors to the extent they apply to an Occupier.

4. Tenancies

4.1 If an Owner lets their Lot for a term of three months or more, the Owner must, as soon as practicable, give the Body Corporate notice of:

- (a) the name of the tenant and all Occupiers;
- (b) the service address of the tenant;
- (c) the term of the tenancy;
- (d) the name and service address of the Owner's letting agent for the tenancy; and
- (e) any other information the Body Corporate may reasonably require.

4.2 An Owner of a lot must not, except with the consent in writing of the Committee, lease or rent their lot for periods of less than three (3) months at a time.

5. Application and approval process

5.1 This By-law applies where an Owner or Occupier makes an application to the Body Corporate or otherwise seeks to obtain the Body Corporate's consent.

5.2 When deciding whether to approve any application made by an Owner or Occupier (the Applicant) under these By-laws, the Body Corporate may:

- (a) take into account previous approvals under these By-laws provided to the Applicant and the Applicant's compliance with any conditions of previous approvals;
- (b) request the Applicant to provide all information reasonably required to make a decision, where the Body Corporate may make as many requests as reasonably necessary;
- (c) grant its approval on reasonable and relevant conditions; or
- (d) refuse any application if it is reasonable to do so.

5.3 An Owner or Occupier of a Lot granted approval under these By-laws must comply with any conditions of that approval, failing which, the Body Corporate may withdraw that approval after the Applicant has been provided with a reasonable opportunity to remedy any non-compliance.

5.4 Any approval under these By-laws by the Body Corporate is invalid and read down or severed to the extent it is inconsistent with the Act or Regulation Module.

PART B - INTERFERENCES

6. Noise and nuisances

6.1 An Occupier must not use, or permit the use of, a Lot or the Common Property in a way that:

- (a) Causes a nuisance or hazard;
- (b) Interferes unreasonably with the use and enjoyment of another Lot; or
- (c) Interferes unreasonably with the use or enjoyment of the Common Property.

6.2 An Owner or Occupier of a Lot must not:

- (a) permit any of their invitees to behave in a manner reasonably likely to interfere with the peaceful enjoyment of any person lawfully on another Lot or the Common Property;
- (b) use a Lot or Common Property for any purpose which is illegal, or which may damage the reputation of the Scheme or Body Corporate;
- (c) create noise likely to interfere with the peaceful enjoyment or amenity of any person lawfully on another Lot or the Common Property; and
- (d) obstruct the use of the Common Property by another person.

6.3 Noise generated by any activity within a Lot or on the Common Property must comply with the noise level standards set forth by the Gold Coast City Council guidelines.

7. Obstruction

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

- 7.1 obstruct, or permit the obstruction of, the lawful use of the Common Property or another Lot by someone else; or
- 7.2 use as storage, or place items on, the Common Property.

8. Smoking

8.1 An Occupier must not:

- (a) cause a nuisance or a hazard; or;
 - (b) interfere unreasonably with the use or enjoyment of another Lot; or
 - (c) interfere unreasonably with the use or enjoyment of the Common Property by persons lawfully on the Common Property,
- by smoking:
- (d) anywhere on the Common Property;
 - (e) on the balcony of a Lot in the circumstances where another person's use or enjoyment of another Lot is unreasonably interfered with by the smoke drift; and
 - (f) in a Lot in circumstances where another person's use or enjoyment of another Lot is unreasonably interfered with by the smoke drift.

8.2 An Occupier must not dispose of cigarette butts or ash by throwing such items onto Common Property or from the Outdoor Area of a Lot and must dispose of cigarette butts or ash by putting such items in a closed container in their Lot.

9. Auctions

An Owner must not permit any auction to take place on their Lot or the Common Property without the written approval of the Body Corporate.

10. Garage sales

An Owner must not permit any garage sale to take place on their Lot or the Common Property without the written approval of the Body Corporate.

11. Vehicles**Vehicles**

- 11.1 The Owner or Occupier of a Lot must not, without the Body Corporate's prior written approval, park a Vehicle or allow a Vehicle to stand on the Common Property or any easement area to which the Body Corporate has use, unless the area has been granted to the Owner/Occupier by exclusive use rights for the purpose of parking vehicles.
- 11.2 An approval under this by-law must state the period for which it is given.
- 11.3 However, the Body Corporate may cancel an approval under this by-law by giving seven (7) days written notice to the Owner or Occupier.
- 11.4 Owners and Occupiers shall not cause or permit Vehicles to leak oil, grease, brake fluid or other motoring fluids onto the Common Property.
- 11.5 Occupiers shall park their Vehicles in the car parking area/s designated for and/or which form part of their Lot whereby such Vehicles must not protrude outside of the car parking area or in any way, obstruct Common Property.
- 11.6 Owners and Occupiers and their Invitees shall observe all parking or road rules sign posted on the Common Property.
- 11.7 An Occupier shall not, without the prior written approval of the Body Corporate:
 - (a) Drive or permit to be driven any Heavy Vehicles over Common Property;
 - (b) Permit any Invitees' Vehicles to be parked on the roadway forming part of the Common Property at any time;
 - (c) Permit any boat, trailer, caravan, jet ski, motorbike, camper trailer campervan or mobile home (or the like) on Common Property, or on a Lot unless it is parked within the boundaries of the relevant Occupier's car park space (whether on title or granted by exclusive use);
- 11.8 The Body Corporate reserves its rights to seek for any vehicle which contravenes this by-law to be towed.

Towing

- 11.9 If an Owner, Occupier or Invitee breaches this by-law, the Body Corporate can authorise and appoint a company ("the Company") to place a notice, an adhesive or other sticker ("the Notification") on the offending vehicle requesting the relevant Owner, Occupier or Invitee remove the offending vehicle from the prohibited area.

11.10 The Notification shall:

- (a) Give the relevant Owner, Occupier or Invitee a reasonable time to:
 - (i) Move from the prohibited area; or
 - (ii) Obtain or demonstrate an authorisation to park in the prohibited area.
- (b) State the time and date the Notification is issued;
- (c) Stipulate clearly that failure to comply with the Notification may result in the offending vehicle being towed at the Owner, Occupier or Invitee's cost and at their risk;
- (d) State the period of time for which the relevant Owner, Occupier or Invitee is being given to move the offending vehicle; and
- (e) Be left on the vehicle in a conspicuous place.

11.11 If, after the period of time specified in the Notification, the relevant Owner, Occupier or Invitee does not remedy the breach under this by-law (or otherwise demonstrate entitlement to park in the prohibited area) then the Body Corporate can authorise and appoint the Company to carry out the removal of the offending vehicle from the prohibited area.

11.12 The Body Corporate will not be responsible for any further actions associated with the removal or retrieval of the offending vehicle, and any dispute will be a matter exclusively between the relevant Owner, Occupier or Invitee and the Company exclusively.

11.13 The Body Corporate will not be held liable for any charges, costs or invoices associated with the Company's services. The matter will be exclusively between the relevant Owner, Occupier or Invitee and the Company.

11.14 The Body Corporate will not be held liable for any action performed whatsoever pursuant to this by-law.

Visitor Car Parking

11.15 The Body Corporate may in its absolute discretion, however pursuant to the relevant local Council conditions, nominate car parking spaces within the Common Property for use by Invitees. Such areas will be marked with signage and named 'Visitor Car Parking'.

11.16 The Owner or Occupier of any Lot must ensure that their Invitees do not park or stand their Vehicles on the Common Property unless:

- (a) Within a designated Visitor Car Parking Bay but not for a period of longer than 72 hours, unless otherwise approved by the Committee; or
- (b) Within the designated parking area for the relevant Owner or Occupier's lot (i.e. the Owner or Occupier's car parking bay, on title or granted by exclusive use).

11.17 Designated Visitor Car Parking Bays are available for use by bona fide Invitees only.

11.18 Invitees must ensure to abide by the signage erected at the relevant Visitor Car Parking bay, understanding that the terms of use may vary between bays.

11.19 If an Occupier or Invitee breaches the terms of use of the Visitor Car Park bays, the Body Corporate reserves its rights to seek for the vehicle to be towed.

- 11.20 Any Vehicle parked on within Visitor Car Park bays must ensure their vehicle does not protrude outside of the Visitor Car Park bay or in any way, obstruct the Common Property.

Body Corporate Car Parks

- 11.21 This By-law regulates the use of four (4) allocated car parks designated as "Body Corporate Car Parks" within the Scheme.
- 11.22 No Owner, Occupier, or Invitee may use any of the designated Body Corporate Car Parks without first obtaining prior written approval from the Committee.
- 11.23 The Body Corporate reserves the right to enforce this By-law by authorising the towing of vehicles parked without approval, at the vehicle owner's risk and expense.

Speed Limits

- 11.24 An Owner or Occupier of a Lot must not exceed 10kmh (the Speed Limit) while driving any Vehicle on the Common Property and must use his/her best endeavours to ensure that his/her Invitees do not exceed the Speed Limit in such circumstances.

12. INTENTIONALLY DELETED

13. Communications

Owners, Occupiers and Invitees must only communicate and interact with the Body Corporate and other Owners and Occupiers in a reasonable manner and not in any way which may (including, but not limited to) be:

- 13.1 an annoyance;
- 13.2 a nuisance;
- 13.3 threatening or intimidating;
- 13.4 defamatory; or
- 13.5 anti-social.

PART C - WORKS

14. Damage

An Owner or Occupier must not damage, deface or alter any part of the Common Property without the written approval of the Body Corporate.

15. Common Property Improvements

- 15.1 An Owner or Occupier must not make any improvement to the Common Property without the written approval of the Body Corporate.
- 15.2 A Caretaking Service Contractor may without the consent of the Body Corporate display signs or notices for the purposes of letting any Lot for lease in the Scheme in or about the Common Property provided they are in keeping with the amenity of the Scheme.

16. Lot Improvements

An Owner or Occupier must not make any improvement (other than minor cosmetic work that does not in any way affect, alter or otherwise impact the Common Property or another Lot) to their Lot without the written approval of the Body Corporate.

17. Appearance and Maintenance of lot

17.1 The Owner or Occupier of a lot must not, without the Body Corporate's written approval:

- (a) make a change to the external appearance of the lot;
- (b) display a sign, advertisement or similar article if the article is visible from another lot or the Common Property, or from outside the scheme land;
- (c) erect any pergola, blind, awning, fence, screen or air conditioning unit to the exterior of the lot. Applications for permission to install air conditioning units must be submitted to the Body Corporate and must comply with all necessary regulations and must not generate noise that is likely to interfere with the peaceful enjoyment of another person lawfully on another lot or the Common Property. Any alterations to the building (patios/pergolas) must comply with any building regulations in force at the time of erection and have council approval.

17.2 Each Owner or Occupier must:

- (a) ensure that the lot is kept clean;
- (b) take all practicable steps to prevent infestation of the occupier's lot by vermin or insects;
- (c) ensure car spaces are kept tidy;
- (d) ensure that the external appearance of all structures and gardens and lawns within the lot are maintained to an equivalent standard to those on Common Property;
- (e) ensure that all external painted surfaces are well maintained and that the painting is carried out in keeping with the colour scheme approved by the Body Corporate from time to time;
- (f) ensure that the roof is kept in a well maintained condition and that any broken tiles, pointing and other items are repaired where necessary.

PART D - REGULATION OF USE**18. Pets**

18.1 An Owner or Occupier must obtain the written approval of the Committee before bringing or keeping, or permitting an Invitee to bring or keep, any animal onto a Lot or the Common Property. The Committee's approval will not be unreasonably withheld.

18.2 In granting its approval, the Committee may impose reasonable conditions on the keeping of the animal.

18.3 In considering the application the Committee may have regard to whether:

- (a) keeping the animal would pose an unacceptable risk to the health and safety of an Owner or Occupier of a Lot because:

- (i) the Owner or Occupier is unwilling or unable to keep the animal in accordance with reasonable conditions that address the risk; or
 - (ii) the risk could not reasonably be managed by conditions imposed on the keeping of the animal;
 - (b) keeping the animal would contravene a law;
 - (c) keeping the animal would unreasonably interfere with an Occupier of another Lot's use and enjoyment of the Lot or Common Property and the interference could not reasonably be managed by conditions imposed on the keeping of the animal;
 - (d) keeping the animal would unreasonably interfere with native fauna that live on, or visit, the Scheme Land and the interference could not reasonably be managed by conditions imposed on the keeping of the animal;
 - (e) the Occupier does not agree to reasonable conditions proposed by the Body Corporate for keeping the animal;
 - (f) another matter prescribed under the Regulation Module applying to the Scheme.
- 18.4 The Body Corporate's approval may be withdrawn if the Occupier does not comply with the conditions stated in the written approval given.
- 18.5 If written approval has been given by the Committee to bring or keep an animal on a Lot or the Common Property, the following general conditions must be followed unless the Committee grants written approval otherwise:
- (a) The animal must be contained within the Lot at all times except when travelling directly to or from the Lot or when being walked on Common Property by a person exercising effective control over the animal which includes, at a minimum, the animal is suitably and closely restrained on a lead to such person or contained within a suitable animal cage as carried by the accompanying person, while on Common Property;
 - (b) The animal must be on a lead and closely restrained by the accompanying person, or contained within a suitable animal cage as carried by the accompanying person while on Common Property;
 - (c) The animal is not permitted in any Common Property Recreation Facilities including, but not limited to, any swimming pool, swimming pool area, recreation room or the tennis court;
 - (d) The animal must comply with all Council regulations and evidence of registration shall be provided to the Committee when required;
 - (e) The animal must not be allowed to defecate, or otherwise cause a mess on the Common Property and, if it does, the Owner or Occupier or Invitee must suitably and reasonably clean it up as soon as practicable;
 - (f) The animal must not cause anything more than a minor and occasional interference with any person's use or enjoyment of another Lot or the Common Property. Interference may include, but is not limited to:
 - (i) Odour from the animal or its excrement; or
 - (ii) Barking;

- (g) The Owner or Occupier must ensure the keeping and ownership of the animal complies with all Council regulations and evidence of registration of the animal (if required) is provided to the Committee prior to any approval being provided.
- (h) The Owner or Occupier of the Lot at which the animal is being kept shall indemnify and keep indemnified the Body Corporate and/or the Owner or Occupier of any other Lot within the Scheme against any injury, damage, loss or expense, legal or otherwise, incurred or suffered as a result of the animal being on the Common Property or any other Lot.

18.6 Written approval to bring or keep an animal on a Lot does not authorise the keeping of any additional, replacement or substitute animals in the Lot.

18.7 This by-law does not apply to:

- (a) A person who has the right to be accompanied by a guide, hearing or assistance dog under the Guide, Hearing and Assistance Dogs Act 2009; or
- (b) Any animal that will live in a tank, or in a cage, which will not cause any disturbance to Owners or Occupiers, and which would not reasonably cause concern to Owners or Occupiers if it escaped (i.e. escaped snakes or spiders would reasonably cause concern to others).

19. Alienation

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

- 19.1 use, take, or in any other way appropriate any part of the Common Property for their sole or exclusive use unless authorised by another By-law; or
- 19.2 alienate in any way any part of the common property; or
- 19.3 interfere with the lawful use and enjoyment of Common Property by other Owners or Occupiers.

20. Common Property Garbage

- 20.1 An Owner or Occupier must not leave garbage or other materials on the Common Property except in a designated garbage receptacle.
- 20.2 An Owner or Occupier must:
 - (a) comply with any local authority By-laws or local laws about the disposal of garbage that apply to the Scheme;
 - (b) place all recyclable rubbish in the recycling receptacles;
 - (c) remove all rubbish from their Lot at least weekly;
 - (d) keep their Lot free of pests and vermin;
 - (e) not, in disposing of garbage, adversely affect the health, hygiene or comfort of other Owners or Occupiers;
 - (f) not leave bulky items or furniture (including white goods) in the designated garbage receptacles, but must dispose of these items in a suitable place outside the Scheme land;

- (g) not cause damage to the garbage receptacles;
- (h) not overfill the garbage receptacles; and
- (i) not allow rubbish to become stuck to the garbage receptacles or liquids to run in the garbage receptacles.

21. Dangerous substances

An Owner or Occupier must not, without the Body Corporate's written approval, store a flammable or dangerous substance on a Lot unless the substance is:

- 21.1 used or intended to be used for domestic purposes; or
- 21.2 fuel stored within a fuel tank of a vehicle, boat, or internal combustion engine in which the fuel is stored under the requirements of any law regulating the storage of flammable materials.

22. Removals

An Owner or Occupier shall not move any furniture into or out of a lot without:

- 22.1 reasonable notice being given to the Body Corporate (having regard to matters including, but not limited to, the amount and size of furniture to be moved); and
- 22.2 taking adequate measures to minimise damage to the Common Property and any other Lot in the Scheme.

23. No interference

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

- 23.1 interfere with, hinder, harass or otherwise obstruct contractors or employees engaged by the Body Corporate; or
- 23.2 give instructions to contractors or employees on the Scheme Land engaged by the Body Corporate.

24. Interference with support, shelter, utility infrastructure

An Owner or Occupier must not, without the written approval of the Body Corporate, interfere or permit interference with:

- 24.1 support or shelter provided for a Lot or the Common Property;
- 24.2 utility infrastructure or utility services; or
- 24.3 body corporate assets.

25. Health and safety

Owners and Occupiers must give notice as soon as reasonably practicable to the Body Corporate after becoming aware of any:

- 25.1 infectious disease which is present at the Scheme requiring notification by statute or ordinance;

- 25.2 accident or incident causing personal injury or any property or other damage which occurs on Scheme Land; or
- 25.3 other event that may affect the insurance of the Body Corporate, health or safety of owners or occupiers or may otherwise create liability for the Body Corporate.

26. Social functions

An Owner or Occupier must not use an area of the Common Property for the purposes of a Social Function without the written approval of the Body Corporate.

27. Use of lots and Common Property

- 27.1 Without the approval of the Body Corporate, an Owner or Occupier may not use their Lot for anything other than:
 - (a) residential purposes; or
 - (b) a home office that does not compete with the Caretaking Service Contractor; or
 - (c) if the Owner or Occupier is a Caretaking Service Contractor, for:
 - (i) the purposes of management of the Scheme;
 - (ii) the letting or sales of Lots in the Scheme on behalf of the Owners and the rendering of such other services to Owners and Occupiers; and
 - (iii) the letting and sales of Lots outside the Scheme and the rendering of such other services.
- 27.2 An Owner or Occupier of a lot shall not use, or permit the use of, their Lot for any purpose which may be illegal, immoral or bring the Scheme into disrepute.
- 27.3 An Owner or Occupier of a lot, with the exception of the Caretaking Service Contractor, shall not use any part of Common Property for any commercial or business activity.

28. Letterbox

An Owner or Occupier of a Lot must not interfere with the letterbox designated for another Lot or the Body Corporate.

29. BBQ Area

Owners and Occupiers may use, and permit the use by its Visitors of, the barbecue facilities on the Common Property without approval by the Body Corporate on the conditions that the barbecue area and facilities are:

- 29.1 not already being used by another Owner or Occupier;
- 29.2 not used in a way that causes damage to the surface, fixtures or fittings of the barbecue area or facilities;
- 29.3 does not cause a hazard or safety risk;
- 29.4 ensures that the Owner, Occupier or their Visitors are appropriately supervised;

29.5 not used in a way that causes nuisance or an unreasonable interference to any Owner or Occupier; and

29.6 cleaned and tidied after use;

30. Gym

Owners and Occupiers must use, and permit the use by its Visitors of, the gymnasium in a way which:

30.1 does not cause damage to the Common Property or body corporate assets;

30.2 does not cause a nuisance or an unreasonable interference to any Owner or Occupier (through noise or otherwise);

30.3 does not cause a hazard or safety risk;

30.4 ensures that the Owner, Occupier or their Visitors are appropriately supervised;

30.5 is for the equipment's intended purpose;

30.6 places towels on equipment during use to prevent sweat on the equipment;

30.7 leaves the area clean and tidy after use;

30.8 places all moveable equipment back in its designated place after use; and

30.9 wipes and sanitises any sweat on the equipment after use.

31. Tennis Court

Owners and Occupiers must use, and permit the use by its Visitors of, the tennis court in a way which:

31.1 is only when the tennis court is not already being used by another Owner or Occupier;

31.2 does not cause damage to the Common Property or body corporate assets;

31.3 does not cause a nuisance or an unreasonable interference to any Owner or Occupier (through noise or otherwise);

31.4 does not cause a hazard or safety risk;

31.5 ensures that the Owner, Occupier or their Visitors are appropriately supervised;

31.6 leaves the area clean and tidy after use; and

31.7 places all equipment owned by the Body Corporate back in its designated place after use.

32. Pool

Owners and Occupiers must use, and permit the use by its Visitors of, the pool in a way which:

32.1 does not cause damage;

32.2 does not cause a nuisance or an unreasonable interference to any Owner or Occupier (through noise or otherwise);

- 32.3 does not interfere with the maintenance or upkeep of the pool or the surrounding areas;
- 32.4 does not cause a hazard or safety risk;
- 32.5 ensures that the Owner, Occupier or their Visitors are appropriately supervised;
- 32.6 leaves the area clean and tidy after use;
- 32.7 does not bring animals into the area; and
- 32.8 does not bring glass into the area.

33. Sauna

Owners and Occupiers must use, and permit the use by its Visitors of, the sauna in a way which:

- 33.1 includes wearing a towel;
- 33.2 does not cause damage;
- 33.3 does not cause a nuisance or an unreasonable interference to any Owner or Occupier (through noise or otherwise);
- 33.4 does not interfere with the maintenance or upkeep of the sauna or the surrounding areas;
- 33.5 does not cause a hazard or safety risk;
- 33.6 ensures that the Owner, Occupier or their Visitors are appropriately supervised;
- 33.7 leaves the area clean and tidy after use; and
- 33.8 does not bring animals into the area.

34. Security

An Owner or Occupier of a Lot must not, without the approval of the Body Corporate:

- 34.1 interfere or tamper with a Security Access Device;
- 34.2 copy a Security Access Device;
- 34.3 give a Security Access Device to a person other than an Owner, Occupier or Visitor; or
- 34.4 use a Security Access Device to access a Lot or Common Property that they are not authorised to access.

35. Ablution

Owners and Occupiers must use, and permit the use by its Visitors of, the ablution facilities in a way which:

- 35.1 does not cause damage to the Common Property or body corporate assets;
- 35.2 does not cause a nuisance or an unreasonable interference to any Owner or Occupier (through noise or otherwise);

- 35.3 does not cause a hazard or safety risk;
- 35.4 ensures that the Owner, Occupier or their Visitors are appropriately supervised;
- 35.5 is for the ablution facilities' intended purpose;
- 35.6 leaves the area clean and tidy after use;
- 35.7 does not leave belongings after their use; and
- 35.8 does not use or take more consumables that are required for the normal use of the ablution facilities.

36. Conference room

Owners and Occupiers may not use the conference room on the Common Property without approval by the Body Corporate.

PART E - EXCLUSIVE USE

37. Marina Definitions

In By-laws 38 to **Error! Reference source not found.** the following definitions apply:

- 37.1 **"berth holder"** means the occupier of a lot who is entitled to exclusive use of the relevant marina berth and, where there are any unallocated marina berths, the Body Corporate.
- 37.2 **"boat"** includes any marine vessel and all fixtures, fittings and chattels on it.
- 37.3 **"The Manager"** means the person appointed by the Body Corporate from time to time to supervise the usage of the marina.
- 37.4 **"marina"** means the Body Corporate asset together with all fixtures, fittings and chattels:
 - (a) on or attached to that land, or
 - (b) attached to or on any fixtures to that land which is owner by the Body Corporate.

38. Exclusive Use

- 38.1 The owner of each lot listed in the columns below, shall be entitled to exclusive use (for themselves or a tenants of their lot) of the marina berth of berths, the identifying number or numbers of which is set out in Schedule E and identified on Sketch Plan marked "A".

LOT NUMBER	BERTH NUMBER
63	A1
5	A2
7	A4
8	A3
10	A8
17	A6

LOT NUMBER	BERTH NUMBER
12	A7
15	A5
18	B8
23	B4
9	B2 and B3
36	B1
37	B7
31	B5
51	C1
3	C2
53	C3
54	C4
55	C5
63	C6
58	C7
60	C8
57	C9
56	C10
6	D3
4	D4
2	D2
11	D1

- 38.2 A lot owner referred to in this By-law may authorise the occupier of the lot owner's lot, or the occupier of another lot within the Scheme to use the marina berth or berths allocated to that lot, provided always that the lot owner is responsible for the obligations relating to the marina berth or berths pursuant to these By- laws, or the Body Corporate and Community Management Act.
- 38.3 The owner of any lot to which exclusive use of a marina berth is allocated is responsible for and must cause berth(s) to be kept in a clean and tidy state at all times.
- 38.4 The owner of any lot to which exclusive use of a marina berth is allocated must pay the Body Corporate on demand quarterly in advance a 1/30 share of the amount budgeted by the Body Corporate.
- 38.5 Outgoings payable by the Body Corporate in relation to the marina.

39. Obligations Attaching to Exclusive Use

- 39.1 A berth holder must not:
- (a) Place or permit anyone else to place on the marina, any post, pile, stage, mooring, pontoon or other such items unless they are there for the purpose of safety and approved by the body corporate.

- (b) Do not permit anyone else to do anything which may cause a nuisance, damage, danger or annoyance to the Body Corporate or any other berth holder in the marina.
- (c) Cause or permit anyone else to cause obstructions to the embarkation or disembarkation of other persons entitled to use the marina.
- (d) Use or allow anyone to use any toilet head or similar facility in any boat until such toilet head or other similar facility is connected to a holding tank in such boat so that there is no discharge into the waters of the marina.
- (e) Cause or permit:
 - (i) more than one boat to be moored in the berth; or
 - (ii) any boat to be moored in the berth which exceeds in length or breadth the dimensions of a vessel that can safely moored in the berth and the vessel size is consistent with the survey plans.

39.2 A berth holder must:

- (a) take all necessary precautions against the outbreak of fire in or upon a boat moored in their berth or any other part of the marina.
- (b) must at all reasonable times permit the Body Corporate and Body Corporate officers, agents, contractors and employees to enter upon the berth holders berth for the purpose of viewing the state of repair of the berth or for the purpose of ascertaining whether the berth holder is observing and performing the obligations of that berth holder under these By-laws.
- (c) allow the Body Corporate and any persons authorised by the Body Corporate access to that berth holders berth to install or repair pipes, conduits, wiring or any other mechanism of fitting for the provision of services to berths in the marina including but not limited to electricity and water.
- (d) keep the manager advised at all times of the name of an individual who can access any boat moored in the berth holders berth, to attend to that boat or move it in case of an emergency or leave a spare set of keys with the manager for that purpose in which case the boat may be dealt with at risk of the berth.

39.3 Where in the opinion of the Body Corporate an emergency arises the Body Corporate and any person authorised by the Body Corporate is entitled but not liable to enter upon the berth and remove any boat moored there and take it to another place. The Body Corporate must notify the berth holder in writing as soon as possible of the place to which the boat has been removed. The Body Corporate is not liable to anyone for any damage to any boat which is dealt with in accordance with this By-law.

39.4 If a berth holder does not comply with that berth holders obligations under these By-laws, then the Body Corporate may take action necessary to remedy such non-compliance and charge the cost to the berth holder, or the owner of the lot to which exclusive use has been granted.

40. Body Corporate's Obligations

40.1 The Body Corporate must use reasonable endeavours to maintain the following services to berth holders in connection with usage of their respective berths.

- (a) an electrical outlet (as the electrical outlet is common property, any boat owner wishing to connect to electrical power on a continual basis when moored, must apply to the committee for approval. The berth owner must use a heavy duty industrial power lead and the cable must be covered with an approve cover so as not to cause a trip hazard);
- (b) water supply;
- (c) lighting.

A berth holder must not make any claim against the Body Corporate for compensation or damages as a result of the interruption of any such services if such interruption is reasonably beyond the control of the Body Corporate and the Body Corporate has taken reasonable steps to minimize the period of any such interruption.

40.2 where:

- (a) a berth is destroyed or damaged so as to be unfit for usage; and
- (b) the destruction or damage is not due to the act, omission or negligence of the berth holder or the servants, agents or licensees of the berth holder.

Then, the monies payable by the berth holder of that berth to the Body Corporate as provided in By-law **Error! Reference source not found.** must be suspended pro-rata until the berth is installed. The Body Corporate is not liable for any other damages or compensation.

41. Rules Relating to Usage of the Marina

All persons in the marina must comply with the following rules:

- 41.1 The marina is solely for private use of berth holders.
- 41.2 No one is to moor a boat in the marina unless the boat is under the control of the berth holder or in the name of a family member of the berth holder, or related entitle, being a corporation or trust, the controller of which is the berth holder, or a family member of the berth holder.
- 41.3 A boat must be registered with the manager immediately it is moored in the marina.
- 41.4 No boat is to be moored in any berth which is designated by the Body Corporate for the use of visitors for more than 24 consecutive hours without the approval of the manager.
- 41.5 All forms of commercial or business activity in the marina are strictly prohibited. In particular no advertising or soliciting is permitted on any boat berthed in the marina.
- 41.6 Only boats in a seaworthy condition and under their own power are entitled to enter the marina. All boats entering the marina must be registered, identified, marked, equipped and maintained as required By-law and safe practice.
- 41.7 When a boat enters the marina it must be moored in a berth which the owner of the boat is entitled to use under these By-laws as soon as is safely possible.
- 41.8 The marina, other than the allocated berths, must be kept clear of all gear including dinghies, skiffs, kayaks, canoes or similar equipment, unless otherwise approved in writing by the Body Corporate Committee, other than safety gear and hose reels provided that the safety gear and hoses are kept neat and tidy and are not a tripping/safety hazard.
- 41.9 Any equipment which may stain or damage the marina is prohibited.

- 41.10 Owners must not allow their boats to become unsightly or reflect unfavourably on the appearance and standards of the marina. In particular, decks must be kept clear of debris, bottles, paper, trash or other unsightly material at all times.
- 41.11 Repairs, painting or refitting of boats in the marina is prohibited other than for minor repairs, internal painting, mechanical adjustments and electrical work.
- 41.12 Noise must be kept to a minimum at all times. All persons using the marina must operate radios and other equipment generating noise so as not to cause undue disturbance either within or outside the marina. In particular, all rigging and halyards must be secured in such a way so as to eliminate noise.
- 41.13 Refuse must be placed in the receptacles designated by the Body Corporate or the manager.
- 41.14 Laundry or any item of personal clothing must not be hung in public view in the marina.
- 41.15 A maximum speed limit of four knots is to be observed within, departing from or when approaching the entrance to the marina. When entering or leaving the marina, persons in control of boats must observe marine rules and regulations, including the keeping to the right rule and the power gives way to sail rule.
- 41.16 It is the owner's responsibility to secure all mooring lines and hoses to their respective berths. When a boat is vacating a berth, the lines must not be permitted to float outside the berth in respect of which the boat is registered.
- 41.17 The fuelling of any boat at any point in the marina is strictly prohibited.
- 41.18 Boat tenders must be housed aboard the mother boat while the mother boat is moored in the marina.
- 41.19 When boats are unattended, fuel valves, toilet pumps and gas cocks must be shut off.
- 41.20 All mooring lines must be maintained in good condition. The Body Corporate has the right to install replacement lines and charge the cost against the relevant boat owner. The Body Corporate may do this whenever the manager in his sole discretion considers such lines are in an unsatisfactory condition.

SCHEDULE D	OTHER DETAILS REQUIRED / PERMITTED TO BE INCLUDED
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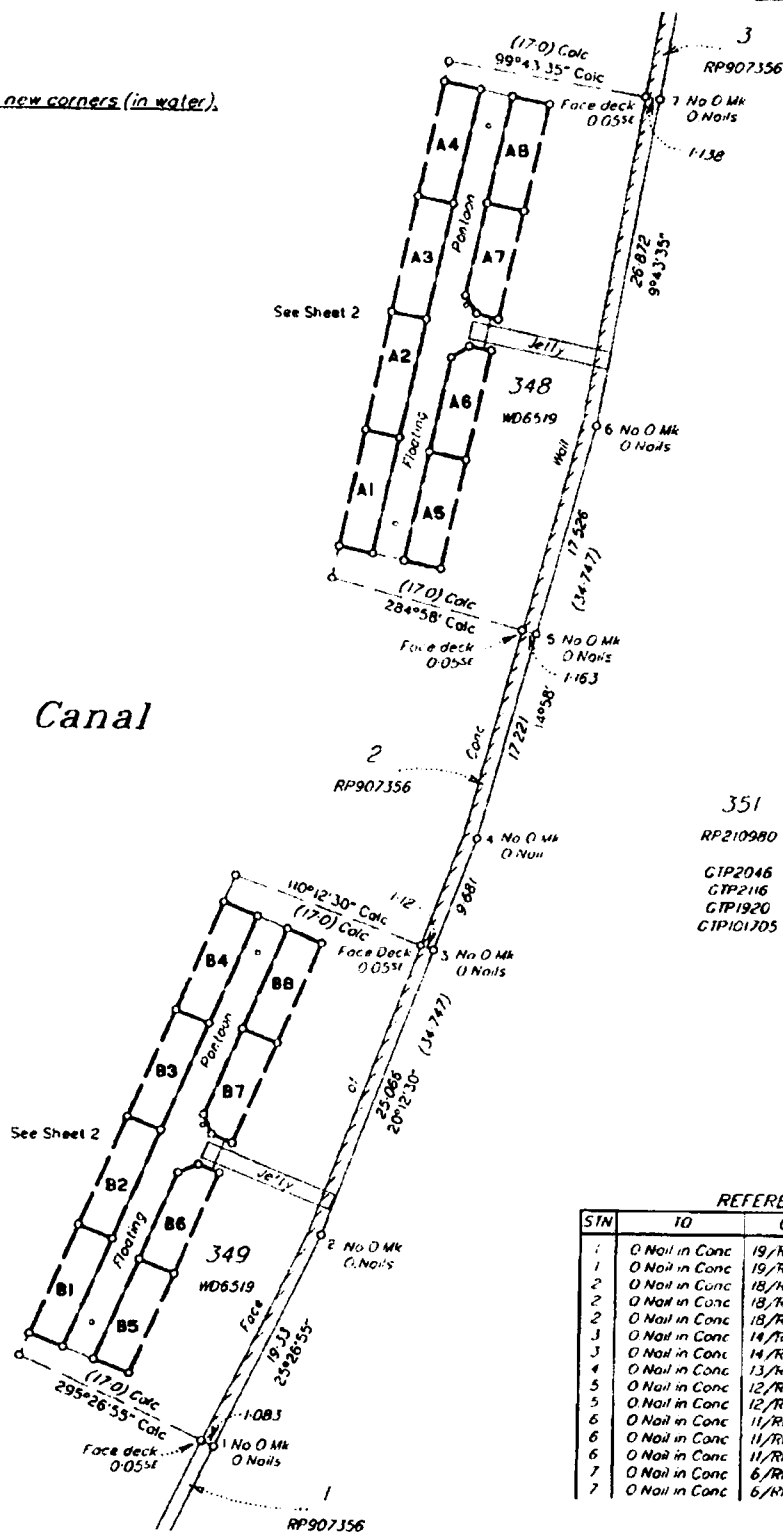
Regulation Module Requirement - Nil

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

LOT NUMBER	EXCLUSIVE USE AREA
Lot 63 in GRP 101705	Area A1 on Sketched marked "A"
Lot 5 in GTP 1920	Area A2 on Sketched marked "A"
Lot 7 in GTP 1920	Area A4 on Sketched marked "A"
Lot 8 in GTP 1920	Area A3 on Sketched marked "A"
Lot 10 in GTP 1920	Area A8 on Sketched marked "A"
Lot 12 in GTP 1920	Area A7 on Sketched marked "A"

LOT NUMBER	EXCLUSIVE USE AREA
Lot 15 in GRP 2046	Area A5 on Sketched marked "A"
Lot 17 in GRP 2046	Area A6 on Sketched marked "A"
Lot 18 in GRP 2046	Area B8 on Sketch marked "A"
Lot 23 in GRP 2046	Area B4 on Sketch marked "A"
Lot 9 in GTP 1920	Area B2 and B3 on Sketch marked "A"
Lot 36 in GRP 2116	Area B1 on Sketch marked "A"
Lot 37 in GRP 2116	Area B7 on Sketch marked "A"
Lot 31 in GRP 2046	Area B5 on Sketch marked "A"
Lot 51 in GRP 101705	Area C1 on Sketch marked "B"
Lot 3 in GRP 1920	Area C2 on Sketch marked "B"
Lot 53 in GRP 101705	Area C3 on Sketch marked "B"
Lot 54 in GRP 101705	Area C4 on Sketch marked "B"
Lot 55 in GRP 101705	Area C5 on Sketch marked "B"
Lot 63 in GRP 101705	Area C6 on Sketch marked "B"
Lot 58 in GRP 101705	Area C7 on Sketch marked "B"
Lot 60 in GRP 101705	Area C8 on Sketch marked "B"
Lot 57 in GRP 101705	Area C9 on Sketch marked "B"
Lot 56 in GRP 101705	Area C10 on Sketch marked "B"
Lot 6 in GRP 1920	Area D3 on Sketch marked "C"
Lot 4 in GRP 1920	Area D4 on Sketch marked "C"
Lot 2 in GRP 1920	Area D2 on Sketch marked "C"
Lot 11 in GRP 1920	Area D1 on Sketch marked "C"

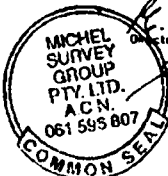
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REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	O Nail in Conc	19/RP907356	136°20'10"	0.016
1	O Nail in Conc	19/RP907356	48°31'	0.112
2	O Nail in Conc	18/RP907356	48°34'20"	0.112
2	O Nail in Conc	18/RP907356	28°53'20"	5.03
2	O Nail in Conc	18/RP907356	20°30'	10.11
3	O Nail in Conc	14/RP907356	104°41'	0.008
3	O Nail in Conc	14/RP907356	13°14'30"	0.125
4	O Nail in Conc	13/RP907356	82°39'	0.008
5	O Nail in Conc	12/RP907356	36°01'	0.009
5	O Nail in Conc	12/RP907356	37°23'40"	0.136
6	O Nail in Conc	11/RP907356	75°53'30"	0.006
6	O Nail in Conc	11/RP907356	36°06'50"	0.132
6	O Nail in Conc	11/RP907356	49°31'30"	0.86
7	O Nail in Conc	6/RP907356	69°58'	0.016
7	O Nail in Conc	6/RP907356	34°46'	0.126

MICHEL SURVEY GROUP PTY. LTD. ACN 061 595 807
hereby certify that the Company has surveyed the land
comprised in this plan by Philip George Brooker,
Licensed Surveyor and Ian Keith Barrett, Surveying
Associate for whose work the company accepts
responsibility, that the plan is accurate, that the
said survey was performed in accordance with the
Surveyors Act 1877 and the Surveyors Regulation 1992
and that the said survey was completed on 4/2/08



P. Brooker
Director and Licensed Surveyor

[Signature]
Director

Date 10.2.08

This plan is of an Exclusive Use Survey only, and as such is not
examined for registration. It is lodged with the Department of
Natural Resources for survey information only, in accordance
with the Surveyors Regulation 1992. No responsibility can
therefore be accepted for any future difference in boundary
definition, which may result from resurveys of adjoining lands
or subsequent registration of new survey plans

**PLAN OF EXCLUSIVE USE AREAS
A1-A8 & B1-B8 in Lots 348 & 349 on
Plan WD6519 Respectively**

ORIGINAL

Original Plan :	WD6519	LEVEL :	-
MERIDIAN Vide RP907356	MAP REF Tid Anglers Paradise	SCALE 1:400	CHECKED 11/5 Q.T. APR.
			FILE REF 3959-05, JJ



**MICHEL
SURVEY
GROUP**
PTY LTD

ACN 061 595 807

Suit Level 50 Great Avenue Surfers Paradise Queensland 4217

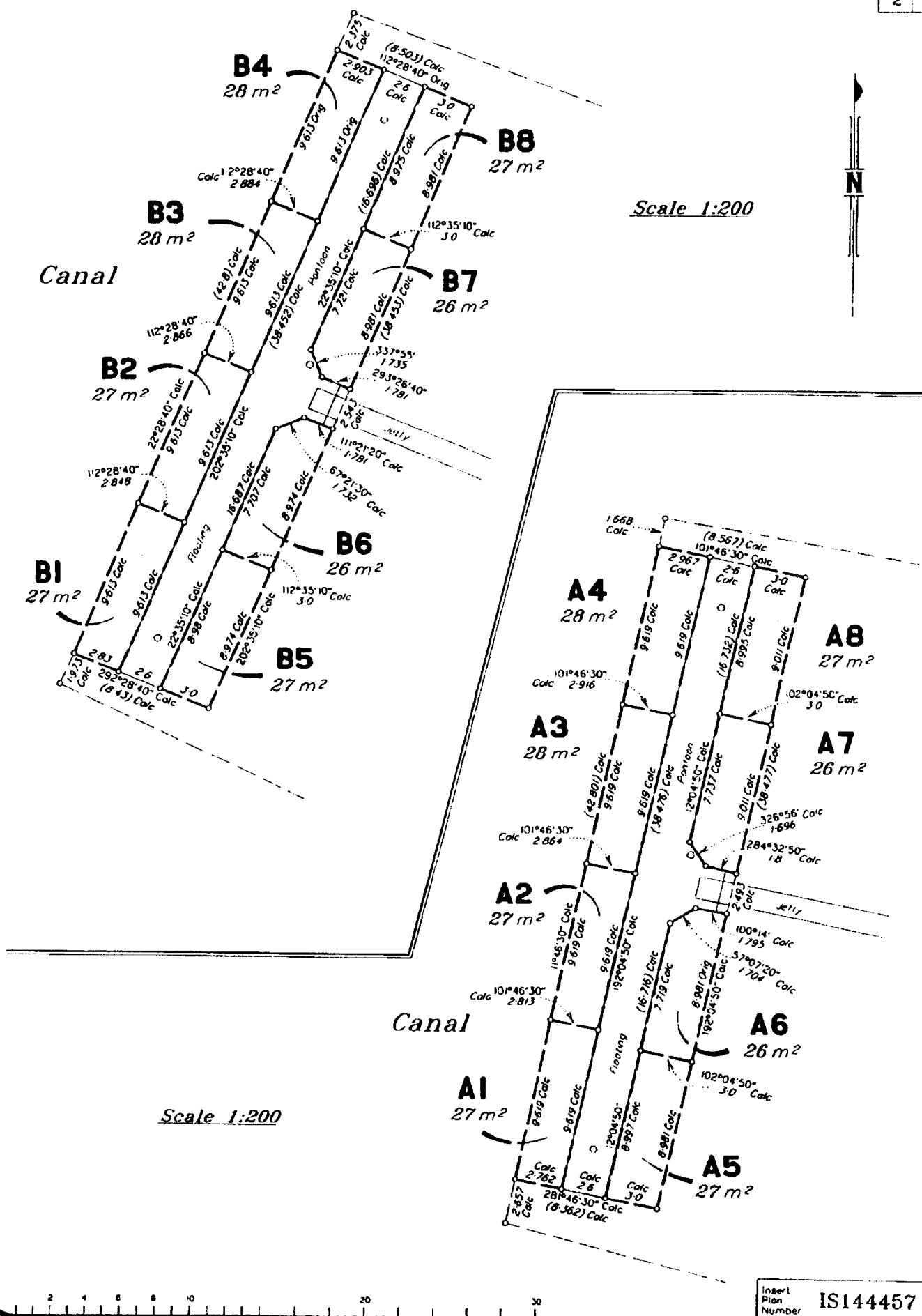
• LAND AND HYDROGRAPHIC SURVEYING
• PROPERTY CONSULTANTS
REGISTERED QUEENSLAND NEW SOUTH WALES

TELEPHONE 07 5570 8244
FACSIMILE 07 6638 8117
EMAIL ajplks@mitscheleurvey.com.au

PARISH
COUNTY
WARD
LOCAL GOVERNMENT

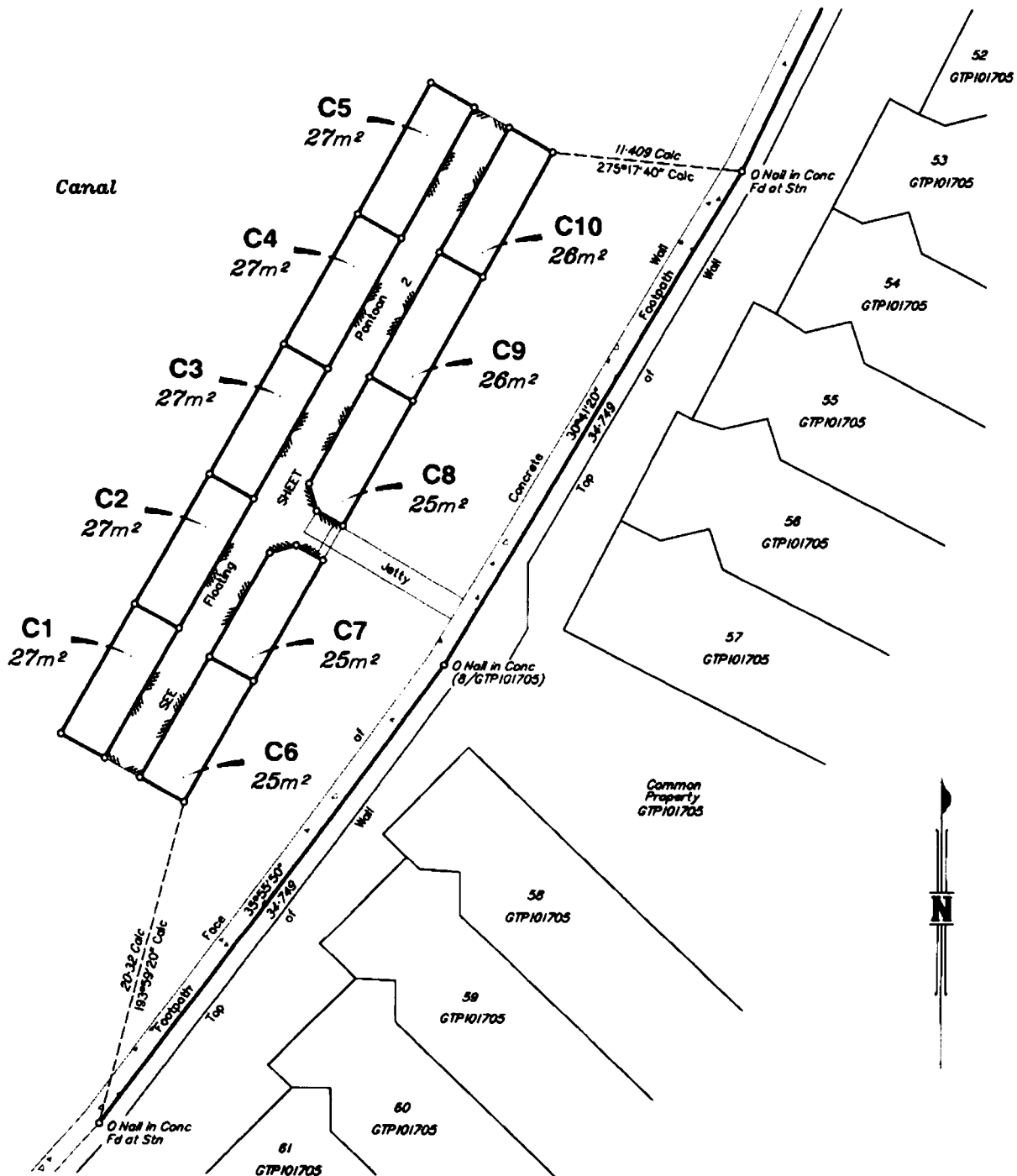
BARROW
Ward
RUNAWAY BAY
City of Gold Coast.

IS144457

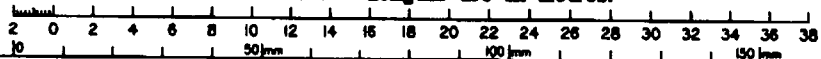
Sheet
2 of 2

Community Title Scheme: **OASIS**
CMS Number: **20870**

Page	of
Sheet	of
1	2



Scale 1:250 - Lengths are in Metres.



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web@gassman.com.au



Plan showing Allocation of Moorings
Exclusive Use Area in Canal adjoining
Common Property of Community
Title Scheme CTS20870

ORIGINAL P.O. 18V

PARISH **BARROW**
COUNTY **Ward**
TOWN / LOCALITY **RUNAWAY BAY**
LOCAL GOVERNMENT **Gold Coast C.C.**

4370-07-02

GASSMAN DEVELOPMENT PERSPECTIVES Pty. Ltd. (ACN 010 752 388) hereby certify that the details shown on this sketch plan are correct.

[Signature]
Director

Date: 23-08-23

MERIDIAN GTP101705	MAP REF 9542-22431	SCALE 1:250	SURVEYED AFM 11-05-2007	ARCHIVED
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4370-07

Land Title Act 1994; Land Act 1994
Form 21A Version 1

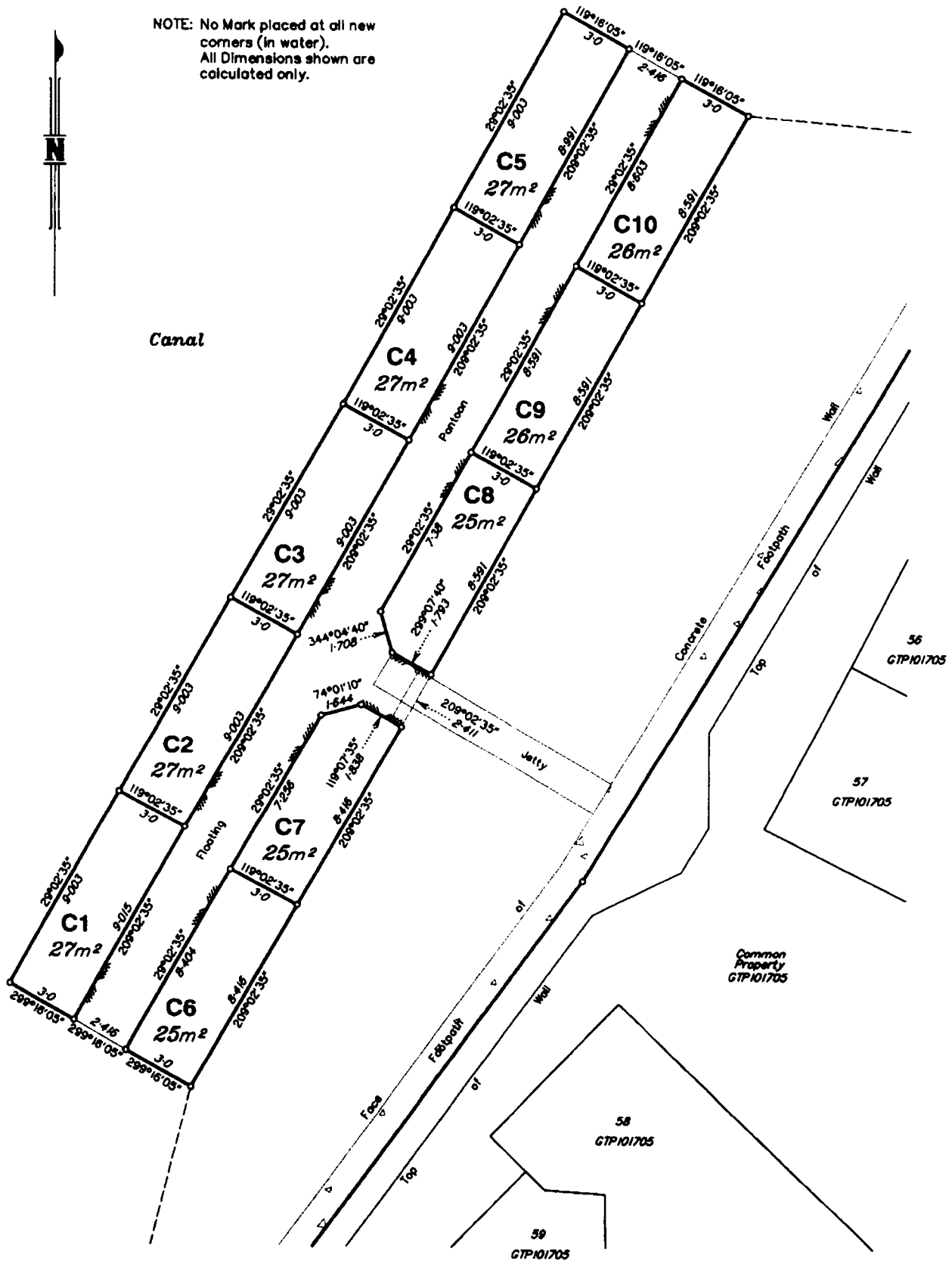
ADDITIONAL SHEET

Page	of
Sheet 2	of 2

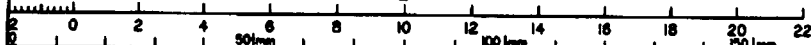
NOTE: No Mark placed at all new corners (in water).
All Dimensions shown are calculated only.



Canal



Scale 1:150 - Lengths are in Metres.



Insert
Plan
Number 4370-07-02

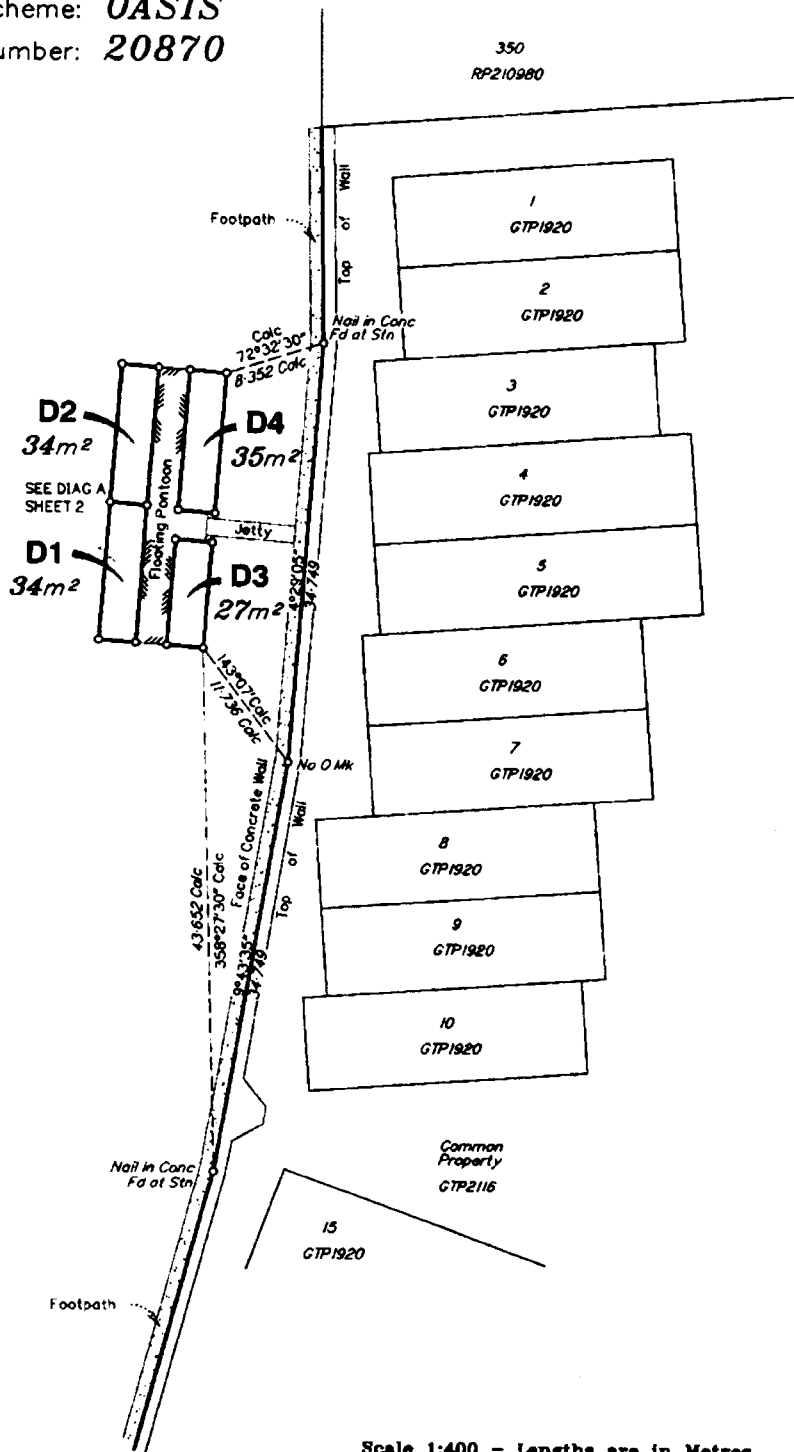
4370-07

Community Title Scheme: **OASIS**
CMS Number: **20870**

Sheet
1 of
2



Canal



Scale 1:400 - Lengths are in Metres.

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Gold Coast & Logan Office
Access Business Park
76 Business Street
YATALA Q. 4207

Brisbane & Regional Office
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ACN 010 752 388



**Plan showing Allocation of Moorings
Exclusive Use Area in Canal adjoining
Common Property of Community Title
Scheme CTS 20870.**

ORIGINAL POC 18V

PARISH BARROW
COUNTY Ward
TOWN / LOCALITY RUNAWAY BAY
LOCAL GOVERNMENT GOLD COAST C.C.

4370-07-03

GASSMAN DEVELOPMENT PERSPECTIVES Pty. Ltd.
(ACN 010 752 388) certify that the details shown on
this sketch plan are correct.

Date 28.5.09

[Signature]
Director

MERIDIAN
GTP101705

MAP REF
9542-22431

SCALE
1:400

SURVEYED
PJY
13-05-2009

4370-07

ADDITIONAL SHEET

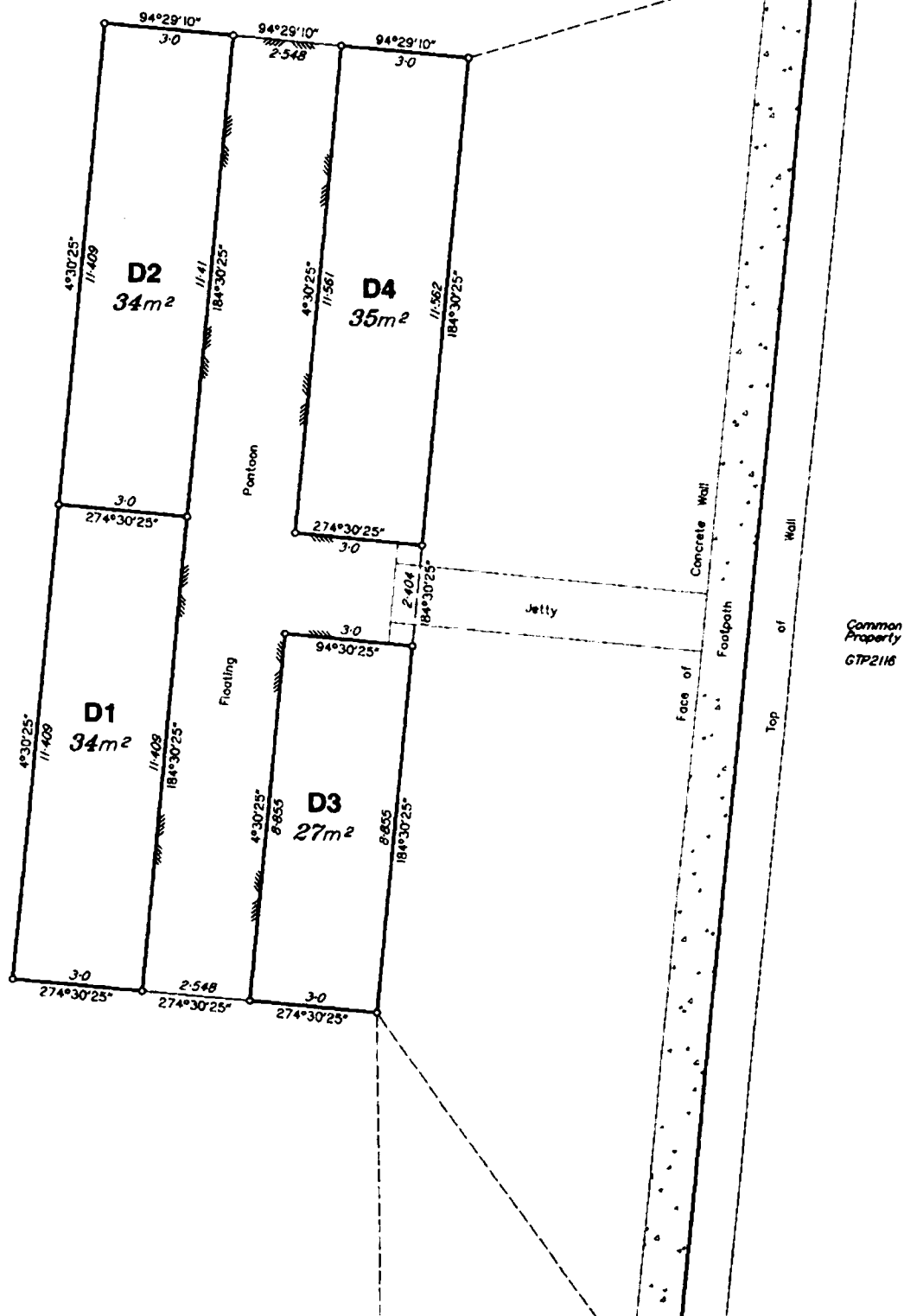
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2 of
2

NOTE: No Mark placed at all new
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All Dimensions shown are
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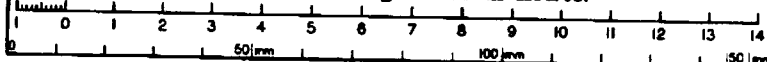
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Scale 1: 100



Canal

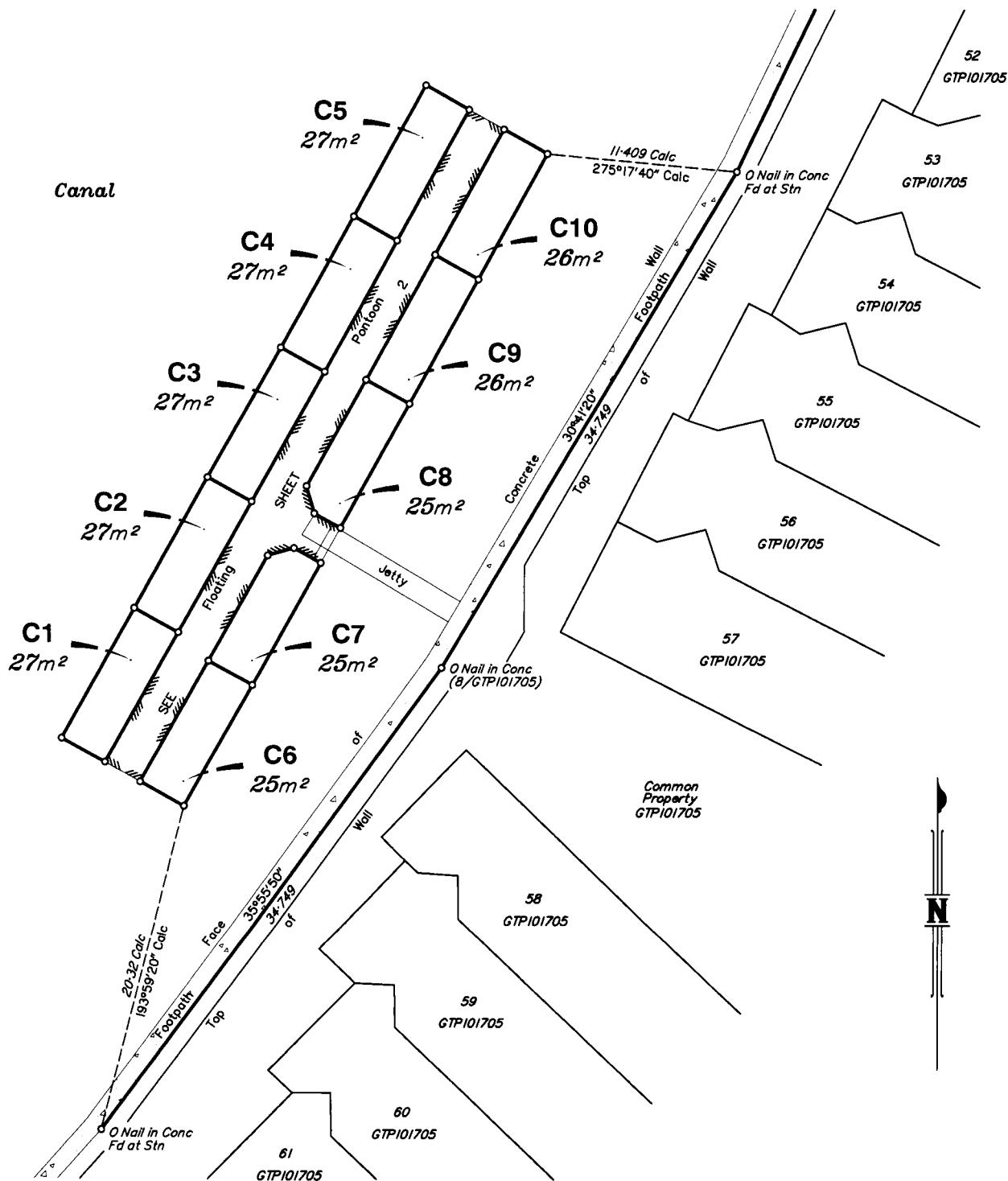


Scale 1:100 - Lengths are in Metres.



Insert
Plan
Number
4370-07-03

4370-07



GASSMAN DEVELOPMENT PERSPECTIVES Pty. Ltd. (ACN 010 752 388) hereby certify that the details shown on this sketch plan are correct.

[Signature]
Director

Date: 23-06-23



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development
perspectives

surveyors
planners
designers

Beenleigh Professional Centre
Chr Manilla & Cameron Streets
BEENLEIGH Q. 4207
ACN 010 752 388

P.O. Box 362 BEENLEIGH 4207
Telephone (07) 3807 3333
Mobile (0417) 887 077
Fax (07) 3287 5461
Email: mel@gassman.com.au



**Plan showing Allocation of Moorings
Exclusive Use Area in Canal adjoining
Common Property of Community
Title Scheme CTS20870**

ORIGINAL P.O. 18V

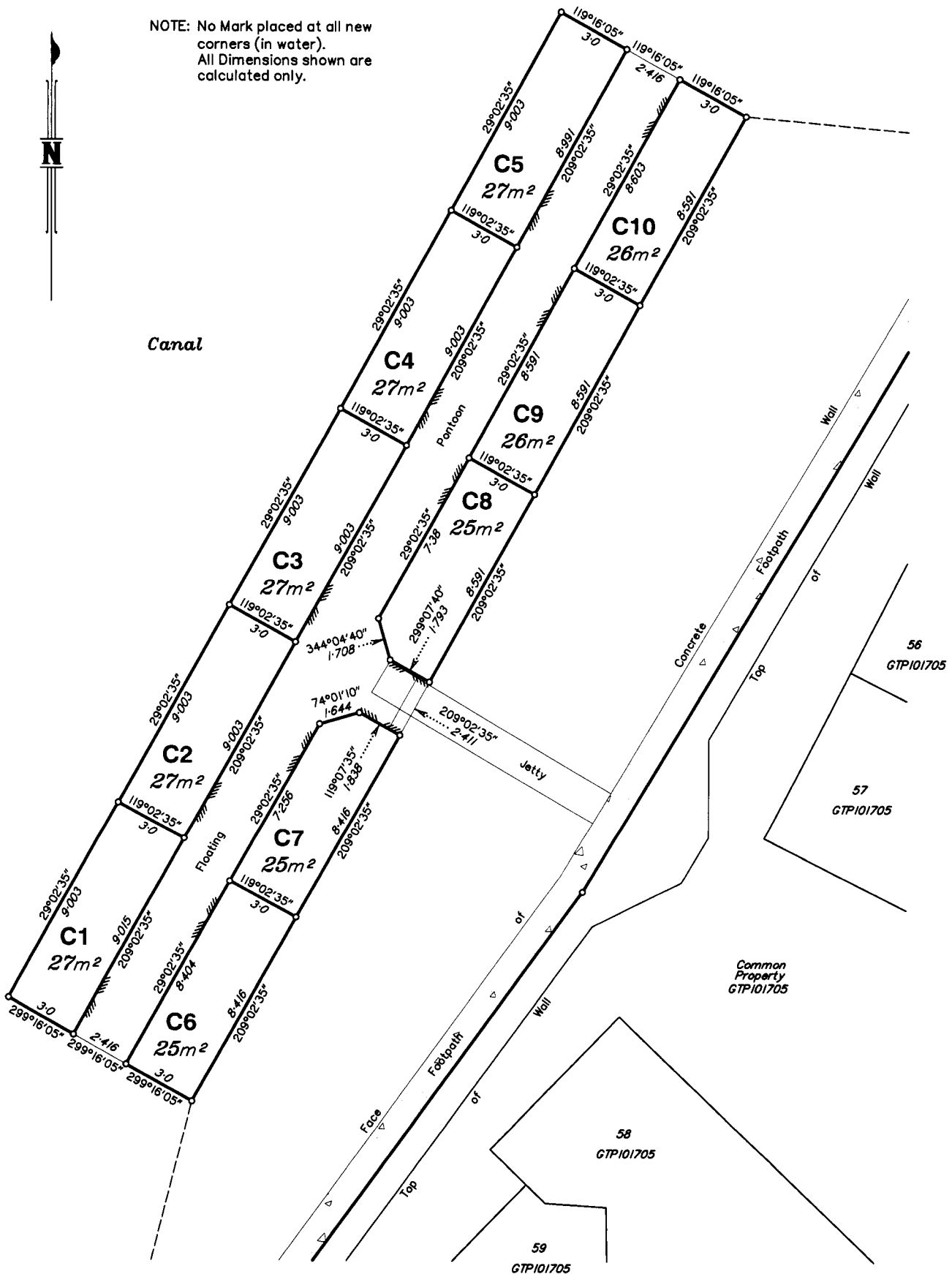
MERIDIAN GTP101705	MAP REF 9542-22431	SCALE 1:250	SURVEYED AFM 11-05-2007	ARCHIVED
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PARISH **BARROW**
COUNTY **Ward**
TOWN / LOCALITY **RUNAWAY BAY**
LOCAL GOVERNMENT **Gold Coast C.C.**

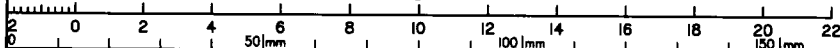
4370-07-02

4370-07

NOTE: No Mark placed at all new corners (in water).
All Dimensions shown are calculated only.



Scale 1:150 - Lengths are in Metres.



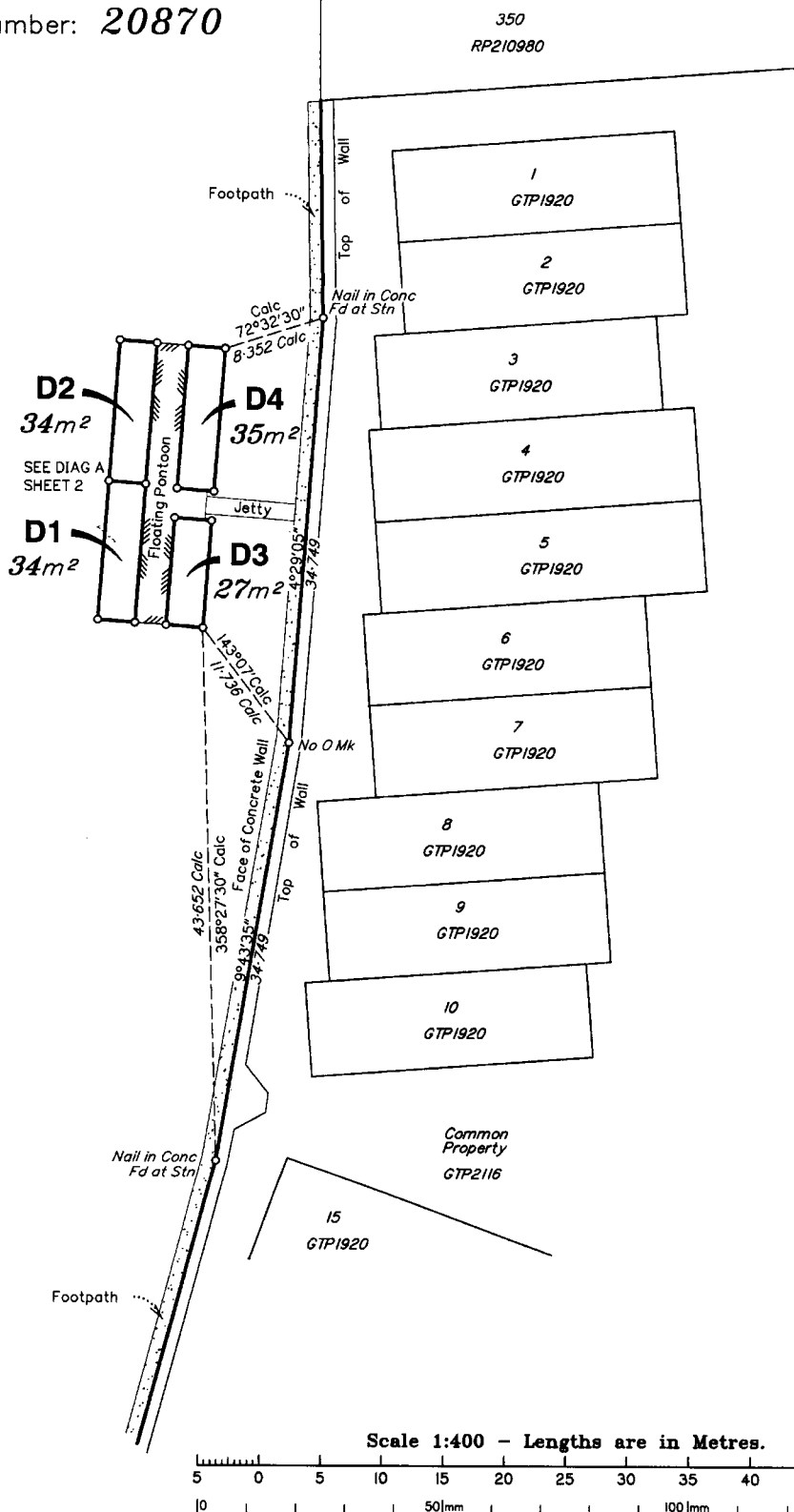
Insert
Plan
Number **4370-07-02**

Community Title Scheme: **OASIS**
CMS Number: **20870**

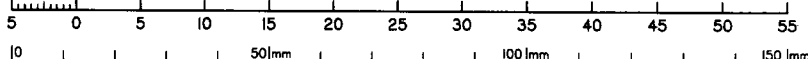
Sheet
1 of
2



Canal



Scale 1:400 - Lengths are in Metres.



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**Plan showing Allocation of Moorings
Exclusive Use Area in Canal adjoining
Common Property of Community Title
Scheme CTS 20870.**

ORIGINAL Por. 18V.....

PARISH **BARROW**
COUNTY **Ward**
TOWN / LOCALITY **RUNAWAY BAY**
LOCAL GOVERNMENT **GOLD COAST C.C.**

4370-07-03

GASSMAN DEVELOPMENT PERSPECTIVES Pty. Ltd.
(ACN 010 752 388) certify that the details shown on
this sketch plan are correct.

Date **28.5.09**

[Signature]
Director

MERIDIAN
GTP101705

MAP REF
9542-22431

SCALE
1:400

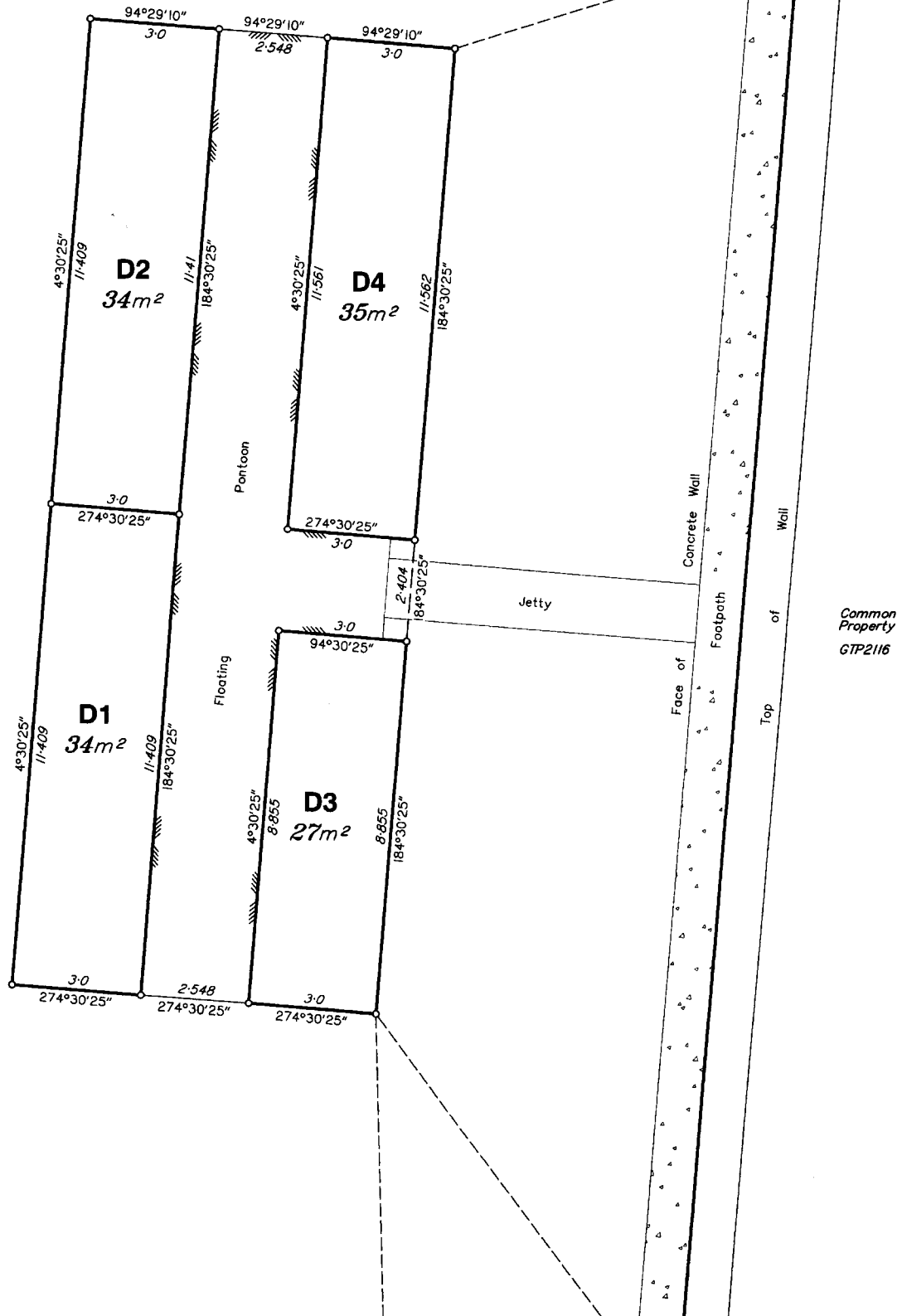
SURVEYED
PJY
13-05-2009

4370-07

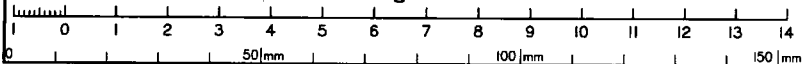
NOTE: No Mark placed at all new corners (in water).
All Dimensions shown are calculated only.

DIAGRAM A
Scale 1:100

Canal



Scale 1:100 - Lengths are in Metres.



Insert Plan Number **4370-07-03**

**BCCM EXECUTION /
RELEVANT CERTIFICATE**

1. Community Titles Scheme (CTS) Name	CTS Number
OASIS CTS 20870	20870

2. Module Type of BCCM Scheme	Instrument being executed (using this certificate)
Standard Module	New CMS

3. Execution by the Body Corporate for the above Scheme*

Signature	<u>[Signature]</u>	Signature	<u>[Signature]</u>
Signer Name	<u>Sandra Anderson</u>	Signer Name	<u>Mihai Daian</u>
Signer Authority	<u>Chair of O BCC</u>	Signer Authority	<u>Treasurer of BCC</u> <u>OASIS</u>
Entity (if applicable)	<u></u>	Entity (if applicable)	<u></u>
Execution Date	<u>9/4/25</u>	Execution Date	<u>10/04/2025</u>

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