

THIS STATEMENT MUST BE LODGED TOGETHER WITH A FORM 14 GENERAL REQUEST AND IN THE CASE OF A NEW STATEMENT MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

Office use only
CMS LABEL NUMBER

This statement incorporates and must include the following:

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

1. Name of community titles scheme
Espresso Community Titles Scheme

2. Regulation module
Accommodation

3. Name of body corporate
Body Corporate for Espresso Community Titles Scheme

4. Scheme land

Lot on Plan Description	County	Parish	Title Reference
Common Property for Espresso Community Titles Scheme	Ward	Nerang	to issue from CT's 12862071 & 12929157
Lots 1 to 17 on SP235607			

5. #Name and address of original owner

Cutuli Group Pty Ltd A.C.N. 127 837 656 as trustee under instrument 713480665 and Cutuli Group Pty Ltd A.C.N. 127 837 656 as trustee under instrument 713480667
PO Box 141, Stones Corner Qld 4120

6. Reference to plan lodged with this statement
SP235607

first community management statement only

7. Local Government community management statement notation

David Andrew Lohar signed
Authorising Officer name and designation
COUNCIL OF THE CITY OF GOLD COAST name of Local Government

8. Execution by original owner/Consent of body corporate

24/9/2012
Execution Date

SOLE DIRECTOR
Cutuli Group Pty Ltd A.C.N. 127 837 656
as trustee under instrument 713480665
Execution
*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 <http://www.nrw.qld.gov.au/about/privacy/index.html>.

Title Reference: to issue from CT's 12862071 & 12929157

8. Execution by original owner/Consent of body corporate

24, 9, 2012
Execution Date 24, 9, 2012 SOLE DIRECTOR
CUYU GROUP PTY LTD ACT 12837605
as trustee under instrument 713480607 Execution
*Original owner to execute for a first community management statement
*Body corporate to execute for a new community management statement

Privacy Statement

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SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

Lot on Plan	Contribution	Interest
Lot 1 on SP235607	1	126
Lot 2 on SP235607	1	77
Lot 3 on SP235607	1	77
Lot 4 on SP235607	1	75
Lot 5 on SP235607	1	88
Lot 6 on SP235607	1	60
Lot 7 on SP235607	1	60
Lot 8 on SP235607	1	59
Lot 9 on SP235607	1	59
Lot 10 on SP235607	1	57
Lot 11 on SP235607	1	62
Lot 12 on SP235607	1	60
Lot 13 on SP235607	1	60
Lot 14 on SP235607	1	59
Lot 15 on SP235607	1	59
Lot 16 on SP235607	1	57
Lot 17 on SP235607	1	62
TOTALS	17	1,157

The contribution schedule lot entitlements have been decided on the equality principle under section 46(7) of the Body Corporate and Community Management Act 1997.

The interest schedule lot entitlements reflect as nearly as practicable the respective market values of the lots.

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Not Applicable

SCHEDULE C BY-LAWS**1. NOISE**

The owner or 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.

2. VEHICLES

2.01 The owner or occupier of a lot must not:-

- (a) park a vehicle, or allow a vehicle to stand, in a regulated parking area;
- (b) without the approval of the body corporate, park a vehicle, or allow a vehicle to stand, on any other part of the common property; or
- (c) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property, other than in a regulated parking area.

2.02 An approval under 2.01(b) must state the period for which it is given.

2.03 The body corporate may cancel the approval under 2.01(b) by giving seven (7) days written notice to the owner or occupier.

2.04 In this section –

regulated parking area means an area of scheme land designated as being available for use, by invitees of owners or occupiers of lots included in the scheme, for parking vehicles.

3. OBSTRUCTION

An owner or occupier of a lot must not obstruct the lawful use of the common property by someone else.

4. DAMAGE TO LAWNS ETC

4.01 The owner or occupier of a lot must not, without the body corporate's written approval:-

4.02

(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.

4.03 An approval under 4.01 must state the period for which it is given.

4.04 However, the body corporate may cancel an approval under 4.01 by giving seven (7) days written notice to the owner or occupier.

5. DAMAGE TO COMMON PROPERTY

5.01 An owner or 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.

5.02 However, an owner or 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.

5.03 The owner or occupier of a lot must keep a device installed under 5.02 in good order and repair.

6. BEHAVIOUR OF INVITEES

An owner or occupier of a lot must take all reasonable steps to ensure that their invitees do not behave in a way likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or any person lawfully using the common property.

7. LEAVING OF RUBBISH ETC. ON COMMON PROPERTY

An owner or 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.

8. APPEARANCE OF LOT

8.01 The owner or 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.

8.02 The owner or 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.

8.03 8.02 does not apply to a real estate advertising sign for the sale or letting of the lot if the sign is of a reasonable size.

8.04 This section does not apply to a lot created under a standard format plan of subdivision.

9. STORAGE OF FLAMMABLE MATERIALS

9.01 The owner or occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.

9.02 The owner or 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.

9.03 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.

10. GARBAGE DISPOSAL

10.01 Unless the body corporate provides some other way of garbage disposal, the owner or occupier of a lot must keep a receptacle for garbage in a clean and dry condition and adequately covered on the lot, or on a part of the common property designated by the body corporate for the purpose.

10.02 The owner or occupier of a lot must:

- (a) comply with all of the following laws about the disposal of garbage:-
 - (i) if the lot is in an urban development area – UDA by-laws, and any local laws that apply;
 - (ii) if the lot is not in an urban development area – local laws; and
- (b) ensure that the owner or occupier does not, in disposing of garbage, adversely effect the health, hygiene or comfort of the owners or occupiers of other lots.

11. KEEPING OF ANIMALS

11.01 Subject to section 181 of the Body Corporate and Community Management Act 1997, 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.

11.02 The owner or occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot or the common property.

12. EXCLUSIVE USE

12.01 Car parks (if not included on title)

The owner or occupier of the lot referred to in the first column of Schedule E hereto shall be entitled to the exclusive use and enjoyment of that part of the common property marked with the letter referred to in the second column of Schedule E as shown on the plan annexed hereto and marked 10104A3/1 at page 7 of 9 pages for the purpose referred to in the third column of Schedule E on the following conditions:-

- (a) The owner or occupier shall not construct any structure in his car park space without obtaining the consent of the body corporate in writing;
- (b) The owner or occupier is responsible for the expense of keeping his car park space in a clean and tidy condition and, failing that, the body corporate may do so at the owner's expense; and
- (c) The owner or occupier must allow the body corporate access to the car park space to enable inspection and maintenance if necessary.

12.02 Planter Box (if not included on title)

The owner or occupier of the lot referred to in the first column of Schedule E hereto shall be entitled to the exclusive use and enjoyment of that part of the common property marked with the letter referred to in the second column of Schedule E as shown on the plan annexed hereto and marked 10104A3/6 at page 8 of 9 pages for the purpose referred to in the third column of Schedule E on the following conditions:-

- (a) The owner or occupier is responsible for the expense of keeping his planter box space in a clean and tidy condition and, failing that, the body corporate may do so at the owner's expense.

13. USE OF LOTS

13.01 Each lot shall be used solely for residential purposes.

14. LETTING AGENT/CARETAKER

14.01 For so long as there is in existence an agreement to provide letting and ancillary services to any lot owners who wish to avail themselves of such services ("the Letting Agreement") and/or an agreement to provide caretaking services ("the Caretaking Agreement") then:-

- (a) the body corporate will not itself directly or indirectly provide any of the services set out in the Letting Agreement and/or the Caretaking Agreement; and
- (b) the body corporate will not enter into an agreement with any person or entity similar to the Letting Agreement and/or the Caretaking Agreement.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

Lots affected by Statutory Easements

Lot on Plan

Common Property
on SP235607

Statutory Easement

Electricity
Sewer
Stormwater
Telecommunications
Water
Support and Shelter

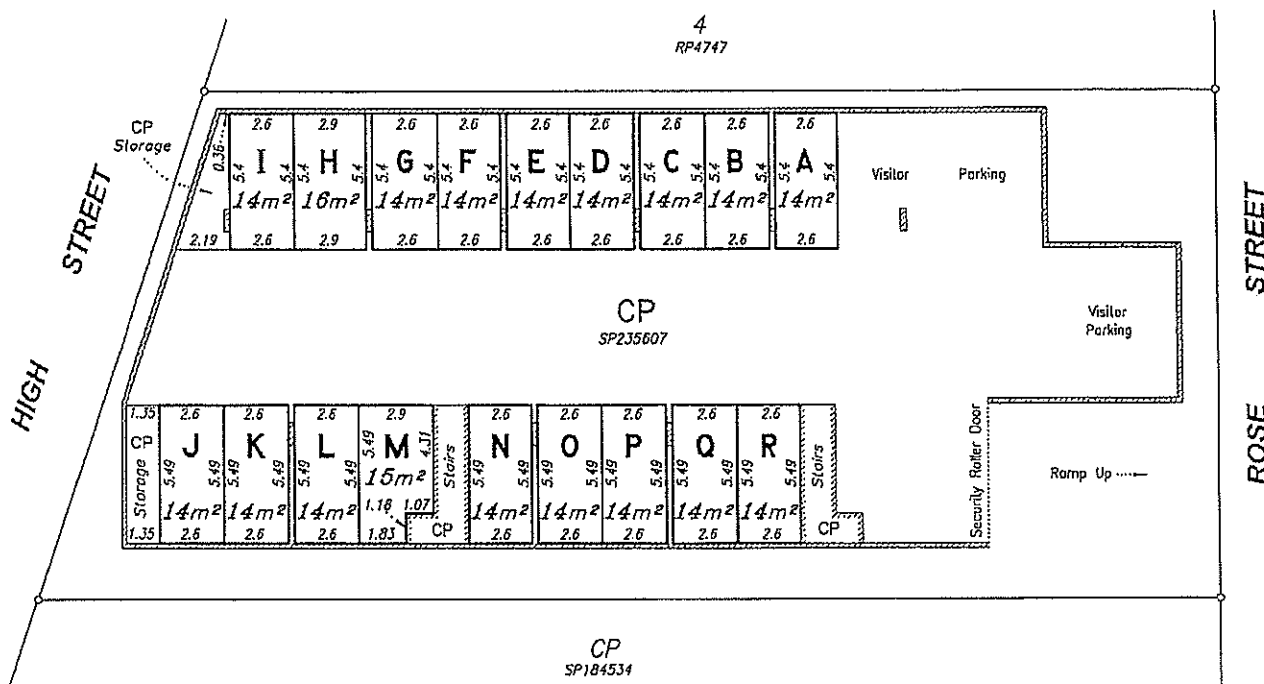
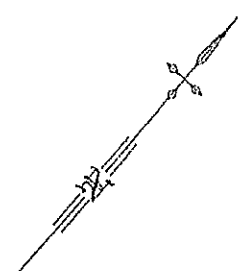
Service Location Diagram

See Plan marked 10104A3/2 at page 9 of 9 pages

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

LOT DESCRIPTION	AREA OF EXCLUSIVE USE ALLOCATED	PURPOSE
Lot 1 on SP235607	Area marked "A" on Plan marked 10104A3/1 on page 7 of 9 pages	Car park
Lot 1 on SP235607	Area marked "B" on Plan marked 10104A3/1 on page 7 of 9 pages	Car park
Lot 2 on SP235607	Area marked "C" on Plan marked 10104A3/1 on page 7 of 9 pages	Car park
Lot 3 on SP235607	Area marked "D" on Plan marked 10104A3/1 on page 7 of 9 pages	Car park
Lot 4 on SP235607	Area marked "E" on Plan marked 10104A3/1 on page 7 of 9 pages	Car park
Lot 5 on SP235607	Area marked "F" on Plan marked 10104A3/1 on page 7 of 9 pages	Car park
Lot 6 on SP235607	Area marked "G" on Plan marked 10104A3/1 on page 7 of 9 pages	Car park
Lot 7 on SP235607	Area marked "H" on Plan marked 10104A3/1 on page 7 of 9 pages	Car park
Lot 8 on SP235607	Area marked "I" on Plan marked 10104A3/1 on page 7 of 9 pages	Car park
Lot 9 on SP235607	Area marked "J" on Plan marked 10104A3/1 on page 7 of 9 pages	Car park
Lot 10 on SP235607	Area marked "K" on Plan marked 10104A3/1 on page 7 of 9 pages	Car park
Lot 11 on SP235607	Area marked "L" on Plan marked 10104A3/1 on page 7 of 9 pages	Car park
Lot 12 on SP235607	Area marked "M" on Plan marked 10104A3/1 on page 7 of 9 pages	Car park
Lot 13 on SP235607	Area marked "N" on Plan marked 10104A3/1 on page 7 of 9 pages	Car park
Lot 14 on SP235607	Area marked "O" on Plan marked 10104A3/1 on page 7 of 9 pages	Car park
Lot 15 on SP235607	Area marked "P" on Plan marked 10104A3/1 on page 7 of 9 pages	Car park
Lot 16 on SP235607	Area marked "Q" on Plan marked 10104A3/1 on page 7 of 9 pages	Car park
Lot 17 on SP235607	Area marked "R" on Plan marked 10104A3/1 on page 7 of 9 pages	Car park
Lot 1 on SP235607	Area marked "S" on Plan marked 10104A3/6 on page 8 of 9 pages	Planter box

CMS	Sheet	of
	7	9
Plan	Sheet	of
	1	1



SIMPSON RAYNER SURVEYS PTY. LTD., ACN 078 818 167
Cadastral Surveyor, certify that the details shown on this
plan are correct.


Director, Industrial Survey

Director. ~~SECRET~~ 18 161

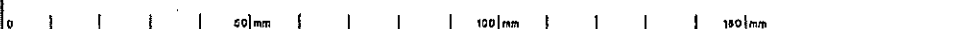
Date 13-7-2012

Face of Wall/Column

Exclusive use areas are bound by structural features otherwise dimensioned.

EXAMINED	SIMPSON RAYNER SURVEYS PTY LTD A.C.N. 078 819 187
PASSED	
DESIGNATION	CADASTRAL SURVEYOR
ENDORSED	ACCREDITED

Scale 1:200 - Lengths are in Metres.



PLAN OF EXCLUSIVE USE AREAS
IN COMMON PROPERTY ON
LEVEL A ON SP235607

"ESPRESSO" C.T.S.

PARISH	NERANG	COUNTY	Ward
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LICENSED LAND SURVEYORS, PLANNERS
AND LAND DEVELOPMENT CONSULTANTS

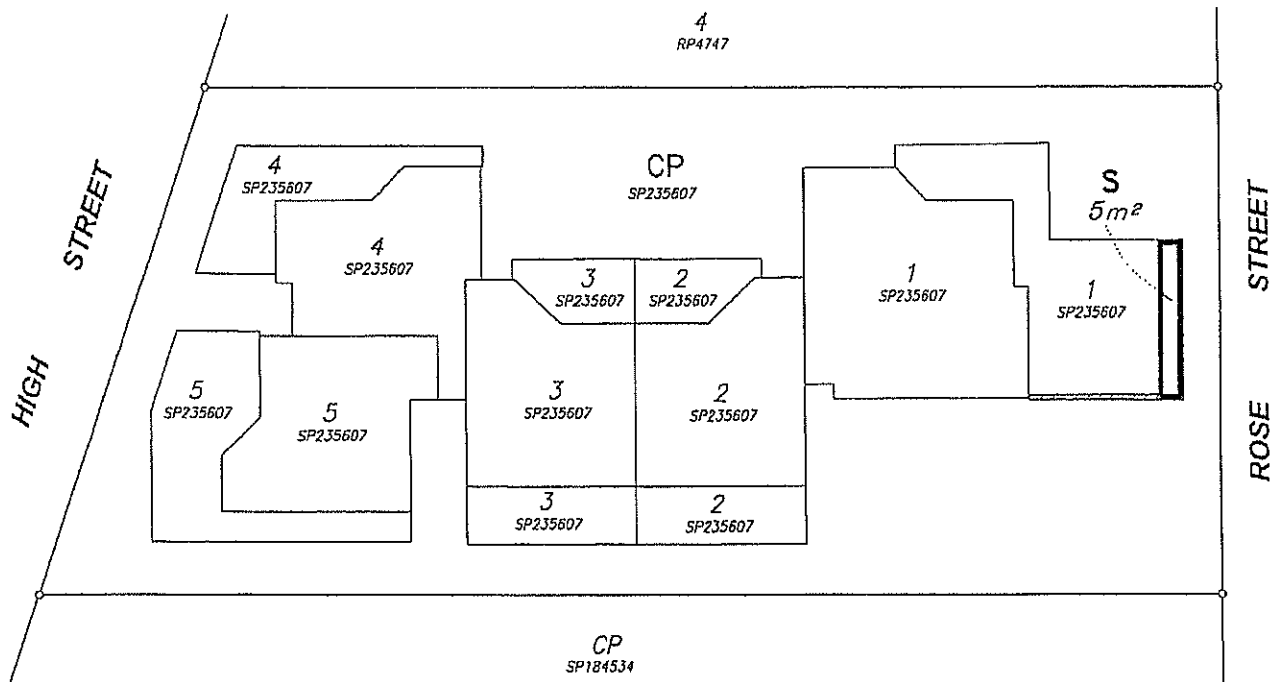
5/1452 Metroplex Avenue
MURARREE 4172
PO Box 3458
TINGALPA BC QLD 4173

TELEPHONE (07) 3899 8105
FACSIMILE (07) 3899 8107
EMAIL info@sisurveys.com.au

LOCAL AUTHORITY GOLD COAST CITY COUNCIL		SURV. CR
JOB NO. 10104	DWG FILE SP235607 DATE 13/07/2012	DRAWN AK
HORIZONTAL DATUM SP235607	VERTICAL DATUM -	
SCALE 1:200	PLAN REF. 10104A3/1	CHECKED AW

"ESPRESSO" C.T.S.

CMS Sheet of
Plan Sheet of
1 1



SIMPSON RAYNER SURVEYS PTY LTD, ACH 078 818 167
Cadastral Surveyor, Gold Coast
plan are correct and in accordance with the details shown on this

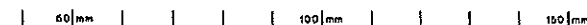
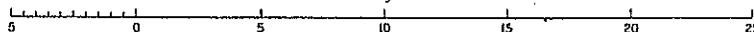
Director/Cadastral Surveyor
SIMPSON RAYNER SURVEYS PTY LTD
ACH 078 818 167

Director.....

Date 13.7.2012

Exclusive use area is bounded by
centerline of wall.

Scale 1:200 - Lengths are in Metres.



SIMPSON RAYNER SURVEYS
SIMPSON RAYNER SURVEYS PTY LTD
A.C.N. 078 818 167 A.B.N. 16 078 818 167
LICENSED LAND SURVEYORS, PLANNERS
AND LAND DEVELOPMENT CONSULTANTS

5/1152 Metropole Avenue
MURARREE 4172 TELEPHONE (07) 3899 8105
PO Box 3458 FACSIMILE (07) 3899 8107
TINGALPA BC QLD 4173 EMAIL info@srsurveys.com.au

PLAN OF EXCLUSIVE USE AREA
IN COMMON PROPERTY ON
LEVEL B ON SP235607

"ESPRESSO" C.T.S.

PARISH NERANG COUNTY Ward

EXAMINED	SIMPSON RAYNER SURVEYS PTY LTD A.C.N. 078 818 167
PASSED	<i>[Signature]</i>
DESIGNATION	CADASTRAL SURVEYOR
ENDORSED	ACCREDITED

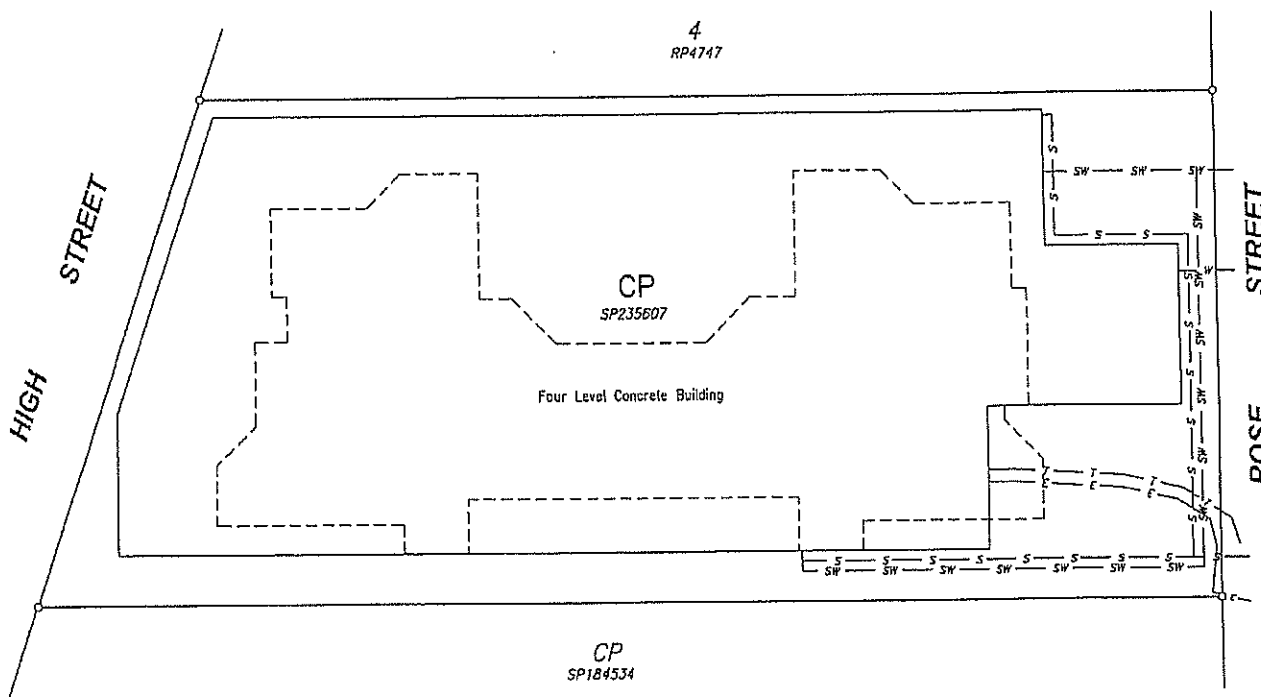
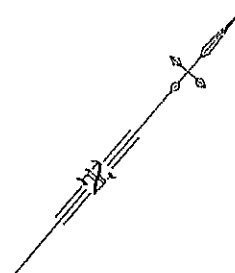
LOCAL AUTHORITY GOLD COAST CITY COUNCIL		SURV. CR
JOB NO. 10104	DWG FILE SP235607 DATE 13/07/2012	DRAWN AK
HORIZONTAL DATUM SP235607	VERTICAL DATUM -	CHECK AW
SCALE 1:200	PLAN REF. 10104A3/6	

"ESPRESSO" C.T.S.

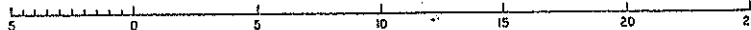
CMS	Sheet	9	of	9
Plan	Sheet	1	of	1

Note:

The location of all services shown hereon have been compiled from hydraulic, civil and electrical design drawings and information supplied by the developer. The as-constructed location of the services has not been verified by field survey.



Scale 1:200 - Lengths are in Metres.



LEGEND

— E —	Electricity
— S —	Sewer
— SW —	Stormwater
— T —	Telecommunications
— W —	Water
— G —	Gas

SERVICE LOCATION DIAGRAM IN COMMON PROPERTY ON SP235607

"ESPRESSO" C.T.S.

PARISH NERANG COUNTY Ward

LOCAL AUTHORITY GOLD COAST CITY COUNCIL		SURV. GR
JOB NO. 10104	DWG FILE SP235607	DRAWN AK
HORIZONTAL DATUM SP235607	DATE 13/07/2012	CHECK AW
SCALE 1:200	VERTICAL DATUM -	
	PLAN REF. 10104A3/2	