

Form: 15CB
Release: 4-0

**CONSOLIDATION/
CHANGE OF BY-LAWS**

New South Wales
Strata Schemes Management Act 2015
Real Property Act 1900



AM696964U

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/SP 50987

(B) **LODGED BY**

Document Collection Box 3890	Name, Address or DX, Telephone, and Customer Account Number if any Civium Property Group ABN Details - 40 150 448 972 Address - Suite 1/13 George Street NORTH STRATHFIELD NSW 2137 Telephone Number - 1300 724 256	CODE CB
Reference:		

(C) The Owners-Strata Plan No. 50987 certify that pursuant to a resolution passed on 23/3/2017 and

(D) in accordance with the provisions of Section 141 of the Strata Schemes Management Act 2015
the by-laws are changed as follows—

(E) Repealed by-law No. NOT APPLICABLE
Added by-law No. Special Bylaw 3, 4 & 5
Amended by-law No. NOT APPLICABLE

as fully set out below:
Special Bylaw 3 - As per annexure "A"
Special Bylaw 4 - As per annexure "C"
Special Bylaw 5 - As per annexure "D"

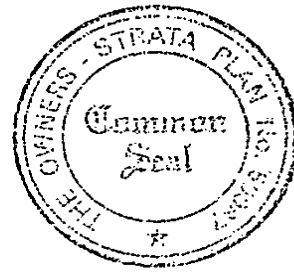
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(F) A consolidated list of by-laws affecting the above mentioned strata scheme and incorporating the change referred to at Note (E) is annexed hereto and marked as Annexure "B"

(G) The seal of The Owners-Strata Plan No. 50987 was affixed on 17/6/2017 in the presence of the following person(s) authorised by section 273 Strata Management Act 2015 to attest the affixing of the seal:

Signature: *Rene Mouawad*
Name: Rene Mouawad
Authority: Strata Manager

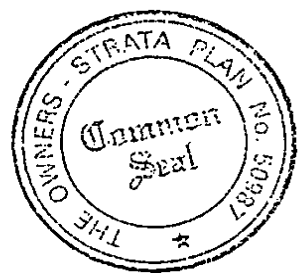
Signature: _____
Name: _____
Authority: _____



'Annexure A'

Absolution of Lock Maintenance By-Law

Pursuant to Section 62 (3), the Owners Corporation has deemed it inappropriate to repair, maintain, replace or renew any locking mechanism fitted to any door, window or other opening (including the mailbox lock) or any closing mechanism attached to a door on the boundary of any part of an owner's lot within the Strata Scheme.



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Annexure "B"

SCHEDULE 2 – BYLAWS - RESIDENTIAL



1 NOISE

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

2 VEHICLES

- (1) An owner or occupier of a lot must not park or stand any motor or other vehicle on common property or permit any invitees of the owner or occupier to park or stand any motor or other vehicle on common property except with the prior written approval of the owners corporation.
- (2) The owners corporation must not unreasonably withhold its approval to the parking or standing of a motor vehicle on the common property.

3 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.

4 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 situated on common property; or
(b) use for his or her own purposes as a garden any portion of the common property.

5 DAMAGE TO COMMON PROPERTY

- (1) An owner or occupier of a lot must not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except with the written approval of the owners corporation.
- (2) An approval given by the owners corporation under subclause (1) cannot authorise any additions to the common property.
- (3) This By-Law given by the owners corporation under subclause (1) does not prevent an owner or person authorised by an owner from installing:
 - (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; or
 - (d) any sign to advertise the activities of the occupier of the lot if the owners corporation has specified locations for such signs and that sign is installed in the specified locations; or
 - (e) any device used to affix decorative items to the internal surfaces of walls in the owner's lot.
- (4) 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.
- (5) Despite section 62, 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 subclause (3) 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 subclause (3) that forms part of the common property and that services the lot.

6 BEHAVIOUR OF OWNERS AND OCCUPIERS

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.

7 CHILDREN PLAYING ON COMMON PROPERTY IN BUILDING

An owner or occupier of a lot must not permit any child of whom the owner or occupier has control to play on common property within the building or, unless accompanied by an adult exercising effective control, to be or to remain on common property comprising a laundry, car parking area or other area of possible danger or hazard to children.

8 BEHAVIOUR OF INVITEES

An owner or occupier of a lot must take all reasonable steps to ensure that invitees of the owner or occupier 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.

9 DEPOSITING RUBBISH AND OTHER MATERIAL ON COMMON PROPERTY

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.

10 DRYING OF LAUNDRY ITEMS



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An owner or occupier of a lot must not, except with the prior written approval of the owners corporation, hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the building other than on any lines provided by the owners corporation for the purpose and there only for a reasonable period.

11 CLEANING OF WINDOWS AND DOORS

An owner or occupier of a lot must keep clean all exterior surfaces of glass in windows and doors on the boundary of the lot, including so much as is common property, unless:

- (a) the owners corporation resolves that it will keep the glass or specified part of the glass clean; or
- (b) that glass or part of the glass cannot be accessed by the owner or occupier of the lot safely or at all.

12 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.

13 MOVING FURNITURE AND OTHER OBJECTS ON OR THROUGH COMMON PROPERTY

- (1) An owner or occupier of a lot must not transport any furniture, large object or deliveries to or from the lot through or on common property within the building unless sufficient notice has first been given to the executive committee so as to enable the executive committee to arrange for its nominee to be present at the time when the owner or occupier does so.
- (2) An owners corporation may resolve that furniture, large objects or deliveries to and from the lot are to be transported through or on the common property (whether in the building or not) in a specified manner.
- (3) If the owners corporation has specified, by resolution, the manner in which furniture, large objects or deliveries to and from the lot are to be transported, then an owner or occupier of a lot must not transport any furniture, large object or deliveries to and from the lot through or on common property except in accordance with that resolution.

14 FLOOR COVERINGS

- (1) An owner of a lot must ensure that all floor space within the lot is covered or otherwise treated to an extent sufficient to prevent the transmission from the floor space of noise likely to disturb the peaceful enjoyment of the owner or occupier of another lot.
- (2) This by-law does not apply to floor space comprising a kitchen, laundry, lavatory or bathroom.

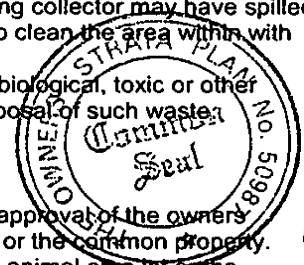
15 GARBAGE DISPOSAL

- (1) An owner or occupier of a lot in a strata scheme that does not have shared receptacles for garbage, recyclable material or waste:
 - (a) must maintain such receptacles within the lot, or on such part of the common property as may be authorised by the owners corporation, in clean and dry condition and (except in the case of receptacles for recyclable material) adequately covered; and
 - (b) must ensure that before refuse, recyclable material or waste is placed in the receptacles it is, in the case of refuse, securely wrapped, or in the case of tins or other containers, completely drained, or, in the case of recyclable material or waste, separated and prepared in accordance with the applicable recycling guidelines; and
 - (c) for the purpose of having the garbage, recyclable material or waste collected, must place the receptacles within an area designated for that purpose by the owners corporation and at a time not more than 12 hours before the time at which garbage, recyclable material or waste is normally collected; and
 - (d) when the garbage, recyclable material or waste has been collected, must promptly return the receptacles to the lot or other area referred to in paragraph (a);
 - (e) must not place anything in the receptacles of the owner or occupier of any other lot except with the permission of that owner or occupier; and
 - (f) must promptly remove anything which the owner, occupier or garbage or recycling collector may have spilled from the receptacles and must take such action as may be necessary to clean the area within which that thing was spilled.
- (2) Subclause (1) does not require an owner or occupier of a lot to dispose of any chemical, biological, toxic or other hazardous waste in a manner that would contravene any relevant law applying to the disposal of such waste.
- (3) An owner or occupier of a lot in a strata scheme that has shared receptacles for garbage, recyclable material or waste:
 - (a) must ensure that before refuse, recyclable material or waste is placed in the receptacles it is, in the case of refuse, securely wrapped or, in the case of tins or other containers, completely drained, or in the case of recyclable material or waste, separated and prepared in accordance with the applicable recycling guidelines; and
 - (b) must promptly remove anything which the owner, occupier or garbage or recycling collector may have spilled in the area of the receptacles and must take such action as may be necessary to clean the area within which that thing was spilled.
- (4) Subclause (3) does not require an owner or occupier of a lot to dispose of any chemical, biological, toxic or other hazardous waste in a manner that would contravene any relevant law applying to the disposal of such waste.

16 KEEPING OF ANIMALS

Option A

- (1) Subject to Section 49(4), an owner or occupier of a lot must not, without the prior written approval of the owners corporation, keep any animal (except fish kept in a secure aquarium on the lot) on the lot or the common property.
- (2) The owners corporation must not unreasonably withhold its approval of the keeping of an animal on a lot or the common property.



17 APPEARANCE OF LOT

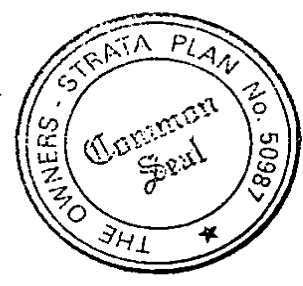
- (1) The owner or occupier of a lot must not, without the prior written approval of the owners corporation, maintain within the lot anything visible from outside the lot that, viewed from outside the lot, is not in keeping with the rest of the building.
- (2) This by-law does not apply to the hanging of any washing, towel, bedding, clothing or other article as referred to in By-Law 10.

18 NOTICE BOARD

An owners corporation must cause a notice board to be affixed to some part of the common property.

19 CHANGE IN USE OF LOT TO BE NOTIFIED

An occupier of a lot must notify the owners corporation if the occupier changes the existing use of the lot in a way 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).



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Annexure "C"

BY-LAW FOR MINOR RENOVATIONS

THAT the owners corporation SPECIALLY RESOLVES pursuant to section 110 of the *Strata Schemes Management Act 2015* to make an additional by-law in the following terms:

Special By-Law No. 1 – Minor Renovations

1. Introduction

This by-law permits the strata committee to approve of minor renovations and specifies additional work that is to be minor renovations.

2. Definitions

In this by-law:

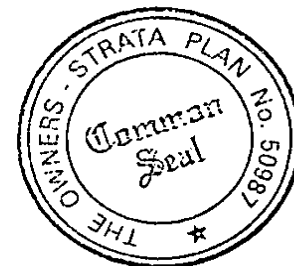
“Act” means the *Strata Schemes Management Act 2015*;

“additional minor renovations” means any work done by an owner to the common property in connection with the owner’s lot for the following purposes:

- (a) renovating a bathroom in a lot in a manner that does not involve waterproofing or structural changes;
- (b) renovating any other part of a lot in a manner that does not involve waterproofing or structural changes.

“minor renovations” means the minor renovations specified in section 110 of the Act and clause 28 of the Regulation, namely any work done by an owner to the common property in connection with the owner’s lot for the following purposes:

- (a) renovating a kitchen;
- (b) changing recessed light fittings;
- (c) installing or replacing wood or other hard floors;
- (d) installing or replacing wiring or cabling or power or access points;
- (e) work involving reconfiguring walls;
- (f) removing carpet or other soft floor coverings to expose underlying wooden or other hard floors;
- (g) installing a rain water tank;
- (h) installing a clothes line;



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- (i) installing a reverse cycle split system air conditioner;
- (j) installing double or triple glazed windows;
- (k) installing a heat pump;
- (l) installing ceiling insulation;

“Regulation” means the *Strata Schemes Management Regulation 2016*.

3. Additional Minor Renovations

Additional minor renovations is additional work that is to be a minor renovation for the purposes of section 110(6) of the Act.

4. Strata Committee Approval

The owners corporation delegates to the strata committee its functions under section 110 of the Act to enable the strata committee to approve of minor renovations and additional minor renovations.

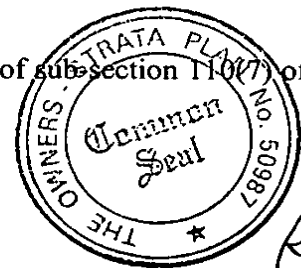
5. Rules for Minor Renovations

The owner of a lot must comply with the rules for minor renovations and additional minor renovations prescribed in section 110 of the Act.

6. Limits on Minor Renovations

Despite any other provision of this by-law, minor renovations and additional minor renovations cannot be any of the work specified in section 110(7) of the Act, namely:

- (a) work that consists of cosmetic work for the purposes of section 109 of the Act;
- (b) work involving structural changes;
- (c) work that changes the external appearance of a lot, including the installation of an external access ramp;
- (d) work involving waterproofing;
- (e) work for which consent or another approval is required under any other Act;
- (f) work that is authorised by a by-law made under Part 6 of the Act or a common property rights by-law;
- (g) any other work prescribed by the Regulation for the purposes of subsection 110(7) of the Act.



"O"
Annexure "A"

COMPENSATION OF OWNERS CORPORATION BY-LAW

THAT the Owners Corporation Specially Resolve in accordance with the Strata Schemes Management Act 2015 to empower the Owners Corporation to pass on expenses to the Owners lot account when the expenses relate to lot property as defined below.

A) Definitions

(i) The following terms are defined to mean:

Costs includes and fine, charge fee or invoice imposed on the owner's corporation by a local council other statutory or lawful authorities, or any contractor or agent engaged by the Owners Corporation or lot owner.

Lot means any lot in the strata plan.

Occupier means the occupier of a lot

Owner means the owners of the lot

Owners Corporation mean the Owners Corporation created by the registration of strata plan 50987

Owners Corporations Agents means the strata managing agent , executive Committee or any contractor, legal counsel or other personal engaged by the Owners Corporation

Owners Agent means any real estate agent , property manager or contractor engaged by a lot owner or the occupant of the lot or visitors to the lot

The Act, means the strata schemes management act 2015

Works means any repair, maintenance , replacement or refurbishment undertaken at the strata scheme

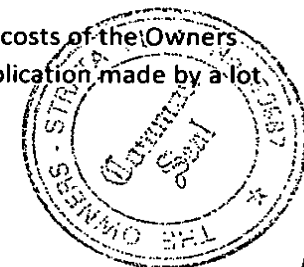
(ii)Where any terms used in this by-law are defined in the strata schemes management act 2015 they will have the same meaning as the terms attributed under that Act.

(B) Rights and obligations of Owners

Part (i) A lot owner shall be liable to compensate the Owners Corporation for the costs of any works performed on the lot property that is charged to the Owners Corporation by the Owners Corporation agents for the Lot owner's agents.

(ii)A lot owner shall be liable to compensate the owner's corporation for the costs of the owner's corporation remedying a breach of a duty imposed by chapter 4 of the act.

(iii)A lot owner shall be liable to compensate the Owners Corporation for the costs of the Owners Corporation successfully defending an adjudication tribunal or other legal application made by a lot



owner or for the costs debt recovery action initiated by the Owners Corporation or the Owners Corporations agents.

(iv) Any costs imposed upon a lot Owners in Subclauses (B) (i),(ii) and (iii) above shall be payable to the Owners Corporation whether the said items are arranged, caused or initiated by the owner, occupier, owners agent or the Owners Corporations agent.

(v) In the event that a lot owner believes a charged imposed upon them pursuant to this by-law is unjust the lot owner may request that the Owners Corporation waive the charge by a resolution to the Owners Corporation at the next general meeting or the Owners Corporation.

(vi) In the event the owners corporation rejects a request made by a lot owner pursuant to sub clause **B(iv)** above, all charges imposed by this by-law shall stand.

(C) Rights ,powers and obligations to the Owners Corporation

The Owners corporation shall have the following additional powers authorities duties functions and obligations;

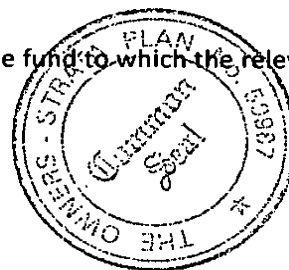
(i) The owners corporations shall have the power to recover all costs outlines in clause (B) above from a lot owner as a debt by way of a levy charge to the lot/s.

(ii) The Owners Corporation must serve upon the Owners a written notice of the contribution payable (levy notice)

(iii) The owners corporation may charge interest upon any contribution payable under this by-law pursuant to section 85 of the Act.

(iv) The owners corporation may initiate debt recovery proceeding for any contribution payable under this by law pursuant to section 86 of the Act.

(v) All monies recovered by the Owners Corporation shall form part of the fund to which the relevant contributions belong.



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CHANGE OF BY-LAW
New South Wales
Real Property Act 1900

AD809217M

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(A) **TORRENS TITLE**

For the common property CP/SP50987	
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(B) **LODGED BY**

Document Collection Box 521T	Name, Address or DX, Telephone, and LLPN if any ASHLARS LAWYERS LEVEL 10, 31 MARKET ST SYDNEY NSW 2000 Reference:	CODE CB
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- (C) The Owners-Strata Plan No. 50987 certify that pursuant to a resolution passed on _____ and
 (D) in accordance with the provisions of section No. 51 & 52 of the Strata Schemes Management Act 1996 the by-laws are changed as follows—
 (E) Repealed by-law No. NOT APPLICABLE
 Added by-law No. Special By-law 1
 Amended by-law No. NOT APPLICABLE
 as fully set out below:

Special By-Law 1 - Lot 6 Renovations

On the conditions set out in this by-law, the owner for the time being of Lot 6 shall have a special privilege to remove a supporting structural beam within Lot 6 and the right of exclusive use and enjoyment of the renovations and associated common property alterations.

Conditions

- 1) Before undertaking the renovations, the owner must obtain from the Owners Corporation its written approval to the renovations including but not limited to specifications, materials, dimensions, location and work method and quality.
- 2) Before and after undertaking the renovations, the owner must provide the Owners Corporation with all documentation as the Owners Corporation may require including but not limited to certificates, Council consents, indemnifications and insurances.
- 3) The owner may not commence or vary the works except in accordance with the written approval of the Owners Corporation and the Council.

(F) The common seal of the Owners Strata Plan No. 50987 was affixed on _____ in the presence of—

Signature(s): *[Signature]*
Name(s): **Michael Antonakou**
being the person(s) authorised by section 238 of the Strata Schemes Management Act 1996 to attest the affixing of the seal.



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(G) **COUNCILS CERTIFICATE UNDER SECTION 56(4) OF THE STRATA SCHEMES MANAGEMENT ACT 1996**
I certify that _____ has approved the change of by-laws set out herein.

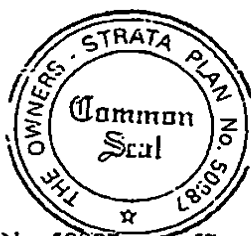
Signature of authorised officer:
Name of authorised officer:

Position of authorised officer:

[Signature]

Special By-Law 1 - Lot 6 Renovations

- 4) The owner must maintain the renovations and associated common property additions and alterations in a state of good and serviceable repair, and must renew or replace them whenever necessary.
- 5) The owner must promptly repair any damage caused or contributed to by the renovations, including damage to the property of the Owners Corporation and the property of the owner or occupier of another lot in the strata scheme, and the owner must indemnify the Owners Corporation against any liability or cost that would not have been incurred but for the renovations.



The common seal of the Owners-Strata Plan No. 50987 was affixed on 5/3/08 in the presence of—

Signature(s): [Handwritten Signature]
Name(s): Michael Antonakou

being the person(s) authorised by section 238 of the Strata Schemes Management Act 1996 to attest the affixing of the seal.

COUNCILS CERTIFICATE UNDER SECTION 56(4) OF THE STRATA SCHEMES MANAGEMENT ACT 1996

I certify thathas approved the change of by-laws set out herein.

Signature of authorised officer:
Name of authorised officer:
Position of authorised officer:

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