

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP 258144	10	462
Lot 2 on SP 258144	10	454
Lot 3 on SP 258144	10	439
Lot 4 on SP 258144	10	439
TOTALS	40	1794

1 Contribution schedule lot entitlements

The contribution schedule lot entitlements (**CSLE**) for the Daintree Terraces Fitzgibbon Community Titles Scheme (**Scheme**) have been decided using the equality principle as defined in the *Body Corporate and Community Management Act 1997(Qld)* (**BCCM**).

2 Interest schedule lot entitlements

The interest schedule lot entitlements for the Scheme reflect the respective market value of the lots in accordance with the market value principle as defined in the BCCM.

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Sections 66(1)(f) and (g) of the BCCM Act are not applicable.

SCHEDULE C BY-LAWS

The by-laws for the Scheme are the following:

1 Definitions

In these By-laws:

'**Body Corporate**' means the body corporate for the Scheme;

'**Building**' means the buildings or parts of buildings, on or comprising the Scheme Land;

'**Common Property**' means the common property for the Scheme;

'**Lot**' means a lot in the Scheme;

'**Scheme**' means the Community Titles Scheme which is the subject of these By-laws; and

'**Scheme Land**' means the land identified as the scheme land for the Scheme in this community management statement.

2 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.

3 Obstruction

The occupier of a Lot must not obstruct the lawful use of the Common Property by someone else.

4 Damage to common property

An owner or occupier of a Lot must not without the Body Corporate's written approval, mark paint drive nails, screws or other objects into, or otherwise damage or deface a structure that forms part of the Common Property.

5 Rubbish

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.

6 Appearance of lot

6.1 External appearance

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.

6.2 Signs

The occupier of a lot must not, without the Body Corporate's written approval 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.

6.3 For sale signs

By-law 9.2(b) does not apply to a real estate advertising sign for the sale or letting of a lot if the sign is of a reasonable size.

7 Storage of flammable materials

7.1 Restrictions on Common Property

The occupier of a Lot must not, without the Body Corporate's written approval, store a flammable substance on the Common Property.

7.2 Restriction on Lot

The occupier of a Lot must not, without the Body Corporate's written approval, store a flammable substance on a Lot unless the substance is used or intended for use for domestic purposes.

7.3 Exceptions

However, this By-law 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.

8 Garbage Disposal

8.1 Disposal of garbage

The occupier of a Lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the Lot.

8.2 Comply with laws

The occupier of a lot must:

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

9 Exclusive Use

9.1 Exclusive use areas

The owners and occupiers of those Lots identified in Schedule E have the exclusive use of the parts of the Common Property allocated in Schedule E (and as identified respectively on plans in Schedule E) for the respective purposes identified in Schedule E.

9.2 Use and enjoyment

The owners and occupiers of a Lot having the exclusive use and enjoyment of an area of the Common Property must:

- (a) keep that area in a clean and tidy condition;
- (b) not use that area so as to create a nuisance or disturbance to the other owners or occupiers of Lots; and
- (c) not make any improvements to that area without the Body Corporate's prior written approval.

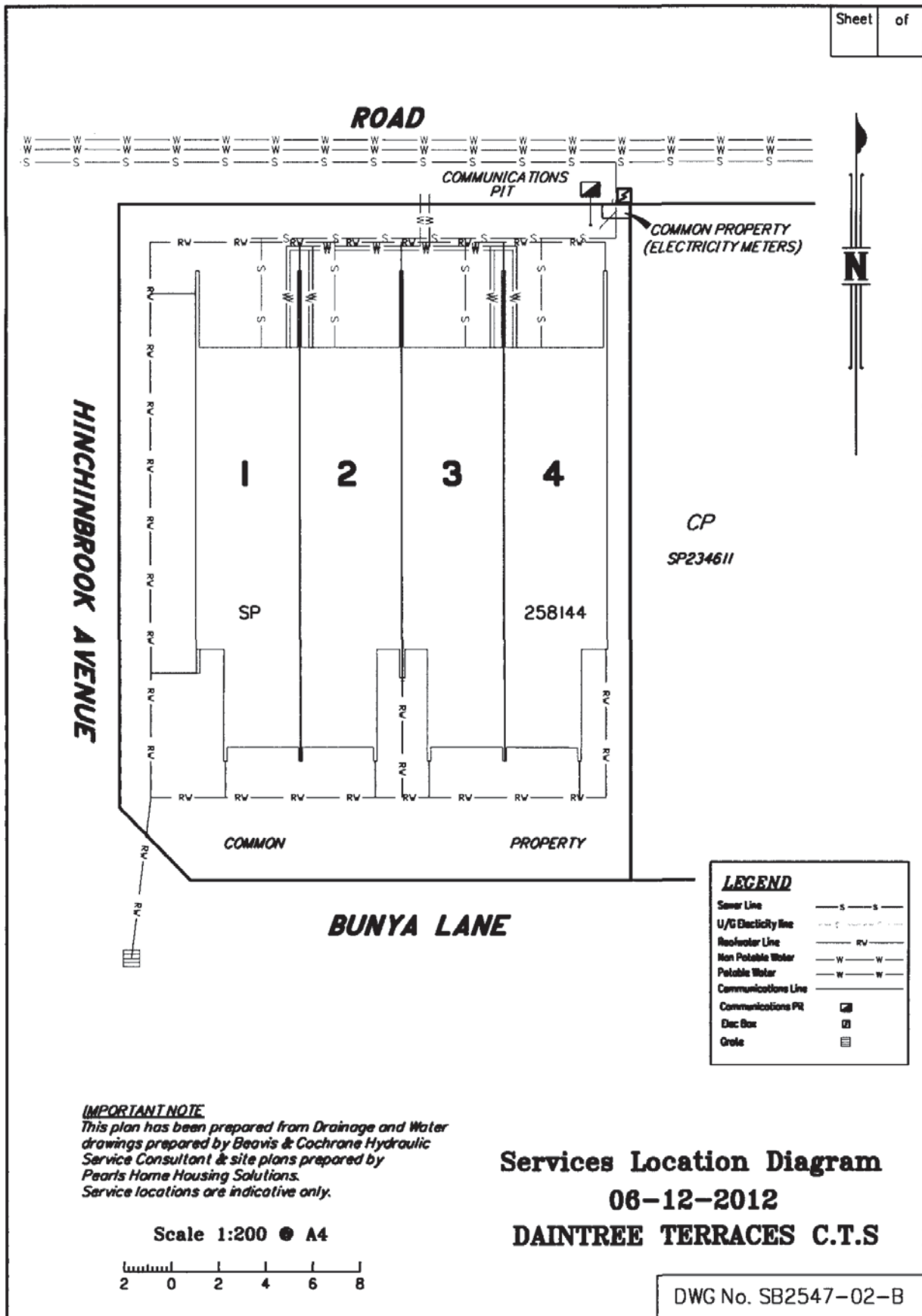
SCHEDULE D	OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED
------------	---

The location of service easements are shown on the attached services location diagram.

The Lots affected, or proposed to be affected by statutory easements are shown in the following table:

Statutory Easement	Lots or Common Property affected
Support	Lots 1 to 4 on SP 258144 and common property of the Scheme
Utility services and utility infrastructure	Lots 1 to 4 on SP 258144 and common property of the Scheme
Shelter	Lots 1 to 4 on SP 258144 and common property of the Scheme
Projections	Lots 1 to 4 on SP 258144 and common property of the Scheme
Maintenance of building close to boundary	Lots 1 to 4 on SP 258144 and common property of the Scheme

Sheet of



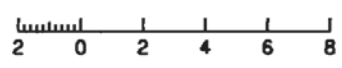
LEGEND

Sewer Line	— S — S —
U/G Electricity line	— RV —
Roofwater Line	— RV —
Non Potable Water	— W — W —
Potable Water	— W — W —
Communications Line	— W — W —
Communications PIT	☐
Dec. Box	☐
Graze	☐

IMPORTANT NOTE
 This plan has been prepared from Drainage and Water drawings prepared by Beavis & Cochrane Hydraulic Service Consultant & site plans prepared by Pearls Home Housing Solutions. Service locations are indicative only.

Services Location Diagram
 06-12-2012
 DAINTREE TERRACES C.T.S

Scale 1:200 ● A4



DWG No. SB2547-02-B

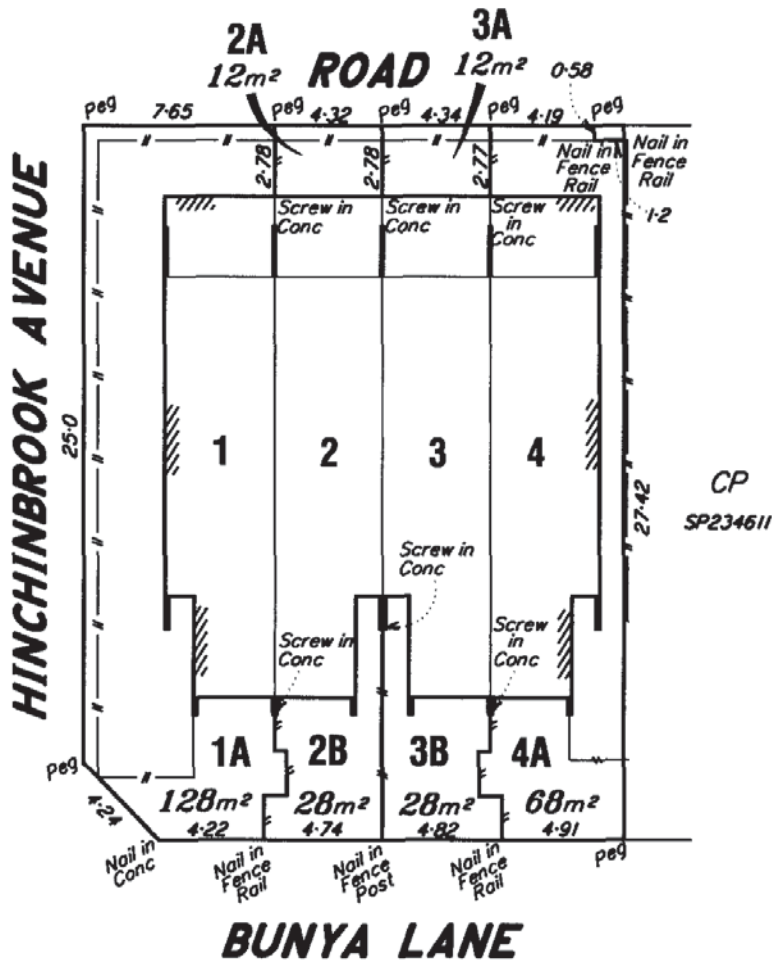
SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY

Lot	Purpose	Exclusive use/Special Privilege area
Lot 1 on SP 258144	Driveway and courtyard	Exclusive Use Area 1A on the attached plan SB2547-03-A
Lot 2 on SP 258144	Courtyard	Exclusive Use Area 2A on the attached plan SB2547-03-A
	Driveway	Exclusive Use Area 2B on the attached plan SB2547-03-A
Lot 3 on SP 258144	Courtyard	Exclusive Use Area 3A on the attached plan SB2547-03-A
	Driveway	Exclusive Use Area 3B on the attached plan SB2547-03-A
Lot 4 on SP 258144	Driveway and courtyard	Exclusive Use Area 4A on the attached plan SB2547-03-A

EXCLUSIVE USE PLAN

Sheet of

DAINTREE TERRACES COMMUNITY TITLES SCHEME
TITLE REFERENCE: 50810684

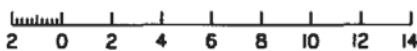


Walter Consulting Group Pty Ltd (ACN 147 343 084) hereby certify that the details shown in this sketch plan was surveyed by the corporation, by Christopher Neill WATTS, Surveying Graduate for whose work the corporation accepts responsibility, under the supervision of Donald McCall MACKIE, Cadastral Surveyor and that the sketch plan is correct.

NOTES:
AREAS AND DIMENSIONS ARE SUBJECT TO REGISTRATION OF PLANS IN THE DEPARTMENT OF NATURAL RESOURCES AND MINES.
EXCLUSIVE USE AREAS ARE DEFINED BY THE FACE OF BUILDING WALLS, FENCE LINES, EDGE OF CONCRETE SLABS AND FACE OF BLOCK RETAINING WALLS UNLESS OTHERWISE NOTED.
THIS NOTE IS AN INTEGRAL PART OF THIS PLAN. THIS PLAN MAY NOT BE REPRODUCED WITHOUT THIS NOTATION BEING INCLUDED.

Director Director Date

Scale 1:250 ● A4



■ LICENSED SURVEYORS ■ TOWN PLANNERS
■ DEVELOPMENT CONSULTANTS
SUITE 1
30 FLORENCE ST. ☎ (07) 36665200
NEWSTEAD F (07) 36665202
P.O. Box 436
NEW FARM
E surveying@walterconsulting.com.au
QLD 4005

**Plan of Exclusive Use Areas of
Common Property on Level A**

Scale: **1:250**

DAINTREE TERRACES C.T.S.

SB2547-03-A

PARISH: **NUNDAH**

COUNTY: **STANLEY**