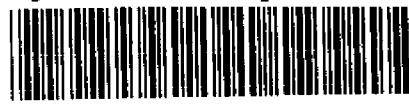


Form: 15CH
Release: 2-1

**CONSOLIDATED
CHANGE OF
New South**



AP142641N

ditional
er.

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.

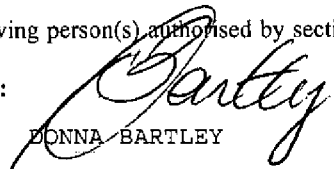
(A) TORRENS TITLE	For the common property CP/SP55988	
--------------------------	---------------------------------------	--

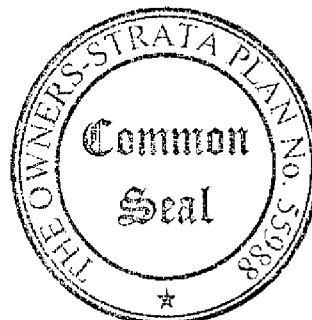
(B) LODGED BY	Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any L J KANE & CO LLPN123818G	CODE CH
	30P	Reference: LGS55988	

- (C) The Owners-Strata Plan No. 55988 certify that a special resolution was passed on 9/2/2019
- (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- (E) Repealed by-law No. NOT APPLICABLE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 LAWS 2 & 3
Amended by-law No. NOT APPLICABLE
as fully set out below:

Please see attached in 'Annexure 1' to the 15CH Form the Consolidated By-Laws for Strata Plan 55988 which includes new Added Special By Law Nos 1 & 2 on pages 7-9.

- (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 1
- (G) The seal of The Owners-Strata Plan No. 55988 was affixed on 4/3/2019 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: DONNA BARTLEY
 Authority: STRATA MANAGING AGENT



Signature:
Name:
Authority:

ANNEXURE 1
CONSOLIDATED BY LAWS
STRATA SCHEME 55988

1. Noise

An Owner or Occupier of a lot shall not upon the parcel Create any noise 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 shall not park or stand any motor vehicle or other vehicle upon common property except with the written approval of the Owners' Corporation.

3. Obstruction of common property

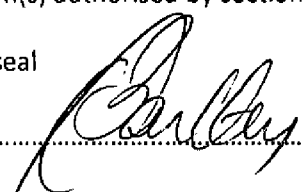
An owner or occupier of a lot shall not obstruct lawful use of common property by any person.

4. Damage to lawns, etc. on common property

An owner or occupier of a lot shall not:

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property; or
- (b) use for his own purposes as a garden any portion of the common property.

The seal of The Owners-Strata Plan No **55988** was affixed on **4/3/2019** 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(s): 

Name(s) [use block letters]: **DONNA BARTLEY**

Authority **STRATA MANAGING AGENT.**



20/4

5. Damage to common property

5(1) An owner or occupier of a lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or structure that forms part of the common deface, any structure that forms part of the common property without the approval in writing of the Owners Corporation, but this by— law does not prevent an owner or person authorised by him from installing:

(a) any locking or other safety device for protection of his lot against intruders; Or

(b) any screen or other device to prevent entry of animals or insects upon his lot,

subject to the locking or safety device or the screen or other device, as the case may be, being installed in a workmanlike manner and subject to its appearance, after it has been installed, being in keeping with the appearance of the rest of the building.

(2) Notwithstanding section 62 of the Strata Scheme Management Act, the owner of a lot shall maintain and keep in a state of good and serviceable repair any installation referred to in subclause (1) that services the lot.

6. Behaviour of owners and occupiers

An owner or occupier of a lot when upon common property shall be adequately clothed and shall 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 shall not permit any child of whom he has control to play upon common property within the building or unless accompanied by an adult exercising effective control, to be or to remain upon 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 shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the occupier of another lot or any person lawfully using common property.

9. Depositing rubbish etc. on common property

An owner or occupier of a lot shall not deposit or throw upon 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 the common property.

10. Drying of laundry items

An owner or occupier of a lot shall 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, etc

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

12. Storage of inflammable liquids, etc.

An owner or occupier of a lot shall not, except with the approval in writing of the Owners' Corporation, use or store upon his lot, or upon the common property, any inflammable chemical, liquid or gas or other inflammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

13. Moving furniture etc. on or through common property.

An owner or occupier of a lot shall not transport any furniture or large object through or upon common property within the building unless he has first given to the Executive Committee notice of his intention to do so sufficient in the circumstances to enable the Executive Committee to arrange for its nominee to be present at the time when he does so.

14. Floor coverings

An owner of a lot shall ensure that all floor space within his lot (other than that comprising a kitchen, laundry, lavatory or bathroom) is covered or otherwise treated to an extent sufficient to prevent the transmission therefrom of noise likely to disturb the peaceful enjoyment of the owner or occupier of another lot.

15. Garbage disposal

An owner or occupier of a lot:

(a) shall maintain within his 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;

(b) shall ensure that before refuse is placed in the receptacle it is securely wrapped or, in the case of tins or other containers, completely drained;

(c) for the purpose of having the garbage collected shall, not more than twelve hours before the time at which garbage is normally collected, place the receptacle within an area designated for that purpose by the Owners' Corporation;

(d) when the garbage has been collected shall promptly return the receptacle to his lot or other area referred to in paragraph (a); _

(e) shall not place any thing in the receptacle of ' the owner or occupier of any other lot except with permission of that owner or occupier; and

(f) shall promptly remove any thing which he or the garbage collector may have spilled from the receptacle and shall take such action as may be necessary to clean the area within which that thing was so spilled.

16. Keeping of animals

(1) Subject to Section 49(4), an owner of a lot, must not, without approval in writing from the Owners Corporation, keep any animals on the Lot or the Common Property.

This approval does not extend to tenants occupying any Lots forming part of Strata Plan 55988.

(2) The Owners Corporation must not unreasonably withhold its approval of the keeping of an animal on a lot or the common property by a lot owner.

17. Notice of alteration to lot

The owner of a lot shall not alter the structure of the lot without giving to the Owners Corporation , not later than 14 days before commencement of the alteration, a written notice describing the proposed alteration.

18. Appearance of lot

18. The owner or occupier of a lot shall 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.

19. Swimming Pool

19. An owner or occupier of a lot shall, and shall take all reasonable Steps to ensure that his invitees, comply with the following provisions in relation to the swimming pool:

- (a) no glass containers are to be taken into or used within the pool area;
- (b) any children under the age of ten (10) years are to be accompanied by an adult while within the pool area;
- (c) ball games are prohibited within the pool area;
- (d) the pool is to be used only between the hours of 7 am and 10 pm;
- (e) pets are prohibited within the pool area;
- (f) smoking is prohibited within the pool area;
- (g) bikes, skateboards and surfboards are prohibited within the pool area.

Special By Law 1 – Air conditioning units

An owner or occupier of a Lot has the permission to install a split system air-conditioner to their Lot under the following conditions:

The terms and conditions of this By-Law are:

- (a) each air-conditioning system is to be installed and maintained in a state of good order and repair and serviced by a qualified air-conditioning engineer;
- (b) all costs of future maintenance, repair and replacement of each air-conditioning system and any common property to which the system is attached and the running costs of the air-conditioning shall be paid by the owners for the time being of the lots benefited;
- (c) the owners for the time being of each lot benefited shall keep the air-conditioning system servicing such lot in a state of good order and repair and shall ensure that no rust stains emanating from such system affect any common property;
- (d) if an air-conditioning system falls into a state of disrepair or into a state which adversely affects the appearance of any part of the common property, then the owners for the time being of that lot benefited will if called upon by the Owners' Corporation replace the air-conditioning system or carry out all repairs and maintenance deemed necessary by the Owners' Corporation or any consultants engaged by or on behalf of the Owners' Corporation provided always that if such owners do not undertake the restoration work

6 of 9

within a reasonable time of being notified to do so by the Owners' Corporation, then the Owners' Corporation after giving notice of its intention to do so may engage a builder and/or trades people to carry out the appropriate work. Such owners will pay on demand the costs incurred by the Owners' Corporation in carrying out such work.

- (e) if an air-conditioning system is removed either at the instigation of the owners for the time being of the lot benefited or the Owners' Corporation then any part of the common property damaged as a result of the installation or removal of the system will be restored as nearly as is practicable to match the adjacent common property to the satisfaction of the Owners' Corporation and such restoration shall be at the expense of the owners for the time being of the lot benefited provided always that if the owners for the time being of the lot benefited do not undertake the restoration work within a reasonable time of being notified to do so by the Owners' Corporation after being given due notice the Owners' Corporation may engage a builder and/or trades people to carry out the appropriate work. The owners for the time being of the lot benefited will pay on demand the costs incurred by the Owners' Corporation in carrying out such work.
- (f) the air-conditioning system is to be installed and insulated to a standard deemed adequate by the Owners' Corporation against the transmission of noise and vibration either airborne or through the building structure or the ground;
- (g) The compressor is to be installed on the balcony against the dividing wall to adjacent unit
- (h) The condensation will drain to an evaporation pan located beneath the compressor unit
- (i) All wall penetrations shall only be through non-structural wall sections
- (j) Final approval shall be requested of the committee in consultation with Strata Management regarding its suitable installation.
- (k) No drilling into the balcony slabs, walls or waterproof membranes is to occur

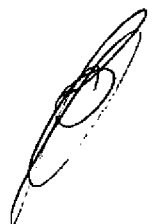
Special By Law 2 – Crimsafe or equivalent design screens to all external windows & doors

An owner or occupier of a Lot has the permission to install crimsafe or equivalent screens to all external windows and doors to their Lot under the following conditions:

The terms and conditions of this By-Law are:

- (a) each screen is to be installed and maintained in a state of good order and repair

7 of 9



- (b) all costs of future maintenance, repair and replacement of each screen and any common property to which the screen is attached shall be paid by the owners for the time being of the lots benefited;
- (c) the owners for the time being of each lot benefited shall keep the screens servicing such lot in a state of good order and repair and shall ensure that no rust stains emanating from the screens affect any common property;
- (d) if the screen falls into a state of disrepair or into a state which adversely affects the appearance of any part of the common property, then the owners for the time being of that lot benefited will if called upon by the Owners' Corporation replace screen or carry out all repairs and maintenance deemed necessary by the Owners' Corporation or any consultants engaged by or on behalf of the Owners' Corporation provided always that if such owners do not undertake the restoration work within a reasonable time of being notified to do so by the Owners' Corporation, then the Owners' Corporation after giving notice of its intention to do so may engage a builder and/or trades people to carry out the appropriate work. Such owners will pay on demand the costs incurred by the Owners' Corporation in carrying out such work.
- (e) if the screen is removed either at the instigation of the owners for the time being of the lot benefited or the Owners' Corporation then any part of the common property damaged as a result of the installation or removal of the screen will be restored as nearly as is practicable to match the adjacent common property to the satisfaction of the Owners' Corporation and such restoration shall be at the expense of the owners for the time being of the lot benefited provided always that if the owners for the time being of the lot benefited do not undertake the restoration work within a reasonable time of being notified to do so by the Owners' Corporation after being given due notice the Owners' Corporation may engage a builder and/or trades people to carry out the appropriate work. The owners for the time being of the lot benefited will pay on demand the costs incurred by the Owners' Corporation in carrying out such work.
- (f) final approval shall be requested of the committee in consultation with Strata Management regarding its suitable installation.
- (g) the screens are to be black in colour with the frames matching the existing colour scheme.

8/9

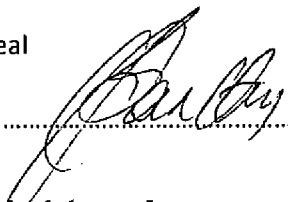


Special By-Law 3 – Minor Renovations:

The Owners Corporation in accordance with Section 110 (6) (b) of the Strata Schemes Management Act 2015, delegates the authority to approve Minor Renovations to the Strata Committee

The seal of The Owners-Strata Plan No **55988** was affixed on **4/3/2019** 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(s):



Name(s) [use block letters]:**DONNA BARTLEY**

Authority **STRATA MANAGING AGENT.**

