

CONSOLIDATED BY-LAWS STRATA PLAN 73731

AS CONSOLIDATED WITH THE NSW LAND REGISTRY SERVICE

BY-LAWS FOR 139 MYALL & 10-20 YALINBAH STREETS, TEA GARDENS NSW 2324

1 NOISE

An Owner or Occupier of a Lot must not create any noise on a Lot or the Common Property likely to interfere with the peaceful enjoyment of the Owner or Occupier of another Lot or of any person lawfully using Common Property.

2 VEHICLES

An Owner or Occupier of a Lot must not park or stand any motor or other vehicle on Common Property except with the prior 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 except on a temporary and non-recurring basis.

4 DAMAGE TO LAWNS & 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 prior 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 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 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 & 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

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 & 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

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 WINDOWS & 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
- (a) 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 & OTHER SUBSTANCES & 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 & OTHER OBJECTS ON OR THROUGH COMMON PROPERTY

- (1) 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.
- (2) An Owners Corporation may resolve that furniture or large objects 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 or large objects are to be transported, an Owner or Occupier of a Lot must not transport any furniture or large object 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 any thing 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) 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 any thing 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.

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.
- (3) Due to the nearby koala and wildlife sanctuary, under no circumstances will the Owners Corporation consent to the keeping of a cat 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 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).

19 PROVISION OF AMENITIES OR SERVICES

- (1) The Owners Corporation may, by special resolution, 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,
 - (d) Telecommunication services (for example, cable television).
- (2) If the Owners Corporation makes a resolution referred to in subclause (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.

20 WATER FEATURE

- (1) An Owner or Occupier of a Lot must not deposit or throw into the water feature any rubbish, dirt, dust or other material or discarded item.
- (2) An Owner or Occupier of a Lot must not drink from, walk, swim or otherwise enter the water feature.
- (3) An Owner or Occupier of a Lot must not cross or climb any fence or other boundary (whether such boundary be constructed or natural) surrounding the water feature.
- (4) The Owners Corporation will allow access to that part of Common Property containing the water feature and landscaped surrounds of the water feature to the Owner(s) of development Lots 10, 11, 12 and 13 (at the discretion of such Owner(s)) for the following purposes:
- (a) to monitor and maintain an acceptable standard of water quality in the water feature,
 - (b) to monitor and maintain the landscaped surrounds of the water feature,
 - (c) to clean the water feature and surrounds.

The entitlement in favour of each Owner(s) of development Lots 10, 11, 12 and 13 shall exist in favour of each Owner until registration of the Strata Plan for that Owner(s) development Lot.

21 WINDOW SAFETY DEVICES REPAIR & REPLACEMENT

- (1) The Owners Corporation will be responsible for the repair and maintain any Window Safety Devices – Child Safety installed within the Lot, with the following provisions:
- (a) If the lock or keys are missing or stolen from a Lot Owners Windows Safety Device, the Owners Corporation will immediately replace the Window Safety Devices and the cost of any works carried out to replace the missing or stolen items will be levied against the Lot Owner(s).
 - (b) If the lock or keys are damaged beyond repair from a Lot Owners Windows Safety Device, the Owners Corporation will immediately replace the Window Safety Devices and the cost of any works carried out to replace the damaged items will be levied against the Lot Owner(s).
 - (c) If the lock or keys are damaged but repairable from a Lot Owners Windows Safety Device, the Owners Corporation will immediately repair the Window Safety Devices and the cost of any works carried out to repair the damaged items will be levied against the Lot Owner(s).

- (d) The Owners Corporation will report any repairs or maintenance to the Window Safety Devices to the Lot Owner, immediately after the works have been undertaken to replace or repair these locks or keys. This action is ensure child safety is maintained within the Lot.
- (2) Lot Owners will be provided with a report and the invoice from the Window Safety Devices repairer as to the details of the repair/replacement.
- (a) Lot Owner shall be liable to compensate or indemnify the Owners Corporation against any costs that arise as a result of any additional work or administrative charges that are imposed upon the Owners Corporation for this repair/replacement.
- (3) The Owners Corporation shall have the following additional powers and authorities:
- (a) The Owners Corporation shall have the power to recover all costs outlined in Clause (1), (2) and (3) above from a Lot Owner as a debt by way of a levy charged to the Lot;
 - (b) Levies will be due and payable 35 days after the date the invoice is issued to the Lot Owner for the repair or replacement to the Window Safety Devices.
 - (c) The Owners Corporation may charge interest upon any contribution payable under this By-Law pursuant to Section 85 of the Act;
 - (d) The Owners Corporation may initiate debt recovery proceedings for any contributions pursuant to Section 86 of the Act.

22 DEVELOPMENT LOTS AGREEMENT – COMMON PROPERTY RIGHTS BY-LAW

This Agreement made the 11th day of October 2019.

BETWEEN: DEVELOPMENTS PTY TD ACN 628642393 ATF GTC DEVELOPMENTS UNIT TRUST ('GTC'), SUITE 6, 97 DARBY STREET, COOKS HILL NSW 2300

AND: THE OWNERS CORPORATION OF STRATA PLAN NO. 73731 ('OC'), C/- HUNTER STRATA MANAGEMENT, 444 HIGH STREET, MAITLAND NSW 2320.

WHERE AS:

- (A) **GTC** is the registered proprietor of the land at Tea Gardens, being Lots 11, 12 & 13 in Strata Plan 73731 ("Lots 11,12 & 13").
- (B) **OC** is the Owners Corporation for Strata Plan No. 73731.
- (C) **SDC** is the Strata Development Contract.
- (D) GTC is developing Lots 11, 12 & 13.
- (E) Upon registration of Strata Plan 73731 on 15 October 2004 a SDC was registered ("The Strata Development Contract").
- (F) The SDC expired on or about 15 October 2014.
- (G) The parties wish to enter into this Agreement to confirm the terms upon which GTC is to proceed to develop Lots 11,12 & 13 and otherwise to provide for the matters set out hereunder.

NOW THE PARTIES HEREBY AGREE AS FOLLOWS:

- (1) OC hereby consents to GTC developing lots 11,12 & 13 in SP 73731 by way of the construction of units in accordance with the terms of the Strata Development Agreement(as hereby amended) and the consent referred to in Clause 7 below.
- (2) The terms of the SDC which are applicable to the development of Lots 11, 12 & 13 shall be deemed to be part of this Agreement as if they were fully set out in this Agreement.
- (3) The terms of the SDC as imported into this Agreement shall be deemed amended as follows:
 - (A) Clause (x) under the heading 'Contribution to Common Property Expenses in each of stages 3, 4 & 5 should read as follows:
'Until a Strata Plan is registered over the relevant development Lot the Developer will be liable to pay levies as per the relevant units of entitlements at the date of the levy falling due and payable;'
 - (B) Clause 8 shall be deemed amended by deleting the words 'To be determined, but not more than 10 years from the date of registration of this Contract' and inserting in lieu thereof '31 December 2024;'
 - (C) Clause 5 (including the heading) will be deleted and replaced with the following:

5. WORKS AUTHORISED TO BE CARRIED OUT

- (i) that GTC is authorised to undertake the works described in Clause 7 of the Strata Development Contract (the '**AUTHORISED WORKS**').
- (ii) that the following covenants are implied into the SDC:

(A) OWNERS CORPORATION EXPENSES

The Developer agrees with the Owners Corporation that the Developer will pay the reasonable expenses incurred by the Owners Corporation:

- (a) in repairing damage to the common property caused in carrying out the authorised works, other than damage due to normal wear and tear; and
- (b) for any water, sewerage, drainage, gas, electricity, oil, garbage, conditioned air or telephone service, and other service prescribed by the regulation, used in carrying out the authorised works; and
- (c) For additional administrative costs connected with the authorised works, including the cost of giving notice of and holding any meeting required to obtain approval of a Strata Plan of subdivision; and
- (d) for any amounts due under the Strata Management Statement that are connected with the carrying out of the authorised works.

(B) STANDARD OF DEVELOPMENT

The Developer agrees with the other parties that:

- (a) the standard of the materials used, finishes effected, Common Property improvements, landscaping, roadways and paths; and
- (b) the heights of the buildings, other structures and works and the density of development, in all authorised works to be carried out under Clause 7 must not be inferior to or substantially different from those of the completed building and other structures and works forming part of the parcel, other than to the extent, if any, specified in the SDC.

(C) UNAUTHORISED USE OF THE PARCEL

The developer agrees with the other parties that the Developer will not use any part of the parcel or cause any part of the parcel to be used other than;

- (a) to the extent necessary to carry out the authorised works authorised under the SDC, or
- (b) to the extent specified in the SDC.

(D) RESTORATION OF COMMON PROPERTY

The Developer agrees with the other parties to make good, as soon as practicable, any damage to the common property or any part of the building and its site that is not subject to the strata scheme arising out of performance of the Strata Development Contract, whether or not the Strata Development Contract contemplates or permits the damage.

(E) RESTORATION OF DEVELOPMENT LOT

- (A) The developer agrees with the other parties to make good, as soon as practicable, any damage to a development lot or any part of the building and its site that is not subject to the strata scheme arising out of performance of the SDC, whether or not the SDC contemplates or permits the damage.

- (b) For the purposes of this covenant, damage does not include damage necessarily resulting from having carried out, in accordance with the SDC, the authorised works.
- (4) This Agreement is not an SDC under Part 5 of the *Strata Schemes Development Act 2015* or division 2A of the *Strata Schemes (Freehold Development) Act 1973*.
- (5) OC acknowledges that GTC has commenced carrying out the work referred to in the SDC in relation to Lots 11, 12 & 13.
- (6) The parties agree that in lieu of the plans attached to and forming part of the SDC the work will be carried out in accordance with the attached plans including the attached draft Strata Plan(s).
- (7) GTC agrees that it will in all respects in carrying out the work referred to in the SDC comply with the terms of the SDC (as hereby amended) and further will comply with the terms of the Notice of Determination (Consent) DA 1159/2002 dated 17 December 2002 in relation to the development as modified.
- (8) GTC agrees that it will provide their written consent to a Common Property rights by-law or by-laws authorising the works on Lots 11, 12 and 13 and that the by-laws will be registered on the Certificate of Title of the Common Property.
- (9) The parties agree that upon completion of the work set out above, GTC will arrange for Strata Plans of subdivision to be registered in relation to the development including the creation of by-laws consistent with the existing by-laws for Strata Plan 73731.
- (10) OC agrees that it will do all such acts and execute all such documents as may be necessary for the registration of the Strata Plans of Subdivision in relation to the development.

COMMON PROPERTY MEMORANDUM

OWNERS CORPORATION RESPONSIBILITY FOR MAINTENANCE, REPAIR OR REPLACEMENT

1. BALCONY & COURTYARDS	<ul style="list-style-type: none"> a) columns and railings b) doors, windows and walls (unless the plan was registered before 1 July 1974 – refer to the registered Strata Plan) c) Balcony ceilings (including painting) d) security doors, other than those installed by an Owner after registration of the Strata Plan. e) original tiles and associated waterproofing, affixed at the same time of registration of the Strata Plan f) dividing fences on a boundary of the strata parcel that adjoin neighbouring land g) awnings within Common Property outside the cubic air space if a balcony courtyard h) walls of planter boxes shown by a thick line on the Strata Plan i) that part of a tree which exists within the Common Property
2. CEILING/ROOF	<ul style="list-style-type: none"> a) false ceilings installed at the time of registration of the Strata Plan (other than painting, which shall be the Lot Owner's responsibility) b) plastered ceilings and vermiculite ceilings (other than painting, which shall be the Lot Owner's responsibility) c) guttering d) membranes

3. ELECTRICAL	<ul style="list-style-type: none"> a) air conditioning systems serving more than one Lot b) automatic garage door opener, other than those installed by an Owner after the registration of the Strata Plan and not including any relate remote controller c) fuses and fuse board in meter room d) intercom handset and wiring serving more than one Lot e) electrical wiring serving more than one Lot f) light fitting serving more than one Lot g) power point sockets serving more than one Lot h) smoke detectors whether connected to the fire board in the building or not (other than fire safety equipment subject to the regulation made under <i>Environmental Planning and Assessment Act 1979</i>) i) telephone, television, internet and cable or internet wiring serving more than one Lot, regardless of whether it is contained within any Lot or on Common Property j) lifts and lift operating systems
4. ENTRANCE DOOR	<ul style="list-style-type: none"> a) original door lock or its subsequent replacement b) entrance door to a Lot including all door furniture and automatic closer c) security doors, other than those installed by an Owner after the registration of the Strata Plan
5. FLOOR	<ul style="list-style-type: none"> a) original floorboards or parquetry flooring affixed to Common Property floors b) mezzanines and stairs within Lots, if shown as a separate level in the Strata Plan c) original floor tiles and associated waterproofing affixed to Common Property floors at the time of registration of the Strata Plan d) sound proofing floor base (e.g. magnesite), but not sound proofing installed by an Owner after the registration of the Strata Plan
6. GENERAL	<ul style="list-style-type: none"> a) Common Property walls b) the slab dividing two storeys of the same Lot, or one storey from an open roof area e.g. a townhouse or villa (unless the plan was registered before 1 July 1974 – refer to the registered Strata Plan) c) any door in a Common Property wall (including all original door furniture) d) skirting boards, architraves and cornices on Common Property walls (other than painting which shall be the Lot Owner's responsibility) e) original tiles and associated waterproofing affixed to the Common Property wall at the time of registration of the Strata Plan f) ducting cover or structure covering a service that serves more than one Lot or the Common Property g) ducting for the purposes of carrying pipes servicing more than one Lot h) exhaust fans outside the Lot i) hot water service located outside of the boundary of any Lot or where that service serves more than one Lot j) letter boxes within the Common Property k) swimming pool and associated equipment l) gym equipment

7. PARKING/GARAGE	<ul style="list-style-type: none"> a) carports, other than those within the cubic space of a Lot and referred to in the Strata Plan, or which have been installed by an Owner after the registration of the Strata Plan. b) electric garage door opener (motor and device) including automatic opening mechanism which serves more than one Lot c) garage doors, hinge mechanism and lock, if shown by a thick line on the Strata Plan or if outside the cubic space of the Lot d) mesh between parking spaces, if shown by a thick line on the Strata Plan
8. PLUMBING	<ul style="list-style-type: none"> a) floor drain or sewer in Common Property b) pipes within Common Property wall, floor or ceiling c) main stopcock to unit d) stormwater and onsite detention systems below ground
9. WINDOWS	<ul style="list-style-type: none"> a) windows in Common Property walls, including window furniture, sash cord and window seal b) insect-screens, other than those installed by an Owner after the registration of the Strata Plan c) original lock or other lock if subsequently replaced by the Owners Corporation

LOT OWNER RESPONSIBILITIES FOR MAINTENANCE, REPAIR OR REPLACEMENT

1. BALCONY & COURTYARD	<ul style="list-style-type: none"> a) awnings, decks, pergola, privacy screen, louvres, retaining walls, planter walls, steps or other structures within the cubic space of a balcony or courtyard and not shown as Common Property on the Strata Plan b) that part of a tree within the cubic space of a Lot
2. CEILING/ROOF	<ul style="list-style-type: none"> a) false ceilings inside the Lot installed by an Owner after the registration of the Strata Plan
3. ELECTRICAL	<ul style="list-style-type: none"> a) air conditioning systems, whether inside or outside of a Lot, which serve only that Lot b) fuses and fuse boards within the Lot and serving only that Lot c) in-sink food waste disposal systems and water filtration systems d) electrical wiring in non-Common Property walls and serving only that Lot
4. ENTRANCE DOOR	<ul style="list-style-type: none"> a) door locks additional to the original lock (or subsequent replacement of the original lock) b) keys, security cards and access passes
5. FLOOR	<ul style="list-style-type: none"> a) floor tiles and any associated waterproofing affixed by an Owner after the registration of the Strata Plan b) lacquer and attaining on surface floor boards or parquetry flooring c) internal carpeting and floor coverings, unfixed floating floors d) mezzanines and stairs with Lots that are not shown or referred to in the Strata Plan
6. GENERAL	<ul style="list-style-type: none"> a) internal (non-Common Property) walls b) paintwork inside the Lot (including ceiling and entrance door) c) built-in wardrobes, cupboards, shelving d) dishwasher e) stove f) washing machine and clothes dryer g) hot water service exclusive to a single Lot (whether inside or outside of the cubic space of that Lot) h) internal doors (including door furniture) i) skirting boards and architraves on non-Common Property walls j) tiles and associated waterproofing affixed to non-Common Property walls k) letterbox within a Lot l) pavers installed within the Lot's boundaries m) ducting cover or structure covering a service that serves a single Lot.

<p>7. PARKING/GARAGE</p>	<ul style="list-style-type: none"> a) garage door remote controller b) garage doors, hinge mechanism and lock where the Lot boundary is shown as a thin line on the Strata Plan and the door is inside the Lot boundary c) light fittings inside the Lot where the light is used exclusively for the Lot d) mesh between parking spaces where shown as a thin line, dotted line or no line on the Strata Plan (this will be treated as a dividing fence to which the <i>Dividing Fences Act 1991</i> applies)
<p>8. PLUMBING</p>	<ul style="list-style-type: none"> a) pipes, downstream of any stopcock, only servicing that Lot and not within any Common Property wall b) pipes and 'S' bend beneath sink, laundry tub or hand basin c) sink, laundry tub and hand basin d) toilet bowl and cistern e) bath f) shower screen g) bathroom cabinet and mirror h) taps and any associated hardware
<p>9. WINDOWS</p>	<ul style="list-style-type: none"> a) window cleaning – interior and exterior surfaces (other than those which cannot safely be accessed by the Lot Owner or Occupier) b) locks additional to the original (or any lock replaced by an Owner) c) window lock keys