

| Lot on Plan         | Contribution | Interest    |
|---------------------|--------------|-------------|
| Lot 47 on SP 299485 | 95           | 70          |
| Lot 48 on SP 299485 | 95           | 70          |
| Lot 49 on SP 299485 | 95           | 70          |
| Lot 50 on SP 299485 | 95           | 70          |
| Lot 51 on SP 299485 | 95           | 68          |
| Lot 52 on SP 299485 | 95           | 70          |
| Lot 53 on SP 299485 | 95           | 70          |
| Lot 54 on SP 299485 | 110          | 85          |
| Lot 55 on SP 299485 | 110          | 85          |
| Lot 56 on SP 299485 | 95           | 70          |
| Lot 57 on SP 299485 | 110          | 85          |
| Lot 58 on SP 299485 | 95           | 70          |
| Lot 59 on SP 299485 | 95           | 73          |
| Lot 60 on SP 299485 | 95           | 75          |
| Lot 61 on SP 299485 | 95           | 75          |
| <b>TOTALS</b>       | <b>5990</b>  | <b>4090</b> |

The contribution schedule lot entitlements (**CSLE**) are based on the equality principle. However, it is just and equitable for the CSLE to not be equal on the basis that the number of bedrooms in the lots and the consequent impact on the use of common property is different. The lots with 2 bedrooms have a CSLE of 95 and the lots with 3 bedrooms have a CSLE of 110.

The interest schedule lot entitlements are based on the market value principle and reflect the market value of the lots .

## **SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND**

Sections 66(1)(f) and (g) of the *Body Corporate and Community Management Act 1997* are not applicable.

## **SCHEDULE C BY-LAWS**

### **1 Interpretation**

1.1 In these by-laws, except to the extent that the context otherwise requires:

- (a) words importing the singular include the plural and vice versa and words importing a gender include other genders;
- (b) reference to any person includes reference to any individual, company, body corporate, association, partnership, firm, joint venture, trust or government agency;
- (c) reference to an act of parliament or to any regulation will be read as if the words 'and any statutory modification or re-enactment of it or substitution for it' were added to the reference;
- (d) headings will be disregarded in the interpretation of these by-laws; and
- (e) if any by-law or part of a by-law is or becomes void or unenforceable then that by-law or part will be severed from these by-laws, to the intent that all parts of these by-laws that are not or do not become void or unenforceable will remain in full force and effect unaffected by any severance.

## 2 Definitions

### 2.1 In these by-laws:

'Act' means the Body Corporate and Community Management Act 1997;

'BCC' means Brisbane City Council;

'Body Corporate' means the Body Corporate incorporated on registration of the Scheme and includes, where the context allows, the Committee and the agents, servants, contractors or representatives of such Body Corporate;

'Building' means any fixed structure on the Scheme Land that is wholly or partly enclosed by walls and is roofed, and includes any part of such a structure;

'By-law' means these By-laws or any specified part of them;

'Caretaker' means the service contractor engaged by the Body Corporate to perform caretaking duties;

'Committee' means the committee of the Body Corporate appointed under the Act;

'Common Property' has the same meaning as in the Act;

'Communication' means any form of verbal or written communication made at, or in relation to, the Scheme by Owners, Occupiers and their Invitees;

'Council' means the Brisbane City Council;

'Exclusive Use' means to have the use of a particular part of the Common Property as identified in this community management statement to the exclusion of all other Owners and Occupiers unless otherwise provided in the by-law granting the exclusive use;

'Invitee' means a guest, visitor, contractor, tradesperson, employee, agent or other person associated with an Occupier or Owner;

'Lot' has the same meaning as in the Act;

'Module' means the regulation module identified in item 2 of this community management statement;

'Occupier' means a person who resides in a Lot;

'Owner' means the owner of a Lot, and includes a mortgagee in possession;

'Pet Owner' means a person who owns a pet that is approved under these By-laws;

'Renovate' means any significant improvement or change to a Lot including the reconfiguration of rooms, the replacement of flooring, cabinetry, windows, walls, fixtures and utility infrastructure, structural alterations and changes to utility services but does not include minor works such as re-painting the interior of the Lot;

'Requirement' means any requirement or authorisation of any statutory body, local authority, governmental or other authority necessary or desirable under applicable law or regulation, and includes the provisions of any statute, ordinance or by-law;

'Scheme' means the Bellaire at Mitchelton Community Titles Scheme 53621;

'Scheme Land' means the land comprised in the Scheme including the Common Property and the Lots;

'Smoking' means to smoke a cigarette, pipe, cigar or other tobacco product or similar substance and includes vaping and e-cigarettes; and

'Vehicle' includes without limitation a car, truck, utility, motorcycle, mobility scooter, golf buggy, bicycle and any other means of transportation.

**3 Noise**

- 3.1 The Occupier of a Lot and any Invitees must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another Lot or the Common Property.

**4 Vehicles**

- 4.1 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, other than in a designated visitor car space; or
  - (c) permit an Invitee to park a vehicle in a designated visitor car space for more than 24 hours (for clarity, moving a vehicle from one designated visitor car space to another designated visitor car space will not relieve a person from obtaining approval under this by-law where they intend to park a vehicle at the Scheme for more than 24 hours).
- 4.2 An Owner or Occupier of a Lot must not park in a designated visitor car space, which must remain available for Invitees for casual parking for periods of less than 24 hours.
- 4.3 An approval under by-laws 4.1(a) or (b) must state the-period for which it is given and may be cancelled by the Committee by giving 7 days' written notice to the Occupier.
- 4.4 An approval under by-law 4.1(c) must state the-period for which it is given and may be cancelled by the Committee by giving 24 hours' written notice to the Occupier.

**5 Obstruction**

- 5.1 The Occupier of a Lot must not obstruct the lawful use of the Common Property by someone else. For the avoidance of any doubt this applies to the community area on level 5.

**6 Damage to Lawns etc.**

- 6.1 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.
- 6.2 An approval under subsection (1) must state the-period for which it is given.
- 6.3 However, the Body Corporate may cancel the approval by giving 7 days' written notice to the Occupier.
- 6.4 The Occupier of a Lot may participate in the maintenance of the common garden provided that no changes are made to design or layout without the written approval of the Body Corporate.

**7 Damage to Common Property**

- 7.1 An Owner of a Lot must not and must not allow an Occupier to, 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.
- 7.2 However, an Owner 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, complies with all relevant Requirements (particularly those relating to fire safety) and is consistent with the colour, style and materials of the Building with Body Corporate approval.
- 7.3 The Owner of a Lot must keep a device installed under subsection (2) in good order and repair.

**8 Behaviour of Invitees**

- 8.1 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.

**9 Leaving of Rubbish etc. on Common Property**

- 9.1 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.

**10 Appearance of Lot**

- 10.1 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.
- 10.2 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.

**11 Storage of Flammable Materials**

- 11.1 The Occupier of a Lot must not, without the Body Corporate's written approval, store a flammable substance on the Common Property.
- 11.2 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 domestic purposes.
- 11.3 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 any Requirement regulating the storage of flammable liquid.
- 11.4 For the avoidance of any doubt, this By-Law 11 prohibits the Occupier or a Lot from having a gas BBQ in their Lot, or on their balcony or any Common Property area. This By-Law 11 does not prohibit the Body Corporate from having a BBQ established in a Common Property area for communal use.

**12 Garbage Disposal**

- 12.1 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 part of the Common Property designated by the Body Corporate for the purpose.
- 12.2 The Occupier of a Lot must:
- (a) comply with all Requirements about the 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.

**13 Keeping of Animals**

- 13.1 Subject to section 181 of the Act, an Owner or Occupier of a Lot and their Invitees may not keep or bring any animal onto the Scheme Land without the prior written approval of the Body Corporate.

- 13.2 The Body Corporate may impose reasonable conditions on its approval of a pet under this by-law. In addition to any conditions imposed by the Body Corporate, a Pet Owner must:
- (a) comply with any Requirement (including the BCC's Animals Local Law 2017).
  - (b) ensure the animal does not disturb other Occupiers (including because of noise, odour, dander or behaviour);
  - (c) provide details of the type and size of the animal to the Body Corporate;
  - (d) keep the animal clean and ensure it is properly toilet-trained;
  - (e) clean up any mess from the animal on Common Property;
  - (f) indemnify the Body Corporate against any damage, loss or injury caused by the animal;
  - (g) at all times when traversing Common Property with the animal, keep the animal in a cage or carry the animal or keep the animal restrained on a leash;
  - (h) treat the animal regularly for fleas and ticks and other external and internal parasites and provide the Body Corporate with proof of such treatments as requested.
- 13.3 The Body Corporate may, by written notice to the Pet Owner, withdraw approval under this By-law where there is evidence of significant or persistent contraventions of this By-law or of the conditions applying to the approval of the pet.

#### **14 Recovery of Levies**

- 14.1 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 amount 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 Act.

#### **15 Recovery for Damages**

- 15.1 Where the Body Corporate expends money to make good damage caused by a breach of the Act or of these By laws by any Owner or the Tenants, Servants, Employees, Agents, Invitees or Licensees of the Owner or any of them, the Body Corporate Management Committee shall be entitled to recover the amount so expended as a debt in an action in any Court of competent jurisdiction from the Owner of the Lot at the time when the breach occurred.

#### **16 Penalty for Late Payment**

- 16.1 As provided for under the Act, the Committee for the time being shall at its discretion be authorised to charge the prescribed penalty of 2.5% monthly against Owners for the late payment of levies, including any special levies which may be properly struck at any time.

#### **17 Brisbane City Council Development Approval Requirements**

- 17.1 The Brisbane City Council Requirements are as follows:

- (a) Non-Enclosure of Balconies and Terraces

All balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres, or similar permanent fixtures other than those consistent with the relevant Brisbane Planning Scheme Codes/Policies and clearly depicted on the approved drawings.

#### **18 Services Entry**

- 18.1 Access to the exclusive use areas of any Lot shall be made available by the Owners for the time being as and when requested by the Council or the Body Corporate Body Corporate Management Committee or any contractors, sub contractors, workmen, agents or other persons authorised by it, at all reasonable times, for the purpose of

inspecting, repairing or maintaining any services which run underground through the courtyard areas and which may require inspection, repairs or maintenance to be carried out from time to time.

## **19 Exclusive Use**

19.1 The Body Corporate grants to the Owner of each Lot identified in Schedule E of this Community Management Statement the exclusive use and enjoyment of those areas of Common Property as allocated and for the purposes specified in Schedule E of this Community Management Statement and identified in the attached sketch plans on the following conditions:

- (a) the Owner is responsible to maintain its exclusive use area and any improvements on the exclusive use area and keep such area free of rubbish and vermin;
- (b) in respect to any exclusive use area used for car parking, the Owner must keep such area clean and free of any oil or other stains;
- (c) the Owner must not construct any improvements or structures on the exclusive use area without the prior written consent of the Body Corporate;
- (d) the Owner must allow the Body Corporate to access the exclusive use area at all times for inspection and maintenance and to ensure that the Owner has complied with the provisions of this By-Law; and
- (e) in the event that an Owner has not complied with its obligations under this By-Law to maintain, keep clean, keep free from rubbish and oil stains, the exclusive use area, then the Body Corporate may engage such persons necessary to ensure the maintenance and cleanliness of the exclusive use area, and charge the Owner for such costs (monetary liability).

## **20 Bicycles, Skateboards, Scooters and Rollerblades**

20.1 An Occupier must not:

- (a) ride a bicycle, skateboard, scooter, or roller blades on the Common Property; or
- (b) permit Invitees to ride a bicycle, skateboard, scooter, or rollerblades on the Common Property

## **21 Aerials**

21.1 An Occupier must not erect any television or radio aerials or other communication receivers on the Common Property or a Lot without first obtaining the written consent of the Body Corporate.

## **22 No Smoking on Common Property**

22.1 An Occupier must not:

- (a) Smoke on the Common Property;
- (b) permit its Invitees to Smoke on the Common Property; or
- (c) Smoke or permit invitees to smoke or use smoking products in any outdoor area (including but not limited to balconies or courtyards which form part of the Lot, or any exclusive use courtyard areas).
- (d) permit any Smoke to escape from the Occupier's Lot so as to disturb, be a nuisance to, or be a hazard to another Owner or Occupier.

22.2 If an Occupier becomes aware of an Invitee Smoking on the Lot or Common Property in contravention of By-Law 22.1, the Occupier must immediately:

- (a) tell the Invitee that Smoking on the Common Property or on the Lot is contrary to By-Law 22.2 and is prohibited; and
- (b) direct the Invitee to stop smoking or contravening the provisions of By-Laws 22.2 or as the case may be.

**23 Proposed Renovations to Lots**

- 23.1 An Owner or Occupier must not Renovate their Lot or the Common Property without obtaining the prior written consent of the Body Corporate.
- 23.2 In applying for approval, the Owner or Occupier (the 'Applicant') must provide the Committee with the following information:
- (a) details of the scope, proposed commencement and proposed duration of the works;
  - (b) details of any expected excessive noise, disturbance, unpleasant odour or dust pollution;
  - (c) details of any contractors engaged to perform the Renovation (including contact details, licence numbers and a copy of a certificate of currency of any applicable insurance policies);
  - (d) any other information reasonably necessary to mitigate any potential risk or nuisance;
  - (e) proposed changes to common service connections or Utility Services (for example, supply water, grey waste, sewer and waste water, fire detection and monitoring services, electrical upgrades);
  - (f) if Renovations include structural changes to internal walls of the Lot, a full set of engineer-certified drawings showing the existing and proposed Renovation;
  - (g) if Renovations include the installation of hard flooring, evidence the new flooring will have sufficient acoustic underlay to meet any Requirements (including the Building Code of Australia) regarding noise transmission between Lots;
  - (h) evidence of compliance with any relevant Requirements (including building and planning approvals); and
  - (i) if the Applicant is not the Owner of the Lot, evidence the Owner has consented to the application being made.
- 23.3 The Body Corporate may, at its discretion, impose further conditions on any approval and the Owner or Occupier must comply with those conditions.
- 23.4 The Applicant must, as soon as practicable, notify the Body Corporate of any significant changes to the intended scope, duration or method of performance of the Renovation.
- 23.5 When performing the Renovation, the Applicant must:
- (a) ensure the works only occur between the hours of 8:00 am and 5:00 pm Monday to Friday (excluding public holidays, where no work may be performed), unless different hours have been approved by the Body Corporate;
  - (b) ensure the Applicant and their contractors, agents or staff satisfy all requirements of the current Queensland Work Health and Safety Act and any other Requirement;
  - (c) ensure contractors are aware of their obligations when working at the Scheme, particularly in relation to adherence to these By-Laws;
  - (d) only use the lift as directed by the Body Corporate and ensure a padded curtain is installed prior to transporting any building materials and equipment or other bulky items, the lift is left in a clean and tidy state after use and the lift is used strictly in accordance with its specifications (particularly in relation to weight limits and capacity);
  - (e) use all reasonable efforts to minimise noise, including but not limited to the closing of all windows and doors within the Lot;
  - (f) give at least 7 days' notice to the Body Corporate of any work that is likely to create a significant noise disturbance (such as jackhammering) to other Occupiers;

- (g) ensure no rubbish or building materials are deposited on the Common Property, including within the designated receptacles for domestic garbage. All such rubbish and materials are to be disposed of offsite;
- (h) ensure all common areas are left clear and clean of rubbish, dust and litter at the completion of each day's work;
- (i) indemnify the Body Corporate for all and any damage and loss in relation to the Common Property as a result of the Renovations and for any injury or accident sustained by the Applicant's contractors whilst on Scheme Land for the purpose of conducting the Renovations;
- (j) where applicable, on completion of the Renovation, provide the Body Corporate with any necessary certifications and any other documentation requested by the Body Corporate.

## 24 Use of Lots

24.1 Each Lot in the Scheme is to be used for residential purposes only.

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| <b>SCHEDULE D</b> | <b>OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED</b> |
|-------------------|--------------------------------------------------------|

| Lot on Plan         | Statutory Easements                                                | Services Location Diagram |
|---------------------|--------------------------------------------------------------------|---------------------------|
| Lot 1 on SP 299485  | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 2 on SP 299485  | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 3 on SP 299485  | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 4 on SP 299485  | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 5 on SP 299485  | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 6 on SP 299485  | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 7 on SP 299485  | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 8 on SP 299485  | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 9 on SP 299485  | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 10 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 11 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 12 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 13 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 14 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 15 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 16 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 17 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |

[illegible]

| Lot on Plan         | Statutory Easements                                                | Services Location Diagram |
|---------------------|--------------------------------------------------------------------|---------------------------|
| Lot 45 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 46 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 47 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 48 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 49 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 50 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 51 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 52 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 53 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 54 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 55 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 56 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 57 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 58 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 59 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 60 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |
| Lot 61 on SP 299485 | Utility Services; Provision of Utility Services; Support & Shelter | Annexure A Plan A         |

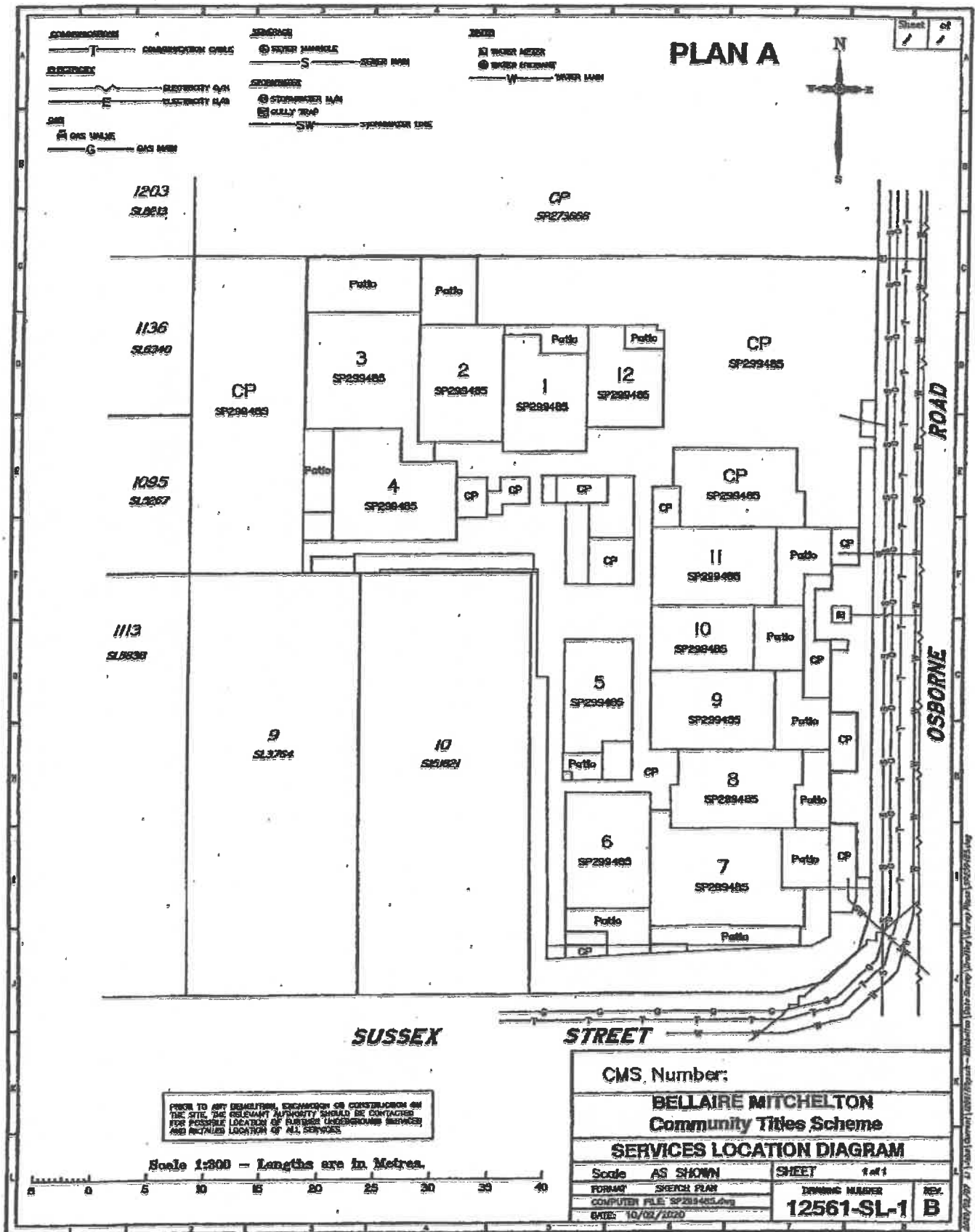
|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| <b>SCHEDULE E</b> | <b>DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY</b> |
|-------------------|-----------------------------------------------------------------------------|

| Lot on Plan         | Exclusive Use Area                   | Use     |
|---------------------|--------------------------------------|---------|
| Lot 1 on SP 299485  | Area marked U1 on Annexure B Plan B  | Carpark |
| Lot 2 on SP 299485  | Area marked U2 on Annexure B Plan B  | Carpark |
| Lot 3 on SP 299485  | Area marked U3 on Annexure B Plan B  | Carpark |
| Lot 4 on SP 299485  | Area marked U4 on Annexure B Plan B  | Carpark |
| Lot 5 on SP 299485  | Area marked U5 on Annexure B Plan B  | Carpark |
| Lot 6 on SP 299485  | Area marked U6 on Annexure B Plan B  | Carpark |
| Lot 7 on SP 299485  | Area marked U7 on Annexure B Plan B  | Carpark |
| Lot 7 on SP 299485  | Area marked Y7 on Annexure C Plan D  | Yard    |
| Lot 8 on SP 299485  | Area marked U8 on Annexure B Plan B  | Carpark |
| Lot 9 on SP 299485  | Area marked U9 on Annexure B Plan B  | Carpark |
| Lot 10 on SP 299485 | Area marked U10 on Annexure B Plan B | Carpark |
| Lot 11 on SP 299485 | Area marked U11 on Annexure B Plan B | Carpark |

| Lot on Plan         | Exclusive Use Area                   | Use     |
|---------------------|--------------------------------------|---------|
| Lot 12 on SP 299485 | Area marked U12 on Annexure B Plan B | Carpark |
| Lot 13 on SP 299485 | Area marked U13 on Annexure B Plan B | Carpark |
| Lot 14 on SP 299485 | Area marked U14 on Annexure B Plan B | Carpark |
| Lot 15 on SP 299485 | Area marked U15 on Annexure B Plan B | Carpark |
| Lot 16 on SP 299485 | Area marked U16 on Annexure B Plan B | Carpark |
| Lot 17 on SP 299485 | Area marked U17 on Annexure B Plan B | Carpark |
| Lot 18 on SP 299485 | Area marked U18 on Annexure B Plan B | Carpark |
| Lot 19 on SP 299485 | Area marked U19 on Annexure B Plan B | Carpark |
| Lot 20 on SP 299485 | Area marked U20 on Annexure B Plan B | Carpark |
| Lot 21 on SP 299485 | Area marked U21 on Annexure B Plan B | Carpark |
| Lot 22 on SP 299485 | Area marked U22 on Annexure B Plan B | Carpark |
| Lot 23 on SP 299485 | Area marked U23 on Annexure B Plan B | Carpark |
| Lot 24 on SP 299485 | Area marked U24 on Annexure B Plan B | Carpark |
| Lot 25 on SP 299485 | Area marked U25 on Annexure B Plan B | Carpark |
| Lot 26 on SP 299485 | Area marked U26 on Annexure B Plan B | Carpark |
| Lot 27 on SP 299485 | Area marked U27 on Annexure B Plan B | Carpark |
| Lot 28 on SP 299485 | Area marked U28 on Annexure B Plan B | Carpark |
| Lot 29 on SP 299485 | Area marked U29 on Annexure B Plan B | Carpark |
| Lot 30 on SP 299485 | Area marked U30 on Annexure B Plan B | Carpark |
| Lot 31 on SP 299485 | Area marked U31 on Annexure B Plan B | Carpark |
| Lot 32 on SP 299485 | Area marked U32 on Annexure B Plan B | Carpark |
| Lot 33 on SP 299485 | Area marked U33 on Annexure B Plan B | Carpark |
| Lot 34 on SP 299485 | Area marked U34 on Annexure B Plan B | Carpark |
| Lot 35 on SP 299485 | Area marked U35 on Annexure B Plan B | Carpark |
| Lot 36 on SP 299485 | Area marked U36 on Annexure B Plan B | Carpark |
| Lot 37 on SP 299485 | Area marked U37 on Annexure B Plan B | Carpark |
| Lot 38 on SP 299485 | Area marked U38 on Annexure B Plan B | Carpark |
| Lot 39 on SP 299485 | Area marked U39 on Annexure B Plan B | Carpark |
| Lot 40 on SP 299485 | Area marked U40 on Annexure B Plan B | Carpark |
| Lot 41 on SP 299485 | Area marked U41 on Annexure B Plan B | Carpark |
| Lot 42 on SP 299485 | Area marked U42 on Annexure B Plan B | Carpark |
| Lot 43 on SP 299485 | Area marked U43 on Annexure B Plan B | Carpark |
| Lot 44 on SP 299485 | Area marked U44 on Annexure B Plan B | Carpark |
| Lot 45 on SP 299485 | Area marked U45 on Annexure B Plan B | Carpark |
| Lot 46 on SP 299485 | Area marked U46 on Annexure B Plan B | Carpark |
| Lot 47 on SP 299485 | Area marked U47 on Annexure B Plan B | Carpark |
| Lot 48 on SP 299485 | Area marked U48 on Annexure B Plan B | Carpark |
| Lot 49 on SP 299485 | Area marked U49 on Annexure B Plan B | Carpark |
| Lot 50 on SP 299485 | Area marked U50 on Annexure B Plan B | Carpark |
| Lot 51 on SP 299485 | Area marked U51 on Annexure B Plan B | Carpark |
| Lot 52 on SP 299485 | Area marked U52 on Annexure B Plan B | Carpark |
| Lot 53 on SP 299485 | Area marked U53 on Annexure B Plan B | Carpark |
| Lot 54 on SP 299485 | Area marked U54 on Annexure B Plan B | Carpark |
| Lot 55 on SP 299485 | Area marked U55 on Annexure B Plan B | Carpark |
| Lot 56 on SP 299485 | Area marked U56 on Annexure B Plan B | Carpark |
| Lot 57 on SP 299485 | Area marked U57 on Annexure B Plan B | Carpark |
| Lot 58 on SP 299485 | Area marked U58 on Annexure B Plan B | Carpark |

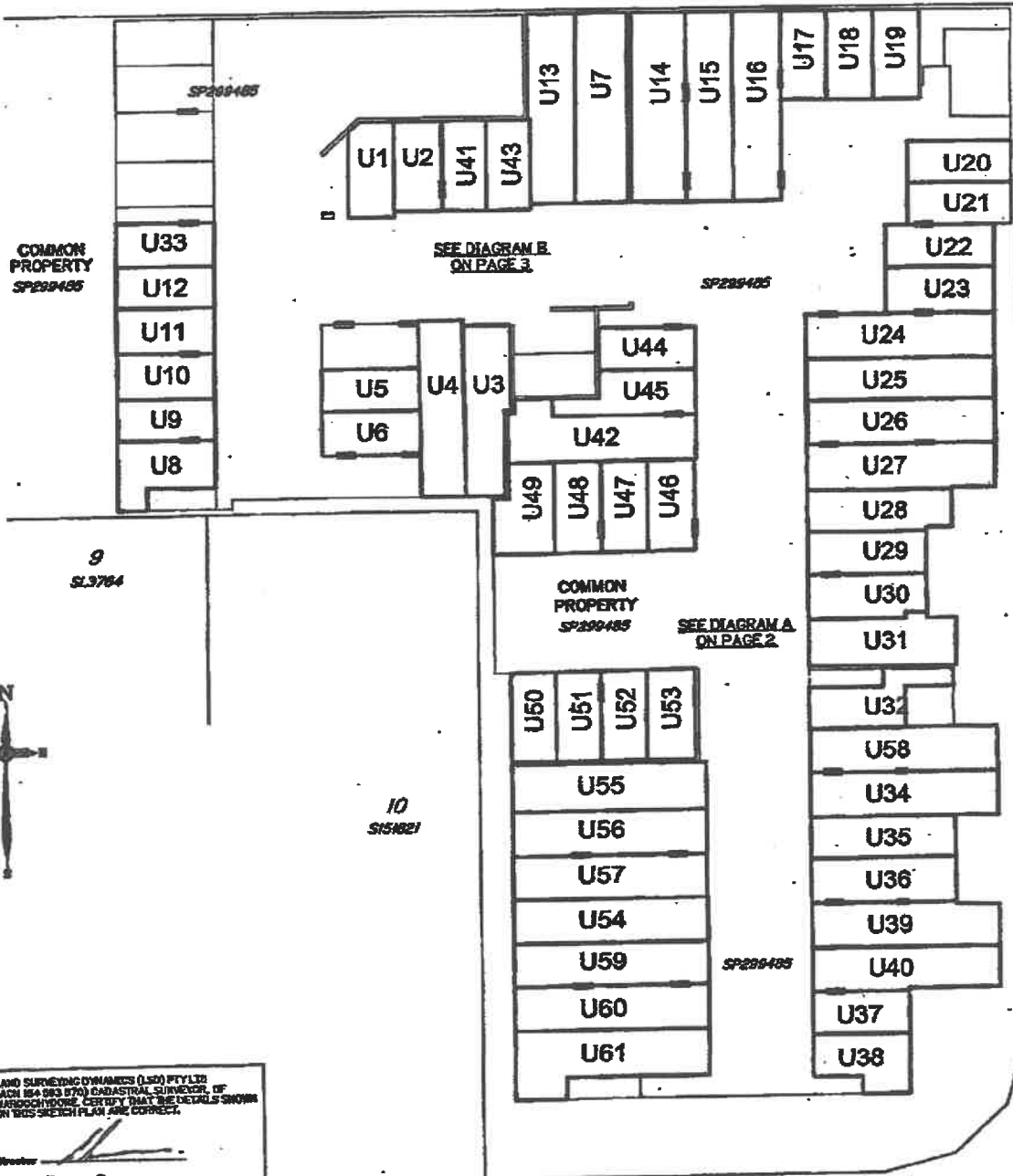
| Lot on Plan         | Exclusive Use Area                   | Use     |
|---------------------|--------------------------------------|---------|
| Lot 59 on SP 299485 | Area marked U59 on Annexure B Plan B | Carpark |
| Lot 60 on SP 299485 | Area marked U60 on Annexure B Plan B | Carpark |
| Lot 61 on SP 299485 | Area marked U61 on Annexure B Plan B | Carpark |

## ANNEXURE A



**PLAN B****EXCLUSIVE USE PLAN  
BELLAIRE MITCHELTON  
Community Titles Scheme**

Sheet of

CP  
SP273688

LAND SURVEYING DYNAMICS (LSD) PTY LTD  
(ACN 154 963 876) CADASTRAL SURVEYOR, OF  
MARGARETBORE, CERTIFY THAT THE DETAILS SHOWN  
ON THIS SKETCH PLAN ARE CORRECT.

Director:   
Date: 10.02.2020

SUSSEX STREET

OSBORNE ROAD

Page 1 of 3

Scale 1:250 - Lengths are in Metres.

2 0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36  
50mm 100mm 150mm

State copyright reserved.

**Plan of Exclusive Use Areas  
In Common Property on Level A of SP299485**

CMS Number:  
CMS Name: BELLAIRE MITCHELTON

Locality: MITCHELTON

Map Ref: 9443-22124

Markham: SP299485

Local Authority: BRISBANE CITY COUNCIL

F/N's: NO

Scale: AS SHOWN

Format: Exclusive Use Plan

This plan has been prepared for the  
BELLAIRE MITCHELTON  
Community Titles Scheme for  
exclusive use purposes only and  
should not be used for any other  
purpose.

Plan No.  
**12561-EU-01**

Rev  
**F**



PO Box 6334, Morningside BC QLD 4058  
10/11 Macquarie Place, Morningside QLD 4058  
Mobile: 0428 686 516  
Email: admin@landsurveydynamics.com  
Web: www.landsurveydynamics.com  
Land Surveying Dynamics (LSD) Pty Ltd  
ACN 154 963 876

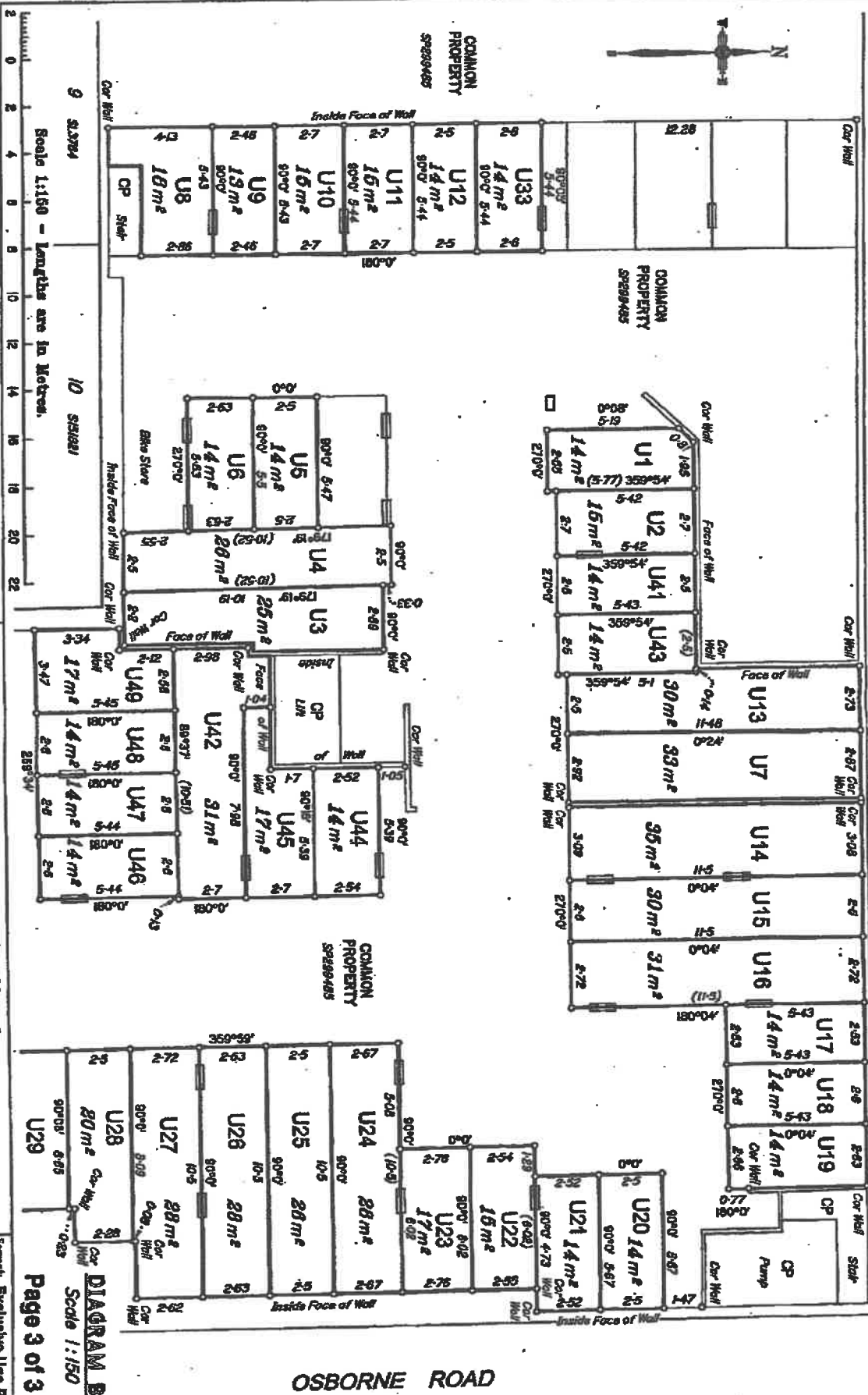


**PLAN B****BELLAIRE MITCHELTON Community Titles Scheme**

CP SP29485

Any person who is not a member of the community must not use the common property for any purpose other than the purpose for which it was created.

Sheet of



Page 3 of 3

**Plan of Exclusive Use Areas  
in Common Property on Level A of SP29485**

CNS Number:

CNS Name: **BELLAIRE MITCHELTON**Format: **Exclusive Use Plan**This plan has been prepared for the  
Bellaire Mitchelton  
Community Titles Scheme for exclusive  
use purposes only and should not be  
used for any other purpose.Plan No.  
**12561-EU-01**Rev  
**F**Drawn: **10.04.2010**Checked: **10.04.2010**Approved: **10.04.2010**Location: **MITCHELTON**Map Ref: **9443-22124**Mentions: **SP29485**Local Authority: **BRISBANE CITY COUNCIL**F/M No. **NO**Scale: **1:150**Sheet: **3 of 3**Title: **Plan of Exclusive Use Areas  
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