

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 1)

Regulation 8(1)
Sheet No.1 of 12 Sheets
ANNEXURE 1 TO SHEET 1
MADE 17 APR 1997

Name of Building: "THE BEACH CLUB MOOLOOLABA"

BUILDING UNITS PLAN NO. 105598

SIGNATURE OF REGISTERED PROPRIETOR:

Kerry Clamke
DIRECTOR
[Signature]
DIRECTOR



NAME OF REGISTERED PROPRIETOR: JASGROVE PTY LTD ACN 055 688 572

ADDRESS: 7 AQUINAS STREET,
St LUCIA QLD 4067

TITLE REFERENCE: 50163242

DESCRIPTION OF PARCEL: LOT 26 ON RP901071

COUNTY: CANNING

PARISH: MOOLOOLAH

TOWN:

NAME OF BODY CORPORATE: THE PROPRIETORS
"THE BEACH CLUB MOOLOOLABA"
BUILDING UNITS PLAN NO: 105598

ADDRESS at which documents
may be served: KING & BURNS PTY LTD
P.O. BOX 467
BUDERIM, 4556

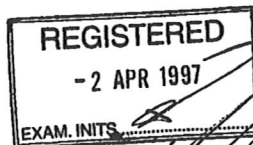


CMS15260

BUP105598

BUILDING UNITS PLAN No.: 105598

REGISTERED:



REGISTRAR OF TITLES

[Signature]
DELEGATED AUTHORITY

MAROOCHY SHIRE COUNCIL

F.O.L.R.

Surveyor's Reference: 950620
Local Authority Reference: 44468



(Form 2)
Name of Building: "THE BEACH CLUB MOOLOOLABA"

Regulation 8(1)
Sheet No. 3 of 12 Sheets

BUILDING UNITS PLAN NO. 105598

Ken Hicks & Associates Pty Ltd (ACN 010 278 823), of Maroochydore
licensed surveyor registered under the Surveyors Act 1977 hereby certify that:-


- (a) The building shown on the *building units plan/~~building units plan of subdivision~~ to which this certificate is annexed is within the external surface boundaries of the parcel the subject of the said plan subject to paragraph (b) of this certificate;
- (b) (i) Where eaves or guttering project beyond such boundaries an appropriate easement has been granted as an appurtenance of the parcel; and
(ii) Where that projection is over a road the local authority has consented thereto pursuant to the ordinances or by-laws as the case may be; and
- (c) I have physically inspected the building shown on the building units plan to which this certificate is annexed and-
- (i) It conforms to the building units plan as submitted; and
 - (ii) The numbering of the lots agrees with the numbering on the building units plan; and
 - (iii) The areas designated as parts of lots (including garages) have been suitably identified and structurally divided; and
 - (iv) All lots in the building are physically connected to each other in an approved manner.
- and that the survey was performed by Bryce Alexander Hansen (Surv Grad) for whose work this company accepts responsibility.

DATED this 5th day of MARCH 1997



Bryce Alexander Hansen
Director
Gary Laurence Irving
Director & Licensed Surveyor

*Delete whichever is inapplicable


.....
DELEGATED AUTHORITY
.....
MAROOCHY SHIRE COUNCIL
.....

Name of Building: "THE BEACH CLUB MOOLOOLABA"

Regulation 8(1)
Sheet No.4 of 12 Sheets

BUILDING UNITS PLAN NO. 105598

CERTIFICATE OF LOCAL AUTHORITY

~~Council~~ Maroochy Shire Council hereby certifies that the proposed subdivision of the parcel as illustrated in the abovementioned plan has been approved by the ~~Council~~ Maroochy Shire Council and that all the requirements of the Local Government Act 1936/Local Government (Planning & Environment) Act 1990 as modified by the Building Units and Group Titles Act 1980 have been complied with in regard to the subdivision.


DATED this

21st

day of

March

, 19 *97*


DELEGATED OFFICER
being the proper officer to
affix such seal

~~Council~~ Maroochy Shire Council

Building Units and Group Titles Act 1980
BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
(Form 6)

Name of Building: "THE BEACH CLUB MOOLOOLABA"

Regulation 8(1)
Sheet No. 5 of 12 Sheets

BUILDING UNITS PLAN NO. 105598

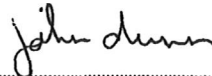
I, JOHN DUNN, of ALBANY CREEK
~~*an architect within the meaning of the architects Act 1985.~~

~~*a building surveyor appointed by the Council~~ ⁺ Maroochy Shire Council

~~*a building inspector appointed by the Council~~ ⁺ Maroochy Shire Council

herby certify that the building shown on the * building units plan/~~building units plan of resubdivision~~
to which this certificate is annexed has been substantially completed in accordance with plans
and specifications approved by ~~the Council~~ ⁺ Maroochy Shire Council
/a designated officer of ~~the Council~~ ⁺ Maroochy Shire Council


DATED this TWENTY-FIRST day of MARCH 1997



~~*Architect/Building surveyor/Building Inspector.~~

*Delete whichever is inapplicable

+Insert name of local authority


.....
DELEGATED AUTHORITY
.....
MAROOCHY SHIRE COUNCIL
.....

Building Units and Group Titles Act 1980
 BUILDING UNITS AND GROUP TITLES REGULATIONS 1980
 (Form 8)

Name of Building: "THE BEACH CLUB MOOLOOLABA"

Regulation 8(1)
 Sheet No.6 of 12 Sheets

BUILDING UNITS PLAN NO. 105598

SCHEDULE OF LOT ENTITLEMENTS AND REFERENCE TO
 CURRENT CERTIFICATE OF TITLE

Lot No.	Level	Entitlement	Current C's T.		Lot No.	Level	Entitlement	Current C's T.	
			Vol.	Fol.				Vol.	Fol.
1	B	1			31	C	1		
2	B	1			32	C	1		
3	B	1			33	C	1		
4	B	1			34	C	1		
5	B	1			35	C	1		
6	B	1			36	C	1		
7	B	1			37	C	1		
8	B	1			38	C	1		
9	B	1			39	C	1		
10	B	1			40	C	1		
11	B	1			41	C	1		
12	B	1			42	C	1		
13	B	1			43	C	1		
14	B	1			44	C	1		
15	B	1			45	C	1		
16	B	1			46	D	1		
17	B	1			47	D	1		
18	B	1			48	D	1		
19	B	1			49	D	1		
20	B	1			50	D	1		
21	B	1			51	D	1		
22	C	1			52	D	1		
23	C	1			53	D	1		
24	C	1			54	D	1		
25	C	1			55	D	1		
26	C	1			56	D	1		
27	C	1			57	D	1		
28	C	1			58	D	1		
29	C	1			59	D	1		
30	C	1			60	D	1		
AGGREGATE					AGGREGATE				

SIGNATURE OF REGISTERED PROPRIETOR:

[Handwritten Signature]
 DIRECTOR
Kerry Chamber
 DIRECTOR

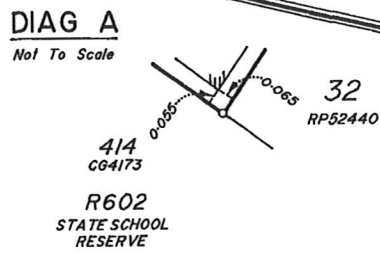
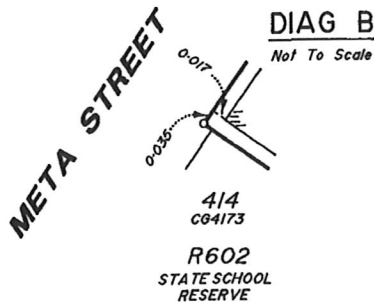
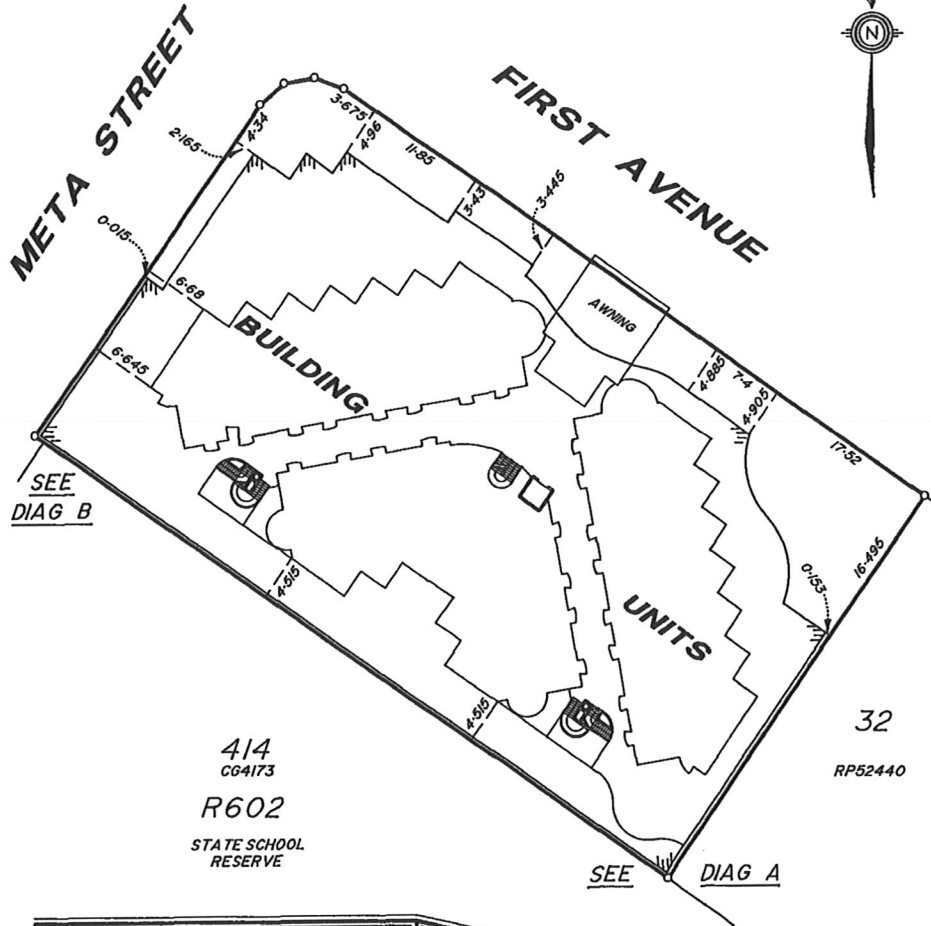


[Handwritten Signature]
 DELEGATED AUTHORITY
 MAROOCHY SHIRE COUNCIL


Name of Building: "THE BEACH CLUB MOOLOOLABA"

Regulation B(1)
Sheet No. 2 of 12 Sheets

BUILDING UNITS PLAN NO. 105598



SCALE: 1:500

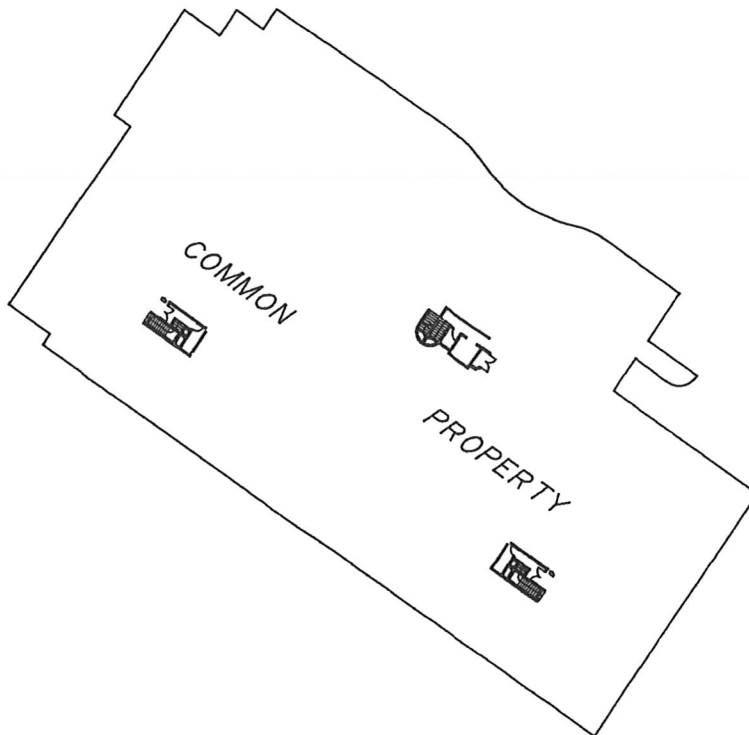

DELEGATED AUTHORITY
MAROOCHY SHIRE COUNCIL

Name of Building: "THE BEACH CLUB MOOLOOLABA"

Regulation 8(1)
Sheet No. 7 of 12 Sheets

BUILDING UNITS PLAN NO. 105598

LEVEL A

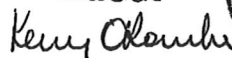


SCALE: 1:500


Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:


DIRECTOR


DIRECTOR



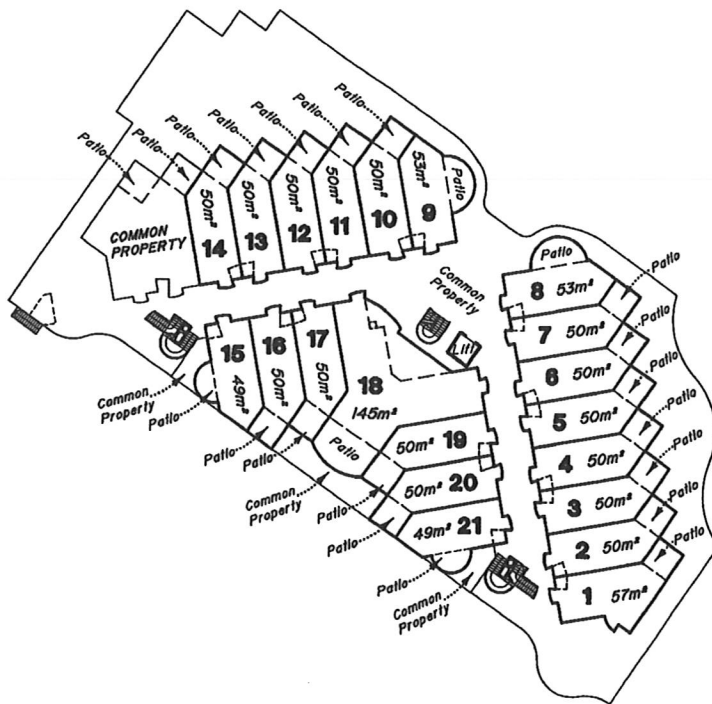

DELEGATED AUTHORITY
MAROOCHY SHIRE COUNCIL

Name of Building: "THE BEACH CLUB MOOLOOLABA"

Regulation 8(1)
Sheet No. 8 of 12 Sheets

BUILDING UNITS PLAN NO. 105598

LEVEL B




SCALE: 1:500

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:


DIRECTOR
Kerry Clowke.
DIRECTOR



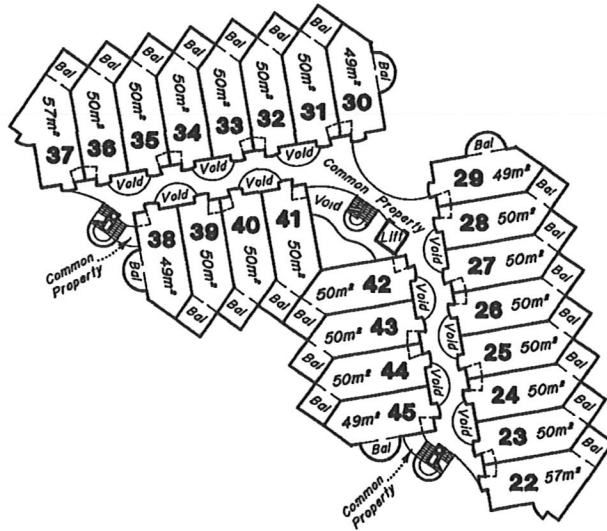

DELEGATED AUTHORITY
MAROOCHY SHIRE COUNCIL

Name of Building: "THE BEACH CLUB MOOLOOLABA"

Regulation 8(1)
Sheet No. 9 of 12 Sheets

BUILDING UNITS PLAN NO. 105598


LEVEL C



SCALE: 1:500

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:


DIRECTOR
Kevin Chamberlain
DIRECTOR



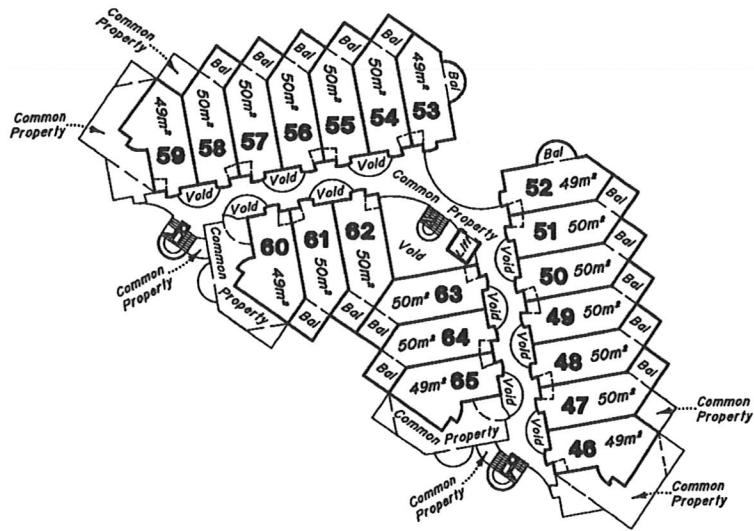

DELEGATED AUTHORITY
MAROOCHY SHIRE COUNCIL

Name of Building: "THE BEACH CLUB MOOLOOLABA"

Regulation 8(1)
Sheet No. 10 of 12 Sheets

BUILDING UNITS PLAN NO. 105598

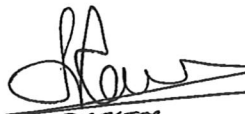
LEVEL D



SCALE: 1:500

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:


DIRECTOR
Kerry Okunke.
DIRECTOR



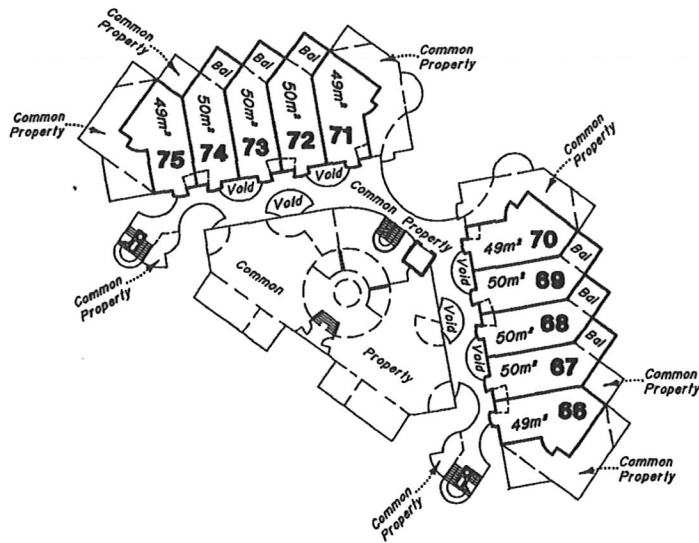

DELEGATED AUTHORITY
MAROOCHY SHIRE COUNCIL

Name of Building: "THE BEACH CLUB MOOLOOLABA"

Regulation 8(1)
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BUILDING UNITS PLAN NO. 105598

LEVEL E



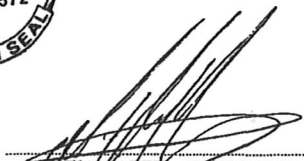
SCALE: 1:500

Floor areas are approximate only.

SIGNATURE OF REGISTERED PROPRIETOR:


DIRECTOR
Kerry Olanke
DIRECTOR




DELEGATED AUTHORITY
MAROOCHY SHIRE COUNCIL

GENERAL CONSENT

1. Description of Lot	County	Parish	Title Reference
Lot 26 on RP901071	Canning	Mooloolah	50163242

2. Instrument being consented to

Instrument type - Building Units Plan 105598

Dated

Name of Parties

JASGROVE PTY LTD ACN 055 688 572 as Mortgagor

and

I & L SECURITIES PTY LTD ACN 061 852 355 as Mortgagee

3. Instrument under which consent required

Dealing Type - Mortgage

Dealing No. 701340118 and 701340144

Name of consenting party - I & L SECURITIES PTY LTD ACN 061 852 355

4. Execution by consenting party

The party identified in item 3 consents to the registration of the instrument identified in item 2.

Witnessing Officer

Execution Date

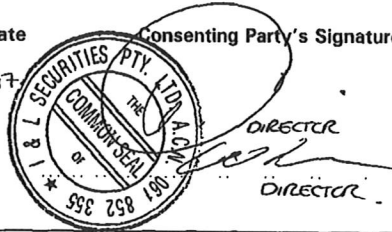
Consenting Party's Signature

..... signature

..... full name

..... qualification
as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Decl)

7/2/97



GENERAL CONSENT

1. Description of Lot	County	Parish	Title Reference
Lot 26 on RP901071	Canning	Mooloolah	50163242

2. Instrument being consented to

Instrument type - Building Units Plan *105398*

Dated

Name of Parties

JASGROVE PTY LTD ACN 055 688 572 as Mortgagor

and

MATCON GROUP LIMITED ACN 070 118 688 as Mortgagee

3. Instrument under which consent required

Dealing Type - Mortgage

Dealing No. 701310355 and 701676762

Name of consenting party - MATCON GROUP LIMITED ACN 070 118 688

4. Execution by consenting party

The party identified in item 3 consents to the registration of the instrument identified in item 2.

Witnessing Officer

Execution Date

Consenting Party's Signature

..... signature

14/12/07

..... full name

..... qualification
as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C Dec)



GENERAL CONSENT

1. Description of Lot	County	Parish	Title Reference
Lot 26 on RP901071	Canning	Mooloolah	5063242

2. Instrument being consented to

Instrument type - Building Units Plan 105598

Dated

Name of Parties

JASGROVE PTY LTD ACN 055 688 572 as Mortgagor

and

ERROL ALEXANDER ALLAN AND BARRY WILLIAM QUAIL AS TRUSTEE UNDER INSTRUMENT NO. 701310725 as Mortgagee

3. Instrument under which consent required

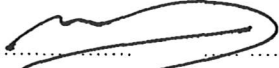
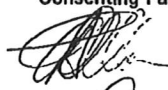
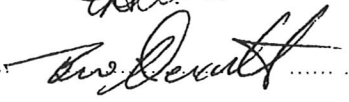
Dealing Type - Mortgage

Dealing No. 701310725

Name of consenting party - ERROL ALEXANDER ALLAN AND BARRY WILLIAM QUAIL AS TRUSTEE UNDER INSTRUMENT NO. 701310725

4. Execution by consenting party

The party identified in item 3 consents to the registration of the instrument identified in item 2.

Witnessing Officer	Execution Date	Consenting Party's Signature
 signature	17/1/197	
Michael James Harvey full name		
Solicitor qualification		
as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C Dec)		

GENERAL CONSENT

1. Description of Lot	County	Parish	Title Reference
Lot 26 on RP901071	Canning	Mooloolah	50163342

2. Instrument being consented to

Instrument type - Building Units Plan 105598

Dated


Name of Parties

JASGROVE PTY LTD ACN 055 688 572 as Mortgagor

and

Ronald Stanton Moore
~~ALEXANDER-BELOR-AND-PACIFIC CREDIT GROUP PTY LTD ACN 002 760 072 as Mortgagee~~

3. Instrument under which consent required

Dealing Type - Mortgage 

Dealing No. ~~701310725~~ 701310731

Name of consenting party - *Ronald Stanton Moore*
~~ALEXANDER-BELOR-AND-PACIFIC CREDIT GROUP PTY LTD ACN 002 760 072 as joint tenants~~

4. Execution by consenting party

The party identified in item 3 consents to the registration of the instrument identified in item 2.

Witnessing Officer	Execution Date	Consenting Party's Signature
<i>S. Chalklen</i> signature SANDRA ANN CHALKLEN full name J.P. qualification as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C Dec)	13 12 197	<i>Ronald Stanton Moore</i>

GENERAL CONSENT

1. Description of Lot	County	Parish	Title Reference
Lot 26 on RP901071	Canning	Mooloolah	50163342

2. Instrument being consented to

Instrument type - Building Units Plan 105598

Dated

Name of Parties

JASGROVE PTY LTD ACN 055 688 572 as Mortgagor

and

JAMES BERNARD MATTHEWS as Mortgagee

3. Instrument under which consent required


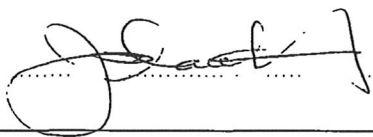
Dealing Type - Mortgage

Dealing No. 701523014

Name of consenting party - JAMES BERNARD MATTHEWS

4. Execution by consenting party

The party identified in item 3 consents to the registration of the instrument identified in item 2.

Witnessing Officer	Execution Date	Consenting Party's Signature
 signature	10 / 2 / 17	
ANNETTE PATRICIA GULLE Justice of the Peace qualification as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)		

GENERAL CONSENT

1. Description of Lot	County	Parish	Title Reference
Lot 26 on RP901071	Canning	Mooloolah	50163242

2. Instrument being consented to

Instrument type - Building Units Plan **105598**

Dated 28th January, 1997

Name of Parties

JASGROVE PTY LTD ACN 055 688 572 as Mortgagor

and

MISTYLAKE PTY LTD ACN 067 008 539 as Mortgagee

3. Instrument under which consent required

Dealing Type - Mortgage

Dealing No. 701810294

Name of consenting party - MISTYLAKE PTY LTD ACN 067 008 539

4. Execution by consenting party

The party identified in item 3 consents to the registration of the instrument identified in item 2.

Witnessing Officer

Execution Date

Consenting Party's Signature

..... signature
..... full name
..... qualification
as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Decl)

13 / 3 / 197

Director

Director

[Handwritten Signature]
[Handwritten Signature]
**MISTYLAKE
PTY. LTD.
A.C.N.
067 008 539**
COMMON SEAL