

Lodger Details

Lodger Code 504011J  
Name J S MUELLER & CO  
Address 240 PRINCES HWY  
ARNCLIFFE 2205  
Lodger Box 1W  
Email JEFFREYMUELLER@MUELLERS.COM.AU  
Reference AM:38568

Land Registry Document Identification

AV731416

STAMP DUTY:

Consolidation/Change of By-laws

Jurisdiction NEW SOUTH WALES

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Land Title Reference	Part Land Affected?	Land Description
CP/SP2964	N	

Owners Corporation

THE OWNERS - STRATA PLAN NO. SP2964  
Other legal entity

Meeting Date

22/10/2025

Added by-law No.

Details Special By-Law No. 33

Repealed by-law No.

Details Not Applicable

Amended by-law No.

Details Not Applicable

The subscriber requests the Registrar-General to make any necessary recording in the Register to give effect to this instrument, in respect of the land or interest described above.

Attachment

See attached Conditions and Provisions

See attached Approved forms

Execution

The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.

The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of THE OWNERS - STRATA PLAN NO. SP2964  
Signer Name JEFFREY STEVEN MUELLER  
Signer Organisation PARTNERS OF J S MUELLER & CO  
Signer Role PRACTITIONER CERTIFIER  
Execution Date 17/12/2025



**JS MUELLER & CO**  
LAWYERS

# STRATA PLAN NO. 2964

## CONSOLIDATION OF BY-LAWS

### ANNEXURE "A"

The seal of The Owners - Strata Plan No. 2964 was affixed on 17/12/ 2025 in the presence of the following person(s) authorised by section 273 Strata Schemes Management Act 2015 to attest the affixing of the seal:

Signature: .....

Name(s): .....

John Sachs

Authority: .....

Strata Manager



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## **SP2964 Consolidation/Change of By-Laws**

### **1 Vehicles**

An owner or occupier of a lot must not park or stand any motor or other vehicle on common property, or permit a motor vehicle to be parked or stood on common property, except with the prior written approval of the owners corporation or as permitted by a sign authorised by the owner corporation.

### **2 Changes to common property doors and windows**

- (1) An owner or person authorised by an owner may install, without the consent of the owners corporation:
  - (a) any locking or other safety device for protection of the owner's lot against intruders or to improve safety within the owner's lot, or
  - (b) any screen or other device to prevent entry of animals or insects on the lot, or
  - (c) any structure or device to prevent harm to children.
- (2) Any such locking or safety device, screen, other device or structure must be installed in a competent and proper manner and must have an appearance, after it has been installed, in keeping with the appearance of the rest of the building.
- (3) Clause (1) does not apply to the installation of anything that is likely to affect the operation of fire safety devices in the lot or to reduce the level of safety in the lots or common property.
- (4) The owner of a lot must:
  - (a) maintain and keep in a state of good and serviceable repair any installation or structure referred to in clause (1) that forms part of the common property and that services the lot, and
  - (b) repair any damage caused to any part of the common property by the installation or removal of any locking or safety device, screen, other device or structure referred to in clause (1) that forms part of the common property and that services the lot.

### **3 Damage to lawns and plants on common property**

An owner or occupier of a lot must not, except with the prior written approval of the owners corporation:

- (a) Damage any lawn, garden, tree, shrub, plant or flower being part of or situate on common property, or
- (b) Use for his or her own purposes as a garden any portion of the common property.

### **4 Obstruction of common property**

An owner or occupier of a lot must not obstruct lawful use of common property by any person except on a temporary and non-recurring basis

## **5. Keeping of Animals (Dealing AR697010)**

### **1. Introduction**

This by-law sets out rules concerning the keeping of animals in the building. You must comply with this by-law.

### **2. Definitions**

2.1 In this by-law, unless the context or subject matter otherwise indicates or requires:

- (a) "Act" means the *Strata Schemes Management Act 2015*;
- (b) "aquarium" means an aquarium not exceeding 200 litres capacity;
- (c) "bond" means the sum of \$500 or such other reasonable amount determined from time to time by the owners corporation;
- (d) "building" means any building in the strata scheme;
- (e) "common property" means the common property in the strata scheme including the common property inside and outside any building;
- (f) "dangerous dog" means a dog that is dangerous or menacing within the meaning of the *Companion Animals Act 1998* and any regulations made under that Act;
- (g) "lot" means a lot in the strata scheme;
- (h) "occupier" means an occupier of a lot;
- (i) "owner" means an owner of a lot;
- (j) "owners corporation" means the owners corporation of the strata scheme;
- (k) "strata committee" means the strata committee of the owners corporation;
- (l) "strata scheme" means the strata scheme to which this by-law applies; and
- (m) "you" means an owner or occupier.

2.2 In this by-law, unless the context or subject matter otherwise indicates or requires:

- (a) headings have been inserted for guidance only and do not affect the interpretation of this by-law;

- (b) references to any legislation include any legislation amending, consolidating or replacing the same, and all by-laws, ordinances, proclamations, regulations, rules and other authorities made under them;
- (c) words importing the singular number include the plural and vice versa;
- (d) where any word or phrase is given a definite meaning any part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning;
- (e) any expression used in this by-law and which is defined in the Act will have the same meaning as that expression has in that Act unless a contrary intention is expressed in this by-law;
- (f) if any provision of this by-law is invalid or void, that provision will be read down, ignored or severed so far as is possible in order to uphold the validity and enforceability of the remaining provisions of this by-law; and
- (g) if there is any inconsistency between this by-law and any other by-law applicable to the strata scheme, then the provisions of this by-law will prevail to the extent of that inconsistency.

### **3. Animals Require Approval**

- 3.1 Subject to section 139(5) of the Act, you must not, without the prior written approval of the owners corporation, keep any animal (except a small caged bird or fish kept in a secure aquarium on a lot) on a lot or the common property.
- 3.2 Subject to section 139(5) of the Act, you must ensure that your invitees do not bring any animal to your lot or the common property without the prior written approval of the owners corporation.

### **4. Applying for Approval to Keep Animals**

- 4.1 If you want to keep an animal (except a small caged bird or fish kept in a secure aquarium on a lot) on a lot or the common property, you must make an application in writing to the owners corporation for approval to keep the animal on the lot or the common property.
- 4.2 Your application must be made on any pet application form that has been approved by the owners corporation (such as the form attached to this by-law) and sent to the strata managing agent of the owners corporation or, if there is none, to the secretary of the owners corporation.
- 4.3 Your application must contain:
  - (a) your name, lot number, address and telephone number;
  - (b) a description of the animal you wish to keep on the lot or common property including:

- i. the type and breed of the animal;
  - ii. the size of the animal including its current weight and height and its anticipated weight and height when fully grown;
  - iii. the age of the animal;
  - iv. details of the temperament of the animal;
  - v. (in the case of a cat or dog) details of the registration of the animal with the local council and of any microchipping of the animal;
  - vi. (in the case of a cat or dog) details of all immunisations of the animal;
  - vii. a photograph of the animal;
- (c) (in the case of a cat or dog) at least two references concerning the character, temperament and behaviour of the animal provided by another person such as the animal's veterinarian;
- (d) (in the case of an application by an occupier who is not an owner) the written consent of the owner of the lot to the application.

4.4 The owners corporation may request that you provide additional information to supplement the information included in your application.

## **5. Deciding an Application for Approval to Keep Animals**

5.1 The owners corporation may:

- (a) approve your application for approval to keep an animal on the lot or the common property (with or without conditions); or
- (b) withhold its approval of the keeping of the animal on the lot or the common property;

but it must not act unreasonably when doing so.

5.2 Without limiting clause 5.1, it will be reasonable for the owners corporation to withhold its approval of the keeping of animal on the lot or the common property if:

- (a) you are already keeping more than one animal that is a dog or a cat on the lot;
- (b) your application is to keep more than one animal on the lot which is a dog or cat or if approved would result in you doing so;
- (c) your application is to keep a dangerous or menacing dog; or



- (d) your application is to keep a dog or cat that has not been registered with the local council or microchipped or immunised.
- 5.3 The owners corporation may revoke any approval to keep an animal on the lot or the common property it issues under this by-law in the event that you breach this by-law but it must act reasonably when doing so.
- 5.4 Without limiting clause 5.3, it will be reasonable for the owners corporation to revoke an approval it issues under this by-law if the animal:
  - (a) causes a nuisance or hazard to the owner or occupier of another lot; or
  - (b) unreasonably interferes with the use or enjoyment of another lot or of the common property by any person.
- 5.5 Any approval issued by the owners corporation under this by-law relates to the animal(s) that is the subject of your application for approval and does not relate to, benefit or bind any other animal or any other owner or occupier including your successors.
- 5.6 Any approval issued by the owners corporation under this by-law will expire on the death of the animal to which the approval relates.

## **6. Rules for Keeping Animals**

If you keep or obtain the prior written approval of the owners corporation to keep an animal on a lot, then you must:

- (a) **(notification)** notify the owners corporation that the animal is being kept on the lot and when the animal is no longer kept on the lot;
- (b) **(bond)** before keeping the animal on the lot, pay a bond to the owners corporation;
- (c) **(location of animal)** keep the animal within your lot and ensure that the animal is not kept in and does not remain on the common property other than for the purposes of entering or exiting your lot via that common property;
- (d) **(animal on common property)** carry the animal or ensure that the animal is adequately tethered to a leash when it is on the common property;
- (e) **(prohibition on tethering)** not chain or tether the animal to the common property at any time;
- (f) **(prohibition on nuisance)** ensure that the animal does not cause a nuisance or hazard to or disturb or interfere with the use or enjoyment of the owner or occupier of another lot or any person on the common property;

- (g) **(prevention of damage)** ensure that the animal does not cause any damage to any lot or the common property;
- (h) **(identification of animal)** (in the case of a cat or dog) ensure the animal is appropriately identified by a tag attached to a collar on the animal or by other appropriate means and that such identification includes the name of the animal, a telephone number for a contact person for the animal and the number of the lot in which the animal lives;
- (i) **(registration of animal)** (in the case of a cat or dog) ensure the animal remains at all times registered with the local council and microchipped and that its immunisations are kept current;
- (j) **(care of animal)** ensure the animal is properly cared for and (in the case of a cat or dog) regularly groomed and treated for fleas, worms and other parasites;
- (k) **(cleaning)** take such action as may be necessary to immediately clean all areas of the lot or common property that are soiled by the animal;
- (l) **(disposal of waste)** place any faeces of the animal in a bag that is securely wrapped (so as to prevent spills or odours) and placed in a garbage bin;
- (m) **(maintenance of animal enclosures)** properly maintain and keep in a state of good and serviceable repair and, where necessary, renew or replace any enclosure or structure (such as an aquarium or cage) in which you keep the animal;
- (n) **(preventing spills)** not spill water or allow water to leak from any aquarium in which any fish are kept by you;
- (o) **(indemnity)** indemnify the owners corporation against any loss or damage (including costs and expenses) it incurs or suffers or any claims that are made against it arising out of or as a result of the keeping of the animal in your lot, anything done by the animal including any injury or damage caused by the animal or any breach of this by-law by you including any costs the owners corporation incurs cleaning any area of common property that is soiled or made dirty by the animal or repairing any damage to the common property caused by the animal;
- (p) **(payment)** pay to the owners corporation any reasonable amount that is due and payable under the indemnity provided by you under the previous sub-clause of this by-law when requested to by the owners corporation (which amount the owners corporation may recover from you as a debt);
- (q) **(compliance with approval conditions)** comply with any conditions of approval issued by the owners corporation.

## **7. Bond**

The owners corporation shall be entitled to apply the bond paid by you under the conditions of this by-law, or any part of it, towards the costs of the owners corporation incurred:

- (a) repairing any damage caused to the common property by your animal; or
- (b) cleaning any part of the common property that is soiled or made dirty by your animal;

and the owners corporation must refund the bond, or the remaining balance of it, when you notify the owners corporation (and it is the case) that the animal is no longer kept in the building.

## **8. Assistance Animals**

If you keep an assistance animal on a lot you must, if required to do so by the owners corporation, provide evidence to the owners corporation demonstrating that the animal is an assistance animal as referred to in section 9 of the *Disability Discrimination Act 1992* of the Commonwealth.

## **9. Role of Strata Committee**

The strata committee may make any decision for and on behalf of the owners corporation under this by-law.

## **6 Noise**

An owner or occupier of a lot, or any invitee of an owner or occupier of a lot, must not create any noise on a lot or the common property likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using common property.

## **7 Behaviour of owners, occupiers and invitees**

- (1) An owner or occupier of a lot, or any Invitee of an owner or occupier of a lot, when on common property must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to the owner or occupier of another lot or to any person lawfully using common property.
- (2) An owner or occupier of a lot must take all reasonable steps to ensure that invitees of the owner or occupier:
  - (a) do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or any person lawfully using common property, and
  - (b) without limiting paragraph (a), that invitees comply with clause (1).

## **8 Children playing on common property**

- (1) Any child for whom an owner or occupier of a lot is responsible may play on any area of the common property that is designated by the owners corporation for that purpose but may only use an area designated for swimming while under supervision of an adult.
- (2) An owner or occupier of a lot must not permit any child for whom the owner or occupier is responsible, unless accompanied by an adult exercising effective control, to remain on

common property that is a laundry, car parking area or other area of possible danger or hazard to children.

**9 No smoking**

The owner or occupier of a lot must not, on any part of the common property or on any part of a lot including without limitation on balconies, laundries, garages, carports, car spaces and storerooms:

- (a) Smoke tobacco or any other similar substance; and
- (b) Allow or encourage another person, including without limitation their Invitee or employee, to smoke tobacco or any other similar substance.

**10 Preservation of fire safety**

The owner or occupier of a lot must not do anything or permit any invitees of the owner or occupier to do anything on the lot or common property that is likely to affect the operation of fire safety devices in the parcel or to reduce the level of fire safety in the lots or common property.

**11 Storage of inflammable liquids and other substances and materials**

- (1) An owner or occupier of a lot must not, except with the prior written approval of the owners corporation, use or store on the lot or on the common property any inflammable chemical, liquid or gas or other inflammable material.
- (2) This by-law does not apply to chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

**12 Appearance of lot**

- (1) The owner or occupier of a lot must not, without the prior written approval of the owners corporation, maintain within the lot anything visible from outside of the lot that, viewed from outside the lot, is not in keeping with the rest of the building.
- (2) This by-law does not apply to the hanging of any clothing, towel, bedding or other article of a similar type in accordance with by-law 14.

**13 Cleaning windows and doors**

- (1) Except in the circumstances referred to in clause (2), an owner or occupier of a lot is responsible for cleaning all interior and exterior surfaces of glass in windows and doors on the boundary of the lot, including so much as is common property.
- (2) The owners corporation is responsible for cleaning regularly all exterior surfaces of glass in windows and doors that cannot be accessed by the owner or occupier of the lot safely or at all.

**14 Hanging out of washing**

- (1) An owner or occupier of a lot may hang any washing on any lines provided by the owners corporation for that purpose. The washing may only be hung for a reasonable period.
- (2) An owner or occupier of a lot may hang washing on any part of the lot other than over the balcony railings or above the height of the balcony railings. The washing may only be hung for a reasonable period.
- (3) In this by-law:

*washing* includes any clothing, towel, bedding or other article of a similar type.

#### **15 Disposal of waste – share bins**

- (1) An owner or occupier of a lot must not deposit or throw on the common property any rubbish, dirt, dust or other material or discarded item except with the prior written approval of the owners corporation.
- (2) An owner or occupier of a lot must not deposit in a toilet, or otherwise introduce or attempt to introduce into the plumbing system, any item that is not appropriate for any such disposal (for example, a disposable nappy).
- (3) An owner or occupier must:
  - (a) comply with all reasonable directions given by the owners corporation as to the disposal and storage of waste (including the cleaning up of spilled waste) on common property, and
  - (b) (b) comply with the local council's guidelines for the storage, handling, collection and disposal of waste.
- (4) The owners corporation may give directions for the purposes of this by-law by posting signs on the common property with instructions on the handling of waste that are consistent with the local council's requirements or giving notices in writing to owners or occupiers of lots.
- (5) In this by-law:
  - (a) *bin* includes any receptacle for waste.
  - (b) *waste* includes garbage and recyclable material.

#### **16 Change in use or occupation of lot to be notified**

- (1) An occupier of a lot must notify the owners corporation if the existing use of the lot is changed.
- (2) Without limiting clause (1), the following changes of use must be notified:
  - (a) a change that may affect the insurance premiums for the strata scheme (for example, if the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes).
  - (b) a change to the use of a lot for short-term or holiday letting.
- (3) The notice must be given in writing at least 21 days before the change occurs or a lease or sublease commences.

#### **17 Compliance with planning and other requirements**

- (1) The owner or occupier of a lot must ensure that the lot is not used for any purpose that is prohibited by law.
- (2) The owner or occupier of a lot must ensure that the lot is not occupied by more persons than are allowed by law to occupy the lot.

## **18 Real Estate signs**

An owner or occupier of a lot must not install, place or keep any real estate sign including a "for sale" or "for lease" sign:

- (a) on any part of the common property; or
- (b) on any part of the lot so as to be visible from outside the lot, including balconies and windows;

## **19 Car Spaces**

- (1) An owner or occupier must ensure that their parking space is not used for any purpose other than for the purpose of parking transportation equipment;
- (2) If an owner wishes to rent their parking space to a person who does not reside in the building, the owner must notify the strata manager in writing prior to providing the person access to the parking space. The notification must be in writing and must contain:
  - (a) proof of identity (driving license) for the person renting the parking space;
  - (b) contact details of the person renting the parking space including phone number and residential address;
  - (c) the registration number of the vehicle that will be parked at the parking space.

## **20 Feeding of birds**

- (a) An owner or occupier of a lot must not feed or in any way attempt to attract any birds to or near any balcony of a lot or any part of the common property
- (b) If an owner or occupier breaches this by-law the owner will be liable to pay or reimburse the owners corporation for any expenses for repairing damage to or cleaning of the common property as a result of this breach.

## **21 Use of common facilities**

An owner or occupier must comply with all reasonable directions set out by the Owners Corporation from time to time for the use of common property which are on display on the notice board or near the relevant facilities.

## **22 Short term tenancy**

To the extent permitted by law, no short-term tenancy is allowed to be extended for a lot. Minimum term for tenancy of a lot is six months.

## **23 Exclusive use of air-conditioner**

The proprietor(s) of lot 22 shall have the exclusive use and enjoyment of the air-conditioner connected to lot 22, such air-conditioner being installed on part of the building.

## **24 Carport**

The proprietor for the time being of Lot 7, or the occupier of that lot, shall have the exclusive right to occupy the carport erected on the common property and bearing the painted number "7" for so long as that carport is kept in a good and proper state of maintenance and repairs.

**25 Adoption of common property memorandum**

The common property memorandum is adopted as prescribed by the *Strata Schemes Management Regulation 2016* for the time being.

**26 Minor Renovations**

To the extent permitted by law, strata committee approval is required for the following minor renovations made to the lot.

- (1) Renovating a kitchen.
- (2) Renovating a bathroom that does not involve waterproofing installation.
- (3) Changing recessed light fittings.
- (4) Installing or replacing wood or other hard floor coverings.
- (5) Installing or replacing wiring or cabling or power or access points.
- (6) Installing a reverse cycle split system air conditioner or ducted air conditioning system

**27 Hard floor coverings replacement**

For the Installation or replacement of hard floor coverings, sound insulation effect of weighted standardised Impact sound pressure level of 55 or better shall be achieved. Owner of a lot must provide a report ("Report") from an acoustic consultant certifying acoustic properties of the new floor coverings after the hard floor replacement if request is made by the Strata Committee. If owner of a lot is not able to provide the Report within 30 days of such request from the Strata Committee, the owner shall be responsible for the cost of acoustic consultant appointed by the Strata Committee to obtain the Report. The owner must rectify within 30 days from the date of rectification notice issued by the Strata Committee if the acoustic standard is not met.

**28 Magnesite**

Owner of a lot must report any magnesite disintegration to the Strata Committee forthwith if it is found to be in existence in the lot.

**29 Maintenance of building**

To the extent permitted by law, owners corporation shall not be responsible for repairing, installing, maintaining, replacing any lot's floor tiles and associated waterproofing affixed to common property floors or walls whether they were installed at the time of registration of the strata plan or not.

**30 Conditions for renovations**

An owner must:

- (a) seek approval from owners corporation
- (b) give the owners corporation at least 7 days' written notice. Your written notice must include the estimated start date of the renovations and the estimated end date of the renovations,
- (c) if required by law, obtain a complying development certificate for or development consent of the local council to the major renovations and a construction certificate for the major renovations, and give copies of them to the owners corporation,

- (d) check that the contractor who will carry out the renovations holds a current licence and insurance policies that are relevant to the work being undertaken, and has adequate public liability cover,
- (e) if requested by the owners corporation, give the owners corporation a report from a structural engineer addressed to the owners corporation certifying that the renovations will not have a detrimental affect on the structural integrity and safety of the lot or the building,
- (f) if the renovations will involve changes to the floor coverings in your apartment (apart from floor coverings in a laundry, lavatory or bathroom) by, for example, installing or replacing wood or other hard floors, if requested to by the owners corporation, give the owners corporation a report from an acoustic consultant certifying the acoustic properties of the new floor coverings,
- (g) if requested to by the owners corporation, give the owners corporation a dilapidation report (which must include photographs) concerning the areas of the building the owners corporation requires to be included in that report.
- (h) If requested to by the owners corporation, pay a bond to the owners corporation in the sum of \$10,000 or such other amount determined from time to time by the owners corporation,
- (i) pay the reasonable costs of the owners corporation incurred in connection with considering or approving your application for renovations including any consultant's costs.
- (j) ensure that percussion tools and noisy equipment such as jack hammers and tile cutters are only be used between 8.30am - 3.00 pm.
- (k) protect all areas of the building outside your apartment which are affected by the renovations from damage. Ensure the entrance door to the building and to the lot, all common area walls, floors and lift leading to your lot, are protected by covers and mats when transporting construction equipment, materials and debris through the building,
- (l) clean any part of the common areas affected by the renovations on a daily basis and keep all of those common areas clean, neat and tidy during the renovations,
- (m) reimburse the owners corporation for any reasonable expense it incurs in repairing any damage caused to the common property in the course of the transportation, delivery or removal of any heavy household effects or materials for renovations through or on common property within the building by or on behalf of the owner or occupier.



### **Special By-Law No. 31 – Lot 5 Renovations (Dealing AR697010)**

#### **1. For the purposes of this by-law:**

1.1. “Act” means the Strata Schemes Management Act 2015 as amended and/or replaced from time to time;

1.2. “Authority” means any government, semi-government, statutory, public, private, or any other authority having any jurisdiction over the Lots or the Building, including the local council;

1.3. “Building” means the building and improvements on the land located at 199 Walker Street, North Sydney;

1.4. “Common Property” means the common property in Strata Plan 2964;

1.5. “Costs” means all professional and trade costs, fees, and disbursements incurred as a result of, or associated with, this by-law, the Works and Remedial Works, and any damage caused as a result of the Works and/or Remedial Works;

1.6. “Future Owner” means the registered proprietor of the Lot from time to time, succeeding the Owner;

1.7. “Indemnify” means the Owner indemnifying the Owners Corporation in respect of the Works and/or Remedial Works or anything arising from the Works and/or Remedial Works, including, but not limited to the following:

1.7.1. all actions, proceedings, claims, demands, costs, damages and expenses which may be incurred by, brought or made against the Owners Corporation;

1.7.2. any sum payable by way of increased premiums; and

1.7.3. any costs or damages for which the Owners Corporation is or becomes liable;

1.8. “Lot” means lot 5 in the Strata Plan;

1.9. “Owner” means the registered proprietor of the Lot as at the date this by-law is registered, and with respect to clauses 5 to 15 inclusive includes the Future Owner;

1.10. “Owners Corporation” means the owners corporation known as The Owners- Strata Plan No 2964.

1.11. “Remedial Works” means the repair, maintenance, replacement and/or removal of items relating to the Works and/or Common Property affected by the Works;

1.12. “Strata Plan” means registered Strata Plan 2964;

1.13. “Works” means the renovation works to be carried out at the Lot in accordance with the quotes/plans prepared by various trades persons attached to this by-law and marked with the letter ‘A’.

2. Where any terms in this by-law are not defined, they will have the same meaning those words are attributed under the Act.

3. Subject to the provisions of this by-law, the Owners Corporation grants the Owner the right to carry out the Works.

4. To the extent the Works involve additions to or alterations of the Common Property, the Works are approved for the purpose of section 108 of the Act.
5. The Owner is responsible for and must carry out Remedial Works when and where necessary,
6. The Works and Remedial Works must be carried out and completed:
  - 6.1. in a proper and workmanlike manner by licensed and/or accredited contractors using proper materials;
  - 6.2. with due skill and care;
  - 6.3. in compliance with the Building Code of Australia and any other Australian Standards as applicable;
  - 6.4. in compliance with all necessary approvals from any Authority; 3
  - 6.5. in keeping with the appearance of the Building in its style, colour, materials, and overall design;
  - 6.6. so as to not unreasonably interfere with the enjoyment of Common Property or access to lots in the Strata Plan by other persons;
  - 6.7. in a way which minimises disturbance to other persons including but not limited to minimising vibration, noise, dust, and dirt;
  - 6.8. while ensuring that the security of the Building is maintained throughout the performance of the Works and/or Remedial Works;
  - 6.9. while promptly and completely removing all rubbish from the Building resulting from the Works and/or Remedial Works;
  - 6.10. while keeping all areas of the Building as clean and tidy as possible;
  - 6.11. while promptly repairing any damage to the Building caused by the Works and/or Remedial Works;
  - 6.12. in a way that does not interfere with the structural integrity of the Building; and
7. The Owner is responsible for, and will bear all Costs.
8. In the event lots or Common Property are damaged because of the Works or Remedial Works, the Owner is responsible for and will pay the Costs of rectifying the damage.
9. The Owner will sign all documents and do all things necessary to facilitate the matters the subject of this by-law.
10. The Owner will not claim upon the Owners Corporation's insurance in respect of anything arising out of the Works or Remedial Works.
11. The Owner will Indemnify and will keep Indemnified the Owners Corporation.

**A**

**Work to be undertaken on bathroom at 5/199 Walker Street**

1. Remove bath and surrounding brickwork
2. Remove shower screen, vanity
3. Remove tiles on bathroom floor and prepare floor for tiling
4. Existing wall tiles to be removed
5. Undertake plumbing to the extent necessary to permit tiling
6. Tiler cements bed/falls to waste
7. Walls to be rendered to extent necessary to enable tiling.
8. Waterproofing of walls and floor
9. Floor and walls are tiled
10. Vanity to be installed by plumber
11. Plumber to install toilet
12. Plumber to install taps and nozzle for shower and to install taps for vanity
13. Drainage waste fitting to be plumbed in for shower
14. Electrician to be involved above as required – new switch, light etc

## **Special By-Law No. 32 – Bathroom Renovations (Lot 1) (Dealing AU366863)**

### **1. Introduction**

---

This by-law gives the owner of lot 1 special privileges to carry out and retain works on the lot and common property and exclusive use and enjoyment of the common property occupied by the works on certain conditions.

### **2. Definitions**

---

In this by-law:

"lot" means lot 1 in Strata Plan No. 2964,

"owner" means the owner for the time being of the lot (being the current owner and all successors),

"quote and plan" means the Bathroom Quote prepared by ABCO Services Pty Ltd dated 20 March 2024 and the Bathroom Drawing, copies of which are attached to this by-law, and

"works" means the alterations and additions to the lot and the adjacent common property described and shown in the quote and plan generally involving renovations to the bathroom of the lot and more specifically including:

- stripping out the existing bathroom,
- screeding floor to wastes,
- patch render or sheeting wet areas,
- waterproofing wet areas,
- tiling the floor and the walls,
- installing new fixtures and fittings including vanity, basin and tap, shaving cabinets, shower screen, shower head and tap, towel rail, toilet suite, toilet roll holder, safety rail and shelf joinery,
- connecting the new fixtures and fittings to existing plumbing and electrical services,
- upgrading existing light switch and general power outlet.

### **3. Works Authorisation, Special Privileges & Exclusive Use Rights**

---

The owners corporation:

- (a) authorises the works,
- (b) confers on the owner special privileges in respect of the common property to be occupied by the works to permit the works to remain on that common property, and
- (c) grants the owner a right of exclusive use and enjoyment of the common property to be occupied by the works,

upon and subject to the conditions set out in this by-law.

#### **4. The Conditions**

---

##### **4.1. Before the Works**

###### **(a) Planning Approvals**

Before commencing the works, the owner must, if required by law, obtain a complying development certificate for the works, or development consent for the works from the Local Council, under the *Environmental Planning and Assessment Act 1979* and give the owners corporation a complete copy of the certificate or consent including all conditions of consent.

###### **(b) Insurance Certificate**

Before commencing the works, the owner must give the owners corporation a copy of a certificate of currency for the all-risk insurance policy of the contractor to be engaged on the works which must include evidence of public liability cover of not less than \$10,000,000.00 in respect of any claim and note the interests of the owners corporation and a certificate of insurance evidencing any home building compensation fund insurance for the works that is required under and complies with the Home Building Act 1989.

###### **(c) Costs of this By-Law**

Before commencing the works, the owner must pay all reasonable costs of the owners corporation incurred in connection with the preparation, reviewing, passing and registration of this by-law. The owners corporation may refuse to execute any document relating to the registration of this by-law until such time as those costs are paid by the owner.

##### **4.2. During the Works**

###### **(a) Quality of the Works**

The works must be carried out in a proper and workmanlike manner utilising only first quality materials which are good and suitable for the purpose for which they are used.

###### **(b) Licensed Contractors**

All contractors engaged on the works must be appropriately qualified and licensed under the *Home Building Act 1989*.

###### **(c) Specifications for the Works**

The owner must ensure that the works are carried out and completed in accordance with the quote and plan and specifications for them. In all other respects but subject to any statutes, by-laws, regulations, rules or other laws to the contrary, the works must comply with the Building Code of Australia and any applicable Australian Standard. In the event that there is a conflict the Building Code of Australia shall be applied.

###### **(d) Time for Completion of the Works**

The owner must ensure that the works are done with due diligence and within a reasonable time from the date of commencement.

###### **(e) Work Hours**

The owner must ensure that the works are only carried out between the hours permitted by the Local Council or, if the Council does not prescribe any work times, between 8.00am – 5.00pm on Monday – Friday.

**(f) Noise and Disturbance**

The owner must ensure that minimum disturbance is caused to the common property during the works and that the works do not generate any noise that is likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using common property.

**(g) Location of the Works**

The works must be installed entirely on the lot and the common property adjacent to that lot and must not encroach upon any other part of the common property or any other lot.

**(h) Transportation of Construction Equipment**

The owner must ensure that all construction materials and equipment are transported in accordance with any manner reasonably directed by the owners corporation.

**(i) Debris**

The owner must ensure that any debris associated with the works is removed daily and strictly in accordance with any reasonable directions given by the owners corporation.

**(j) Protection of Building**

The owner must protect the common property that is affected by the works from damage, dirt, dust and debris and ensure that any such common property, especially the floors and walls leading to the lot, is protected from damage when construction materials, equipment and debris are transported over it.

**(k) Daily Cleaning**

The owner must clean any part of the common property affected by the works on a daily basis and keep all of that common property clean, neat and tidy during the works.

**(l) Storage of Building Materials on Common Property**

The owner must make sure that no building materials are stored on the common property.

**(m) Times for Operation of Noisy Equipment**

The owner must make sure that at least 24 hours prior notice is given to the owners corporation before using any percussion tools and noisy equipment such as jack hammers or tile cutters by placing a notice on or in a conspicuous place near the entrance door to the building.

**(n) Vehicles**

The owner must ensure that no contractor's vehicles obstruct the common property other than on a temporary and non-recurring basis when delivering or removing materials or equipment and then only for such time as is reasonably necessary.

**(o) Right of Access**

The owner must give the owners corporation's nominated representatives access to inspect the works within 48 hours of any request by the owners corporation.

**(p) Cost of the Works**

The owner must pay all costs associated with the works.

#### **4.3. After the Works**

**(a) Completion Notice**

As soon as practicable after completion of the works, the owner must notify the owners corporation in writing that the works have been completed.

**(b) Restoration of Common Property**

As soon as practicable after completion of the works, the owner must restore all other parts of the common property affected by the works as nearly as possible to the state they were in immediately before the works.

#### **4.4. Enduring Obligations**

**(a) Maintenance of the Works**

The owner must, at the owner's own cost, properly maintain the works and keep them in a state of good and serviceable repair and, where necessary, renew or replace any fixtures or fittings comprised in the works.

**(b) Maintenance of the Common Property**

The owner must, at the owner's own cost, properly maintain the common property occupied by the works and keep that common property in a state of good and serviceable repair and, where necessary, renew or replace any fixtures or fittings comprised in that common property.

**(c) Repair of Damage**

The owner must, at the owner's own cost, make good any damage to the common property or another lot caused as a result of the works no matter when such damage may become evident.

**(d) Appearance of the Works**

Except to the extent that this by-law may otherwise provide, the works must have an appearance which is in keeping with the appearance of the rest of the building.

**(e) Indemnity**

The owner will indemnify and keep indemnified the owners corporation against all actions, proceedings, claims, demands, costs, damages and expenses which may be incurred by or brought or made against the owners corporation arising out of the works, the altered state, condition or use of the common property arising from the works or any breach of this by-law.

**(f) Compliance with all Laws**

The owner must comply with all statutes, by-laws, regulations, rules and other laws for the time being in force and which are applicable to the works.

#### **5. Breach of this By-Law**

- (a)** If the owner breaches any condition of this by-law and fails to rectify that breach within 30 days of service of a written notice from the owners corporation requiring rectification of that breach, then the owners corporation may:

- (i)** rectify that breach,

- (ii) enter on any part of the strata scheme including the lot, by its agents, employees or contractors, in accordance with the *Strata Schemes Management Act 2015* for the purpose of rectifying that breach, and
  - (iii) recover as a debt due from the owner the costs of the rectification and the expenses of the owners corporation incurred in recovering those costs.
- (b) Nothing in this clause restricts the rights of or the remedies available to the owners corporation as a consequence of a breach of this by-law.



## Quote and Plan

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ABCO Services Pty Ltd  
Phone: 0405 344 344  
Email: info@abcoservices.com.au  
Building License No.: 302199C  
ACN: 614 079 202

Client: Vanessa Goodman  
Address: 1/199 Walker St, North Sydney  
Phone: [REDACTED]  
Email: [REDACTED]

### BATHROOM QUOTE 20<sup>th</sup> March 2024

#### BATHROOM

- Demolition of existing bathroom, cap-off and make safe, including tip fees
- Screeding of floors to wastes in preparation for tiling
- Patch render or sheeting all wet areas (8m<sup>2</sup>) Note: If full render or sheeting required, additional \$ [REDACTED]
- Membraning of all wet areas to Australian Standard (12m<sup>2</sup>)
- Tiling and grouting of wall (to 2200mm) in large format ceramic tile 300mm x 600mm, floor tiling 300mm x 300mm (tile supply by client)  
(Note: White wall tiles & blue floor tiles – client to advise)
- Joint sealing in silicone
- Existing cornice to remain
- Supply and fit standard frameless shower screen, bracket fix
- Electrical: Reface light switch and existing power point
- Plumbing: Connect toilet to existing waste position, disconnect/reconnect vanity to existing waste, showerhead and H&C to existing positions (Plumbing Provisional \$1980)
- Fit off (6 items – i.e., toilet roll holder, towel rail, vanity, shaving cabinet, etc.)  
Note: Fit safety rail and 2x shelves
- Rubbish removal during construction
- Professional cleaning of room at completion of job
- Homeowners Warranty Insurance – as per NSW Fair Trading
- Project Management by ABCO Services Pty Ltd
- Contract Management, Design and Technical Drawings

**Bathroom PRICE = \$ [REDACTED] (incl. GST)**



ABCO Services Pty Ltd  
Phone: 0405 344 344  
Email: info@abcoservices.com.au  
Building License No.: 302199C  
ACN: 614 079 202

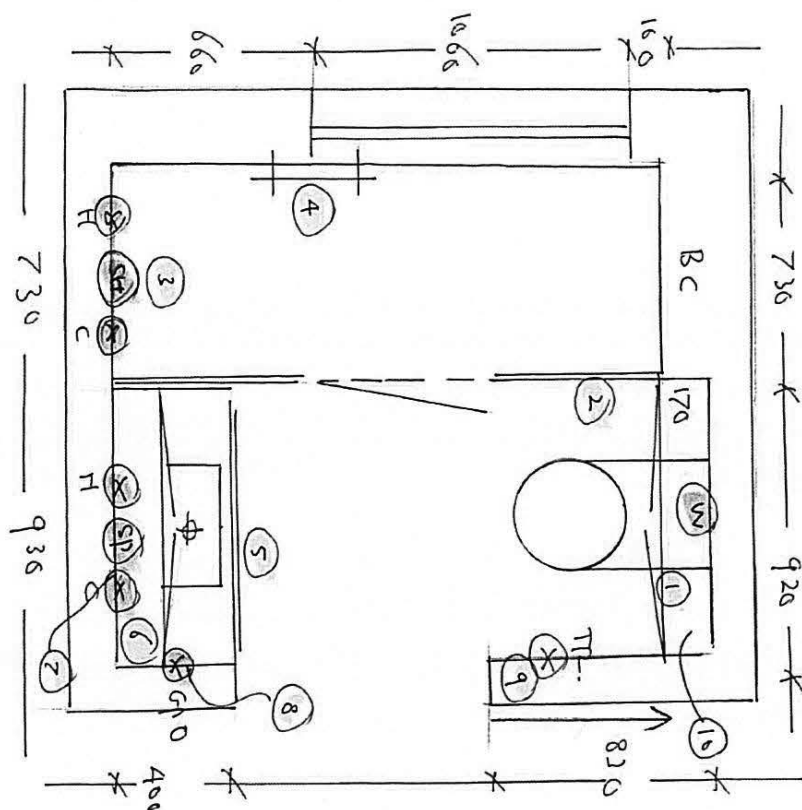
**BY CLIENT**

- **Bathroom P.C.'s**  
900mm off-the-wall/floating vanity;  
2x Shaving cabinets;  
Tapware for vanity;  
Showerhead & taps;  
Universal toilet, variable waste;  
Basins;  
Floor wastes (please measure existing wastes prior to choosing );  
Towel rails;  
Toilet roll holder
- **Cost of tiles @\$ /m<sup>2</sup>** (builder will advise of volume of tiles required to be purchased)  
Please note: Porcelain tiles additional to cost of installation
- **Painting:** Quotes can be provided upon request
- It is suggested for client to visit Harvey Norman or Reece Plumbing by appointment for selection of all P.C.'s, to gain wholesale prices – contact details are provided upon commencement of contract

ESTIMATED COST OF ALL BATHROOM P.C.'s (Pending client's choice) \$ - \$

Note: If you are happy with mid-to-late April 2024 approximate project commencement, due to the proximity of other renovations in your area at the time, a discount of \$ will apply. Please inform within 10 days should you wish to proceed, and to gain this discount.

**Please note** that ABCO Services Pty Ltd is not responsible for any problems with the site which are only revealed when installing a product or service. If any additional work is necessary due to hidden problems, such as, but not limited to; dry rot, mould, termites, water damage, rust or poor condition of pipes, and/or asbestos, it will incur additional construction costs and the owner will be notified in writing to request a variation in the contract before further construction work commences. The owner will be charged the additional cost to do this work for materials, labour and time involved.



# MAIN BATHROOM LEGEND

1. RECONNECT NEW TOILET TO EXISTING WASTE.
2. FRAMERLESS SHOWER SCREEN
3. RECONNECT HOT & COLD & SHOWER HEADS
4. SAFETY RAIL
5. VANITY QUONH FLOATING & STAVING CABINET
6. RECONNECT HOT & COLD & SPOUT TO EXISTING
7. RECONNECT GPO & LIGHT SWITCH.
8. FIT 2x LEDS & TOILET RAIL & TOILET ROLL HOLDER (TBA ON POSITIONING B7)
9. CURTAIN
10. 2ND STAVING CABINET

*[Handwritten signature]*

## **Special By-Law No. 33 - Installation of Noise Insulation Pursuant to Transport for NSW Noise Insulation Program (Added)**

### **1. Introduction**

---

Transport for NSW have approved various lots in the strata scheme to have certain noise treatments carried out under its Noise Insulation Program.

This by-law sets out certain rules you must follow if you are eligible under the Transport for NSW Noise Insulation Program to have noise insulation installed in your lot.

### **2. Definitions & Interpretation**

---

2.1 In this by-law, unless the context or subject matter otherwise indicates or requires:

- (a) **"Act"** means the *Strata Schemes Management Act 2015*,
- (b) **"Agreement"** means the Noise Abatement Works Deed between you, Transport for NSW, the Contractor and the owners corporation concerning noise insulation works to your lot including any associated agreement or deed and scope of works report,
- (c) **"annexure "A"** means the annexure "A" to this by-law,
- (d) **"annexure "B"** means the annexure "B" to this by-law,
- (e) **"annexure "C"** means the annexure "C" to this by-law,
- (f) **"building"** means the building in the strata scheme in which your lot is located,
- (g) **"common area"** means the common property in the strata scheme,
- (h) **"Contractor"** means the contractor of Transport for NSW being Axis Constructions Pty Ltd (ABN 79 002 482 359),
- (i) **"lot"** means lot 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22 in the strata scheme,
- (j) **"noise insulation"** means one or more of the following:
  - i. new acoustic windows to replace existing windows,
  - ii. a secondary sliding door adjacent to existing sliding doors,
  - iii. acoustic rated window and door seals,
  - iv. wall vent seals,
- (k) **"noise insulation works"** means the alterations and additions to a lot or a common area carried out by Transport for NSW in connection with a lot described in annexure "B" and in the scope of works reports being work involved in installing noise insulation to (among other things) soundproof a door, window or wall vent of a lot,
- (l) **"scope of works reports"** means the Transport for NSW Noise Insulation Program Scope of Works Reports, copies of which have been provided to the owners corporation,
- (m) **"strata scheme"** means the strata scheme to which this by-law applies,
- (n) **"Transport for NSW"** means Transport for NSW (ABN 18 804 239 602) and includes the Contractor,
- (o) **"you"** means an owner of a lot and includes your successors in title.

2.2 In this by-law, unless the context or subject matter otherwise indicates or requires:

- (a) headings have been inserted for guidance only and do not affect the interpretation of this by-law,
- (b) references to any legislation include any legislation amending, consolidating or replacing the same, and all by-laws, ordinances, proclamations, regulations, rules and other authorities made under them,
- (c) words importing the singular number include the plural and vice versa,
- (d) where any word or phrase is given a definite meaning any part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning,
- (e) any expression used in this by-law and which is defined in the Act will have the same meaning as that expression has in that Act unless a contrary intention is expressed in this by-law,
- (f) if any provision of this by-law is invalid or void, that provision will be read down, ignored or severed so far as is possible in order to uphold the validity and enforceability of the remaining provisions of this by-law, and
- (g) if there is any inconsistency between this by-law and any other by-law applicable to the strata scheme, then the provisions of this by-law will prevail to the extent of that inconsistency.

### **3. Approval of Noise Insulation Works**

You authorise Transport for NSW to carry out, or permit anyone else to carry out noise insulation works in connection with your lot on the conditions of this by-law and the Agreement. The product sheets are contained in annexure "C".

### **4. Conditions for Noise Insulation Works**

#### **4.1 Before the Noise Insulation Works**

4.1.1 Before any noise insulation works are commenced in connection with your lot, you must, if you have not already done so:

(a) **Scope of Works Report**

give the owners corporation a copy of the scope of works report in connection with your lot signed by you (each page to be initialled),

(b) **Written Consent**

give the owners corporation your written consent to this by-law by completing, signing and giving the secretary of the owners corporation or strata managing agent the consent form in annexure "A".

#### **4.2 During the Noise Insulation Works**

During the noise insulation works you must:

(a) **Access**

give the owners corporation's nominee (which may be its consultant) access to your lot to inspect (and, if applicable, supervise) the noise insulation works on reasonable notice,

(b) **Agreement**

comply with all your obligations as contained in the Agreement you will or have entered into, including without limitation, providing access to your lot,

(b) **Variation to Noise Insulation Works**

not vary the noise insulation works including the scope of works report without obtaining the prior written approval of the owners corporation.

**4.3 After the Noise Insulation Works**

After the noise insulation works have been completed by Transport for NSW, you must:

(a) **Access**

give the owners corporation's nominee (which may be its consultant) access to your lot to inspect the noise insulation works on reasonable notice,

(b) **Agreement**

comply with all your obligations contained in the Agreement.

**4.4 Enduring Obligations**

4.4.1 The owners corporation will be responsible to properly maintain and keep in a state of good and serviceable repair the new windows and associated seals installed as part of the noise insulation works.

4.4.2 If as part of the noise insulation works you have a secondary sliding door installed in your lot adjacent to your existing sliding door, you must properly maintain and keep in a state of good and serviceable repair that secondary sliding door, all associated components (including seals and locks) and the common property occupied by them and where necessary, renew or replace any part of the secondary sliding door and associated components.

4.4.3 You must indemnify and keep indemnified the owners corporation against all actions, proceedings, claims, demands, costs, damages and expenses which may be incurred by or brought or made against the owners corporation arising out of your breach of this by-law,

**5. Costs of the Noise Insulation Works**

As per the Agreement, Transport for NSW will pay the Contractor the costs of the Noise Insulation Works.

**6. Costs of this By-Law**

The owners corporation must, at its cost, register this by-law.

**ANNEXURE "A"**

---

**CONSENT FORM**

To: The Secretary  
The Owners - Strata Plan No. 2964  
C/- Exec-Estate Strata  
Level 1, 668 Pacific Highway  
KILLARA NSW 2071

Dear Secretary

**RE: CONSENT TO SPECIAL BY-LAW FOR INSTALLATION OF NOISE INSULATION PURSUANT  
TO TRANSPORT FOR NSW NOISE INSULATION PROGRAM**

---

I/We ..... being the owner(s) of lot ..... in Strata Plan No.  
2964 hereby consent to the making of Special By-Law – Installation of Noise Insulation Pursuant to  
Transport for NSW Noise Insulation Program – which by-law concerns the installation of noise insulation  
to the door/window/wall/wall vent of my/our lot and imposes on me/us the obligation to maintain, repair,  
renew and replace any, if any, secondary sliding door installed in our lot adjacent to our existing sliding  
door(which obligation I/we accept); such by-law to be adopted by a special resolution passed by the  
owners corporation at a general meeting.

.....  
***Dated***

.....  
***Signature(s)***

## ANNEXURE "B"

### NOISE INSULATION PROGRAM

SLR Consulting Australia Pty Ltd  
Noise Insulation Program Update – 199 Walker Street

Version: 2.0  
Date: 30 July 2025

### 199 Walker Street North Sydney Noise Insulation Program Update

#### 1 Introduction

This updated document has been prepared for the Owners Corporation Committee (OCC) for 199 Walker Street North Sydney and their Strata Manager in relation to the Noise Insulation Program.

The document provides summary of current position of Transport for NSW, treatments proposed for each unit and contains floor plans for each eligible unit that has applied to the program.

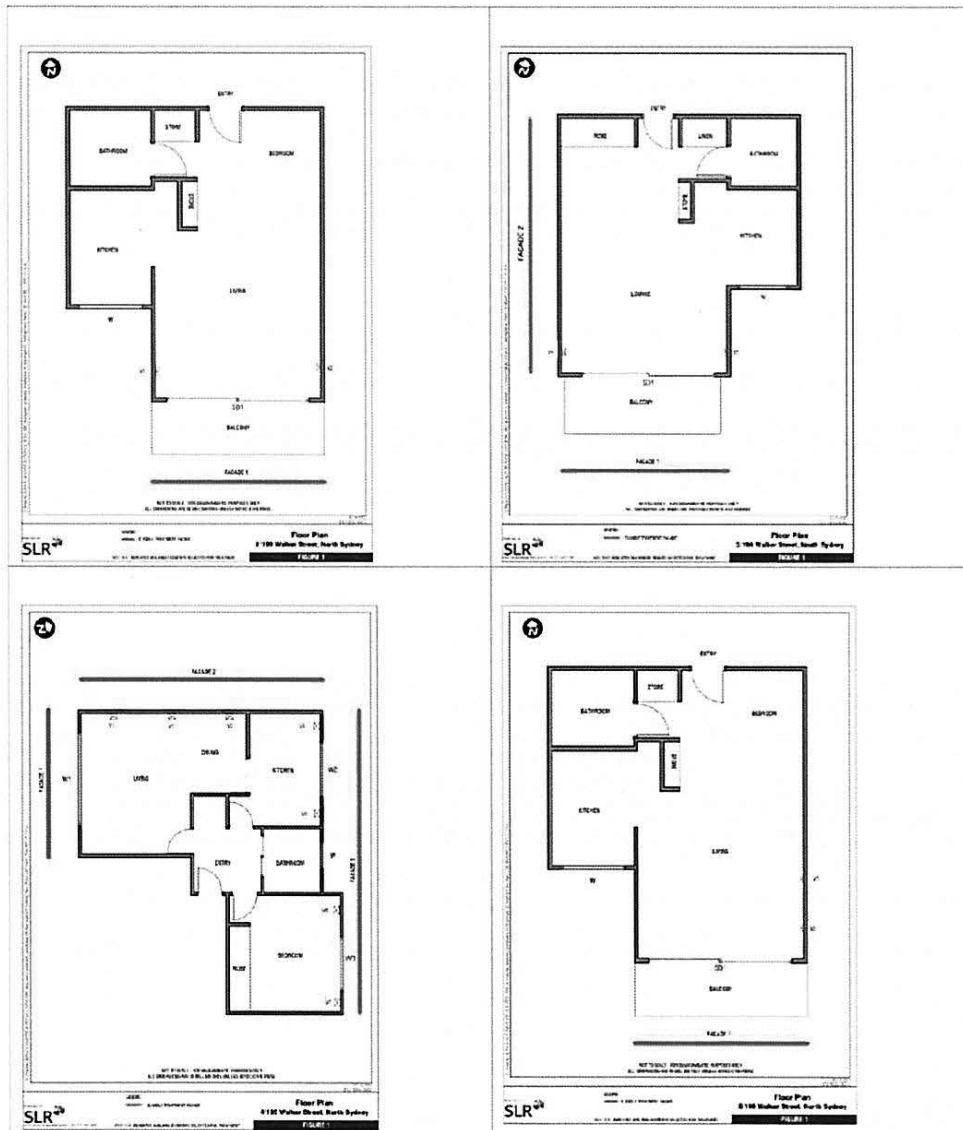
199 Walker	Window Treatment	Sliding Door Treatment	Vents to be blocked
Unit 2	Nil	Secondary	Yes
Unit 3	Nil	Secondary	Yes
Unit 4	Primary	Nil	Yes
Unit 6	Nil	Secondary	Yes
Unit 7	Nil	Secondary	Yes
Unit 9	Primary	Nil	Yes
Unit 8	Primary	Nil	Yes
Unit 10	Nil	Secondary	Yes
Unit 11	Nil	Secondary	Yes
Unit 12	Primary	Nil	Yes
Unit 13	Primary	Seals only	Yes
Unit 14	Primary	Seals only Secondary	Yes
Unit 15	Primary	Secondary (Default)	Yes
Unit 16	Primary	Secondary	Yes
Unit 17	Primary	Secondary	Yes
Unit 18	Primary	Secondary	Yes
Unit 19	Primary	Seals only	No
Unit 20	Primary	Secondary (Default)	Yes
Unit 21	Primary	Secondary	No
Unit 22	Primary	Secondary (Default)	Yes



SLR Consulting Australia Pty Ltd  
Noise Insulation Program Update – 199 Walker Street

Version: 2.0  
Date: 30 July 2025

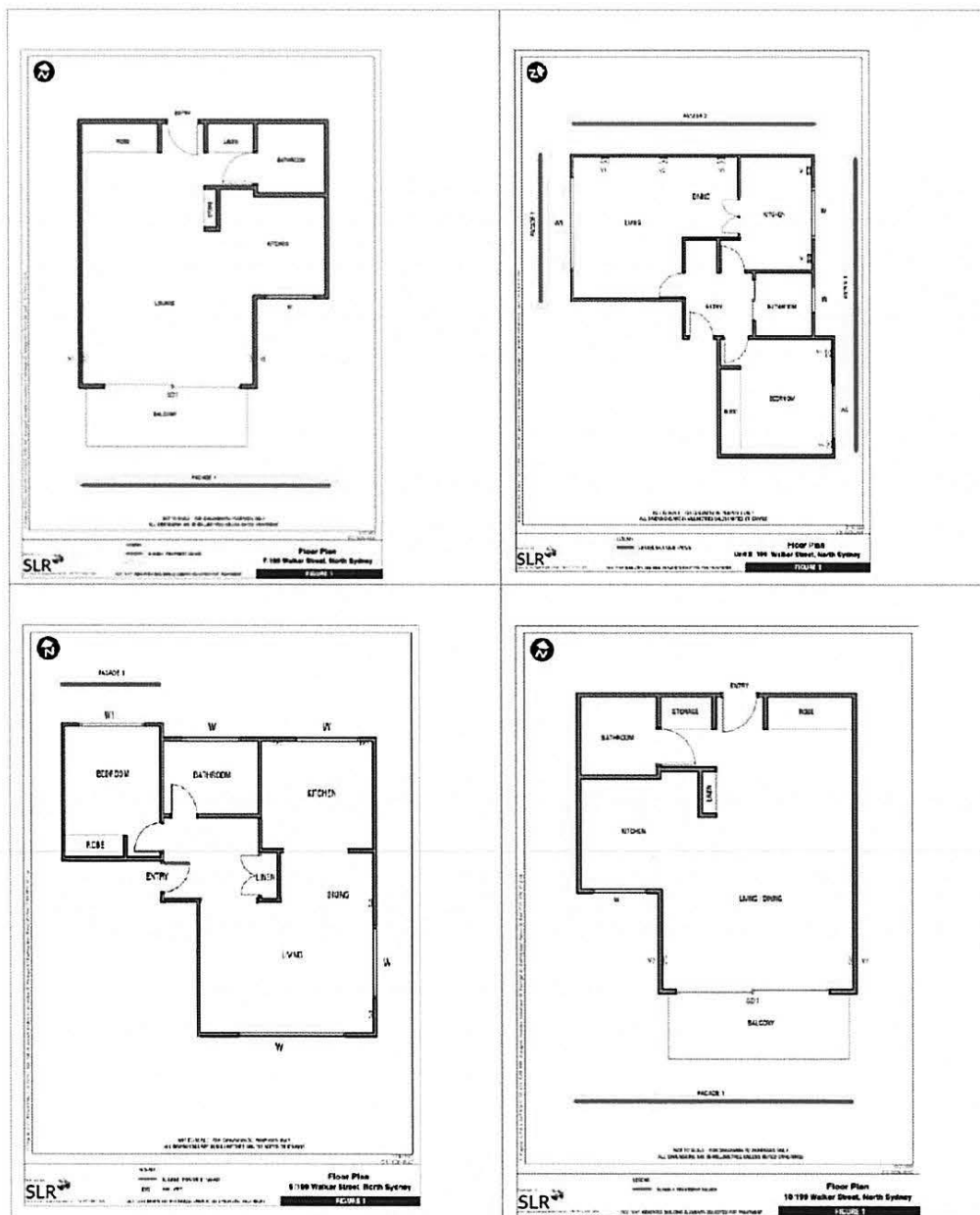
## 2 Floor Plans for Each Unit



*[Handwritten signature]*

SLR Consulting Australia Pty Ltd  
Noise Insulation Program Update – 199 Walker Street

Version: 2.0  
Date: 30 July 2025



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SLR Consulting Australia Pty Ltd  
Noise Insulation Program Update – 199 Walker Street

Version: 2.0  
Date: 30 July 2025



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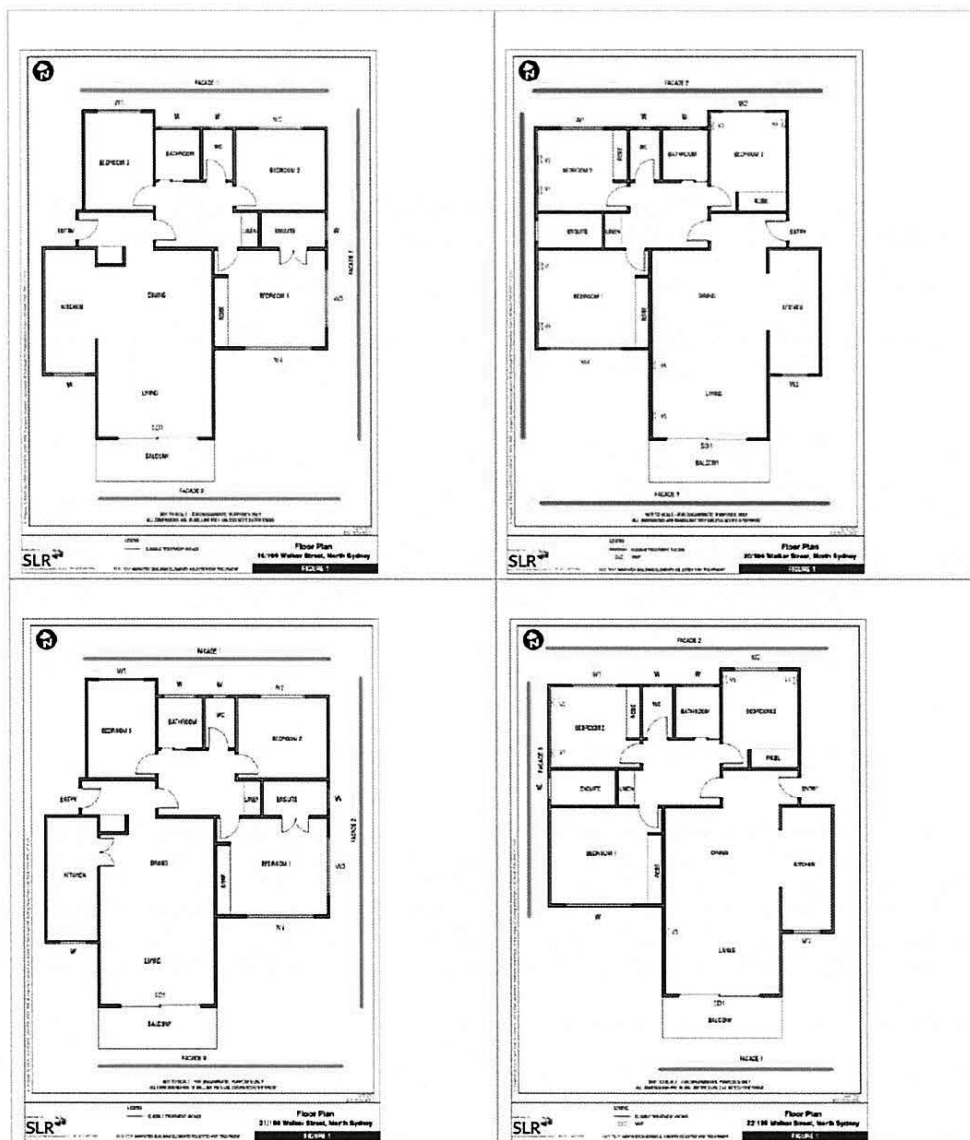
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Noise Insulation Program Update – 199 Walker Street

Version: 2.0  
Date: 30 July 2025



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Noise Insulation Program Update – 199 Walker Street

Version: 2.0  
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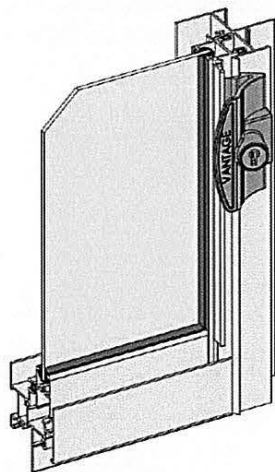


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## ANNEXURE "C"

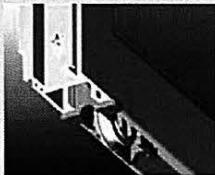
### WINDOWS – LOWER LEVELS – PRODUCT SHEET 504 – Residential Frames (with flyscreens)

#### RESIDENTIAL SERIES | SERIES 502-504 RESIDENTIAL SLIDING WINDOW

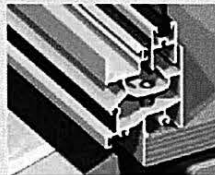


#### KEY FEATURES

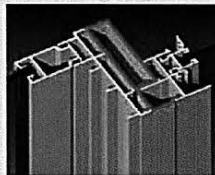
- 50mm frame, high performance residential sliding window. Can be re-handed after installation.
- Opening sashes run on large diameter wheels ensuring smooth operation.
- Standard cam and key type cam handles available and located on the jamb for maximum security.
- Can be fabricated as four light sliders, sliders over sliders and fixed lights out of slider frame.
- Fixed sill has built-in drainage to take care of condensation.
- Fixed highlight/lowlight glass is hard up against the outer face, no ledges to catch dust and beaded from the inside. This allows reglazing without expensive scaffolding.
- Flyscreens tuck into the head and sill, held by nylon clips on the sides with no rivets.
- 102mm frame extender available.
- Numerous meeting stile combinations and weather resisting sills allow this window to be installed in most residential situations in Australia.



Large diameter wheels used on this product ensure smooth operation for years to come – compare our wheels to the others. Double bogey quad rollers used for heavy doors.



Our standard slider sill performs well but for exposed locations we offer a higher water resisting sump sill, shown above. The sump sill is also fitted with a proprietary anti-blowback ball valve.



We have numerous couplers for all our windows and doors. The illustration above shows sliding window coupled to sliding door.



For ultimate security we offer a central ventlock. As you turn the key, part of the stile projects into a keeper located in the head. It allows sash to be locked in closed or partly-open positions.

#### GENERAL

**Max Panel Height\***  
1500mm

**Max Panel Width\***  
1050mm

**Max Glass Thickness**  
6.76mm (20mm w/adaptor)

**Frame Depth**  
50mm

#### ENERGY

**UW Range**  
3.2-6.4

**SHGC Range**  
0.30-0.73

#### WEATHER

**Maximum Water**  
450 Pa.

#### ACOUSTICS

**7.25mm Lam**  
30 (-1;-2)

**6.38mm Lam**  
32 (-1;-2)



vantagealuminium.com.au/504

\*Dimensions subject to individual site conditions.  
 BAL-40 compliance may limit glass options. Maximum glass size for BAL-40 products is 4.5m<sup>2</sup>.


**SAWS**

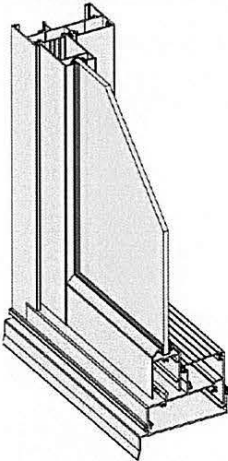
ANNEXURE "C"

WINDOWS – TOP LEVEL – PRODUCT SHEET 701 – Commercial Frames (no flyscreens) – Units 21 to 22

ARCHITECTURAL SERIES | SERIES 701

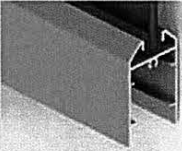
SlideMASTER™ SLIDING WINDOW



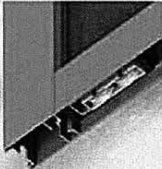


**KEY FEATURES**

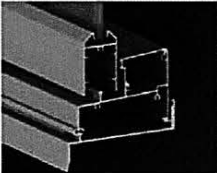
- Architectural Sliding window with external sliding sash.
- Clean lines for improved visual appearance.
- There is a large variety of window combinations possible (SF, FS, SFS, FSF or FSSF).
- The window is compatible with the high performance Series 406 FrontGLAZE™ and Series 407 FaceLINE™ framing.
- The head and jamb sections have an additional weather leg to ensure that junctions between sliders and fixed sidelights/highlights maintain the high water resistance.
- Sliders fitted with mortice lock.
- Sashes run on heavy duty double bogey wheel carriages.
- Threshold and snap-in flat filler ensure that the clean looks are maintained.



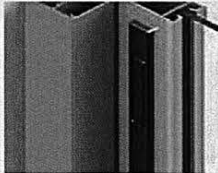
Standard splayed or alternative square rails.



Heavy duty double bogey wheel assembly standard.



Designed to go into commercial sub-sill.



Custom mortice lock is standard. Lock can be fitted with ICON™ stainless steel cover plate or ANDO™ powder coated cast aluminium cover.

**GENERAL**

Max Panel Height\* 1600mm

Max Panel Width\* 1500mm

Max Glass Thickness 24mm

Frame Depth N/A

**ENERGY**

UW Range




SHGC Range

**WEATHER**

Maximum Water 600 Pa.

**ACOUSTICS**

This product has not been acoustics tested.



elevatealuminium.com.au/701

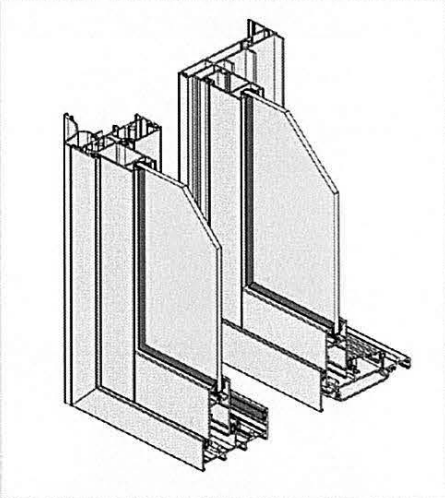
\*Dimensions subject to individual site conditions.

**CAWS**

ANNEXURE "C"

SECONDARY SLIDING DOORS – PRODUCT SHEET 533

SPECIALTY | SERIES 533  
SoundOUT™ SLIDING DOOR

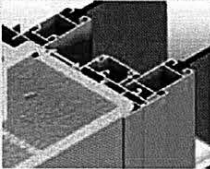


KEY FEATURES

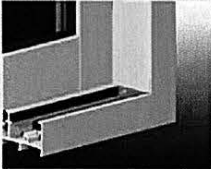
- This product has been specially designed to reduce noise infiltration through sliding door openings. The SoundOUT™ sliding door system is designed to be installed behind existing or new sliding doors. Product has been tested at the National Acoustic Laboratories, Chatswood NSW.
- The panels are double weatherpile sealed on all sides for maximum soundproofing.
- Slimline meeting stiles are less obtrusive and allow maximum vision. The meeting stiles on SoundOUT™ will align directly behind Series 541 or 542 main door meeting stiles.
- All sashes on the SoundOUT™ system can be opened to allow cleaning of the inner face of the outer door panels.
- Panels run on the same large diameter heavy duty wheels used on Series 541. Double bogey wheels can also be used on SoundOUT™. These wheels are height adjustable to allow panels to be squared up in the frame.
- Sashes will accept glass up to 7.52mm thick with full wraparound PVC glazing channel or if preferred SoundOUT™ sashes can be double glazed.



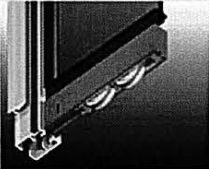
For serious sound reduction, use Vantage SoundOUT™. In some cases, the Vantage SoundOUT™ window may perform better than the wall it is being built into.



Installing this product will create a thermally broken double glazed door that will significantly reduce heating and cooling costs.



The custom mitred SoundOUT™ frame is designed specifically for this product. Unwanted recesses are closed off with flat fillers as shown above.



Vantage wheels have been custom designed to fit snugly into the door bottom rail. Nothing slides as smooth as a Vantage sliding door. Double bogey wheels are used on heavy doors, as show above.

GENERAL

Max Panel Height  
2360mm

Max Panel Width  
1200mm

Max Glass Thickness  
20mm

Frame Depth  
74mm

ACOUSTICS

6.38mm Lam  
30 (1:-1)

7.52mm Lam  
31 (1:-1)

ACOUSTICS

SoundOUT™ Sliding Door with primary 541 Sliding Door (4mm Tgh) and 100mm air gap

6.38mm Lam  
42 (-1: 6)

ACOUSTICS

SoundOUT™ Sliding Door with primary 541 Sliding Door (4mm Tgh) and 100mm air gap

4mm Tgh  
41 (-2: 7)



[vantagealuminium.com.au/533](http://vantagealuminium.com.au/533)





## ANNEXURE "C"

### WINDOWS – UPPER LEVELS – PRODUCT SHEET 462 – Commercial Frames (with flyscreens) – Units 13 to 20

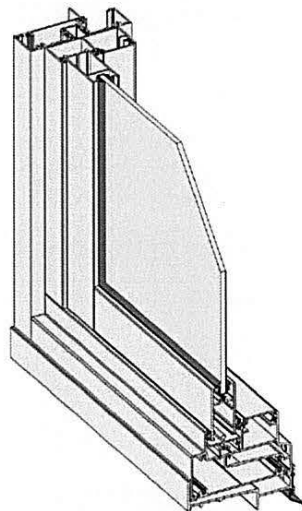
ARCHITECTURAL SERIES

Series 462

## ARCHITECTURAL SLIDING WINDOW

DATE: FEB 21  
REPLACES: MAY 17  
SCALE: NOT TO SCALE

### KEY FEATURES/PERFORMANCE CHARACTERISTICS



Series 462 Architectural Sliding Window.  
Internal View.

- 102mm thick commercial grade sliding window, incorporates bold frame lines and thick (strong) sashes that can carry thick heavy glass, including double glazing.
- The perimeter frame designed to make installation into brick veneer and cavity brick easier with built-in nailing fins (weather bars).
- Extra strong sashes allow large sash windows to be fabricated for high wind load areas.
- Double sash design with the external sash fixed.
- Both fixed and opening sashes can be installed, replaced or reglazed from inside.
- Large variety of window combinations possible (SF, FS, SFS, SS or FSSF) with and without highlights and/or lowlights.
- We also offer double sliding configuration where both sashes can be opened.
- Sliders can be fitted with standard mortice locks as shown below or alternative surface locks.
- Sashes run on heavy duty wheel carriages.
- Flyscreens can be fitted. When there is no requirement for flyscreens, frame is fitted with cavity closers so there are no unwanted recesses.
- Co-extruded PVC sill seal keeps water out of the system.
- Built-in proprietary ball valve drainage to transfer any water that may get into the drainage trough to the tubular sump sill.
- Will resist up to 300Pa water infiltration and comply with airconditioning requirements.

Maximum Panel Height*	1600mm
Maximum Panel Width*	1350mm
Maximum Glass Thickness	≤20mm

\* Subject to individual site conditions and wind loads. Contact AWS Technical Support for more information, email [techsupport@awsaustralia.com.au](mailto:techsupport@awsaustralia.com.au)



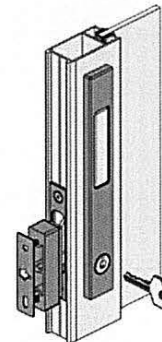
#### 2D & 3D CAD FILES AVAILABLE

To access 2D & 3D CAD models visit our online specifier resource centre  
[www.specifyaws.com.au](http://www.specifyaws.com.au)



#### MORE INFORMATION

For the latest updates regarding this product visit our website  
[www.elevatealuminium.com.au/462](http://www.elevatealuminium.com.au/462)



This image shows the ICON™ sliding window mortice lock. Alternative ANDO™ & MIRO™ designs also available and featured later in this manual.

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**AWS**  
ALUMINIUM WINDOW SYSTEMS

Australian registered design.

## Series 462

# ARCHITECTURAL SLIDING WINDOW

DATE: FEB 21  
REPLACES: MAY 13  
SCALE: NOT TO SCALE

ARCHITECTURAL SERIES



### SOUND REDUCTION

A number of glass combinations have been tested with this system to achieve sound reduction numbers listed below.

Glass Description	Rating
4mm Glass	Rw31
6.38mm Laminated glass	Rw33
10.38mm Laminated glass	Rw35
16mm IGU (4mm Glass / 8mm air gap / 4mm Glass)	Rw32

NOTE: The actual tests were carried out on a product very similar to this window (Series 601)



### WERS RATINGS

#### Single Glazed

Window ID	Glass Type	Uw	SHGCw	Tvw	Inf
AWS-030-01	5CLR	6.0	0.66	0.69	1.15
AWS-030-02	5SG	6.0	0.46	0.57	1.15
AWS-030-03	5GY	6.0	0.49	0.39	1.15
AWS-030-04	6.38Sec	4.2	0.54	0.63	1.15
AWS-030-05	6.38VLam	5.9	0.65	0.69	1.15
AWS-030-06	45nClr	4.8	0.46	0.51	1.15
AWS-030-07	65nClr	4.8	0.45	0.50	1.15
AWS-030-08	6EVnBG	4.6	0.35	0.42	1.15
AWS-030-09	6EVnClr	4.6	0.48	0.49	1.15
AWS-030-10	6EVnGy	4.6	0.31	0.24	1.15
AWS-030-11	6EVnSpB	4.6	0.28	0.29	1.15
AWS-030-12	6EVnSpGn	4.6	0.28	0.35	1.15
AWS-030-13	6.38LamGy	6.0	0.27	0.10	1.15
AWS-030-14	6.38TLam	6.0	0.31	0.25	1.15
AWS-030-15	6.38SnClr	4.7	0.44	0.50	1.15
AWS-030-16	6.38SnGy	4.7	0.33	0.24	1.15
AWS-030-17	6.38CPClr	4.4	0.52	0.61	1.15
AWS-030-18	6.38CPGn	4.4	0.38	0.53	1.15
AWS-030-19	6.38CPGy	4.4	0.38	0.29	1.15
AWS-030-20	10.38GyLam	6.0	0.18	0.07	1.15
AWS-030-21	10.38ClrLam	6.0	0.41	0.41	1.15
AWS-030-22	10.38SnClr	5.1	0.36	0.40	1.15
AWS-030-23	10SnClr	4.8	0.33	0.36	1.15
AWS-030-24	10.38TLam	4.8	0.33	0.36	1.15

### HOW TO SPECIFY

#### SYSTEM NAME

Elevate Aluminium Systems Series 462  
Architectural Sliding Window

#### FINISH

Powder Coat  
Anodised

#### COLOUR

Select from the AWS range of approved  
powder coat or anodising colours

#### GLASS

Specify thickness ≤20mm

Specify thermal performance where  
applicable (Uv & SHGC)

Specify acoustic performance where  
applicable (RW)



### Specification Assistance

Need help specifying this  
product? Email [techsupport@awsaustralia.com.au](mailto:techsupport@awsaustralia.com.au) and  
our qualified technical advisors  
will assist you with product  
selection and specification for  
your project.

#### NOTES

1. Uw is the whole window U value
2. SHGCw is the whole window solar heat gain coefficient
3. Tw is the whole window visible light transmittance
4. Maximum air infiltration is 5.0L/s.m<sup>2</sup> at a positive pressure difference of 75 Pa as measured according to AS 2047
5. Static performance (Uw, SHGCw, Tw, Tsw) calculated using Window 6.3 and Therm 6.3 software (LENL), 1999-2010
6. Results disclosed at Australian Fenestration Rating Council (AIRC) regulations
7. Ratings for use with Section J of the Building Code of Australia - Class 2-9

For the latest WERS data for this system visit  
[www.wers.org](http://www.wers.org)



PAGE | 2.205

## Series 462 ARCHITECTURAL SLIDING WINDOW

DATE: FEB 21  
 REPLACES: MAY 13  
 SCALE: NOT TO SCALE



### WERS RATINGS

#### Double Glazed

Window ID	Glass Type	Uw	SHGCw	T <sub>90</sub>	Inf
AWS-030-25	4/10/4	4.0	0.56	0.58	1.15
AWS-030-26	5/8/5	4.1	0.54	0.58	1.15
AWS-030-27	4/10/4ET	3.5	0.52	0.54	1.15
AWS-030-28	4/10Ar/4ET	3.3	0.52	0.54	1.15
AWS-030-29	4Ar/10/4ET	3.5	0.31	0.45	1.15
AWS-030-30	5SG/8Ar/5ET	3.4	0.32	0.44	1.15
AWS-030-31	4SnClr/10/4	4.3	0.34	0.37	1.15
AWS-030-32	4SnClr/10Ar/4	4.1	0.34	0.37	1.15
AWS-030-33	6.38CPClr/8/4	4.3	0.39	0.44	1.15
AWS-030-34	6.38CPClr/8Ar/4	4.0	0.39	0.44	1.15
AWS-030-35	6.38CPGy/8/4	4.3	0.28	0.21	1.15
AWS-030-36	6.38CPGy/8Ar/4	4.1	0.28	0.21	1.15
AWS-030-37	6SnClr/10/6	4.3	0.33	0.36	1.15
AWS-030-38	6SnClr/10Ar/6	4.1	0.33	0.36	1.15
AWS-030-39	10SnClr/6/6	4.5	0.32	0.35	1.15
AWS-030-40	10SnClr/6Ar/6	4.3	0.32	0.35	1.15

#### NOTES

1. Uw is the whole window U value
2. SHGCw is the whole window solar heat gain coefficient
3. T<sub>90</sub> is the whole window visible light transmittance
4. Maximum air infiltration is 5.0L/s.m<sup>2</sup> at a positive pressure difference of 75 Pa as measured according to AS 2047
5. Static performance (Uw, SHGCw, T<sub>90</sub>) calculated using Window 6.3 and Therm 6.3 software (LBNL), 1999/2010
6. Results disclosed at Australian Fenestration Rating Council (AFRC) registration.
7. Ratings for use with Section J of the Building Code of Australia - Class 2-9

For the latest WERS data for this system visit [www.wers.net](http://www.wers.net)

## Series 462 ARCHITECTURAL SLIDING WINDOW

DATE: FEB 21  
 REPLACES: MAY 13  
 SCALE: NOT TO SCALE

### DESIGN FEATURES

The 26mm thick heavy duty sliding window sashes have been fitted into custom head, sill and jamb inlay adaptor that snaps to standard 30mm frame as shown right or alternative 44mm wide jamb.

The extra strong sashes allow large sash windows to be fabricated for high wind load areas.

Double sash design with the external sash fixed (SF) or both sashes moving (SS).

Both fixed and opening sashes can be installed, replaced and/or reglazed from inside the building. This could be an important feature in elevated situations.

There is a large variety of window combinations possible (SF, FS, SFS, FSSF or SS) with and without highlights/lowlights.

We have designed a number of compatible framing suites that can be coupled or used together.

- Series 400 CentreGLAZE™ framing
- Series 424 Double GLAZED CentreGLAZE™ framing

102mm x 44mm head and sill, 102mm x 30mm (or alternative 44mm) jamb, 44mm mullion and 44mm transoms match.

Sliders can be fitted with standard mortice locks or alternative surface locks.

Sashes run on heavy duty wheel carriages.

Two flyscreen options (not applicable to type 'SS' windows):

- **No flyscreens:** Frame fitted with cavity closers so there are no unwanted recesses to catch dust, water and bugs, as shown right.
- **Conventional flyscreens:** Two conventional size extruded flyscreen frames (25 x 11) can be fitted into the window using custom frame trims to accept the screen, refer details in these notes.

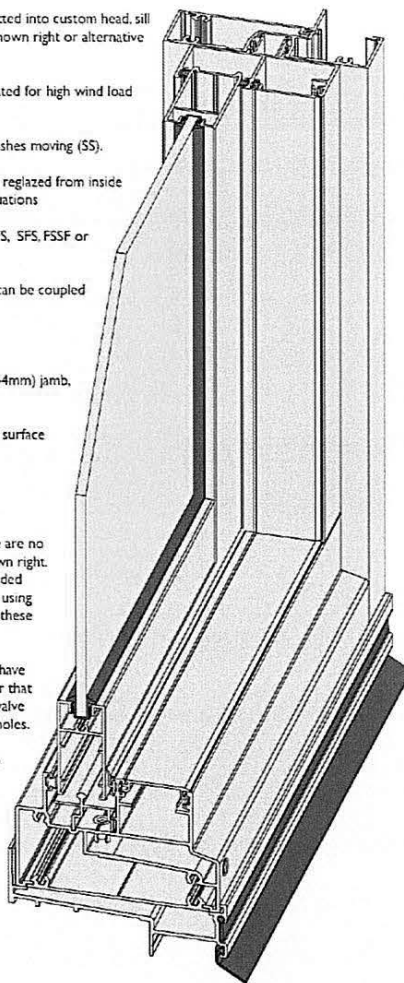
Co-extruded PVC sill seal keeps water out of the system. We have built-in the proprietary ball valve drainage to transfer any water that may get into the drainage trough to the tubular sump sill. This valve also reduces blowback through the hooded external drainage holes.

Unwanted frame recesses are fitted with snap-in flat closers to ensure that the clean looks are maintained.

It's possible to re-hand the window on-site (change type 'SF' to 'FS') depending on what lock has been used.

Sashes and sidelights will accept a variety of glass thicknesses from 4mm to 20mm insulating glass units. Dedicated sash rail and stiles for 16mm IGUs.

We have 90° and 135° corner mullions for bay and box windows.



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Australian registered design.



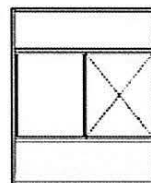
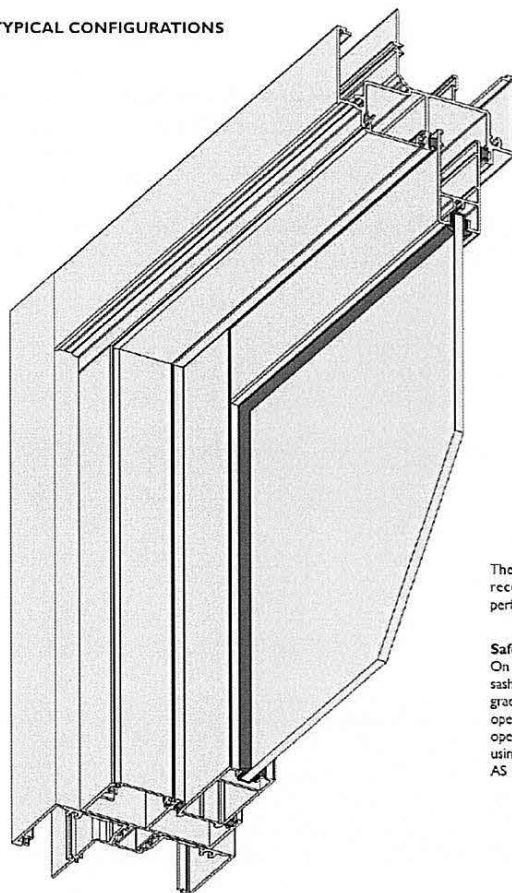
PAGE | 2.207

ARCHITECTURAL SERIES

## Series 462 ARCHITECTURAL SLIDING WINDOW

DATE: FEB 21  
 REPLACES: MAY 13  
 SCALE: NOT TO SCALE

### TYPICAL CONFIGURATIONS

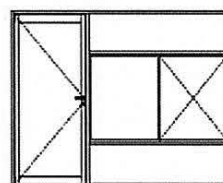


Series 462 can be fabricated as 'SF', 'FS', 'FS', 'FSSF' or SS with lowlights and/or highlights as shown above.

The illustration left shows how the unwanted recesses are closed off to improve weather performance and appearance.

#### Safety Glass:

On the example below, the door panel and the two sashes in the sliding window sidelights would require grade 'A' safety glass. If the opening sash was in the open position it would be within 300mm of the door opening. Highlight and lowlight must also be glazed using grade 'A' safety glass. Refer Australian Standard AS 1288 for more information.



Alternative  
44mm wide jamb illustrated.

#### Water Resistance:

We always recommend the use of sub-sills under commercial frames.



Australian registered design.

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Series 462  
ARCHITECTURAL SLIDING WINDOW

DATE: FEB 21  
REPLACES: MAY 13  
SCALE: NOT TO SCALE

ARCHITECTURAL SERIES

SASH STRENGTH

'SF', 'FS' and 'SS' windows		Meeting stile combinations			
Height	Width		Light	Medium	Heavy
mm	mm				Extra Heavy
1600	1832	L/180 S	1064	1717	2528
		L/250 S	766	1243	2216
		U	2273	2576	3792
1600	2132	L/180 S	946	1517	2234
		L/250 S	681	1105	1970
		U	2008	2276	3351
1600	2432	L/180 S	871	1388	2043
		L/250 S	627	1017	1814
		U	1837	2082	3065
1600	2732	L/180 S	826	1309	1927
		L/250 S	595	965	1720
		U	1732	1963	2890

'FSS' windows		Meeting stile combinations			
Height	Width		Light	Medium	Heavy
mm	mm				Extra Heavy
1600	2432	L/180 S	1100	1762	2594
		L/250 S	792	1284	2289
		U	2332	2643	3891
1600	2732	L/180 S	1028	1641	2416
		L/250 S	740	1200	2140
		U	2172	2462	3624
1600	3032	L/180 S	981	1565	2304
		L/250 S	707	1146	2043
		U	2071	2347	3456
1600	3332	L/180 S	947	1510	2223
		L/250 S	682	1106	1972
		U	1998	2265	3334
1600	3632	L/180 S	918	1461	2151
		L/250 S	661	1072	1911
		U	1935	2192	3227

'FSSF' windows		Meeting stile combinations			
Height	Width		Light	Medium	Heavy
mm	mm				Extra Heavy
1600	2432	L/180 S	1507	2444	3333
		L/250 S	1085	1760	3138
		U	3251	3684	5000
1600	2732	L/180 S	1343	2179	3215
		L/250 S	967	1569	2797
		U	2891	3276	4823
1600	3032	L/180 S	1219	1976	2908
		L/250 S	877	1423	2537
		U	2615	2963	4363
1600	3332	L/180 S	1121	1813	2669
		L/250 S	807	1309	2334
		U	2399	2719	4003
1600	3632	L/180 S	1044	1682	2478
		L/250 S	752	1219	2174
		U	2228	2524	3716

Wind Ratings (Pa)

Rating tables for window meeting stiles on this page.

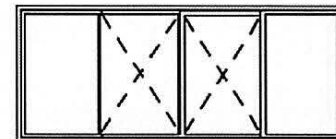
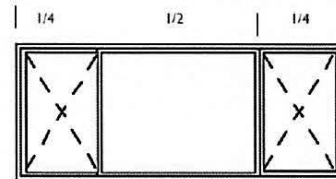
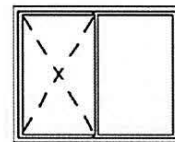
S = Serviceability limit state  
(deflection = L/180 or deflection L/250).

U = Ultimate strength limit state  
(factored yield strength = 104MPa).

These tables have been calculated using nominal section properties.

A typical assembly has been tested as per the requirements of AS 2047.

Serviceability rating has been limited to 3333Pa and Ultimate strength rating has been limited to 5000Pa.



Type 'FSSF' windows are limited by the strength of the centre meeting stiles.

Meeting stile combinations

	External	Internal
Light	42036	42036
Medium	42036	42014
Heavy	42036	42015
Extra heavy	42015	42015

Details on meeting stiles are shown on later page.

Water resistance - 300Pa

We always recommend sub-sills under commercial windows.

## Series 462 ARCHITECTURAL SLIDING WINDOW

DATE: FEB 21  
 REPLACES: MAY 13  
 SCALE: NOT TO SCALE

### HEAD AND SILL - 'SF' WINDOW

#### Head

We have a dedicated head section to allow the installation of sliding window sashes into framing.

Built-in nailing fin on head, jambs and sub-sill make this window significantly more water proof and easier to install into brick veneer and cavity brick walls.

Weatherpile seals.

Recess closed off.

If there are no flyscreens, we fit the flat filler as shown on this detail.

If there are flyscreens, we use a custom filler to suit the flyscreens, refer flyscreening page later in these notes.

For the best flyscreening finish always specify AWS flyscreens and from an approved fabricator.



CAD file: DWG  
462.SLW.I

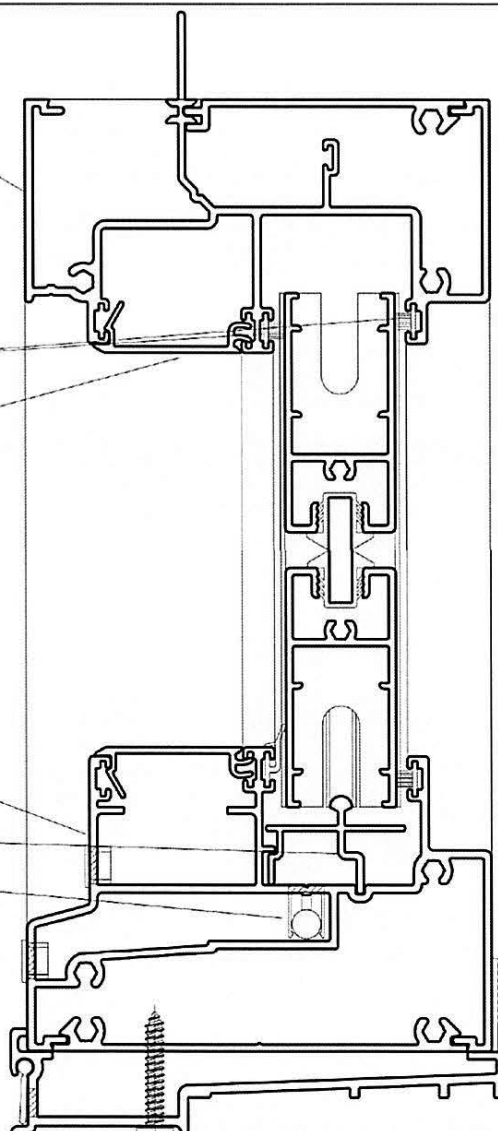
#### Sill

We have a dedicated sill section to allow the installation of sliding window sashes into framing.

Removable running rail.

Proprietary ball drainage valve.

We always recommend sub-sills under commercial windows.



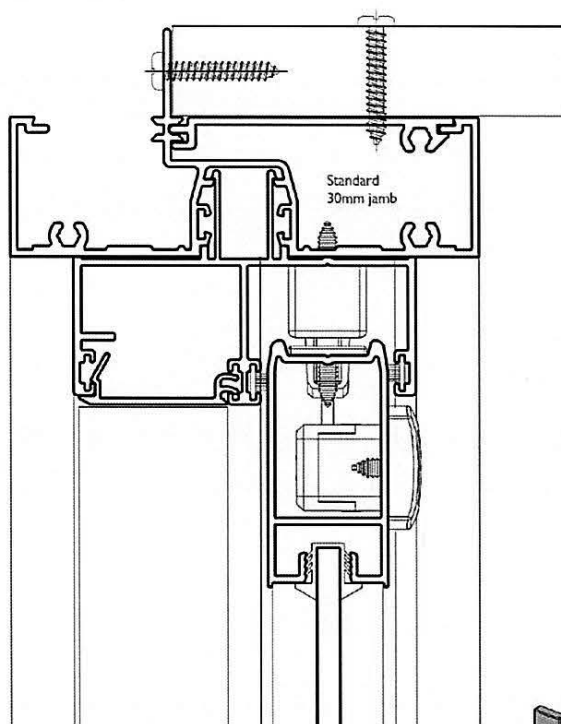
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## Series 462 ARCHITECTURAL SLIDING WINDOW

DATE: FEB 21  
 REPLACES: MAY 13  
 SCALE: NOT TO SCALE

ARCHITECTURAL SERIES

### JAMB DETAIL



The custom jamb adaptor has been designed to allow us to have two lines of reveal fixings (as shown). This pulls the reveal up tight on the window frame - no more gaps.

The detail left shows the standard 30mm narrow jamb. We also have a 44mm wide nailing fin jamb.

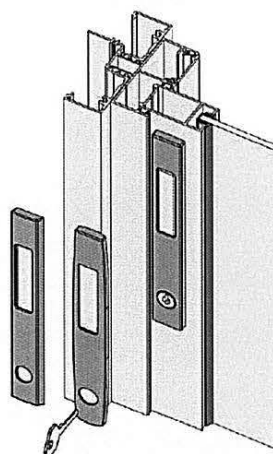
Window can be fitted with standard mortice lock (ANDO™ or ICON™) as shown or alternative surface mounted lock. You can view the lock options in colour on our website [www.elevatealuminium.com.au](http://www.elevatealuminium.com.au)



CAD file: DWG  
 462.SLW.I

This image shows ICON™ mortice lock and the alternative ANDO™ and MIRO™ cover plates.

- ICON™ cover plate is brushed stainless steel.
- ANDO™ cover plate is cast aluminium and available in a variety of standard and special powder coat finishes.
- MIRO™ cover plate incorporates high performance powdercoat finish ideal for coastal applications.



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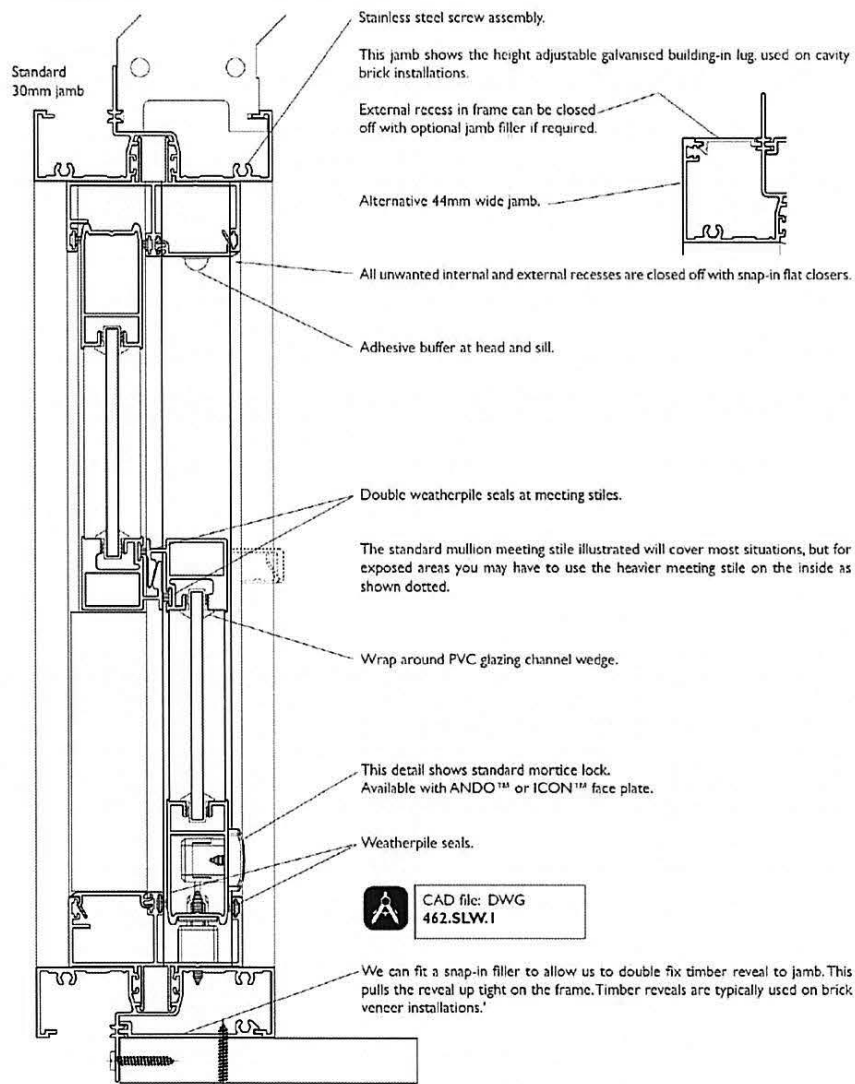


ARCHITECTURAL SERIES

## Series 462 ARCHITECTURAL SLIDING WINDOW

DATE: FEB 21  
 REPLACES: MAY 13  
 SCALE: NOT TO SCALE

### HORIZONTAL SECTION THROUGH 'SF' WINDOW



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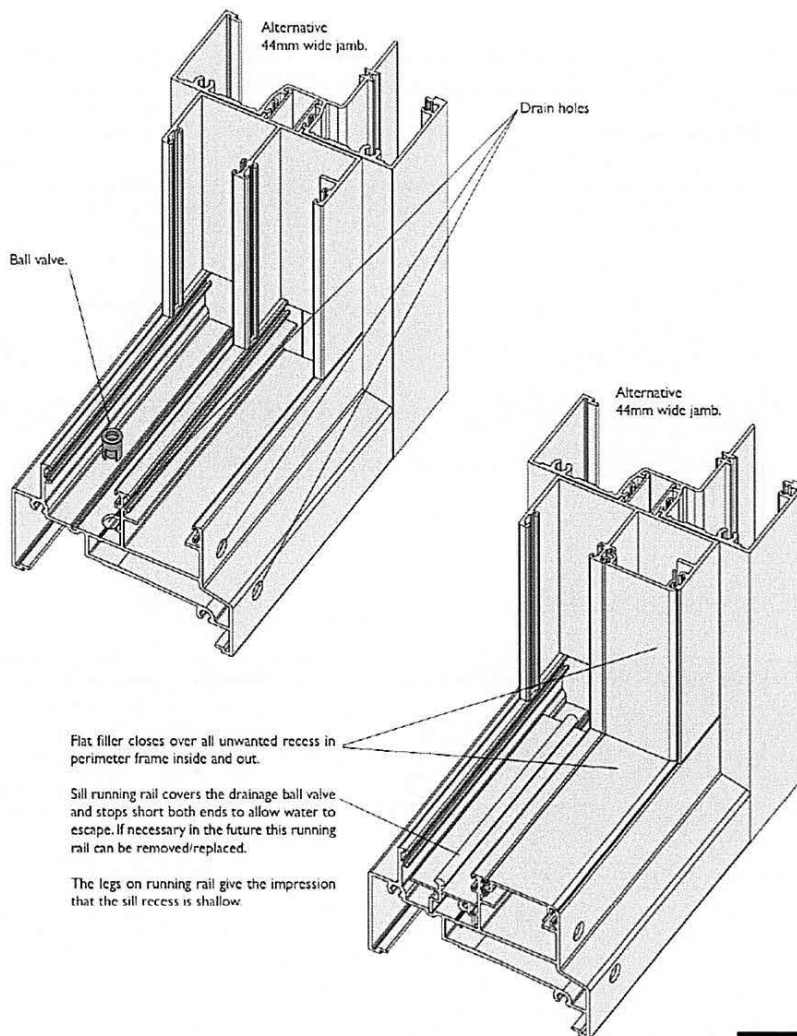
**AWS**  
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# Series 462 ARCHITECTURAL SLIDING WINDOW

DATE: FEB 21  
 REPLACES: MAY 13  
 SCALE: NOT TO SCALE

## SILL DRAINAGE



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## Series 462 ARCHITECTURAL SLIDING WINDOW

DATE FEB 21  
 REPLACES MAY 13  
 SCALE NOT TO SCALE

### DOUBLE GLAZED WRAP AROUND SLIDING SASH - TYPE 'FS' WITH 16mm IGU AND 24mm IGU IN THE DOUBLE GLAZED FIXED LOWLIGHT

This detail is created with run through double glazed jambs.

The jamb runs through to ensure overall frame strength and weather resistance.

In the lowlight area the wide glazing pocket will accept 24mm IGU's with co-extruded Santoprene captive and roll-in glazing wedges.

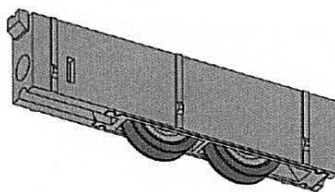
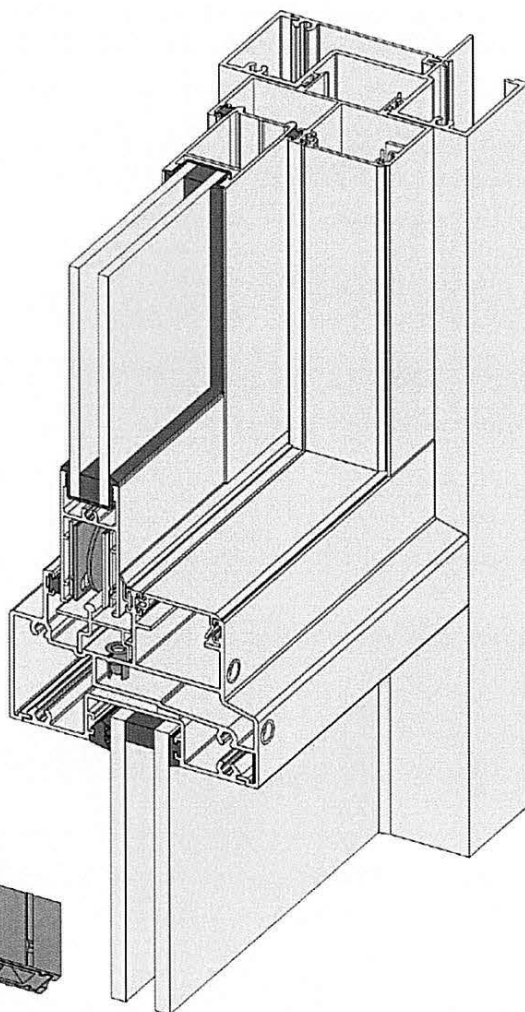
In sliding sash area we use a dedicated jamb adaptor, to snap into the double glazed frame pocket.

Series 462 transom (sill) accept the double glazed CentreGLAZE™ pocketed filler. To achieve a wide double glazed pocket in the fixed area we snap the double glazed channel adaptor to the transom sill as detailed right.

The double glazed unit nests neatly into transom, jambs and sill, giving a clean professional finish.

Water resistance 300Pa.

Heavy double glazed sashes heavier than 30Kg will be fitted with double bogey wheels.



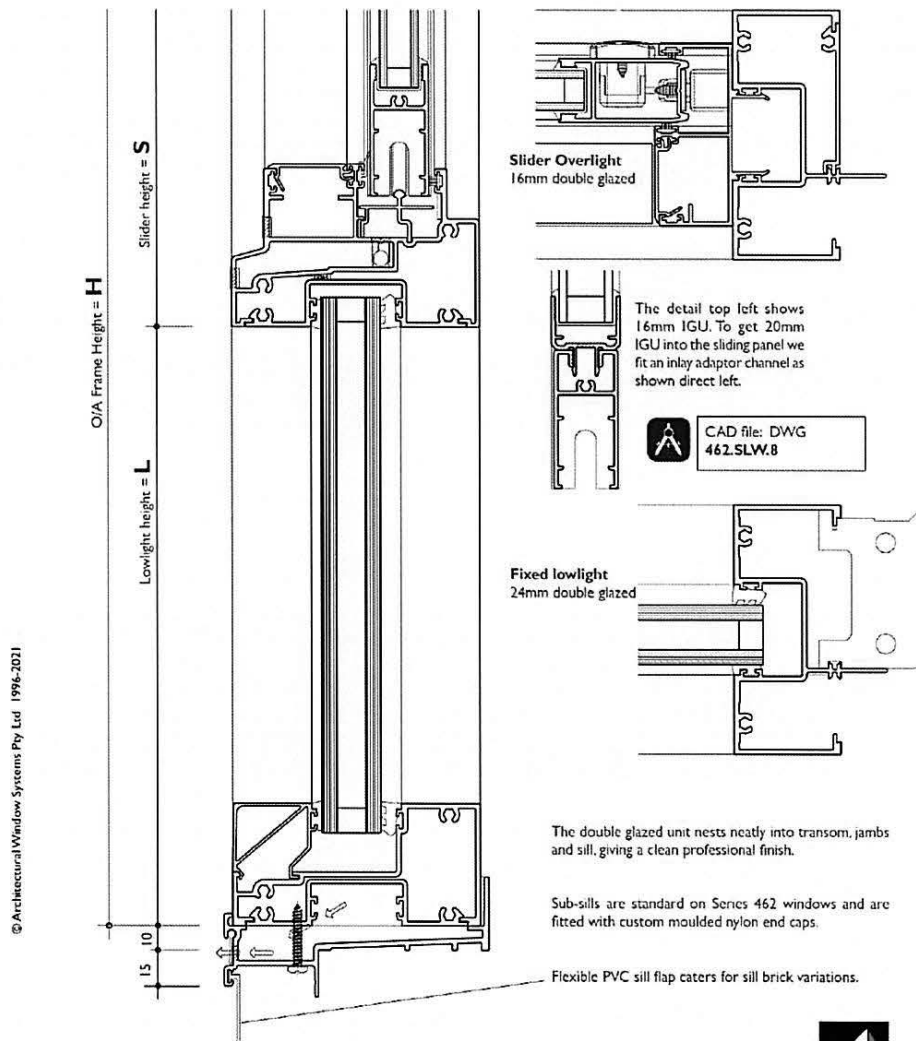
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Series 462  
ARCHITECTURAL SLIDING WINDOW

DATE: FEB 21  
REPLACES: MAY 13  
SCALE: NOT TO SCALE

ARCHITECTURAL SERIES

DOUBLE GLAZED WRAP AROUND SLIDING SASH WITH 16mm IGU  
AND 24mm IGU IN THE DOUBLE GLAZED FIXED LOWLIGHT



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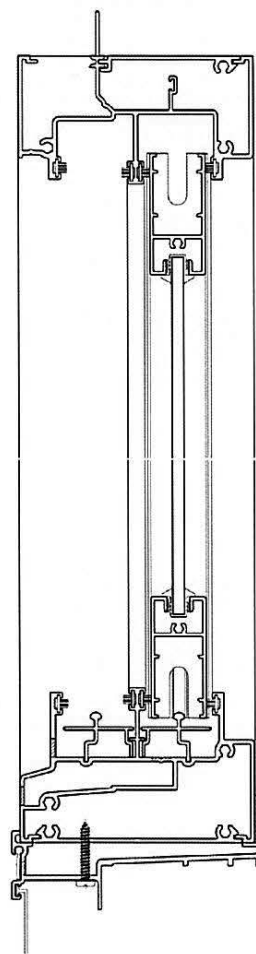
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## Series 462 ARCHITECTURAL SLIDING WINDOW

DATE: FEB 21  
 REPLACES: MAY 13  
 SCALE: NOT TO SCALE

### HORIZONTAL & VERTICAL SECTION TYPE 'SS' WINDOWS

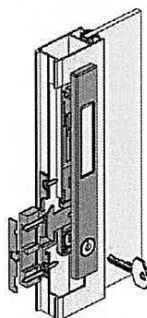
#### VERTICAL SECTION type 'SS' WINDOWS



The panels shown on this page will accept glass up to 7.52mm thick, we also have stiles, rails and wedges that will accept 8.38, 10.38 laminated and 16mm IGU's or 20mm thick IGU's with channel adaptor.

Standard 30mm nailing fin jamb.

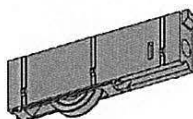
Series 462 windows are fitted with custom ANDO™ press button locks (both sashes). Key lock when required.



This cut away image of alternative ICON™ mortice.

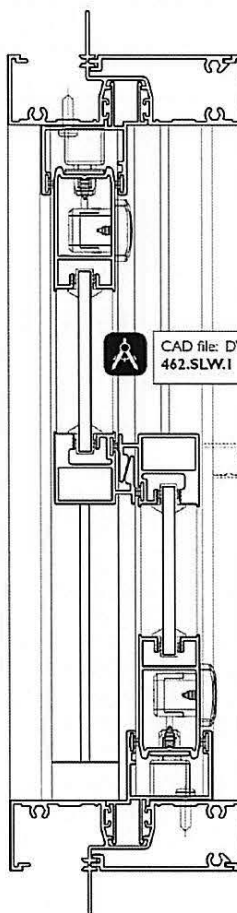
The features of this lock are:

- Stainless steel ICON™ face plate and push plate.
- Stainless steel lock tongue hole dress plate.
- Stainless steel lock tongue.
- The lock will self latch when closed, can be key locked when required for added security.



Panels run on large diameter ball bearing nylon tyres for smooth long term operation. Single wheel rollers used on panels <=30Kg, on heavier panels >30Kg we fit double bogey wheels.

#### HORIZONTAL SECTION type 'SS' WINDOWS



CAD file: DWG  
462.SLW.I

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## Series 462 ARCHITECTURAL SLIDING WINDOW

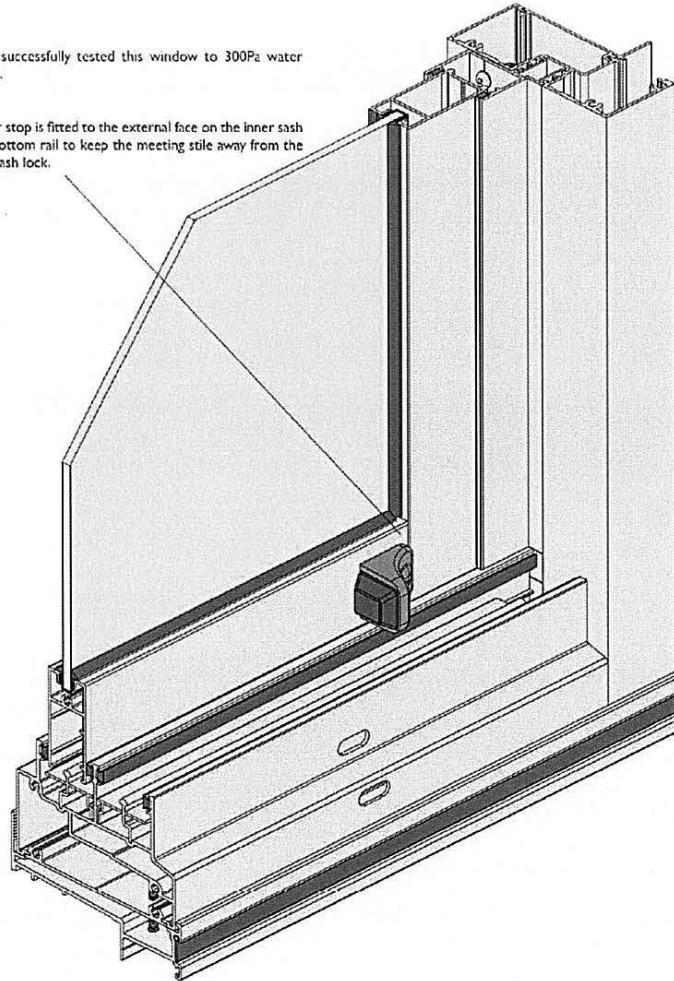
DATE: FEB 21  
REPLACES: MAY 13  
SCALE: NOT TO SCALE

ARCHITECTURAL SERIES

### 'SS' TYPE WINDOWS

We have successfully tested this window to 300Pa water resistance.

The buffer stop is fitted to the external face on the inner sash top and bottom rail to keep the meeting stile away from the external sash lock.



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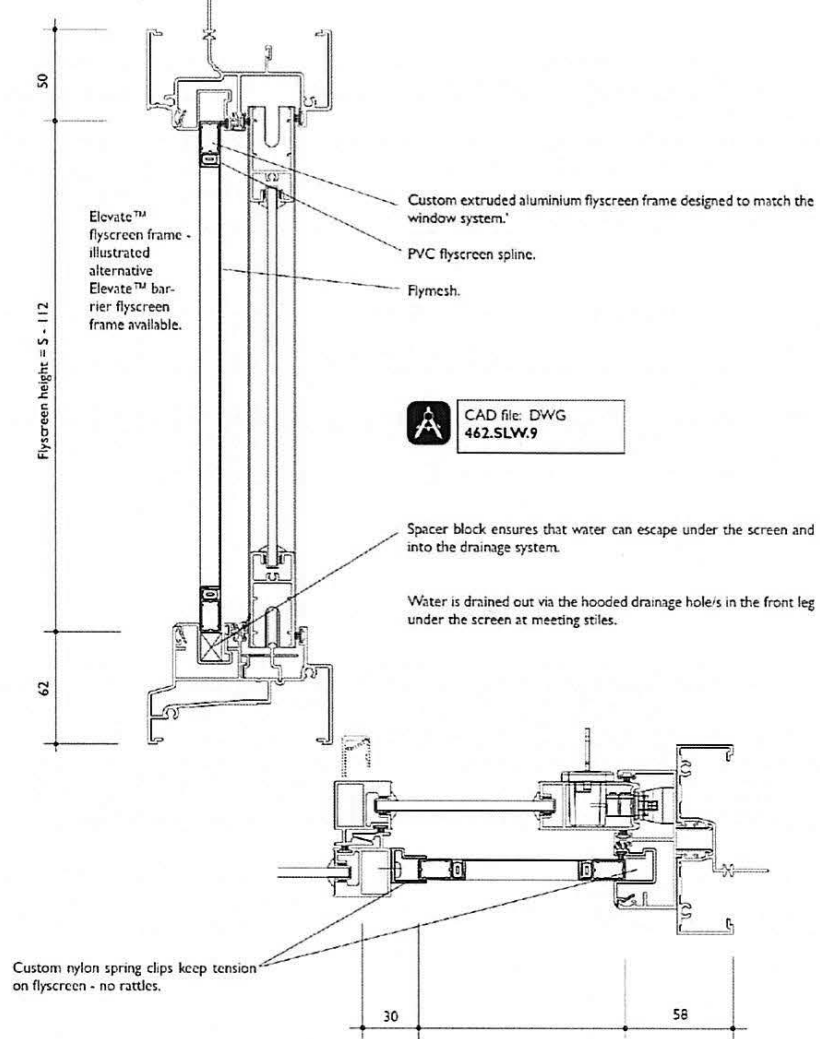
PAGE | 2.217

ARCHITECTURAL SERIES

## Series 462 ARCHITECTURAL SLIDING WINDOW

DATE: FEB 21  
 REPLACES: MAY 13  
 SCALE: NOT TO SCALE

### FLYSCREENING 'SF', 'FS' and 'SFS'




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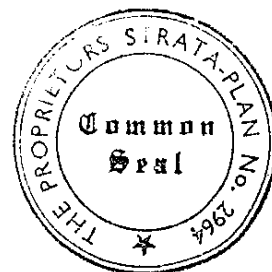
## Execution Page

The seal of The Owners - Strata Plan No. 2964 was affixed on 17/12/ 2025 in the presence of the following person(s) authorised by section 273 Strata Schemes Management Act 2015 to attest the affixing of the seal:

Signature: 

Name(s): John Sachs

Authority: Strata Manager





Form: 15CH  
Release: 2.3

**CONSOLIDATION/  
CHANGE OF BY-LAWS**  
New South Wales

Leave this space clear. Affix additional  
pages to the top left-hand corner.

**Strata Schemes Management Act 2015  
Real Property Act 1900**


**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

(A) TORRENS TITLE	For the common property CP/SP2964					
(B) LODGED BY	<table border="1"><tr><td>Document Collection Box</td><td>Name Company JS Mueller &amp; Co Address 1st Floor, 240 Princes Highway ARNCLIFFE NSW 2205 E-mail Customer Account Number</td><td>Contact Number 02 9562 1266 Reference 38568</td></tr></table>	Document Collection Box	Name Company JS Mueller & Co Address 1st Floor, 240 Princes Highway ARNCLIFFE NSW 2205 E-mail Customer Account Number	Contact Number 02 9562 1266 Reference 38568	<table border="1"><tr><td>CODE  <b>CH</b></td></tr></table>	CODE  <b>CH</b>
Document Collection Box	Name Company JS Mueller & Co Address 1st Floor, 240 Princes Highway ARNCLIFFE NSW 2205 E-mail Customer Account Number	Contact Number 02 9562 1266 Reference 38568				
CODE  <b>CH</b>						

- (C) The Owner-Strata Plan No. 2964 certify that a special resolution was passed on 22/10/2025
- (D) pursuant to the requirements of section 141 of the Strata Schemes Management Act 2015, by which the by-laws were changed as follows –
- (E) Repealed by-law No. Not Applicable  
Added by-law No. Special By-Law No. 33  
Amended by-law No. Not Applicable  
as fully set out below :  
See Annexure "A" hereto

- (F) A consolidated list of by-laws affecting the above mentioned strata scheme and incorporating the change referred to at Note (E) is annexed hereto and marked as Annexure A

- (G) The seal of The Owners-Strata Plan No. 2964 was affixed on 17/12/2025 in the presence of the following person(s) authorised by section 273 Strata Schemes Management Act 2015 to attest the affixing of the seal:

Signature :   
Name : John Sachs  
Authority : Strata Manager  
Signature :  
Name :  
Authority :

