

FIRST/NEW COMMUNITY MANAGEMENT STATEMENT

THIS STATEMENT MUST BE LODGED
FORM 14 GENERAL

11054

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 of community titles scheme
Gaze-a-Way Community Titles Scheme No: 11054

2. Regulation module
Standard Module

3. Name of body corporate
Body Corporate of Gaze-a-Way Community Titles Scheme No: 11054

4. Scheme land

Description of Lot	County	Parish	Title Reference
Common Property on BUP 4120	Canning	Bribie	19204129
Lot 1 on BUP 4129	Canning	Bribie	16120095
Lot 2 on BUP 4129	Canning	Bribie	16120096
Lot 3 on BUP 4129	Canning	Bribie	16120097
Lot 4 on BUP 4129	Canning	Bribie	16120098
Lot 5 on BUP 4129	Canning	Bribie	16120099
Lot 6 on BUP 4129	Canning	Bribie	16120100
Lot 7 on BUP 4129	Canning	Bribie	16120101
Lot 8 on BUP 4129	Canning	Bribie	16120102
Lot 9 on BUP 4129	Canning	Bribie	16120103
Lot 10 on BUP 4129	Canning	Bribie	16120104
Lot 11 on BUP 4129	Canning	Bribie	16120105
Lot 12 on BUP 4129	Canning	Bribie	16120106
Lot 13 on BUP 4129	Canning	Bribie	16120107
Lot 14 on BUP 4129	Canning	Bribie	16120108
Lot 15 on BUP 4129	Canning	Bribie	16120109
Lot 16 on BUP 4129	Canning	Bribie	16120110
Lot 17 on BUP 4129	Canning	Bribie	16120111
Lot 18 on BUP 4129	Canning	Bribie	16120112
Lot 19 on BUP 4129	Canning	Bribie	16120113
Lot 20 on BUP 4129	Canning	Bribie	16120114

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. Local Government community management statement notation
Not applicable pursuant to section 54(4) of "The Body Corporate and Community Management Act 1997".

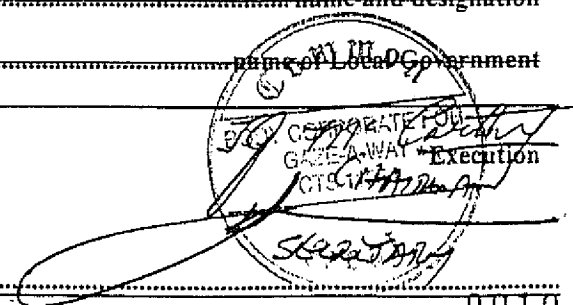
..... signed

..... name and designation

..... name of Local Government

8. Execution by original owner/Consent of body corporate
Execution Date

8/8/00 J M Carthy



SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS
--

Lot on Plan	Contribution	Interest
Lot 1 on BUP 4129	21	21
Lot 2 on BUP 4129	17	17
Lot 3 on BUP 4129	21	21
Lot 4 on BUP 4129	21	21
Lot 5 on BUP 4129	17	17
Lot 6 on BUP 4129	21	21
Lot 7 on BUP 4129	21	21
Lot 8 on BUP 4129	17	17
Lot 9 on BUP 4129	21	21
Lot 10 on BUP 4129	21	21
Lot 11 on BUP 4129	17	17
Lot 12 on BUP 4129	21	21
Lot 13 on BUP 4129	21	21
Lot 14 on BUP 4129	21	21
Lot 15 on BUP 4129	21	21
Lot 16 on BUP 4129	21	21
Lot 17 on BUP 4129	21	21
Lot 18 on BUP 4129	21	21
Lot 19 on BUP 4129	24	24
Lot 20 on BUP 4129	24	24
TOTALS	410	410

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Sections 57(1)(e) and (f) of The Body Corporate and Community Management Act 1997 are not applicable.

SCHEDULE C BY-LAWS

Noise

1. An occupier of a lot must not create any noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property. Upon proper notice of building works being provided to the Body Corporate, an owner may conduct building works to the owners Lot in tradesmen's normal working hours and the noise created by the works will not be deemed a breach of this by-law. The owner

shall use reasonable endeavours to minimise the amount of noise created by the works.

Vehicles

- 2.(1) The occupier of a lot must not without the Body Corporate's written approval-
- (a) except in visitor car parks, park a vehicle, or allow a vehicle to stand, on the common property; or
 - (b) except in visitor car parks, permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property.
- 2.(2) An approval under By-Law 2.(1) must state the period for which it is given.
- 2.(3) However, the Body Corporate may cancel the approval by giving 7 days written notice to the occupier.

Obstruction

3. The occupier of a lot must not obstruct the lawful use of common property by someone else.

Damage to lawns etc.

- 4.(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.
- 4.(2) An approval under By-Law 4.(1) must state the period for which it is given.
- 4.(3) However, the Body Corporate may cancel the approval by giving 7 days written notice to the occupier.

Damage to common property

- 5.(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.
- 5.(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.
- 5.(3) The owner of the lot must keep a device installed under By-Law 5.(2) in good order and repair.

Behaviour of invitees

6. An occupier of a lot must take all 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.

Leaving of rubbish etc. on common property

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

Appearance of lot

- 8.(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.
- 8.(2) The occupier of a lot must not, without the Body Corporate's written approval -
- (a) hang washing, bedding, 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; or
- 8.(3) This by-law does not apply to a lot created under a standard format plan of subdivision.

Storage of flammable materials

- 9.(1) The occupier of a lot must not, without the Body Corporate's written approval, store a flammable substance on the common property.
- 9.(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.
- 9.(3) However, this by-law does not apply to storage of fuel in-
- (a) a fuel tank of a vehicle, boat, or internal combustion engine; or
 - (b) a tank kept on a vehicle or boat in which fuel is stored under requirements of the law regulating the storage of flammable liquid.

Garbage disposal

- 10.(1) Unless the Body Corporate provides some other way of garbage disposal, the occupier of a lot must keep a receptacle for garbage in 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.
- 10.(2) The occupier of a lot must-
- (a) comply with all local government laws about disposal of garbage; and
 - (b) ensure that the occupier does not, in disposing of garbage, adversely affect health, hygiene or comfort of the occupiers of other lots.

Keeping of animals

11. The occupier of a lot must not, without the Body Corporate's written approval-
- (a) bring or keep an animal upon the lot or the common property; or
 - (b) permit an invitee to bring or keep an animal upon the lot or the common property.

Exclusive Use

- ~~12.(1) At all times, the occupier of Lot 20 shall be entitled to the exclusive use of that part of the common property marked with the number "A" on the attached sketch plan.~~

Exclusive Use

- 12.(1) At all times, the occupier of Lot 20 shall be entitled to the exclusive use of that part of the common property marked with the number "A" on the attached sketch plan.
- 12.(2) The owner for the time being of Lot 20 shall be responsible for the maintenance of and operating costs for the exclusive use area.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Nil

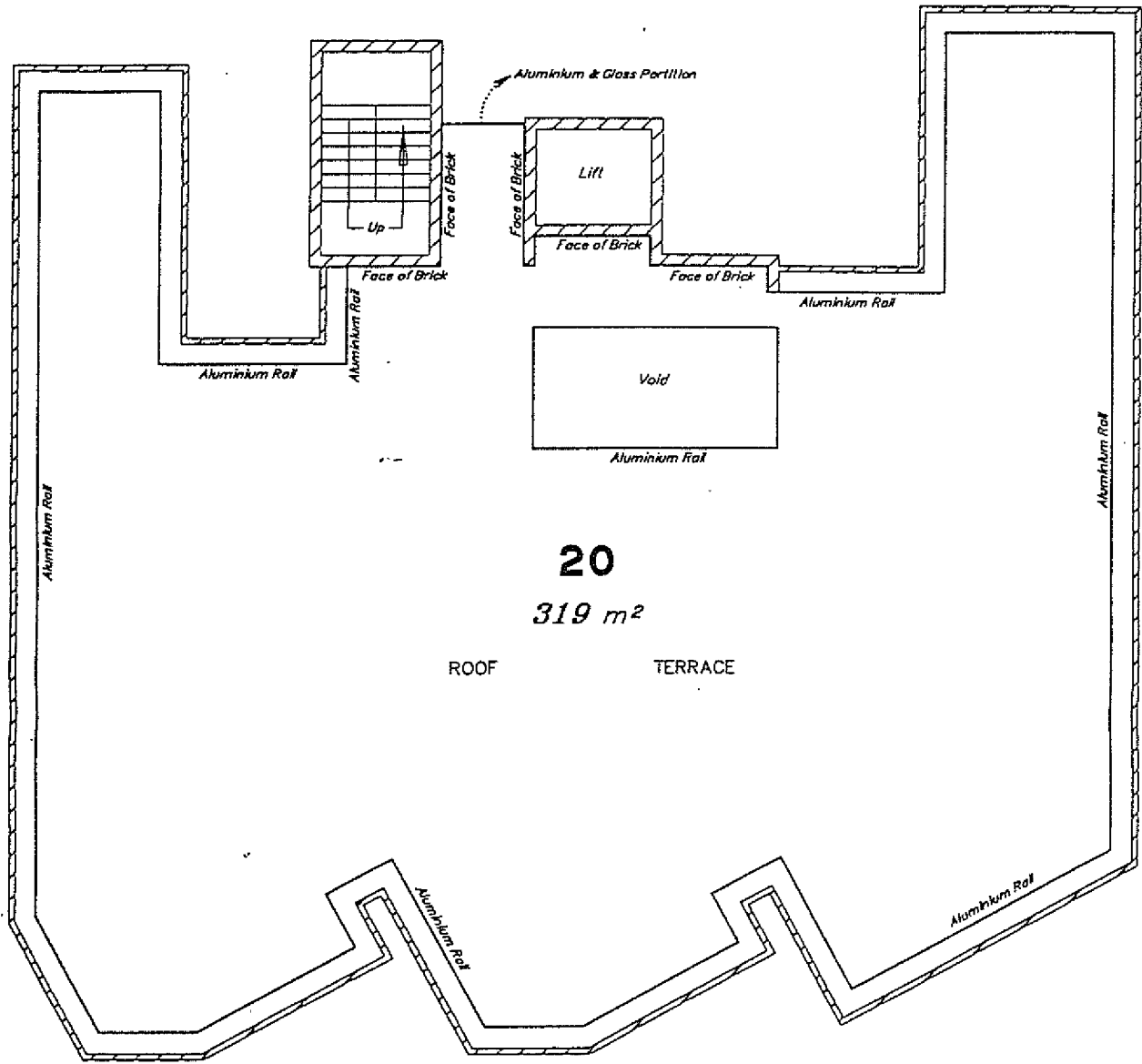
SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY

<u>LOT NUMBER</u>	<u>IDENTIFIER</u>	<u>PLAN</u>
Lot 20 BUP 4129	Exclusive Use Area marked 20	Plan marked "A" annexed

"A"

LEVEL I

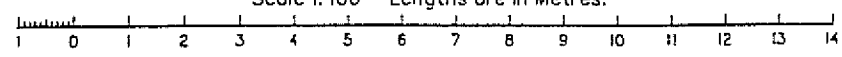
Sheet 6 of 6



I, Warwick Gilbert SETTREE, Licensed Surveyor, hereby certify that the details shown on this sketch plan are correct.

W. Settree
 Licensed Surveyor
 30.6.2000
 Date

Scale 1:100 - Lengths are in Metres.



EXCLUSIVE USE PLAN

Exclusive Use Area in Common Property
 of "GAZE - A - WAY"
 Community Titles Scheme No.

WARWICK SETTREE SURVEYS

Consulting Surveyors
 1 Allamanda Avenue
 Caloundra 4551
 Phone 07 54912946
 Mobile 015 161 465
 Fax 07 54912556

P.O. Box 114, Moffat Beach, Qld, 4551.

1:100 A3
 Scale

W.G.S. Field Work	A.J.F. Drawn
Field Book	
29/06/00 Date	Checked

4174
 Reference Number