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Y BODY CORPORATE

MIXED COMMUNITY PLAN NO. 106902

INTERPRETATION - Mixed Use Development Act and/or Building Units & Group Titles Act as appropriate (the "Act")

1. VEHICLES

Save where a by-law made pursuant to the Act authorises him so to do, a proprietor or occupier of a lot shall not park or stand any motor or other vehicle upon common property other than in the areas provided except with the consent in writing of the Body Corporate.

2. OBSTRUCTION

A proprietor or occupier of a lot shall not obstruct lawful use of common property by any person.

3. ALTERATIONS TO LAWNS ETC, ON COMMON PROPERTY

A proprietor or occupier shall not:-

- (a) Damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property; or
- (b) Except with the consent in writing of the Body Corporate, use for his own purposes as a garden any portion of the common property.



4. DAMAGE TO COMMON PROPERTY

A proprietor or occupier of a lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface any structure that forms part of the common property except with the consent in writing of the Body Corporate, but this By-Law does not prevent a proprietor or person authorised by him from installing:-

- (a) Any locking or other safety device for the protection of his lot against intruders; or
- (b) Any screen or other device to prevent entry of animals or insects upon his lot.

Provided that the locking or other safety device or, as the case may be, screen or other device is constructed in a workmanlike manner, is maintained in a state of good and serviceable repair by the proprietor and does not detract from the amenity of the building.

5. DEPOSITING RUBBISH, ETC, ON COMMON PROPERTY

A proprietor or occupier of a lot shall not deposit or throw upon the common property, any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using the common property.

6. NOISE

- (a) A proprietor of a lot, their guests, servants or agents shall not make or permit any noise likely to interfere in any way with the peaceful enjoyment of other proprietors of lots or of any person lawfully using the common property. In particular no proprietor of a lot shall hold or permit to be held any social gathering in his lot which could cause any noise which unlawfully interferes with the peace and quietness of any other proprietor of a lot, at any time or day or night and in particular shall comply in all respects with the Noise Abatement Act 1979, as amended.
- (b) In any event of any unavoidable noise in a lot at any time the proprietor thereof shall take all practical means to minimise annoyance to other proprietors of lots by closing all doors, windows and curtains of his lot and also such further steps as may be within his power for the same purpose and shall cease the activity creating a noise or nuisance upon the request of the Body Corporate through its representative.
- (c) Guests leaving after 11.00pm shall be requested by their hosts to leave quietly. Quietness also shall be observed when a proprietor of a lot returns to the dwelling late at night or early morning hours.

**7. BEHAVIOUR OF INVITEES, TENANTS ETC**

- (a) A proprietor of a lot shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor of another lot or of any person lawfully using common property.
- (b) The proprietor of a lot shall be liable to compensate the Body Corporate in respect of all damage to the common property or personal property vested in it caused by such proprietor or their invitees.
- (c) A proprietor of a lot which is the subject of a lease or license agreement shall take all reasonable steps, including any action available to him under any such lease or license agreement, to ensure that any lessee or licensee or other occupier of the lot or their invitees comply with the provisions of the by-laws.

**8. ANIMALS**

Subject to the Act a proprietor of occupier of a lot shall not, without the approval in writing of the Body Corporate, keep any animal upon his lot or the common property.

**9. APPEARANCE OF BUILDING**

A proprietor of a lot shall not, except with the consent in writing of the Body Corporate Committee, hang any washing, towel, bedding, clothing or other article or display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his lot in such a way as to be visible from the common property or any other lot.

**10. WIRELESS AND TELEVISION AERIALS**

Outside wireless and television aerials may not be erected without permission of the committee.

**11. STORAGE OF FLAMMABLE LIQUIDS, ETC**

- (a) A proprietor of a lot shall not bring to, do or keep anything in his lot which shall increase the rate of fire insurance of any property on the parcel or which may conflict with the laws and/or regulations relating to fires or any insurance policy upon any property on the parcel or the regulations or ordinances of any Public Authority for the time being in force.
- (b) A proprietor of a lot shall not, except with the consent in writing of the Body Corporate, use or store on his lot or upon the common property any flammable chemical, liquid, or gas or other flammable material other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes including gas barbecues, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle of internal combustion engine.

**12. NOTICE OF ACCIDENT TO BE GIVEN**

A proprietor shall give the Body Corporate Committee prompt notice of any accident to or fault in the water pipes, gas pipes, electrical installations or fixtures which comes to his knowledge and the Body Corporate Committee shall have authority by its agents or servants in the circumstances having regard to the urgency involved to examine or make such repairs or renovations as they may deem necessary for the safety and preservation of the said building as often as may be necessary.

**13. POWER OF BODY CORPORATE COMMITTEE**

The Body Corporate Committee may make rules relating to the common property not inconsistent with these By-Laws and the same shall be observed by the proprietors of lots unless and until they are disallowed or revoked by a majority resolution at a general meeting of the Body Corporate.

**14. COMMITTEE MAY EMPLOY**

The Committee may employ for and on behalf of the Body Corporate such agents and servants as it thinks for in connection with the exercise and performance of the powers, authorities, duties and functions of the Body Corporate.

**15. CORRESPONDENCE AND REQUESTS TO THE SECRETARY OF THE BODY CORPORATE**

All complaints, applications or requests to the Body Corporate or its Committee shall be addressed in writing to the Secretary or the Body Corporate Manager of the Body Corporate.

**16. NOTICES**

Proprietors shall observe the terms of any notice displayed in the common area by authority of the Committee or of any statutory authority.

**17. OBSERVANCE OF BY-LAWS**

The duties and obligations imposed by the By-Laws on a proprietor of a unit shall be observed not only by the proprietor but by the proprietor's tenants, guests, servants, employees, agents, children, invitees and licensees.

**18. RECOVERY BY BODY CORPORATE**

Where the Body Corporate expends money to make good damage caused by a breach of the Act or of these By-Laws by any proprietor or the tenants, guests, servants, employees, agents, children, invitees, or licensees of the proprietor or any of them, the Committee shall be entitled to recover the amount so expended as a debt in any action in any Court of competent jurisdiction from the proprietor of the unit at the time when the breach occurred.

**19. RECOVERY OF COSTS (LEVIES)**

A proprietor (which expression shall extend to a mortgagee in possession) shall pay on demand the whole of the Body Corporate's costs and expenses (including Solicitor and own client costs), such amount to be deemed a liquidated debt, incurred in:-

- (a) recovering levies or moneys payable to the Body Corporate pursuant to the Act duly levied upon the proprietor by the Body Corporate or otherwise or pursuant to the By-Laws of the Body Corporate;
- (b) all proceedings including legal proceedings concluded in favour of the Body Corporate taken by or against the proprietor or the lessee or occupier of the proprietor's lot, including but not limited to, applications for any Order by the Referee, appeals to the Tribunal and appeals to the Court.

In any event that the proprietor (or his mortgagee in possession) fails to attend to the payment of such costs and expenses after demand is made for the payment of same, the Body Corporate may:-

- (i) treat such costs and expenses as a liquidated debt and take action or the recovery of same in any Court of competent jurisdiction; and may
- (ii) enter such costs and expenses against the levy account of such proprietor in which case the amount of same shall be paid to the Body Corporate upon a subsequent sale or disposal of the proprietor's lot failing which the purchaser of such lot shall be liable to the Body Corporate for the payment of same.

**20.**

**(a) INTEREST**

If a contribution levied under the Act is unpaid 30 days after it falls due for payment then the amount of the unpaid contribution will bear interest at an annual rate to be determined by the Body Corporate by ordinary resolution in general meeting from time to time.

**(b) JOINT LIABILITY**

If, at the time a person becomes the proprietor of a lot, another person is liable in respect of the lot to pay interest on a contribution, the proprietor is jointly and severally liable with the other person for the payment of the interest.

**21. MAINTENANCE OF EXCLUSIVE USE AREAS**

The proprietors to whom a grant of exclusive use of common property has been made shall be responsible, at their own expense, for the carrying out of the maintenance and upkeep responsibilities imposed upon the Body Corporate pursuant to the Act with respect to each such exclusive use area (save and except cleaning of such area). The aforesaid grant of exclusive use and enjoyment is made subject to and conditional upon the said proprietors allowing the Body Corporate and its Committee and its properly appointed servants or agents, at all reasonable times, access to such area for any proper purpose including inspection and maintenance thereof.

**22. USE OF BUILDING MANAGER'S LOT**

Lot 4 in the Building Units Plan to be known as Notre Dame, and Lot 64 in the Building Units Plan known as Oxford and Cambridge and until both of these lots are completed and registered such other lot or combination of lots in Cathedral Place as are used for the purposes of management and letting in accordance with by-law 23 ("the Management Unit") may be used for the purposes of Management of the property and for the sale and letting of units in the buildings on behalf of the proprietors, and the rendering of such services to occupants of units in the building and may without the consent of the Body Corporate Committee display signs or notices of the purposes of offering for sale or for lease or for letting any unit in the building. The right to use the said lots for these purposes must not be revoked without the written consent of the proprietor of the lot. For the purposes aforesaid the Body Corporate shall have power to grant to the

proprietor of the Management Unit the right to carry on in the property the business of letting units in the building and for the purpose to enter into any appropriate agreement on such terms and conditions as the Body Corporate may deem fit.

- 22A. Except as authorised in by-law 22, the Body Corporate prohibits the use of any part of the Cathedral Place Development (which includes the common property of the Community Body Corporate and all the lots and common property of the buildings known as Cathedral Village, Duhig, Kensington and Sandringham, Canterbury and Westminster, Oxford and Cambridge and Notre Dame) for the purposes of the sale and letting of the lots or carparks within the development on behalf of proprietors except for the sale of lots within the development by Cathedral Place Developments Pty Ltd.

23. **BODY CORPORATE EMPOWERED TO ENTER INTO AGREEMENTS**

- (a) The Body Corporate shall be empowered to enter into Agreements from time to time with the proprietor of the Management Unit or any party associated with the said proprietor who has care and control of the said lot to caretake and or manage the common property of subsidiary bodies corporate and the buildings at Cathedral Place and to let lots upon such terms and conditions as the Body Corporate shall decide upon in General Meeting.
- (b) The proprietor of the Management Unit, or any party associated with the said proprietor who has care and control of the said lot is authorised to be the letting agent for such of the proprietors of Cathedral Place who shall desire to appoint such party as their letting agent.
- (c) The Committee of the Body Corporate hereby consents to the manager's application to the auctioneers and Agents Committee of the Office of Corporate Affairs to conduct a letting business in relation to the units in Cathedral Place from the Management Unit.

24. **AGREEMENTS WITH SUBSIDIARY BODIES CORPORATE**

- (a) The Body Corporate may enter into agreement with subsidiary Bodies Corporate of "Cathedral Place" relating to the provision by the Body Corporate of management, cleaning and security services for the buildings and common property of those subsidiary Bodies Corporate.
- (b) The Body Corporate may accept from subsidiary Bodies Corporate a lease, licence or other grant in relation to so much of the common property of subsidiary Bodies Corporate as constitutes carparking spaces and may enter into agreements with subsidiary Bodies Corporate for the allocation of carparking spaces to owners of units in "Cathedral Place", whether or not such owners are the proprietors of a lot in the Body Corporate which is the proprietor of the common property upon which the relevant carparking space is situated.

25. **VEHICLE PARKING**

(a) **Purpose**

The Body Corporate is responsible for the allocation of the exclusive use of carparking spaces that are either:-

- Located on the Common Property; or
- Located on the Common Property of a subsidiary Body Corporate and subject to an easement in favour of the Common Property.

The purpose of this By-law is to allocate the exclusive use of the carparking spaces.

(b) **Allocation**

- (i) This By-law 25 refers to the Carparking Plans and the Allocation Schedule annexed to these By-laws;
- (ii) The Lot Owners and Occupiers for the time being of the lots in the building designated in the Allocation Schedule are allocated exclusive use of the corresponding carparking space listed in the Allocation Schedule and identified in the Carparking Plan.

(c) **Effective Date of Allocation**

The allocation of the benefit of the exclusive use of the carparking space in this By-law 25 is effective from the date that both:-

- (i) The Building Units Plan for the Lot Owners has registered; and

(ii) If applicable, the easement granting the benefit of the carparking space to the Body Corporate has registered.

(d) **Swapping Carparking Spaces**

Any two Lot Owners may by agreement swap carparking spaces provided that both give notice in writing of the swap to the Body Corporate.

**26. USE OF COMMON PROPERTY BY MANAGER**

The Body Corporate may grant to the proprietor of the Management Unit rights of use in respect of such parts of the common property, or common property which is under the management of the Body Corporate by virtue of an agreement with a subsidiary Body Corporate entered into pursuant to clause 24, as in the opinion of the Committee of the Body Corporate is reasonably necessary in order to enable the proprietor of the Management Unit to carry out his contractual responsibilities to the Body Corporate. Such grant may be by way of Exclusive Use By-Law, lease, licence or other arrangement as is, in the opinion of the Committee of the Body Corporate, reasonable in the circumstances.

**27. RESTRICTED COMMUNITY PROPERTY**

(a) **Description of the Restricted Community Property**

The Community Property affected by this By-law is that part of the Community Property shaded on the Plan annexed to this By-Law and marked "Recreation Area" ("Restricted Community Property").

(b) **Persons entitled to use**

The persons entitled to use the Restricted Common Property are:-

- (i) The Proprietors "Notre Dame" Building Units Plan No. 106912 to be registered over Lot 1 in Mixed Community Plan 106902
- (ii) The Proprietors "Oxford & Cambridge" Building Units Plan No. 106902
- (iii) The Proprietors "Canterbury & Westminster" Building Units Plan No. 106911 to be registered over Lot 3 in Mixed Community Plan 106902
- (iv) The Proprietors "Kensington & Sandringham" Building Units Plan No. 106966 to be registered over part of Lot 15 in Mixed Community Plan 106902
- (v) The Proprietors "Duhig" Building Units Plan No 106965 to be registered over part of Lot 15 in Mixed Community Plan 106902
- (vi) Any proprietor, lessee or occupier of a lot created by the registration of any of the Building Units Plans referred to in paragraph (i) to (v) of this By-Law.

All of whom are individually and collectively referred to as "Authorised Persons".

(c) **Conditions of Use**

Authorised Persons may use the Restricted Community Property subject to:-

- (i) compliance with the requirement to pay levies under this By-Law;
- (ii) compliance with any By-Laws established from time to time by the Community Body Corporate for the use and enjoyment of the Restricted Community Property;
- (iii) compliance with any rules published from time to time by the Committee of the Community Body Corporate, relating to the use and enjoyment of the Restricted Community Property.

(d) **Maintenance**

The Community Body Corporate remains responsible for the maintenance of Restricted Community Property.

(e) **Levies**

- (i) The Community Body Corporate shall establish a budget for the maintenance of the Restricted Community Property, including anticipated normal operational costs and a Sinking Fund Levy for anticipated periodic capital costs. Such Budgets shall be established at the same time and in a

similar manner and shall relate to the same period as the Budgets established by the Community Body Corporate for its general levies and general maintenance responsibilities.

- (ii) The Community Body Corporate shall strike a levy for the collection of sufficient funds to enable it to meet the budgeted costs. Such levies shall be struck at the same time and in similar manner and shall be collected in similar fashion as the general levies struck by the Community Body Corporate from time to time;
- (iii) The levies shall be charged in the following proportions:-
  - (A) the Proprietors "Notre Dame" Building Units Plan No. 106912 to be registered over Lot 1 in Mixed Community Plan 106902 157/507 share ;
  - (B) the Proprietors "Oxford & Cambridge" Building Units Plan No. 106905 72/507 share ;
  - (C) the Proprietors "Canterbury & Westminster" Building Units Plan No. 106911 to be registered over Lot 3 in Mixed Community Plan 106902 98/507 share;
  - (D) the Proprietors "Kensington & Sandringham" Building Units Plan No. 106966 to be registered over part of Lot 15 in Mixed Community Plan 106902 96/507 share;
  - (E) the Proprietors "Duhig" Building Units Plan No. 106965 to be registered over part of Lot 15 in Mixed Community Plan 106902 84/507 share.

# CAR PARK ALLOCATION SCHEDULE

## CATHEDRAL PLACE COMMUNITY BODY CORPORATE BY-LAW 25

### EXPLANATORY NOTES:

1. The Carpark Allocation Schedule shows all of the carparks that have been allocated to the units in each existing and proposed subsidiary body corporate in Cathedral Place.
2. By-law 25 of the Cathedral Place Community Body Corporate By-laws refers to the carpark allocations where the location is designated "M".

### KEY:

- "BC" means the carpark is located on the common property for Oxford and Cambridge BUP No.106905;
- "M" means the Cathedral Place Community Common Property on Mixed Community Plan No.106 902;
- "A" means the common property for the Building Units Plan for the body corporate to be known as Notre Dame to be registered over CDL lot 1 on MCP No.106902;
- "BC" means the common property for the Body Corporate for Oxford and Cambridge BUP No.106905;
- "DE" means the common property for the Building Units Plan for the body corporate to be known as Canterbury and Westminster to be registered over CDL lot 3 on MCP No. 106902;
- "F" means the common property for the Building Units Plan for the body corporate to be known as "Duhig" to be registered over part of CDL lot 15 on MCP No.106902;
- "GH" means the common property for the Building Units Plan for the body corporate to be known as "Kensington and Sandringham" to be registered over part of CDL lot 15 on MCP No.106902;

## Cathedral Place Car Park Locations

### Block A – Notre Dame

Unit No.	Car Park No.
1	340
2	-
3	341
4	80/91
5	-
6	240
7	283
8	-
9	344
10	326
11	339
12	285
13	351
14	392
15	412
16	362
17	307
18	-
19	342
20	309
21	413
22	359
23	358
24	-
25	357
26	356
27	415
28	414
29	355
30	416
31	354
32	379
33	417
34	353
35	352
36	-
37	360
38	350
39	418
40	349



## Cathedral Place Car Park Locations

### Block A – Notre Dame

Unit No.	Car Park No.	Location
41	348	M
42	-	-
43	346	M
44	281	A
45	419	M
46	420	M
47	330	M
48	421	M
49	329	M
50	376	M
51	423	M
52	310	M
53	311	M
54	-	-
55	312	M
56	313	M
57	374	M
58	314	M
59	315	M
60	-	-
61	316	A
62	317	A
63	425	M
64	371	M
65	318	A
66	422	M
67	319	A
68	424	M
69	377	M
70	320	A
71	321	A
72	-	-
73	328	M
74	327	M
75	375	M
76	264	A
77	262	A
78	-	-
79	261	A
80	260	A

## Cathedral Place Car Park Locations

### Block A – Notre Dame

Unit No.	Car Park No.	Location
81	378	M
82	373	M
83	293	A
84	372	M
85	244	A
86	338	M
87	393	M
88	263	A
89	248	A
90	-	-
91	242	A
92	241	A
93	369	M
94	267	A
95	268	A
96	-	-
97	269	A
98	270	A
99	368	M
100	391	M
101	271	A
102	370	M
103	323	A
104	389	M
105	347	M
106	238/239	A
107	-	-
108	324	A
109	325	A
110	361	M
111	345	M
112	322	A
113	-	-
114	246/245	A
115	363	M
116	411	M
117	343	M
118	388	M
119	265	A
120	286	A

## Cathedral Place Car Park Locations

### Block A – Notre Dame

Unit No.	Car Park No.	Location
121	282	A
122	291/292	A
123	266	A
124	289	A
125	383	M
126	387	M
127	308	M
128	294/295	A
129	382	M
130	243	A
131	297	A
132	381	M
133	296	A
134	380	M
135	257A	BC
136	287/288	A
137	257	A
138	272	A
139	254	A
140	273/274	A
141	290	A
142	331	M
143	256	A
144	390	M
145	255	A
146	384	M
147	247	A
148	407	M
149	251	A
150	253	A
151	385	M
152	252	A
153	250	A
154	-	-
155	284	A
156	386	M
157	249	A

## Cathedral Place Car Park Locations

### Block B – Oxford

Unit No.	Car Park No.	Location
1	306	BC
2	298	BC
3	-	
4	-	
5	366	BC
6	300	BC
7	-	
8	-	
9	305	BC
10	367	BC
11	-	
12	-	
25	299	BC
26	303	BC
27	-	
28	-	
29	427	BC
30	302	BC
31	-	
32	-	
33	258	BC
34	428	BC
35	-	
36	-	
49	365	BC
50	364	BC
51	-	
52	-	
53	426	BC
54	301	BC
55	-	
56	-	
57	304	BC
58	259	BC
59	-	
60	-	

## Cathedral Place Car Park Locations

### Block C - Cambridge

Unit No.	Car Park No.	Location
13	-	
14	-	
15	432	BC
16	431	BC
17	-	
18	-	
19	430	BC
20	433	BC
21	-	
22	-	
23	429	BC
24	112	BC
37	-	
38	-	
39	113	BC
40	114	BC
41	-	
42	-	
43	115	BC
44	116	BC
45	-	
46	-	
47	435	BC
48	498	BC
61	-	
62	-	
63	117	BC
64	501/502	M
65	-	
66	-	
67	118	BC
68	119	BC
69	-	
70	-	
71	434	BC
72	120	BC

## Cathedral Place Car Park Locations

### Block D - Canterbury

Unit No.	Car Park No.	Location
1	164	DE
2	442	DE
3	185	DE
4	186	DE
5	163	DE
6	187	DE
7	165	DE
15	166	DE
16	443	DE
17	169	DE
18	168	DE
19	170	DE
20	167	DE
21	124	DE
29	171	DE
30	172	DE
31	129	DE
32	128	DE
33	127	DE
34	126	DE
35	444	DE
43	490	DE
44	494	DE
45	489	DE
46	495	DE
47	488	DE
48	446	DE
49	487	DE
57	445	DE
58	493	DE
59	507/508	DE
60	492	DE
61	125	DE
62	175/176	DE
63	516	DE

## Cathedral Place Car Park Locations

### Block D - Canterbury

Unit No.	Car Park No.	Location
71	491	DE
72	513	DE
73	509/510	DE
74	514	DE
75	441	DE
76	511/512	DE
77	515	DE

## Cathedral Place Car Park Locations

### Block E - Westminster

Unit No.	Car Park No.	Location
8	483	DE
9	482	DE
10	480	DE
11	479	DE
12	478	DE
13	477	DE
14	476	DE
22	475	DE
23	517	DE
24	452	M
25	453	M
26	454	M
27	481	DE
28	457	M
36	518	DE
37	458	M
38	474	DE
39	472	DE
40	486	DE
41	473	DE
42	485	DE
50	130	M
51	131	M
52	132	M
53	137	M
54	134	M
55	159	DE
56	133	M
64	160	DE
65	503/504	DE
66	136	M
67	157	DE
68	135	M
69	158	DE
70	455	M
78	190	DE



## Cathedral Place Car Park Locations

### Block E – Westminster

Unit No.	Car Park No.	Location
79	456	M
80	191	DE
81	189	DE
82	188	DE
83	138	M
84	162	DE
85	161	DE
86	156	DE
87	523/524	DE
88	154	DE
89	152	DE
90	197/196	DE
91	153	DE
92	141	M
93	139	M
94	521/522	DE
95	140	M
96	484	DE
97	519/520	DE
98	155	DE

## Cathedral Place Car Park Locations

### Block F – Duhig

Unit No.	Car Park No.
1	438
2	439
3	440
4	173
5	537
6	174
7	121
8	122
11	499/500
13	109
14	469
15	470
16	108
17	107
18	529
19	106
20	-
21	505/506
22	104
23	103
24	530
25	72/99
26	102
27	101
28	467
29	401
30	448
31	531
32	449
33	450
34	532
35	533
36	451
37	534
38	535
39	409
40	408
41	536
42	105

## Cathedral Place Car Park Locations

### Block F – Duhig

Unit No.	Car Park No.
43	406
44	540
45	179/180
46	181/182
47	539
48	405
49	404
50	538
51	144
52	145
53	192/193
54	177/178
55	146
56	403
57	402
58	151
59	527/528
60	149
61	525/526
62	203
63	148
64	447
65	466
66	147
67	201
68	200
69	150
70	199
71	198
72	465
73	464
74	468
75	202
76	71/100
77	183/184
78	204
79	205
80	471
81	208
82	207
83	206
84	194/195

## Cathedral Place Car Park Locations

### Block G – Kensington

Unit No.	Car Park No.
1	459
2	460
3	461
4	462
9	394
10	395
11	396
12	400
13	463
14	399
15	398
16	397
25	332
26	542
27	333
28	337
29	541
30	548
31	89
32	90
41	81
42	336
43	335
44	35
45	34
46	33
47	32
48	31
57	86
58	543
59	544
60	142
61	217
62	216
63	215
64	214

## Cathedral Place Car Park Locations

### Block G – Kensington

Unit No.	Car Park No.
73	143
74	545
75	546
76	547
77	87
78	88
79	83
80	84
88	85
89	209
90	210
91	334
92	211
93	212
94	82
95	213
96	98/73
99	97/74
100	96/75
101	111
102	110
103	95/76

**Cathedral Place  
Car Park Locations  
Block H - Sandringham**

Unit No.	Car Park No.
5	555
6	279
7	278
8	280
17	549
18	550
19	551
20	277
21	232
22	276
23	221
24	275
33	237
34	552
35	236
36	26
37	27
38	218
39	235
40	234
49	226
50	227
51	228
52	222
53	28
54	29
55	30
56	219
65	220
66	229
67	233
68	231
69	230
70	225
71	224
72	223
81	77/94
84	78/93
85	553/554
86	123
87	79/92

CATHEDRAL PLACE

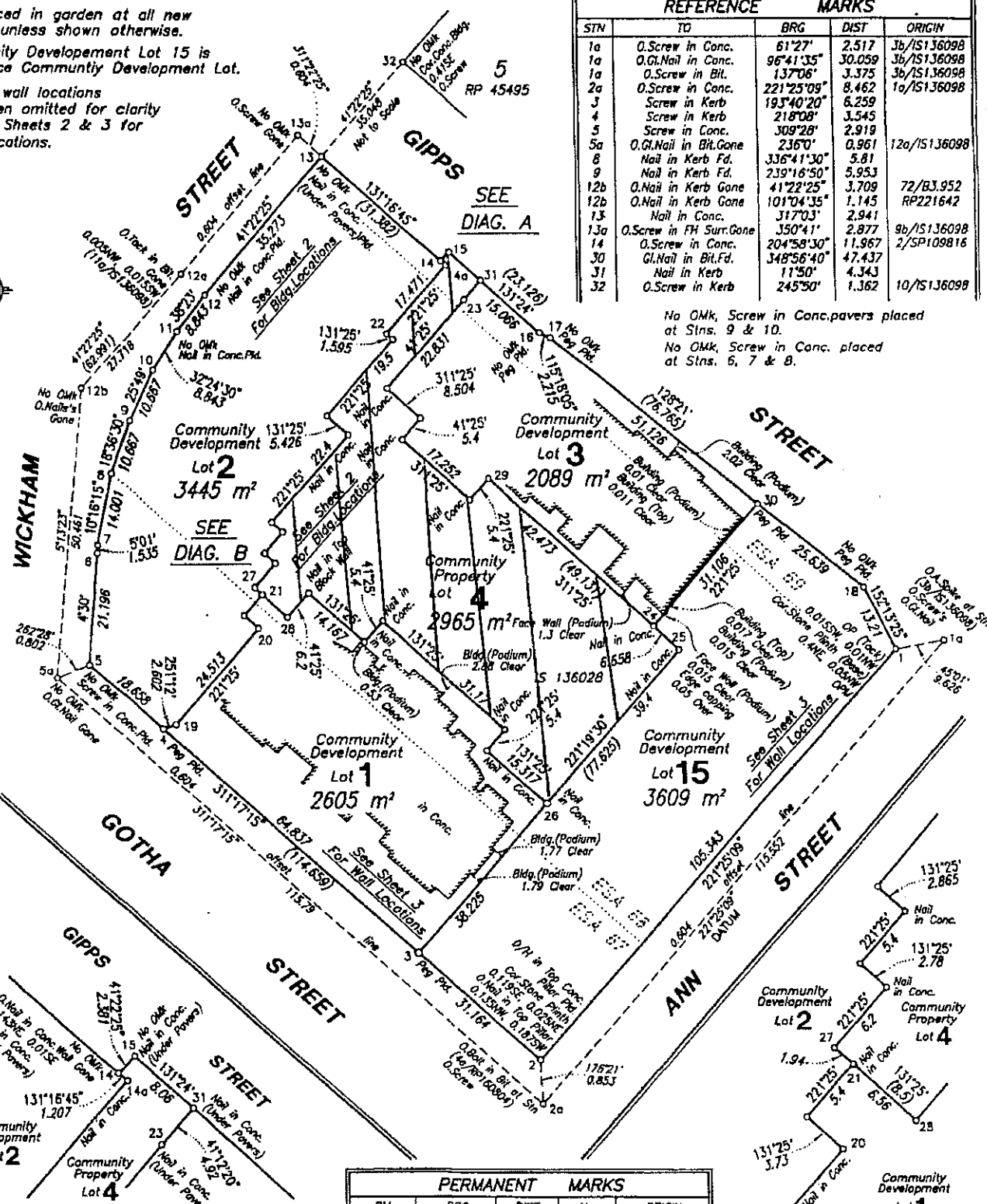
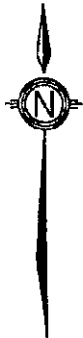
Peg Placed in garden at all new corners unless shown otherwise.

Community Development Lot 15 is a Balance Community Development Lot.

Bldg. & wall locations have been omitted for clarity refer to Sheets 2 & 3 for these locations.

REFERENCE		MARKS		
STN	TO	BRG	DIST	ORIGIN
1a	O.Screw in Conc.	81°27'	2.517	3b/IS136098
1a	O.Gl.Nail in Conc.	96°41'35"	30.059	3b/IS136098
2a	O.Screw in Bil.	137°06'	3.375	3b/IS136098
1a	O.Screw in Conc.	221°25'09"	8.462	1a/IS136098
J	Screw in Kerb	193°40'20"	6.259	
4	Screw in Kerb	218°08'	3.545	
5	Screw in Conc.	309°28'	2.919	
5a	O.Gl.Nail in Bit.Gone	236°0'	0.961	12a/IS136098
8	Nail in Kerb Fd.	336°41'30"	5.81	
9	Nail in Kerb Fd.	239°16'50"	5.953	
12b	O.Screw in Kerb Gone	41°22'25"	3.709	72/B3.952
12b	O.Nail in Kerb Gone	101°04'35"	1.145	RP221642
13	Nail in Conc.	317°03'	2.941	
13a	O.Screw in FH Surv.Gone	350°41'	2.877	9b/IS136098
14	O.Screw in Conc.	204°58'30"	11.967	2/SP109816
30	Gl.Nail in Bit.Fd.	348°56'40"	47.437	
31	Nail in Kerb	11°50'	4.343	
32	O.Screw in Kerb	245°50'	1.362	10/IS136098

No OMK, Screw in Conc.pavers placed at Stns. 9 & 10.  
No OMK, Screw in Conc. placed at Stns. 6, 7 & 8.



PERMANENT		MARKS		
PM	BRG	DIST	No.	ORIGIN
1-OPM	221°18'55"	28.149	52811	IS 136098
11-PM	330°16'	1.907	121237	New Conn.

DIAGRAM A  
1 : 400

DIAGRAM B  
1 : 300

We Pike Wills McKenouly Pty Ltd ACN 010370448 hereby certify that the Company has surveyed the land comprised in this plan by Gregg Purcell Licensed Surveyor & John Stewart HARKER Surveying Graduate for whose work the company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said survey was completed on 3/9/98

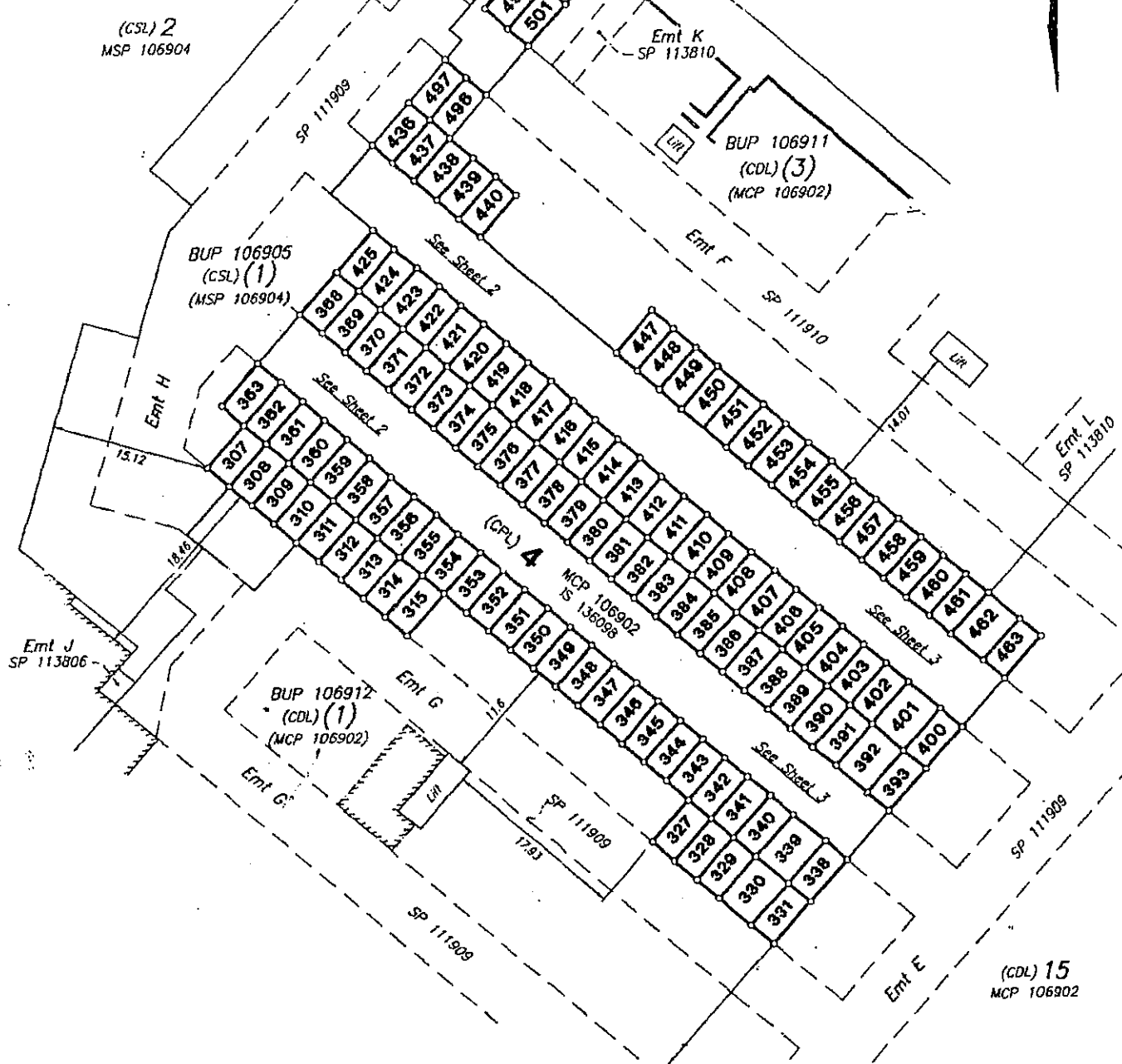
Director & Licensed Surveyor.  
Director  
Date

COMMUNITY PLAN OF  
**Community Development Lots 1-3 & 15  
& Community Property Lot 4** (RECREATION AREA)  
Cancelling Lot 20 on SP 109816  
PARISH: **NORTH BRISBANE** COUNTY: **Stanley**  
Meridian of IS 136098

Scale 1 : 750  
Format STANDARD  
MCP  
RESTRICTED COMMUNITY PROPERTY  
Status

WICKHAM STREET

GIPPS STREET



We, Pike Miris McKnoulty Pty Ltd ACN 010370448  
 Licensed Surveyor, certify that the details shown  
 on this sketch plan are correct.

Licensed Surveyor  
 & Director.

Director.

Date 12.1.99

**SKETCH PLAN FOR EXCLUSIVE USE PURPOSES**

Over Part of Basement Level 2 of the  
 Building erected over Community Property  
 Lot 4 on MCP 106902.

PARISH. NORTH BRISBANE COUNTY STANLEY

SCALE. 1 : 400	DATE. 11/01/99	SURVEYED. JSH	DWG FILE. 4428X12N
MERIDIAN.	F/B No.	DRAWN. DFO/DJW	PLAN No. 4428-45B

24 BUCHANAN STREET,  
 WEST END, QLD, 4101.

PO BOX 3197  
 SOUTH BRISBANE  
 BC QLD 4101

TELEPHONE 07 3848 3344  
 FACSIMILE 07 3846 1844  
 email pmm@pmm.com.au

**PIKE MIRIS MCKNOULTY  
 LAND SURVEYORS  
 TOWN PLANNERS**  
 ACN 010370448

A3

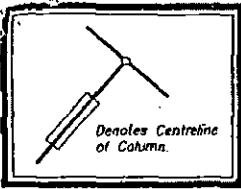
4428-45B  
 SHEET 1 OF 3

CHECKED BY  
 JSH, WJB

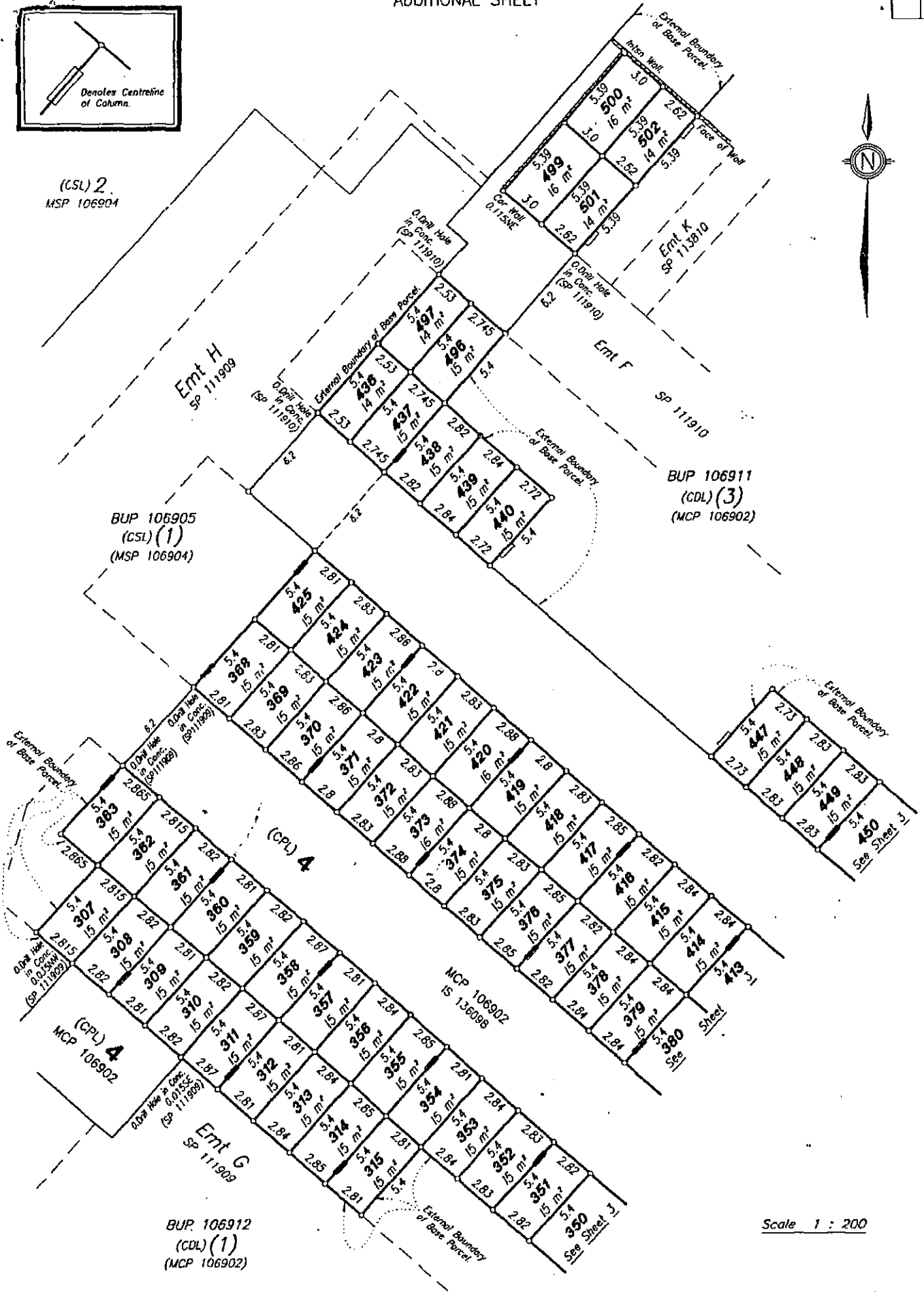


ADDITIONAL SHEET

Sheet of



(CSL) 2.  
MSP 106904



BUP 106911  
 (CDL) (3)  
 (MCP 106902)

BUP 106905  
 (CSL) (1)  
 (MSP 106904)

(CPL) 4

(CPL) 4  
MCP 106902

Emt G  
 SP 111909

BUP 106912  
 (CDL) (1)  
 (MCP 106902)

Scale 1 : 200

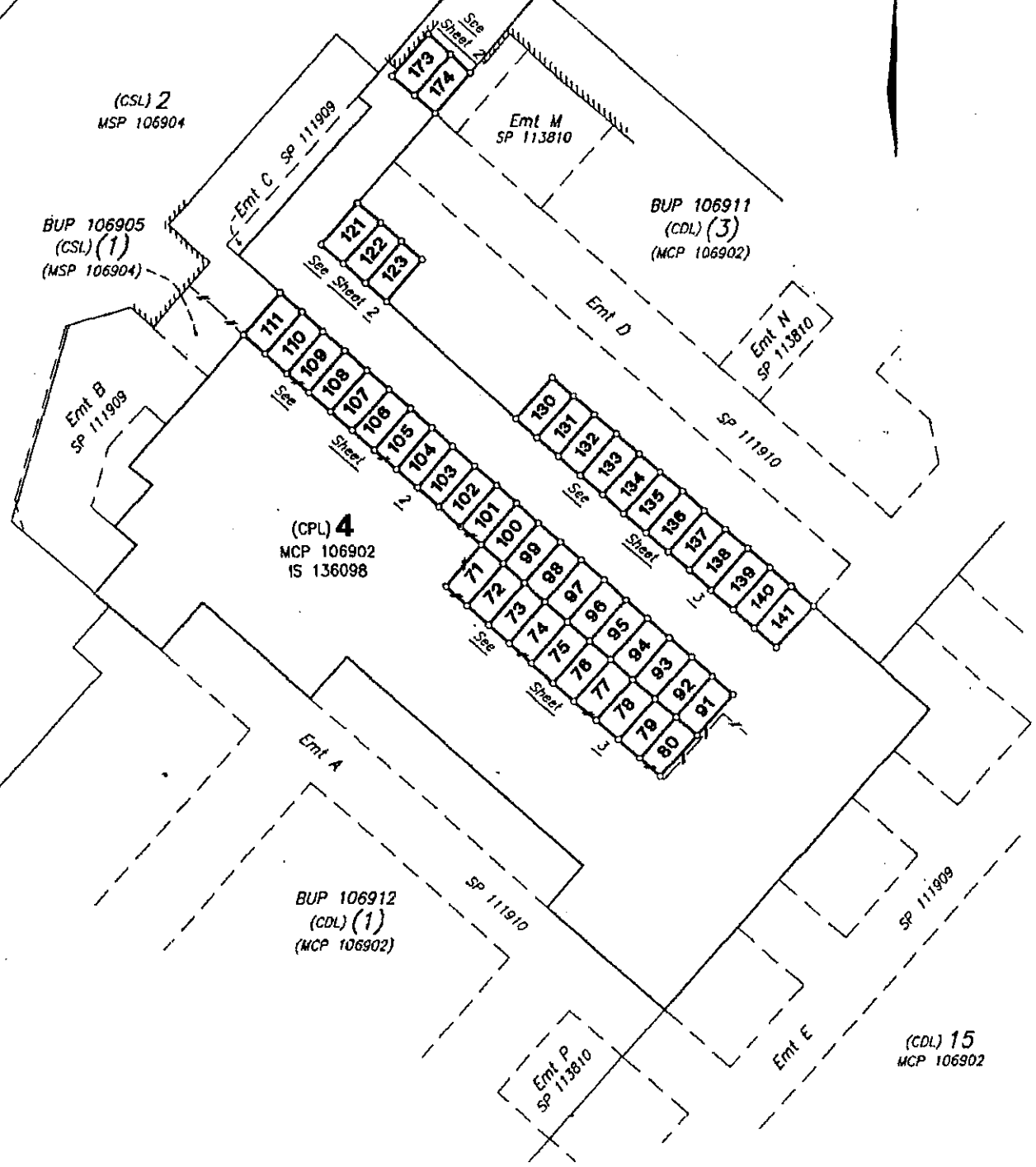
Insert Plan Number **4428-45B**  
 SHEET 2 OF 3

0 50mm 100mm 150mm



WICKHAM STREET

GIPPS STREET



We, Pike Mills McNamara Pty Ltd ACN 610370448  
 Licensed Surveyor, certify that the details shown  
 on this sketch plan are correct.



Licensed Surveyor  
 & Director.

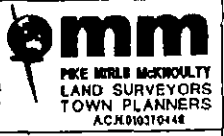
Director.

12/1/99

**SKETCH PLAN FOR EXCLUSIVE USE PURPOSES**

Over Part of Basement Level 1 of the  
 Building erected over Community Property  
 Lot 4 on MCP 106902.

21 BUCHANAN STREET,  
 WEST END, QLD, 4101  
 PO BOX 3197,  
 SOUTH BRISBANE  
 BC QLD 4101  
 TELEPHONE 07 3848 3344  
 FACSIMILE 07 3848 7844  
 email pmm@pmm.com.au

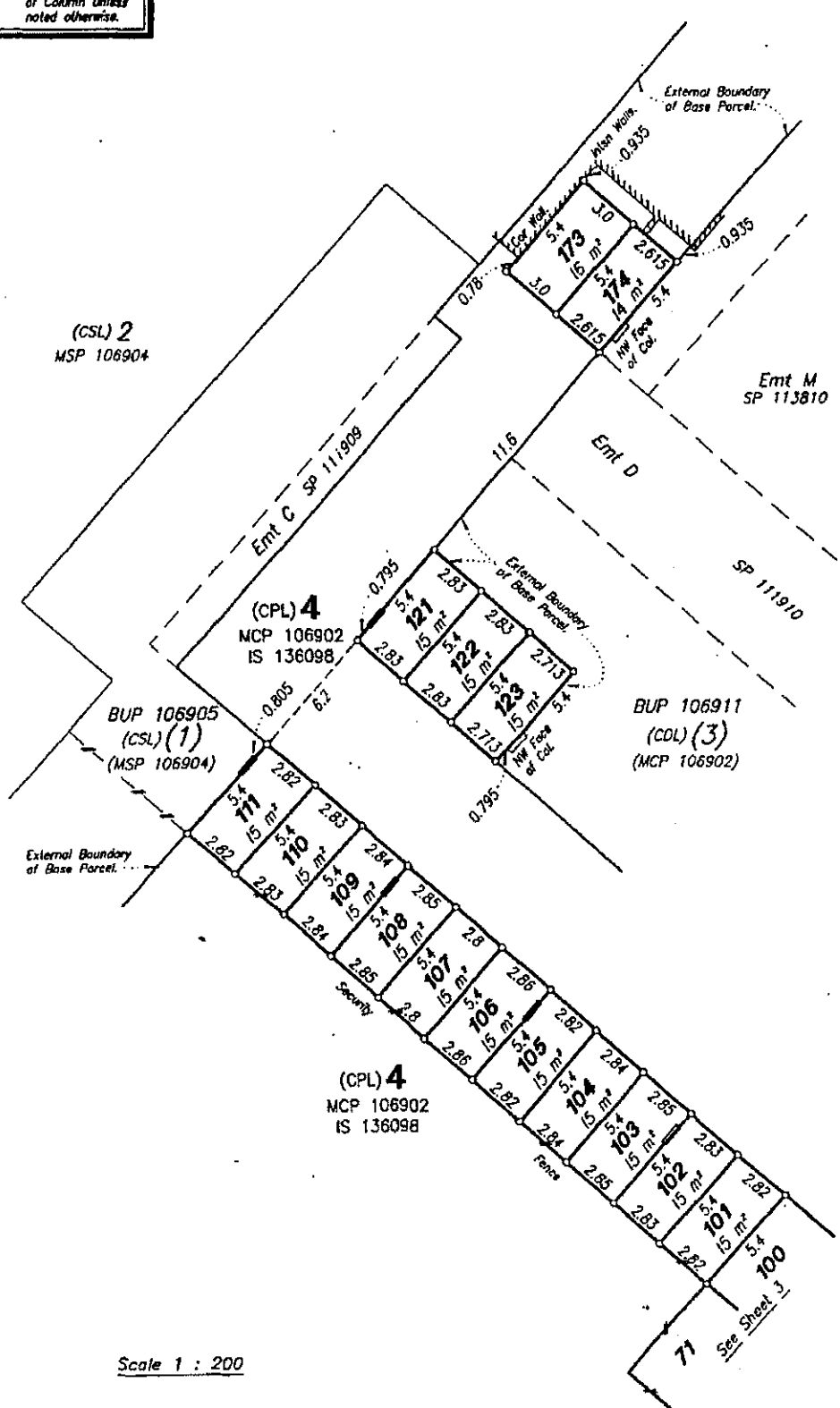
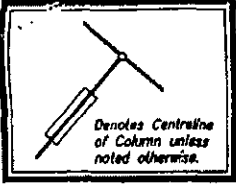


PARISH, NORTH BRISBANE COUNTY, STANLEY

SCALE. 1 : 400	DATE. 12/01/99	SURVEYED. JSH	DWG FILE. 4428X13n
MERIDIAN.	F/Z No.	DRAWN. DFC/DJW	PLAN No. 4428-46B

A3  
 CHECKED BY  
 JSH/WLB

4428-46B  
 SHEET 1 OF 3



(CSL) 2  
MSP 106904

Emt M  
SP 113810

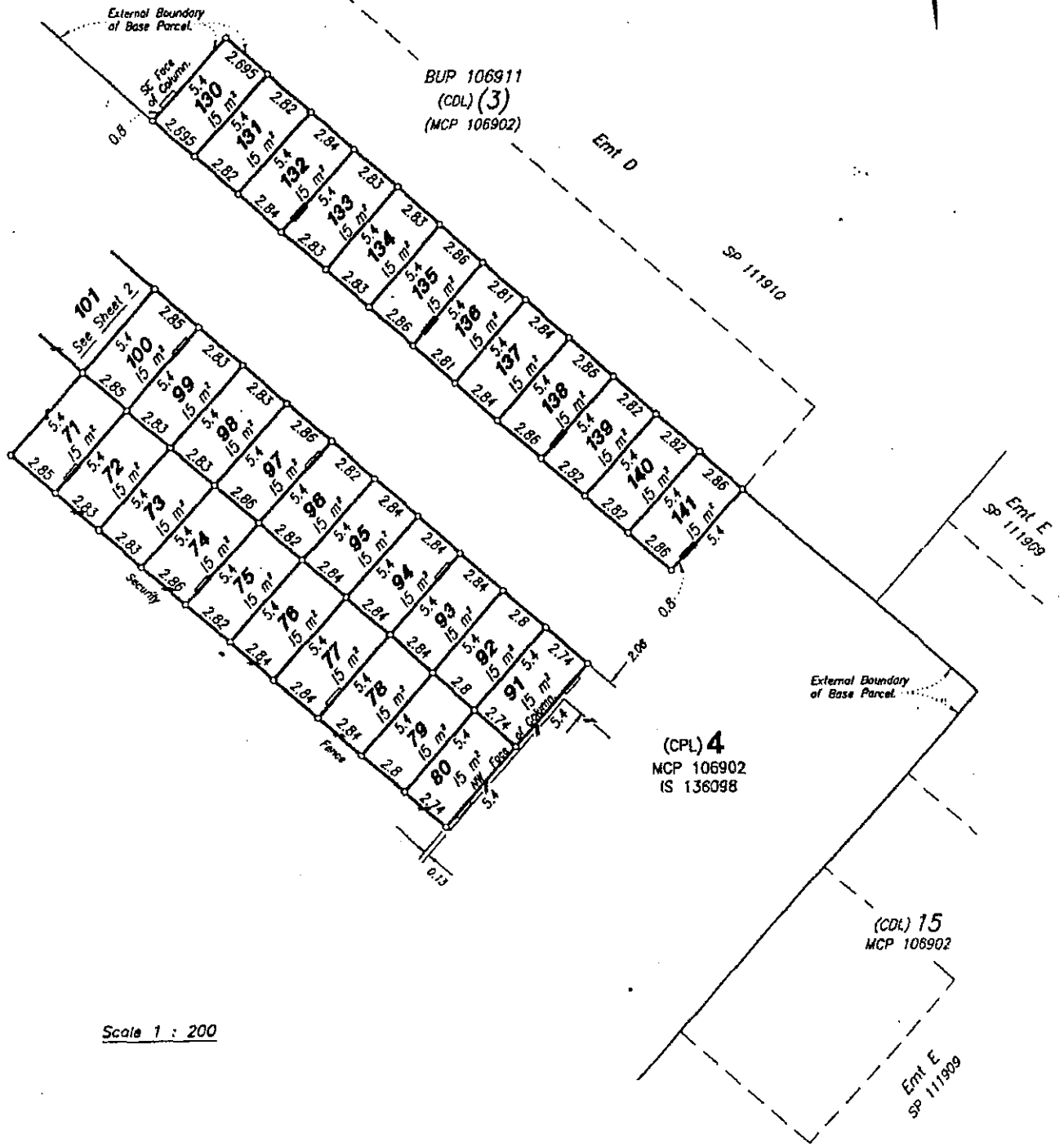
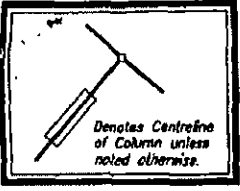
(CPL) 4  
MCP 106902  
IS 136098

BUP 106911  
(COL) (3)  
(MCP 106902)

BUP 106905  
(CSL) (1)  
(MSP 106904)

(CPL) 4  
MCP 106902  
IS 136098

Scale 1 : 200



Scale 1 : 200

50|mm 100|mm 150|mm

Insert Plan Number **4428-46B**  
 SHEET 3 OF 3