

FIRST/NEW COMMUNITY MANAGEMENT STATEMENT Page 1 of 6

THIS STATEMENT MUST BE LODGED TOGETHER WITH

This statement incorporates and must include the following:

29780

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

1. Name of community titles scheme
 Body Corporate for Trafalgar Terraces
 Community Titles Scheme

2. Regulation module
 STANDARD MODULE

3. Name of body corporate

Body Corporate Trafalgar Terraces Community Titles Scheme

4. Scheme land

Description of Lot	County	Parish	Title Reference
Common property of Trafalgar Terraces CTS	Stanley	South Brisbane	15996005
Lots 1 to 6 on SP 140378			

5. Name and address of original owner #

Allan Ramsay Mein & Glenice Margaret Mein ATF "The Glenallen Trust" under instrument 704149137. 704 829182. 39 Griffith Street, NEW FARM, Q 4005

6. Reference to plan lodged with this statement

Building Format Plan SP 140378

first community management statement only

7. Local Government community management statement notation



 signed

JOHN TAYLOR, TOWN PLANNER name and designation

BRISBANE CITY COUNCIL name of Local Government

8. Execution by original owner/Consent of body corporate

Execution Date
6/11/01.

*Execution
 ALLAN RAMSAY MEIN &
 GLENICE MARGARET MEIN A.T.F.
 THE GLENALLAN TRUST UNDER
 INSTRUMENT 704149137
 Original owner to execute for a first community management statement
 Body corporate to execute for a new community management statement

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP 140378	1	1
Lot 2 on SP 140378	1	1
Lot 3 on SP 140378	1	1
Lot 4 on SP 140378	1	1
Lot 5 on SP 140378	1	1
Lot 6 on SP 140378	1	1
TOTALS	6	6

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Section 57 (1) (e) and (f) of the Body Corporate and Community Management Act 1997 are not applicable

SCHEDULE C BY-LAWS

1. **Noise**
The occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.
2. **Vehicles**
 - (1) The occupier of a lot must not, without the body corporate's written approval-
 - (a) park a vehicle, or allow a vehicle to stand, on the common property; or
 - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property.
 - (2) An approval under subsection (1) must state the period for which it is given.
 - (3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.
3. **Obstruction**
The occupier of a lot must not obstruct the lawful use of the common property by someone else.

4. Damage to lawns etc.

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

5. Damage to common property

- (1) An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the common property.
- (2) However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.
- (3) The owner of a lot must keep a device installed under subsection (2) in good order and repair.

6. Behaviour of invitees

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

7. Leaving of rubbish etc. on the common property

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

8. Appearance of lot

- (1) The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.
- (2) The occupier of a lot must not, without the body corporate's written approval-
 - (a) hang washing, bedding, or another cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or
 - (b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.
- (3) This section does not apply to a lot created under a standard format plan of subdivision.

9. Storage of flammable materials

- (1) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.
- (2) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.
- (3) However, this section does not apply to the storage of fuel in-
 - (a) the fuel tank of a vehicle, boat or internal combustion engine; or
 - (b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating the storage of flammable liquid.

10. Garbage Disposal

- (1) Unless the body corporate provides some other way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the lot, or on a part of the common property designated by the body corporate for the purpose.
- (2) The occupier of a lot must-
 - (a) comply with all local government local laws about disposal of garbage; and
 - (b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene and comfort of the occupiers of other lots.

11. Keeping of animals

- (1) The occupier of a lot must not, without the body corporate's written approval-
 - (a) bring or keep an animal on the lot or the common property; or
 - (b) permit an invitee to bring or keep an animal on the lot or the common property.
- (2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

12. Debt Recovery

A person (which expression shall extend to corporations) shall pay on demand the whole of the body corporate's costs and expenses (including solicitor, collection agency and own client costs) such costs and expenses being deemed to be a liquidated debt due in recovering such levies or moneys duly levied upon that person by the body corporate pursuant to the Building Units and Group Titles Act 1980.

13. Lots to be Kept Clean

The Proprietor of each lot shall ensure that it is kept clean, and all practical steps shall be taken to prevent infestation by vermin and/or insects.

14. Dangerous Substance Insurance

A proprietor shall not bring to, do, or keep, or permit to be brought, done, or kept anything in or upon his lot which shall increase the rate of fire insurance on the lot or lots or other improvements in the Development on the subject land, or, which may conflict with the laws, and/or regulations relating to fires or any insurance policy effected by the Body Corporate or the regulations or ordinances of any public authority for the time being in force.

15. Outside Appearance of Improvements on Lot Generally

A proprietor shall not alter the outside appearance of the improvements constructed upon his lot or cause to be constructed or placed to or upon any part of the lot which can be viewed external to the lot any material or items unless such works or such act is first approved by the Committee of the Body Corporate.

16. Submissions of Motions

That the Committee of the Body Corporate be empowered to submit motions to general meetings of the Body Corporate.

17. Exclusive Use Areas *and as identified in the sketch plan marked "A" attached hereto*

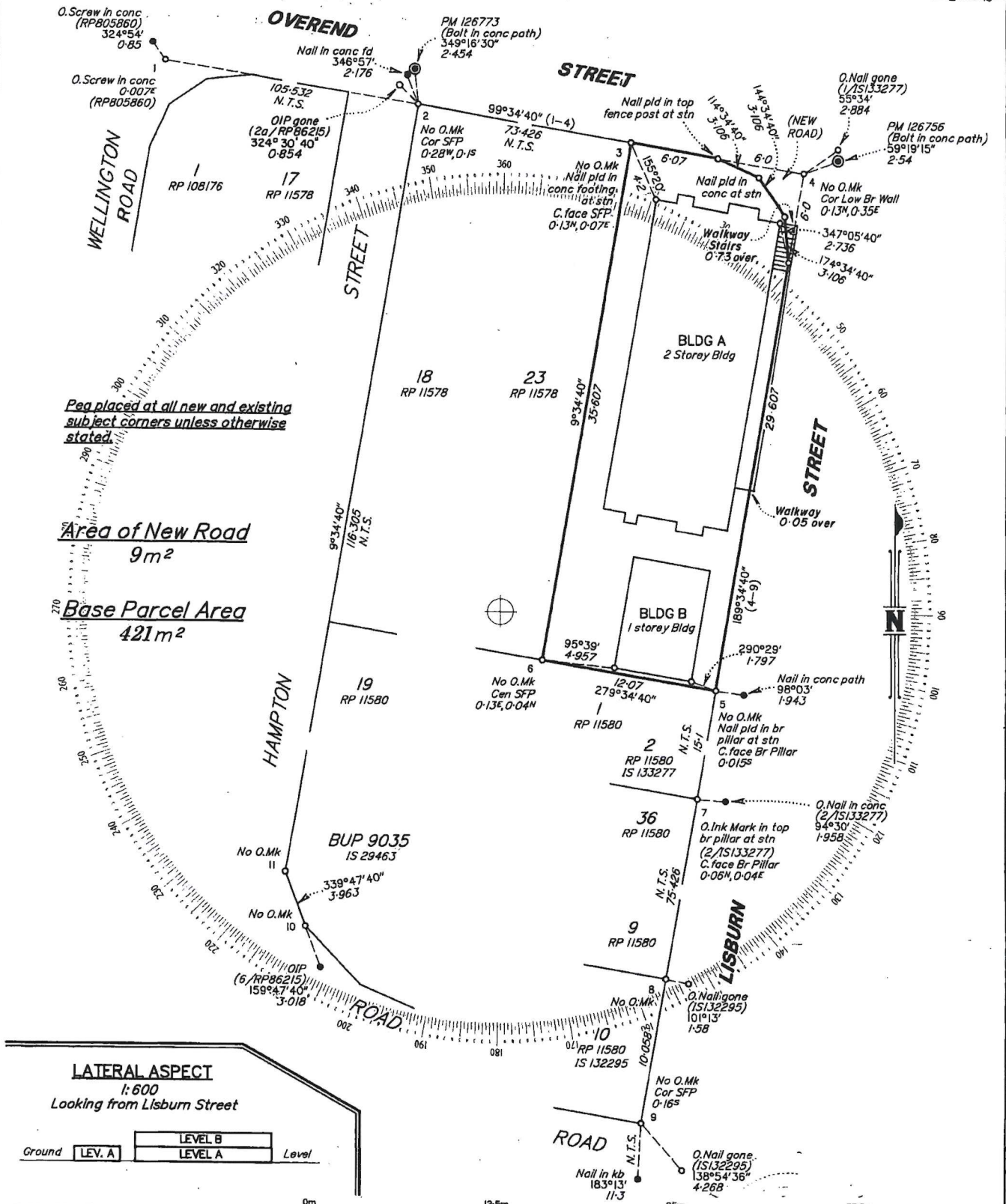
That the proprietor for the time being of each lot in the Plan as allocated in Schedule E shall be entitled to the exclusive use and enjoyment for herself, himself or themselves, licensees and guests from time to time of the areas referred to in Schedule E. The registered proprietor of each lot in the Plan for the time being shall be solely liable for the maintenance neatness and cleanliness of the areas hereby allotted in Schedule E and shall keep same at his, her, their or its own expense in a clean tidy proper and attractive appearance at all times so as to compliment not only the lot but also the common property generally of the Body Corporate.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

NOT APPLICABLE

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

Lot on Plan	Exclusive Area as marked on sketch plan
Lot 1 on SP 140378	Areas "1"(pt) 22m ² & "1"(pt) 3m ²
Lot 2 on SP 140378	Area "2" 9m ²
Lot 3 on SP 140378	Area "3" 76m ²
Lot 4 on SP 140378	Area "4" 3m ²
Lot 6 on SP 140378	Area "6" 4m ²



Peg placed at all new and existing subject corners unless otherwise stated.

Area of New Road
9m²

Base Parcel Area
421m²

LATERAL ASPECT
1:600
Looking from Lisburn Street

Ground	LEV. A	LEVEL B	LEVEL A	Level
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MACPHERSON ROSOLEN PTY. LTD. ACN 075 570 642 hereby certify that the Company has surveyed the land comprised in this plan by Robert John Rosolen (Licensed Surveyor) and by Allen Roger MacPherson (Surveying Graduate) for whose work the company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1972 and the Surveyors Regulation 1992 and that the said survey was completed on 12-2-2001



Robert John ROSOLEN
Licensed Surveyor/Director

Allen Roger MACPHERSON
Director

Date: 7.5.2001

0m 50mm 100mm 25m 37.5m 150mm State copyright reserved.

Plan of Lots 1-6 & Common Property

Cancelling Lot 24 on RP11578

PARISH: SOUTH BRISBANE COUNTY: Stanley

Mendian: RP86215

Scale: 1:250

Format: BUILDING

SP140378

Plan Status:

FIN's: NO

705168942

BE 400 NT

\$543.40
07/11/2001 10:04

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

Registered

s Lodged by

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

1/We ALLAN RAMSAY MEIN &
GLENICE MARGARET MEIN
ATF THE GLENALLAN TRUST
UNDER INSTRUMENT 704149137

(Names in full)

*as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

*as Lessees of this land agree to this plan.

Allan & Mein Glenice Mein
Signature of *Registered Owners #Lessees

* Rule out whichever is inapplicable

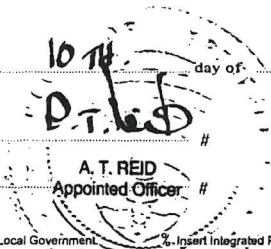
2. Local Government Approval.

* BRISBANE CITY COUNCIL

hereby approves this plan in accordance with the :

% INTEGRATED PLANNING ACT 1997

Dated this 10th day of May 2001



* Insert the name of the Local Government.

Insert designation of signatory or delegation

% Insert Integrated Planning Act 1997 or Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number : 29780
Name : TRAFALGAR TERRACES

4. References :

Dept File :
Local Govt :
Surveyor : 3171

6. Existing

Title Reference	Lot	Plan
15996005	24	RP11578

Created

Lots	Emts	Road
1-6 & Common Property		

E.S.A. 131

1-6 & Common Property

Orig

Lots

7. Portion Allocation :

8. Map Reference :
9543-33323

9. Locality :
EAST BRISBANE

10. Local Government :
BRISBANE C. C.

11. Passed & Endorsed :

By : R.J. ROSOLEN
Date : 7-5-01
Signed : [Signature]
Designation : Licensed Surveyor

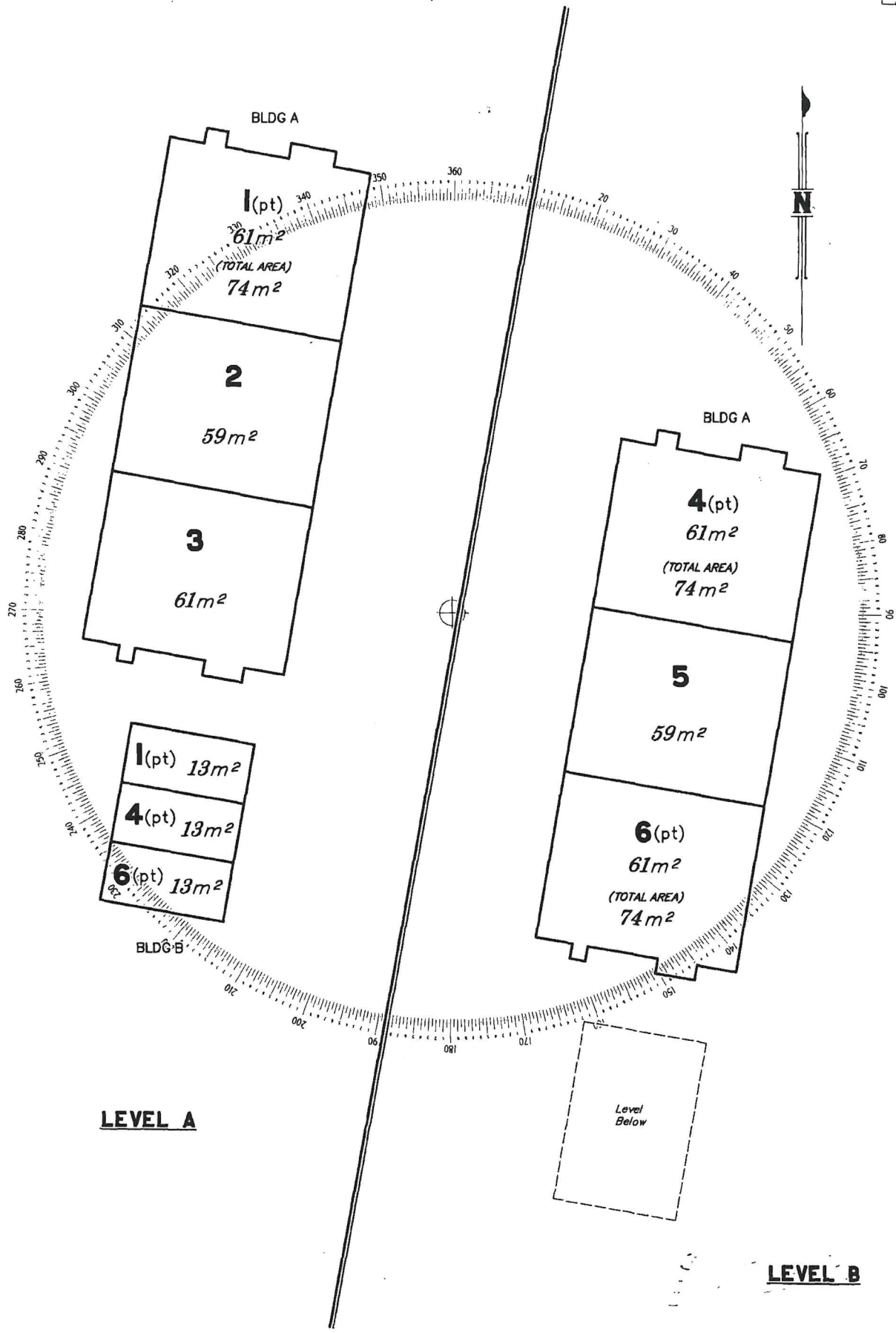
12. Building Format Plans only.

I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining lots and road
R. Rosolen 7.5.01
Licensed Surveyor/Director * Date
* Delete words not required

13. Lodgement Fees :

Survey Deposit \$ 196.90
Lodgement \$ 99.00
6 New Titles \$ 247.80
Photocopy \$
Postage \$
TOTAL \$ 543.40

14. Insert Plan Number
SP140378



State copyright reserved

7.5m 15m 22.5m
50mm 100mm 150mm

SCALE 1:150

Insert Plan Number
SP140378

3171