

LAND TITLE ACT 1994

## REGISTRATION CONFIRMATION STATEMENT

### NATURAL RESOURCES & MINES, QUEENSLAND

Title Reference : 19301703

This is the current status of the title as at 08:15 on 19/05/2005

#### REGISTERED OWNER

BODY CORPORATE - GS 1703

#### LAND DESCRIPTION

Estate in none

LOT 0            GROUP TITLES PLAN 1703  
                  County of WARD                            Parish of COOMERA  
                  Local Government: GOLD COAST CITY

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. CHANGE OF BY-LAWS No 601192621 (J311299B) 25/01/1988  
THE BY-LAWS HAVE BEEN CHANGED
2. PLAN OF RESUBDIVISION OF GTP No 601192615 (1857) 29/08/1988  
LOTS 26 & 27 ON GTP 1703  
IS SUBDIVIDED INTO  
LOTS 83 TO 86 ON GROUP TITLE PLAN OF RESUBDIVISION NO 1857
3. PLAN OF AMALGAMATION OF GTP No 601192616 (1952) 23/02/1989  
LOTS 57 & 58 ON GTP 1703  
ARE AMALGAMATED INTO  
LOT 87 ON GROUP TITLE PLAN OF AMALGAMATION NO 1952
4. PLAN OF AMALGAMATION OF GTP No 601192617 (2268) 15/03/1990  
LOTS 50 51 & 52 IN GTP 1703  
ARE AMALGAMATED INTO  
LOT 88 ON GROUP TITLE PLAN OF AMALGAMATION NO 2268
5. PLAN OF AMALGAMATION OF GTP No 601192618 (2562) 14/02/1991  
LOTS 70 & 71 ON GTP 1703  
ARE AMALGAMATED INTO  
LOT 108 ON GROUP TITLE PLAN OF AMALGAMATION NO 2562
6. PLAN OF AMALGAMATION OF GTP No 601192619 (2613) 15/04/1991  
LOT 28 ON GTP 1703  
IS AMALGAMATED INTO  
LOT 109 ON GROUP TITLE PLAN OF AMALGAMATION NO 2613
7. PLAN OF RESUBDIVISION OF GTP No 601044349 (L305104V)  
15/12/1992 at 12:59  
subdivides  
LOTS 17 AND 18 ON GTP NO.1703 INTO LOTS 114 AND 115 ON  
GRP NO.3378

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**EASEMENTS, ENCUMBRANCES AND INTERESTS (Continued)**

8. CHANGE OF BY-LAWS No 601192622 (L278371T) 19/12/1992  
THE BY-LAWS HAVE BEEN CHANGED
9. PLAN OF RESUBDIVISION OF GTP No 601192620 (4162) 28/03/1994  
LOTS 47 48 & 78 ON GTP 1703  
ARE SUBDIVIDED INTO  
LOTS 121 122 123 ON GROUP TITLE PLAN OF RESUBDIVISION  
NO 4162
10. PLAN OF RESUBDIVISION OF GTP No 700102435 13/07/1994 at 09:56  
subdivides  
LOT 111 ON GTP 3266 INTO  
LOTS 126 AND 127 ON GRP NO.100444
11. PLAN OF RESUBDIVISION OF GTP No 700227688 14/09/1994 at 16:30  
subdivides  
LOT 62 ON GTP NO.1703 INTO LOTS 131 AND 132 ON GRP NO.101289
12. PLAN OF RESUBDIVISION OF GTP No 700313638 29/10/1994 at 12:30  
subdivides  
LOTS 105 TO 107 ON GRP NO.2398 INTO LOTS 128 TO 130  
ON GRP NO.100459
13. CHANGE OF BY-LAWS No 700375987 02/12/1994 at 09:02  
The by-laws have been changed
14. CHANGE OF BY-LAWS No 701028559 28/11/1995 at 16:27  
The by-laws have been changed
15. CHANGE OF BY-LAWS No 701769531 21/01/1997 at 16:19  
The by-laws have been changed
16. PLAN OF AMALGAMATION OF GTP No 702206917 10/09/1997 at 14:30  
amalgamates  
LOTS 35 AND 36 ON GTP1703 INTO LOT 133 ON GTA106300
17. PLAN OF RESUBDIVISION OF GTP No 705682882 07/06/2002 at 09:08  
subdivides  
LOT 122 ON GRP4162 INTO  
LOTS 139 TO 141 ON GRP107047
18. CHANGE OF BY-LAWS No 708322427 23/12/2004 at 14:43  
The by-laws have been changed

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#### EASEMENTS, ENCUMBRANCES AND INTERESTS (Continued)

19. PLAN OF RESUBDIVISION OF BUP No 708323817 23/12/2004 at 16:54  
subdivides  
LOT 146 IN GRP107073 INTO LOTS 149-156  
IN BRP107151 AND COMMON PROPERTY
20. CHANGE OF BY-LAWS No 708635241 06/05/2005 at 14:34  
The by-laws have been changed

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

DEALINGS REGISTERED  
708635241 CH BY-LAWS

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

\*\* End of Confirmation Statement \*\*

M G Locke  
Registrar Of Titles and Registrar Of Water Allocations

Lodgement No: 1916307

Email: Titles@mccullough.com.au  
MCCULLOUGH ROBERTSON  
Office: BRISBANE  
Box: 26



708635241

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\$79.80

06/05/2005 14:34

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BE 422

BUILDING UNITS AND GROUP TITLES REGULATIONS 1980

FORM 17

Section 15

NOTIFICATION OF CHANGE OF BY-LAWS

The Proprietors 'Washingtonia' Group Titles Plan No. 1703 hereby certify that in pursuance of the provisions of Section 30 of the Building Units and Group Titles Act 1980, by resolution without dissent duly passed on 22nd day April 2005, the By-Laws in force in respect of the parcel referred to in the said plan were amended, added or repealed as follows:

1. By-Law 19

That By-Law 19 be repealed and replaced by the following By-Law:

19. Definitions

For by-laws that follow this by-law:

- (a) 'HT Lots' are the lots 149 to 156 on BUP 107151;
- (b) 'HT Common Property' is the common property created by the plan effecting the subdivision; and
- (c) 'HT Proprietors' are the proprietors of the HT Lots.

2. By-law 20

That By-Law 20 be repealed and replaced by the following By-Law:

20. Exclusive Use

Pursuant to section 30(7) of the Act and subject to this by-law 21

- (a) proprietors or occupiers of each of the HT Lots listed below have the exclusive use and enjoyment of the area of common property shown in brackets on the plan contained in Schedule 1 and set opposite the Lot listed below, to be used solely for the purpose as a terrace:

Unit Number	Street Number	Lot Number in BUP 107151	Area
1	4720	153	1A
2	4722	154	2A
3	4728	155	3A
4	4730	156	4A
5	4718	149	5A
6	4724	150	6A
7	4726	151	7A
8	4732	152	8A

- (b) proprietors or occupiers of the HT Lots have in common with on another, the exclusive use and enjoyment of the HT Common Property other than those parts of the HT Common Property allocated under subparagraph (a) above.

3. By-Law 21

That By-Law 21 be repealed and replaced by the following By-Law:

21. **Limitations on that exclusive use**

By-law 20 does not extend to any part of the HT Common Property used for infrastructure, such as:

- (a) electrical substations or control panels;
- (b) fire service control panels;
- (c) telephone exchanges;
- (d) irrigation and lighting controls;
- (e) other services to lots and common property,

which parts the Body Corporate may keep locked unless there is a legal requirements to the contrary.

4. **Current By-Law 41 -- Amendment of Harbour Terrace by-laws**

That the by-laws be amended by renumbering existing 'By-Law 41 Amendment of harbour terrace by-laws' to 'By-Law 42 Amendment of harbour terrace by-laws'.

5. **New By-Law 41**

That the By-Laws be amended by the addition of the following new By-Law:

41. **Private Mooring Occupancy:**

- 41.1 There are 3 Private Moorings in the Waterways of the Secondary Thoroughfare immediately adjacent to the Common Property.
- 41.2 The 3 Private Moorings are owned by the Principal Body Corporate.
- 41.3 The Body Corporate is authorised to apply to the Principal Body Corporate for a licence to allow selected Proprietors to moor a vessel at each of the 3 Private Moorings.
- 41.4 The Body Corporate is authorised to enter into a Licence Deed or Private Mooring Agreement with the Principal Body Corporate on such terms and conditions as the Principal Body Corporate thinks fit.
- 41.5 The Body Corporate is authorised, subject to the terms of any Licence Deed or Private Mooring Agreement with the Principal Body Corporate, to grant permission to Proprietors to moor a vessel at the Private Moorings, subject to the following terms and conditions:
  - (a) usage will be granted to Proprietors on a "first come basis";
  - (b) the Body Corporate shall maintain a register of Proprietors waiting for allocation of one of the Private Moorings;
  - (c) the Body Corporate may require a Proprietor to sign a sub-licence of other such agreement before the Body Corporate grants permission to that Proprietor to moor a vessel at a Private Mooring;
  - (d) the Proprietors acknowledge that a Proprietor must not be granted permission to use more than one Private Mooring at any one time;
  - (e) a Proprietor granted permission to use a Private Mooring must comply with the terms of any licence agreement between the Principal Body Corporate and the Body Corporate;
  - (f) a Proprietor's permission to use a Private Mooring will terminate immediately if the Proprietor sells his Lot;
  - (g) The Body Corporate must maintain and insure the Private Moorings and a Proprietor granted permission to use a Private Mooring shall be responsible for 1/3 of this cost; and
  - (h) only one Proprietor shall be granted permission to use each Private Mooring at any one time.

41.6 In this By-Law, 'Private Moorings' means the 3 constructed jetties located adjacent to the Common Property.

THE COMMON SEAL of  
THE PROPRIETORS 'WASHINGTONIA'  
GROUP TITLES PLAN No. 1703  
was hereunto affixed on the 22  
day of April 2005  
in the presence of:

)  
)  
)  
)  
)

  
A Secretary

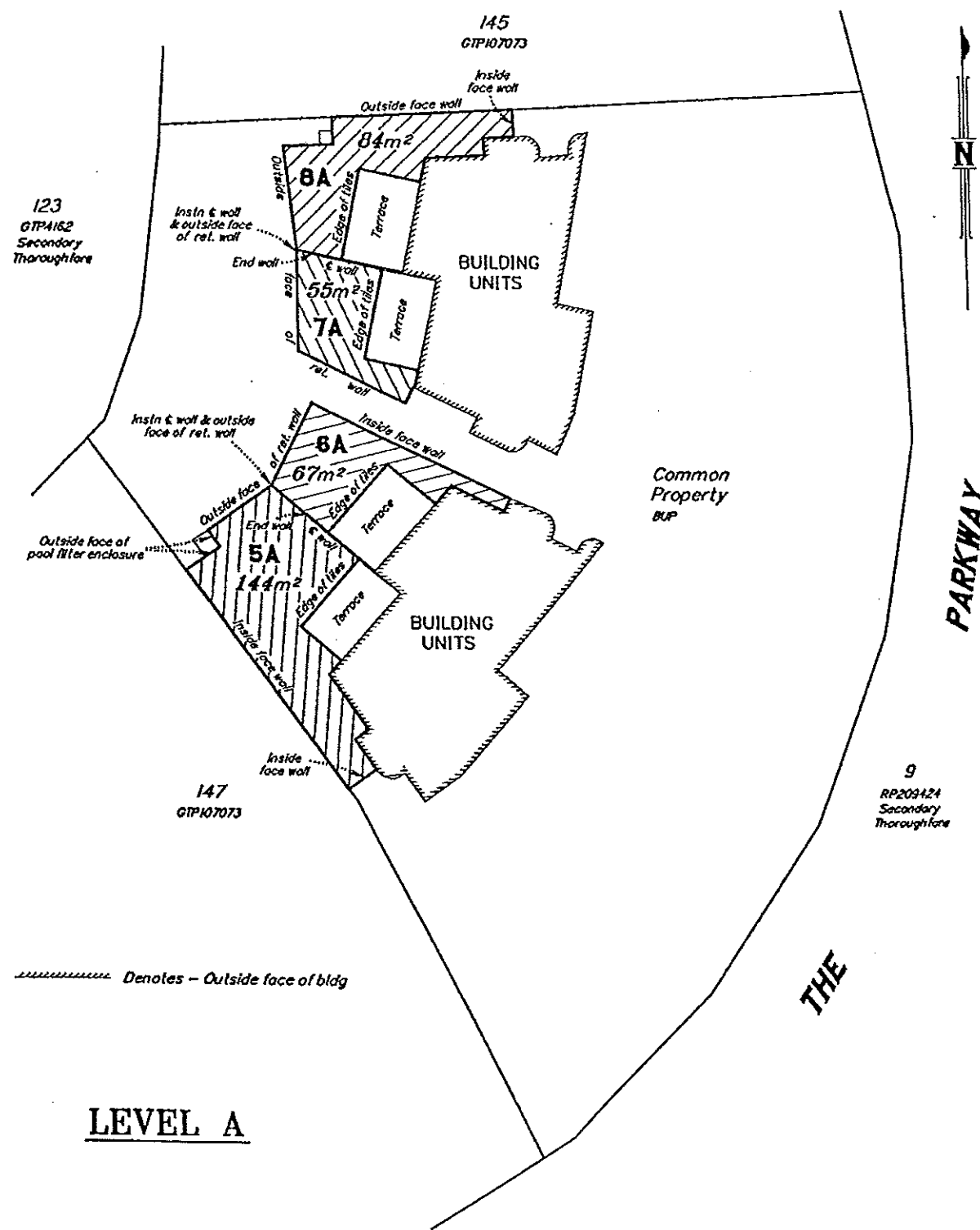
Richard Zoller  
A Chairman

**SCHEDULE 1**  
**(Exclusive Use Plan – By Law 20(a))**

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SKETCH PLAN

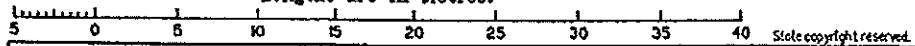
Sheet of



Denotes - Outside face of bldg

**LEVEL A**

Lengths are in Metres.



MASSIE COSGROVE PTY LTD, ACH 062 121 203 hereby certify that the details shown on this sketch plan are correct.

Cadastral Surveyor / Director  
Director  
Date

<p><i>Plan of Exclusive Use Areas in Common Property on Levels A &amp; C of "Washingtonia" CTS</i></p>		SEE BAR SCALE
		Format: SKETCH
<p>PARISH: COOMERA COUNTY: Ward</p>		<p>7494-EU-1 SHEET 1 OF 2</p>
Meridion:	F/N: NO	Plan Status:



123  
GTP4162  
Secondary  
Thoroughfare

145  
GTP107073

Common  
Property  
BUP

BUILDING  
UNITS

4A  
122m<sup>2</sup>  
Inside  
face wall

3A  
114m<sup>2</sup>  
Inside  
face wall

BUILDING  
UNITS

2A  
109m<sup>2</sup>  
Inside  
face wall

1A  
75m<sup>2</sup>  
Inside  
face wall

147  
GTP107073

9  
RP209424  
Secondary  
Thoroughfare

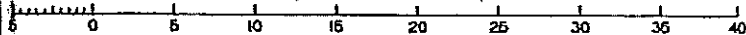
PARKWAY

THE

Denotes - Outside face of bldg

LEVEL C

Lengths are in Metres.



7494-EU-1  
SHEET 2 OF 2

