

1. Noise

An owner or occupier of a lot must not create any noise on the parcel 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

An owner or occupier of a lot must not park or stand any motor or other vehicle upon common property except with the written approval of the owners corporation.

3. Obstruction of Common property.

An owner or occupier of a lot must not obstruct lawful use of common property by any person.

4. Damage to lawns and plants on common property.

An owner or occupier of a lot must not:

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property; or
- (b) use for his or her own purpose 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, otherwise damage or deface any structure that forms part of the common property without the approval in writing 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 does not prevent an owner or person authorised by an owner from installing:

- (a) any locking or other safety device for protection of the owners lot against intruders 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.
- (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 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.

6. Behaviour of Owners & 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 areas 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 likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using common property.

10. Drying of laundry items

An owner or occupier of a lot must not, except with the consent in writing 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 Windows and Doors.

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

12 Storage of Inflammable Liquids and other substances & materials

(1) An owner or occupier of a lot must not, except with the approval in writing 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

An owner or occupier of a lot must not transport any furniture or large object 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.

14 Floor Coverings.

(1) An owner of a lot must ensure that all floor space within the lot is covered or is 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

An owner or occupier of a lot:

- (a) must maintain 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 adequately covered, a receptacle for garbage, and
- (b) must ensure that before refuse is placed in the receptacle it is securely wrapped or, in the case of tins or other containers, completely drained, and
- (c) for the purpose of having the garbage collected, must place the receptacle 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 is normally collected, and
- (d) when the garbage has been collected, must promptly return the receptacle to the lot or other area referred to in paragraph (a);
- (e) must not place any thing in the receptacle of the owner or occupier of any other lot except with the permission of that owner or occupier; and
- (f) must promptly remove any thing which the owner, occupier or garbage collector may have spilled from the receptacle and must take such action as may be necessary to clean the area within which that thing was spilled.

16 Keeping of Animals.

(1) Subject to Sec.49(4) a owner or occupier of a lot must not, without the approval in writing of the owners corporation, keep any animal 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 written consent 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).

Form: 15CB
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CHANGE OF BY-LAW
New South Wales
Real Property Act 1900



AD437228D

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/SP4751	
	(B) LODGED BY	Document Collection Box 495R
Name, Address or DX and Telephone		CODE
LLPN: 123354Y BY-LAW EXPRESS GPO BOX 751, SYDNEY NSW 2001 PHONE: 9252 0107		CB
Reference:		

- (C) The Owners-Strata Plan No. 4751 certify that pursuant to a resolution passed on 17 September 2007 and in accordance with the provisions of section No. 47 of the Strata Schemes Management Act 1996
- (D) the by-laws are changed as follows—
- (E) Repealed by-law No. 16
Added by-law No. 16
Amended by-law No. NOT APPLICABLE
as fully set out below:

By-Law 16 (Keeping of Animals) is repealed and replaced by the following:

By Law 16 Keeping of Pets

(1) Subject to Sec.49(4) an owner or occupier of a lot must not, without the approval in writing of the owners corporation, keep any animal on the lot or the common property.



- (F) The common seal of the Owners-Strata Plan No. 4751 was affixed on 20 September 2007 in the presence of—
Signature(s): _____
Name(s): John Fry Raine & Horne Strata
being the person(s) authorised by section 238 of the Strata Schemes Management Act 1996 to attest the affixing of the seal.

- (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: _____

Form: 15CB
Release: 2.0
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CHANGE OF BY-LAWS
New South Wales
Real Property Act 1900



AF346604H

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/SP4751

(B) **LODGED BY**

Document Collection Box 495R	Name, Address or DX and Telephone	CODE CB
	LLPN: 123354Y BY-LAW EXPRESS GPO BOX 751, SYDNEY NSW 2001 PHONE: 9252 0107 Reference: _____	

- (C) The Owners-Strata Plan No. 4751 certify that pursuant to a resolution passed on 16 February 2010 and in accordance with the provisions of section No. 52 of the Strata Schemes Management Act 1996
- (D) the by-laws are changed as follows—
- (E) Repealed by-law No. NOT APPLICABLE
 Added by-law No. Special By-law 2
 Amended by-law No. NOT APPLICABLE
 as fully set out below:
 (See Annexure hereto)



(F) The common seal of the Owners-Strata Plan No. 4751 was affixed on 22 February 2010 in the presence of—
Signature(s):

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

(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: _____

STRATA SCHEME NO 4751
ANNEXURE TO NOTIFICATION OF BY-LAWS

SPECIAL BY-LAW 2 - Roof Insulation

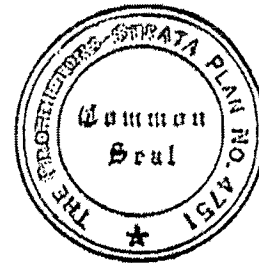
The Owners for the time being of all top floor units shall be entitled to exclusive use and enjoyment of that part of the Common Property roof space located directly above their lot within the confines of the roof tiles for the specific purpose of installing insulation subject to the following terms and conditions:

- (a) Such Owners shall not permit or suffer to be used that part of the Common Property designated to them for any purpose other than for the installation of Insulation.
- (b) Such Owners shall at their own expense install and maintain and keep in good and serviceable repair such insulation and shall ensure that no damage is caused to the Common Property area where the insulation is installed.
- (c) Such Owners will ensure that in connection with any insulation fitted in the exclusive use area that all fire ordinances/laws are complied with and the integrity of the fire proofing of the roof area is maintained at all times.
- (d) If There is a default in the performance of any term or condition of this By-Law and such default continues for a period of fourteen (14) days after notice thereof is given to the owner of the lot which is in breach by the Secretary or Strata Manager of the Owners Corporation in writing, then the rights and privileges conferred by this By-Law may thereafter be terminated for the respective owner by an ordinary resolution of the Owners Corporation.
- (e) The rights and privileges conferred by this By-law shall be terminated automatically in the event of the strata scheme being varied or terminated pursuant to Sections 50, 51 or 51A of the Strata Schemes (Freehold Development) Act 1973 as amended.

THE COMMON SEAL of THE OWNERS - STRATA PLAN NO 4751 was affixed on the 22 day of February 2010 in the presence of

Names: John Fry
Signatures: _____

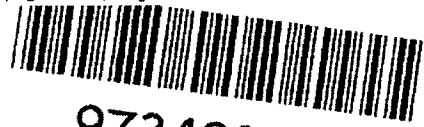
being the persons authorised by Section 238 of the Strata Schemes Management Act 1996 to attest the affixing of the seal.



Form: 15CB
Release: 1
www.lpi.nsw.gov.au

CHANGE OF BY-LAWS

New South Wales
Strata Schemes Management Act 1996
Real Property Act 1900



9734235A

PRIVACY NOTE: this information is legally required and will become part of the public record

(A) TORRENS TITLE	For the common property CP/SP4751		
(B) LODGED BY	Delivery Box	Name, Address or DX and Telephone	CODE
		BOX 302G Burkhart Legal Tel: 9231 0122 Fax: 9262 1904 MCG / Fine & Home 300479	CB
Reference (optional): BURKHARTS/MCG			

- (C) The Owners-Strata Plan No 4751 certify that pursuant to a resolution passed on 03 March 2003 and in accordance with the provisions of
- (D) section 47 Strata Schemes Management Act 1996 the by-laws are changed as follows—
- (E) Repealed by-law No NOT APPLICABLE
 Added by-law No 1
 Amended by-law No NOT APPLICABLE
 as fully set out below.
 See Annexure A hereto

(F) The common seal of the Owners-Strata Plan No 4751 was affixed on in the presence of—

Signature(s): SEE ANNEXURE A HERETO

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

~~(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 officers:

Name and position of authorised officer:

All handwriting must be in block capitals.

Acceptable for regis LEG23

film 9734235

Annexure A to Change of By-Laws

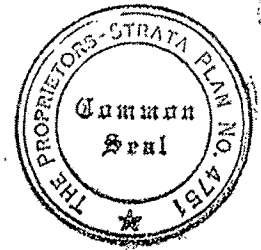
Parties:-

THE OWNERS STRATA PLAN NO. 4751

Dated

- "1. That approval be given for the owners of lot 4 for removal of the load bearing brick wall between kitchen and lounge room/dining room subject to the following:-
- (a) That the work shall be done in accordance with a structural engineers details and that a certificate shall be obtained from the engineer that the work has been completed to his satisfaction.
 - (b) A copy of Development Application (DA) from Lane Cove Council shall be provided to the Strata Plan.
 - (c) Copy of Public Liability Policy covering work to be carried out shall be provided to the Strata Plan prior to work commencing.
 - (d) Work to be carried out by a licensed contractor.
 - (e) All work to be carried out between the hours of 8.00 am and 5.00 pm (Monday to Friday).
 - (f) That any damage incurred to the common property by the contractor is to be made good by the owner of lot 4."

Certified correct for the purposes of the Real Property Act 1900 by the Corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below:



Corporation: The Owners of Strata Scheme No. 4751
by their Managing Agent, Body Corporate Management Services Pty. Ltd.
Authority: Section 238 of the Strata Schemes Management Act, 1966

Signature of authorised person:

Signature of authorised person:

Name of authorised person:

Name of authorised person:

Office held:

Office held:

[Handwritten Signature]
William J. Fry
Managing Agent

film 9734235

Certified correct for the purposes of the Real Property Act 1900 by the Corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below:



Corporation: Body Corporate Management Services Pty. Ltd ACN001615587

Authority: Section 238 of the Strata Schemes Management Act, 1966

Signature of authorised person:

Signature of authorised person:

Name of authorised person:

Name of authorised person:

Lawachoban

Office held:

Office held:

Director

Form: 15CB
Release: 3.0
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CHANGE OF BY-LAW
New South Wales
Strata Schemes Management Act
Real Property Act 1900



AG957672G

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect information 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 4751

(B) **LODGED BY**

Document Collection Box 495R	Name, Address or DX, Telephone, and Customer Account Number if any LLPN: 123354Y BY-LAW EXPRESS GPO BOX 751, SYDNEY NSW 2001 PHONE: 9252 0107	CODE
	Reference: _____	CB

(C) The Owners-Strata Plan No. 4751 certify that pursuant to a resolution passed on 23 February 2012 and
 (D) in accordance with the provisions of Section 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-laws 3 and 4
 Amended by-law No. NOT APPLICABLE
 as fully set out below:

(See Annexure hereto)



(F) The common seal of the Owners-Strata Plan No. 4751 was affixed on 09 March 2012 in the presence of—

Signature(s): *Delishia Leverage*

Name(s): DELISHIA LEANAGE

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

STRATA SCHEME NO 4751
ANNEXURE TO NOTIFICATION OF BY-LAWS

SPECIAL BY-LAW 3 - Previously Installed Air Conditioning Units

- 1.1 This by-law relates to lots in the strata scheme with air conditioning units which at the date of this by-law have been installed.
- 1.2 "Owner" means an owner of a lot which has had an air conditioning unit installed prior to the date when this by-law was made.
- 1.3 The air conditioning unit referred to in this by-law means the air conditioning unit and associated pipes, electrical cabling and ducting utilized in the installation of the said air conditioning unit.
- 1.4 An owner of a lot shall:
- (a) Have a special privilege in respect of the common property to install and keep an air conditioning unit in and on the common property, and a special privilege in respect of common property to attach pipes, electrical cabling and ducting to and through common property (excluding that part of the common property being the roof cavity) for the transmission of cooled or heated air from the air conditioning unit to the lot and shall have the exclusive use of those parts of the common property occupied by the air conditioning unit.
 - (b) Properly maintain and keep the common property to which the air conditioning unit, pipes, electrical/cabling and ducting is attached in a state of good serviceable repair.
 - (c) Properly maintain and keep the air conditioning unit, pipes, electrical cabling and ducting which are attached in a state of good and serviceable repair.
 - (d) Be responsible for any damage occasioned to common property by the attachment to or through it by the air conditioning unit, pipes, electrical, cabling and ducting; and
 - (e) Not be permitted to replace the air conditioning unit without the written approval of the Owners Corporation.

THE COMMON SEAL of THE OWNERS – STRATA PLAN
NO 4751 was affixed on the 09th day of March 2012 in the
presence of

Names: DELISHIA LEANAGE

Signatures: _____

being the persons authorised by Section 238 of the Strata Schemes
Management Act 1996 to attest the affixing of the seal.



- 1.5 With respect of any air conditioning unit installed prior to making of this by-law, an owner shall inform the Owners Corporation in writing that such installation has been effected and such advice shall include details of the size, capacity and model of the unit, and location of common property. The Owners Corporation may reasonably require the owner to ameliorate any adverse impact on the peaceful enjoyment of any other owner or occupier of another lot or the appearance of the building.
- 1.6 Owners hereby indemnify and keep indemnified the Owners Corporation in respect of that part of the common property benefiting the owners against all actions, proceedings, claims, demands, costs, damages and expenses which may be incurred by or brought or made against the Owners Corporation and arising directly or indirectly out of the use of the common property by the owner pursuant to this by-law.

SPECIAL BY-LAW 4 - Installation of Air Conditioning Units

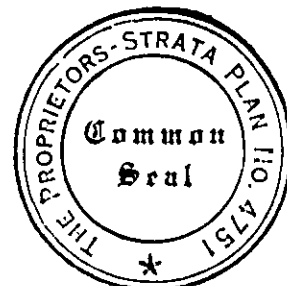
- 1.1 This by-law relates to every lot in the strata scheme.
- 1.2 "Owner" means an owner of a lot in which an air conditioning unit is to be installed.
- 1.3 The air conditioning unit referred to in this by-law means the air conditioning unit and associated pipes, electrical cabling and ducting utilized in the installation of the said air conditioning unit.
- 1.4 Upon the installation of the air conditioning unit, an owner of a lot shall:
 - (a) Have a special privilege in respect of the common property to install and keep the said air and conditioning unit in and on the common property, and a special privilege in respect of the common property to attach pipes, electrical cabling and ducting to and through common property (excluding that part of the common property being the roof cavity) for the transmission of cooled or heated air from the air conditioning unit to their respective lots and shall have exclusive use of those parts of the common property occupied by the air conditioning unit.
 - (b) Conceal pipes, electrical cabling and ducting from view, as far as possible.

THE COMMON SEAL of THE OWNERS – STRATA PLAN
NO 4751 was affixed on the 09th day of March 2012 in the
presence of

Names: DELISHIA LEANAGE

Signatures: _____

being the persons authorised by Section 238 of the Strata Schemes
Management Act 1996 to attest the affixing of the seal.



- (c) Install the air conditioning unit in a manner and position so that it is not visible above the balustrade.
 - (d) Properly maintain and keep the common property in which the air conditioning unit, pipes, electrical cabling and ducting is attached in a state of good and serviceable repair.
 - (e) Properly maintain and keep the air conditioning unit, pipes, electrical cabling and ducting which are attached in a state of good serviceable repair.
 - (f) Be responsible for any damage occasioned to common property by the attachment to or through it by the air conditioning unit, pipes, electrical cabling and ducting.
 - (g) Be responsible for the re-instatement of common property if the air conditioning unit, pipes, electrical cabling and ducting are removed.
 - (h) Maintain the integrity of waterproofing and integrity of the fire safety of the building and shall ensure that any penetration of the common property or any fire rated element shall be sealed in accordance with the Building Code of Australia and relevant Australian Standards; and
 - (i) Not use the air conditioning unit if its use generates noise or vibration that interferes unreasonably with the use and enjoyment of another lot by the owner or occupier of it or the common property by any person entitled to use it.
- 1.5 (a) Before proceeding to install an air conditioning unit, an owner shall obtain prior written consent (which shall not be withheld unreasonably) of the Owners Corporation with respect of the installation.
- (b) An application for consent shall include details of the size, capacity and model of the air conditioning unit, its proposed location on common property and plans to ameliorate any adverse impact on the appearance of the building.

THE COMMON SEAL of THE OWNERS – STRATA PLAN
NO 4751 was affixed on the 09th day of March 2012 in the
presence of

Names: DELISHIA LEANAGE

Signatures: _____

being the persons authorised by Section 238 of the Strata Schemes
Management Act 1996 to attest the affixing of the seal.

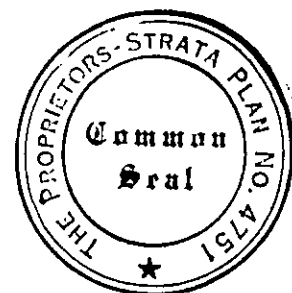


- 1.6 Owners hereby indemnify and keep indemnified the Owners Corporation in respect of that part of the common property benefiting the owners against all actions, proceedings, claims, demands, costs, damages and expenses which may be incurred by or brought or made against the Owners Corporation and arising directly or indirectly out of the use of the common property by the owners pursuant to this by-law.
- 1.7 (a) If an owner fails to carry out his obligations under this by-law, the Owners Corporation may in writing request the owner to comply with the terms of it;
- (b) If an owner, after being requested in writing to do so, fails to comply with the relevant terms, the Owners Corporation without prejudice to any other rights, will be entitled in accordance with the provisions of the Strata Schemes Management Act 1996, to enter upon the lot, have the necessary work performed and recover the cost of such work from the owner.
- (c) Any costs, if not paid at the end of one month after becoming due and payable, shall bear until paid simple interest at an annual rate of 10% and
- (d) The Owners Corporation may recover as a debt any costs not paid at the end of one month after it becomes due and payable together with any interest payable and the expenses of the Owners Corporation incurred in recovering those amounts.

THE COMMON SEAL of THE OWNERS – STRATA PLAN
NO 4751 was affixed on the 09th day of March 2012 in the
presence of

Names: DELISHIA LEANAGE

Signatures: _____



being the persons authorised by Section 238 of the Strata Schemes
Management Act 1996 to attest the affixing of the seal.