



Management Statement

Section 52(2) Strata Titles Act 1998

COMMUNITY DEVELOPMENT SCHEME DOCUMENT

This management statement contains details of a community development scheme which is proposed to be developed involving **at least two (sealed plans)** elements on the land of the developer.

This management statement forms part of a community development scheme and should be read in conjunction with the master plan and the constituent documents for body corporate formation.

1. **Name and address of Developer:** Eagle Sea Pty Ltd (ACN 129 309 815)
C/O 5 Cattley Street
Burnie Tas 7320

Name and address of

- Community Development Scheme:** Heybridge Residential Estate
Devonshire Drive
Heybridge Tas 7316

2. **A description of the stages, and the sequence of stages, in which the development is to be carried out:**

2.1 The scheme will comprise:

- (a) six small residential hamlets each sensitively sited in a discrete bush setting and to be subdivided into privately owned allotments;
- (b) a privately owned commercial lot to service residents and visitors; and
- (c) association property being the native bushland owned and managed by the body corporate.

2.2 It is proposed that the residential hamlets, commercial lot, roads, access pathways and bush paths shown on the master plan be completed in the following order:

(a) Stage 1 will comprise-

- (i) The construction of the main access road (Devonshire Drive) from Minna Road to Hamlet 5 including services.
- (ii) Dedication and transfer of title to the road Lot 92 (Devonshire Drive) to Burnie City Council.

(iii) The construction of the minor roads (Arlington Place and Bisset Place) including services and drainage within Hamlet 5.

(iv) Subdivision of Lot 3 of SP153919 to create Lots 1 and 92 to 100 inclusive (Lot 96 shown on the master plan is to be the commercial lot) and relevant easements for electricity infrastructure, ways and services.

(v) Lot 1 shown on the master plan will be association property and is to be transferred to the body corporate of the Heybridge Residential Estate Community Development Scheme as part of Stage 1.

(vi) Subdivision of Lot 99 (Hamlet 5) shown on the master plan to create Lots 64 to 85 inclusive and 200 to 202 inclusive.

(vii) Dedication and transfer of title to the road Lot 200 (Arlington Place and Bisset Place) within Hamlet 5 to Burnie City Council.

(viii) Title to Lots 201 and 202 being the private access pathways to the native bushland are to be transferred to the body corporate as association property as part of Stage 5.

(b) Stage 2 will comprise-

(i) Extending the construction of the main road (Devonshire Drive) including services and drainage to Hamlet 4.

(ii) The construction of the minor road (Bower Circuit) including services and drainage within Hamlet 4.

(iii) Construction of the bush path between Hamlet 4 and Hamlet 5 as indicated on the master plan.

(iv) Subdivision of Lot 98 (Hamlet 4) shown on the master plan to create Lots 44 to 63 inclusive and 203 to 205 inclusive.

(v) Dedication and transfer of title to the road Lot 203 (Bower Circuit) within Hamlet 4 to Burnie City Council.

(vi) Title to Lots 204 and 205 being the private access pathways to the native bushland are to be transferred to the body corporate as association property as part of Stage 5.

(c) Stage 3 will comprise-

(i) Extending the construction of the main road (Devonshire Drive) including services and drainage to Hamlet 3.

(ii) The construction of the minor road (Winforton Avenue) including services and drainage within Hamlet 3.

(iii) Construction of the bush path between Hamlet 3 and Hamlet 4 as indicated on the master plan.

(iv) Subdivision of Lot 97 (Hamlet 3) shown on the master plan to create Lots 25 to 43 inclusive and 206 to 208 inclusive.

(v) Dedication and transfer of title to the road Lot 206 (Winforton Avenue) within Hamlet 3 to Burnie City Council.

(vi) Title to Lots 207 and 208 being the private access pathways to the native bushland are to be transferred to the body corporate as association property as part of Stage 5.

(d) Stage 4 will comprise-

(i) Extending the construction of the main road (Devonshire Drive) including services and drainage to the end of Hamlet 1.

(ii) The construction of the minor road (Charlton Close) including services and drainage within Hamlet 2.

(iii) Construction of the bush path between the main road (Devonshire Drive) and Hamlet 2 as indicated on the master plan.

(iv) Construction of the bush path between Hamlet 2 and Hamlet 3 as indicated on the master plan.

(v) Construction of the bush path between the main road (Devonshire Drive) and Lot 96 as indicated on the master plan.

(vi) Subdivision of Lots 93 and 94 (Hamlet 1) shown on the master plan to create Lots 91 and 2 to 15 inclusive.

(vii) Subdivision of Lot 95 (Hamlet 2) shown on the master plan to create Lots 16 to 24 inclusive, 209 and 210.

(viii) Dedication and transfer of title to the road Lot 209 (Charlton Close) within Hamlet 2 to Burnie City Council.

(ix) Title to Lot 210 being the private access pathway to the native bushland is to be transferred to the body corporate as association property as part of Stage 5.

(e) Stage 5 will comprise-

(i) The construction of the minor road (Langdale Place) including services and drainage within Hamlet 6.

(ii) Subdivision of Lot 100 (Hamlet 6) shown on the master plan to create Lots 86 to 90 inclusive and 211.

(iii) Dedication and transfer of title to the road Lot 211 (Langdale Place) within Hamlet 6 to Burnie City Council.

(iv) Title to Lots 201, 202, 204, 205, 207, 208 and 210 being the private access pathways to the native bushland is to be transferred to the body corporate as association property as part of this stage.

2.3 The developer reserves the right despite any other condition in the management statement to do any of the following:

- (a) start construction of the next stage prior to the preceding stage being completed;
- (b) vary the road construction for each stage;
- (c) undertake additional work in each stage which includes external work in the native bushland; and
- (d) provide walking tracks and drainage in the native bushland at the developer's discretion.

3. Description of construction zones, access zones and the nature of the use that may be made of them:

3.1 Construction and access zones will be contained within the main road boundary (Devonshire Drive) and within the hamlet boundaries.

4. Schedule of times, or the happening of specified events, for the commencement and completion of each stage:

4.1 The development will be market driven and as a consequence each further stage will commence upon:

- (a) the sale of 70% of the vacant lots in the previous stage; and/or
- (b) the commencement of construction on 50% of the lots in the previous stage.

4.2 Each stage will be completed upon the registration of the sealed plan by the Recorder of Titles.

5. Schedule of working hours during which work may proceed for the proposed stages:

5.1 Construction work will be carried out each day of the week between 7 am and 7 pm.

5.2 By necessity, concrete finishing and road construction will be completed as the prevailing weather conditions permit.

6. Description of (any) amenities to be provided:

Nil.

7. Purposes for which amenities are to be provided:

Not applicable.

8. Extent for which amenities are to be available for use by owners or occupiers or other invitees:

Not applicable.

9. Arrangements for providing and maintaining the amenities and defraying the cost of their provision or maintenance:

Not applicable.

10. Schedule of unit entitlements for each lot at the completion of each stage of the proposed development:

Lot Nos.	STAGE 1 Unit Entitlement	STAGE 2 Unit Entitlement	STAGE 3 Unit Entitlement	STAGE 4 Unit Entitlement	STAGE 5 Unit Entitlement
1	Association Property	Association Property	Association Property	Association Property	Association Property
93	1200	1200	1200	N/A	N/A
94	300	300	300	N/A	N/A
95	900	900	900	N/A	N/A
96	200	200	200	200	200
97	1900	1900	N/A	N/A	N/A
98	2000	N/A	N/A	N/A	N/A
99	N/A	N/A	N/A	N/A	N/A
100	500	500	500	500	N/A
64 to 85 inclusive	(22 x 100 each) 2200 *	(22 x 100 each) 2200	(22 x 100 each) 2200	(22 x 100 each) 2200	(22 x 100 each) 2200
44 to 63 inclusive	N/A	(20 x 100 each) 2000	(20 x 100 each) 2000	(20 x 100 each) 2000	(20 x 100 each) 2000
25 to 43 inclusive	N/A	N/A	(19 x 100 each) 1900	(19 x 100 each) 1900	(19 x 100 each) 1900
91 and 2 to 24 inclusive	N/A	N/A	N/A	(24 x 100 each) 2400	(24 x 100 each) 2400
86 to 90 Inclusive	N/A	N/A	N/A	N/A	(5 x 100 each) 500
Total	9200	9200	9200	9200	9200

* Note: The unit entitlement for lots 64 to 85 is the subdivision of lot 99 and part of stage 1.

11. Any other details relevant to the management statement forming part of the scheme:

11.1 The development and maintenance of the scheme must conform to the assessments, recommendations and requirements in the following reports and documents:

- (a) Heybridge Residential Estate Management Plan;
- (b) Bushfire Risk Assessment and Protection Measures; and
- (c) agreement made under Part 5 of the *Land Use Planning and Approvals Act 1993*.

11.2 A copy of each report and document noted in 11.1 above will be passed to the body corporate at the initial body corporate meeting.

11.3 Lots 96 and 2 to 91 inclusive upon registration of the relevant sealed plan/s are fully developed in accordance with the Heybridge Residential Estate Community Development Scheme and Part 4 Division 8 of the *Strata Titles Act 1998* will not be applicable to the sale or transfer of title to Lots 96 and 2 to 91 inclusive.

WARNING

1. **The proposed development might be varied in accordance with Sections 58 - 60 of the *Strata Titles Act 1998*.**
2. **The proposed development might not be completed.**
3. **The vote of the developer is sufficient to pass or defeat a motion at a meeting of the body corporate, or of the committee of the body corporate, if the motion is about a development right. Development rights are generally those things necessary to be done in order to complete the development.**
4. **The developer has additional development rights pursuant to section 56 of the *Strata Titles Act 1998*.**
5. **During development of any stage or element there may be disruption to existing occupants due to building and construction activities.**
6. **This document should not be considered alone, but in conjunction with the results of the searches and inquiries normally made in respect of a lot in a strata scheme or a folio of the Register.**
7. **The information contained in the master plan, management statement and constituent documents is of a general nature only as to how the development may affect you. If you require further information you should contact the developer. You may also wish to obtain your own independent advice.**

Date: 9TH NOVEMBER 2010

Executed by the developer **Eagle Sea Pty Ltd**)
(ACN 129 309 815) in accordance with)
Section 127(1) of the Corporations Act 2001)

Alfonso Messieh

.....
Director

Alfonso Messieh

Paul Joseph McGrath

.....
Director

Paul Joseph McGrath

The common seal of **Burnie City Council** was affixed)
this *23rd* day of *November* 2010)
~~on the~~ day of 2010)
for and on behalf of Burnie City Council)

[Signature]

.....
General Manager (signature)



Nomination of First By-Laws

Section 90 Strata Titles Act 1998



DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
153919	3		

To the Recorder of Titles:

COMMUNITY DEVELOPMENT SCHEME NO..... Heybridge Residential Estate
(name of scheme)

Name and address of developer:
Eagle Sea Pty Ltd
(ACN 129 309 815)
C/O 5 Cattley Street
Burnie Tas 7320

We the registered proprietor of the folio of the Register nominate the following by-laws as the First By-Laws of the Community Development Scheme lodged with this application:

Date: *9TH NOVEMBER 2010*

**FIRST BY-LAWS
STRATA CORPORATION
HEYBRIDGE RESIDENTIAL ESTATE**

PART 1 – PREAMBLE

1. Preamble

PART 2 – GENERAL BY-LAWS

2. Duty to keep association property in good order and repair
3. Duty to prevent nuisance
4. Duty to allow access for maintenance and repair of association property
5. Duty to pay rates and taxes
6. Use of association property
7. Duty to provide information
8. Keeping of pets or animals

PART 3 – BUSHFIRE PROTECTION MANAGEMENT

9. Bushfire protection management

PART 4 – NATIVE BUSHLAND MANAGEMENT

10. Native bushland management

PART 5 – BODY CORPORATE

11. Body corporate powers and duties in relation to association property
12. Functions of the body corporate
13. Membership of body corporate
14. General meetings of body corporate
15. Quorum
16. Voting at general meeting
17. Voting on unanimous resolution
18. Committee of management
19. Appointment of a manager
20. Administrative fund
21. Contributions
22. Interest on overdue contributions
23. Roll to be kept by body corporate
24. Common seal

PART 6 – AMENDMENT OF BY-LAWS

25. Amendment of by-laws

PART 1 – PREAMBLE

1. Preamble

- (1) These by-laws relate to the operation and maintenance of the association property being Lot 1 and described as Native Bushland on the Community Development Scheme Master Plan.
- (2) If a private lot owner is prohibited from doing anything in these by-laws, the owner must also ensure that members of the owner's family and invitees do not do that thing.
- (3) A private lot owner must give any tenant of the owner's lot a copy of these by-laws at the commencement of the tenancy and a copy of any change of by-laws made by the body corporate.
- (4) An expression defined in the Strata Titles Act 1998 has the same meaning when used in these by-laws.

PART 2 – GENERAL BY-LAWS

2. Duty to keep association property in good order and repair

- (1) The body corporate must keep the association property to a standard in keeping with the other nature reserves or as outlined in these by-laws.
- (2) The body corporate must maintain and repair any services that exclusively serve adjacent private lots within the Heybridge Residential Estate Community Development Scheme and traverse association property.
- (3) The body corporate must carry out any work in relation to the association property that it is required to carry out by a public or local authority.

3. Duty to prevent nuisance

The body corporate is able to regulate the association property and not use the association property, or permit its use in a way that causes a nuisance to the owner or occupier of any private lot.

4. Duty to allow access for maintenance and repair of association property

- (1) The body corporate shall allow reasonable access to the association property by a proprietor of a private lot within the Heybridge Residential Estate Community Development Scheme for the purpose of maintaining, repairing or replacing services or structures on their lot.
- (2) A person authorised by the body corporate may enter the association property for that purpose-
 - (a) after giving reasonable notice of intention to exercise the rights of access by the proprietor of the lot; or
 - (b) in an emergency, without notice.

5. Duty to pay rates and taxes

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3

The body corporate must pay all rates, taxes and charges that may be payable in relation to the association property.

6. Use of association property

(1) The body corporate must not behave in a way likely to interfere with the reasonable use and enjoyment of the association property by owners of a private lot or invitees of the owners of a private lot within the Heybridge Residential Estate Community Development Scheme.

(2) The body corporate must take reasonable steps to ensure that owners of a private lot or invitees of owners of a private lot do not behave in a way likely to interfere with the reasonable use and enjoyment of the association property.

(4) The body corporate must not allow owners of a private lot or invitees of owners of a private lot within the Heybridge Residential Estate Community Development Scheme to –

- (a) use the association property in a way which may be illegal or injurious to the reputation of other lots; or
- (b) make an application to change the use of the association property.
- (c) make an application for the exclusive use of association property.
- (d) park a vehicle on the association property unless a parking space has been allocated for that purpose by the body corporate.

(5) The body corporate will not require or prevent a private lot owner from erecting or constructing a boundary fence between their lot and the association property.

(6) A private lot owner will be solely responsible for the costs of erecting, constructing or repairing any boundary fence between their lot and the association property.

7. Duty to provide information

(1) A private lot owner within the Heybridge Residential Estate Community Development Scheme must give the body corporate written notice of any change in the ownership of their lot.

(2) A private lot owner who intends to be absent from their normal contact address for a reasonably significant period of time must keep the body corporate advised of their mailing address or contact details whilst they are away.

8. Keeping of pets or animals

(1) The body corporate shall restrict owners of private lots or invitees of owners of private lots from taking a pet or animal on association property unless –

- (a) when exercising the pet or animal on the association property it is restrained and that droppings are collected and disposed of responsibly; and
- (b) the pet or animal is not a cat.

(2) Subject to subclause (4), the body corporate may order that a pet or animal be removed from the site-

- (a) if the pet or animal causes a nuisance to other lot owners or wildlife; or
 - (b) if the provisions of subclause (1) are not being complied with.
- (3) The occupier of a private lot within the Heybridge Residential Estate Community Development Scheme must ensure that an invitee –
- (a) does not bring any cat onto the association property; and
 - (b) restrains any pet or animal brought onto the association property.
- (4) If a person reasonably requires the assistance of a guide-dog by reason of impairment of sight or hearing, the person is entitled to be accompanied by a guide-dog while on the association property.

PART 3 – BUSHFIRE PROTECTION MANAGEMENT

9. Bushfire protection management

The body corporate shall be responsible for reviewing and updating the bushfire protection measures for the Association Property in the Heybridge Residential Estate Management Plan as required by the agreement made under Part 5 of the Land Use Planning and Approvals Act 1993 registered on the relevant certificates of title for the Heybridge Residential Estate Community Development Scheme.

PART 4 – NATIVE BUSHLAND MANAGEMENT

10. Native bushland management

- (1) The body corporate shall be responsible for –
- (a) monitoring, reviewing and updating the Heybridge Residential Estate Management Plan at intervals of not less than every three (3) years in accordance with the Heybridge Residential Estate Management Plan as required by the agreement made under Part 5 of the Land Use Planning and Approvals Act 1993 registered on the relevant certificates of title for the Heybridge Residential Estate Community Development Scheme.
 - (b) provide Burnie City Council with a copy of the Heybridge Residential Estate Management Plan and of any review document, recommendations or revised management plan.

PART 5 – BODY CORPORATE

11. Body corporate powers and duties in relation to association property

- (1) The body corporate must –
- (a) administer, manage and enhance the association property reasonably and for the benefit of the owners and occupiers of the private lots;
 - (b) maintain the service infrastructure in good and serviceable order and condition;

(c) maintain and implement the Heybridge Residential Estate Management Plan; and

(d) provide a general level of security over the site as reasonably required by the adjacent private lot owners.

12. Functions of the body corporate

(1) The body corporate has the following functions –

(a) to exercise its powers under the Strata Titles Act 1998;

(b) to enforce the by-laws;

(c) to take out and maintain a policy of insurance as required under the Strata Titles Act 1998 and any further insurance that may be required by resolution of members of the body corporate; and

(d) to carry out other functions for the benefit of the members of the body corporate.

13. Membership of body corporate

(1) Each private lot owner is a member of the body corporate and entitled to vote personally or by proxy at general meetings of the members of the body corporate.

(2) If a mortgagee is in possession of a private lot under the mortgage, the mortgagee becomes entitled to exercise any voting rights the owner may have, to the exclusion of the rights of the owner.

14. General meetings of body corporate

(1) It is the duty of the original proprietor to call and hold the first annual general meeting of the body corporate, which must be held-

(a) within 6 months after the registration of the initial sealed plan; or

(b) on a sale of at least one-half of the lots contained in that plan –

whichever is the earlier.

(2) On giving notice for the first annual general meeting of the body corporate, the original proprietor must specify in the notice the nature of the business to be transacted at the meeting and must, at the meeting, produce an insurance policy required for the body corporate as required under the Strata Titles Act 1998 or constituent documents.

(3) An annual general meeting of the body corporate (other than the first annual general meeting of the body corporate) must be held within 15 months after the last annual general meeting of the body corporate.

(4) The committee of management or the secretary to the body corporate may call a special general meeting of the body corporate at any time and must do so if required by not less than one-third of the total number of members of the body corporate.

(5) The secretary to the body corporate must, at least 7 days before a general meeting of the body corporate, give to each member of the body corporate written notice –

(a) setting out the date, time and place of the general meeting;

(b) stating the nature of the business to be transacted; and

(c) if a unanimous resolution is to be put before the general meeting, setting out the terms of the proposed resolution.

(6) In a case where a private lot is owned jointly or in common by 2 or more persons, the notice may be addressed to the co-owners jointly and given or sent to any one of them.

15. Quorum

(1) A quorum at a meeting of the body corporate is to be at least one-third of all the owners of the private lots and at least one-third of the unit entitlements of those lots.

(2) If a quorum is not present at a meeting of the body corporate, any decision made at that meeting is of no effect for a period of 14 days.

(3) After that period, the decision has effect unless objections to it have been made within that period by such number of members as would have defeated the decision at the meeting.

16. Voting at general meeting

(1) A member of the body corporate may vote personally or by proxy on matters arising for decision at a general meeting.

(2) Voting may be by show of hands but, if a poll is demanded, voting is proportionate to the unit entitlement of the member's lot.

(3) Co-owners may vote by proxy jointly appointed by them and, in the absence of such a proxy, are not entitled to vote on a show of hands (except on a motion for a unanimous resolution) but any one co-owner may require a poll and on the poll a co-owner is entitled to voting rights proportionate to the co-owner's interest in the lot.

17. Voting on unanimous resolution

(1) If a unanimous resolution is required for a particular purpose under the Strata Titles Act 1998, a member of the body corporate may vote on the resolution –

(a) at the general meeting of the body corporate at which the resolution is proposed; or

(b) by giving the body corporate written notice of the member's vote within 28 days after the date of that meeting.

18. Committee of management

(1) The body corporate may, by ordinary resolution –

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7

- (a) appoint a committee of management to transact business on behalf of the body corporate;
- (b) change the membership of a committee of management;
- (c) overrule a decision of the committee of management (to the extent it has not been acted on); or
- (d) remove a committee of management from office.

(2) A committee of management may, subject to limitations and directions imposed or given by the body corporate in general meeting, exercise any powers of the body corporate except powers that may only be exercised by unanimous resolution of the body corporate.

(3) A committee of management must consist of at least 3 members of the body corporate and should, where possible, be made up with representation from each hamlet and the commercial lot.

(4) Subject to any rules to the contrary determined by the body corporate in general meeting –

(a) a majority of the total number of the members of the committee of management constitutes a quorum of the committee; and

(b) a decision in which a majority of the members present at a meeting of the committee agree is a decision of the committee.

(5) Any rules determined by the body corporate under subclause (4) must be fair and reasonable.

(6) The committee must keep proper minutes of its proceedings and must make them available on request for inspection by any member of the body corporate.

19. Appointment of a manager

(1) The body corporate may appoint a manager and delegate to the manager functions related to the administration, management and control of the association property.

(2) A manager is subject to control and direction by the body corporate acting in general meeting or through a committee of management.

20. Administrative fund for association property

(1) The body corporate must maintain a fund for the purpose of meeting its financial obligations for the association property under the Strata Titles Act 1998 or constituent documents.

(2) All income must be paid into the fund and all expenditure must be made from the fund.

(3) If the body corporate thinks fit, the fund may be subdivided into separate parts, one related to recurrent expenditure and the other related to capital expenditure. Funds in the capital expenditure (sinking fund) are non-refundable to private lot owners and must be applied to the purpose so levied.

(4) The fund must be maintained at a level sufficient to meet reasonably foreseeable expenditure to be incurred by the body corporate.

21. Contributions

(1) The body corporate may from time to time levy contributions in respect of the private lots for the purposes of raising an amount that the body corporate decides to be necessary to meet anticipated expenditure or for any other purpose as agreed by an ordinary resolution.

(2) The contributions are to be proportionate to the unit entitlements of the various private lots.

(3) A contribution falls due for payment on a date fixed by the body corporate and notified by written notice of the amount due given by the body corporate to the owners.

(4) The owner of the private lot as at the due date for payment is liable for the contribution and any person who later becomes an owner before the contribution is paid becomes jointly and severally liable for payment.

(5) The body corporate must, on application by an owner or a person having an interest in a private lot, certify –

(a) the amount of any contribution payable by the owner;

(b) the due date for payment of the contribution;

(c) any amount by way of unpaid contribution that remains outstanding;

(d) the amount of any other liability to the body corporate that remains outstanding from the owner;

(e) information in relation to any funds of the body corporate administered by it;

(f) information on any legal action to which the body corporate is a party;

(g) details of any contributions levied in the previous 12 months; and

(h) any other relevant matters.

(6) A certificate under subclause (5) is, in favour of a person dealing with the owner, conclusive evidence of the matters certified.

22. Interest on overdue contributions

(1) Interest accrues on overdue contributions at a rate fixed by resolution of the body corporate.

(2) The rate of interest must be fixed on a fair and reasonable basis.

23. Roll to be kept by body corporate

(1) The body corporate must maintain a roll containing the following particulars –

(a) the name and address of the owner of each private lot;

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9

24. Common seal

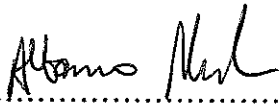
- (1) The body corporate common seal must include the name of the body corporate.
- (2) The common seal must only be used –
 - (a) if there is a management committee, in accordance with any resolution of that committee and in the presence of two committee members who are authorised to witness the use of the seal; and
 - (b) if there is no management committee, by authority of the body corporate previously given and in the presence of two private lot owners who are authorised to use the seal.

PART 4 – AMENDMENT OF BY-LAWS

25. Amendment of by-laws

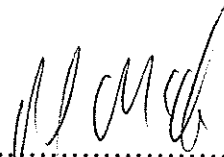
- (1) These by-laws may only be amended by a special resolution of the body corporate.
- (2) A special resolution means a resolution passed at a duly convened general meeting of the body corporate by private lot owners holding at least 75% of the total unit entitlements of all private lots.

Executed by the registered proprietor **Eagle**)
Sea Pty Ltd (ACN 129 309 815) in accordance)
 with Section 127(1) of the Corporations Act)
 2001)



Director

Alfonso Messieh



Director

Paul Joseph McGrath

Notes -

- * (set out the text of the first by-laws)
- * (set out the text of any exclusive use by-laws)
- * (set out the date that any of the by-laws are to take effect if being a date later than registration of the Community Development Scheme Master Plan)