

- 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

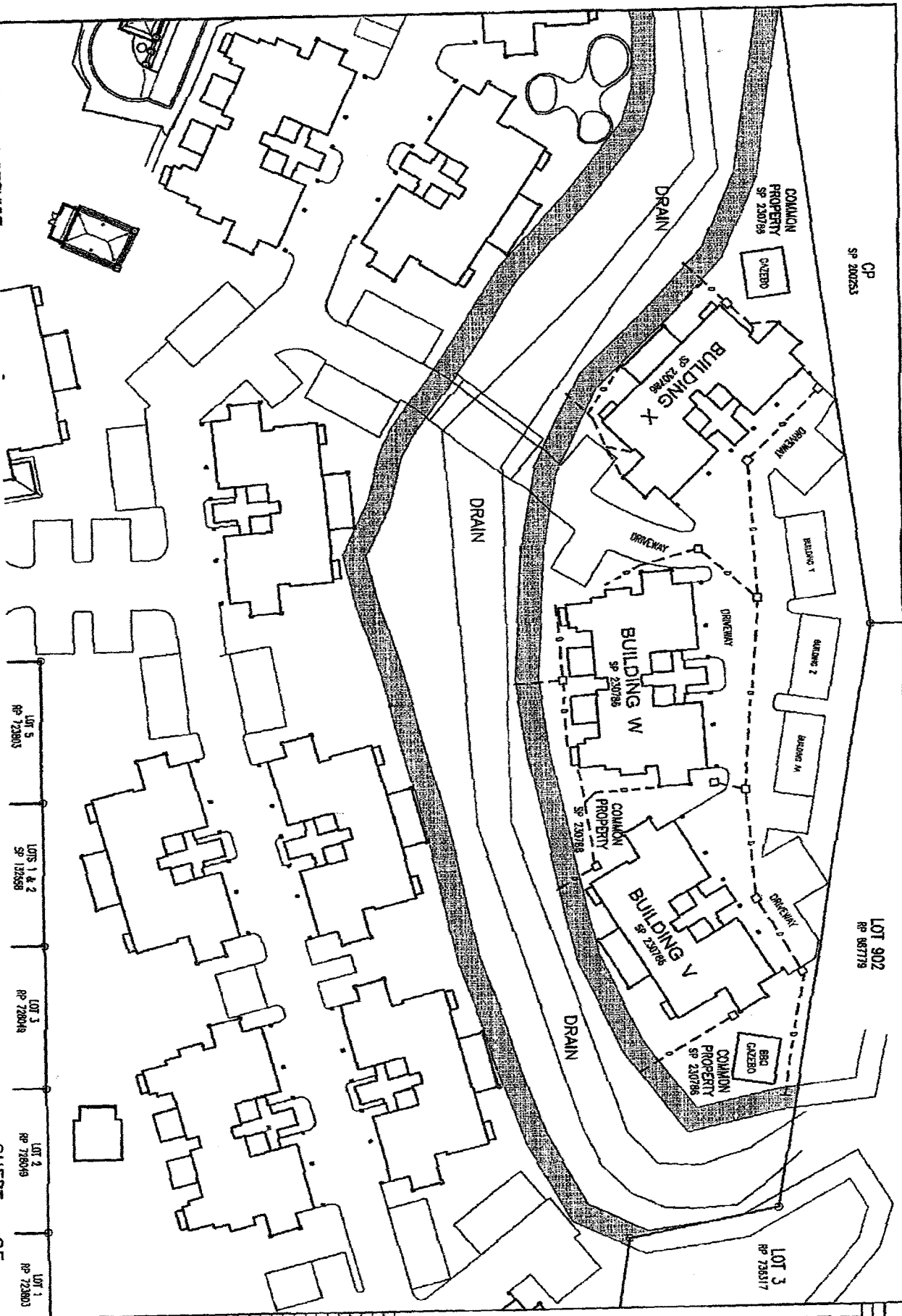
Property Description	Statutory easement	Services Location diagram
Lots 2301-2310, 2401-2410, 2501-2510 on SP 222316, Lots 1601-1610, 1701-1710, 1801-1810, 1901-1910, 2001-2010, 2101-2110 and 2201-2210 on SP 224690, lots 1301-1310, 1401-1410 and 1501-1510 on SP 230786 and lot 20 on SP 230786	Drainage	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 1:250
24/09/09



LOT 5 RP 72803
LOTS 1 & 2 SP 12859
LOT 3 RP 72804
LOT 3 RP 72809
LOT 1 RP 72803

CP SP 20023

LOT 902 RP 98779

LOT 3 RP 73517

SHEET OF CLIFTON VIEWS
STAGE 3

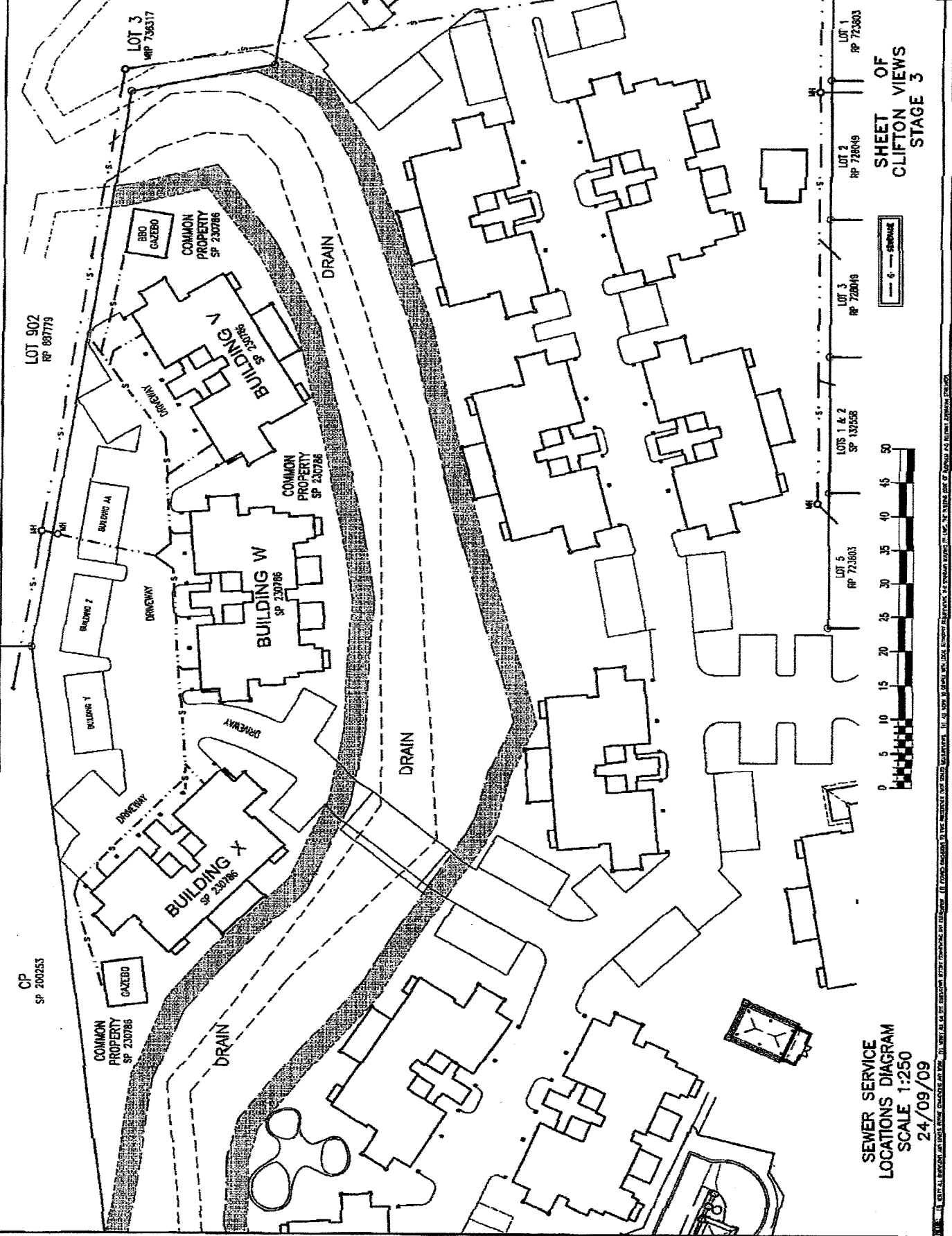


NO.	REVISION	DATE	BY	CHECKED
1	ISSUED FOR TENDERS	24/09/09	[Signature]	[Signature]
2	REVISED			
3	REVISED			
4	REVISED			
5	REVISED			
6	REVISED			
7	REVISED			
8	REVISED			
9	REVISED			
10	REVISED			

NAME: COMMON PROPERTY
 LOT 1 on RP 73517 & LOT 3 on RP 72804
 CLIFTON ROAD, CLIFTON RESERVE
 GLENCORP CLIFTON VIEWS



1	OWNER	GLENCORP
2	PROJECT	CLIFTON VIEWS
3	DATE	10/11/09
4	SCALE	AS SHOWN
5	PROJECT NO.	50759280
6	DATE	10/11/09
7	SCALE	AS SHOWN
8	PROJECT NO.	50759280
9	DATE	10/11/09
10	SCALE	AS SHOWN
11	PROJECT NO.	50759280
12	DATE	10/11/09
13	SCALE	AS SHOWN
14	PROJECT NO.	50759280
15	DATE	10/11/09
16	SCALE	AS SHOWN
17	PROJECT NO.	50759280
18	DATE	10/11/09
19	SCALE	AS SHOWN
20	PROJECT NO.	50759280
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80	PROJECT NO.	50759280
81	DATE	10/11/09
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84	DATE	10/11/09
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99	DATE	10/11/09
100	SCALE	AS SHOWN

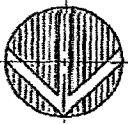


**SHEET OF
CLIFTON VIEWS
STAGE 3**



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

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Project Name	CLIFTON VIEWS LUXURY BEACH APARTMENTS - STAGE 1
Client	CLIFTON VIEWS LUXURY BEACH APARTMENTS - STAGE 1
Site No.	5722316
Scale	1:200
Date	14/01/09
Drawn By	[Name]
Checked By	[Name]
Approved By	[Name]
Project No.	50759280
Sheet No.	3 OF 4
Scale	1:200
Date	14/01/09
Drawn By	[Name]
Checked By	[Name]
Approved By	[Name]

SHEET OF CLIFTON VIEWS LUXURY BEACH APARTMENTS STAGE 1

COMMON PROPERTY SP 135783

COMMON PROPERTY SP 22316

COMMON PROPERTY SP 22316

LOT 902 RP 881779

LOT 3 RP 736317

LOT 112 RP 88371

LOT 110 RP 88371

LOT 1 RP 728339

STAGE 2

BUILDING D

BUILDING A

BUILDING C

BUILDING B

BUILDING E

BUILDING F

BMT A (BETWEEN)

DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY

WATER & FIRE SERVICE LOCATIONS DIAGRAM
SCALE 1:200
SHEET 3 OF 4
14/01/09



SEE WATER SUPPLY PLAN FOR WATER SUPPLY

CLIFTON VIEWS LUXURY BEACH APARTMENTS - STAGE 1