



**LAND
REGISTRY
SERVICES**



CERTIFICATE ORDER SUMMARY

Transaction Details

Date: 17/11/2022 09:36

Order No. 77094159

Certificate No: 115467898

Your Reference: SP 52948

Certificate Ordered: NSW LRS - Copy of Dealing - Dealing AS628843

Available: Y

Size (KB): 1114

Number of Pages: 33

Scan Date and Time: 15/11/2022 17:13

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Lodger Details

Lodger Code 506460R
Name STRATA TITLE LAWYERS PTY LTD
Address L 10, UNIT 1, 46 MARKET ST
SYDNEY 2000
Lodger Box 1W
Email TOM@STRATATITLELAWYERS.COM.AU
Reference SP 52948

Land Registry Document Identification

AS628843

STAMP DUTY:

Consolidation/Change of By-laws

Jurisdiction NEW SOUTH WALES

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference	Part Land Affected?	Land Description
CP/SP52948	N	

Owners Corporation

THE OWNERS - STRATA PLAN NO. SP52948
Other legal entity

Meeting Date

27/10/2022

Repealed by-law No.

Details Special Condition 13

Added by-law No.

Details Special by-law 13

Amended by-law No.

Details Not Applicable

The subscriber requests the Registrar-General to make any necessary recording in the Register to give effect to this instrument, in respect of the land or interest described above.

Attachment

See attached Conditions and Provisions

See attached Approved forms

Execution

The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.

The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of THE OWNERS - STRATA PLAN NO. SP52948

Signer Name LEANNE KAWALSKY

Signer Organisation STRATA TITLE LAWYERS PTY LTD

Signer Role PRACTITIONER CERTIFIER

Execution Date 14/11/2022

Form: 15CH
Release: 2.3

**CONSOLIDATION/
CHANGE OF BY-LAWS**

Leave this space clear. Affix additional pages to the top left-hand corner.

New South Wales
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/SP52948
-------------------	---------------------------------------

(B) LODGED BY	Document Collection Box	Name Company STRATA TITLE LAWYERS Address SUITE 1, LEVEL 10, 46 MARKET STREET, SYDNEY 2000 E-mail info@stratatitlelawyers.com.au Contact Number (02) 9091 8068 Customer Account Number 136543 Reference SP52948	CODE CH
	1W		

- (C) The Owner-Strata Plan No. 52948 certify that a special resolution was passed on 27/10/2022
- (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. Special By-Law 13
 Added by-law No. Special By-Law 13
 Amended by-law No. NOT APPLICABLE
 as fully set out below :

- PLEASE SEE ATTACHED ANNEXURE "A" FOR CONSOLIDATED BY-LAWS
- REFER TO TABLE OF CONTENTS ON PAGE 2 FOR PAGE REFERENCES
- APPROVED FORM 23 IS ATTACHED AS ANNEXURE "B"

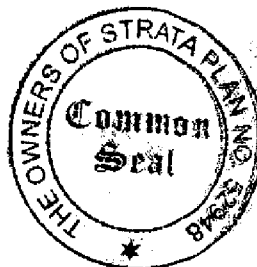
(F) A consolidated list of by-laws affecting the above mentioned strata scheme and incorporating the change referred to at Note (E) is annexed hereto and marked as Annexure "A"

(G) The seal of The Owners-Strata Plan No. 52948 was affixed on 8/11/22 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: Robert Crosbie

Authority: STRATA MANAGER



Signature:

Name:

Authority:

ANNEXURE "A"

SP 52948 Consolidated By-Laws

STRATA PLAN 52948 BY-LAWS

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ANNEXURE "A"

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A MODEL BY-LAWS (Schedule 2, Strata Schemes Management Regulation 2016)

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 on 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 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

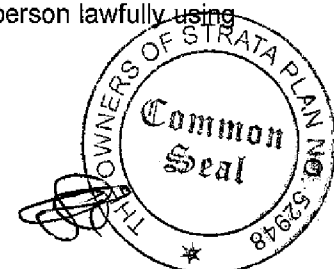
- (1) An owner or occupier of a lot must not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property without the approval in writing of the owners corporation.

Note: This by-law is subject to sections 109 and 110 of the *Strata Schemes Management Act 2015*.

- (2) An approval given by the owners corporation under clause (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
 - (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 106 of the *Strata Schemes Management Act 2015*, the owner of a lot must maintain and keep in a state of good and serviceable repair any installation or structure referred to in clause (3) that forms part of the common property and that services the lot.

6. Behaviour of owners and occupiers

An owner or occupier of a lot when on common property must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to the owner or occupier of another lot or to any person lawfully using common property.



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7. Children playing on common property in building

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

8. Behaviour of invitees

An owner or occupier of a lot must take all reasonable steps to ensure that invitees of the owner or occupier do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or any person lawfully using common property.

9. Depositing rubbish and other material on common property

An owner or occupier of a lot must not deposit or throw on the common property any rubbish, dirt, dust or other material 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 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 and 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 strata committee so as to enable the strata 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 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.

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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), and
- (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 section 157 of the *Strata Schemes Management Act 2015*, 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.
- (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).

ANNEXURE "A"

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B SPECIAL BY-LAWS

Special By-Law 1 Signs

The owner or occupier of a lot shall not cause any sign whatsoever to be erected within a lot which, when viewed from outside the lot, is visible from another lot, common property or public space.

Special By-Law 2 Amenities

The owner occupier of a lot shall ensure that any invitee utilising any common property facilities shall be accompanied at all times by an owner or occupier of a lot.

Special By-Law 3 Lot 3 Window

The Owner for the time being of lot 3 shall be entitled to a special privilege in respect of a common property window dividing the lounge room and the courtyard of the lot for the purpose of removing that section to permit the installation of a sliding door on the following terms and conditions:

- (a) The owner of Lot 3 shall at its sole expense carry out such works and shall be responsible for all future maintenance costs.
- (b) The work must be undertaken in a proper and workmanlike manner by a suitable qualified tradesperson.
- (c) The owner of Lot 3 must obtain any required approvals from Ryde City Council.
- (d) The Owner of Lot 3 shall indemnify, and keep indemnified, the Owners Corporation in respect of all claims, action, costs and expenses whether for injury to persons, or damage to property, arising in any way out of the carrying out of the works and future maintenance and the owner shall at time keep in effect a public risk insurance policy in a sum of not less than \$5,000,000 to cover the owners obligations hereunder.
- (e) If the owner defaults in the performance of any term or condition on this By-Law and such default continues for a period of fourteen (14) days after notice thereof is given to him by the Secretary of the Owners Corporation in writing, then the rights and privileges conferred by this By-Law may thereafter be terminated by an Ordinary Resolution of the Executive Committee of the Owners Corporation.
- (f) 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.
- (g) The Owner shall reimburse the Owners Corporation on demand for all legal and other costs reasonably incurred in the preparation and registration of this By-Law and in respect of any steps taken by the Owners Corporation to terminate this By-Law under paragraph (g) above.

Special By-Law 4 Satellite Dishes

In addition to the powers, authorities, duties and functions conferred to impose upon the Owners Corporation by the Act and the By-Laws, the Owners Corporation shall have the following additional powers, authorities, duties and functions:

1. The power to acquire and install satellite dishes and associated equipment to the property.

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2. The power and duty to repair and maintain and new and replace such equipment as may be necessary from time to time.

Special By-Law 5 Smoking

An owner or occupier and their invitees must not smoke whilst on any enclosed area of common property such locations to include but are not limited to building entrance, lift foyers, lifts, fire stairs, garage area, pool area, etc or smoking anywhere that smoke can drift into other lots causing a nuisance for those residents. Owners or occupiers shall be responsible to take reasonable steps to ensure that their invitees comply with this By-Law.

Special By-Law 6 Control of Excessive Water Usage

1. An owner and/or occupier of a lot must:
 - (a) Ensure that leaking taps and/or cisterns within the lot are promptly repaired to prevent loss of water.
 - (b) Not keep more than one washing machine within their lot space.
 - (c) Not use the washing machine in their lot space for any purpose other than to wash clothing, towels, bedding etc. used by residents of that lot.
2. The Owners Corporation shall by its agents, employees or contractors have the right to enter a lot to inspect the laundry, bathroom and kitchen areas to ensure compliance with this By-Law, after giving the occupier of the lot not less than 7 days' notice. Such notice shall include the date and time on which access is required, and by whom access will be required. Such notice shall be deemed to have been served on the occupier of the lot on the day that it is placed in the letter box associated with the lot.
3. If taps and/or cisterns within an owner's lot are leaking and require rectification, and the owner fails to have the required rectification works carried out within 14 days of being requested to do so in writing by the Owners Corporation, the Owners Corporation shall be entitled to arrange for any necessary rectification work to leaking taps and/or cisterns, and shall be entitled to recover the cost of such rectification works from the lot owner as a debt. For this purpose, the Owners Corporation shall be entitled to access to the lot, in accordance with the method set out in clause 2 above.

Special By-Law 7 Lot 136 and Lot 137 Improvements

1. This by-law confers on the Owner special privileges in respect of part of the common property as a consequence of the improvements to be made to the Owner's lot.
2. The special privileges conferred by this by-law are the rights to alter and use the common property by making improvements that affect the common property.
3. "Improvements" means the alterations and additions undertaken by the Owner (at the Owner's cost and to remain the Owner's fixture) to remove part of the common wall separating the dining and living room areas of Lot 136 and Lot 137, as described in the structural engineering report and drawing prepared by Murdocca & Associates Pty Ltd dated 14 January 2012, annexed to this by-law and marked "A".
4. The Owners Corporation acknowledges that other aesthetic works are being undertaken by the Owner that do not affect common property and do not require the consent of the Owners Corporation.

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5. The Owners Corporation, under this by-law, provides its consent for the special privileges granted to the Owner.
6. To the extent of any inconsistency with previous by-laws, this by-law prevails.

Conditions

7. The Owner must obtain written approval for the Improvements from the relevant consent authority under the Environmental Planning and Assessment Act 1979 (if required) and any other relevant statutory authority whose requirements apply to making the improvements.
8. The Owner must ensure that any party carrying out the Improvements effects and maintains contractors all works insurance, workers compensation insurance and public liability insurance in the amount of \$10,000,000 and provides certificates of currency evidencing the insurance on request by the Owners Corporation.
9. The Owner must submit to the Owners Corporation the following documents relating to the making the Improvements prior to obtaining written approval from the Owners Corporation:
 - (a) Plans and drawings;
 - (b) Specifications of work; and/or
 - (c) Any other documents reasonably required by the Owners Corporation.
10. The Owner must ensure that the Improvement comply with the standards as set out in the Building Code of Australia (BCA) current at the time the documents relating to the making of the Improvements are submitted to Owners Corporation.

Carrying out the Improvements

11. In carrying out the Improvements, the Owner must:
 - (a) Transport all construction materials, equipment, debris and other material, in the manner reasonably directed by the Owners Corporation.
 - (b) Protect all areas of the building outside their lot from damage by making the Improvements or the transportation of construction materials, equipment, debris;
 - (c) Keep all areas of the building outside their lot clean and tidy throughout the performance of making the Improvements;
 - (d) Only make the Improvements at the times approved by the Owners Corporation;
 - (e) Not create noise that causes unreasonable discomfort, disturbance or interference with activities of any other occupier of the building;
 - (f) Remove all debris resulting from making the Improvements immediately from the building; and
 - (g) Comply with the requirements of the Owners Corporation to comply with any by-laws and any relevant statutory authority concerning the performance of making the Improvements.
12. The Owner must ensure that the Improvements shall be done:
 - (a) In a proper and workmanlike manner and by duly licenced contractors; and
 - (b) In accordance with the drawings and specifications approved by the local council and the Owners Corporation.

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After completing the Improvements

13. The Owner must deliver to the Owners Corporation the following documents relating to the Improvements:
 - (a) Certification by an engineer nominated by the Owners Corporation as to the structural integrity of the Improvements and the building (if required); and
 - (b) Any other document reasonably required by the Owners Corporation.
14. The Owner must, at the Owner's cost:
 - (a) Properly maintain and keep the common property to which the Improvements are erected or attached in a state of good and serviceable repair; and
 - (b) Properly maintain and keep the Improvements in a state of good and serviceable repair and must replace the Improvements (or any part of them) as required from time to time.
15. The Owner may at any time reverse and restore the Improvements made under this by-law to reseparate Lots 136 and 137 in accordance with the conditions applicable to make the Improvements under this by-law.

Liability and Indemnity

16. The Owner indemnifies the Owners Corporation against all loss and damage suffered by the Owner as a result of making the Improvements including the repair and maintenance of the Improvements and liability under section 65(6) of the Strata Schemes Management Act 1996 in respect of repair of the common property attached to the Improvements.
17. Any loss and damage suffered by the Owners Corporation as a result of making the Improvements may be recovered from the Owner as a debt due to the Owners Corporation on demand with interest at the rate of 10% per annum until the loss and damage is made good.
18. To the extent that section 62(3) of the Strata Schemes Management Act 1996 is applicable, the Owners Corporation determines it is inappropriate to maintain, renew, replace or repair the Improvements proposed under this by-law.
19. The Owner must pay the reasonable costs of the Owners Corporation of and incidental to the making and registering of this by-law.

Annexure A

Copy available upon request. Engineer Certificate and plan.

Special By-Law 8 Electronic Delivery of Notices

A document or notice may be served on the Owners Corporation, its Secretary or Strata Committee on the owner of a lot by electronic means only if they have previously given the Owners Corporation an email address for the service of notices. Such a notice is deemed to have been served when transmitted by the sender providing that the sender does not receive an electronic notification of unsuccessful transmission within 24 hours.

A document or notice may be served on the Owners Corporation, its Secretary or Executive Committee by the owner of a lot by electronic means and the document is sent to the strata managers email address. Such a document is deemed to have been served if the sender does not receive an electronic notification of unsuccessful transmission within 24 hours and the owner receives confirmation from the Owners' Corporation that such document has been received.

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Special By-Law 9 Control of Common Gas Supply

In addition to the powers, authorities, duties and functions conferred upon the Owners Corporation by the Act and By-laws it shall have the following additional powers, authorities, duties and functions:

1. Enter a lot to inspect the common gas supply to cooking appliances;
2. Determine whether the common gas supply has been tapped for the supply to appliances other than the internal benchtop cooking appliances ("additional appliances").
3. Impose on the owner of those lots in which the common gas supply has been diverted to additional appliances, an annual charge equal to the reasonable estimate usage of gas having regard to the rated gas consumption of the additional appliances; all such estimates to be at the absolute discretion of the Owners Corporation acting reasonably;
4. Determine that such annual charge be a levy for the purposes of enforcing the payment thereof;
5. Vary the annual charge having regard to the cost of gas imposed on the Owners Corporation;
6. Impose a retrospective levy on lots found to have tapped the common gas supply without permission from the Owners Corporation, any such charge to be at the absolute discretion of the Owners Corporation acting reasonably;
7. Continue to bill such levy until confirmation from a licensed gas fitter is received advising that no diversion of gas supply exists within a lot.
8. An owner and/or occupier of a lot must NOT connect an additional appliance to the common gas supply without
 - a. First notifying the Owners Corporation in writing of the intention to so do;
 - b. Using only the services of a licensed gas fitter as approved by the Owners Corporation to carry out the installation;
 - c. Paying any charge when levied for the consumption of gas determined by the Owners Corporation;
 - d. Be responsible for the maintenance and repair of all fittings, pipe work and appliances attached to the common gas supply other than the gas supply piping to the boundary of the lot.
9. In the event the individual gas meters are installed to each and every lot such the consumption can be billed to each lot on a strictly metered basis the above requirements shall cease to have effect from the date of commencement of such direct billing of gas consumption.

Special By-Law 10 Gas, water and sewerage charges for service and supply

Definitions

1. In this by-law:-
 - a) Words importing the singular include the plural and vice versa;
 - b) Words importing a gender include any gender
 - c) Words defined in the Act have the meaning given to them in that Act.
 - d) 'The Act' means the Strata Schemes Management Act 2015 (NSW) as amended from time to time.

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- e) "Lot" means each respective lot in Strata Plan No. 52498.
- f) "Occupier" means the occupier, lessee or licensee of a Lot.
- g) "Owner" means the registered proprietor of a Lot or the mortgagee in possession of a Lot.
- h) "Service Provider" means any provider of services within or about the scheme, including but not limited to any gas provider.

Background

1. As at the date of making this by-law, Strata Plan No. 52948 comprises 193 units in four towers and 25 townhouses. Unit owners are individually charged for water and sewerage services. The water supply to units is charged to the Owners Corporation. Unit owners are charged a fee for the supply of gas hot water, calculated by an individual unit meter, and a service charge for hot water per unit. The supply of gas for cooking purposes is charged to the Owners Corporation.

Owners of townhouses pay for services and supply of water, sewerage services, water usage, gas hot water usage and supply, and supply and charges for gas for cooking purposes.

2. On and from 15 February 2018, an owner or occupier of a Lot which is a townhouse in which a gas water heater or bayonet for gas heating has been installed, shall be required to have the gas water heater and gas heater bayonet connected to a separate gas meter relating solely to that Lot, and shall be liable to pay all charges associated with the supply of gas to the gas water heater and gas heater bayonet.
3. On and from 15 February 2018, an owner or occupier of a Lot which is a townhouse in which a gas water heater or bayonet for gas heating has been installed, shall indemnify and keep indemnified the Owners Corporation in respect of all gas service and supply charges associated with the supply of gas to operate the gas water heater or any gas heating appliance connected to a gas bayonet installed in the Lot.
4. On and from 15 February 2018, an owner or occupier of a Lot which is a townhouse in which a gas water heater or bayonet for gas heating has been installed, shall not be required to reimburse the Owners Corporation for any common property gas services or supply, and shall only be liable to pay for the gas service and supply as calculated in accordance with clauses 2 and 3 above,
5. In addition to the powers, duties and functions conferred or imposed on the Owners Corporation by the Act, the Owners Corporation shall have the following powers:
 - (a) to determine a fair and equitable method of sharing gas and water charges amongst all Lot owners;
 - (b) to refund to townhouse owners, the amounts paid by them to utility suppliers in respect of the Lot, other than the Owners Corporation, for the supply of water and gas, but not including the water and gas service or connection charges, provided that the Owners Corporation shall not be liable to refund any sum to a townhouse owner unless:
 - (i) the owner has paid the relevant invoice due to the gas or water supply provider;
 - (ii) the owner provides to the Owners Corporation within 60 days of payment, evidence of payment of the relevant invoice issued by a gas or water supply provider;

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- (iii) the claim for reimbursement form prescribed by the Owners Corporation from time to time is used by the owner for the purpose of claiming a refund; and
 - (iv) the claim for reimbursement of an amount paid to a gas or water supply provider is made within 60 days of the date on which the amount was payable to the gas or water supply provider.
6. On and from 15 February 2018, an owner or occupier of a Lot which is a townhouse in which a gas water heater or bayonet for gas heating or the use of any other gas appliance has been installed, the owner or occupier shall not be entitled to claim any refund from the Owners Corporation pursuant to clause 5 above.
 7. In the event of any dispute about the entitlement of an owner to a refund, pursuant to clause 5, the Strata Committee in its absolute discretion shall determine the amount, if any, of any refund to be paid to the owner.
 8. If at any time after the making of this by-law, a Lot has an individual gas or water meter installed to calculate gas and water usage by that Lot, the owner shall cease to be entitled to any refund for gas and water supply by the Owners Corporation on and from the date on which the supply of gas and water is calculated by an individual meter for the Lot, and the Lot owner shall be liable to pay all charges associates with the supply of gas and water to the Lot based on readings from the Lot gas and water meter and shall indemnify and keep indemnified the Owners Corporation in respect of all gas service and supply charges and water service and supply charges gas to the Lot and shall cease to be liable to reimburse the Owners Corporation for any common property gas services or supply.

Special By-Law 11 Unreasonable Communications

1. Introduction

This by law prohibits You engaging Unreasonable Communications or disseminating or publishing Personal Information.

2. Definitions

In this by-law, unless the context or subject matter otherwise indicates or requires:

"Communications" means any communications authored or generated by you or on your behalf and published or sent by you or on your behalf to the Owners Corporation, the Strata Committee (including past and present members of the Strata Committee), the Strata Manager, an Owner or an Occupier in any verbal or written form including telephone calls, notices, emails and letters;

"Lot" means a lot in the Strata Scheme; "Occupier" means an occupier of a Lot; "Owner" means an owner of a Lot;

"Owners Corporation" means The Owners - Strata Plan No. 52948;

"Personal Information" means the personal details of an Owner or Occupier including the residential or business address, email address or telephone number of an Owner or Occupier; "Strata Act" means the Strata Schemes Management Act 2015 and any regulations made thereunder;

"Strata Committee" means the strata committee of the Owners Corporation from time to time;

"Strata Manager" means the strata managing agent of the Owners Corporation from time to time appointed under the Strata Act; "Strata Scheme" means the strata scheme based on Strata Plan No. 52948 and any subdivisions thereof;

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"Unreasonable Communications" means Communications that are unreasonable due to the content (defamatory, offensive or otherwise), volume, length or duration, or frequency of the Communications; and

"You" means an Owner or Occupier.

3. Interpretation In this by-law:

- (a) Headings have been inserted for guidance only and do not affect the interpretation of this by-law;
- (b) References to any legislation or like provisions include any legislation or like provisions amending, consolidating or replacing the same, and all by-laws, ordinances, proclamations, regulations, rules and other authorities made under them;
- (c) Words importing the singular number include the plural and vice versa;
- (d) Where any word or phrase is given a definite meaning any part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning;
- (e) The provisions of this by-law only apply to the extent permitted by law;
- (f) Any provision of this by-law which is held by a court or tribunal to be illegal, invalid or unenforceable shall be severed from the by-law and the remaining provisions shall remain in effect;
- (g) If there is any inconsistency between this by-law and any other by-law applicable to the Strata Scheme, then the provisions of this by-law will prevail to the extent of that inconsistency.

4. Prohibiting unreasonable communications

- 4.1 You must not engage in or generate any Unreasonable Communications.
- 4.2 You must not assist, encourage or cause any other person including another Owner or Occupier to engage in or generate Unreasonable Communications.

5. Prohibiting Dissemination of Personal Information

- 5.1 You must not disseminate or publish via Communications any Personal Information without the prior written consent of the Owner or Occupier to whom the Personal Information relates.
- 5.2 You must not assist, encourage or cause any other person including another Owner or Occupier to disseminate or publish via Communications any Personal Information without the prior written consent of the Owner or Occupier to whom the Personal Information relates.

Special By-Law 12 General Renovations Protocol

DEFINITIONS

1. In this by-law:-

- a) Words importing the singular include the plural and vice versa;
- b) Words importing a gender include any gender;
- c) "The Act" means the Strata Schemes Management Act 2015 (NSW) as amended from time to time;
- d) "The Regulations" means the Strata Schemes Management Regulations 2016 (NSW) as amended from time to time;

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- e) "Common Property" means the common property within Strata Plan No. 52948;
- f) "Owner" means the owner or owners from time to time of a Lot in Strata Plan No. 52948;
- g) "Minor Renovations" has the meaning given to that term in Section 110 of the Act;
- h) "Cosmetic Work" has the meaning given to that term in Section 109 of the Act;
- i) "Major Works" means any works that are not Minor Renovations or Cosmetic Works or otherwise regulated by another By-Law and which includes but is not limited to works which:
 - (i) interfere with the support or shelter provided by a Lot, for another Lot, or for the Common Property;
 - (ii) alter any electrical, plumbing, drainage, gas or other service in or to a Lot;
 - (iii) affect the Common Property by attaching or affixing something to it, adding to it, removing part of it or altering it;
 - (iv) affect the structure of a lot, including but not limited to the removal of or installation of any walls or columns within a Lot; and/or
 - (v) require waterproofing in order to comply with the requirements of the Building Code of Australia.
- j) "Works" means Minor Renovations and Major Works collectively.

CONDITIONS

Approval to carry out works

2. An Owner may carry out Cosmetic Work without the approval of the Owners Corporation in accordance with Section 109 of the Act
3. An Owner shall not carry out any Minor Renovations until the Owners Corporation has approved the Minor Renovations by ordinary resolution at a duly convened general meeting, in accordance with the requirements of Section 110 of the Act.
4. An Owner shall not carry out any Major Works until the Owners Corporation has approved the proposed Major Works in writing and the Owner complies with the terms and conditions of this by-law.
5. Any application to the Owners Corporation by an Owner of a Lot for approval to carry out Works, must be in writing and be accompanied by plans and specifications for the Works, details of the proposed dates and times during which the work is to be carried out, means and times of access for delivery and removal of materials, tools and debris, and proposed arrangements for maintaining the security of the building while the Works are carried out.
6. If the proposed Works involve the removal or alteration of any structural element within the building, such as the removal of a wall, (whether load-bearing or not), the Owner shall provide to the Owners Corporation, drawings and certification from a practising structural engineer in favour of the Owners Corporation that the proposed Works will not detrimentally affect the structural integrity of the building or any part of it, and that the existing floors, walls, ceilings and roof are structurally adequate for the purposes of the proposed Works.
7. The Owners Corporation shall be entitled to engage an independent engineer to review the engineering documents provided by the Owner pursuant to clause 6 of this by-law and to inspect the Works. The Owner shall pay that independent engineer's fees on

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demand if the second engineer's opinion is that the proposed works will detrimentally affect the structural integrity of the building or any part of it, or that the existing floors, walls, ceilings and roof are not structurally adequate for the purposes of the proposed works. If the second engineer's opinion is the same as the Owners engineer, the Owners Corporation will pay the cost of the second engineer.

8. If the proposed Works involve the installation or replacement of a waterproofing membrane or flashing, the Owner must provide the Owners Corporation with written details of the membrane or flashing to be installed and a warranty to be provided by the manufacturer and installer.
9. If the proposed Works involve the installation of floor coverings or flooring other than carpet ("hard flooring") in a Lot that is directly above another Lot, the Owner must:
 - (a) provide the Owners Corporation with a floor plan outlining the proposed location of the hard flooring, identifying where carpet is being replaced by hard flooring;
 - (b) provide the Owners Corporation with details of the proposed acoustic underlay; and
 - (c) ensure that the finished floor has a weighted impact sound level (L_{nt,w} + C₁) reading of not more than 62 decibels, in accordance with the requirements of the Building Code of Australia.
10. If the Works will involve the use of jackhammers or percussion instrument tools, the Owner shall provide the Owners Corporation with a dilapidation report as to the condition of the Common Property and each Lot that is immediately adjacent to (above, below or beside) the Owner's Lot, at his own cost, prior to the commencement of the Works, if requested to do so by the Owners Corporation.
11. An Owner shall take all reasonable steps during the course of carrying out the Works to cover Common Property floors, carpets, walls and doors so as to protect them from damage, dust and soiling.
12. An Owner shall not be permitted to install or construct a kitchen, bathroom, or laundry above any part of a bedroom, living room or lounge room of a Lot below.

Repairs and Maintenance

13. Subject to the terms of this by-law, any amendment of the by-laws from time to time and any resolution of the Owners Corporation under Section 106(3) of the Act, the Owners Corporation shall continue to be responsible for the proper maintenance and keeping in a state of good and serviceable repair of the common property.
14. The Owner must properly maintain and keep the common property to which the Works are directly attached, or which is occupied by the Works, in a state of good and serviceable repair. 15. The Owner must properly maintain and keep the Works in a state of good and serviceable repair and must renew or replace the Works as necessary from time to time.

Before the Works

16. Before starting the Works, the Owner must provide the Owners Corporation with:-
 - (a) a copy of any requisite approval of the local Council, including all drawings, specifications, conditions and notes;
 - (b) a copy of any requisite construction certificate for the Works under Part 4A of the Environmental Planning and Assessment Act/ 1979;
 - (c) a copy of any requisite certificate of insurance relating to the performance of the Works under Section 92(2) of the Home Building Act 1989, if the value of the Works exceeds \$20,000;

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- (d) evidence of currency for the duration of the Works of Contractors' All Risks insurance cover to a minimum of \$20,000,000 per event, with an insurance office of repute (incorporating cover against public risk in respect of claims for death, injury, accident and damage occurring in the course of or by reason of the Works); and
- (e) 5 days' notice in writing prior to the date of commencement of the Works;
- (f) details of the proposed duration and times of the Works;
- (g) details of the persons carrying out the Works, including qualifications to carry out the Works;
- (h) arrangements to manage any resulting rubbish or debris; and
- (i) a bond of \$5,000 or such other amount to be specified by the Strata Committee from time to time, which may be used by the Owners Corporation to rectify any damage caused to the common property, or property of another Owner or occupier in the scheme, as a result of the Works or as a result of a breach of this by-law, in accordance with clauses 24, 25 and 26 below.

Performance of the Works

17. In undertaking the Works, the Owner by himself or herself, his or her agents, servants and contractors must:
- (a) use best-quality and appropriate materials and a licensed contractor to carry out the Works in a proper and skilful manner;
 - (b) comply with all conditions and requirements of the local Council;
 - (c) comply with the Building Code of Australia and all pertinent Australian Standards and any manufacturer's specifications;
 - (d) comply with all directions and requirements of any independent engineer engaged by the Owners Corporation pursuant to clause 7 of this by-law;
 - (e) permit the Owners Corporation's independent engineer access to the lot during the course of the Works for the purposes described in clause 7 of this by-law;
 - (f) comply with any plans and specifications submitted to the Owners Corporation;
 - (g) not allow obstruction of the Common Property by building materials, tools, machines, motor vehicles or debris;
 - (h) carry out the Works between 7:30 am and 5:30 pm from Monday to Friday, and between 8:00 am and 1 :00 pm on Saturdays (excluding public holidays or such other times as may be precluded by any conditions imposed by the Council or any other competent authority);
 - (i) comply with the terms of any approval given by the Owners Corporation under this by-law;
 - (j) transport all building materials, equipment, debris and other material in the manner reasonably directed by the Owners Corporation;
 - (k) remove all tools, building materials and debris from the Common Property at the end of each day during the course of the Works;
 - (l) clean all dirt, dust and debris from Common Property at the end of each day during the course of the Works, and at the conclusion of the Works, to the reasonable satisfaction of the Owners Corporation;

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- (m) not deposit any debris or building materials generated by the Works in the Owners Corporation's rubbish bins; and
- (n) cause as little inconvenience as reasonably possible to other Owners and occupiers.

After the Works

18. After completion of the Works, the Owner must provide the Owners Corporation with:
 - (a) notice that the Works have been completed;
 - (b) notice of any damage caused by the Works to any other Lot or common property;
 - (c) a copy of any requisite compliance certificate for the Works under Part 4A of the Environmental Planning & Assessment Act 1979;
 - (d) plans identifying the location of plumbing, gas and electrical services altered during the course of the Works; and
 - (e) copies of all membrane and flashing guarantees and warranties.
19. The Owner must exercise any guarantees or warranties provided to him in respect of the supply or installation of waterproofing membranes and flashings if called upon to do so by the Owners Corporation_

Damage

20. The Owner must repair promptly any damage caused or contributed to by the Works, including damage to the property of the Owners Corporation and the property of the Owner or occupier of another Lot in the strata scheme_

Indemnity

21. The Owner must indemnify the Owners Corporation against any loss or damage the Owners Corporation suffers as a result of the performance, repair, maintenance, renewal or replacement of the Works.

Insurance

22. The Owner must apply the proceeds of a claim in respect of insurance referred to in clause 14(c) of this by-law to the repair or completion of the Works, or to reimbursement for their prior repair or completion.
23. The Owners Corporation at its option may make and conduct any claim against an insurer in respect of insurance referred to in clause 14(c) or 14(d) of this by-law.
24. The Owners Corporation may apply all or any part of the bond to remedying, for its benefit or the benefit of an owner or occupier of another lot in the strata scheme, a breach on the part of the Owner of an obligation under this by-law_ It may do so without prejudice to any other right that may arise by reason of the breach.
25. The Owners Corporation must pay any residue of the bond to the Owner within 28 days of receiving written notice from the Owner that the Works have been completed provided no notice of any damage has been received by it as at that date.
26. The Owners Corporation must pay any residue of the bond to the Owner after deducting such sums as have been or are to be applied to the rectification of any damage caused by the Works to the property of the Owners Corporation or the owner or occupier of another lot in the strata scheme.

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Special By-Law 13 Cosmetic works, minor renovations and major renovations

(Repealed and replaced by special resolution passed on 27 October 2022.)

1. This by-law is made for the purposes of governing the carrying out of Works to a lot and/or the common property.
2. For the purpose of this By-law, 'Works' means the additions, replacements and alterations undertaken by the Owner (at the Owner's cost and to remain that Owner's fixtures) to their lot and the common property.
3. **Cosmetic Works - approval of owners corporation not required**
"Cosmetic Works" means any works that are not 'Minor Renovations' and not 'Major Renovations' and that do not require approval of the Owners Corporation and it includes, but it is not limited to work for the following purposes:
 - (a) installing or replacing hooks, nails or screws for hanging paintings and other things on walls,
 - (b) installing or replacing handrails,
 - (c) painting,
 - (d) filling minor holes and cracks in internal walls,
 - (e) laying carpet,
 - (f) installing or replacing built-in wardrobes,
 - (g) installing or replacing internal blinds and curtains.
4. Each Owner has the right under s 109 to undertake 'Cosmetic Works', however the Owner must not do anything on the lot or common property that is likely to affect the operation of fire safety devices in the lot or to reduce the level of fire safety in the lots or common property.
5. **Minor Renovations - approval by strata committee required**
Each Owner has the right to undertake "**Minor Renovations**", subject to the conditions set in this By-Law and limited to the following works:
 - (a) Renovating and or replacing a kitchen, a bathroom or a laundry (not including any waterproofing works including the replacement of waterproofing membranes);
 - (b) Changing recessed light fittings and / or other types of light fittings;
 - (c) Installing or replacing wood or other hard floors (not including the installation of 'floating floorboards' or alike material in bedrooms or bathrooms), subject to the terms of any existing flooring works by-law(s);
 - (d) Installing or replacing wiring or cabling or power or access points;
 - (e) Installing or replacing garage door motors;
 - (f) Work involving reconfiguring walls (not including load-bearing walls or any structural works);
 - (g) Installing a reverse cycle split system air conditioner (not affecting the external appearance of the building);
 - (h) Installing a solar photovoltaic system or solar hot water system;
 - (i) Installing a heat pump;
 - (j) Installing ceiling insulation;

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- (k) Installing double or triple glazed windows (that are in keeping with the external appearance of the lot);
 - (l) Installing or replacing venting to carry exhaust air outside from items such as:
 - (i) a range hood,
 - (ii) oven,
 - (iii) shower,
 - (iv) clothes dryer,
 - (v) gas heater, or
 - (vi) similar appliance.
6. Pursuant to section 110(6)(b) of the *Strata Schemes Management Act 2015* the Owners Corporation delegates its authority to the Strata Committee to decide whether to approve the Minor Renovations outlined in this by-law.
7. Where any works covered under clauses 3, 5 or 9 of this by-law were undertaken by an Owner before this by-law was made then any provision of this by-law concerning repair and maintenance and liability and indemnity will also apply to those works.
8. To the extent of any inconsistency with previous by-laws, this by-law prevails.
9. **Major Renovations - approval by the Owners Corporation required**
"Major Renovations" means all of and not limited to the following:
- (a) Work involving structural changes such as the removal of the whole or part of a load-bearing wall, or the installation of structural support beams;
 - (b) Work that changes the external appearance of a lot, including the installation of an external access ramp, awning, shutters, pergola or vergola or installation of a new window or door in a boundary wall of the lot;
 - (c) Waterproofing works to the bathroom, kitchen and/or laundry within a lot which includes the laying of a new waterproofing membrane;
 - (d) Waterproofing works to the external balconies and courtyards within a lot;
 - (e) The installation of a ducted air conditioning system;
 - (f) Work for which consent or another approval is required under any other Act such as development consent of the local council under the *Environmental Planning & Assessment Act 1979*.
10. An Owner must not undertake "Major Renovations" or "Minor Renovations" without providing the Strata Committee with:
- (a) a signed application form including the documents referred to in clause 12(b)(iii) applicable to the Owner's Minor or Major Renovations; and
 - (b) the Owner's written consent to be bound by the terms of this by-law in the form annexed to this by-law and marked "A".
- If approval is granted the Minor Renovations or Major Renovations works must comply with the conditions set out in this by-law.
11. The Owners Corporation is obliged to convene an Extraordinary General Meeting to determine whether the Major Renovations may proceed, and the Major Renovations are required to be passed by special resolution at a general meeting of the Owners Corporation, and the schedule of Major Renovations at Annexure B shall be updated on the Certificate of Title to authorise the carrying out of the Major Renovations.

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CONDITIONS

12. "Minor Renovations" and "Major Renovations" are subject to the following Conditions:

Before undertaking the works

- (a) The Owner must notify the Owners Corporation at least 21 days before undertaking the works and obtain the prior written approval for the works from -
 - (i) the Strata Committee of the Owners Corporation; and
 - (ii) the relevant consent authority under the *Environmental Planning and Assessment Act 1979* (if required); and
 - (iii) any other relevant statutory authority whose requirements apply to undertaking the works.
- (b) The Owners must submit to the Owners Corporation the following documents relating to undertaking the Minor or Major Renovations prior to obtaining written approval from the Strata Committee:
 - (i) a document indicating the proposed start and end dates (which upon approval and prior to commencement of the works must be confirmed with the Strata Committee or its appointed nominee);
 - (ii) a document including the full name and contact details of the person appointed to project manage the works;
 - (iii) documents relating to undertaking the works:
 - A. plans and drawings/ diagrams;
 - B. specifications of work (including product brochures, if available);
 - C. if the works involve the replacement or removal of any wall or walls, then a report from a licensed structural engineer and certification that the removal of the wall or walls shall not undermine the structural integrity of the building;
 - D. documents evidencing warranties, contractors' licences & insurances, reports & certifications of relevant building professionals, and the like;
 - E. any other documents reasonably required by the Strata Committee (including, but not limited to a by-law duly drafted by a specialised legal practitioner).
- (c) The Owner must ensure that any party carrying out the works effects and maintains contractors all works insurance, workers compensation insurance and public liability insurance in the amount of \$10,000,000 and any other insurance required by law and provides certificates of currency evidencing the insurance on request by the Owners Corporation.
- (d) The Owner must ensure that the works undertaken comply with the standards as set out in the Building Code of Australia (BCA) current at the time the works are undertaken.
- (e) An Owner installing or replacing wood or other hard floors must ensure that the works include the installation of a good quality acoustic underlay sufficient to prevent the transmission of noise to adjoining units.

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Payment of Bond

- (f) If required by the Owners Corporation, the Owner must provide a bond to the Owners Corporation via the Strata Managing Agent prior to commencing the works. The bond is for the purposes of ensuring that any minor damage to the common property doors, walls, tiles, flooring and any other common property may be rectified in a timely manner.
- (g) The amount of the bond referred payable by the Owner is to be paid in accordance with the following table:

Total cost of works	Amount of bond payable
Less than \$20,000	\$1,000
Greater than or equal to \$20,000	\$5,000

- (h) In the event the Owners Corporation decides to direct that bond money is due and payable to rectify damage to common property, then the following process shall apply:
- (i) The Owners Corporation shall give written notice to the Owner regarding the damage to common property.
- (ii) The Owner has ten (10) business days to rectify the damage to the satisfaction of the Owners Corporation, and to supply all evidence requested by the Owners Corporation regarding rectification of the damage.
- (iii) In the event that the works referred to in clause ii. above are not completed to the satisfaction of the Owners Corporation, the Owners Corporation may, subject to sections 120 and 122 of the *Strata Schemes Management Act 2015*, rectify the damage to common property and deduct the reasonable costs of same from the bond amount.
- (iv) In the event the costs of rectifying the damage to the common property exceed the bond amount, the difference shall be recoverable pursuant to the Liability and Indemnity clauses contained in this by-law.

Carrying out the works

- (i) In carrying out the works, the Owner must:
- (i) transport all construction materials, equipment, debris and other material, in the manner reasonably directed by the Strata Committee or its appointed nominee;
- (ii) protect all areas of the building outside their lot from damage by undertaking the works or the transportation of construction materials, equipment, debris;
- (iii) keep all areas of the building outside their lot clean and tidy throughout the performance of the works;
- (iv) ensure security of the building by not causing the front security door to be fixed open for an unreasonable period of time;
- (v) only undertake works at the times approved by the Strata Committee and in accordance with Council restrictions;
- (vi) not create noise that causes unreasonable discomfort, disturbance or interference with the activities of any other occupier of the building; and
- (vii) remove all debris resulting from undertaking the works immediately from the building in the manner reasonably directed by the Strata Committee or its appointed nominee.

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- (j) The Owner must ensure that the works shall be done:
 - (i) in a proper and workmanlike manner and by duly licensed contractors; and
 - (ii) in accordance with the drawings and specifications approved by the local council and the Strata Committee.

After completing the works

- (k) The Owner must notify the Owners Corporation that the works have been completed.
- (l) Where required by the Owners Corporation, the Owner must provide the Owners Corporation with:
 - (i) a certification by a structural engineer appointed by the Owners Corporation at the Owner's cost as to the structural integrity of the building; and
 - (ii) if the works involved waterproofing works, a waterproofing certificate by a Master Plumber or Certifier to evidence that the waterproofing has been applied in accordance with industry best practice and AS/NZS standards;
 - (iii) if the works involved the installation of a ducted or reverse cycle split system air conditioner, the owner must provide to the Owners Corporation a report from a qualified technician certifying that, upon inspection, the air conditioning and its associated condenser, pipes and conduit does not:
 - A. reduce the fire resistance level of any wall, or
 - B. produces noise that exceeds the dB(A) allowed under the Protection of the *Environment Operations Act 1997* (POEO Act) and (d) meets the energy consumption standards as prescribed under the relevant AS Standards.
 - (iv) if the works involved the installation or replacement of wood or other hard flooring, the Owner must provide to the Owners Corporation a report from an acoustic engineer of suitable expertise which certifies that the acoustic engineer has inspected the new flooring installations which form part of the works and those new flooring installations now achieve the anticipated performance standards that is expected of works carried out in accordance with clause 12(e) of this by-law.
 - (v) a certification from a Principal Certifying Authority under the *Environmental and Planning Assessment Act 1979* evidencing approval and sign-off of the relevant Building Certificates and Town Planning Approval.
 - (vi) any other document reasonably required by the Strata Committee in relation to the works undertaken by the Owner.

Repair and Maintenance

- 13. The Owner must, at the Owner's cost:
 - (a) properly maintain and keep the common property to which the works are erected or attached in a state of good and serviceable repair; and
 - (b) properly maintain and keep the works in a state of good and serviceable repair and must replace the works (or any part of them) as required from time to time.
- 14. If the Owner removes the works or any part of the works undertaken under this by-law, the Owner must at the Owner's own cost, restore and reinstate the common property to its original condition.

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15. If an Owner installs a solar photovoltaic system, a solar hot water system, an external air-conditioning unit or any other fixture to the common property roof, the Owner is responsible for the removal and reinstatement of same in the event the Owners Corporation deems such removal is necessary for the purpose of repairing and maintaining the common property roof.

Liability and Indemnity

16. The Owner indemnifies the Owners Corporation against:
- (a) any legal liability, loss, claim or proceedings in respect of any injury, loss or damage to the common property, to other property or person to the extent that such injury, loss or damage arises from or in relation to the works;
 - (b) any amount payable by way of increased insurance premiums by the Owners Corporation as a direct result of the works;
 - (c) any amount payable by way of increased fire safety compliance or local authority requirements as a direct result of the works; and
 - (d) liability under section 122(6) of the *Strata Schemes Management Act 2015* in respect of repair of the common property attached to the works.
17. Any loss and damage suffered by the Owners Corporation as a result of undertaking the works may be recovered from the Owner as a debt due to the Owners Corporation on written demand or at the direction of the Owners Corporation and, if not paid at the end of one (1) month from the date on which it is due, will bear until paid, interest at the rate of 10% per annum until the loss and damage is made good.
18. To the extent that section 106(3) of the *Strata Schemes Management Act 2015* is applicable, the Owners Corporation determines it is inappropriate for the Owners Corporation to maintain, renew, replace or repair the works proposed under this by-law, such works being the responsibility of the Owner pursuant to the Repair and Maintenance clauses of this by-law.
19. The Owner agrees to bear the Owner's Corporation's reasonable legal costs of the registration of the addendum to the Major Renovations work (\$500 GST) and also agrees to bear the Strata Managing Agent's reasonable costs for holding a general meeting to approve the Major Renovation (including printing and postage of agendas and minutes) and the costs of preparation and attendance at that meeting. These costs shall be incurred unless the Major Renovation approval can be included in the agenda for the Owner's Corporation's AGM.

Breach and Remedy

20. In the event an owner breaches this by-law, the Owners Corporation may:
- (a) pursuant to section 120(2) of the *Strata Schemes Management Act 2015*, take action against the Owner to replace the works or reinstate the common property affected by the works to its original condition.
 - (b) pursuant to section 120(5) of the *Strata Schemes Management Act 2015*, recover the costs incurred in carrying out the replacement or reinstatement works from the Owner as a debt.

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Annexure "A" to Special by-law 13 – Cosmetic Works, Minor Renovations and Major Renovations Strata Scheme 52948

Consent to Exclusive use and Special Privilege By-Law

TO: The Secretary The Owners – Strata Plan No. 52948

AND: The Registrar General
Land Registry Services NSW
Queens Square Sydney NSW 2000

I/We _____, being the owner(s) of Lot ____
in Strata Plan No. 52948 HEREBY CONSENT and agree to be bound by the terms and
conditions of Special by-law 13 – Cosmetic Works, Minor Renovations and Major Renovations
conferring special privileges on owners that has been passed by Special Resolution of all
owners and registered on the common property Certificate of Title.

Dated: _____

Signature(s) of Lot Owner(s)

Name(s) of Lot Owner(s)

Lot No. ____

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Renovation Application Special By-Law for Cosmetic, Minor and Major Renovations

Owners seeking to undertake renovations to their lots are required to comply with the Special By-Law for Cosmetic, Minor and Major Renovations (Renovations By-Law) and the following procedures:

1. Lot owners are required to provide details of the proposed Minor & Major renovations by completing the following Application Form and submitting it with the required supporting documents to The Strata Manager at least 21 days before undertaking any work.
2. Cosmetic renovations do not require strata approval, so you are free to proceed with those works without approval unless Minor or Major renovations also form part of your renovations.
3. The completed Application Form and supporting documents will then be circulated to the Strata Committee for review.
4. You will be advised if any further information is required to be provided.
5. You will be advised if approval has been provided in accordance with the Renovations By-Law.
6. Should a specific by-law be required (for works outside the scope of the Renovations By-Law) you will be asked to have one drafted, ideally by a strata specialist lawyer, which will then need to be submitted to a general meeting of the Owners Corporation.

No work may commence without the written approval of the Owners Corporation and non-compliance may result in penalties being applicable.

Other documentation that may be required:

Subject to the nature of the works you may also be asked to submit an Engineers Report, a Dilapidation Report or further detailed drawings, plans etc.

Should the works also require Council approval, a Development Approval (DA) or Complying Development Certificate (CDC) would need to be obtained from Council and a copy provided to the Owners Corporation. Please check with your local council to see if your proposed works fall into this category. Please note your works may be approved by Council and not by the Owners Corporation or vice versa. Works cannot commence until all require approvals have been obtained.

Hard Flooring

Should your application include to install hard flooring, please check whether there is a specific hard flooring by-law for your strata plan. These applications will then be dealt with either under the Hard Flooring By-Law or as a Minor Renovation under the Renovations By-Law.

Should you proceed to install hard-flooring you are encouraged to use the highest grade of underlay/sound insulation available (if not defined in the by-laws) to minimise the risk of any breaches of by-laws in relation to causing noise disturbance to other residents. You should be aiming to install flooring that creates no more noise to adjoining residents than would a good quality carpet and underlay. Please ensure that you independently check the quality of the underlay being proposed by your flooring installer as they frequently quote for the lowest cost rather than the highest quality. If noise complaints are received from adjoining residents you may be required to remove the timber flooring or install additional carpets, mats, runners, etc.

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**Application & Indemnity Form
Minor & Major Renovations**

Owners Names

Property Address

Postal Address (if different from above)

Email Address

Phone Numbers

For Minor and Major Renovations, the following documents should be provided with the completed application form (please refer to Renovations By-Law for further detail on items required):

- Plans, drawings, specifications and product brochures
- Project Manager & Contractors documents, including copy of insurances, licensing etc.
- Program of works including proposed start and end dates
- Program of any noisy works including demolition, wall removal, tile removal, etc.
- List of any works that will be visible from outside of the lot such as changes to walls/doors, pipes, cables, ducts
- Payment of Security Deposit - \$1,000 if works under \$20,000 or \$5,000 if works \$20,000 or greater
- Structural Engineers Report (if works include removal and/or replacement of load-bearing walls)
- Dilapidation Report (if required by the strata committee)
- Copy of Home Owners Warranty Insurance Policy (if works exceed \$20,000)
- Copy of Development Approval or Complying Development Certificate (if required by Council)

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Declaration:

1. I/We lodge this application in accordance with the terms and conditions of the Cosmetic Works, Minor Renovations and Major Renovations By-Law (Renovations By-Law) and agree to those terms and conditions.
2. I/We certify that the details provided in this application are to the best of my/our knowledge correct.
3. I/We agree to pay the Application Fee of \$120 + GST (allowance of 1 hour) for The Strata Manager to review this application, research by-laws and obtain instructions from the Strata Committee. That this amount will be charged directly to my strata levy account and that additional charges may apply if further time is required.
4. I/We agree that should permission be given by the Owners Corporation to proceed with the Major Renovations then the attached 'Consent Form' (**Annexure A to Special by-law 13**) will be signed and returned to the Strata Manager prior to the commencement of works.
5. I/We confirm that the works will be carried out in accordance with the plans and specifications provided in my application, and that any modifications to the plans and specifications are to be approved by the Owners Corporation.
6. I/We will use the services of appropriately qualified and licensed contractors who are covered by Public Liability insurance of at least \$10 million, as well as Workers Compensation insurance (where required) and will supply this information to the Owners' Corporation.
7. I/We will properly manage, supervise and be responsible for all activities of my/our tradespeople and will ensure they:
 - a. Comply with these conditions.
 - b. Only conduct work during Council permitted hours.
 - c. Notify all residents of the any noisy works that will take place, and the expected duration, at least one week before the commencement of noisy works.
 - d. Will be responsible for the daily cleaning of any dirt or debris left on common property, including the floors, walls, lifts, carparks, driveways, etc.
 - e. Will not store building materials or rubbish on common property at any time.
 - f. That all rubbish will be removed from the property and the common property waste bins will not be used under any circumstances.
 - g. Will not obstruct common property (inside or out) at any time and will ensure the safety of residents and the site throughout the project.
8. I/We will be personally responsible for any damage to common property as a result of these works and acknowledge that any damage to common property will be dealt with in accordance to Clause 12(h) of the Renovations By-Law.
9. I/We agree that a representative of the Owners Corporation has the right to inspect the work at any time with one day's notice.
10. Following completion of the works, I/We will provide written notice to the Strata Manager / Owners Corporation that the works have been completed.
11. When requested by the Owners Corporation at any time following completion of the works, I/We will provide the following documents:
 - a. a certification by a structural engineer appointed by the Owners Corporation at the Owner's cost as to the structural integrity of the building;

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- b. if the works involved waterproofing works, a waterproofing certificate by a Master Plumber or Certifier to evidence that the waterproofing has been applied in accordance with industry best practice and AS/NZS standards;
- c. if the works involved the installation of a ducted or reverse cycle split system air conditioner, the owner must provide to the Owners Corporation a report from a qualified technician certifying that, upon inspection, the air conditioning and its associated condenser, pipes and conduit does not:
 - (i) reduce the fire resistance level of any wall, or
 - (ii) produces noise that exceeds the dB(A) allowed under the Protection of the *Environment Operations Act 1997* (POEO Act) and (d) meets the energy consumption standards as prescribed under the relevant AS Standards;
- d. if the works involved the installation or replacement of wood or other hard flooring, the Owner must provide to the Owners Corporation a report from an acoustic engineer of suitable expertise which certifies that the acoustic engineer has inspected the new flooring installations which form part of the works and those new flooring installations now achieve the anticipated performance standards that is expected of works carried out in accordance with clause 12(e) of this by-law;
- e. a certification from a Principal Certifying Authority under the *Environmental and Planning Assessment Act 1979* evidencing approval and sign-off of the relevant Building Certificates and Town Planning Approval;
- f. any other document reasonably required by the Strata Committee in relation to the works undertaken by the Owner.

Signature of Owner(s):

Owners Names

Owners Signatures

Date

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Special By-Law 14 Keeping of Animals

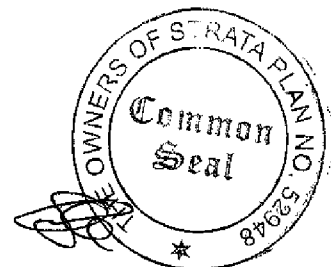
(Created by Dealing No. AQ793279, special resolution passed on 15 January 2021.)

- (1) Subject to section 139(5) the Strata Schemes Management Act 2015, 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.
- (2) The Owners Corporation delegates its authority to the Strata Committee to decide whether to approve the keeping of animals as outlined in this by-law.
- (3) Subject to and the provisions of this by-law, an owner or occupier of a lot may keep, with the written approval of the owners' corporation:
 - a. If the owner's lot is a unit, a Small Dog; or
 - b. If the owner's lot is a townhouse, a dog of any size,
excluding Dangerous, Menacing or Restricted Dogs within the meaning of the *Companion Animals Act 1998*.
- (4) In this by-law, **Small Dog** means a dog of an adult weight no heavier than 10 kg.
- (5) The Owner must make an application in writing to the Strata Committee and must supply all documents as required under this By-Law.
- (6) If an occupant seeking approval pursuant to clause (3) of this by-law is not the owner of the lot, the occupant must obtain consent in writing from the owner of the lot and provide same to the owners corporation upon request.
- (7) The Strata Committee may require, as a condition of approval, for the Animal to have undertaken a behavioural training course, and a certificate of completion to be furnished to the owners corporation from an accredited learning institution within 3 months of approval.
- (8) If approval to keep the Animal is granted, it is to apply for the remainder of the life of the Animal and would not apply for any replacement Animal in the event the Animal dies or goes missing.
- (9) If an owner or occupier of a lot is authorised to keep an animal on the lot, the owner or occupier must:
 - (a) keep the Animal within the lot (except when entering or leaving the lot);
 - (b) have the animal in a suitable carrier while on common property. (In the case of a dog, a leash may be used when on common property outside buildings.);
 - (c) take any action that is necessary to immediately clean all areas of the lot or the common property that are soiled by the Animal;
 - (d) ensure that all waste matter generated by the Animal is disposed of promptly and hygienically, so as to ensure that no unpleasant odour or other nuisance is caused;
 - (e) ensure that the Animal does not cause a nuisance or hazard to an owner or occupier of another lot, or unreasonably interfere with the use or enjoyment of another lot or of the common property;
 - (f) register that animal with the Owners Corporation by providing details to be able to reasonably identify the animal including breed, age and sex, and a recent photograph of the animal; and
 - (g) comply with the *Companion Animals Act 1998*.
- (10) In approving any applications made under this By-Law, the Strata Committee may impose further conditions or fees as it sees fit.

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- (11) If a dog kept by an owner or occupier of a lot is declared to be a "dangerous" or "menacing" dog pursuant to Part 5 the *Companion Animals Act 1998*, the owner or occupier of the lot must notify the owners corporation of the declaration immediately and ensure the animal is securely muzzled when it is on the common property. The Strata Committee may choose to revoke the approval.
- (12) An owner or occupier of a lot who keeps an assistance animal on the lot must, if required to do so by the owners corporation, provide evidence to the owners corporation demonstrating that the animal is an assistance animal as referred to in section 9 of the *Disability Discrimination Act 1992* of the Commonwealth.
- (13) Any loss and damage suffered by the Owners Corporation caused by an animal of whom the owner or occupier has control may be recovered from the owner or occupier as a debt due to the Owners Corporation on demand with interest at the rate of 10% per annum until the loss and damage is made good.
- (14) Should these conditions be breached or, on the receipt of three verified complaints about the Animal, then the approval to keep the Animal will be revoked by the Owners Corporation upon passing a resolution of the Strata Committee, and the Animal would need to be removed within 14 days thereafter.
- (15) Approvals, prior to 1st December 2020, for keeping animals are retained and subject to the provisions of this by-law.



ANNEXURE "B"

Approved Form 23

Attestation

The seal of The Owners - Strata Plan No.52948 was affixed on ^ 8/11/22 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: Robert Crossie Authority:

Signature: Name: Authority:

^ Insert appropriate date

