

Approved Form 7	Strata Plan By-laws	Sheet 1 of 25 sheet(s)
Registered:	Office Use Only	Office Use Only

Instrument setting out the details of by-laws to be created upon registration of a strata plan

SEE ANNEXURE 'A'

This is the form referred to in section 10(1)(b)(ii) *Strata Schemes Development Act 2015*.

This form, when completed, must accompany a strata plan lodged for registration when it is intended to create by-laws other than model by-laws .



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STRATA BY-LAWS
SP96139
RENWICK
71 RENWICK STREET
REDFERN NSW 2016

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BY-LAW 1. INTERPRETATION

1.1 In these by-laws, these terms (in any form) mean:

Approved Building Works means works to a Lot or Common Property which have been approved by the Owners Corporation.

Authority means any Governmental Agency or any statutory, public or other authority having jurisdiction over the Building.

Building means the building or buildings constructed within the Parcel.

By-laws means the by-laws in place from time to time for the Strata Scheme.

Cable means cables, conduits, pipes, wires and ducts.

Code means a code made by the Owners Corporation in accordance with by-law **Error! Reference source not found.** (as it may be amended or changed).

Common Property means so much of the Parcel as from time to time is not comprised in any Lot.

Development Act means the *Strata Schemes (Freehold Development) Act 1973 (NSW)*.

Development Consent means consent issued under the *Environmental Planning and Assessment Act 1979* and includes all amendments and variations to that consent.

Equipment includes plant, machinery, equipment and security devices.

Executive Committee means the executive committee appointed by the Owners Corporation.

Garbage means any refuse, recyclable material or waste.

Garbage Room means that part of the area in the Building designated for the storing of Garbage.

Governmental Agency means any governmental or semi-governmental, administrative, fiscal or judicial department, commission, authority, tribunal, agency or entity.

Law includes any requirement of any statute, rule, regulation, proclamation, ordinance or by-law, present or future, and whether state, federal or otherwise.

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Lot means a lot in the Strata Plan and otherwise has the meaning given to it by the Development Act.

Management Act means the *Strata Schemes Management Act 1996 (NSW)*.

Managing Agent means the person appointed by the Owners Corporation as its strata managing agent under Section 27 of the Management Act and if no person is for the time being so appointed, the secretary of the Owners Corporation.

Occupier means the occupier, lessee or licensee of a Lot.

Original Owner means the registered owner of the Lots at the time of registration of the Strata Plan.

Owner means the registered owner of a Lot or the mortgagee in possession of a Lot.

Owners Corporation means the owners corporation constituted on registration of the Strata Plan.

Parcel means the land comprising the Lots and Common Property the subject of the Strata Scheme.

Restricted Matter means a matter or class of matter determined by the Owners Corporation by way of an ordinary resolution to be a matter or class of matter to be determined by the Owners Corporation in general meeting.

Rules means the rules made by the Owners Corporation in accordance with by-law **Error! Reference source not found.** (as they may be amended or changed).

Security Key means a key, magnetic card or other device used to open and close doors, gates or locks or to operate alarms, security systems or communication systems in the Building.

Sign includes any sign, light, advertisement, name, notice, placard and any other similar item, and includes any Sign advertising a Lot for sale or to let.

Strata Plan means strata plan SP96137.

Strata Scheme means the strata scheme constituted on registration of the Strata Plan.

- 1.2 Undefined words in these by-laws have the same meaning as they do in the Management Act.

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1.3 Any reference to:

- (a) legislation includes later legislation which changes it, including regulations, proclamations, ordinances and by-laws issued under the later legislation;
- (b) a thing includes the whole or each part of it; and
- (c) the singular includes the plural and vice versa.

1.4 Headings do not affect the interpretation of the by-laws.

BY-LAW 2. CONSENT OF OWNERS CORPORATION

2.1 Where a by-law requires the consent of the Owners Corporation, unless stated otherwise in that by-law, the consent may be given by either:

- (a) the Owners Corporation in general meeting; or
- (b) the Executive Committee at a duly convened meeting of the Executive Committee unless it is a Restricted Matter.

2.2 Consent given by the Owners Corporation under a by-law:

- (a) if practicable, may be revoked by the Owners Corporation in general meeting; and
- (b) may be granted or withheld in the absolute discretion of the Owners Corporation or be given conditionally.

2.3 Notwithstanding the provisions of by-law 2.2, where an Owner or Occupier makes an application for the consent of the Owners Corporation to a particular activity and the Owners Corporation has developed a Rule or Code relating to that activity or class of activity, if the activity for which the Owner or Occupier seeks consent is one which is approved by the relevant Rule or Code, the Owners Corporation must not withhold its consent to the application by that Owner or Occupier to the carrying out of that activity.

2.4 Consent given by the Executive Committee under a by-law:

- (a) if practicable, may be revoked by the Owners Corporation in general meeting; and
- (b) may be granted or withheld in the absolute discretion of the Executive Committee or be given conditionally.

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- 2.5 Owners and Occupiers must comply with any condition in a consent.
- 2.6 Where a by-law requires an act or activity to be reported to the Owners Corporation, unless stated otherwise in the by-law that act or activity must be reported to the Managing Agent, or if a Managing Agent has not been appointed, to a member of the Executive Committee.

BY-LAW 3. BEHAVIOUR AND RESPONSIBILITY ON COMMON PROPERTY

- 3.1 Owners and Occupiers must be adequately clothed when on Common Property.
- 3.2 Owners and Occupiers must do all that is necessary not to break any Law when on Common Property.
- 3.3 Owners and Occupiers must not:
- (a) make noise or behave in a way likely to interfere with another's peaceful enjoyment of their Lot or Common Property;
 - (b) use language or behave in a manner likely to cause offence or embarrassment to the Occupier of another Lot or to any person lawfully using Common Property;
 - (c) obstruct the lawful use of Common Property by any person;
 - (d) smoke while on Common Property or allow smoke to emit from their Lot;
 - (e) do anything which is illegal while on Common Property;
 - (f) bring or permit to enter, any heavy article which might cause structural damage to the Building; or
 - (g) park or stand a motor vehicle in the visitor's car parking space or in any parking space that is subject to a restriction unless so authorised under the restriction.
- 3.4 Owners and Occupiers must ensure their children and the children of their visitors:
- (a) are accompanied by a responsible adult if they are playing within the bounds of Common Property; and
 - (b) unless accompanied by a responsible adult, do not enter areas of Common Property that are likely to be dangerous to children.

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3.5 Owners and Occupiers must ensure their visitors:

- (a) are not left to remain on the Common Property unsupervised except to the extent reasonably necessary for their arrival and departure;
- (b) do not do anything that they cannot do under the By-laws; and
- (c) are removed from the Building upon refusing to comply with the By-laws.

BY-LAW 4. COMMON PROPERTY

4.1 Owners and Occupiers must:

- (a) inform the Owners Corporation of any noticeable defect they notice in the Common Property or personal property vested in the Owners Corporation; and
- (b) have consent from the Owners Corporation if alterations carried out on their Lot affect Common Property.

4.2 Owners and Occupiers must not:

- (a) do anything to damage or deface Common Property;
- (b) interfere with any personal property vested in the Owners Corporation;
- (c) interfere with the operation of any Equipment installed in the Common Property;
- (d) place or hang laundry on any part of the Common Property;
- (e) park or stand any motor vehicle, boat or other vehicle on any part of the Common Property;
- (f) use or interfere with any fire safety equipment except in the case of an emergency and must not obstruct any fire stairs or fire escape; or
- (g) litter or store anything on Common Property without the consent of the Owners Corporation.

4.3 Notwithstanding Section 62 of the Management Act, Owners and Occupiers must maintain and keep in a state of good repair or otherwise as reasonably required by the Owners Corporation, any installation that services their Lot to which the consent of the Owners Corporation has been given under the By-laws.

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BY-LAW 5. PREVENTION OF DAMAGE TO COMMON PROPERTY

5.1 Owners and Occupiers must not:

- (a) interfere with the operation of any Equipment installed in the Common Property;
- (b) modify any existing Equipment (whether or not such Equipment is contained wholly within their Lot); or
- (c) interfere with Common Property or remove any article from the Common Property placed there by direction or authority of the Owners Corporation,

without the prior written consent of the Owners Corporation.

BY-LAW 6. OCCUPATION AND USE OF LOTS

6.1 **General**

- (a) Owners and Occupiers must:
 - (i) keep their Lot clean, tidy and in good repair; and
 - (ii) comply with all Laws affecting their Lot.
- (b) Owners and Occupiers must not:
 - (i) store or use any chemical, liquid, gas or flammable material on their Lot unless it is to be used in the lawful, permitted use of their Lot; and
 - (ii) use or occupy or allow their Lot to be used or occupied:
 - (A) for any unlawful purpose; or
 - (B) for any purpose that may affect, lessen or damage the reputation of the Building.
 - (iii) break any Law whilst on their Lot;
 - (iv) place or hand laundry, towels, rugs, bedding or any other similar item on any part of their Lot that is visible from outside their Lot;
 - (v) keep anything which is visible from outside their Lot which is inconsistent with the visual aesthetics of the Building;

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- (vi) operate or allow to operate any device or electronic equipment on their Lot which interferes with any domestic appliance lawfully in use in the Building or another Lot;
- (vii) place, attach or hang from any part of their Lot or the Common Property any aerial or any security device or wires; or
- (viii) install or operate any intruder alarm in their Lot which emits an audible signal.

6.2 Floor coverings

- (a) Owners and Occupiers must ensure the floor space within their Lot is covered or otherwise treated so as to minimise the transmission of noise from such floor space which is likely to disturb the peaceful enjoyment of another Lot (kitchens, bathrooms and laundries excluded).
- (b) Owners and Occupiers must have consent from the Owners Corporation to change, remove or interfere with floor coverings in their Lot. When seeking consent, Owners and Occupiers must provide evidence that the replacement or changed floor covering and acoustic treatment will provide the same or better noise insulation.

6.3 Window coverings

- (a) Owners and Occupiers must ensure the window treatment of their Lot (such as curtains, blinds, shutters and louvres) is a colour approved by the Owners Corporation.
- (b) Owners and Occupiers must not without the consent of the Owners Corporation:
 - (i) tint the windows or glass door of their Lot with any other type of tint;
 - (ii) attach, erect, install or affix any window treatment to the outside of the windows or doors on their Lot (such as louvres, shutters, awnings, sun shades or sun blinds); and
 - (iii) attach, erect, install or affix any bars, screens (whether security screens or insect screens), grilles, locks or any other safety device on the interior or exterior of windows or doors in their Lot which is visible from outside the Lot.

6.4 Cleaning windows

- (a) Owners and Occupiers must keep clean all interior surfaces and exterior surfaces of glass in windows and doors on the boundary of their Lot, unless:
 - (i) the Owners Corporation resolves that it will keep the glass or specified part of the glass clean; or

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- (ii) that glass or part of the glass cannot be accessed by the Owner or Occupier of the Lot safely or at all.
- (b) The Owners Corporation may decide:
 - (i) to keep clean that part of the Common Property which is the glass surface of any window or door or the boundary of any Lot or Lots; or
 - (ii) not to keep clean that part of the Common Property which is the glass surface of any window or door on the boundary of any Lot or Lots.

6.5 Balconies

- (a) Owners and Occupiers must keep the balconies of their Lot clean, tidy and in good repair.
- (b) Owners and Occupiers must not:
 - (i) place or hang any item on the balcony of their Lot;
 - (A) which is fixed;
 - (B) which is inconsistent with the use as a balcony;
 - (C) which is inconsistent with the aesthetics and appearance of the Building; or
 - (ii) place or hang laundry, towels, rugs, bedding or any other items on the balcony of their Lot.

6.6 Commercial operations

Each Owner and Occupier must not carry out commercial operations from its Lot.

BY-LAW 7. ALTERATIONS OR WORK TO LOTS

- 7.1 The consent of the Owners Corporation must be obtained if an Owner or Occupier wishes to:
- (a) make alterations to, additions to, remove, repair or replace:
 - (i) any part of the Common Property near or within their Lot (such as Common Property walls, Common Property windows and doors, Common Property floor and ceilings);
 - (ii) the structure of their Lot;

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(iii) the internal walls inside their Lot (such as dividing walls, even though they may not be Common Property);

(iv) the balcony attached to their Lot (such as enclosing it or erecting some permanent structure on it (this does not include plants and furniture));

(b) install any bars, screens, grilles or other safety devices to the exterior or any windows or doors of their Lot;

(c) install, place or leave anything on the carspace of their Lot which is not a motor vehicle; or

(d) enclose the car space of their Lot.

7.2 Owners and Occupiers of Lots must not carry out any Approved Building Works to their Lot, any other Lot or the Common Property:

(a) unless the Owners Corporation has approved the plans and specifications for the works;

(b) they have procured all relevant consents from the relevant Authorities;

(c) if applicable, they have in place all relevant insurances and have given a copy of the policy and the certificate of currency to the Owners Corporation; and

(d) if applicable, they have provided to the Owners Corporation all reports and other information requested by the Owners Corporation in connection with the works.

7.3 When carrying out Approved Building Works in connection with a Lot the Owner and Occupier of the Lot must:

(a) comply with the reasonable requirements of the Owners Corporation and the consent from the Owners Corporation;

(b) comply with the requirement of all relevant Authorities and the consents from the relevant Authorities;

(c) ensure the works are carried out in a proper and workmanlike manner;

(d) use only qualified and where appropriate, licensed tradesmen;

(e) ensure the works are carried out without undue delay;

(f) ensure no materials, tools, rubbish or debris are left lying about the Common Property;

(g) cause as little disturbance as is practicable to other Owners and Occupiers;

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- (h) ensure no damage is done to any service lines or services installed in the Building, or if damage is caused, immediately make good that damage;
- (i) ensure no damage is caused to the Common Property, or if damage is caused, immediately make good that damage;
- (j) ensure no damage is caused to the property of any other Owner or Occupier, or if damage is caused, immediately make good that damage; and
- (k) ensure the works are installed wholly within the boundaries of their Lot.

7.4 On completion of Approved Building Works in connection with a Lot, the Owner and Occupier of the Lot must:

- (a) ensure all rubbish and debris caused by the works is removed from the Building;
- (b) ensure the Common Property is left clean and tidy; and
- (c) if required by the Owners Corporation, give the Owners Corporation a set of as-built plans of the works.

7.5 Each Owner and Occupier must ensure the completed works comply with the requirements of all relevant Laws and Authorities and do not result in the Owners Corporation breaching any Law or the requirements of any Authority.

BY-LAW 8. SECURITY AND SECURITY KEYS

8.1 If it considers it necessary, the Owners Corporation may:

- (a) close off or restrict by means of Security Key access to any part of the Common Property not required for access to a Lot on either a temporary or permanent basis;
- (b) exclude Owners' and Occupiers' access to any part of the Common Property as a means of monitoring the security of the Building; and
- (c) restrict by means of Security Key access to specified level of the Building.

8.2 Owners and Occupiers must not do or permit anything which may prejudice the security or safety of the Building.

8.3 Owners and Occupiers must close all security doors and gates when they pass through them.

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- 8.4 If the Owners Corporation restricts access under by-law 8.1, the Owners Corporation may make available to Owners and Occupiers free of charge or for a charge or bond (at the election of the Owners Corporation) the number of Security Keys which the Owners Corporation considers necessary.
- 8.5 The Owners Corporation may charge Owners and Occupiers a fee or a bond for any additional or extra Security Key they may require.
- 8.6 Owners and Occupiers must exercise great care in making a Security Key available for users of their Lot.
- 8.7 Owners and Occupiers must take all reasonable steps to ensure return of the Security Key to the Owner or the Owners Corporation.
- 8.8 Owners and Occupiers must not duplicate or permit a Security Key to be duplicated and must take all reasonable steps to ensure a Security Key is not lost or handed to any person other than another Owner or Occupier or to the Owners Corporation.
- 8.9 Owners and Occupiers must promptly notify the Owners Corporation if a Security Key is lost or destroyed.
- 8.10 The Owners Corporation has the power to re-code Security Keys and to require Owners and Occupiers to return their Security Keys to have them re-coded.
- 8.11 The Owners Corporation has the power to make agreements with other parties to manage the Security Keys system for a charge, and if it does, Owners and Occupiers must deal with that party and pay the fee or bond that party may require for Security Keys.

BY-LAW 9. COMPENSATION TO OWNERS CORPORATION

- 9.1 Owners and Occupiers must compensate the Owners Corporation for any damage to the Common Property or personal property vested in the Owners Corporation caused by them or any of their visitors.
- 9.2 Owners and Occupiers must reimburse the Owners Corporation for any costs incurred by the Owners Corporation as a result of breach of the By-laws by them or any one under their control.

BY-LAW 10. GARBAGE

- 10.1 Owners and Occupiers may only dispose of Garbage in the manner provided by this by-law.
- 10.2 Garbage that is not recyclable must be:

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- (a) securely wrapped in small parcels (any tins or other containers must be completely drained before being wrapped);
- (b) placed in the garbage receptacles in the Garbage Room.

10.3 Garbage that is recyclable material must be:

- (a) separated from Garbage that is not recyclable;
- (b) prepared and separated in accordance with any applicable recycling guidelines for the Building (prepared by the Owners Corporation, the local council, any relevant Authority or otherwise);
- (c) in the case of bottles, completely drained; and
- (d) placed in the relevant recyclable bins in the Garbage Room.

10.4 Owners and Occupiers must:

- (a) promptly remove any Garbage that may have been spilled; and
- (b) promptly clean the area on which the Garbage has been spilled.

10.5 Owners and Occupiers must not:

- (a) place or leave Garbage anywhere on the Common Property other than:
 - (i) in the case of Garbage that is not recyclable, in the chutes contained in the Garbage Closets on the floor of the Building in which their Lot is located;
 - (ii) in the case of recyclable Garbage, in the relevant receptacle in the Recyclable Garbage Room;
- (b) place or leave any item of recyclable Garbage in any receptacle in the Recyclable Garbage Room other than the receptacle marked for that particular kind of recyclable Garbage; or
- (c) enter the Garbage Room or place or leave Garbage in the Garbage Room otherwise in accordance with this By-law 10.

BY-LAW 11. ANIMALS

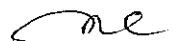
- 11.1 Owners and Occupiers may keep up to 2 animals or birds (not being poultry) on their Lot with the consent of the Executive Committee, such consent not to be unreasonably withheld.

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- 11.2 All dogs and cats must be registered with the appropriate Authority.
- 11.3 The consent of the Executive Committee is not required to keep a guide dog or a hearing dog.
- 11.4 The following animals are not permitted to visit or be kept on any Lot or on any part of the Parcel:
- (a) any dog or cat that is not registered with the appropriate Authority;
 - (b) any dog which is declared dangerous under the *Companion Animal Act 1998 (NSW)*;
 - (c) any animal declared by the Executive Committee to be a prohibited animal (the provisions of this by-law are not retrospective);
 - (d) any dog which the Australian Government prohibits from importation into Australia.
- 11.5 Owners and Occupiers must, in relation to any animal owned or in the care of that Owner or Occupier:
- (a) clean up all excrement or refuse left upon Common Property by the animal; and
 - (b) make good, or bear the cost of making good, any damage to Common Property by the animal.
- 11.6 All animals must be on a leash, caged or otherwise contained when on Common Property.
- 11.7 The Executive Committee may make conditions if it grants the Owners and Occupiers consent to keep an animal.
- 11.8 The Executive Committee has the right at any time to order the Owners and Occupiers to remove their animal if:
- (a) it becomes offensive, vicious, aggressive, noisy or a nuisance; or
 - (b) the animal is a dog and it is considered a dangerous, nuisance or restricted dog under the *Companion Animal Act 1998 (NSW)*.

BY-LAW 12. RULES AND CODES

- 12.1 The Owners Corporation may make Rules and Codes relating to matters associated with:
- (a) the use and management of the Building;
 - (b) the security and control of the Building;



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- (c) the manner of treating windows and glass doors of Lots (such as the type and colour of window treatment which is permitted);
- (d) the type of bars, screens (whether security screens or insect screens), grilles, locks or any other safety device on the interior or exterior of windows or doors in Lots;
- (e) the manner of enclosing car spaces;
- (f) the appearance of Lots;
- (g) the appearance of the Building;
- (h) the type of furniture and other items which are prohibited from being placed on balconies;
- (i) the type of Signs;
- (j) the use of the Bicycle Storage Area; and
- (k) any other matter determined by the Owners Corporation.

12.2 The Owners Corporation may amend or replace any Rule or Code.

12.3 Owners and Occupiers are bound by the Rules and the Codes.

12.4 The Owners Corporation must display any new or amended Rule or Code on the notice board of the Building for at least 7 days, or send a copy to each Owner.

12.5 If the Owner is not the Occupier, the Owner must send a copy of the Rules or Code to the Occupier within 7 days of receiving a copy from the Owners Corporation.

BY-LAW 13. PROVISION OF AMENITIES OR SERVICES

13.1 The Owners Corporation may determine to enter into arrangements for the provision of the following amenities or services to one or more of the lots, or to the owners or occupiers of one or more of the lots:

- (a) window cleaning;
- (b) garbage disposal and recycling services;
- (c) electricity, water or gas supply; and
- (d) telecommunication services (for example, cable television).



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- 13.2 If the Owners Corporation makes a resolution referred to in by-law 13.1 to provide an amenity or service to a lot or to the owner or occupier of a lot, it must indicate in the resolution the amount for which, or the conditions on which, it will provide the amenity or service.

BY-LAW 14. SIGNS

- 14.1 Unless there is prior written consent of the Owners Corporation, Owners and Occupiers must not attach, erect or exhibit any Sign to or on any part of the Common Property or any part of their Lot which is visible from outside their Lot.
- 14.2 The provisions of this by-law:
- (a) do not bind the Original Owner; and
 - (b) do not apply to Signs erected by the Caretaker indicating the location of its office or advertising its services.

BY-LAW 15. MOVING AND DELIVERING

- 15.1 This by-law relates to moving in and out of the Building, taking delivery of items in the Building and moving large or heavy items through the Common Property.
- 15.2 Such items may only be moved through the Common Property or taken delivery of, in accordance with the requirements and Rules of the Owners Corporation.
- 15.3 Owners and Occupiers must not do any damage to the Common Property, or must immediately make good any such damage they have caused to their Lot.
- 15.4 If the Owners Corporation has appointed a Building Manager, Owners and Occupiers must comply with the Building Manager's requirements.

BY-LAW 16. COMPLAINTS AND APPLICATIONS

- 16.1 Any complaint or application to the Owners Corporation or the Executive Committee must be addressed in writing to the party nominated from time to time by the Owners Corporation to accept that complaint or application.
- 16.2 If the Owners Corporation has not made a nomination, then complaints and applications must be addressed to the Managing Agent, or if the Owners Corporation has not appointed a Managing Agent, to the Executive Committee.

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BY-LAW 17. LEASE OR LICENCE OF LOTS

- 17.1 This by-law applies to Lots that are leased or licensed or otherwise occupied by a party other than the Owner.
- 17.2 If an Owner of a Lot has leased or licensed that Lot, the Owner of the Lot:
- (a) must ensure the Occupiers have a copy of the most recent version of the By-laws, and any amendments or changes from time to time of the By-laws;
 - (b) must ensure the Occupiers comply with the By-laws;
 - (c) must act promptly to comply with any reasonable notice the Owner may receive from the Owners Corporation, the Executive Committee and the Managing Agent about the Occupiers; and
 - (d) must take all action available to ensure the Occupiers comply with the By-laws and any reasonable notice the Owner receives from the Owners Corporation.
- 17.3 If an Owner of a Lot has leased or licensed that Lot, the Occupier of the Lot:
- (a) must comply with the By-laws; and
 - (b) must promptly comply with any notice it receives from the Owners Corporation, the Executive Committee and the Managing Agent.

BY-LAW 18. ACCESS

- 18.1 The Owners Corporation may by its agents, employees or contractors with or without tools and materials, enter, have access to and go through a Lot or any part of a Lot for the purposes of:
- (a) carrying out work required to be carried out by the Owners Corporation in accordance with the requirements of the Management Act;
 - (b) carrying out work required to be carried out by the Owners Corporation by a notice served on it by any public authority; and
 - (c) carrying out work required to be carried out by the Owners Corporation by an order under the Management Act.
- 18.2 Owners and Occupiers must not obstruct or hinder the Owners Corporation in the exercise of its functions under this by-law.

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18.3 In order for the Owners Corporation to undertake its functions in this By-law, the Owners and Occupiers of Lots must permit the Owners Corporation and the Caretaker to temporarily store any necessary equipment or material on the Lot.

BY-LAW 19. FIRE BRIGADE CALL OUTS

19.1 Owners and Occupiers must not engage in any activity (including but not limited to cooking) on a Lot or on the Common Property that causes a smoke detector in the building to activate when there is no emergency.

19.2 Powers of the Owners Corporation

The Owners Corporation shall have the following additional powers, authorities, and duties and functions:

- i) The authority to receive reports from the fire brigade on the cause or nature of any call-out in response to a smoke detector alarm;
- ii) The power to investigate a false alarm and decide (in its reasonable opinion) who is responsible for the false alarm;
- iii) The power to recover costs incurred from Owners or Occupiers who or by their visitors and contractors in breach of this by law activate the smoke detection system in the building resulting in a false alarm call-out from the fire brigade; and
- iv) The power to debit the charges of false alarm call-outs from a defaulting Owner's levy account.

BY-LAW 20. FIRE SAFETY

20.1 In this By-Law Fire Safety Equipment shall mean all equipment, cabling, entrance door locksets, signs, hoses, extinguishers or any other item or fixture relating to fire alarms or fire safety.

- (a) The Owner or Occupier of a Lot shall be responsible to keep all Fire Safety equipment within or adjoining the Lot in a clean condition and in good working order at all times.
- (b) The Owner or Occupier of a Lot must ensure that the Lot complies with all Laws and regulations from time to time relating to the lot in respect of fire alarms and fire safety.
- (c) The Owner or Occupier of a Lot must comply with the terms of any written notice issued by the Owners Corporation in relation to this By-Law within the time specified in such notice.

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- (d) In the event of default by any Owner or Occupier of a Lot the Owner must indemnify the Owners Corporation against any expense incurred by the Owners Corporation in complying with a provision of a notice, requirement or order served on the Owners Corporation by a public authority or local council, being a provision that requires the Owners Corporation to rectify, remedy, alter or otherwise deal with any condition of there Lot or the Common Property caused or created by them or an Occupier of the Lot or by a prior Owner or Occupier of the Lot.

BY-LAW 21. APPEARANCE OF LOT

- 21.1 The Owner or Occupier of a Lot must not without the written consent of the Owners Corporation, maintain within the Lot anything visible from the outside the Lot that, viewed from outside the Lot, is not in keeping with the rest of the Building. This includes the illumination of a Lot to a noticeably higher level than that which exists in the rest of the Building.
- 21.2 An Owner or Occupier may keep planter boxes, pot plants, landscaping occasional furniture and outdoor recreational equipment on the balcony of the Lot only if it:
- (a) complies with any Rules of the Owners Corporation;
 - (b) will not cause damage;
 - (c) is not dangerous; and
 - (d) are presentable and satisfy the by-law 21.1
- 21.3 The Owners Corporation shall be entitled to inspect, repair, maintain or replace Common Property and may require the Owner or Occupier, at the expense of the Owner or Occupier, to allow representatives and or contracts access to the relevant Lot to enable the Owners Corporation to inspect the Common Property and to undertake works. The Owners Corporation will endeavour to minimise any disruption to the Occupier or Owner of a Lot when exercising its rights under this By-Law 21.

BY-LAW 22. CAR SPACES AND STORAGE SPACES

- 22.1 If the Owner or Occupier have a car space or a storage space, they must:

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- (a) provide the Owners Corporation with access to the car space or storage space to enable the Owners Corporation to comply with its obligations under the Management Act and the By-laws;
- (b) keep the car space or storage space clean and tidy;
- (c) use the car space or storage space only for lawful purposes;
- (d) keep the car space or storage space free of vermin;
- (e) not enclose the car space; and
- (f) not keep dangerous, noxious, or inflammable items, materials or liquids in the car space or storage space.

22.2 The Owner and Occupier must, at their own cost, keep the storage cage fence in good repair and condition. If the fence on either side of the storage cage is shared by another storage cage, the Owner and Occupier and the Owner of the adjacent storage cage are jointly responsible for the cost of the repair, maintenance and replacement of that fence.

BY-LAW 23. STORAGE OF BICYCLES

23.1 An Owner or Occupier must not:

- (a) permit any bicycle to be stored in the Common Property except in the designated areas ("**Bicycle Storage Area**"); nor
- (b) permit any bicycle to be brought into any part of the Common Property including the foyer, stairwells, hallways, garden areas, walkways, balcony or other parts of the Common Property as may be designated by the Owners Corporation from time to time, except for the purpose of accessing storage areas within the Building.
- (c) Owners and Occupiers storing bicycles in the Bicycle Storage Area do so at their own risk.
- (d) Bicycles that are in a state of disrepair must not be stored in any Bicycle Storage Area, or any other part of the Common Property.

BY-LAW 24. MAINTENANCE OF PLANTER – LOT 4

24.1 The Owners Corporation will at the request of the owner of Lot 4 plant and maintain the planter box comprised in Lot 4 and adjacent to the Common Property.

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- 24.2 Any garden maintained by the Owners Corporation in the Planter Box must be in accordance with a plan prepared by the Owners Corporation and approved in writing by the owner of Lot 4.

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Executed by Icon Oceania)
 Developments Pty Ltd in accordance)
 with Section 127 of the)
 Corporations Act 2001)



Director

Nico Jen

Name of Director




Director

MICHAEL YI

Name of Director


Certified correct for the purposes of the
 Real Property Act 1900 by the Mortgagee

SIGNED by Shaun Ivory as
 attorney for Westpac Banking Corporation
 under power of attorney Book 4299 No. 332


 (Signature) Tier Three Attorney

By Executing this instrument the attorney
 states that the attorney has received no notice
 of the revocation of the power of attorney.

I certify that I am an eligible witness and that the
 attorney whose signature appears above signed
 this instrument in my presence.

Signature of witness: 
 Name of witness: MANAL RIZK
 Address of witness: Level 3, 275 Kent St
 Sydney NSW 2000

S117RP Act requires that you must have known
 the signatory for more than 12 months or have
 sighted identifying documentation.

