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GENERAL REQUEST



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Duty Imprint

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sea... registers in the land registry and the water registry. For more information about privacy in NR&W see <http://www.nrw.qld.gov.au/about/privacy/index.html>

1. Nature of request	Lodger (Name, address & phone number)	Lodger Code
Request to Record New Community Management Statement for Rockfield Views Community Titles Scheme 42373	Macpherson + Kelly Lawyers GPO Box 5299 Brisbane QLD 4001 Attn: Cameron Hancock Phone: 07 3235 0400	191A

2. Lot on Plan Description	County	Parish	Title Reference
Common Property of Rockfield Views Community Titles Scheme 42373	Stanley	Oxley	50841002

3. Registered Proprietor/State Lessee
Body Corporate for Rockfield Views Community Titles Scheme 42373

4. Interest
Fee Simple

5. Applicant
Body Corporate for Rockfield Views Community Titles Scheme 42373

6. Request
I hereby request that: the New community management statement deposited herewith be recorded as the community management statement for Rockfield Views community titles scheme which amends items 1, 3, 4, 5 and 6, Schedule A, B, D and E of the existing community management statement.

7. Execution by applicant

Execution Date	Applicant's or Solicitor's Signature
3/10/2011	
	CAMERON JAMES HANGCOCK Solicitor

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

42373

This statement incorporates and must include the following:

- Rule A - Schedule of lot entitlements
- Rule B - Explanation of development of scheme land
- Rule C - By-laws
- Schedule D - Any other details
- Schedule E - Allocation of exclusive use areas

CONSENT BY THE BODY CORPORATE
Office use only
CMS LABEL NUMBER

1. Name of community titles scheme	2. Regulation module
Rockfield Views Community Titles Scheme 42373	Accommodation

3. Name of body corporate
Body Corporate for Rockfield Views Community Titles Scheme 42373

4. Scheme land
Refer to attached Schedule

5. Name and address of original owner # # first community management statement only	6. Reference to plan lodged with this statement SP237393
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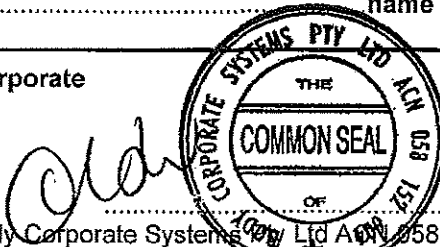
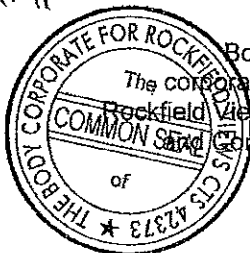
7. Local Government community management statement notation

..... signed
[Not applicable pursuant to section 60 of the Body Corporate and Community Management Act 1997]
..... name and designation
..... name of Local Government

8. Execution by original owner/Consent of body corporate

Execution Date
30/09/11

*Execution



.....
The corporate manager and being duly authorised by the Body Corporate for Rockfield Views CTS 42373 pursuant to section 138(2) of the Body Corporate and Community Management (Accommodation Module) regulation 1997
*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.

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4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
Lot 1 to 3 on SP237388	Stanley	Oxley	50841003 to 50841005
Lot 40 to 41 on SP237388	Stanley	Oxley	50841006 to 50841007
Lot 4 to 9 on SP237389	Stanley	Oxley	50842372 to 50842377
Lot 42 to 45 on SP237389	Stanley	Oxley	50842378 to 50842381
Lot 10 to 16 on SP237390	Stanley	Oxley	50846663 to 50846669
Lot 46 to 49 on SP237390	Stanley	Oxley	50846670 to 50846673
Lot 17 to 22 on SP237391	Stanley	Oxley	50847360 to 50847365
Lot 50 to 53 on SP237391	Stanley	Oxley	50847366 to 50847369
Lot 23 to 28 on SP237392	Stanley	Oxley	50853202 to 50853207
Lot 54 to 57 on SP237392	Stanley	Oxley	50853209 to 50853211
Lot 29 to 39 on SP237393	Stanley	Oxley	
Lot 58 to 60 on SP237393	Stanley	Oxley	
Common Property of Rockfield Views CTS 42373	Stanley	Oxley	50841002

SCHEDULE

Title Reference 50841002

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP237388	10	152
Lot 2 on SP237388	10	117
Lot 3 on SP237388	10	117
Lot 4 on SP237389	10	118
Lot 5 on SP237389	10	117
Lot 6 on SP237389	10	118
Lot 7 on SP237389	10	118
Lot 8 on SP237389	10	117
Lot 9 on SP237389	10	118
Lot 10 on SP237390	10	117
Lot 11 on SP237390	10	117
Lot 12 on SP237390	10	117
Lot 13 on SP237390	10	117
Lot 14 on SP237390	10	117
Lot 15 on SP237390	10	117
Lot 16 on SP237390	10	117
Lot 17 on SP237391	10	117
Lot 18 on SP237391	10	117
Lot 19 on SP237391	10	117
Lot 20 on SP237391	10	117
Lot 21 on SP237391	10	117
Lot 22 on SP237391	10	117
Lot 23 on SP237392	10	117
Lot 24 on SP237392	10	117
Lot 25 on SP237392	10	117
Lot 26 on SP237392	10	117
Lot 27 on SP237392	10	117
Lot 28 on SP237392	10	117
Lot 29 on SP237393	10	117
Lot 28 on SP237393	10	117
Lot 30 on SP237393	10	117
Lot 31 on SP237393	10	117
Lot 32 on SP237393	10	117
Lot 33 on SP237393	10	117
Lot 34 on SP237393	10	117
Lot 35 on SP237393	10	117
Lot 36 on SP237393	10	125
Lot 37 on SP237393	10	125
Lot 38 on SP237393	10	125

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Lot 39 on SP237393	10	125
Lot 40 on SP237388	10	125
Lot 41 on SP237388	10	125
Lot 42 on SP237389	10	118
Lot 43 on SP237389	10	117
Lot 44 on SP237389	10	117
Lot 45 on SP237389	10	118
Lot 46 on SP237390	10	117
Lot 47 on SP237390	10	117
Lot 48 on SP237390	10	117
Lot 49 on SP237390	10	117
Lot 50 on SP237391	10	117
Lot 51 on SP237391	10	117
Lot 52 on SP237391	10	117
Lot 53 on SP237391	10	117
Lot 54 on SP237392	10	117
Lot 55 on SP237392	10	117
Lot 56 on SP237392	10	117
Lot 57 on SP237392	10	117
Lot 58 on SP237393	10	117
Lot 59 on SP237393	10	117
Lot 60 on SP237393	10	117
TOTALS	600	7109

Principles for Deciding the Contribution Schedule Lot Entitlements

The Contribution Schedule Lot Entitlements ("CSLE") for the Scheme are equal in accordance with the equality principle as required by Section 46A of the *Body Corporate and Community Management Act 1997*

Principles for Deciding the Interest Schedule Lot Entitlements

The Interest Schedule Lot Entitlements ("ISLE") for the Scheme are not equal. As required by Section 66(1)(dc)(ii) of the *Body Corporate and Community Management Act 1997*, the Interest Schedule Lot Entitlements for the Scheme have been allocated having regard to the features & characteristics of the Scheme and the purpose for which the lots are used (as opposed to respective market values).

The ISLE do not reflect the market value of the lots. *It is just and equitable in the circumstances for the individual lot entitlements not to reflect the respective market values of the lots.*
When allocating the Interest Schedule Lot Entitlements, regard has been taken to the following: *11*

- 1. Structure of the Scheme**
The Scheme is not part of a layered scheme or part of a volumetric plan and does not have a mixed use lot so this factor does not apply.
- 2. Nature, Features and Characteristics of the Lot in the Scheme**
The nature, features and characteristics of each lot in the Scheme are the same except for the area. As such, the Interest Schedule Lot Entitlements have been adjusted according to the area of each lot.
- 3. Purpose For Which Lots are Used**
The Scheme is a residential scheme so this factor does not apply.

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SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Section 66 (1) (f) and (g) of the Body Corporate and Community Management Act 1997 does not apply.

SCHEDULE C BY-LAWS

1. Compliance by Tenants

- (1) The duties and obligations imposed by these by-laws on an owner of a lot shall be observed not only by the owner but by the owner's tenants, guests, servants, employees, agents, children, invitees and licensees.
- (2) The owner of a lot shall not use or occupy a lot for any purpose other than for residential purposes only and not for any trade or business save for that lot being Lot No. 1 which is currently used or occupied by a service contractor or letting agent for the Scheme and which service contractor or letting agent may use or occupy their respective lot to conduct the business and duties of a service contractor and letting agent as provided in the terms of agreement entered into in writing with the Body Corporate.

2. Noise

- (1) The 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.

3. Vehicles

- (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, except for the designated visitor parking which must remain available at all times for the sole use of the visitor's vehicles.
- (2) An approval under subsection (1) must state the period for which it is given, with the exception of the designated visitor parking.
- (3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier, with the exception of designated visitor parking.

4. Vehicles/Roadways.

- (1) Speed limit on internal roadways is 10kph. All public road rules apply.
- (2) Vehicles must not be parked on internal roadways at any time. Guests must park in the designated visitor parking spaces
- (3) Garage driveways must be kept clean of oil and grease
- (4) Driveways are not to be used to undertake mechanical repairs to vehicles.

5. Children Playing on Common Property.

An owner of a lot shall be personally responsible for the conduct of their children and other invited children at all times while on the common property. This responsibility shall include ensuring that said children:

- (1) Do not play on the common roadways and visitor parking areas without the personal supervision of the owner;

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- (2) Do not ride skateboards, skates, go-carts, bicycles or other similar apparatus at any time;
- (3) Do not play in any common areas after dark.

6. Obstruction

- (1) The occupier of a lot must not obstruct the lawful use of the common property by someone else.

7. Damage to Lawns etc.

- (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 subsection (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.

8. 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 subsection (2) in good order and repair.

9. Behaviour of Invitees

- (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.

10. Leaving of Rubbish etc. on 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.

11. Appearance of Lot

- (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.
- (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.
 - (c) The service contractor and letting agent for the Scheme may display signs for letting purposes
- (3) This section does not apply to a lot created under a standard format plan of subdivision.

12. Storage of Flammable Materials

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- (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.

13. Garbage Disposal

- (1) The occupier of a lot must keep a receptacle for garbage in a clean and dry condition. Refuse and Recycling bins are to be stored within the individual garages or the rear courtyard and placed in the nominated refuse collection points on the collection day by the owner/tenant. The Refuse and Recycling bins must be collected by owner/tenant on the same day and returned to the garage or the rear courtyard in a clean and Hygienic condition.
- (2) The occupier of a lot must
 - (a) comply with all local government local 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.
- (3) The lot owners, future lot owners and the Body Corporate agree to indemnify the Brisbane City Council and its agents with respect to refuse collection vehicles entering the property.
- (4) Maintain and repair the garbage receptacle to ensure it is kept in a serviceable condition.

14. Keeping of Animals

- (1) 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) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot.

Note:- Section 181 of the Act provides as follows:

1. A person mentioned in the *Guide Dogs Act 1972*, section 5, who is entitled to be on a lot included in a community titles scheme, or on the common property, is entitled to be accompanied by a guide dog while on the lot or common property.
2. Also, a person mentioned in subsection (1) who is the owner or occupier of a lot included in a community titles scheme is entitled to keep a guide dog on the lot.
3. A by-law cannot exclude or restrict a right given by this section.

15. Water Separately Metered

- (1) A water service is provided via an approved Brisbane City Council meter assembly and meter box to the front real property boundary of the development and a water sub meter to each lot in accordance with the "Brisbane City Council Water Supply Standards" and the interim Technical Specification for Submetering.
- (2) The owner of each lot is responsible for the water usage of that lot.

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16. Display Unit.

- (1) The original proprietor may until all lots in the Community Titles Scheme have been sold, open and maintain a display unit within the buildings and erect on the common property such signs and display notices as it considers appropriate to assist in the marketing of the lots.

17. By-laws to be exhibited

- (1) A copy of these By-laws (or précis thereof approved by the Committee) shall be exhibited in a prominent place in any lot made available for letting.

18. Complaints or Applications

- (1) All complaints or applications to the Body Corporate or its Committee shall be addressed in writing to the Secretary or to the Body Corporate Manager of the Body Corporate.

19. Pay Television

- (1) The owner may allow a person approved by the Body Corporate to install all cabling, wiring, ducting, conduits, amplifiers and any other necessary equipment to the unit parcel to enable unit owner to connect to cable television. The Body Corporate is authorised to enter into agreements about the subject matter of the By-law.

20. Recovery of Money Spent

- (1) Where the Body Corporate expends money to make good damage or expends money to commence and engage in legal proceedings caused by a breach of the Act or of these By-laws by any owner or the tenants, guests, servants, employees, agents, children, invitees or licensees of the owner or any of them, the 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.

21. Ground maintenance

- (1) The Body Corporate is appointed agent of the owners to effect the mowing and edging of all lawns on the parcel and gardens on the common property, excluding mowing, weeding, watering and fertilising lawns and gardens in the private lots. Owners must ensure that gardens and lawns in private lots are maintained to a standard equivalent to those on the common property and that lawns are regularly mowed, weeded, watered and fertilised at their own expense.
- (2) Should an owner fail to properly maintain their lot, the Body Corporate is empowered to have the necessary maintenance carried out and the costs involved shall be due and payable by the owner of the lot within fourteen (14) days from the date the maintenance is carried out.

22. Use of Lots

- (1) An owner or occupier of a lot shall not use that lot or permit the same to be used otherwise than as a residence save except
 - (a) as per By-law 16 (Display Unit by the original proprietor); or
 - (b) The owner or occupier of Lot 1 who may use or cause to be used Lot 1 for the purpose of conducting the business of a service contractor engaged by the Body Corporate to supply services (other than administration services) to the Body Corporate for the benefit of the common property of lots including in the Rockfield Views Community Titles Scheme and for the purpose of conducting the business of a letting agent authorised by the Body Corporate for the Rockfield Views Community Titles Scheme
- (2) An owner or occupier shall not use or permit his lot to be used for any purpose that may cause a nuisance or hazard or for any illegal or immoral purpose or for any other purpose that may endanger the safety or good reputation of persons residing within the Rockfield Views

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Community Titles Scheme

23. Exclusive Use

The owner of the lots specified in Schedule E shall be entitled to the exclusive use of the area as identified in Schedule E.

24. Swimming Pool

The swimming pool shall not be used between the hours of 6.00pm and 7.00am each day except with the written consent of the Committee or the Manager. The following rules shall apply to the swimming pool:

- (1) No running around the swimming pool and no diving into the swimming pool;
- (2) Children must be accompanied by a person 18 years of age or older;
- (3) Glass containers shall not be permitted in or about the swimming pool;
- (4) No unnecessary noise;
- (5) Pets and animals are not permitted in the swimming pool area;
- (6) Alcoholic beverages shall not be consumed in the swimming pool area;
- (7) No splashing or behaving in any manner likely to interfere with the use and enjoyment of the swimming pool area by other residents; and
- (8) The swimming pool is for the exclusive use of Rockfield Views owners and occupiers only.

25. Use of Barbecue Area

All owners and residents may use the barbecue facilities constructed on the Common Property subject to the following rules which shall, where appropriate, apply to all guests or invitees of the owners or occupiers:

- (1) No use shall be made of the barbecue area which involves damage, inconvenience or nuisance to any owner, occupier or invitee nor which cause damage to the surface, fixtures and fittings of the barbecue areas. After use the barbecue and the barbecue area shall be left clean and tidy;
- (2) The barbecue area shall not be used by a guest or invitee unless accompanied by the host owner or occupier; and
- (3) The barbecue and barbecue area shall not be used between the hours of 9.00pm and 8.00am each day except with the written consent of the Committee or the Manager.

26. General

The following rules are imposed to ensure the ongoing operation, appearance and maintenance of the development is in accordance with the development permit and the approved plans and documents.

- (1) Maintain signage which alert residents that 'The access to and from Rockfield Road is a temporary connection only'
- (2) Once Council starts construction work on the bus bay along Rockfield Road, or an alternative vehicle access to Rockfield Road / Cloverdale Road is provided to the south of the site, whichever is earlier, within a reasonable time of a request being made by Brisbane City Council, the Body Corporate is to, at its cost;

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- i. Remove the direct temporary access to Rockfield Road, and construct a barrier preventing vehicle ingress or egress to Rockfield Road; and
 - ii. The 7.0 metre wide crossover to Rockfield Road is to be removed and kerb and channel reinstated in accordance with Councils *Subdivision and Development Guidelines*.
 - iii. Remove all signage alerting residents that access to and from Rockfield Road is temporary.
- (3) All outdoor living areas shown on the Approved Drawings and Documents, are to remain unenclosed with no shutters, glazing, louvers or similar permanent structures other than those consistent with the *Brisbane City Plan 2000 – "Residential Design – Low Density, Character and Low-medium Density Code"* and clearly depicted on the Approved Drawings and Documents.
 - (4) The driveways, associated landscaping, vehicle turning areas, visitor parking spaces, boundary screen fencing, communal open space areas, enhancement planting areas, internal footpaths/pedestrian circulation routes, buffer landscaping, storage areas, vegetation retention areas, pool area, recreation areas and amenities as shown on the approved plan(s) of layout shall form part of the common property and shall not be designated for the exclusive use or lot entitlement of any dwelling unit.
 - (5) The Bio-Retention Basin located in the North-West corner and the South-East corner of the site is to remain in common property and be regularly maintained.
 - (6) Provision on site for a minimum of fifteen (15) visitors' car parking spaces that are to remain available for use at all times by bona-fide visitors, guests, or invitees of the tenants of all units and are not included in the exclusive use area or lot entitlement.
 - (7) Visitors parking bays are not to be fitted with a roller door, gate or similar device preventing access to visitor parking bays.
 - (8) No gates or similar devices are to be placed at the vehicle entry of the development preventing vehicle access to the site.
 - (9) Refuse and recyclable bins are to be stored within the individual garages and to be collected from the nominated refuse collection points.
 - (10) A suitable lighting system to operate from dusk to dawn for the driveway between the vehicle entrance to the site and the visitors' parking spaces along with all areas where the public will be given access.
 - (11) All sealed traffic areas must be cleaned as necessary to prevent the emissions of particulate matter.
 - (12) Any metal grills, metal plates or similar subject vehicle traffic must be acoustically damped to prevent environmental nuisance.
 - (13) All trees identified for retention on the Approved Vegetation Management Plan, drawing number 4926, titled Preliminary VMP Issue B and dated 29 July 2009, must be protected and maintained. Any pruning works, tree surgery or other maintenance required to maintain the health and stability of retained trees or to reduce hazards for residents, are to be carried out by a suitably qualified arboricultural consultant (minimum AQF Level 5 Diploma in Arboriculture).
 - (14) Newly planted trees must be allowed to reach their natural height.
 - (15) Any future civil works (eg. Installation of services) that are to occur anywhere inside the drip-line of trees to be retained must be carried out under the supervision of a suitably qualified arboricultural consultant (minimum AQF Level 5 Diploma in Arboriculture).

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(16) Screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements:

- (a) No unscreened installations on the proposed development are to be visible from the surrounding sites; and
- (b) Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

A service location plan is attached hereto identifying the lots and common property, after completion of stage 3, affected by the public utility statutory easements, including easements for water, sewage, Telstra/telephone, underground electricity, gas, projection, fire, support, shelter, stormwater and drainage as set out in the table format hereunder

LOTS ON PLAN OR COMMON PROPERTY	STATUTORY EASEMENTS
Lot 1 on SP237388	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 2 on SP237388	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 3 on SP237388	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 4 on SP237389	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 5 on SP237389	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 6 on SP237389	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 7 on SP237389	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 8 on SP237389	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 9 on SP237389	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 10 on SP237390	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 11 on SP237390	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 12 on SP237390	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 13 on SP237390	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 14 on SP237390	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 15 on SP237390	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
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Lot 18 on SP237391	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 19 on SP237391	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 20 on SP237391	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 21 on SP237391	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 22 on SP237392	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
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Lot 26 on SP237392	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 27 on SP237392	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 28 on SP237392	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 29 on SP237393	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 30 on SP237393	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter

SCHEDULE

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Lot 31 on SP237393	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 32 on SP237393	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 33 on SP237393	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 34 on SP237393	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 35 on SP237393	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 36 on SP237393	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 37 on SP237393	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 38 on SP237393	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 39 on SP237393	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 40 on SP237388	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 41 on SP237388	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 42 on SP237389	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 43 on SP237389	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 44 on SP237389	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 45 on SP237389	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 46 on SP237390	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 47 on SP237390	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 48 on SP237390	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 49 on SP237390	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 50 on SP237391	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 51 on SP237391	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 52 on SP237391	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 53 on SP237391	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 54 on SP237392	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 55 on SP237392	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 56 on SP237392	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 57 on SP237392	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 58 on SP237393	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 59 on SP237393	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Lot 60 on SP237393	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter
Common Property	Telstra, Electricity, Sewer, Water, Stormwater, Gas, Support, Fire & Shelter

Title Reference 50841002

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

An exclusive use plan is attached hereto identifying the lots and common property after completion of stage 3

LOTS ON PLAN	EXCLUSIVE USE AREA
Lot 1 on SP237388	Area "1A" on plan marked "4926/EX1-1"
Lot 2 on SP237388	Area "2A" on plan marked "4926/EX1-1"
Lot 3 on SP237388	Area "3A" on plan marked "4926/EX1-1"
Lot 4 on SP237389	Area "4A" on plan marked "4926/EX2-2"
Lot 5 on SP237389	Area "5A and 5B" on plan marked "4926/EX2-2"
Lot 6 on SP237389	Area "6A and 6B" on plan marked "4926/EX2-2"
Lot 7 on SP237389	Area "7A" on plan marked "4926/EX2-1"
Lot 8 on SP237389	Area "8A" on plan marked "4926/EX2-1"
Lot 9 on SP237389	Area "9A" on plan marked "4926/EX2-1"
Lot 10 on SP237390	Area "10A and 10B" on plan marked "4926/EX3-1"
Lot 11 on SP237390	Area "11A and 11B" on plan marked "4926/EX3-1"
Lot 12 on SP237390	Area "12A and 12B" on plan marked "4926/EX3-1"
Lot 13 on SP237390	Area "13A" on plan marked "4926/EX3-2"
Lot 14 on SP237390	Area "14A" on plan marked "4926/EX3-2"
Lot 15 on SP237390	Area "15A" on plan marked "4926/EX3-2"
Lot 16 on SP237390	Area "16A" on plan marked "4926/EX3-2"
Lot 17 on SP237391	Area "17A and 17B" on plans marked "4926/EX4-1" and "4926/EX4-2"
Lot 18 on SP237391	Area "18A and 18B" on plans marked "4926/EX4-1" and "4926/EX4-2"
Lot 19 on SP237391	Area "19A and 19B" on plans marked "4926/EX4-1" and "4926/EX4-2"
Lot 20 on SP237391	Area "20A and 20B" on plans marked "4926/EX4-1" and "4926/EX4-2"
Lot 21 on SP237391	Area "21A and 21B" on plans marked "4926/EX4-1" and "4926/EX4-2"
Lot 22 on SP237391	Area "22A and 22B" on plans marked "4926/EX4-1" and "4926/EX4-2"
Lot 23 on SP237392	Area "23A and 23B" on plan marked "4926/EX5-1"
Lot 24 on SP237392	Area "24A" on plan marked "4926/EX5-1"
Lot 25 on SP237392	Area "25A and 25B" on plan marked "4926/EX5-1"
Lot 26 on SP237392	Area "26A and 26B" on plan marked "4926/EX5-2"
Lot 27 on SP237392	Area "27A and 27B" on plan marked "4926/EX5-2"
Lot 28 on SP237392	Area "28A and 28B" on plan marked "4926/EX5-2"
Lot 29 on SP237393	Area "29A and 29B" on plan marked "4926/EX6-1"
Lot 30 on SP237393	Area "30A and 30B" on plan marked "4926/EX6-1"
Lot 31 on SP237393	Area "31A and 31B" on plan marked "4926/EX6-1"
Lot 32 on SP237393	Area "32A and 32B" on plan marked "4926/EX6-1"
Lot 33 on SP237393	Area "33A and 33B" on plan marked "4926/EX6-2"
Lot 34 on SP237393	Area "34A and 34B" on plan marked "4926/EX6-2"
Lot 35 on SP237393	Area "35A and 35B" on plan marked "4926/EX6-2"
Lot 36 on SP237393	Area "36A" on plan marked "4926/EX6-3"
Lot 37 on SP237393	Area "37A" on plan marked "4926/EX6-3"
Lot 38 on SP237393	Area "38A" on plan marked "4926/EX6-4"
Lot 39 on SP237393	Area "39A" on plan marked "4926/EX6-4"

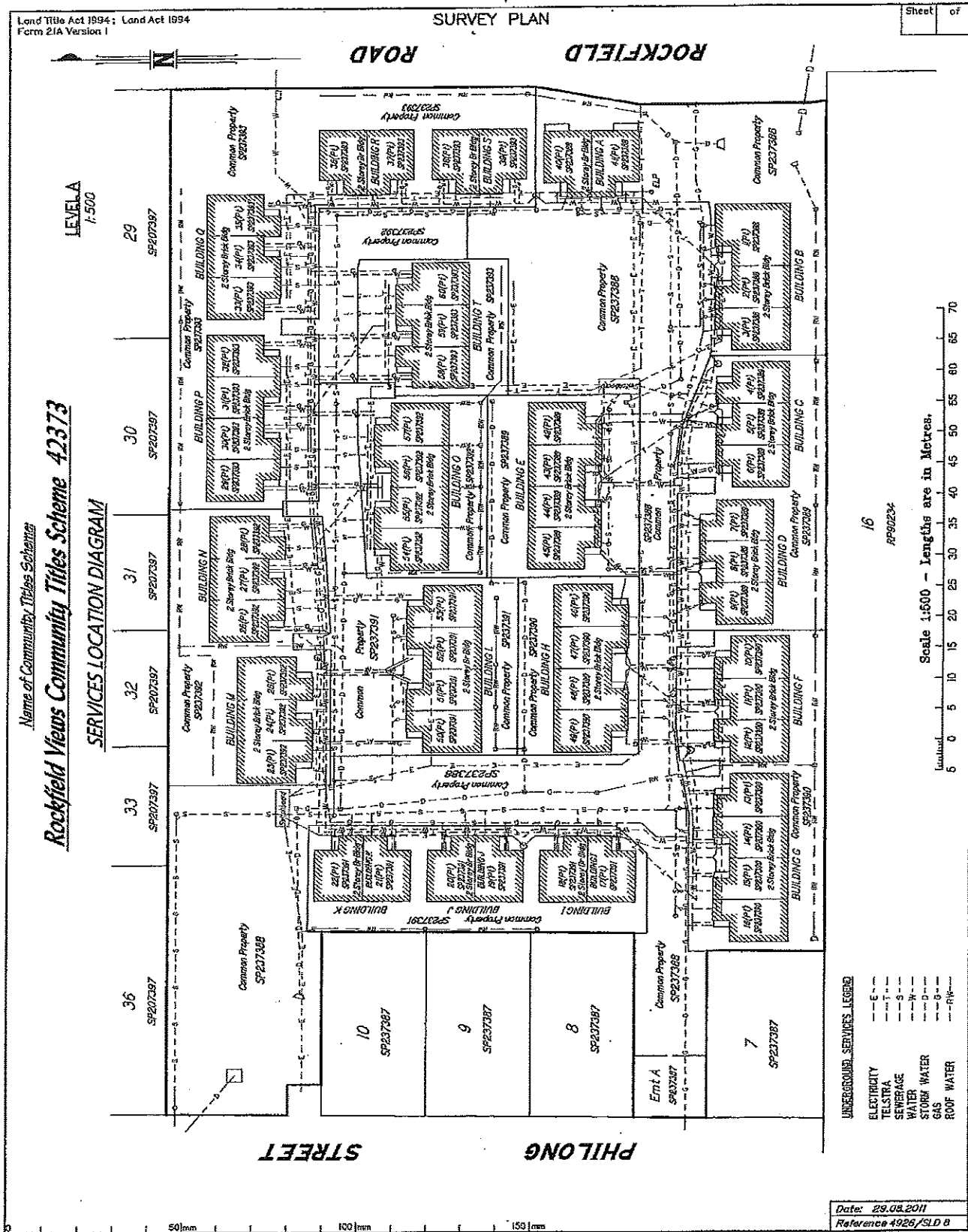
SCHEDULE

Title Reference 50841002

Lot 40 on SP237388	Area "40A" on plan marked "4926/EX1-2"
Lot 41 on SP237388	Area "41A" on plan marked "4926/EX1-2"
Lot 42 on SP237389	Area "42A and 42B" on plan marked "4926/EX2-3"
Lot 43 on SP237389	Area "43A and 43B" on plan marked "4926/EX2-3"
Lot 44 on SP237389	Area "44A and 44B" on plan marked "4926/EX2-3"
Lot 45 on SP237389	Area "45A and 45B" on plan marked "4926/EX2-3"
Lot 46 on SP237390	Area "46A" on plan marked "4926/EX3-3"
Lot 47 on SP237390	Area "47A" on plan marked "4926/EX3-3"
Lot 48 on SP237390	Area "48A" on plan marked "4926/EX3-3"
Lot 49 on SP237390	Area "49A" on plan marked "4926/EX3-3"
Lot 50 on SP237391	Area "50A and 50B" on plan marked "4926/EX4-3"
Lot 51 on SP237391	Area "51A and 51B" on plan marked "4926/EX4-3"
Lot 52 on SP237391	Area "52A and 52B" on plan marked "4926/EX4-3"
Lot 53 on SP237391	Area "53A and 53B" on plan marked "4926/EX4-3"
Lot 54 on SP237392	Area "54A and 54B" on plan marked "4926/EX5-3"
Lot 55 on SP237392	Area "55A and 55B" on plan marked "4926/EX5-3"
Lot 56 on SP237392	Area "56A and 56B" on plan marked "4926/EX5-3"
Lot 57 on SP237392	Area "57A and 57B" on plan marked "4926/EX5-3"
Lot 58 on SP237393	Area "58A and 58B" on plan marked "4926/EX6-5"
Lot 59 on SP237393	Area "59A and 59B" on plan marked "4926/EX6-5"
Lot 60 on SP237393	Area "60A and 60B" on plan marked "4926/EX6-5"

Title Reference 50841002

Services Location Diagram



Title Reference 50841002

Exclusive Use Plan

Sheet of

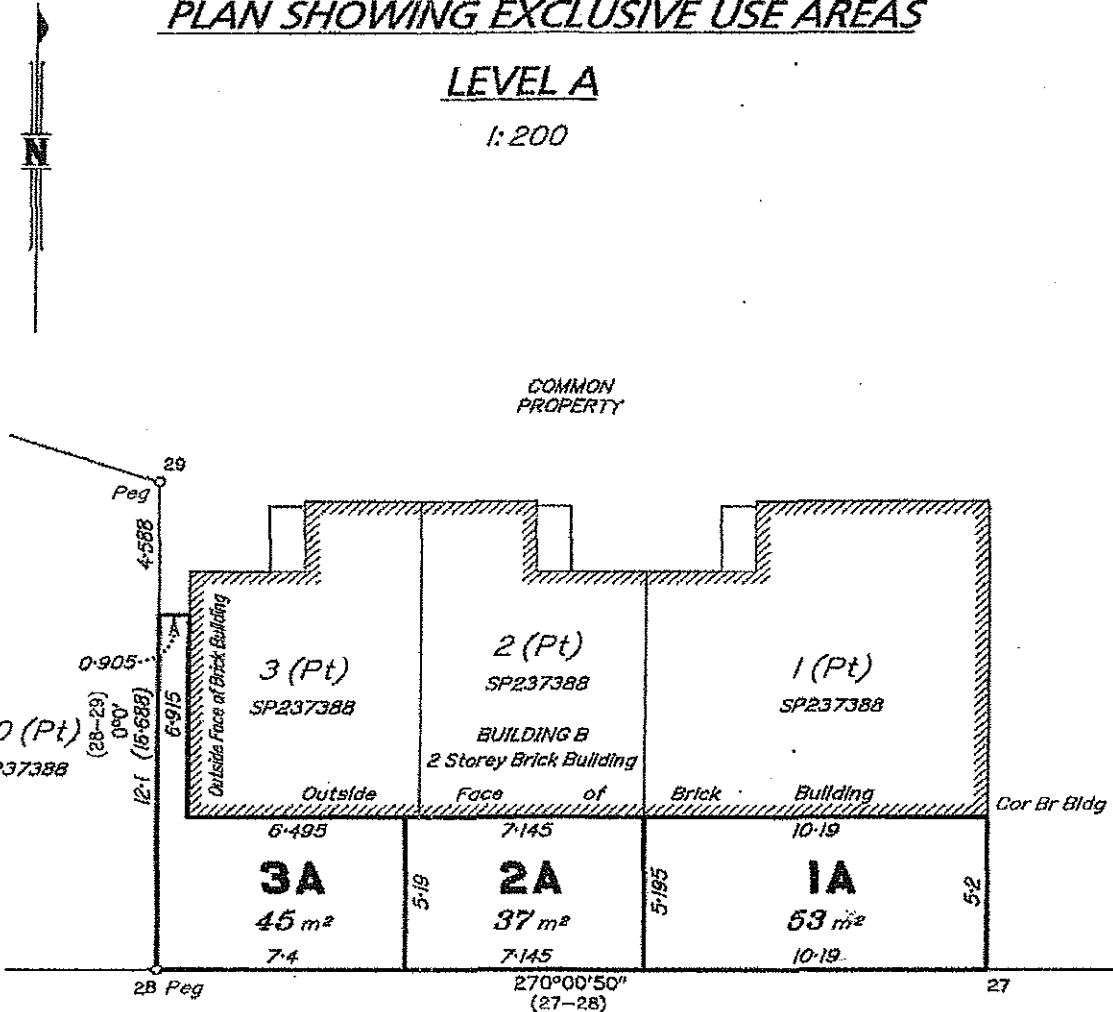
Name of Community Titles Scheme:

Rockfield Views Community Titles Scheme

PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200



SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby certify that the details shown on this sketch plan are correct.

16
 RP90234

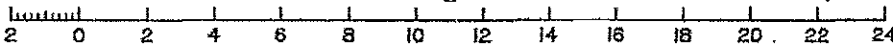


[Signature]
 Authorised Signatory

[Signature]
 Authorised Signatory

Date: 10/12/2010

Scale 1:200 - Lengths are in Metres.



Reference 4926/EX1-1

Title Reference 50841002

Sheet of

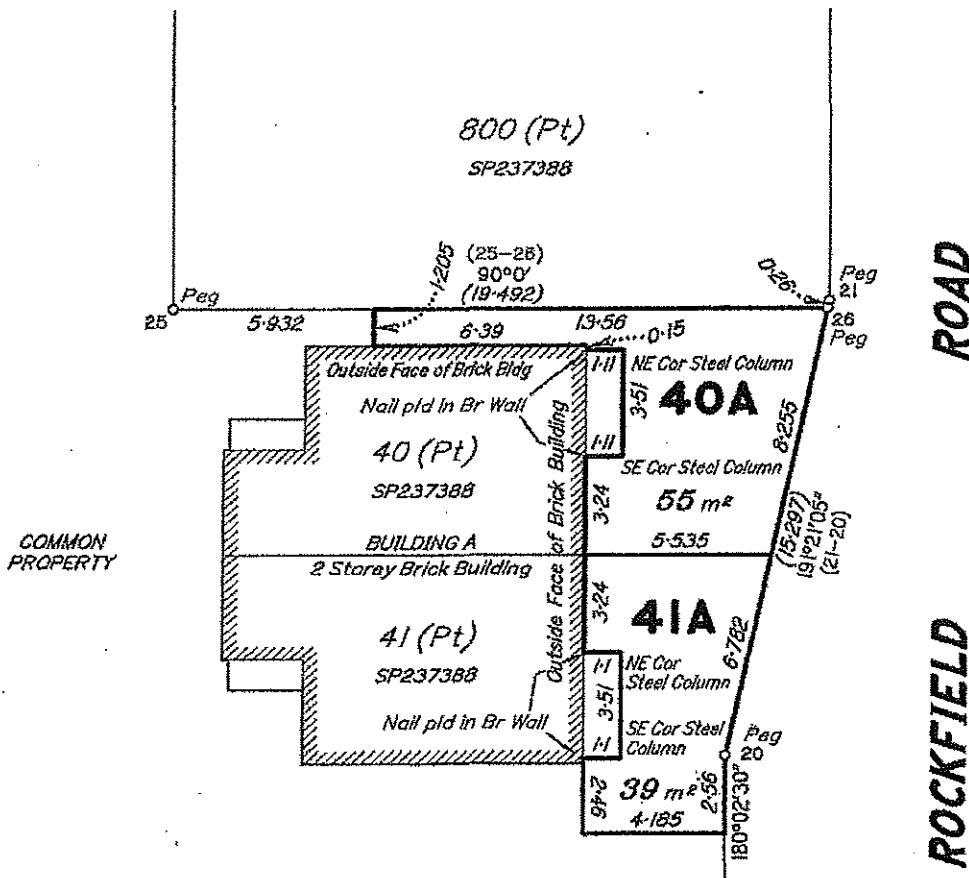
Name of Community Titles Scheme:

Rockfield Views Community Titles Scheme

PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200



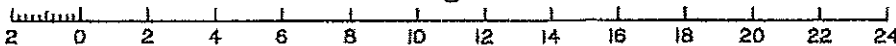
SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby certify that the details shown on this sketch plan are correct.



Authorised Signatory
[Signature]
Authorised Signatory
[Signature]

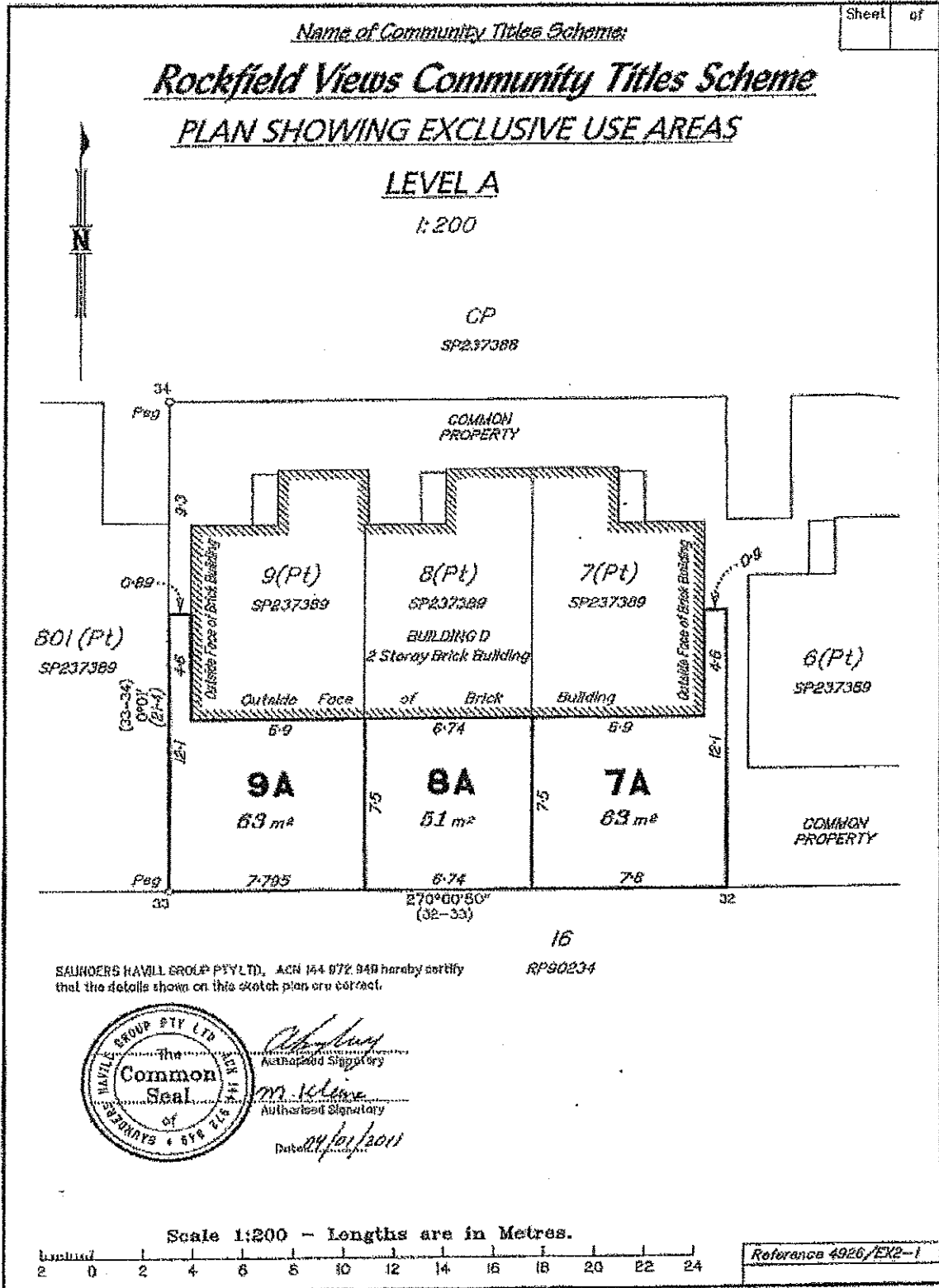
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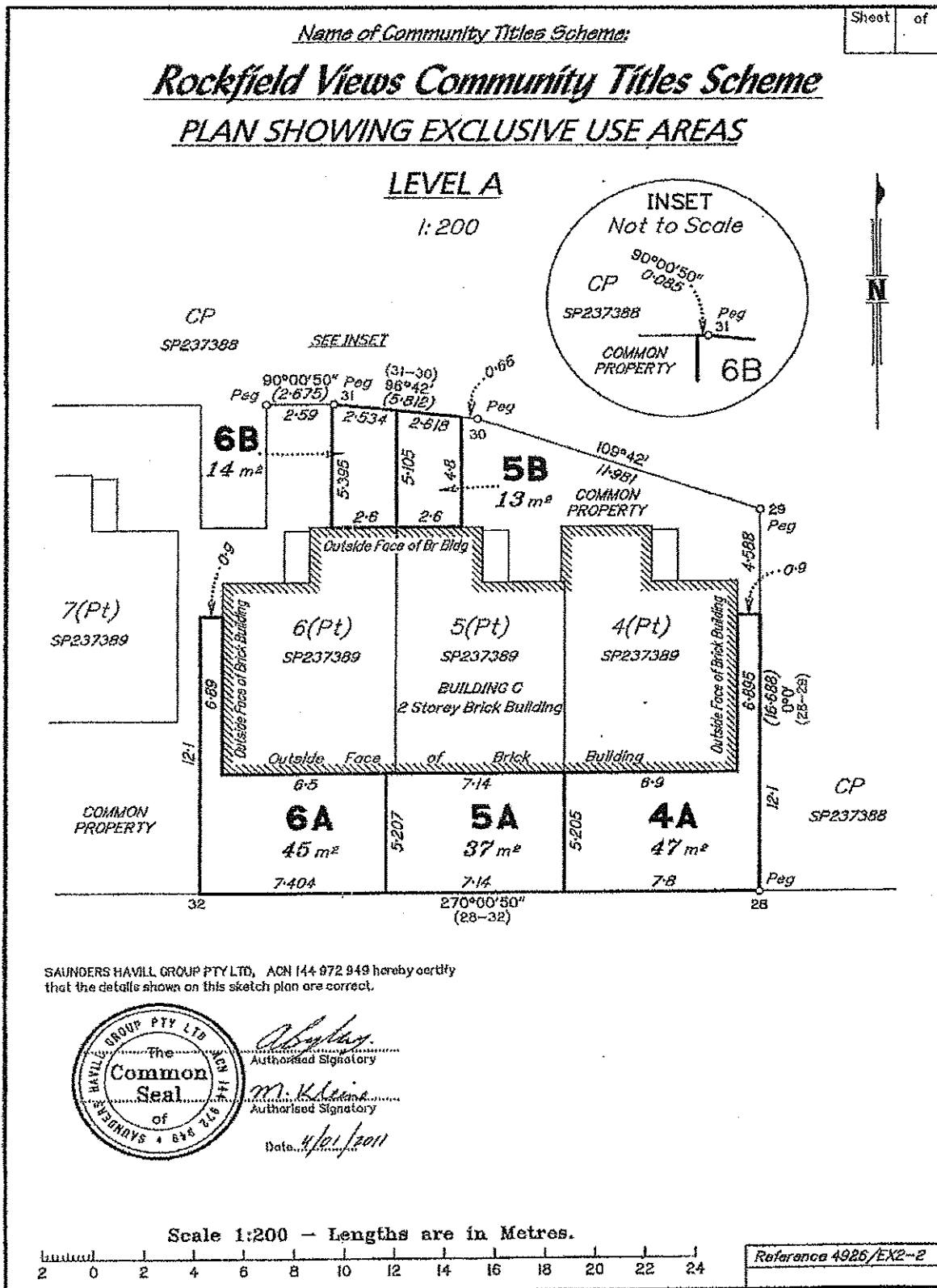


Reference 4926/EX1-2

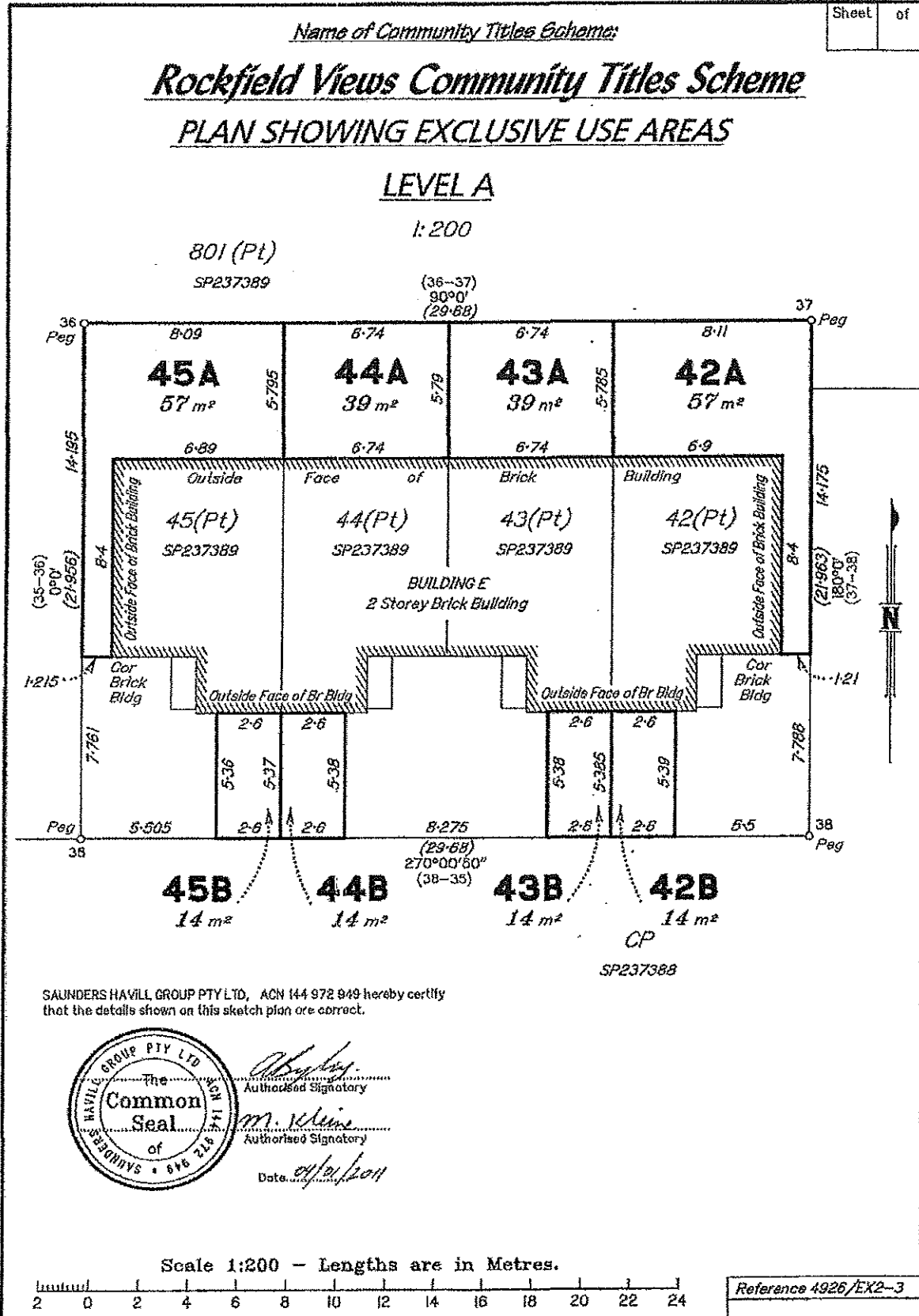
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Title Reference 50841002



Title Reference 50841002



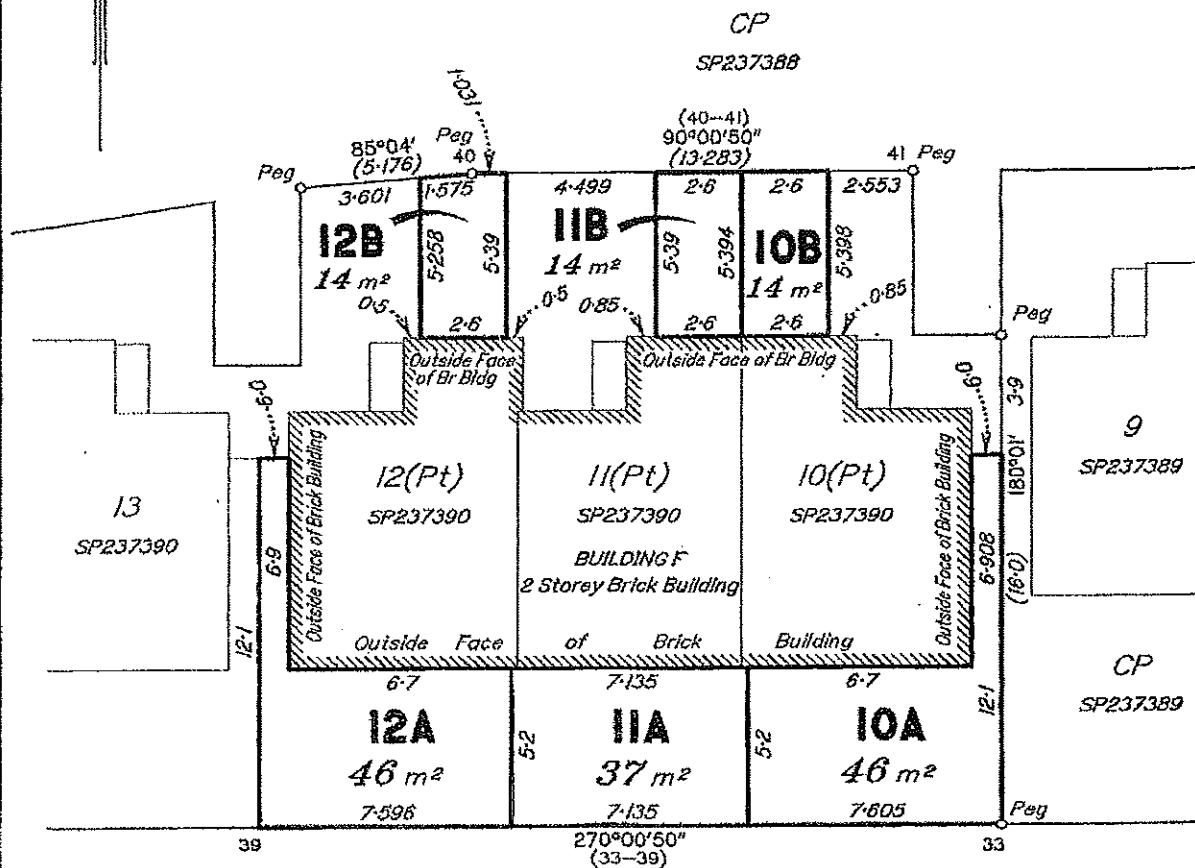
Title Reference 50841002

Sheet of

Name of Community Titles Scheme:
Rockfield Views Community Titles Scheme 42373
PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200



16

RP90234

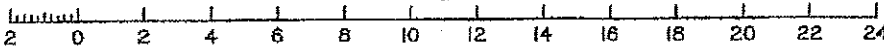
SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby certify that the details shown on this sketch plan are correct.



[Signature]
 Director
[Signature]
 Authorised Signatory

Date: 29.03.2011

Scale 1:200 - Lengths are in Metres.



Reference 4926/EX3-1

Title Reference 50841002

Sheet	of
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Name of Community Titles Scheme:

Rockfield Views Community Titles Scheme 42373

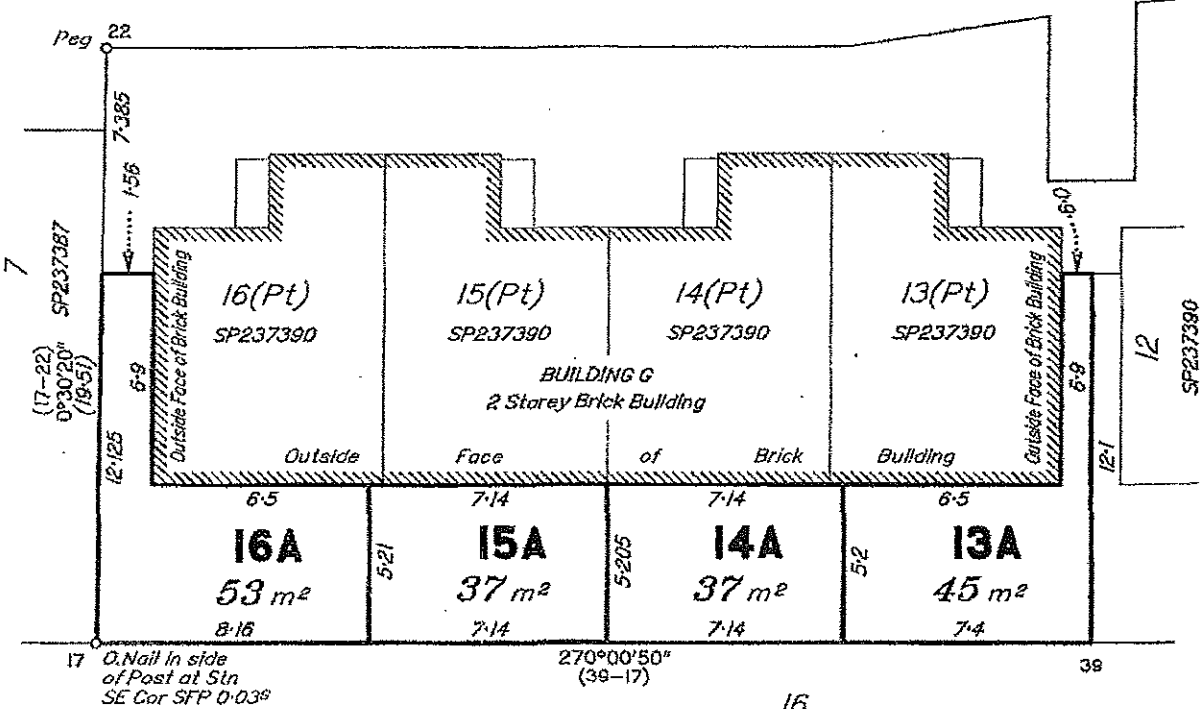
PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200

CP

SP237388



SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby certify that the details shown on this sketch plan are correct.

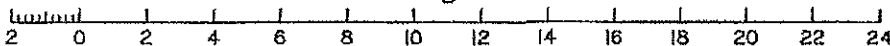


Robert
Director

Sam
Authorised Signatory

Date: 29-03-2011

Scale 1:200 - Lengths are in Metres.



Reference 4926/EX3-2

Title Reference 50841002

Sheet of

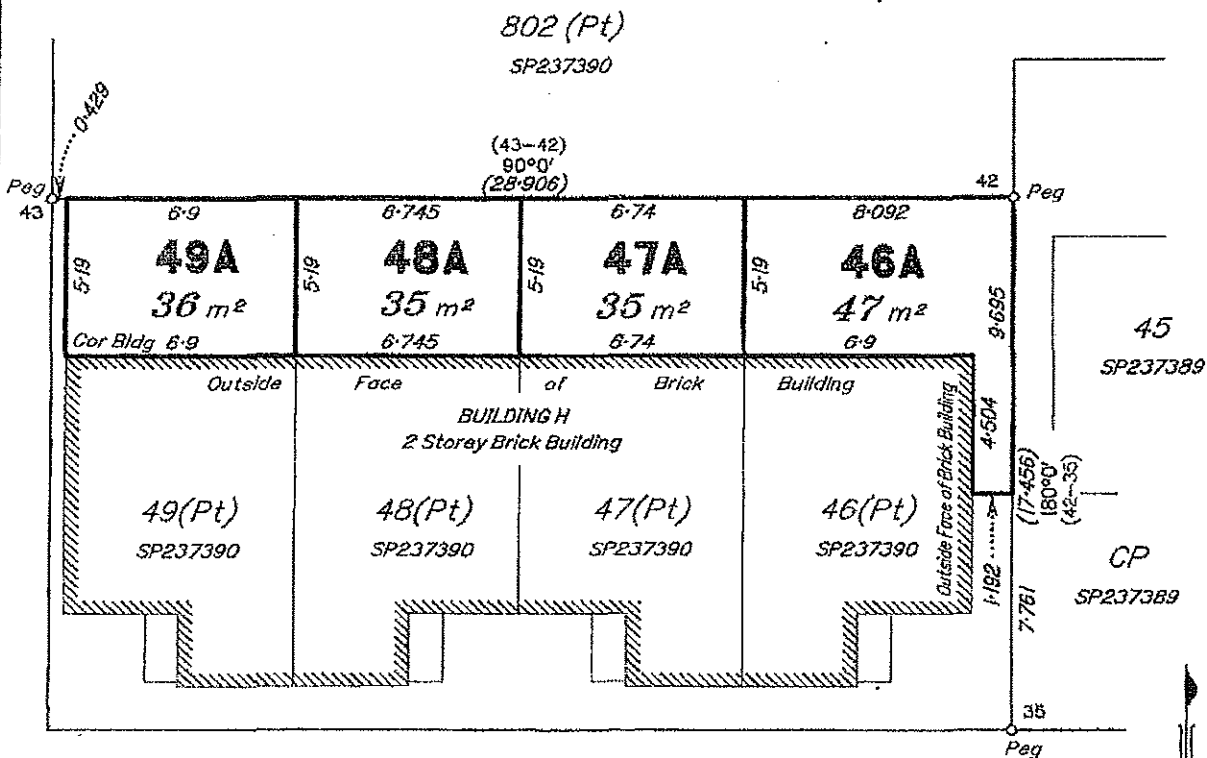
Name of Community Titles Scheme:

Rockfield Views Community Titles Scheme 42373

PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200

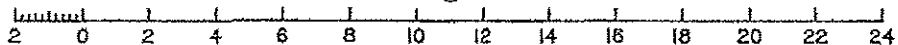


SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby certify that the details shown on this sketch plan are correct.



Paul
Director
[Signature]
Authorised Signatory
Date: 29.03.2011

Scale 1:200 - Lengths are in Metres.

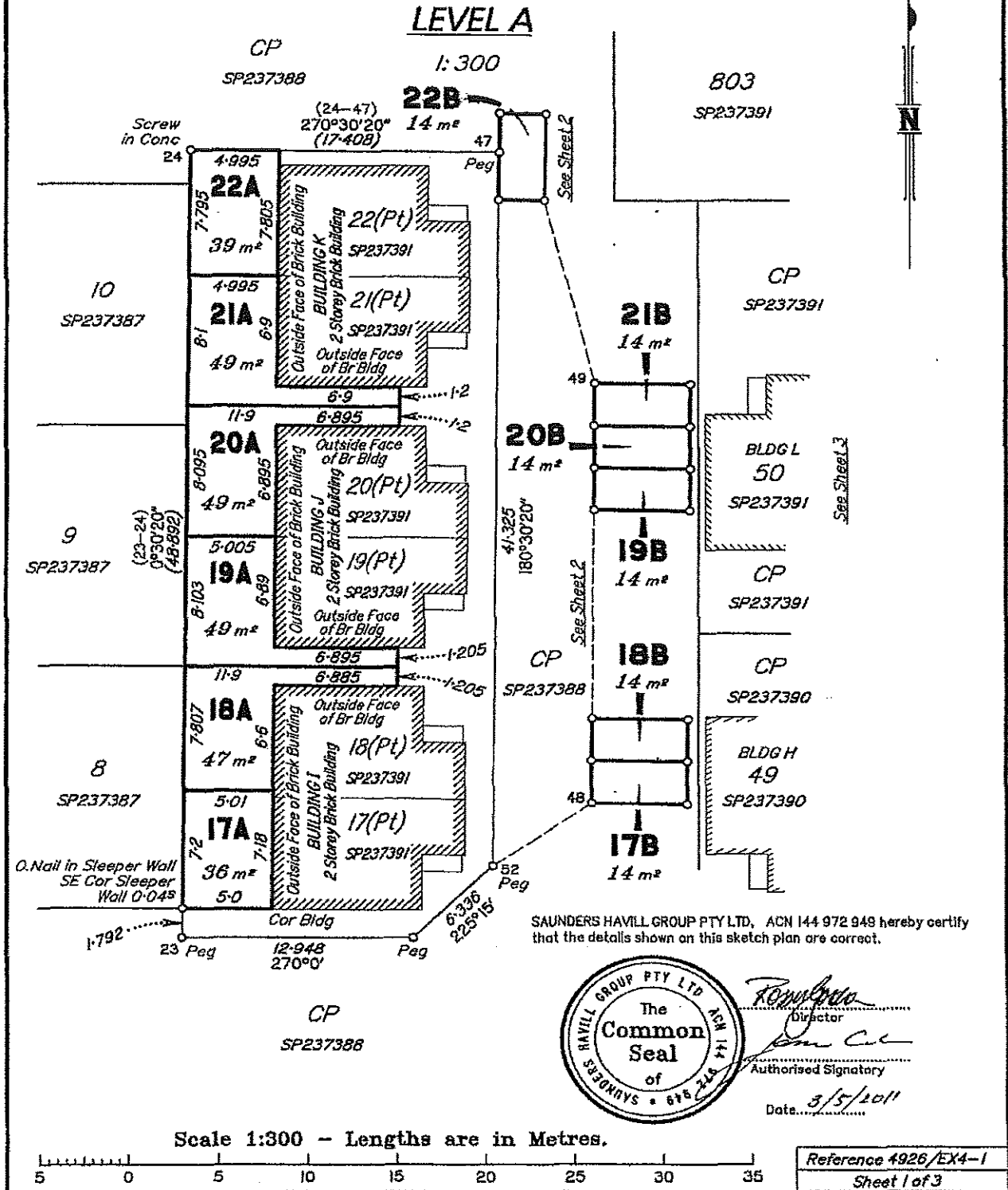


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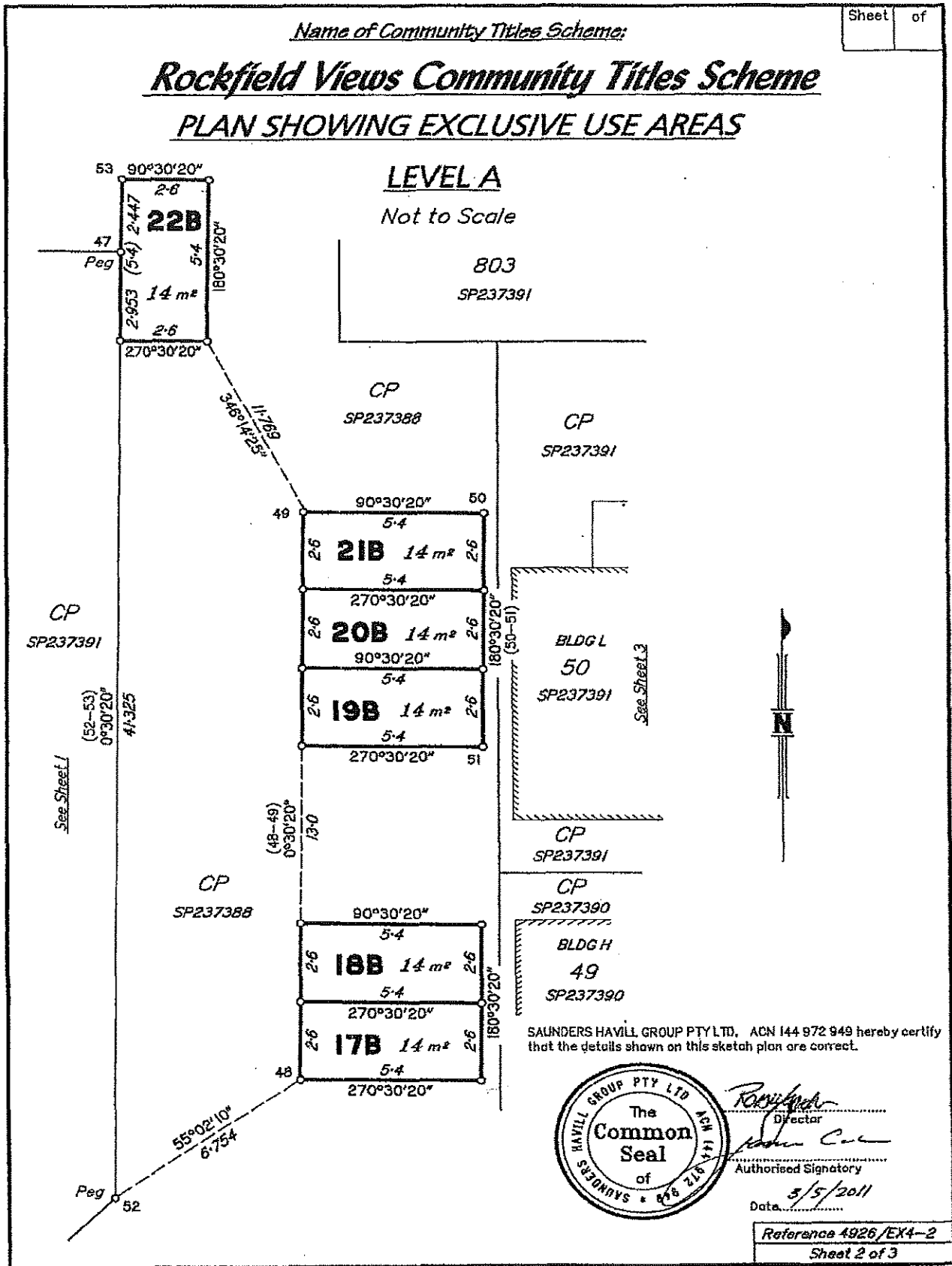
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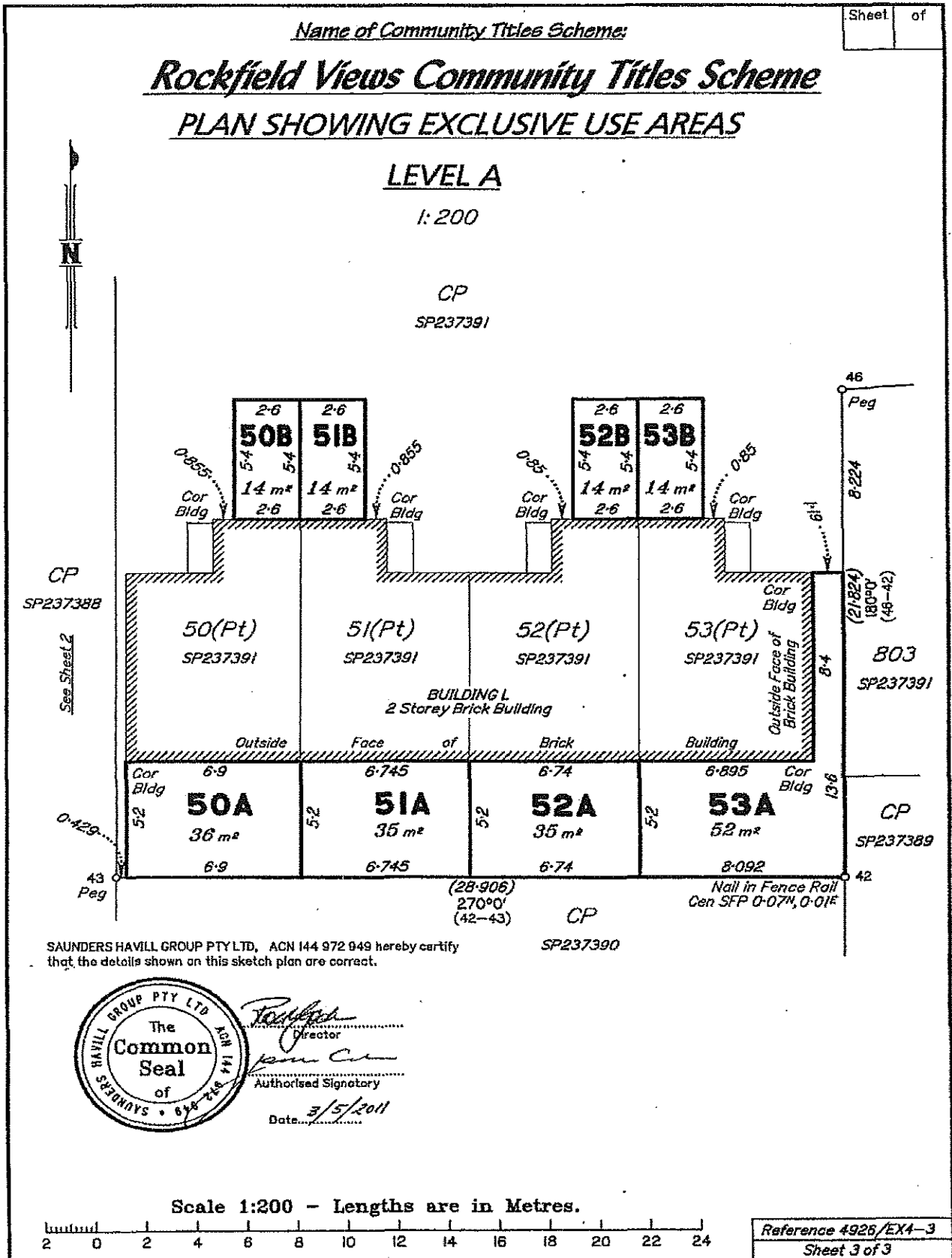
Name of Community Titles Scheme:
Rockfield Views Community Titles Scheme
PLAN SHOWING EXCLUSIVE USE AREAS



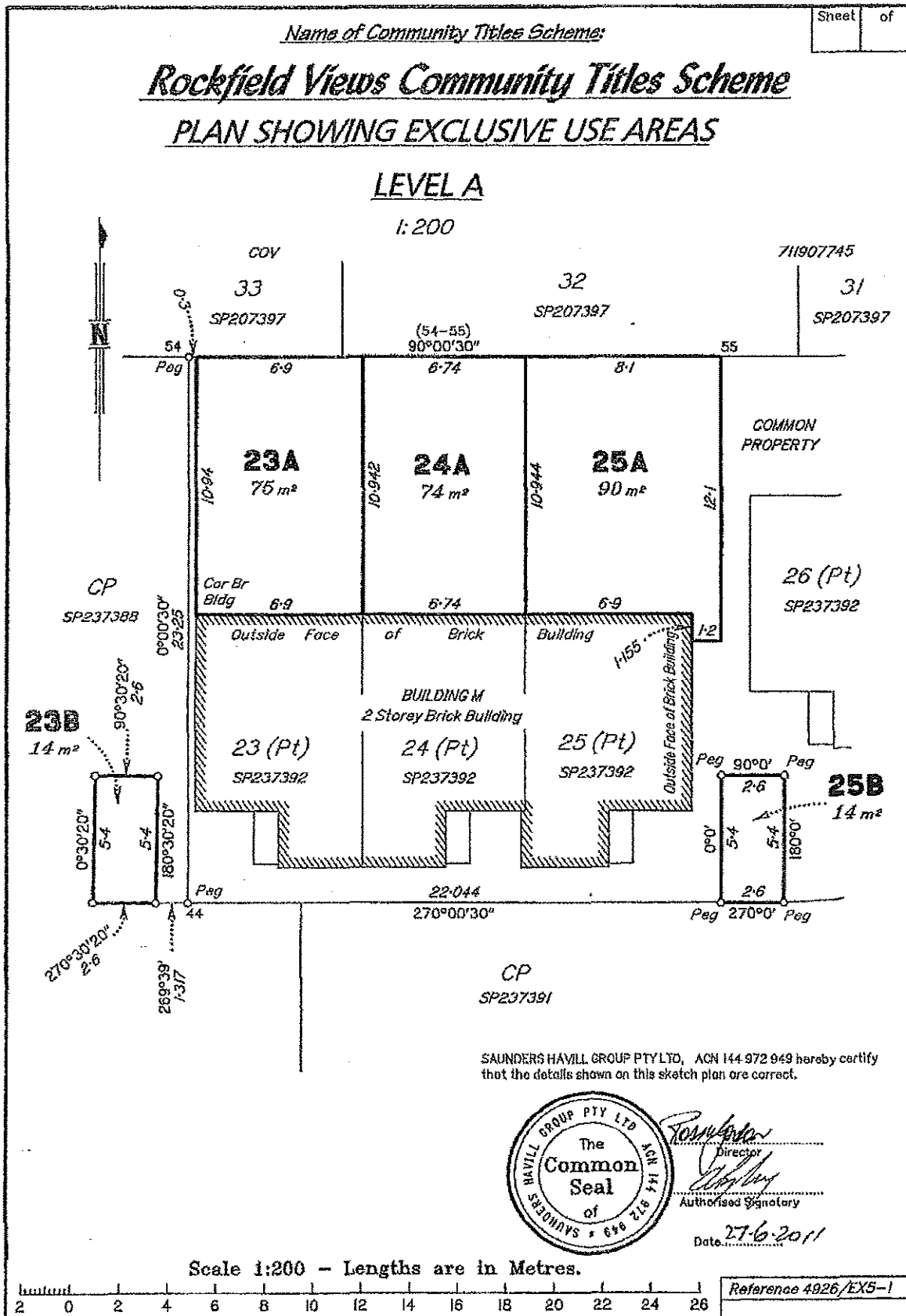
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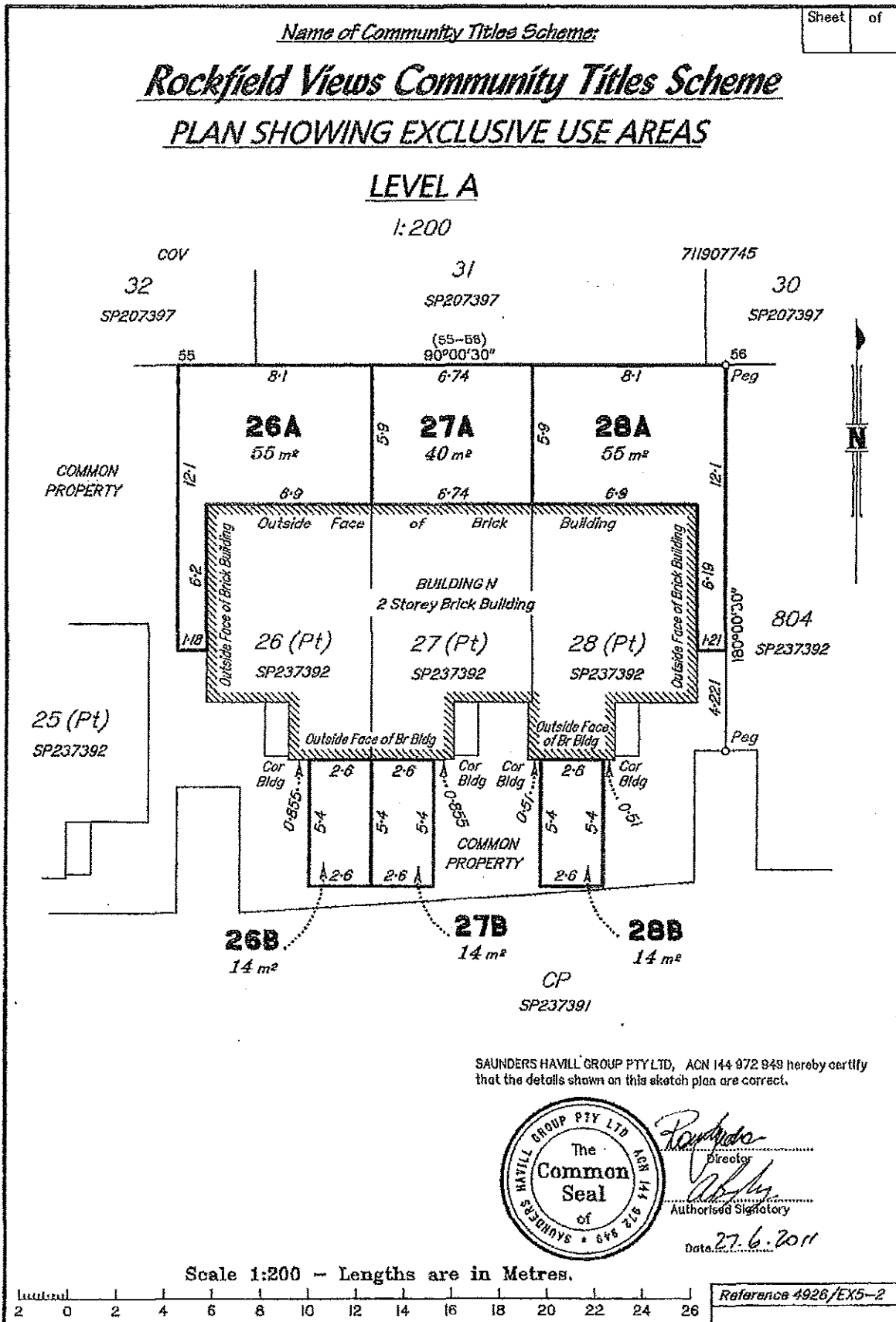
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Title Reference 50841002

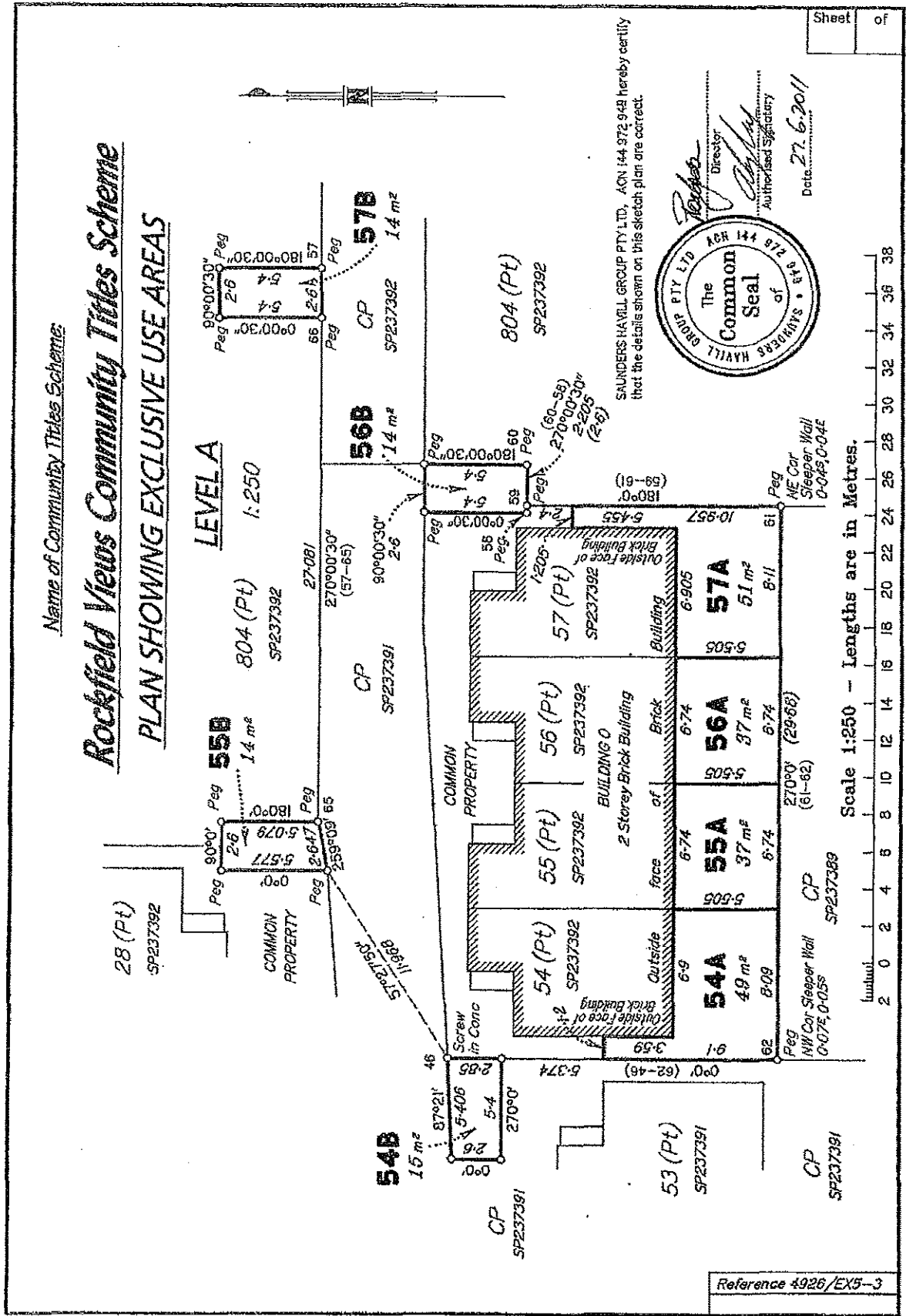


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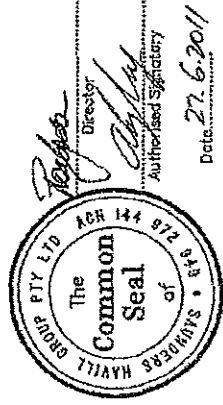


Title Reference 50841002

Name of Community Titles Scheme:
Rockfield Views Community Titles Scheme
PLAN SHOWING EXCLUSIVE USE AREAS



SAUNDERS HAYLL GROUP PTY LTD, ACN 144 972 949 hereby certify that the details shown on this sketch plan are correct.



Sheet of

Scale 1:250 - Lengths are in Metres.

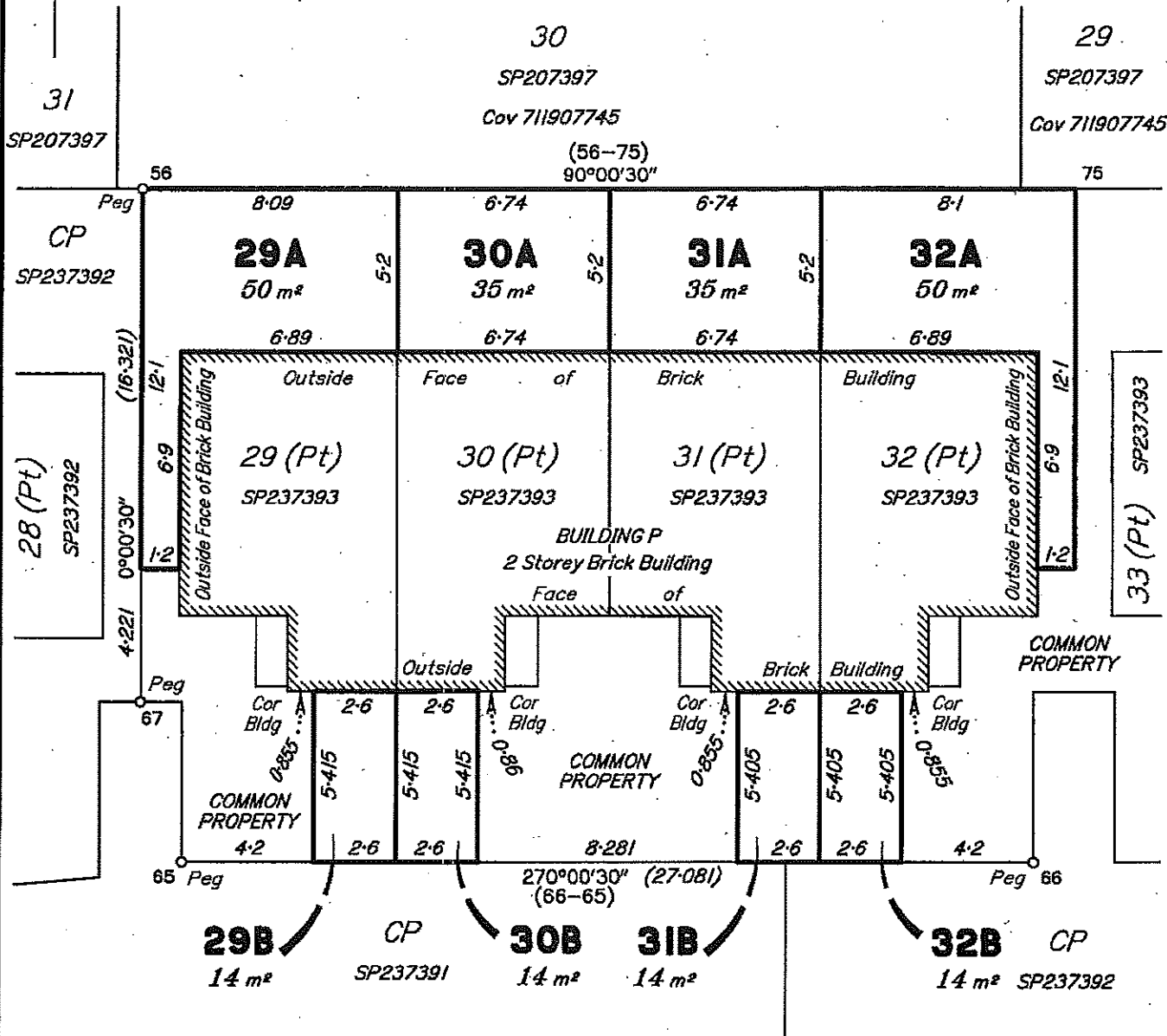
Reference 4926/EX5-3

Rockfield Views Community Titles Scheme 42373

PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200

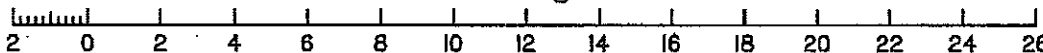


SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby certify that the details shown on this sketch plan are correct.



[Signature]
 Director
[Signature]
 Authorised Signatory
 Date: 2/9/2011

Scale 1:200 - Lengths are in Metres.

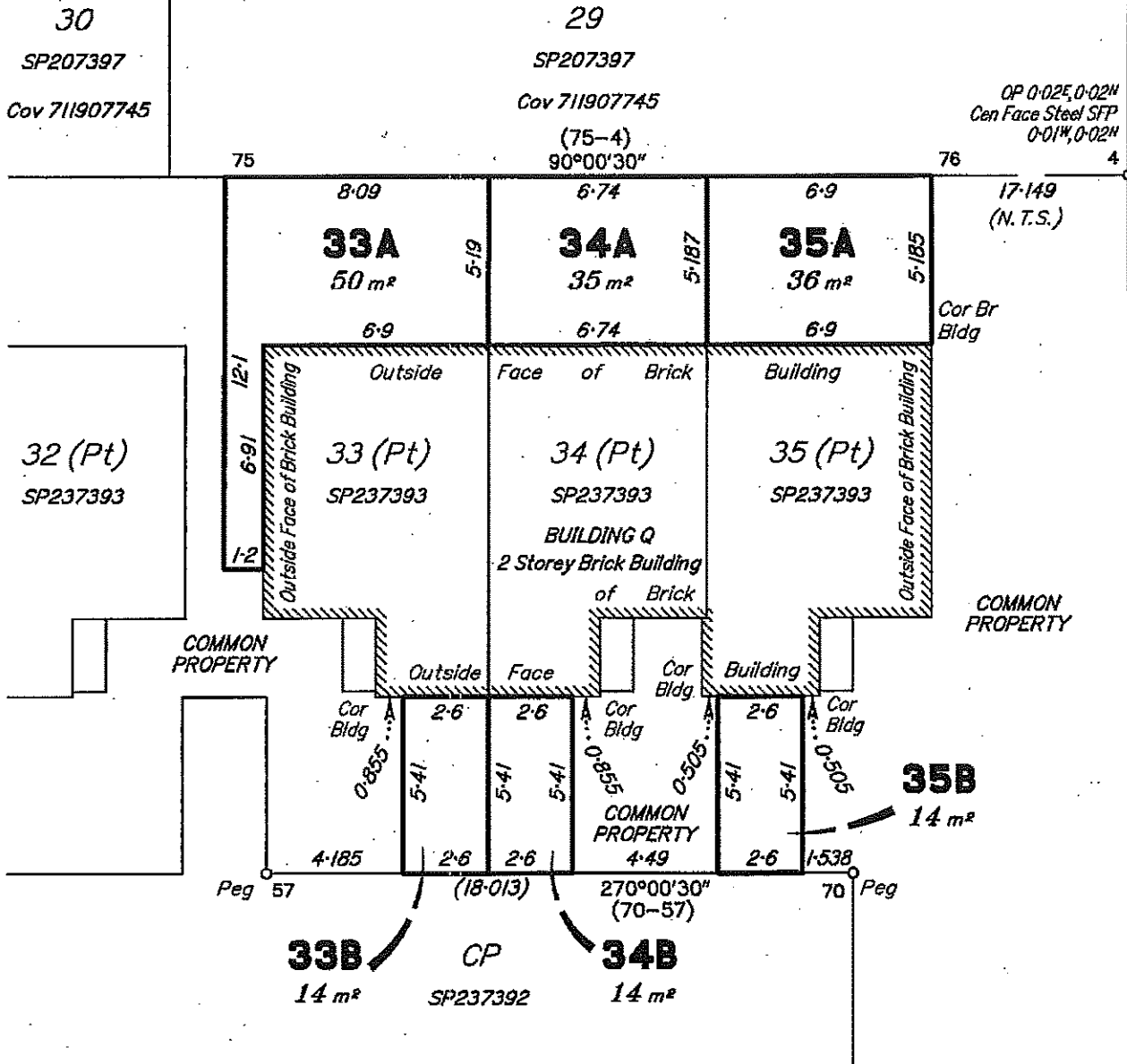


Rockfield Views Community Titles Scheme 42373


PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200



SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby certify that the details shown on this sketch plan are correct.

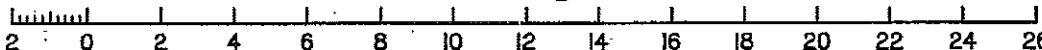


 Director: *[Signature]*

 Authorised Signatory: *[Signature]*

 Date: 2/9/2011

Scale 1:200 - Lengths are in Metres.



Rockfield Views Community Titles Scheme 42373

PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200

29

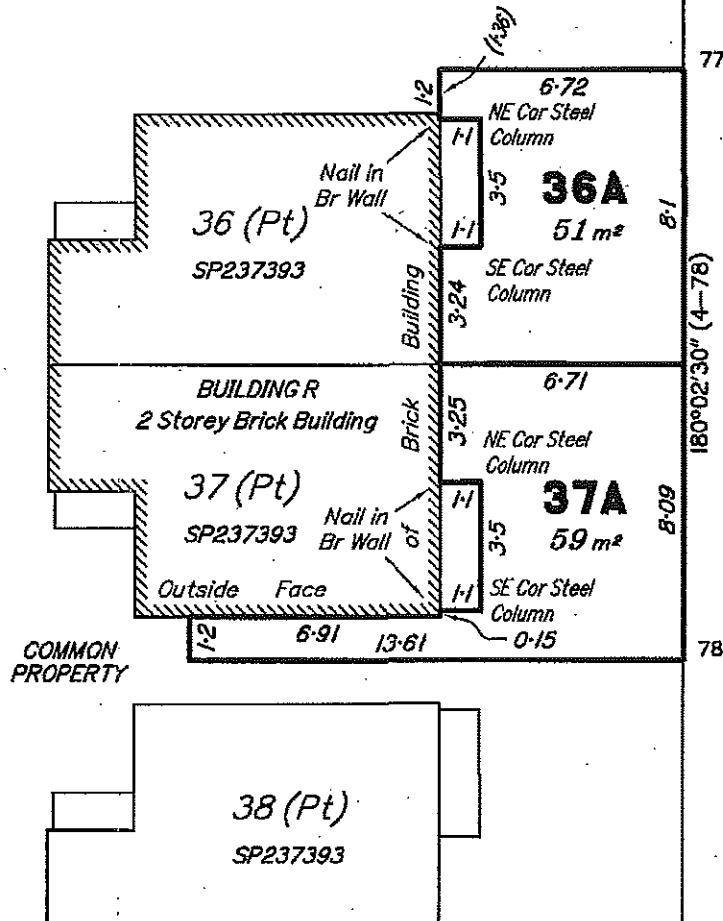
SP207397

OP 0-02E, 0-02N
Cen Face Steel SFP
0-01W, 0-02N

35 (Pt)
SP237393

COMMON
PROPERTY

(N.T.S.)
20/135



CP
SP237392

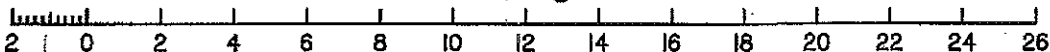
CP
SP237388

SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby certify that the details shown on this sketch plan are correct.



[Signature]
Director
[Signature]
Authorised Signatory
Date... 2/9/2011

Scale 1:200 - Lengths are in Metres.

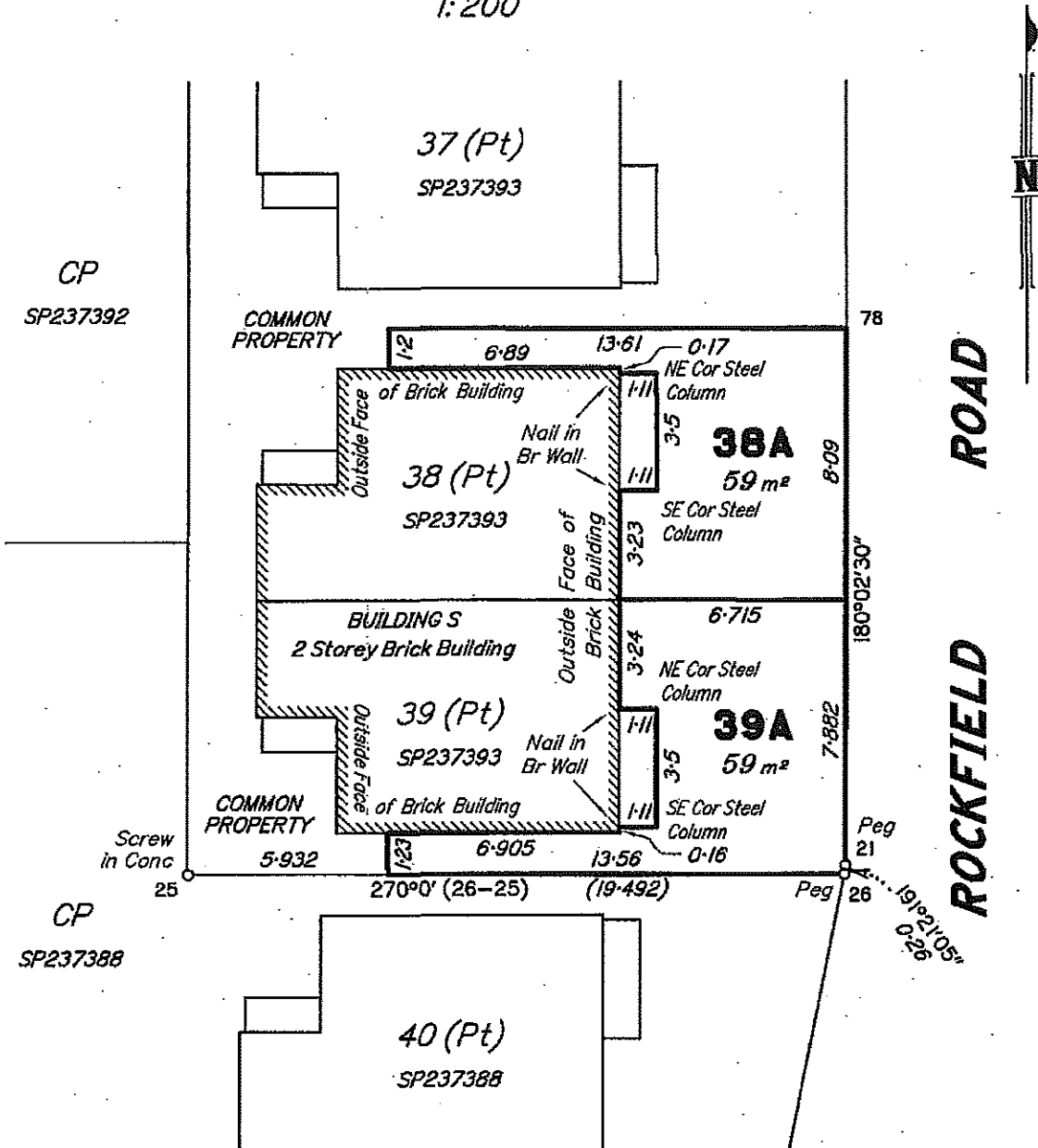


Rockfield Views Community Titles Scheme 42373

PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200

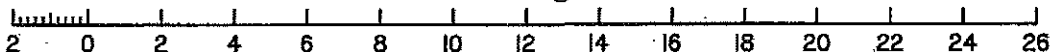


SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby certify that the details shown on this sketch plan are correct.



[Signature]
 Director
[Signature]
 Authorised Signatory
 Date... 2/9/2011

Scale 1:200 - Lengths are in Metres.

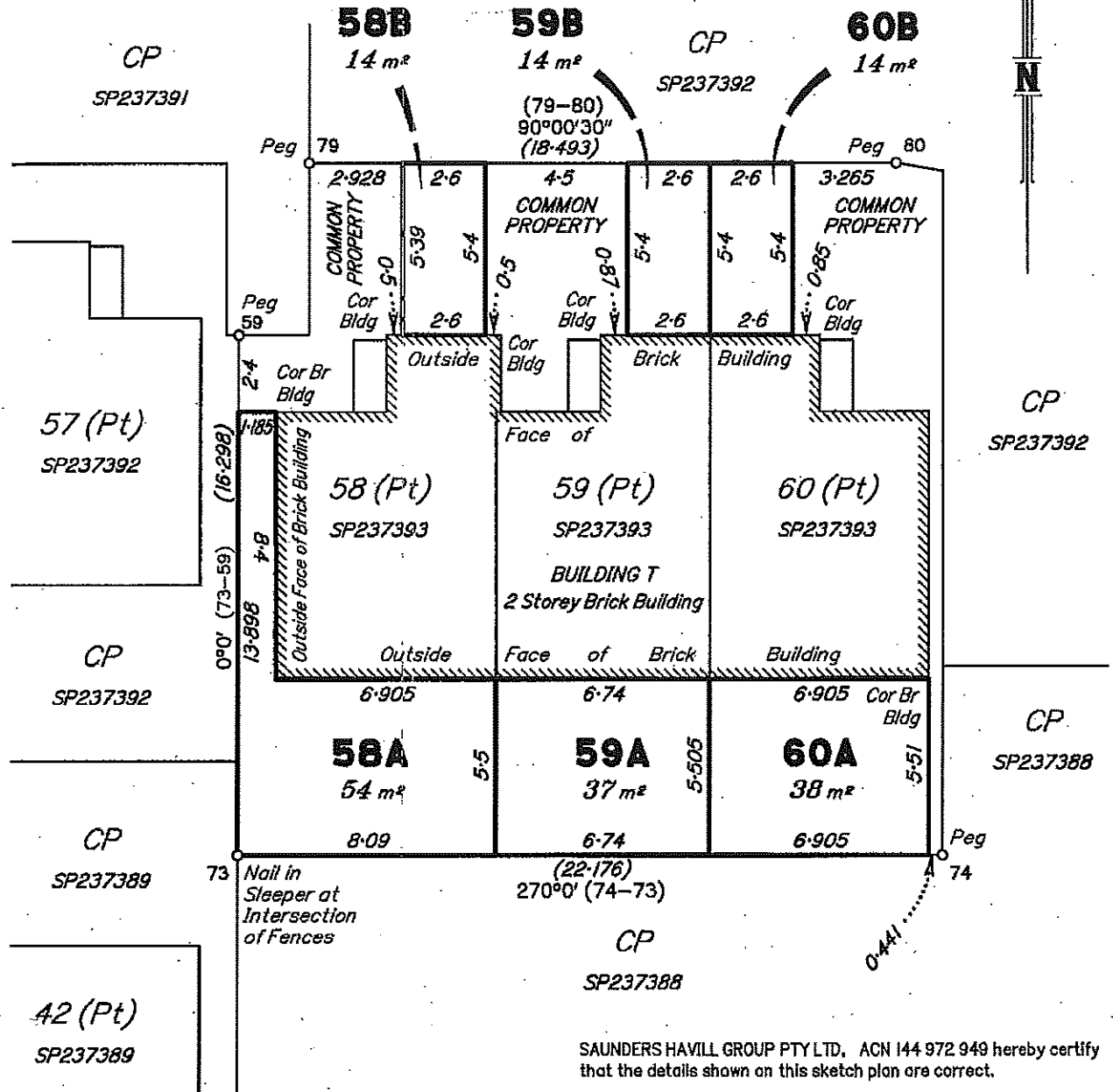


Rockfield Views Community Titles Scheme 42373

PLAN SHOWING EXCLUSIVE USE AREAS

LEVEL A

1:200



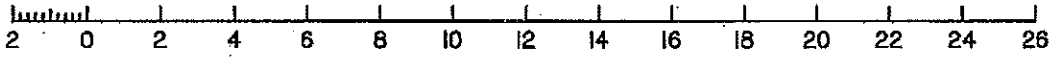
SAUNDERS HAVILL GROUP PTY LTD, ACN 144 972 949 hereby certify that the details shown on this sketch plan are correct.



[Signature]
Director
[Signature]
Authorised Signatory

Date: 2/9/2011

Scale 1:200 - Lengths are in Metres.



MINUTES of the EXTRAORDINARY GENERAL MEETING of the Body Corporate for ROCKFIELD VIEWS CTS 42373 held in the office of Body Corporate Systems, Suite 106, Level 1, 621 Wynnum Road, Morningside on WEDNESDAY 16th MARCH 2011 at 9:00AM.

PRESENT

Mr Royce Blackburne, the company nominee of Rockfield Views Pty Ltd ACN 130 215 682.

BY INVITATION

Kerri Anthon representing Body Corporate Systems Pty Ltd ACN 058 152 604.

CHAIRPERSON

Mr Royce Blackburne, company nominee of the original owner was elected Chairperson for the meeting.

NOTICE OF MEETING

The meeting was advised that as all the lots have identical ownership and that Rockfield Views Pty Ltd ACN 130 215 682 as the sole owner, no notice of the meeting needed to be given.

QUORUM

As Royce Blackburne, company nominee for the original owner Rockfield Views Pty Ltd ACN 130 215 682, he was the only person entitled to vote and a quorum was achieved.

REGISTRATION OF COMMUNITY MANAGEMENT STATEMENT

The meeting was advised that the Community Management Statement for Rockfield Views was registered in the Department of Environment and Resource Management on the 11th March 2011 establishing CTS 42373.

BODY CORPORATE SEAL

The meeting was advised that the original owner had delivered to the meeting the common seal of the Body Corporate for Rockfield Views CTS 42373.

ADMINISTRATIVE FUND BUDGET

The meeting was advised that the original owner had delivered to the meeting an Administrative Fund Budget for the period 16th March 2011 to 29th February 2012 being the first financial period.

This is to certify that this copy is a true and complete copy of the original document which I have sighted.

DATED: 29/3/11

Sandra Dianne McKenzie

Sandra Dianne McKenzie
(C.Dec)

SA

BUSINESS OF MEETING

1. Administrative Fund Budget and Levies

Ordinary Resolution

MOVED by the Chairperson that the Administrative Fund Budget of \$10,270.80 for Stage 1, and further that on the registration of Stage 2 a budget of \$27,388.80, Stage 3 a budget of \$46,218.60, Stage 4 a budget of \$63,336.60, Stage 5 a budget of \$80,454.60 and Stage 6 a budget of \$102,708.00 for the financial year ending 29th February 2012 be approved, and the interim levy for the following financial year be approved and the levies determined as follows:-

Levy Period	Due Date	Amount Per Entitlement
16.03.11 – 31.05.11	16.03.11	\$42.80
01.06.11 – 31.08.11	01.06.11	\$42.80
01.09.11 – 30.11.11	01.09.11	\$42.80
01.12.11 – 29.02.12	01.12.11	\$42.80
	Total	\$171.20
01.03.12 – 31.05.12	01.03.12	\$44.00

RESOLVED by the Chairperson that the motion be carried.

2. Sinking Fund Budget and Levies

Ordinary Resolution

MOVED by the Chairperson that the Sinking Fund Budget of \$1,446.50 for Stage 1, and further that on the registration of Stage 2 a budget of \$3,857.33, Stage 3 a budget of \$6,509.25, Stage 4 a budget of \$8,920.08, Stage 5 a budget of \$11,330.92 and stage 6 a budget of \$14,465.00 for the financial year ending 29 February 2012 be approved, and the interim levy for the following financial year be approved and the levies determined as follows:-

Levy Period	Due Date	Amount Per Entitlement
16.03.11 – 31.05.11	16.03.11	\$6.03
01.06.11 – 31.08.11	01.06.11	\$6.03
01.09.11 – 30.11.11	01.09.11	\$6.03
01.12.11 – 29.02.12	01.12.11	\$6.03
	Total	\$24.12
01.03.12 – 31.05.12	01.03.12	\$6.32

RESOLVED by the Chairperson that the motion be carried.

3. Body Corporate Management Agreement

Ordinary Resolution

The chairperson presented to the meeting a Body Corporate Management Agreement prepared by Body Corporate Systems Pty Ltd.

MOVED by the Chairperson that Body Corporate Systems Pty Ltd be appointed as the Body Corporate Manager of the Body Corporate for Rockfield Views CTS 42373 on the terms and conditions of the Agreement presented to the meeting at a cost of \$132.00/Lot per annum for the first year, of a three (3) year agreement commencing 16th March 2011 and further that the common seal be affixed to the Agreement presented to the meeting and executed by the Chairperson on behalf of the Body Corporate.

RESOLVED by the Chairperson that the motion be carried.

This is to certify that this copy is a true and complete copy of the original document which I have sighted.

DATED: 29/3/11

Rockfield Views CTS 42373 – 1st EGM Minutes Page 2 of 5

Sandra Dianne McKenzie
(C.Dec)

4. Body Corporate's Seal

Ordinary Resolution

MOVED by the Chairperson that the Body Corporate's Seal be kept in the custody of the Body Corporate Manager and further that the Body Corporate Manager shall for the purpose of exercising or performing any of the Body Corporate Manager's powers, authorities, duties or functions be authorised to affix the Body Corporate's Seal to any instrument or documents and where the Body Corporate Manager affixes it shall attest the fact and date of fixing the seal by the Body Corporate Manager's signature.

RESOLVED by the Chairperson that the motion be carried.

5. Major Expenditure Limit

Ordinary Resolution

MOVED by the Chairperson that the Body Corporate approves the relevant limit for major expenditure to be \$550.00/lot.

RESOLVED by the Chairperson that the motion be carried.

6. Bank Account

Ordinary Resolution

MOVED by the Chairperson that the Body Corporate Manager open and operate a strata bank account in the name of the Body Corporate for Rockfield Views CTS 42373 with Macquarie Bank Limited agreeing to all their schedule of fees and charges including non DEFT transactions fee, BPay, Credit Card payments, Locked Bag and Australia Post.

RESOLVED by the Chairperson that the motion be carried.

7. New Community Management Statement – Stage 2 Special Resolution

MOVED by the Chairperson that the Body Corporate acknowledge that when Lot 800 on plan SP 237389 is developed that a New Community Management Statement will be executed by the Body Corporate Manager and lodged for registration with the Department of Environment and Resources Management, in accordance with Sections 56 and 57 of the *Body Corporate & Community Management Act 1997*.

RESOLVED by the Chairperson that the motion be carried.

8. New Community Management Statement – Stage 3 Special Resolution

MOVED by the Chairperson that the Body Corporate acknowledge that when Lot 801 on plan SP 237390 is developed that a New Community Management Statement will be executed by the Body Corporate Manager and lodged for registration with the Department of Environment and Resources Management, in accordance with Sections 56 and 57 of the *Body Corporate & Community Management Act 1997*.

RESOLVED by the Chairperson that the motion be carried.

This is to certify that this copy is a true and complete copy of the original document which I have sighted.

DATED: 29/3/11

Sandra Dianne McKenzie
(C.Dec)

9. New Community Management Statement – Stage 4 Special Resolution

MOVED by the Chairperson that the Body Corporate acknowledge that when Lot 802 on plan SP 237391 is developed that a New Community Management Statement will be executed by the Body Corporate Manager and lodged for registration with the Department of Environment and Resources Management, in accordance with Sections 56 and 57 of the *Body Corporate & Community Management Act 1997*.

RESOLVED by the Chairperson that the motion be carried.

10. New Community Management Statement – Stage 5 Special Resolution

MOVED by the Chairperson that the Body Corporate acknowledge that when Lot 803 on plan SP 237392 is developed that a New Community Management Statement will be executed by the Body Corporate Manager and lodged for registration with the Department of Environment and Resources Management, in accordance with Sections 56 and 57 of the *Body Corporate & Community Management Act 1997*.

RESOLVED by the Chairperson that the motion be carried.

10. New Community Management Statement – Stage 6 Special Resolution

MOVED by the Chairperson that the Body Corporate acknowledge that when Lot 803 on plan SP 237393 is developed that a New Community Management Statement will be executed by the Body Corporate Manager and lodged for registration with the Department of Environment and Resources Management, in accordance with Sections 56 and 57 of the *Body Corporate & Community Management Act 1997*.

RESOLVED by the Chairperson that the motion be carried.

11. Management/Letting Agreement

Ordinary Resolution

The Chairperson presented to the meeting a Management Agreement and Letting Agreement prepared for the Body Corporate.

MOVED by the Chairperson that subject to the sale and settlement of the Management Rights, the Body Corporate will enter into Caretaking and Letting Agreements for Rockfield Views CTS 42373 at the cost stipulated in the Management Agreement for an initial term of ten (10) years commencing from the date of settlement and further that the Body Corporate's Seal be affixed to the Management Agreement and Letting Agreement and executed at the time of settlement

RESOLVED by the Chairperson that the motion be carried.

This is to certify that this copy is a true and complete copy of the original document which I have signed.

DATED: 29/3/11

Sandra Dianne McKenzie
(C.Dec)



12. Lot Owners Deed

Ordinary Resolution

The Chairperson presented to the meeting a Lot Owners Deed prepared for the Body Corporate.

MOVED by the Chairperson that subject to settlement of the Management Rights, the Body Corporate enter into a Lot Owners Deed with the owners of the manager's unit, in order to comply with Section 116 of the Body Corporate and Community Management Act 1997 and that the seal of the Body Corporate be affixed to the Deed.

RESOLVED by the Chairperson that the motion be carried.

13. Keeping of Dog – Lot 6

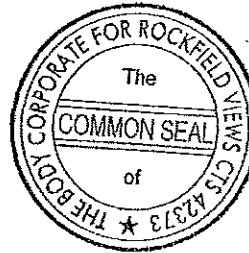
MOVED by the Chairperson that in accordance with By-law 14, Keeping of Animals, the Owner of Lot 6, be approved to keep one (1) dog, a black and tan Dobermann and one (1) cat, a black Domestic Medium Hair, within their Lot, subject to the following conditions:

- a) provide Brisbane City Council registration for the dogs
- b) micro chipped as per Brisbane City Council regulations
- c) the dogs are kept on a leash when on common property
- d) any dog droppings on common property are to be cleaned up immediately
- e) upon the dog's death or departure from the estate it is not to be replaced by another animal
- f) if three (3) written substantial complaints are received about either animal, the animal is to be removed from the scheme within seven (7) days of notification from the Committee or the Body Corporate Manager.

RESOLVED by the Chairperson that the motion be carried.

CONFIRMED AS A CORRECT RECORD
THIS 23rd DAY OF MARCH 2011

Body Corporate Chairperson for Rockfield Views CTS 42373



I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT HELD BY THE BODY CORPORATE FOR ROCKFIELD VIEWS CTS 42373
DAVID ALLEN: *[Signature]*

This is to certify that I have sighted a complete copy of the original document which I have sighted.

DATED: 29/3/11
[Signature]

Sandra Dianne McKenzie
(C.Dec)