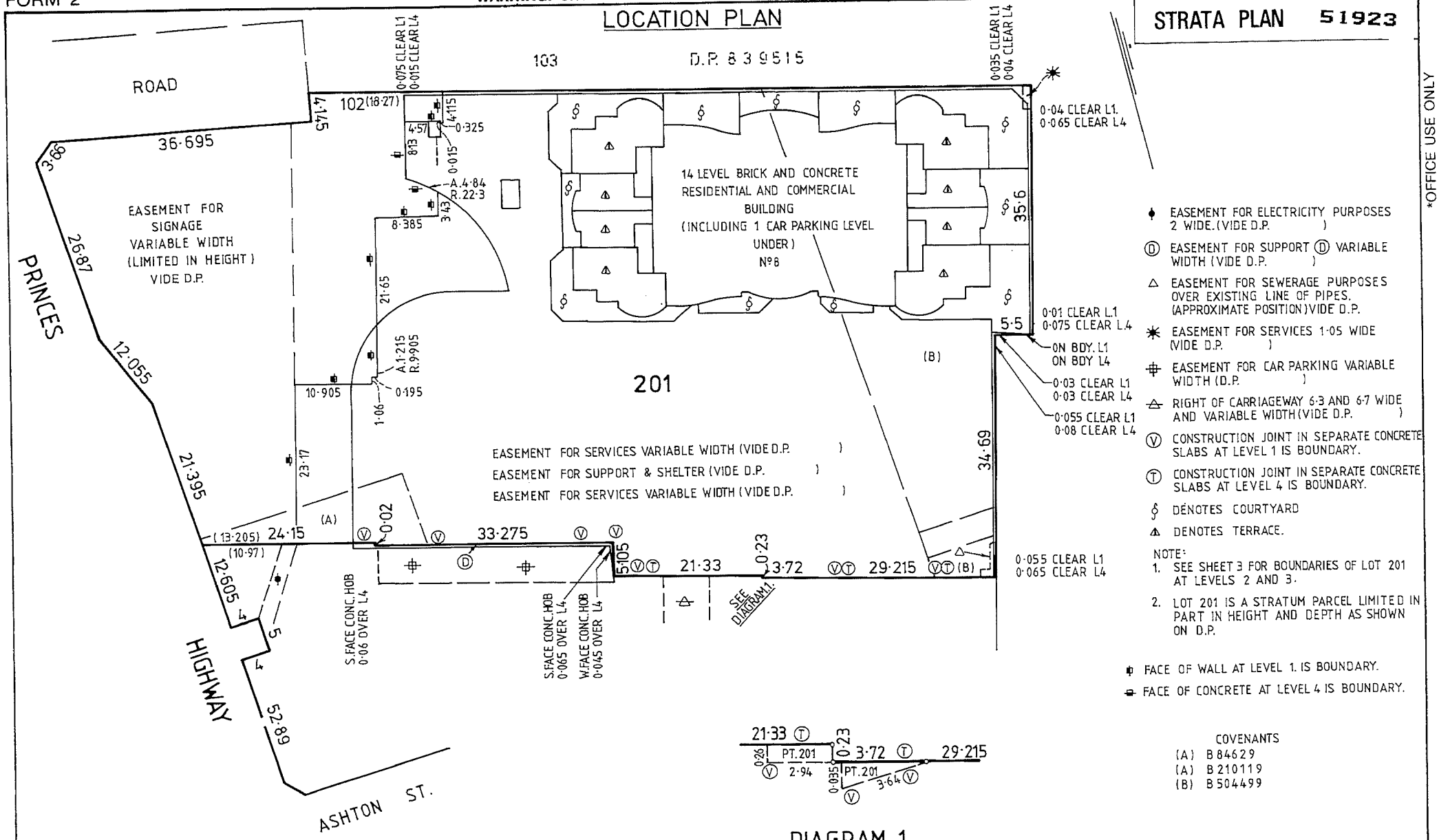
FORM 2

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Sheet No. 2 of 22 Sheets

STRATA PLAN 51923

LOCATION PLAN



- EASEMENT FOR ELECTRICITY PURPOSES 2 WIDE. (VIDE D.P.)
- (D) EASEMENT FOR SUPPORT (D) VARIABLE WIDTH (VIDE D.P.)
- △ EASEMENT FOR SEWERAGE PURPOSES OVER EXISTING LINE OF PIPES. (APPROXIMATE POSITION) VIDE D.P.
- ✳ EASEMENT FOR SERVICES 1·05 WIDE (VIDE D.P.)
- ⊕ EASEMENT FOR CAR PARKING VARIABLE WIDTH (D.P.)
- ⏢ RIGHT OF CARRIAGEWAY 6·3 AND 6·7 WIDE AND VARIABLE WIDTH (VIDE D.P.)
- (V) CONSTRUCTION JOINT IN SEPARATE CONCRETE SLABS AT LEVEL 1 IS BOUNDARY.
- (T) CONSTRUCTION JOINT IN SEPARATE CONCRETE SLABS AT LEVEL 4 IS BOUNDARY.
- § DENOTES COURTYARD
- ⚠ DENOTES TERRACE.

NOTE:
1. SEE SHEET 3 FOR BOUNDARIES OF LOT 201 AT LEVELS 2 AND 3.
2. LOT 201 IS A STRATUM PARCEL LIMITED IN PART IN HEIGHT AND DEPTH AS SHOWN ON D.P.

- FACE OF WALL AT LEVEL 1. IS BOUNDARY.
- FACE OF CONCRETE AT LEVEL 4 IS BOUNDARY.

COVENANTS
(A) B 84629
(A) B 210119
(B) B 504499

DIAGRAM 1
NOT TO SCALE

Reduction Ratio 1:500 **Lengths are in metres**

Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

SURVEYOR'S REFERENCE: 119271

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Ref: /Src:U

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FORM 2

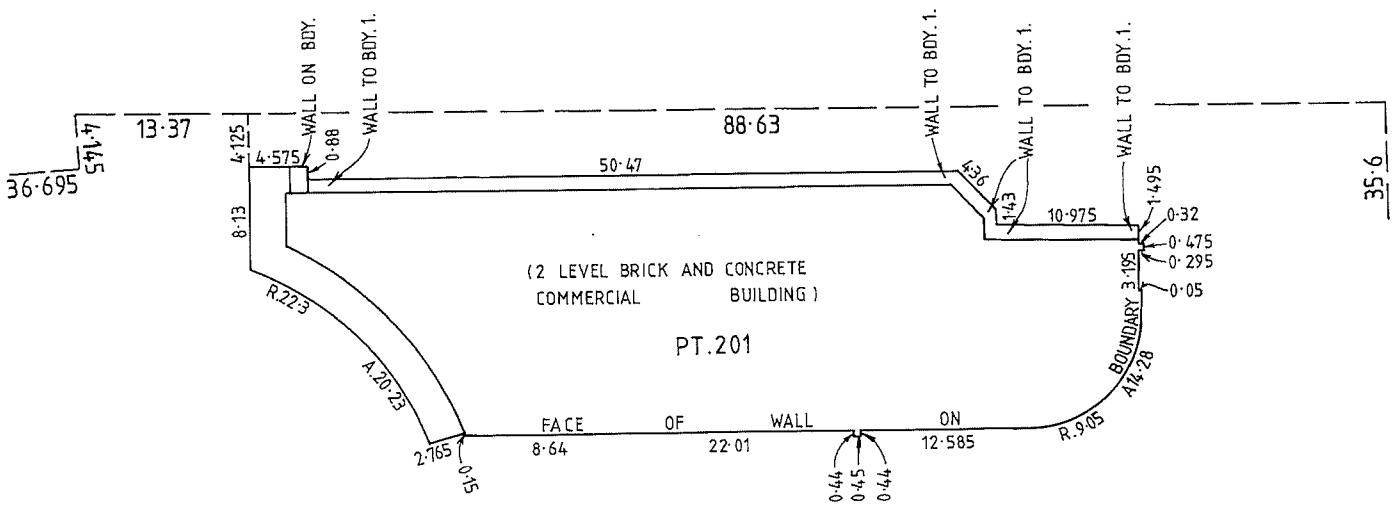
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STRATA PLAN 51923

*OFFICE USE ONLY

LOCATION PLAN

LEVELS 2 AND 3



Reduction Ratio 1: 400

Lengths are in metres

Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

SURVEYOR'S REFERENCE: 119271

STRATA PLAN 51923

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SCHEDULE OF UNIT ENTITLEMENT

LOT No	U.E.
1	105
2	66
3	46
4	78
5	78
6	59
7	32
8	35
9	57
10	42
11	45
12	42
13	42
14	32
15	37
16	47
17	40
18	42
19	42
20	42
21	36
22	41
23	36
24	37
25	33
26	33
27	40
28	33
29	37
30	36

LOT No	U.E.
31	36
32	37
33	42
34	37
35	38
36	35
37	35
38	35
39	38
40	35
41	38
42	37
43	37
44	37
45	42
46	38
47	38
48	36
49	36
50	36
51	38
52	36
53	38
54	37
55	37
56	38
57	44
58	39
59	41
60	37

LOT No	U.E.
61	37
62	37
63	39
64	37
65	39
66	38
67	38
68	39
69	47
70	40
71	42
72	37
73	37
74	37
75	40
76	37
77	40
78	39
79	39
80	40
81	46
82	41
83	43
84	38
85	38
86	38
87	41
88	38
89	41
90	40

LOT No	U.E.
91	40
92	41
93	48
94	43
95	44
96	39
97	39
98	39
99	41
100	39
101	41
102	41
103	41
104	42
105	40
106	40
107	40
108	42
109	42
110	43
111	87
112	77
113	74
114	77
115	43
116	43
117	43
118	69
119	66
120	66
121	72
122	43
123	43

AGG. 5310

Reduction Ratio 1:

Lengths are in metres

Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

SURVEYOR'S REFERENCE: 119271

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FORM 2

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STRATA PLAN 51923

Sheet No. 5 of 22 Sheets

LEVEL 1 PARKING

SHEET 8 ADJOINS

SHEET 6 ADJOINS

PT 79

PT 50

PT 109 (31m²)
PT 110 (30m²)
PT 115 (30m²)
CP DETENTION TANK
PT 112 (16m²)
PT 113 (15m²)
PT 119 (15m²)
PT 120 (14m²)
PT 16 (31m²)
PT 27 (29m²)
PT 123 (29m²)
PT 112 (29m²)
PT 113 (29m²)
PT 119 (44m²)
PT 120 (35m²)
PT 122 (31m²)
PT 116 (31m²)
PT 117 (35m²)
PT 14 (15m²)
PT 23 (15m²)
PT 97 (15m²)
PT 83 (26m²)
PT 70 (20m²)
PT 80 (26m²)
PT 93 (29m²)
PT 44 (16m²)
PT 43 (15m²)
PT 88 (27m²)
PT 90 (27m²)
PT 87 (14m²)
PT 81 (28m²)
PT 45 (14m²)
PT 86 (19m²)
PT 94 (15m²)
PT 85 (19m²)
PT 82 (31m²)
PT 47 (17m²)
PT 48 (23m²)
CP STAIRS
CP

■ DENOTES STORE
V DENOTES VISITOR PARKING (CP)
CP DENOTES COMMON PROPERTY
ALL AREAS ARE APPROXIMATE

⊕ DENOTES PROLONGATION OF FACE OF COLUMN
⊕ DENOTES PROLONGATION OF CENTRE OF COLUMN

BOUNDARIES SHOWN THUS ARE TO CORNER OF COLUMN OR WALL
BOUNDARIES SHOWN THUS ARE TO CENTRE OF COLUMN AT FACE

Reduction Ratio 1: 200

Lengths are in metres

Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

SURVEYOR'S REFERENCE: 119271

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FORM 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA PLAN 51923

Sheet No. 6 of 22 Sheets

LEVEL 1 PARKING

SHEET 5 ADJOINS

SHEET 7 ADJOINS

(R) RIGHT OF CARRIAGEWAY VARIABLE WIDTH

DENOTES PROLONGATION OF FACE OF COLUMN

DENOTES PROLONGATION OF CENTRE OF COLUMN

CP DENOTES COMMON PROPERTY

ALL AREAS ARE APPROXIMATE

DENOTES STORE

BOUNDARIES SHOWN THUS ARE TO CORNER OF COLUMN OR WALL

BOUNDARIES SHOWN THUS ARE TO CENTRE OF COLUMN AT FACE

Reduction Ratio 1: 200

Lengths are in metres

Surveyor Registered under Surveyors Act 1929

SURVEYOR'S REFERENCE: 11927

General Manager/Authorised Person

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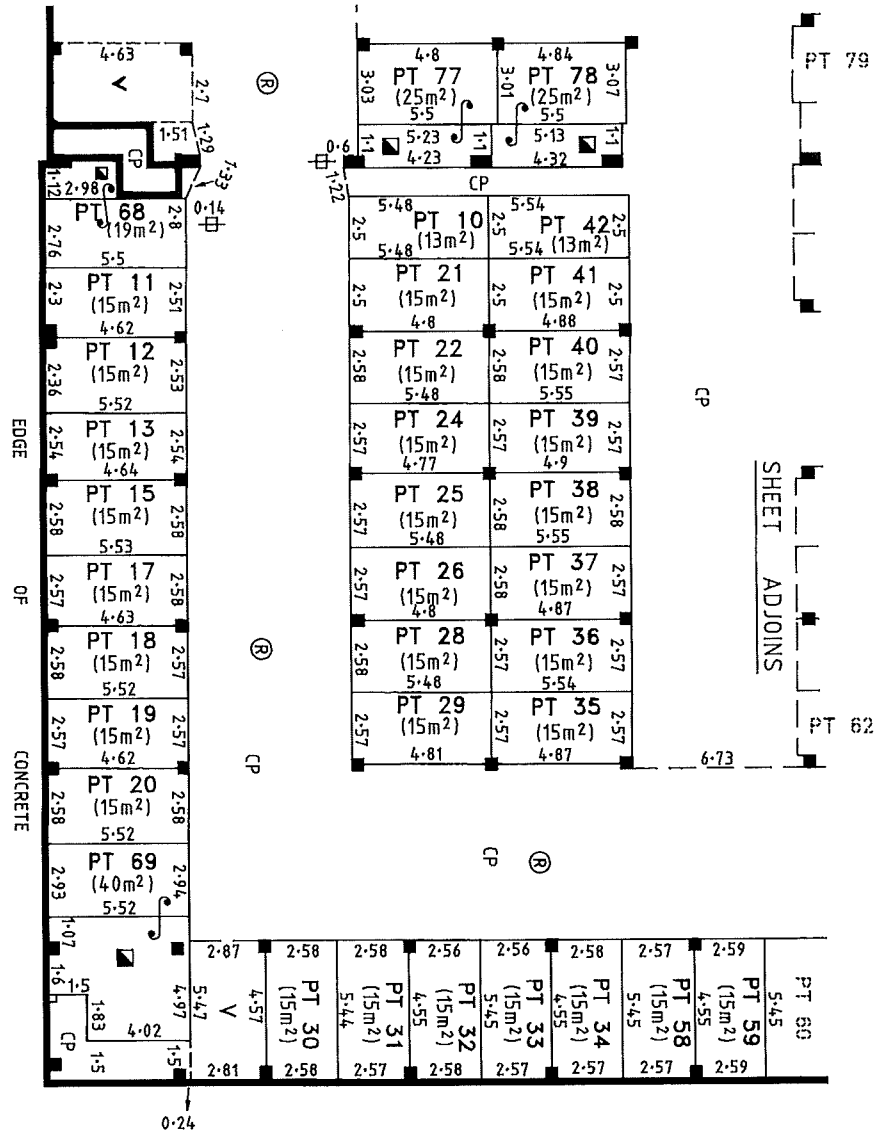
FORM 2

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STRATA PLAN 51923

Sheet No. 7 of 22 Sheets

LEVEL 1 PARKING



DENOTES 90°

DENOTES STORE

V DENOTES VISITOR PARKING (CP)

CP DENOTES COMMON PROPERTY

ALL AREAS ARE APPROXIMATE

® RIGHT OF CARRIAGEWAY VARIABLE WIDTH

BOUNDARIES SHOWN THUS ARE TO CORNER OF COLUMN OR WALL

BOUNDARIES SHOWN THUS ARE TO CENTRE OF COLUMN AT FACE

Reduction Ratio 1: 200

Lengths are in metres

Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

SURVEYOR'S REFERENCE: 11327

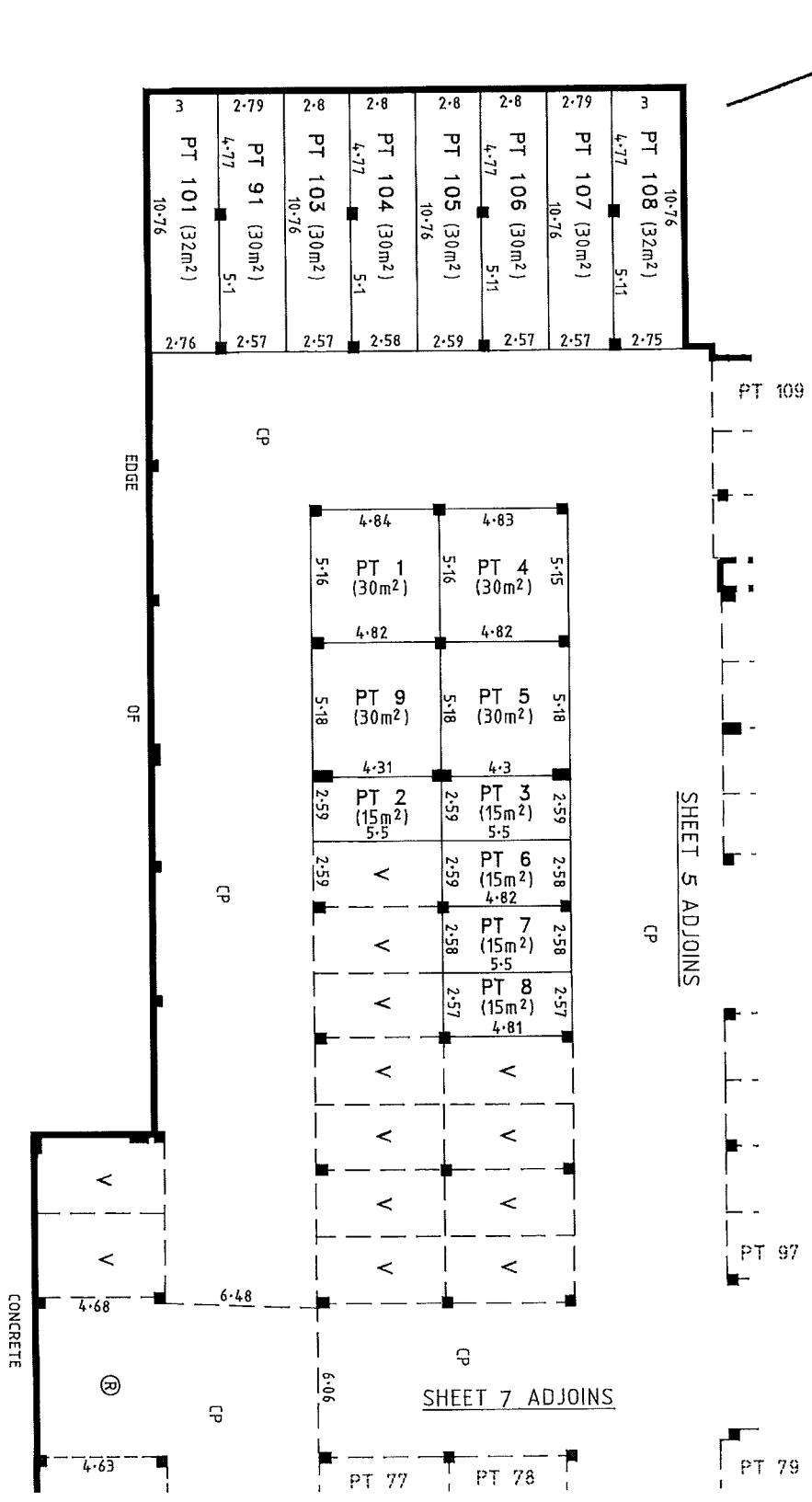
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FORM 2

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STRATA PLAN 51923

Sheet No. 8 of 22 Sheets



Ⓡ RIGHT OF CARRIAGEWAY VARIABLE WIDTH
V DENOTES VISITOR PARKING (CP)
CP DENOTES COMMON PROPERTY
ALL AREAS ARE APPROXIMATE

BOUNDARIES SHOWN THUS ARE TO CORNER OF COLUMN OR WALL
BOUNDARIES SHOWN THUS ARE TO CENTRE OF COLUMN AT FACE

Reduction Ratio 1: 200

Lengths are in metres

Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

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FORM 2

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Sheet No. 9 of 22 Sheets

STRATA PLAN 51923

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LEVEL 2 - BLOCK "A"

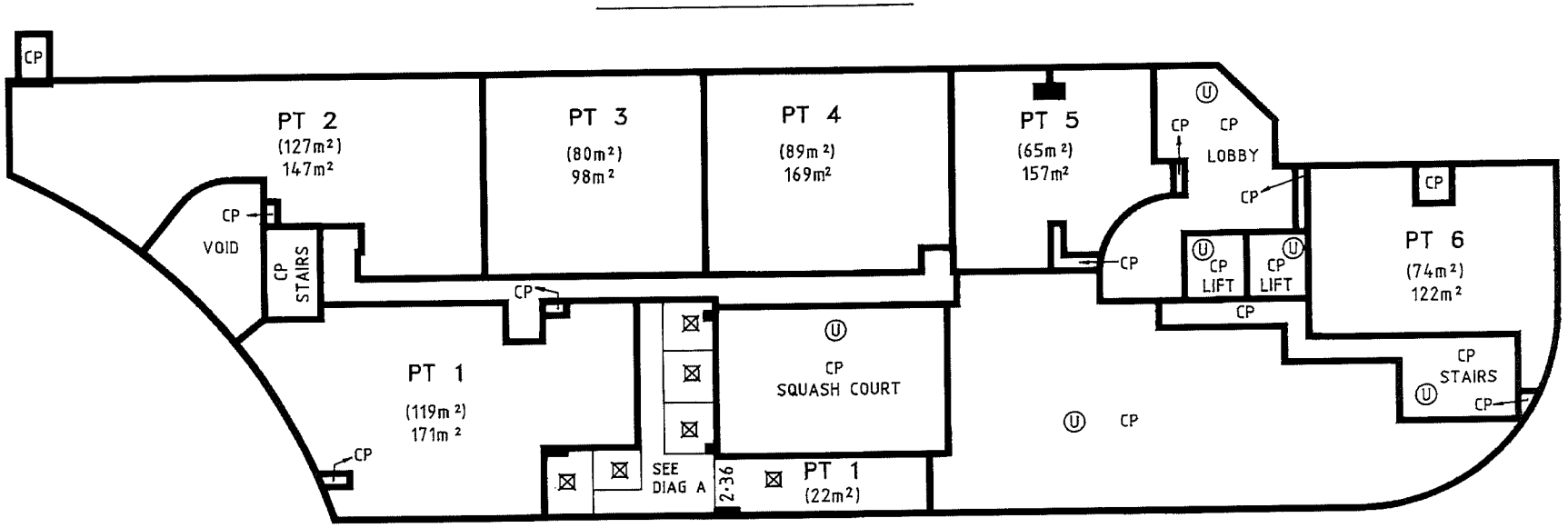
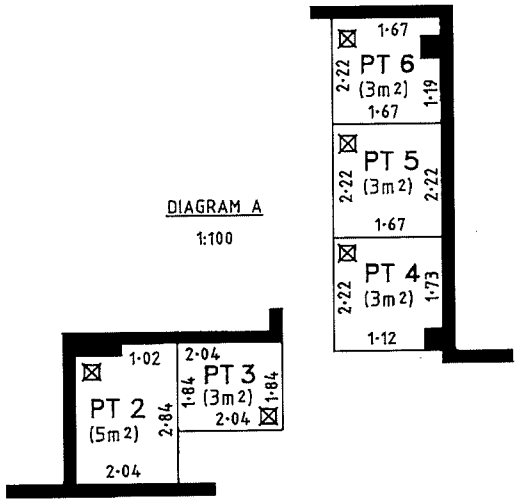


DIAGRAM A

1:100



U RIGHT OF USE VARIABLE WIDTH
☒ DENOTES STORE
CP DENOTES COMMON PROPERTY
ALL AREAS ARE APPROXIMATE

Reduction Ratio 1: 200

Lengths are in metres

Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

SURVEYOR'S REFERENCE: 11927

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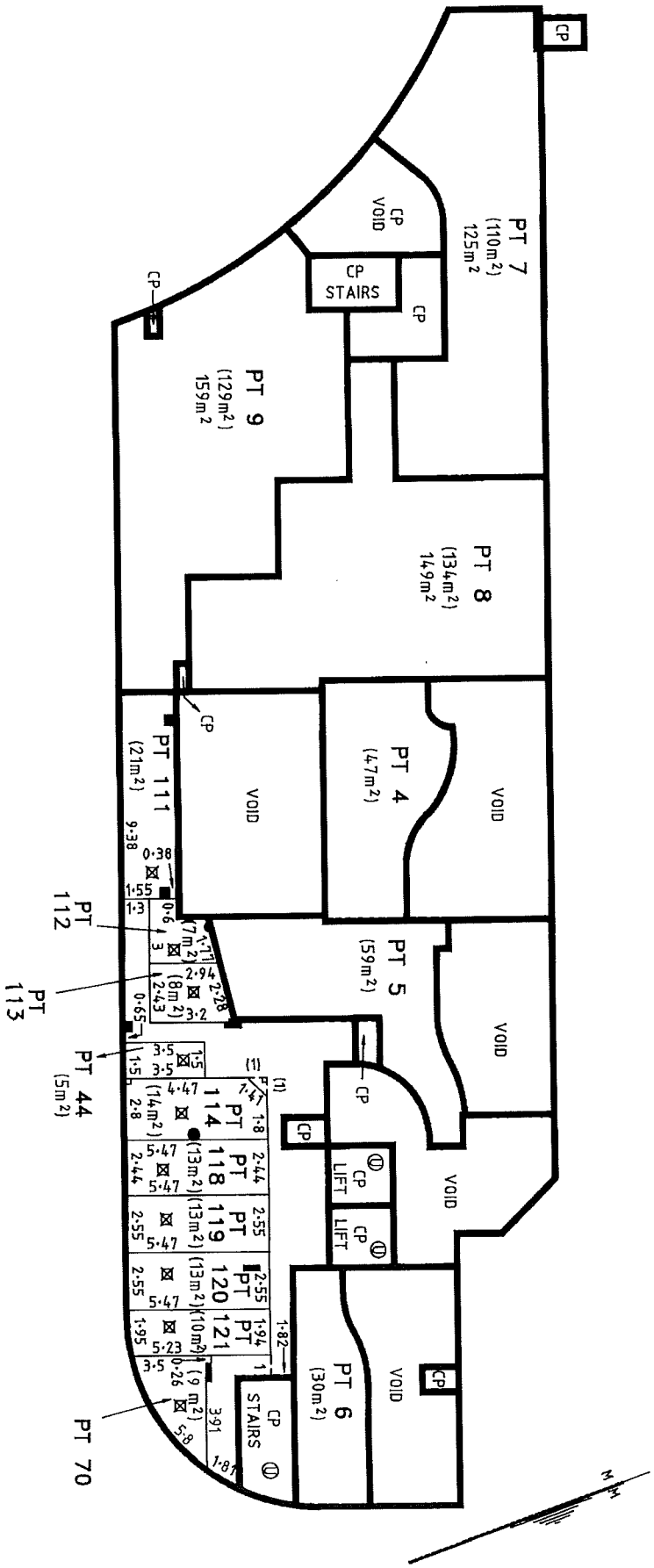
FORM 2

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STRATA PLAN 51923

Sheet No. 10 of 22 Sheets

LEVEL 3 - BLOCK "A"



① RIGHT OF USE VARIABLE WIDTH

└ DENOTES 90°

☒ DENOTES STORE

CP DENOTES COMMON PROPERTY

ALL AREAS ARE APPROXIMATE

Reduction Ratio 1: 200

Lengths are in metres

Surveyor Registered under Surveyors Act 1929

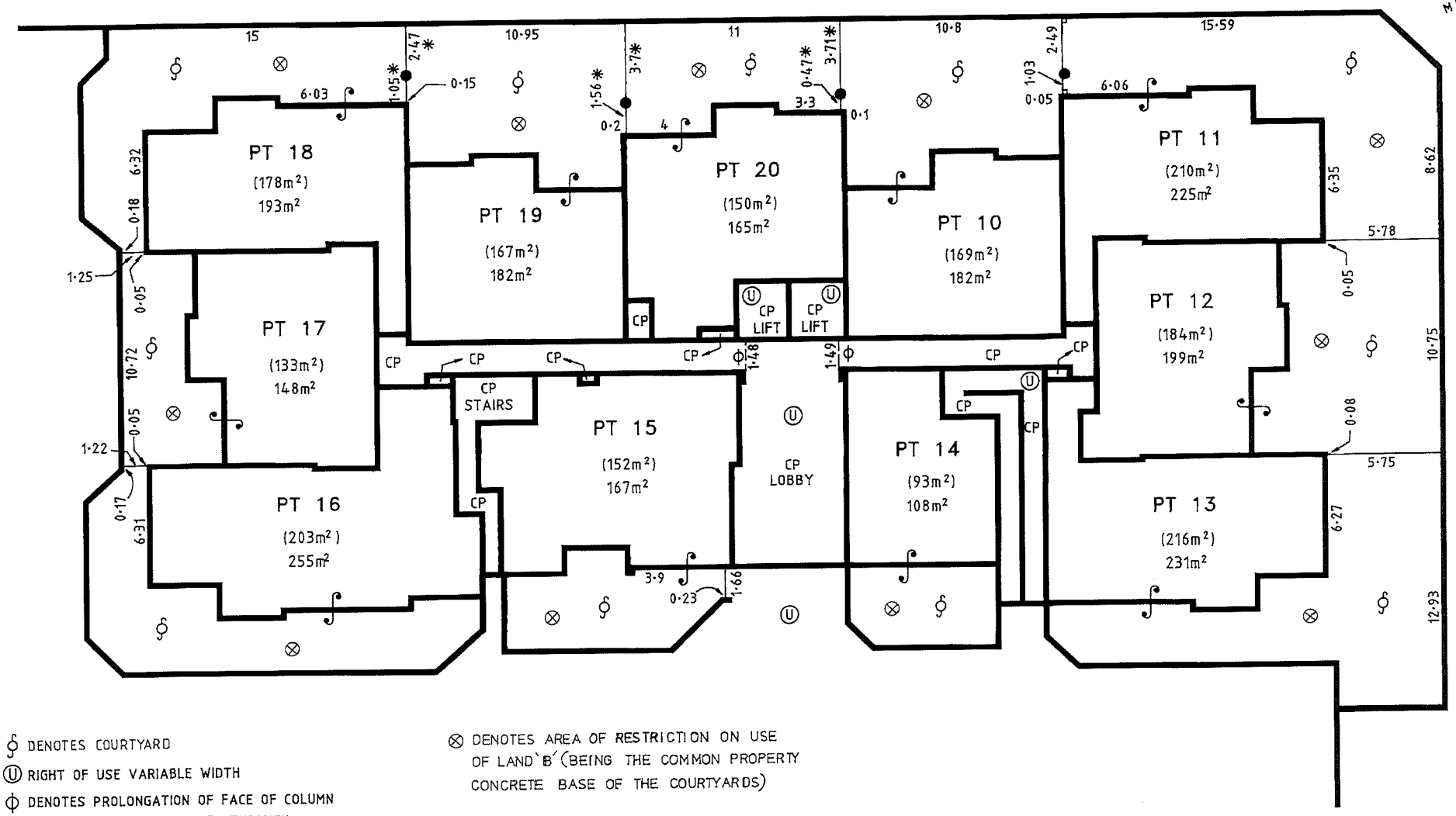
General Manager/Authorised Person

SURVEYOR'S REFERENCE: 119271

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STRATA PLAN 51923

LEVEL 4 - BLOCK "A"



- ⌀ DENOTES COURTYARD
- Ⓤ RIGHT OF USE VARIABLE WIDTH
- ϕ DENOTES PROLONGATION OF FACE OF COLUMN
- ✳ DENOTES BOUNDARY PASSES THROUGH CENTRE OF CIRCULAR COLUMN (DIMENSION TO FACE OF COLUMN)
- ⌞ DENOTES 90°
- ⊠ DENOTES STORE
- CP DENOTES COMMON PROPERTY
- ALL AREAS ARE APPROXIMATE

⊗ DENOTES AREA OF RESTRICTION ON USE OF LAND 'B' (BEING THE COMMON PROPERTY CONCRETE BASE OF THE COURTYARDS)

THE STRATUM OF THE COURTYARDS IS LIMITED IN HEIGHT TO 3 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE BASE EXCEPT WHERE COVERED

Reduction Ratio 1: 200

Lengths are in metres

Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

SURVEYOR'S REFERENCE: 11927I

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FORM 2

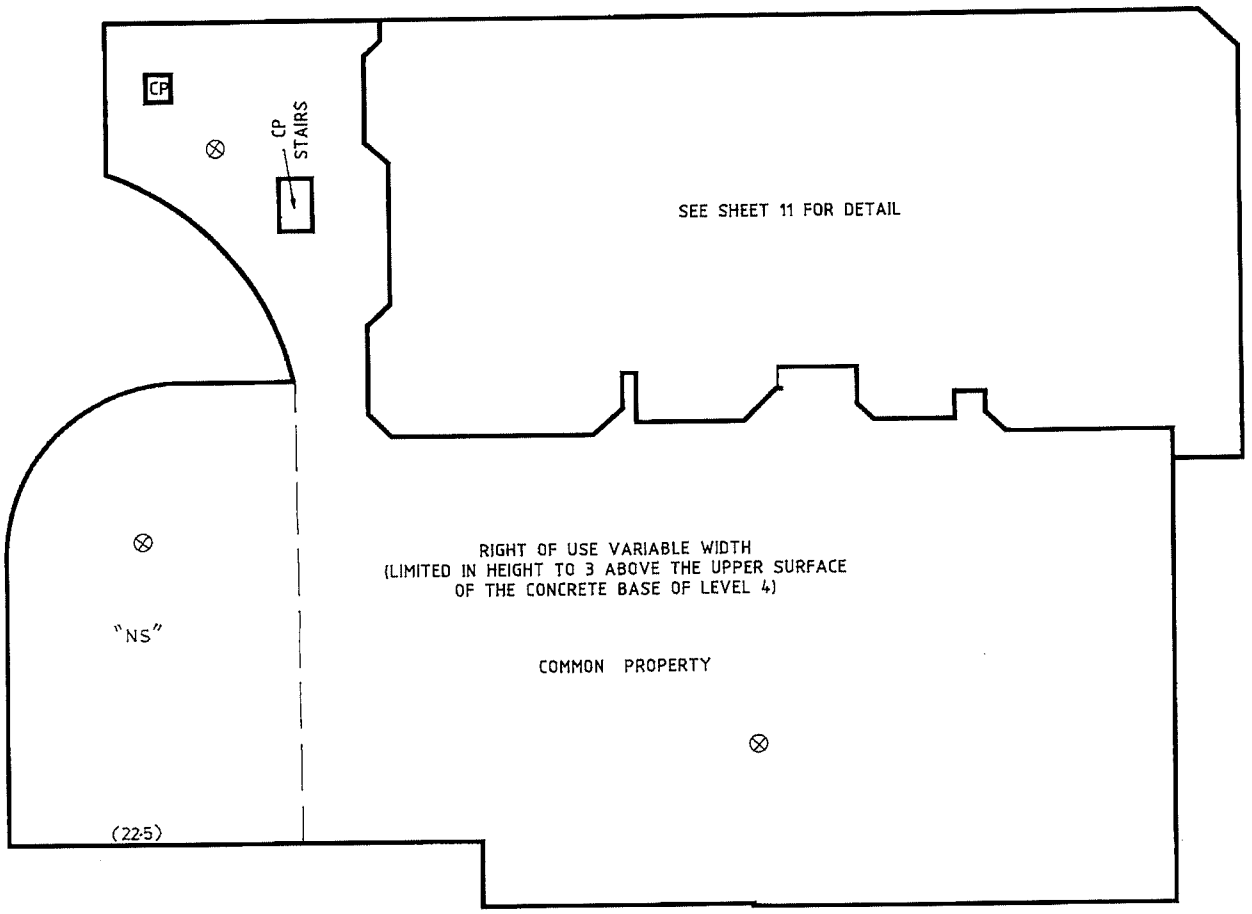
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Sheet No. 12 of 22 Sheets

STRATA PLAN 51923

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LEVEL 4 - BLOCK "A"





"NS" DENOTES AREA REFERRED TO IN RESTRICTION ON USE OF LAND 'A'

⊗ DENOTES AREA OF RESTRICTION ON USE OF LAND 'B'

CP DENOTES COMMON PROPERTY
ALL AREAS ARE APPROXIMATE

Reduction Ratio 1: 400

Lengths are in metres

Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

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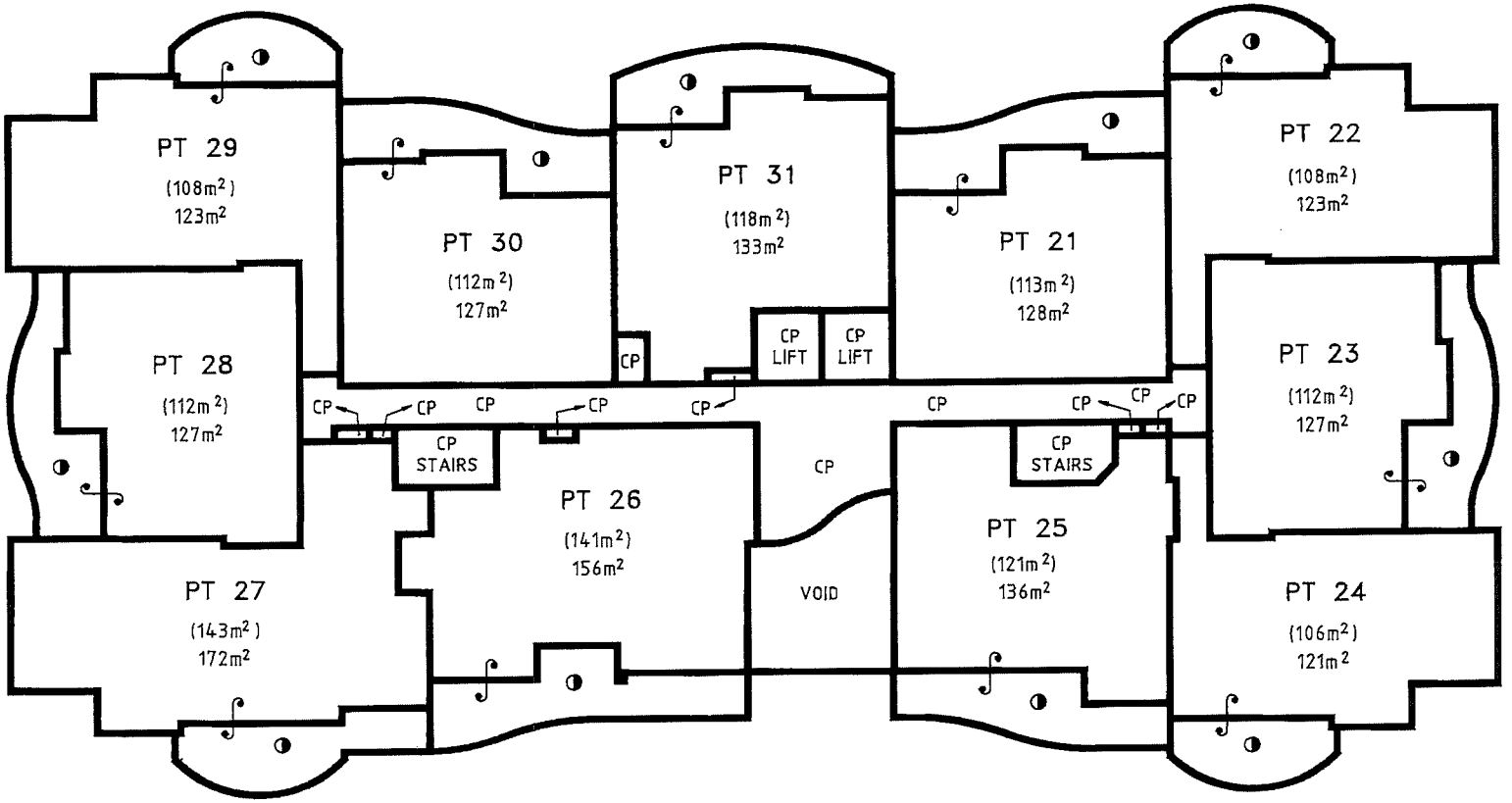
FORM 2

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STRATA PLAN 51923

*OFFICE USE ONLY

LEVEL 5 - BLOCK "A"



◑ DENOTES BALCONY
CP DENOTES COMMON PROPERTY
ALL AREAS ARE APPROXIMATE

THE STRATUM OF THE BALCONIES IS LIMITED IN HEIGHT TO 2·5 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE CONCRETE BASE EXCEPT WHERE COVERED

Reduction Ratio 1: 200

Lengths are in metres

Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

SURVEYOR'S REFERENCE: 11927J

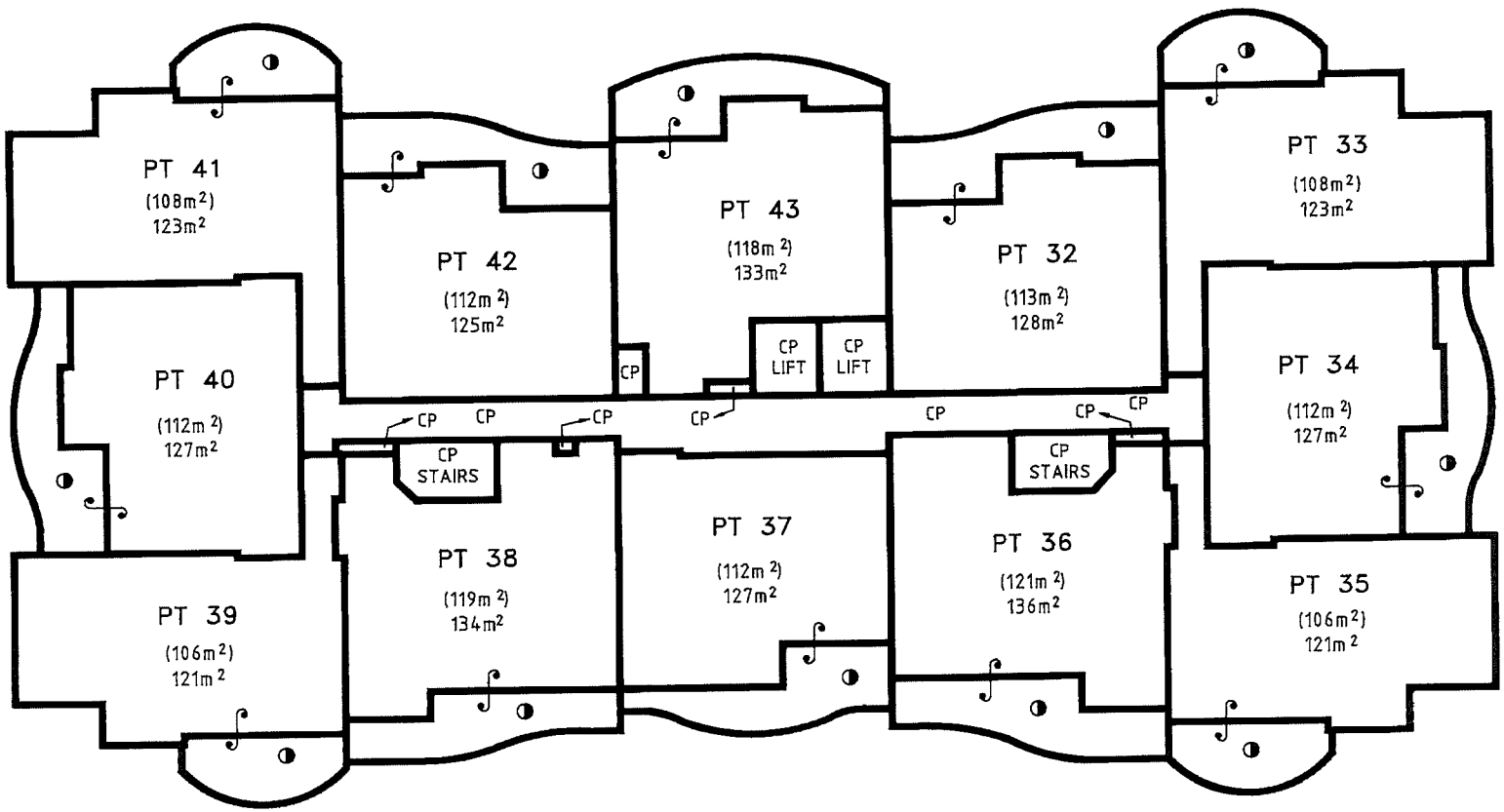
FORM 2

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STRATA PLAN 51923

*OFFICE USE ONLY

LEVEL 6 - BLOCK "A"



◑ DENOTES BALCONY (COVERED)
CP DENOTES COMMON PROPERTY
ALL AREAS ARE APPROXIMATE

Reduction Ratio 1: 200

Lengths are in metres

Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

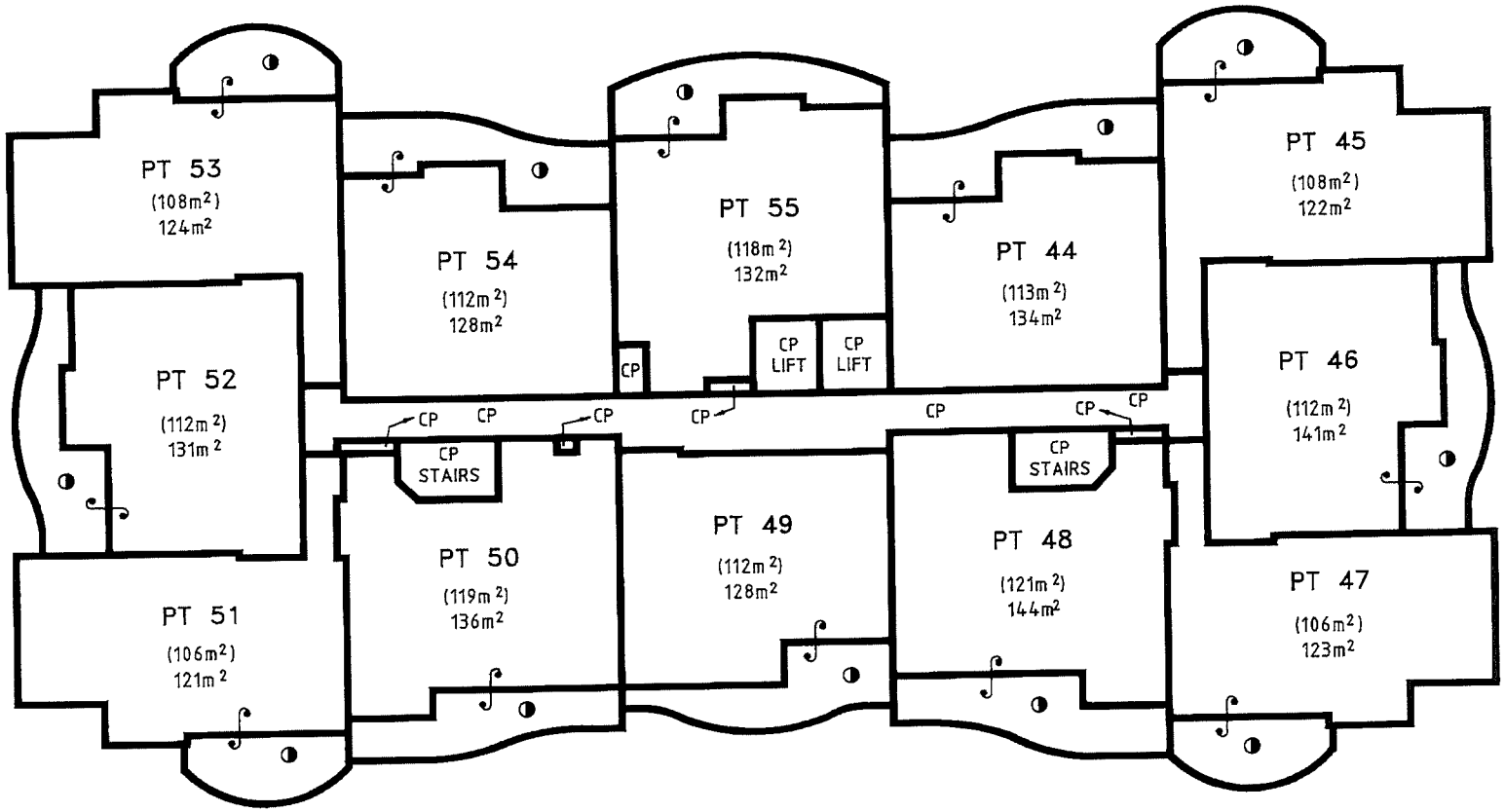
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Ref: /Src:U

STRATA PLAN 51923

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LEVEL 7 - BLOCK "A"



◑ DENOTES BALCONY (COVERED)
CP DENOTES COMMON PROPERTY
ALL AREAS ARE APPROXIMATE

Reduction Ratio 1: 200

Lengths are in metres

Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

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FORM 2

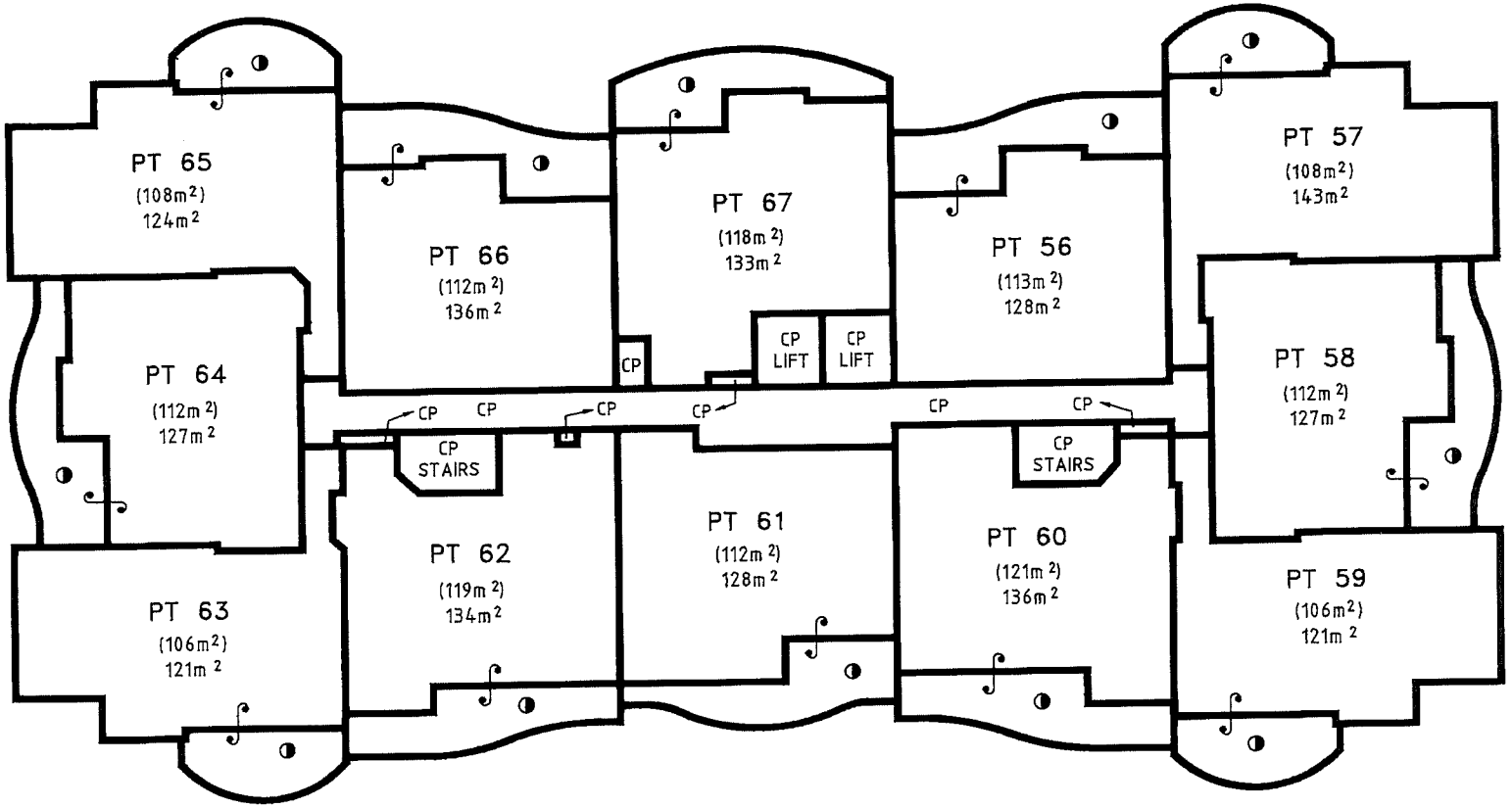
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Sheet No. 16 of 22 Sheets

STRATA PLAN 51923

*OFFICE USE ONLY

LEVEL 8 - BLOCK "A"



◑ DENOTES BALCONY (COVERED)
CP DENOTES COMMON PROPERTY
ALL AREAS ARE APPROXIMATE

Reduction Ratio 1: 200

Lengths are in metres

Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

SURVEYOR'S REFERENCE: 11927

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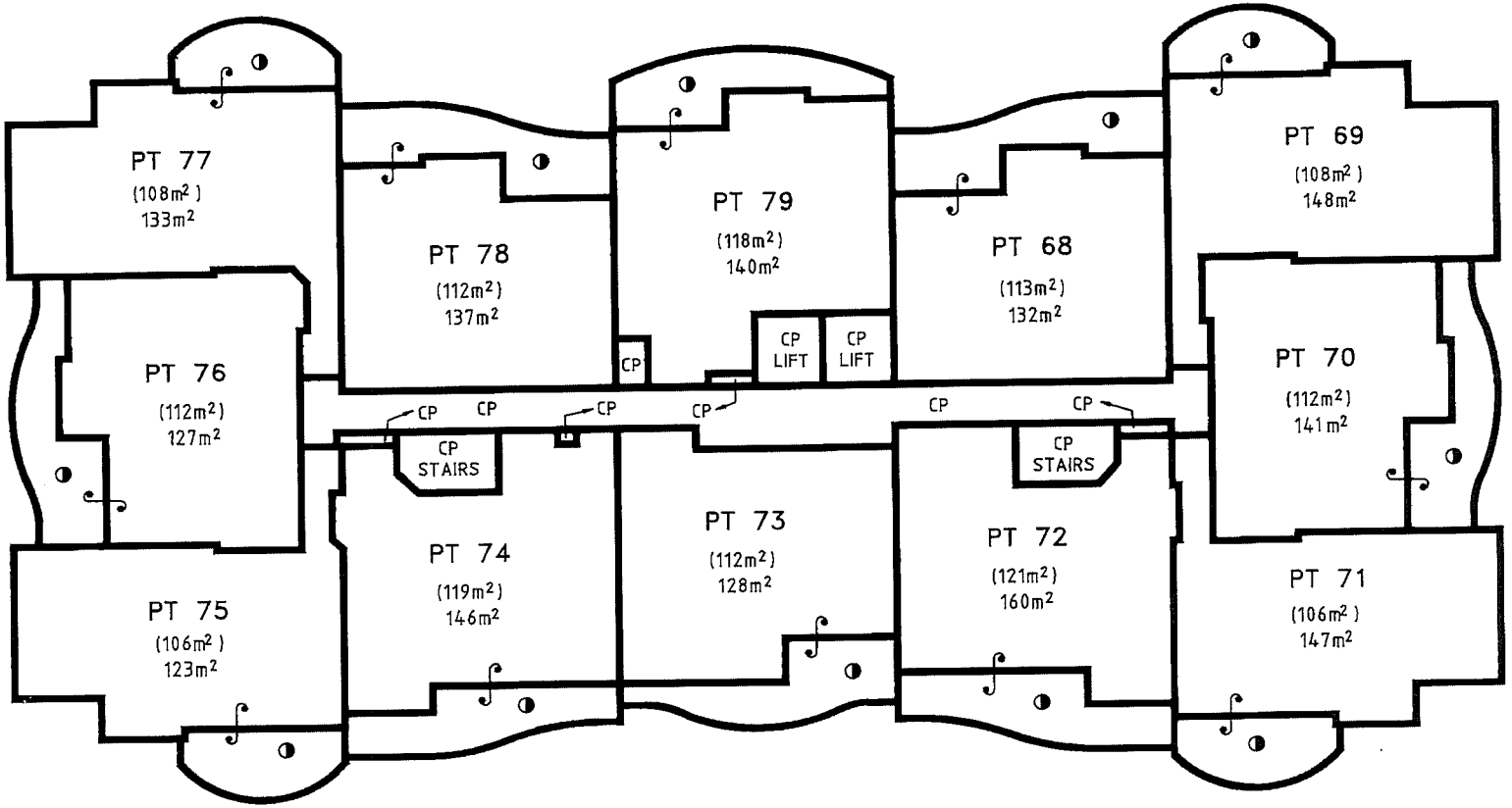
FORM 2

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STRATA PLAN 51923

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LEVEL 9 - BLOCK "A"



◑ DENOTES BALCONY (COVERED)
CP DENOTES COMMON PROPERTY
ALL AREAS ARE APPROXIMATE

Reduction Ratio 1: 200

Lengths are in metres

Surveyor Registered under Surveyors Act 1929

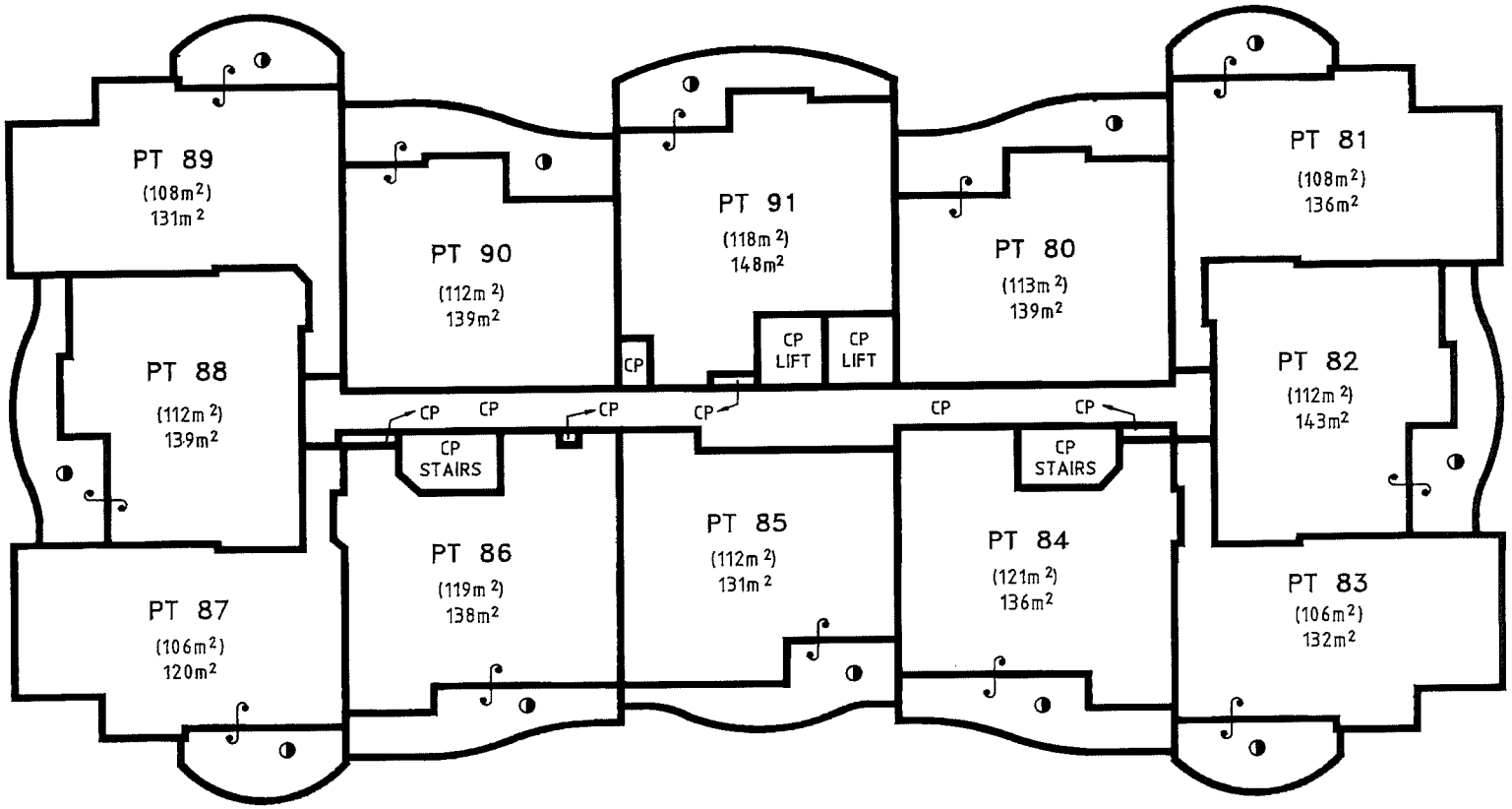
General Manager/Authorised Person

SURVEYOR'S REFERENCE: 11927I

STRATA PLAN 51923

*OFFICE USE ONLY

LEVEL 10 - BLOCK "A"



◑ DENOTES BALCONY (COVERED)
CP DENOTES COMMON PROPERTY
ALL AREAS ARE APPROXIMATE

Reduction Ratio 1: 200

Lengths are in metres

Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

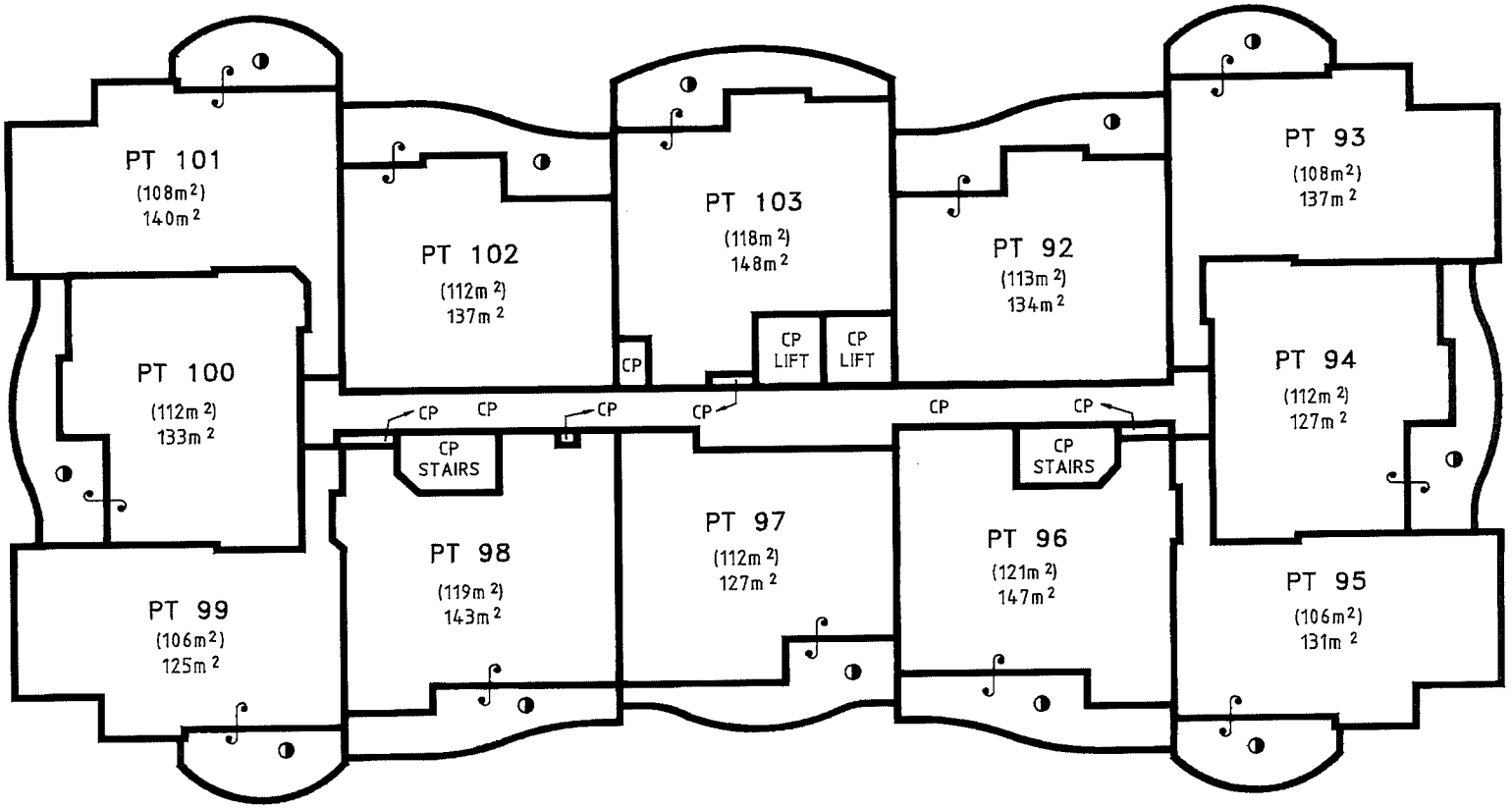
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Ref: /Src:U

STRATA PLAN 51923

*OFFICE USE ONLY

LEVEL 11 - BLOCK "A"



◑ DENOTES BALCONY
CP DENOTES COMMON PROPERTY
ALL AREAS ARE APPROXIMATE

THE STRATUM OF THE BALCONIES IS LIMITED IN HEIGHT TO 2·5 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE CONCRETE BASE EXCEPT WHERE COVERED

Reduction Ratio 1: 200

Lengths are in metres

Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

SURVEYOR'S REFERENCE: 11927|

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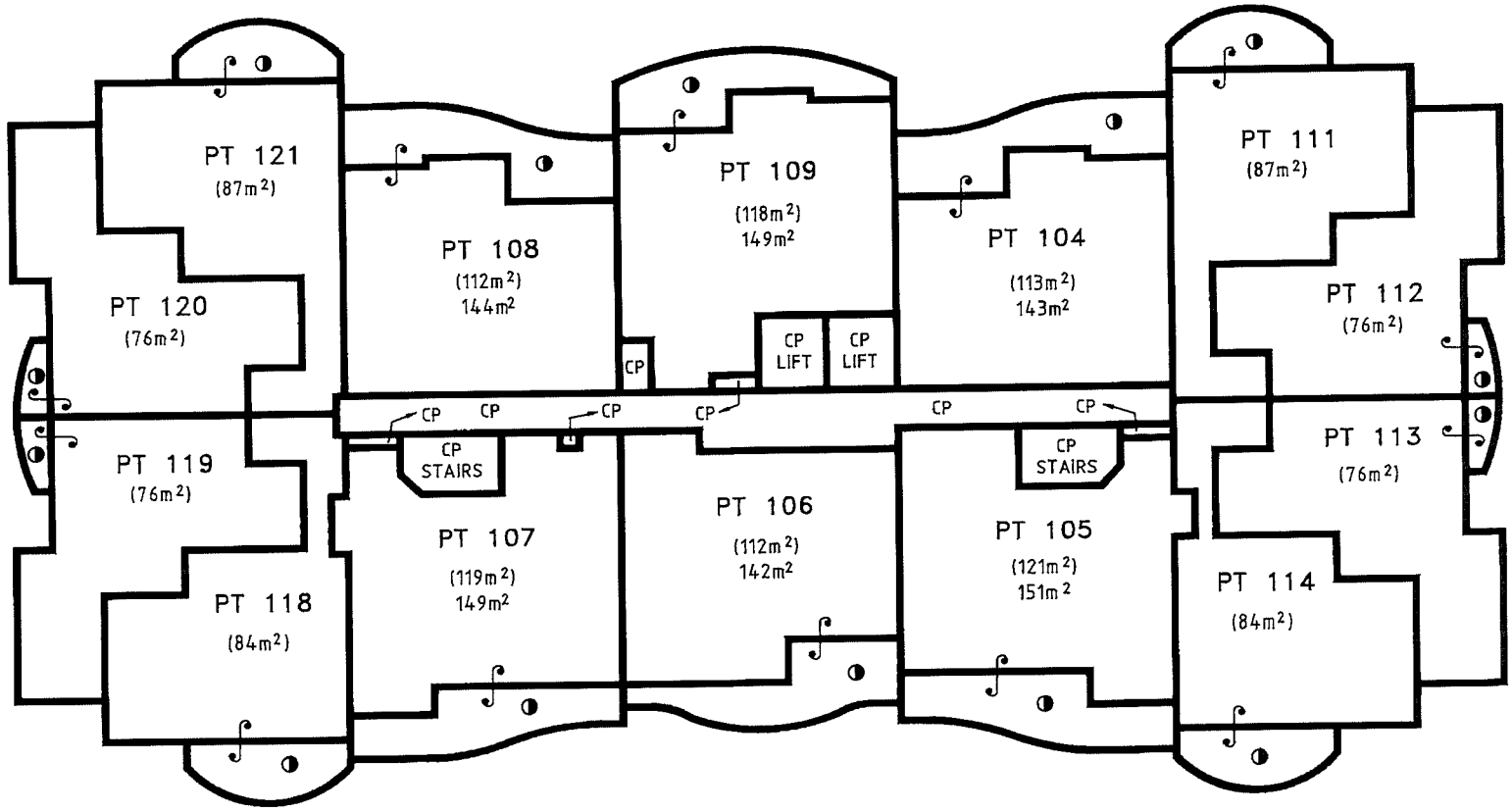
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Sheet No. 20 of 22 Sheets

STRATA PLAN 51923

*OFFICE USE ONLY

LEVEL 12 - BLOCK "A"



◑ DENOTES BALCONY (COVERED)
CP DENOTES COMMON PROPERTY
ALL AREAS ARE APPROXIMATE

Reduction Ratio 1: 200

Lengths are in metres

Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

SURVEYOR'S REFERENCE: 11927I

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FORM 2

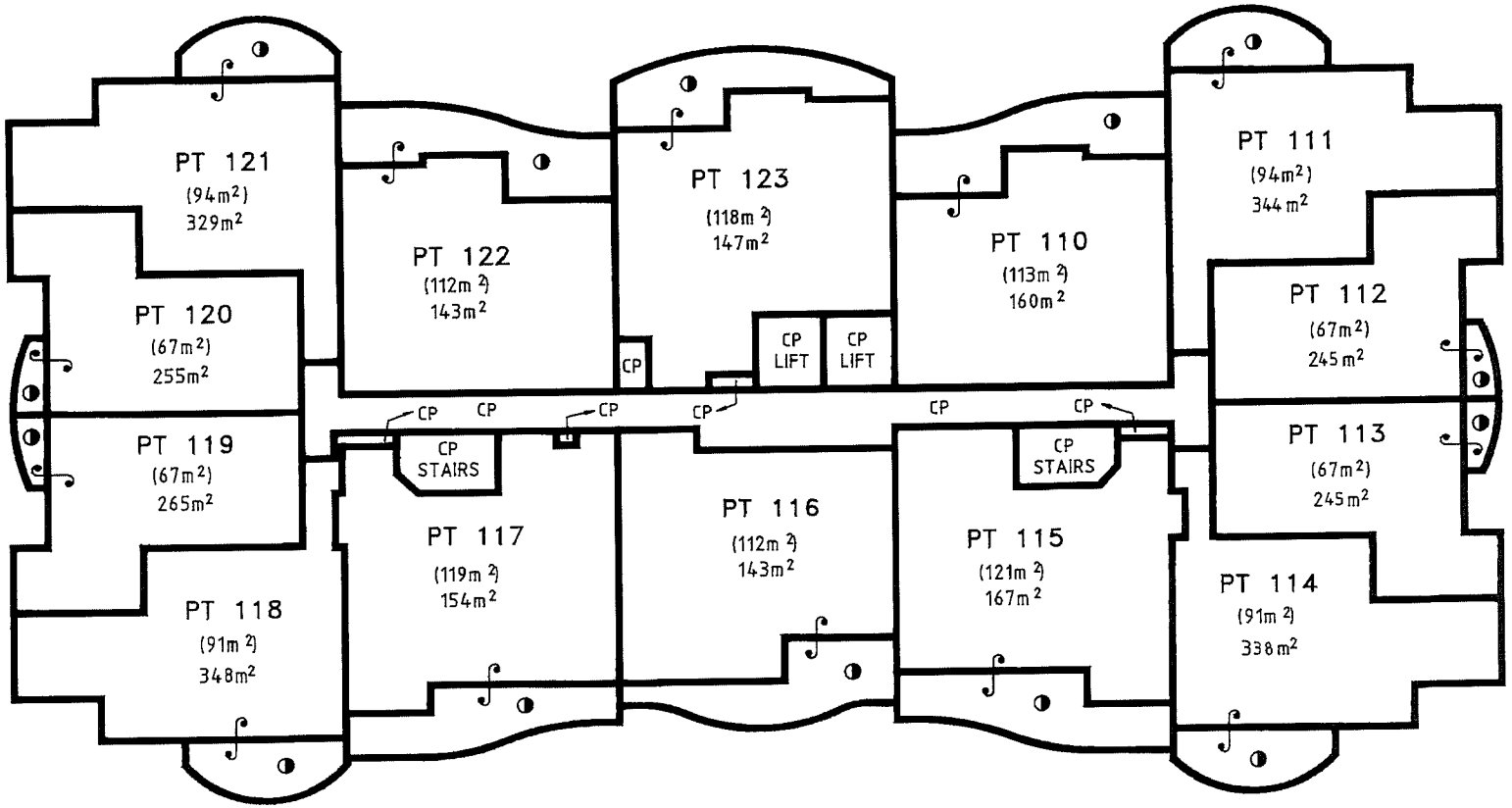
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STRATA PLAN 51923

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LEVEL 13 - BLOCK "A"



◑ DENOTES BALCONY (COVERED)
CP DENOTES COMMON PROPERTY
ALL AREAS ARE APPROXIMATE

Reduction Ratio 1: 200

Lengths are in metres

Surveyor Registered under Surveyors Act 1929

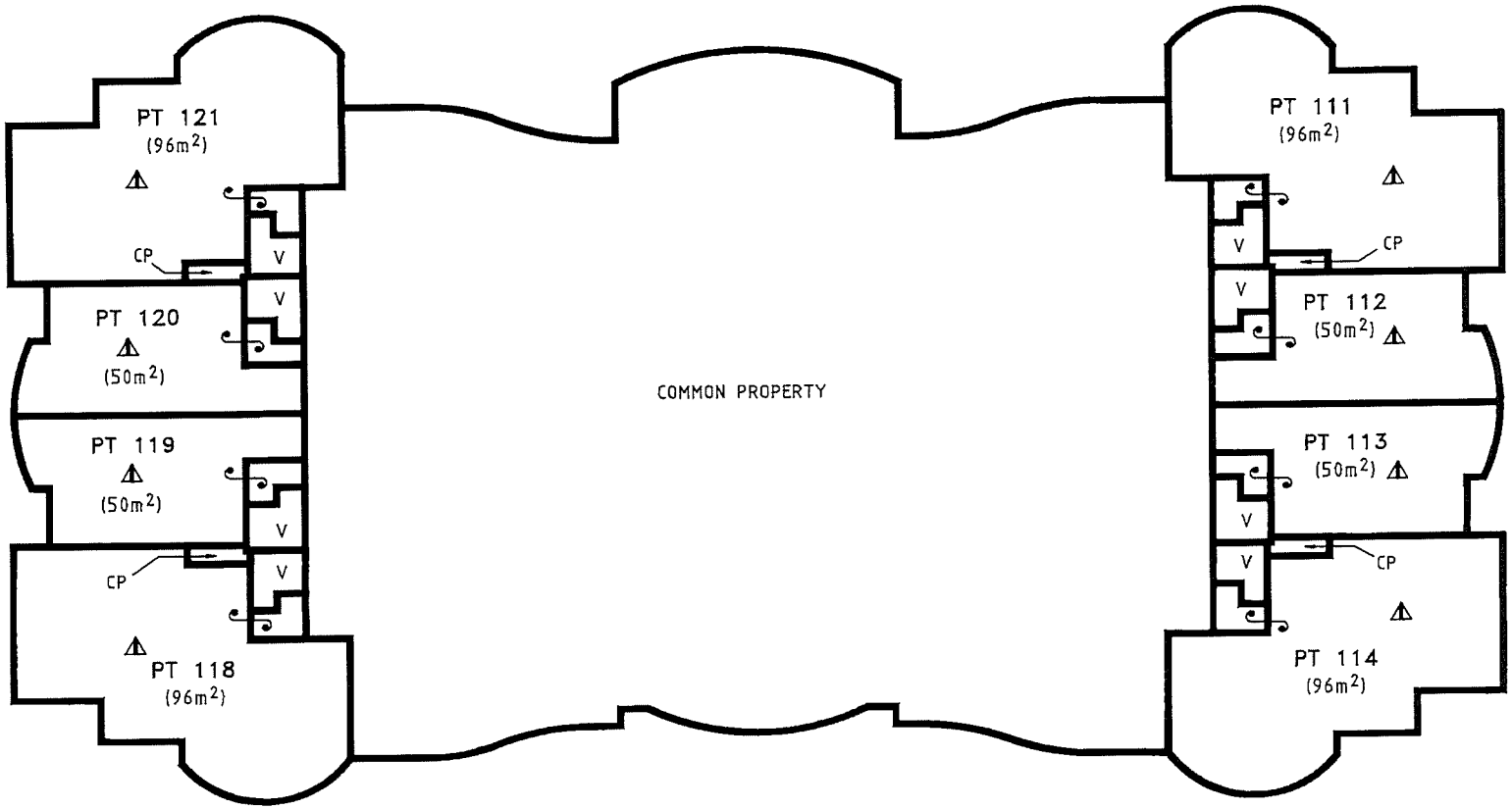
General Manager/Authorised Person

SURVEYOR'S REFERENCE: 11927I

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Ref: /Src:U

STRATA PLAN 51923

ROOF LEVEL - BLOCK "A"



V DENOTES VOID

⚠ DENOTES TERRACE

CP DENOTES COMMON PROPERTY

ALL AREAS ARE APPROXIMATE

THE STRATUM OF THE TERRACES IS LIMITED IN HEIGHT TO 3 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE CONCRETE BASE EXCEPT WHERE COVERED

Reduction Ratio 1: 200

Lengths are in metres

Surveyor Registered under Surveyors Act 1929

General Manager/Authorised Person

SURVEYOR'S REFERENCE: 119271

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Req:R403322 /Doc:SP 0051923 B /Rev:21-Feb-1996 /Sts:OK.OK /Pgs:ALL /Prt:09-Apr-2018 11:28 /Seq:1 of 4
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INSTRUMENT SETTING OUT TERMS AND CONDITIONS OF EASEMENTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919 AND SECTION 7(3) OF THE STRATA TITLES ACT, 1973

Lengths are in Metres

Plan SP 51923

Subdivision of Lot 201 in DP 856895 covered by Council's Certificate No. 36895 of 5.2.1996

Full Name and Address of Proprietor of the Land:

Meriton Apartments Pty Ltd
000 644 888
267-277 Castlereagh Street
SYDNEY NSW 2000

PART 1

1. Identity of Easement firstly referred to in the abovementioned plan

Right of Carriageway Variable Width

SCHEDULE OF LOTS AFFECTED

Lots Burdened	Lots Benefited
Common Property	Lot 203 in DP 856895

2. Identity of Easement secondly referred to in the abovementioned plan

Right of Use Variable Width

SCHEDULE OF LOTS AFFECTED

Lots Burdened	Lots Benefited
Common Property	Lot 203 in DP 856895

3. Identity of Easement thirdly referred to in the abovementioned plan

Restrictions on Use of Land "A"

SCHEDULE OF LOTS AFFECTED

Lots Burdened	Lots Benefited
1 to 123 inclusive and Common Property	103 in DP839515 and 202 and 204 in DP 856895

INSTRUMENT SETTING OUT TERMS AND CONDITIONS OF EASEMENTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919 AND SECTION 7(3) OF THE STRATA TITLES ACT, 1973

Lengths are in Metres

Sheet 2 of 4 Sheets

Plan SP **51923**

Subdivision of Lot 201 in DP 856895 covered by Council's Certificate No. 368/95 of 5·2·1996

Full Name and Address of Proprietor of the Land:

Meriton Apartments Pty Ltd
ACN 000 644 888
267-277 Castlereagh Street
SYDNEY NSW 2000

PART 1 (cont)

4. Identity of Easement fourthly referred to in the abovementioned plan

Restrictions on Use of Land "B"

SCHEDULE OF LOTS AFFECTED

Lots Burdened	Lots Benefited
Common Property	202 and 204 in DP 856895

PART 2

1. TERMS OF RIGHT OF USE VARIABLE WIDTH SECONDLY REFERRED TO IN THE ABOVEMENTIONED PLAN:

Full and free right for the proprietor of the lot benefited to use of the areas so allocated jointly with the proprietors of the lot burdened BUT UPON AND SUBJECT TO THE FOLLOWING CONDITION which condition shall also constitute and be a covenant and agreement by and between the proprietor of the lot benefited and the proprietor of the lot burdened for themselves and their respective successors, assigns and transferees with the intention and agreement that the benefit and burden of such covenant and agreement shall pass with the benefit and burden of this easement. The proprietor of the lot benefited and every person authorised by it shall take all reasonable precautions to ensure as little disturbance or damage is caused to the lot burdened and that no undue nuisance is caused to the proprietor of the lot burdened or persons authorised by it in their usage of the lot so burdened.

INSTRUMENT SETTING OUT TERMS AND CONDITIONS OF EASEMENTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919 AND SECTION 7(3) OF THE STRATA TITLES ACT, 1973

Lengths are in Metres

Sheet 3 of 4 Sheets

Plan SP **51923**

Subdivision of Lot 201 in DP856895 covered by Council's Certificate No. 368/95 of 5-2-1996

Full Name and Address of Proprietor of the Land:

Meriton Apartments Pty Ltd
000 644 888
267-277 Castlereagh Street
SYDNEY NSW 2000

PART 2 (cont)

2. TERMS OF RESTRICTION ON USE OF LAND "A" THIRDLY REFERRED TO IN THE ABOVEMENTIONED PLAN

2.1 No sign may be erected on that part of the lot burdened marked "NS" on the Plan.

2.2 No Sign:

(a) may be erected on the residue of the lots burdened other than a Sign:

(i) identifying the name or names of the buildings erected on the lots burdened; and/or

(ii) advertising the sale or lease of any Unit forming part of the building or buildings erected on the lots burdened.

(b) may be placed in a position so as to infer that the Shopping Centre or any premises or business forming part of or comprising part of the Shopping Centre is for sale or for lease.

(c) may have words advertising the sale or lease of a Unit identified either in size or style in a way that makes those words larger or more apparent than the displayed number of the Unit which is advertised for sale or lease.

2.3 In this restriction the following words have these meanings:

Land means lot 103 deposited plan 839515, lots 1 and 2 DP 507490 and Lot 201 DP 731160.

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INSTRUMENT SETTING OUT TERMS AND CONDITIONS OF EASEMENTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919 AND SECTION 7(3) OF THE STRATA TITLES ACT, 1973

Lengths are in Metres

Plan SP **51923**

Subdivision of Lot 201 in DP 856895 covered by Council's Certificate No. 368/95 of 5-2-1996

Full Name and Address of Proprietor of the Land:

Meriton Apartments Pty Ltd
000 644 888
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SYDNEY NSW 2000

PART 2 (cont)

Shopping Centre means shopping centre and the retail complex comprised in or to be comprised in the Land.

Sign means any sign, hoarding or advertisement or other similar structure.

Unit means a residential or other strata lot or other identifiable premises comprised in or forming part of the building or buildings erected on the lots burdened.

3. TERMS OF RESTRICTION ON USE OF LAND "B" FOURTHLY REFERRED TO IN THE ABOVEMENTIONED PLAN

3.1 No machinery or other plant and equipment may be placed or left on that part of the lot burdened as shown on the plan so as to cause overloading or damage to the floor of the lot burdened which comprises the roof over the lot benefited.

No part of the lots burdened may be drilled, dug up, penetrated in any way or have the imposed load increased.

DIRECTOR

THE COMMON SEAL OF SYDNEY PLAZA PTY LIMITED WAS AFFIXED IN THE PRESENCE OF:

SYDNEY PLAZA PTY. LTD. Common Seal A. C. N. 000 728 085

Common MERITON APARTMENTS PTY. LTD. A.C.N. 000 644 888 Seal

SECRETARY

SECRETARY DIRECTOR

REGISTERED 21-2-1996

(E)

SP 51923

(Sheet 1 of 19 sheets)

Strata Titles Act 1973
Division 2B
Sections 28R - 28W
Schedule 1C

STRATA MANAGEMENT STATEMENT

[ ]

WARNING

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(1) This Statement binds:

(a) The Body Corporate of the Strata Scheme for part of the Building;

(b) a proprietor, mortgagee in possession or occupier of any of the lots in the Strata Scheme; and

(c) any other person in whom the fee simple of any part of the Building or its site (being a part affected by this Statement) is vested or the mortgagee in possession or occupier of any such part.

(2) This Statement must be read with reference to the following definitions:-

In this Management Statement, unless a contrary intention appears:

"Act" means the Strata Titles Act, 1973 as amended

"Commissioner" means the Strata Titles Commissioner and **"the Board"** means the Strata Titles Board.

"Body Corporate" means a body corporate of a strata scheme for part of the building.

"Building" means the building erected or to be erected on Lots 201 and 202 of the Plan.

"**Building Management Committee**" means the committee to be formed under Clause 1.1.

"**Chairman**" means the Chairman of the Building Management Committee.

"**Common Property**" means the common property forming part of the Strata Scheme.
"**Easements and Restrictions**" means those easements and restriction shown on the Plan and detailed in its 88B Instruments.

"**Forecourt**" means that area shown as such on the Plan.

"**Member**" means a member of the Building Management Committee.

"**Owners**" means the Body Corporate and the proprietor of the Retail Stratum.

"**Plan**" is the plan creating Lots 201, 202, 203 and 204 DP being a Plan of Subdivision of Lots 20 and 21 DP which in turn is a resubdivision of Lots 101, 102 and 104 DP839515.

"**Residential Body Corporate**" means the Body Corporate of the Residential Strata Scheme in respect of those parts of the building comprising the Tower erected or to be erected on Lot 201 excluding the Retail stratum.

"**Retail Stratum**" means the retail area and the forecourt comprising or to comprise Lot 202 and the "the Retail Stratum Proprietor" shall mean the Proprietor of the Retail Stratum.

"**Senior Lawyer**" means a solicitor or barrister admitted to practise in New South Wales and with not less than ten years experience as a legal practitioner.

"**Shared Costs**" means the following expenses in relation to the Building:-

(a) the maintenance and repair costs and renovation or replacement costs of any part of the Building which is subject to an easement for services;

(b) all premiums and other costs for Insurance;

(c) administration expenses incurred by the Building Management Committee;

(d) all other amounts determined by the Building Management Committee by Unanimous Resolution to be Shared Costs.

"**Shared Facility**" or "**Shared Facilities**" means the shared part of the Building and its services and equipment and any alterations, additions and replacements to the same.

"**Shopping Centre**" means the shopping centre comprising the Retail Stratum and Lot 103 DP839515, Lots 1 and 2 and DP 507490 and Lot 201 DP731160.

"**Strata Scheme**" means the strata scheme constituted on registration of the strata plan of subdivision of Lot 201.

THE BUILDING MANAGEMENT COMMITTEE

1.1 Establishment and composition

(a) The Retail Stratum Proprietor and the Body Corporate must establish and maintain the Building Management Committee.

(b) The Retail Stratum Proprietor and the Body Corporate much establish the Building Management Committee within one month of registration of this Statement.

(c) The Building Management Committee is comprised of:

(i) The Retail Stratum Proprietor; and

(ii) The Body Corporate.

1.2. A Member, which is a body corporate or a corporation, must appoint a person as a Representative for the purposes of the Building Management Committee, who may nominate a Substitute Representative.

1.3 Office Bearers

The office bearers shall be the Representatives comprising the Building Management Committee and the Chairperson of the Committee shall be the Representative of Lot 202.

If a Manager has been appointed and is in attendance at the meeting, the chairperson may delegate to the Manager the Function of chairperson for the meeting.

1.4 Functions of the Building Management Committee

The Functions of the Building Management Committee are to:

(a) make decisions in respect of relevant matters referred to in this Statement;

(b) consider, and where appropriate make a decision concerning a proposal submitted under clause 2.5;

(c) monitor performance of the obligations imposed upon the Retail Stratum Proprietor and the Body Corporate under this Statement; and

(d) monitor the performance of a Manager, if any, appointed under clause 2.4.

1.5 Convening of meetings

(a) The Building Management Committee must meet at least once every 6 months after the date of registration of this Statement.

(b) A meeting of the Building Management Committee must be convened if the Building Management Committee unanimously resolves or a Member gives a written notice to the other members setting out the matters to be addressed.

(c) Except in an emergency, at least 3 days notice of a meeting must be given.

(d) If a notice is given under 1.5(b), a meeting must be held within 14 days of the Building Management Committee receiving that notice.

1.6 Quorum

(a) There is a quorum for considering and voting on a matter at a meeting of the Building Management Committee only if all Representatives, who are entitled to vote are present but a Substituted Representative may attend and vote in place of a Representative.

(b) In determining whether there is a quorum for a matter, a single Representative or Substitute Representative appointed by each Member is a quorum.

(c) For the avoidance of doubt, because a Unanimous Resolution requires a positive vote (rather than merely not vote against), a quorum is all Representatives or Substitute Representatives, as the case may be, except a Defaulting Member (a Defaulting Member is not entitled to vote in accordance with this Statement).

(d) If a quorum is not present within the next half-hour after the matter arises for consideration, the meeting stands adjourned, without the need to give notice of the adjourned meeting, to 3 business days later at the same time and place.

1.7 Minutes

The Building Management Committee must prepare and maintain minutes of all its meetings and distribute those minutes to each Member or their Representatives within 7 days of the relevant meeting.

1.8 Decisions of the Building Management Committee

A Decision of the Building Management Committee may be made only by Unanimous Resolution.

1.9 **Voting in writing**

If:

(a) the meeting has been properly convened under this Statement;

(b) each Member has been served with a copy of any motion (together with the notice under clause 1.6) to be considered at the meeting; and

(c) any such motion has been decided in accordance with clause 1.8

the motion is valid as if passed at a duly held meeting of the Building Management Committee.

1.10 **Binding nature of resolutions**

A Unanimous Resolution binds all persons bound by the Statement.

1.11 **Same force and effect**

Any act or thing done or suffered by a Representative or Substitute Representative in the performance of any Function of a Member has the same force and effect as it would have had if it had been done or suffered (and is deemed to have been done or suffered) by the Member who appointed that Representative or substitute Representative.

1.13 **Current addresses**

Each Member must give to the other Member:

(a) its name, address, telephone and facsimile number; and

(b) if there is any Representative or Substitute Representative; the name, address, telephone and facsimile number of its Representative or Substitute Representative.

1.14 **Service of notices**

A notice, approval, consent or other communication in connection with this Statement:

(a) must be given in writing; and

(b) may be served on a Member:

(i) by leaving it at the address of the Member or Representative or Substitute Representative, as the case may be, with someone who seems to be at least 16 years old;

(ii) by post at that address; or

(iii) by facsimile.

A reference to an address or facsimile is a reference to an address or facsimile notified under clause 1.13.

1.15 **Date when effective**

Unless it specifies a later time, a notice, approval, consent or other communication takes effect when it is received.

1.16 **Receipt of notices**

A letter or facsimile is taken to be received:

(a) if posted; on the third day after posting; and

(b) in the case of a facsimile, on production of a transmission report by the machine from which the facsimile was sent that indicates the facsimile was sent in its entirety to the facsimile of the person.

RIGHTS AND OBLIGATIONS OF MEMBERS

Obligations of Members

2.1 Each Member must:

(a) effect and maintain the Insurances as required by this Statement and the Act;

(b) ensure the proper operation, maintenance, repair, renovation and replacement of the Shared Facilities;

(c) fairly control use of the Shared Facilities;

(d) ensure that the Building Management Committee is and remains properly constituted in accordance with the Act and this Statement;

(e) comply with the terms of the Easements and Restrictions;

(f) ensure that applicable maintenance and other appropriate contracts are arranged on a basis which does note prejudice any Insurances;

(g) cause or permit the implementation of the decisions made by the Building Management Committee; and

(h) comply with any directions given by the Council about the recycling of garbage.