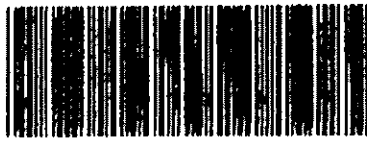


QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994 and Water Act 2000

GENERAL REQUEST

FORM 14 Version 4
Duty Imprint Page 1 of 16



712940327

\$66.90

16/12/2009 12:17

GC 470

1. Nature of request	Lodger (Name, address, E-mail & phone number)	Lodger Code
Request to record New Community Management Statement for The Sands community title scheme 14967	O'KEEFE MAHONEY BENNETT SOLICITORS PO BOX 454 SOUTHPORT QLD 4215 TELEPHONE: 07 5555 0000	GC28

2. Lot on Plan Description	County	Parish	Title Reference
Common Property of The Sands community title scheme 14967	Ward	Gilston	19200082

3. Registered Proprietor/State Lessee
Body Corporate for The Sands community title scheme 14967

4. Interest
Not applicable

5. Applicant
Body Corporate for The Sands community management scheme 14967

6. Request
I hereby request that: the new CMS herewith which amends Schedule A – Schedule of Lot Entitlements of the existing CMS be recorded as the CMS for The Sands community management scheme 14967 and that the address for service be recorded as c/- Archers Body Corporate Management, PO Box 7874, Gold Coast Mail Centre QLD 9726.

7. Execution by applicant



[Signature]
.....
Chairman

14/12/09
Execution Date *[Signature]*
.....
Secretary

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

This statement incorporates and must include the following:

14967

- 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

The Sands community title scheme 14967

2. Regulation module

Standard Module

3. Name of body corporate

Body Corporate for The Sands community title scheme 14967

4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
Common Property of CTS 14967	Ward	Gilston	19200082
Lots 1 - 99 (inc) in BUP 82	Ward	Gilston	13929201 - 13930049 (inc)

5. Name and address of original owner

N/A

6. Reference to plan lodged with this statement

N/A

first community management statement only

7. Local Government community management statement notation

Not applicable pursuant to Section 60(6) 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

14, 12, 09
Execution Date



Coly Ours

Chairman

G Chapman

Secretary

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

Privacy Statement

Collection of this information is authorised by the Body Corporate and Community Management Act 1997 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in NR&W see the Department's website.

Lot on Plan	Contribution	Interest
1 in BUP 82	107	3800
2 in BUP 82	99	695
3 in BUP 82	100	675
4 in BUP 82	100	675
5 in BUP 82	100	675
6 in BUP 82	99	675
7 in BUP 82	100	675
8 in BUP 82	100	675
9 in BUP 82	100	675
10 in BUP 82	103	1080
11 in BUP 82	100	730
12 in BUP 82	100	790
13 in BUP 82	100	790
14 in BUP 82	103	1140
15 in BUP 82	99	715
16 in BUP 82	100	685
17 in BUP 82	100	685
18 in BUP 82	100	685
19 in BUP 82	99	635
20 in BUP 82	100	685
21 in BUP 82	100	685
22 in BUP 82	100	685
23 in BUP 82	103	1140
24 in BUP 82	100	750
25 in BUP 82	101	800
26 in BUP 82	101	800
27 in BUP 82	100	740
28 in BUP 82	100	800
29 in BUP 82	100	800
30 in BUP 82	103	1150
31 in BUP 82	99	735
32 in BUP 82	100	645
33 in BUP 82	100	695
34 in BUP 82	100	645
35 in BUP 82	99	695
36 in BUP 82	100	695
37 in BUP 82	100	695
38 in BUP 82	100	695
39 in BUP 82	103	1150
40 in BUP 82	100	810
41 in BUP 82	101	810
42 in BUP 82	101	810
43 in BUP 82	100	750

Lot on Plan	Contribution	Interest
1 in BUP 82	107	3800
2 in BUP 82	99	695
3 in BUP 82	100	675
4 in BUP 82	100	675
5 in BUP 82	100	675
6 in BUP 82	99	675
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8 in BUP 82	100	675
9 in BUP 82	100	675
10 in BUP 82	103	1080
11 in BUP 82	100	730
12 in BUP 82	100	790
13 in BUP 82	100	790
14 in BUP 82	103	1140
15 in BUP 82	99	715
16 in BUP 82	100	685
17 in BUP 82	100	685
18 in BUP 82	100	685
19 in BUP 82	99	635
20 in BUP 82	100	685
21 in BUP 82	100	685
22 in BUP 82	100	685
23 in BUP 82	103	1140
24 in BUP 82	100	750
25 in BUP 82	101	800
26 in BUP 82	101	800
27 in BUP 82	100	740
28 in BUP 82	100	800
29 in BUP 82	100	800
30 in BUP 82	103	1150
31 in BUP 82	99	735
32 in BUP 82	100	645
33 in BUP 82	100	695
34 in BUP 82	100	645
35 in BUP 82	99	695
36 in BUP 82	100	695
37 in BUP 82	100	695
38 in BUP 82	100	695
39 in BUP 82	103	1150
40 in BUP 82	100	810
41 in BUP 82	101	810
42 in BUP 82	101	810
43 in BUP 82	100	750

Lot on Plan	Contribution	Interest
44 in BUP 82	100	810
45 in BUP 82	100	760
46 in BUP 82	103	1160
47 in BUP 82	103	1170
48 in BUP 82	100	830
49 in BUP 82	101	830
50 in BUP 82	101	830
51 in BUP 82	100	770
52 in BUP 82	100	830
53 in BUP 82	100	830
54 in BUP 82	103	1180
55 in BUP 82	103	1190
56 in BUP 82	100	850
57 in BUP 82	101	850
58 in BUP 82	101	800
59 in BUP 82	100	840
60 in BUP 82	100	850
61 in BUP 82	100	850
62 in BUP 82	103	1200
63 in BUP 82	103	1210
64 in BUP 82	100	870
65 in BUP 82	101	870
66 in BUP 82	101	870
67 in BUP 82	100	860
68 in BUP 82	100	870
69 in BUP 82	100	870
70 in BUP 82	103	1220
71 in BUP 82	103	1240
72 in BUP 82	100	900
73 in BUP 82	101	900
74 in BUP 82	101	900
75 in BUP 82	100	890
76 in BUP 82	100	900
77 in BUP 82	100	900
78 in BUP 82	103	1250
79 in BUP 82	103	1280
80 in BUP 82	100	940
81 in BUP 82	101	940
82 in BUP 82	101	940
83 in BUP 82	100	930
84 in BUP 82	100	940
85 in BUP 82	100	940
86 in BUP 82	103	1290
87 in BUP 82	103	1330
88 in BUP 82	100	1000

Lot on Plan	Contribution	Interest
89 in BUP 82	107	1980
90 in BUP 82	100	980
91 in BUP 82	100	990
92 in BUP 82	100	990
93 in BUP 82	103	1940
94 in BUP 82	110	2750
95 in BUP 82	105	2150
96 in BUP 82	100	1070
97 in BUP 82	103	1580
98 in BUP 82	101	1260
99 in BUP 82	103	1790
TOTALS	9998	98980

The Contribution Schedule of Lot Entitlement has been amended in accordance with the Commercial and Consumer Tribunal Order No. KL046-09 dated 20 October 2009, as attached.

SCHEDULE B	EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND
-------------------	--

Nil

SCHEDULE C	BY-LAWS
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1. **Noise and nuisance**

- (1) The owner or 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) The owner or occupier of a lot must not do anything which may interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.

2. **Vehicles**

- (1) Occupiers must comply with, and must ensure that their invitees comply with, directions given by an authorised representative of the body corporate regarding use of visitor car parking spaces.
- (2) The occupier of a lot must not, without the body corporate's written approval:-
 - (a) park a vehicle, or allow a vehicle to stand; or
 - (b) permit an invitee to park a vehicle, or allow a vehicle to stand,
 on the common property other than as permitted under sub-section 2(1).
- (3) The body corporate may cancel an approval given under sub-section 2(2) by giving seven (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 and gardens**

- (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 sub-section (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 sub-section (2) in good order and repair.

6. **Behaviour of invitees**

- (1) An owner or occupier of a lot must take reasonable steps to ensure that any occupier's invitees do not behave in a manner likely to interfere with the peaceful enjoyment of a person lawfully on another lot or the common property.
- (2) An owner must ensure that occupiers, invitees and licensees using the lot or common property comply with these by-laws and the owner will be liable for any breach of these by-laws by such a person.
- (3) An invitee must comply with the by-laws as if he or she is an occupier.

7. **Leaving of rubbish on the common property**

- (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.
- (2) The occupier of a lot must not throw or allow any object to fall from the lot to another lot or the common property.

8. **Appearance of lot**

The occupier of a lot must not, without the body corporate's written approval:-

- (1) make a change to the external appearance of the lot;
- (2) 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;
- (3) 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;
- (4) erect a clothes line; or
- (5) erect any fixtures, fittings, blinds or television antennae.

9. **Maintenance**

Every occupier must:-

- (1) Take all practicable steps to prevent infestation of the occupier's lot by vermin or insects; and
- (2) Maintain the internal surface of all exterior windows in a clean state and promptly replace all cracked or broken glass with fresh glass of the same kind, colour and weight as was originally installed.

10. Storage or 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.

11. Insurance

Nothing may be done or kept on a lot which may increase the rate of insurance on any property insured by the body corporate without the approval of the body corporate nor may anything be done or kept on a lot which may result in the cancellation of insurance on any property insured by the body corporate.

12. 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 that purpose.
- (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 the health, hygiene or comfort of the occupiers of other lots.

13. Keeping of animals

- (1) Subject to Section 143 of the Body Corporate and Community Management Act 1997 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) An approval under sub-section (1) may be revoked by the body corporate at any time.

14. Illegal use of lot

An occupier shall not use a lot for any purpose which is illegal or may damage the reputation of the scheme land.

15. Use of lot

- (1) Subject to sub-section (2) each occupier may only use a lot for residential and accommodation purposes.
- (2) The occupier of lot 1 may use that lot for residential purposes and management purposes and for the purpose of carrying on the business of letting lots on scheme land on behalf of owners of such lots.

16. Recreational facilities

The body corporate may make rules for use of the common property recreational facilities where those rules are not inconsistent with these by-laws. The rules may be revoked by a resolution of a general meeting of owners.

17. Common Property and Statutory Authority services

- (1) An occupier must give the body corporate immediate notice of any accident to or fault in utility infrastructure on the occupier's lot;
- (2) The body corporate may at any time if it reasonably considers that damage could be done to the common property or any other lot due to an activity on a lot require an occupier to stop the activity by giving notice to the occupier in which event the occupier must cease such activity immediately upon receipt of the notice.

18. Obligations of tenants

Any owner who leases a lot will be responsible for ensuring compliance with these by-laws, a copy of which (or a summary approved by the body corporate) must be exhibited in a prominent place in any lot which is made available for leasing.

19. Observance of notices

Owner and occupiers must observe the terms of any notice displayed on the body corporate notice board by the authority of the body corporate or of any statutory authority.

20. Recovery of monies spent

Where the body corporate expends money:-

- (1) to recover unpaid contributions;
- (2) to obtain or attempt to obtain compliance with these by-laws; or
- (3) to make good damage caused by a breach of the Body Corporate and Community Management Act or of these by-laws by any owner, occupier or invitee or licensee of an occupier or owner,

the amount so expended (including legal costs incurred by the body corporate on a solicitor/own client basis) will be a liquidated debt owing pursuant to Section 99 of the Body Corporate and Community Management (Standard Module) Regulation by:

- (a) the owner of the lot in the case of unpaid contributions and recovery of same; or
- (b) the owner of the lot at the time when the breach occurred in the case of:
 - (i) costs incurred to obtain or attempt to obtain compliance with these by-laws; or
 - (ii) damage caused by a breach of the Body Corporate and Community Management Act 1997 or these by-laws.

21. Exclusive use

- (1) The owner of each lot specified in Schedule E shall be entitled to the exclusive use for the owner and the owner's licensees of the car space or spaces identified in Schedule E and in the plan attached.
- (2) The owner of a lot who is granted the exclusive use of a car space or spaces may grant an under licence of that car space or those car spaces to any other owner of a lot within the scheme for the use of parking a motor vehicle.
- (3) No person may use a car parking space, other than:-
 - (a) the owner of a lot to whom exclusive use of a car space is granted; or
 - (b) the person to whom an owner has granted an under licence pursuant to by-law 21(2).
- (4) No more than one under licence may be granted at any one time in respect of any one car space.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

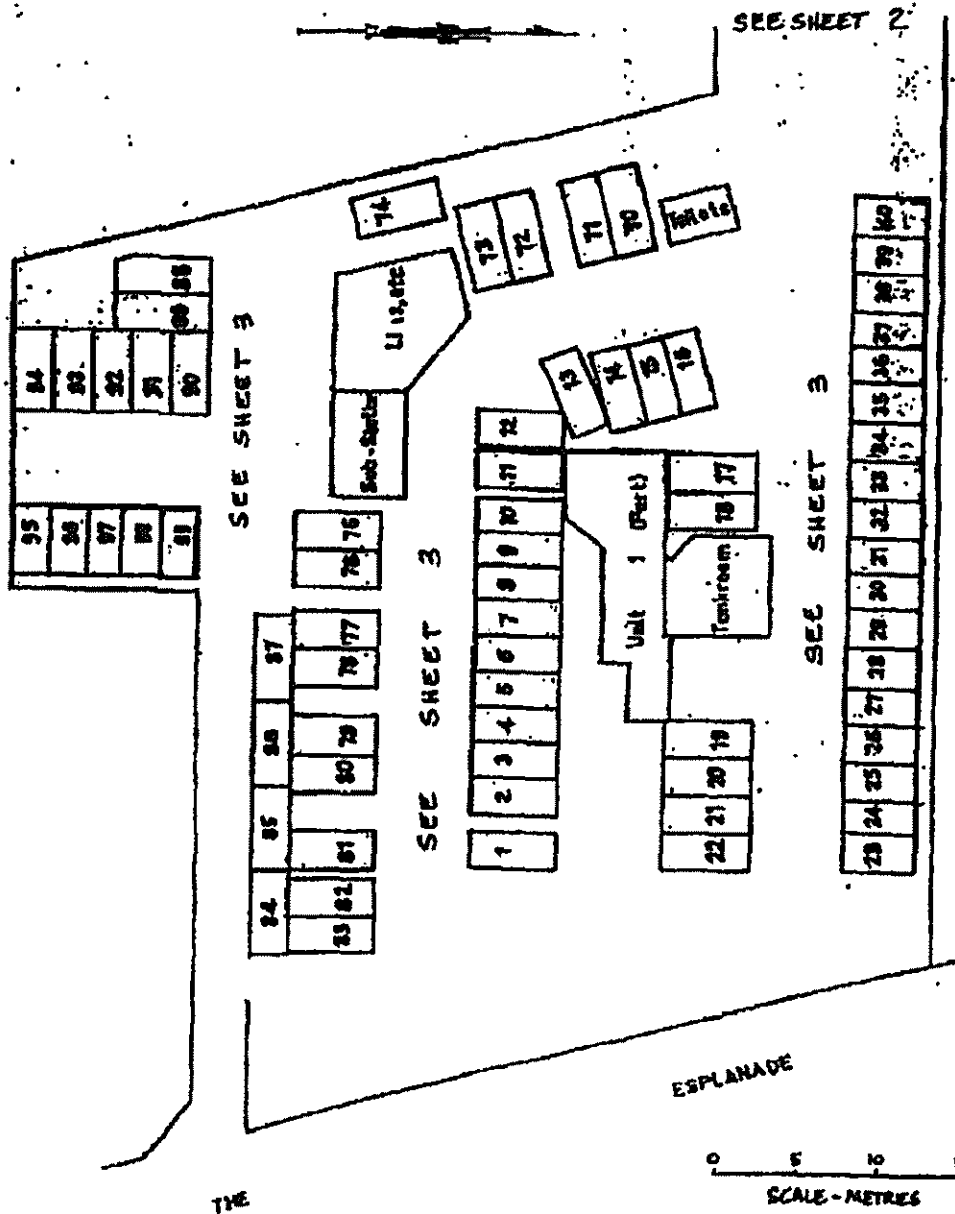
Nil

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

Column 1 (Car Park Space Numbers – Refer Annexure "A") Column 2 (Lot Numbers)

1	Lot 66 in BUP 82
2	Lot 39 in BUP 82
3	Lot 1 in BUP 82
4	Lot 68 in BUP 82
5	Lot 23 in BUP 82
6	Lot 78 in BUP 82
7	Lot 46 in BUP 82
8	Lot 55 in BUP 82
9	Lot 95 in BUP 82
10	Lot 92 in BUP 82
11	Lot 14 in BUP 82
12	Lot 47 in BUP 82
13	Lot 29 in BUP 82
14	Lot 25 in BUP 82
15	Lot 91 in BUP 82
18	Lot 71 in BUP 82
17	Lot 70 in BUP 82
18	Lot 61 in BUP 82
19	Lot 28 in BUP 82
20	Lot 52 in BUP 82
21	Lot 93 in BUP 82
22	Lot 94 in BUP 82
23	Lot 84 in BUP 82
24	Lot 72 in BUP 82
25	Lot 73 in BUP 82
26	Lot 77 in BUP 82
27	Lot 57 in BUP 82
28	Lot 74 in BUP 82
29	Lot 85 in BUP 82
30	Lot 79 in BUP 82
31	Lot 76 in BUP 82
32	Lot 75 in BUP 82
33	Lot 63 in BUP 82
34	Lot 64 in BUP 82
35	Lot 13 in BUP 82
36	Lot 96 in BUP 82
37	Lot 53 in BUP 82
38	Lot 30 in BUP 82
39	Lot 86 in BUP 82
40	Lot 54 in BUP 82
41	Lot 22 in BUP 62
42	Lot 38 in BUP 82
43	Lot 12 in BUP 82
44	Lot 21 in BUP 82
45	Lot 20 in BUP 82
46	Lot 18 in BUP 82
47	Lot 80 in BUP 82
48	Lot 7 in BUP 82
49	Lot 6 in BUP 82
50	Lot 5 in BUP 82
51	Lot 9 in BUP 82

"A"
THE SANDS ~ CTS 14967
PLAN OF EXCLUSIVE USE AREAS
BUP B2 - LEVEL A



This sketch plan was updated
by Michel Group Services Pty Ltd
on 11. 10. 2000.

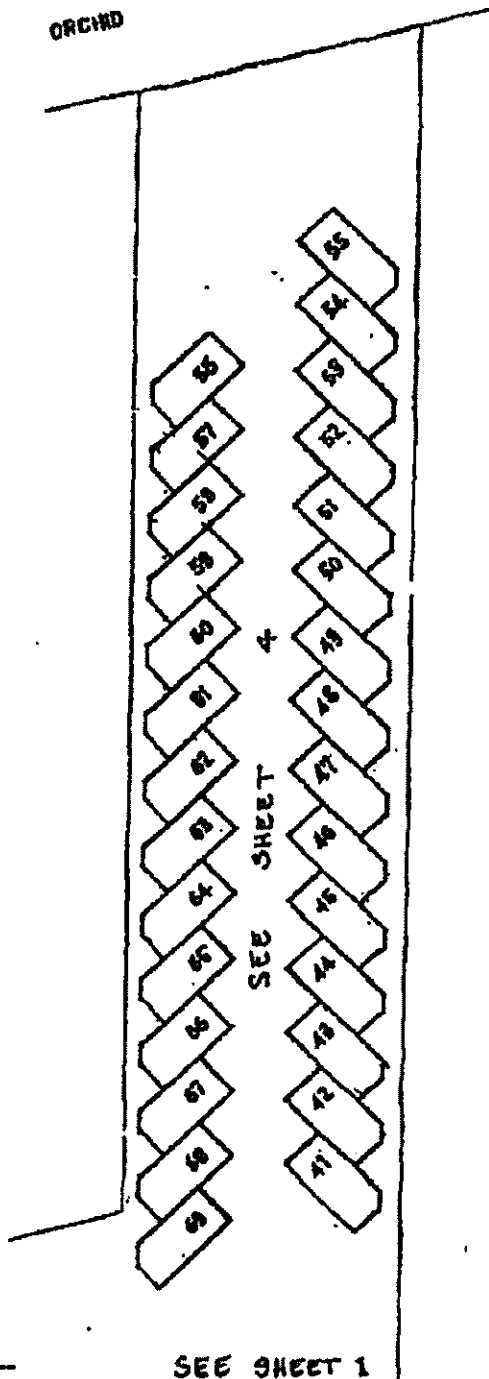
P. R. R. R.
Licensed Surveyor & Director.



D.B. 139

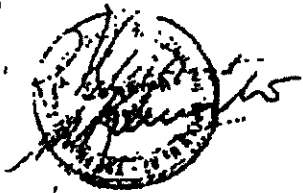
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ADDITIONAL SHEET
THE SANDS - CTS 14967 AVENUE

ORCHARD

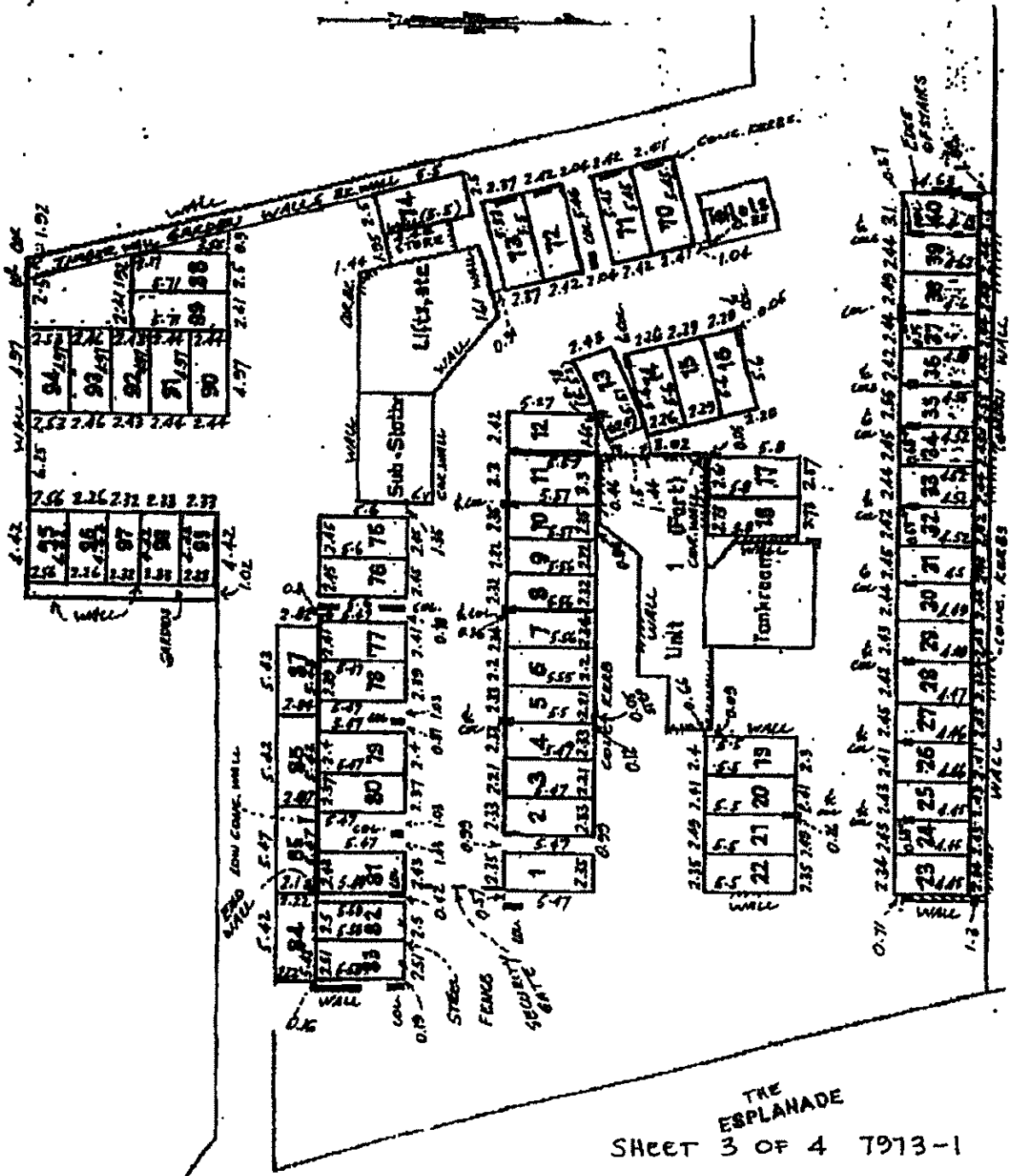
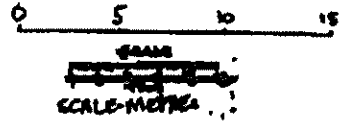


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 ADDITIONAL SHEET
 THE SANDS - CTS 14967

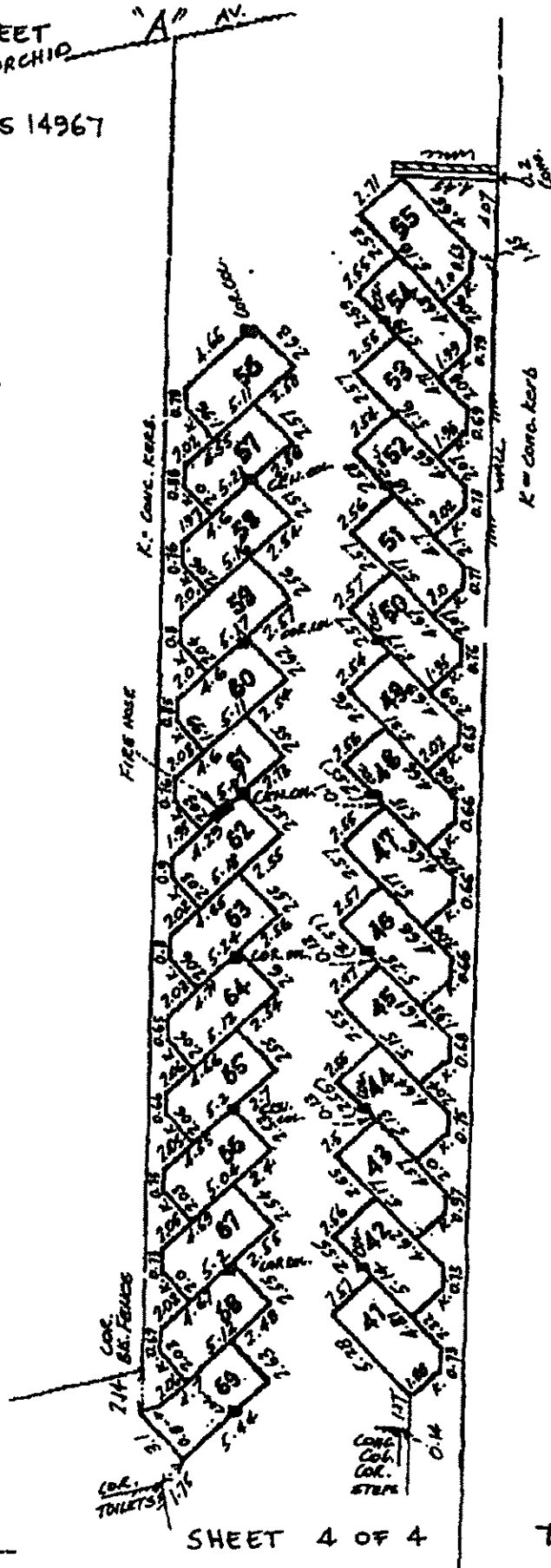
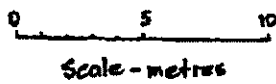


ADDITIONAL SHEET
ORCHID

"A" AV.

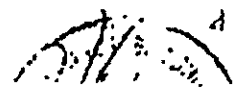
Page 17 of 19

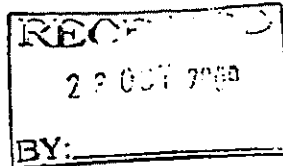
THE SANDS - CTS 14967



SHEET 4 OF 4

1973-1





Commercial and Consumer Tribunal

Order

Section 50 Commercial and Consumer Tribunal Act 2003

APPLICATION NO: KL046-09

APPLICANT: Lynette Rockett
C/- MBA Lawyers
Attn: C Glenister
PO Box 4837
ROBINA TOWN CENTRE QLD 4230

RESPONDENT: The Body Corporate for The Sands CTS 14967
C/- O'Keefe Mahoney Bennett Solicitors
PO Box 454
SOUTHPORT QLD 4215

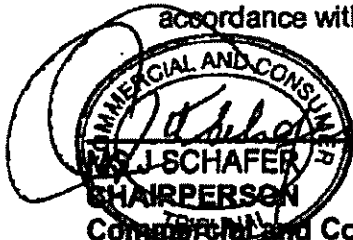
Upon consideration of an Application filed on 30 July 2009, a defence filed on behalf of the respondent on 24 September 2009, a report by Del Linkhorn filed on behalf of the respondent on 12 October 2009 and correspondence received on behalf of the applicant dated 14 October 2009, noting sections 48(6) and 49(4) of the *Body Corporate and Community Management Act 1997* and further noting that the applicant consents to table "G" of the expert report, the Commercial and Consumer Tribunal makes the following orders:

1. The directions hearing listed at 11:30am on 21 October 2009 is vacated.
2. The Contribution Lot Entitlement Schedule for the Body Corporate for The Sands CTS 14967 is adjusted as follows:

Lot No	Contribution Lot Entitlement	Lot No	Contribution Lot Entitlement	Lot No	Contribution Lot Entitlement
1	107	16	100	31	99
2	99	17	100	32	100
3	100	18	100	33	100
4	100	19	99	34	100
5	100	20	100	35	99
6	99	21	100	36	100
7	100	22	100	37	100
8	100	23	103	38	100
9	100	24	100	39	103
10	103	25	101	40	100
11	100	26	101	41	101
12	100	27	100	42	101
13	100	28	100	43	100
14	103	29	100	44	100
15	99	30	103	45	100

Lot No	Contribution Lot Entitlement	Lot No	Contribution Lot Entitlement	Lot No	Contribution Lot Entitlement	Lot No	Contribution Lot Entitlement
46	103	61	100	76	100	91	100
47	103	62	103	77	100	92	100
48	100	63	103	78	103	93	103
49	101	64	100	79	103	94	110
50	101	65	101	80	100	95	105
51	100	66	101	81	101	96	100
52	100	67	100	82	101	97	103
53	100	68	100	83	100	98	101
54	103	69	100	84	100	99	103
55	103	70	103	85	100	TOTAL: 9,998	
56	100	71	103	86	103		
57	101	72	100	87	103		
58	101	73	101	88	100		
59	100	74	101	89	107		
60	100	75	100	90	100		

3. The respondent will prepare and lodge for registration in the Department of Natural Resources and Water, a new Community Management Statement in accordance with the adjustment of paragraph 2 of this order.

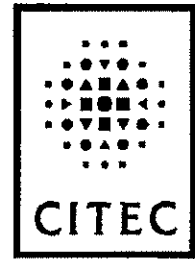


M. J. SCHAFER

CHAIRPERSON

Commercial and Consumer Tribunal

 Date: 20 October 2009



Search Receipt

Date/Time (AEST)	21-Jun-2010 09:06:10 AM
Account	BUGT
User Name	
Your Reference	The Sands
CONFIRM Reference	38463624
Transaction	QLD Land Image Dealing - Download
Value	\$30.84
GST	\$3.08
Price	\$33.92