



Constituent documents for body corporate formation

Section 52(3) & (4) of the Strata Titles Act 1998

COMMUNITY DEVELOPMENT SCHEME DOCUMENT

These constituent documents set out details for the body corporate formed on registration of the scheme.

These documents form part of the community development scheme and should be read in conjunction with the master plan and management statement.

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

1. The basis of membership for the body corporate for the scheme:

Membership of the body corporate for the scheme requires the member/s to be a registered proprietor of a private lot in the Heybridge Residential Estate Community Development Scheme.

2. The powers of the managing body corporate:-

- a) Amending the by-laws from time to time as required,
- b) Enforcement of the by-laws if and when required,
- c) Exercise its power under the *Strata Titles Act 1998*,
- d) The management and administration of the Body Corporate,
- e) The levying of contributions against owners of lots,
- f) The management and administration of property,
- g) Insurance,
- h) Powers reasonably incidental to any of those mentioned above.

3. How the affairs of the managing body corporate are to be administered:

Pursuant to the by-laws.

4. The by-laws of the managing body corporate:

Refer to the Nomination of First By-Laws.

5. Details of any other body corporate to be constituted in the scheme, otherwise than on registration of a strata plan, including:-

Not applicable.

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)
~~on the~~ ^{this} 23rd day of *November* 2010)
for and on behalf of Burnie City Council)

[Signature]
.....
General Manager (signature)

