

- 15.1.1 contravenes or fails to comply with any of their requirements; or
- 15.1.2 disobeys or fails to comply with any lawful direction given pursuant to the By-laws, breaches the By-laws.

Remedy of Breach

- 15.2 Any breach of these By-laws is to be remedied:
 - 15.2.1 promptly upon the breach coming to the attention of the person who commits it; and
 - 15.2.2 in any event, not later than the date of expiry of the period limited for compliance in a notice from the Committee requiring remedy of the breach.

Ejection from Complex

- 15.3 The Body Corporate may arrange for its security personnel or the Police to remove from the Complex any person who breaches these By-laws by behaving in a manner which interferes unreasonably with the quiet use and enjoyment of the Complex by others.

PART 16 – COMPLEX MANAGER

16

Signage Detailing Location of Complex Manager Unit/Office

- 16.1 The Complex Manager may place upon the Common Property signs for the purpose of advertising:
 - 16.1.1 the location of the Manager's Office and/or Unit upon the Complex;
 - 16.1.2 the hours of each day during which the Complex Manager is available at the Manager's Office and/or Unit for consultation;
 - 16.1.3 the means (if any) by which the Complex Manager may be contacted when not present in the Manager's Office and/or Unit ; and
 - 16.1.4 any other information relating to the Management Business.

PABX System

- 16.2 The Complex Manager may place upon the Common Property ducting and wiring to connect the PABX System to Units in the Complex.

Complex Manager's Unit

- 16.3 Notwithstanding by-law 2.5, the Complex Manager may use the Complex Manager's Unit for the purposes of conducting the Management Business.

PART 17 - EXCLUSIVE USE

17

- 17.1 The owners of the lots listed in schedule E have the exclusive use of the corresponding Exclusive Use Areas as listed in schedule E for the nominated purposes.
- 17.2 Subject to Section 171 of the **Community Titles Act**, a right of exclusive use allocated pursuant to this part 17.
 - 17.2.1 is appurtenant to; and
 - 17.2.2 will endure for the benefit of:
 - the Owner of the Unit.

PART 18 - LETTING SERVICE

18

Exclusive Entitlement

18.1 The exclusive right to provide a Letting Service within the Complex belongs to the Complex Manager.

PART 19 – RIGHTS/RESPONSIBILITIES OF BODY CORPORATE

19

General Responsibilities

19.1 Without limiting the effect of any:

19.1.1 relevant provision of the **Community Titles Act**; or

19.1.2 other provision of these By-laws,

the Body Corporate must:

19.1.3 control, manage and administer the Common Property for the benefit of all Owners and Occupiers;

19.1.4 keep in good and serviceable repair, and properly maintain, the fixtures and fittings (including any lifts) comprising or used in connection with Common Property;

19.1.5 where practical, establish and maintain landscaping upon the Common Property;

19.1.6 (other than in the context of discharging its duties under paragraphs 19.1.4 and 19.1.5) make no alterations or additions to Common Property unless pursuant to a special resolution of its members, passed at a properly convened general meeting;

19.1.7 manage and maintain all utility services within the Common Property.

Liaison Officer

19.2 The Committee is to appoint one of its members as Liaison Officer.

Communications With Body Corporate

19.3 All communications with the Body Corporate (requests, complaints or otherwise) are to be:

19.3.1 directed to the Liaison Officer; and

19.3.2 promptly referred by the Liaison Officer to the Committee for attention.

Body Corporate Consents

19.4 A consent granted by the Body Corporate under any By-law may be:

19.4.1 revocable; and/or

19.4.2 conditional,

and must be evidenced by an appropriate minute recording:

19.4.3 the resolution to grant consent; and

19.4.4 the nature and terms of the consent.

House Rules

19.5 The Committee may make rules relating to the Common Property (particularly in relation to use of lifts and Recreation Facilities) not inconsistent with these By-laws. Those rules shall be observed by the Owners, Occupiers and users until disallowed, varied or revoked by majority resolution at a general meeting of the Body Corporate.

Recovery of Moneys

19.6

Recovery Costs

19.6.1 Where the Body Corporate reasonably incurs any expenses in recovering from an Owner or Occupier any moneys due and owing to the Body Corporate, that person shall also pay to the Body Corporate upon demand the whole (or such lesser amount as the Body Corporate demands) of those expenses (including, without limitation, legal fees and disbursements on a solicitor and client basis).

Liquidated Debt

Any amount recoverable by the Body Corporate under paragraph 19.6.1 will be deemed a liquidated debt due to the Body Corporate as contributions or moneys levied under the Management Regulation.

PART 20 – CONSTRUCTION ARRANGEMENTS FOR FUTURE STAGES 2, 3 and 4

20

Access

20.1 The owner of Unit 900 together with its officers, employees, agents, contractors and other persons involved in the construction of stages 2, 3 and 4 of the development of the scheme will be entitled to have pedestrian and vehicular access at all times over the common property for the purpose of permitting the construction of the development of the scheme.

Non-interference

20.2 The Body Corporate and the owners and occupiers of Units must not do anything to hinder or interfere with the construction of the development of stages 2, 3 and 4 of the scheme.

Minimal inconvenience

20.3 The owner of Unit 900 must take reasonable steps to ensure that any interference to the enjoyment of the other Units by their respective owners and/or occupiers is kept to a minimum.

Precedence

20.4 If there is any inconsistency between the by-laws of this Part and the by-laws of other Parts, the by-laws in this Part shall take precedence over by-laws in other Parts.

Timeframe

20.5 This Part 20 will no longer apply after the survey plan for stage 4 of the development is registered and the community management statement for stage 4 of this development is recorded.

PART 21 – FLOODING and BODY CORPORATE RESPONSIBILITY FOR CREEK

21

Site subject to flooding

21.1 The site is subject to flooding. Part of the common property contains a overland flow drainage easement and creek and is subject to flooding.

Body corporate to maintain creek

- 21.2 The conditions of development approval of the scheme land require (in condition 41) that the body corporate be responsible for the ongoing maintenance of the creek which adjoins and in places forms part of the common property.

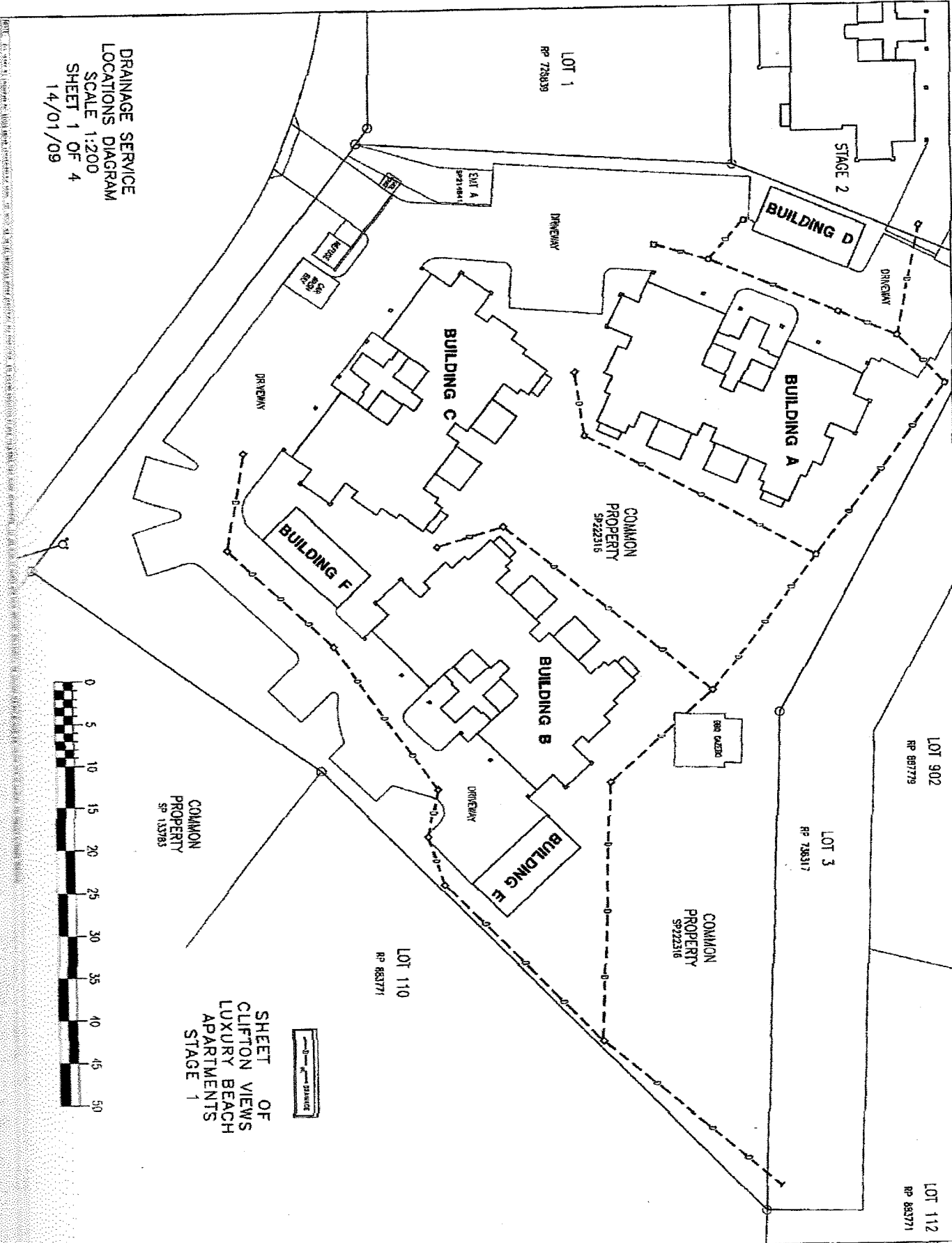
SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Property Description	Statutory easement	Services Location diagram
Lots 2301-2310, 2401-2410, 2501-2510 on SP 222316, Lots 1601-1610, 1701-1710, 1801-1810, 1901-1910, 2001-2010, 2101-2110 and 2201-2210 on SP 224690, lots 1301-1310, 1401-1410 and 1501-1510 on SP 230786 and lot 20 on SP 230786	Drainage	Drainage Services Location Diagram drawing 01 issue A, Drainage Services Location Diagram drawing 01 issue B and Drainage Services Location Diagram drawing 01 issue C, attached.
Lots 2301-2310, 2401-2410, 2501-2510 on SP 222316, Lots 1601-1610, 1701-1710, 1801-1810, 1901-1910, 2001-2010, 2101-2110 and 2201-2210 on SP 224690 lots 1301-1310, 1401-1410 and 1501-1510 on SP 230786 and lot 20 on SP 230786	Sewerage	Sewer Services Location Diagram drawing 02, issue A, Sewer Services Location Diagram drawing 02, issue B and Sewer Services Location Diagram drawing 02, issue C, attached.
Lots 2301-2310, 2401-2410, 2501-2510 on SP 222316, Lots 1601-1610, 1701-1710, 1801-1810, 1901-1910, 2001-2010, 2101-2110 and 2201-2210 on SP 224690 lots 1301-1310, 1401-1410 and 1501-1510 on SP 230786 and lot 20 on SP 230786	Water supply and fire main	Water & Fire Services Location Diagram drawing 03 issue A, Water & Fire Services Location Diagram drawing 03 issue B and Water & Fire Services Location Diagram drawing 03 issue C, attached.
Lots 2301-2310, 2401-2410, 2501-2510 on SP 222316, Lots 1601-1610, 1701-1710, 1801-1810, 1901-1910, 2001-2010, 2101-2110 and 2201-2210 on SP 224690 lots 1301-1310, 1401-1410 and 1501-1510 on SP 230786 and lot 20 on SP 230786	Electricity and Telstra (telecommunications)	Electrical Services Location Diagram drawing 04 issue A, Electrical Services Location Diagram drawing 04 issue B and Electrical Services Location Diagram drawing 04 issue C, attached
Common Property of Clifton Views Luxury Beach Apartments CTS 39725	Drainage	Drainage Services Location Diagram drawing 01 issue A, Drainage Services Location Diagram drawing 01 issue B and Drainage Services Location Diagram drawing 01 issue C, attached
Common Property of Clifton Views Luxury Beach Apartments CTS 39725	Sewerage	Sewer Services Location Diagram drawing 02, issue A, Sewer Services Location Diagram drawing 02, issue B and Sewer Services Location Diagram drawing 02, issue C, attached.
Common Property of Clifton Views Luxury Beach Apartments CTS 39725	Water supply and fire main	Water & Fire Services Location Diagram drawing 03 issue A, Water & Fire Services Location Diagram drawing 03 issue B and Water & Fire Services Location Diagram drawing 03 issue C, attached.

Common Property of Clifton Views Luxury Beach Apartments CTS 39725	Electricity and Telstra (telecommunications)	Electrical Services Location Diagram drawing 04 issue A, Electrical Services Location Diagram drawing 04 issue B and Electrical Services Location Diagram drawing 04 issue C, attached
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SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY

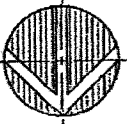
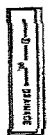
Lot on Plan	Exclusive Use Area	Purpose
Lot 1302 on SP 230786	Area A on drawing 9224-11, attached	courtyard
Lot 1301 on SP 230786	Area B on drawing 9224-11, attached	courtyard
Lot 1502 on SP 230786	Area E on drawing 9224-11, attached	courtyard
Lot 1501 on SP 230786	Area F on drawing 9224-11, attached	courtyard



DRAINAGE SERVICE
 LOCATIONS DIAGRAM
 SCALE 1:200
 SHEET 1 OF 4
 14/01/09

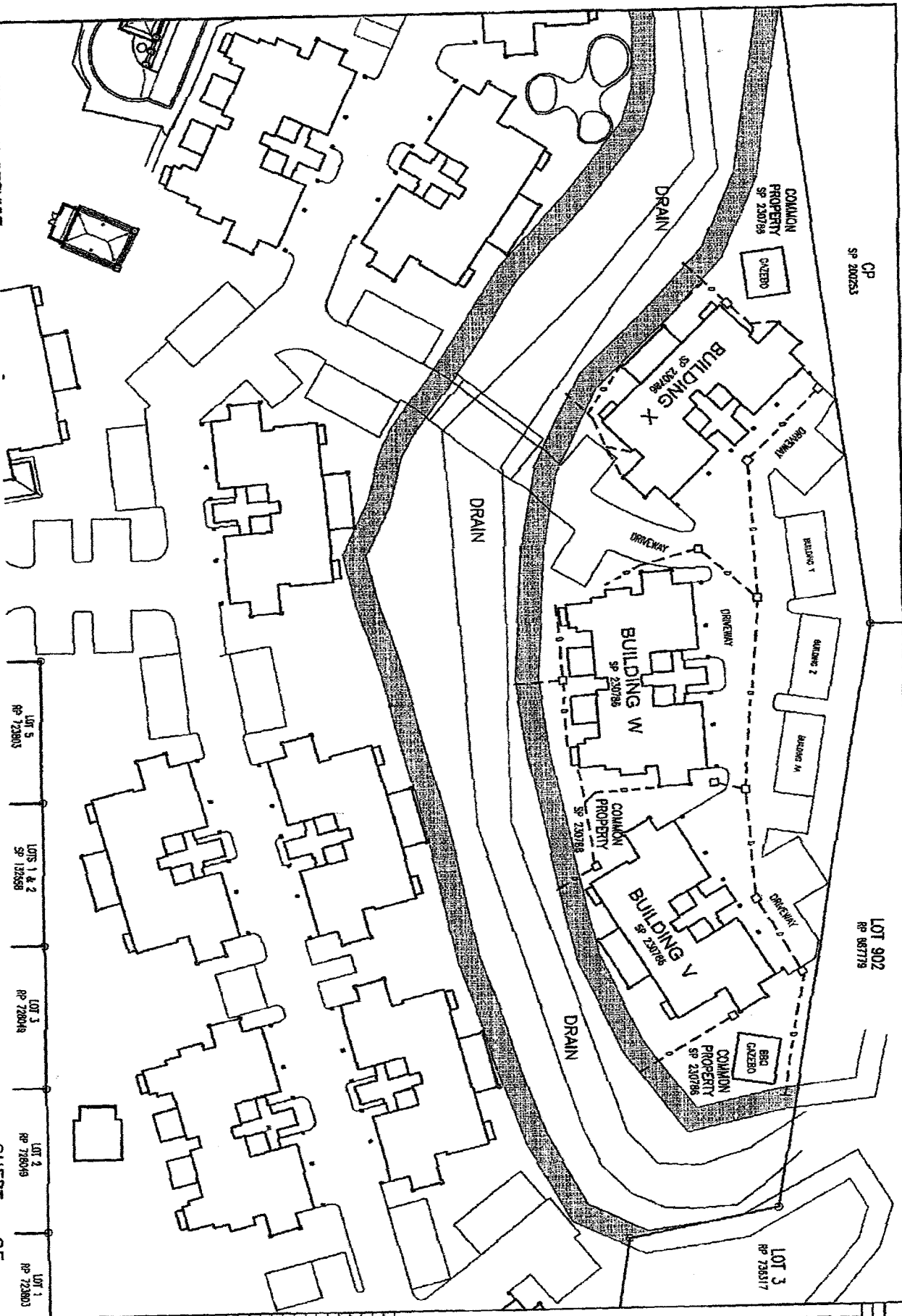


SHEET OF
 CLIFTON VIEWS
 LUXURY BEACH
 APARTMENTS
 STAGE 1



Legend	
	Drainage
	Boundary
	Easement
	Fence
	Road
	Water
	Vegetation
	Structure
	Utility
	Spot Height
	Boundary Line
	Survey Line
	Road Centerline
	Road Edge
	Utility Line
	Fence Line
	Water Boundary
	Vegetation Boundary
	Structure Boundary
	Utility Boundary
	Boundary Line
	Survey Line
	Road Centerline
	Road Edge
	Utility Line
	Fence Line
	Water Boundary
	Vegetation Boundary
	Structure Boundary
	Utility Boundary

DRAINAGE SERVICE
LOCATIONS DIAGRAM
SCALE 1:250
24/09/09



LOT 5 RP 72803
LOTS 1 & 2 SP 12659
LOT 3 RP 72804
LOT 3 RP 72809
LOT 1 RP 72803

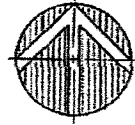
CP SP 20023

LOT 902 RP 98779

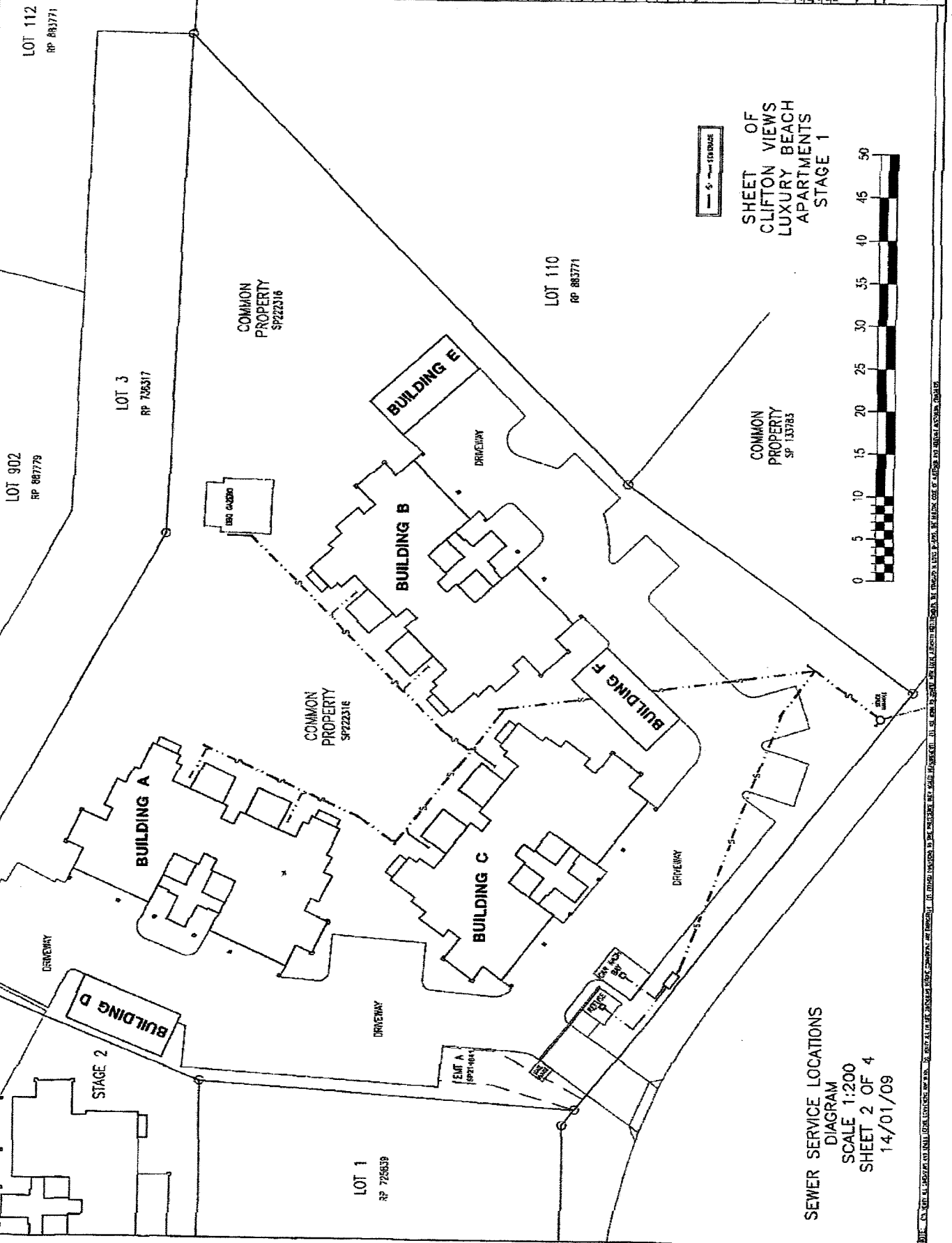
LOT 3 RP 73517



1	Lot 1	RP 72803	Common Property
2	Lot 2	RP 72804	Common Property
3	Lot 3	RP 72809	Common Property
4	Lot 4	RP 72810	Common Property
5	Lot 5	RP 72803	Common Property
6	Lot 6	RP 72804	Common Property
7	Lot 7	RP 72809	Common Property
8	Lot 8	RP 72810	Common Property
9	Lot 9	RP 72803	Common Property
10	Lot 10	RP 72804	Common Property
11	Lot 11	RP 72809	Common Property
12	Lot 12	RP 72810	Common Property
13	Lot 13	RP 72803	Common Property
14	Lot 14	RP 72804	Common Property
15	Lot 15	RP 72809	Common Property
16	Lot 16	RP 72810	Common Property
17	Lot 17	RP 72803	Common Property
18	Lot 18	RP 72804	Common Property
19	Lot 19	RP 72809	Common Property
20	Lot 20	RP 72810	Common Property



Project	CLIFTON VIEWS LUXURY BEACH
Location	CLIFTON VIEWS LUXURY BEACH
Drawn by	ARNDT & SONS - STAGE 1
Checked by	SEWER LOCATION PLANS
Date	SP222316
Scale	AS SHOWN
Author	ARNDT & SONS
Client	CLIFTON VIEWS
Contract No.	CLIFTON VIEWS
Sheet No.	SP222316
Sheet Title	SEWER SERVICE LOCATIONS
Scale	AS SHOWN
Author	ARNDT & SONS
Checked by	ARNDT & SONS
Date	14/01/09
Project	CLIFTON VIEWS LUXURY BEACH
Location	CLIFTON VIEWS LUXURY BEACH
Drawn by	ARNDT & SONS - STAGE 1
Checked by	SEWER LOCATION PLANS
Date	SP222316
Scale	AS SHOWN
Author	ARNDT & SONS
Client	CLIFTON VIEWS
Contract No.	CLIFTON VIEWS
Sheet No.	SP222316
Sheet Title	SEWER SERVICE LOCATIONS
Scale	AS SHOWN
Author	ARNDT & SONS
Checked by	ARNDT & SONS
Date	14/01/09

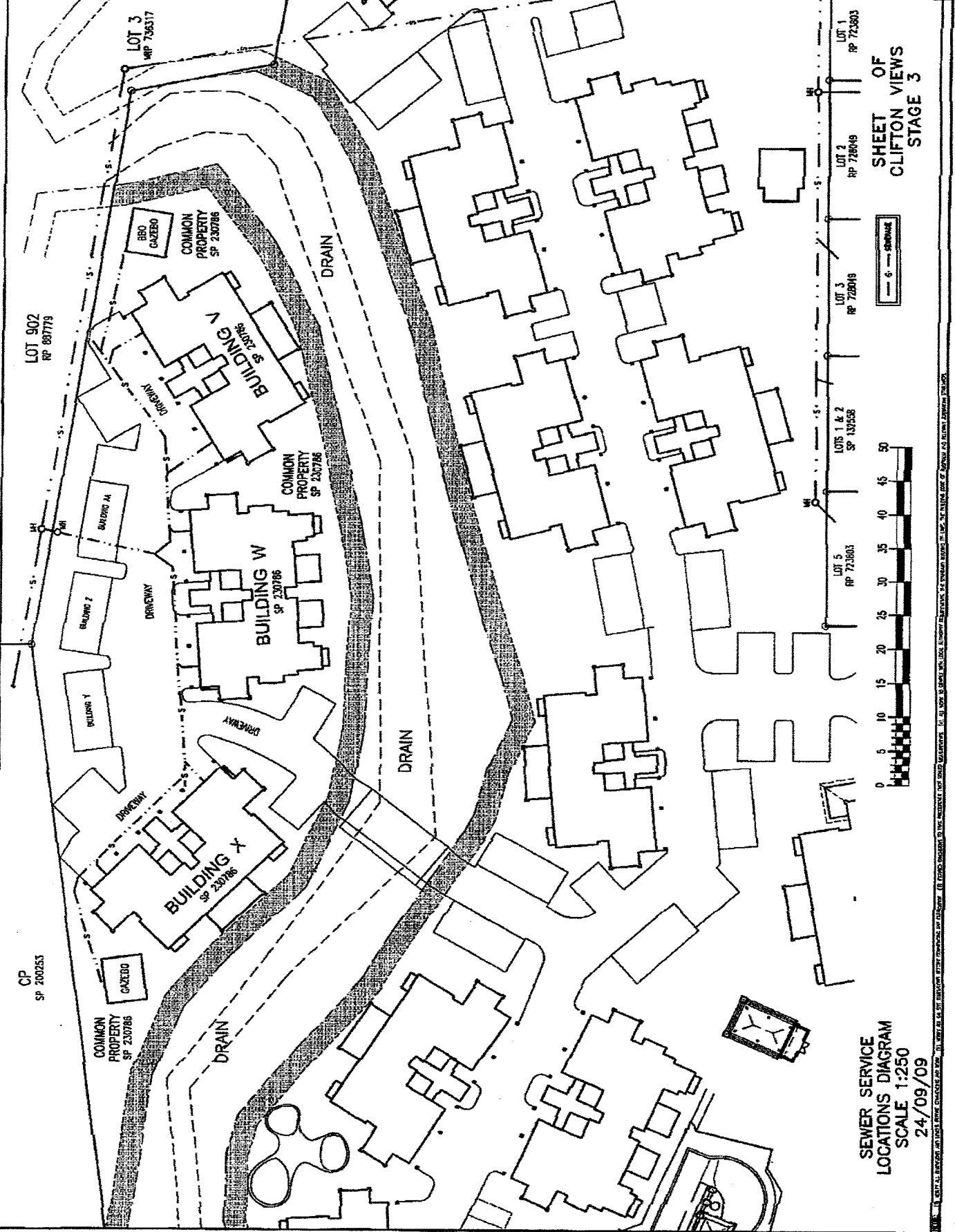


SEWER SERVICE LOCATIONS
 DIAGRAM
 SCALE 1:200
 SHEET 2 OF 4
 14/01/09

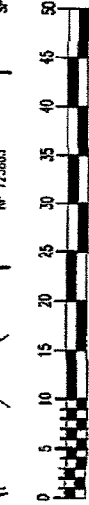
NOTE: ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LOCAL GOVERNMENT'S REQUIREMENTS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.



1	OWNER	GLENCORP
2	PROJECT	CLIFTON VIEWS
3	DATE	12/15/2009
4	SCALE	AS SHOWN
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6	DATE	12/15/2009
7	BY	[Signature]
8	CHECKED	[Signature]
9	DATE	12/15/2009
10	PROJECT	CLIFTON VIEWS
11	DATE	12/15/2009
12	BY	[Signature]
13	CHECKED	[Signature]
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33	CHECKED	[Signature]
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46	DATE	12/15/2009
47	BY	[Signature]
48	CHECKED	[Signature]
49	DATE	12/15/2009
50	PROJECT	CLIFTON VIEWS



**SHEET OF
CLIFTON VIEWS
STAGE 3**



**SEWER SERVICE
LOCATIONS DIAGRAM
SCALE 1:250
24/09/09**

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