

NOTE This diagram only indicates availability of a sewer and any sewerage service shown as existing in Sydney Water's records. The existence and position of Sydney Water's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of maps available at any of Sydney Water's Customer Centres. Position of structures, boundaries, sewers and sewerage services shown hereon are approximately only.

Residential By-laws

Kew Schofields, 27 Schofields Road, Schofields

Approved Form 27
Instrument setting out the Terms of By-laws to be created upon
registration of the Strata Plan

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1. Definitions and interpretation clauses

1.1 Definitions

Act	means the <i>Strata Schemes Management Act 2015</i> .
Architectural Code	means the Architectural Code for the building in the Strata Management Statement.
Building	means the building and the Land which is the subject of the Strata Plan.
Building Management Committee	means the building management committee established under the Strata Management Statement.
Building Works	<p>means works, alterations, additions, damage, removal, repairs or replacement of:</p> <ul style="list-style-type: none"> (a) Common Property structures, including the Common Property walls, floor and ceilings enclosing the Lot. Common Property walls include windows and doors in those walls; (b) the structure of the Lot; (c) the internal walls inside the Lot (eg. a wall dividing two rooms in the Lot); (d) Common Property services; or (e) services in the Strata Scheme whether or not they are for the exclusive use of the Lot. <p>Building Works exclude minor fit out works inside a Lot and works or alterations to the interior of Common Property walls in the Lot (eg hanging pictures or attaching items to those walls).</p>
By-laws	means the by-laws set out in this document and any other by-laws adopted by the Owners Corporation from time to time.

Common Property	means the common property comprised in the Strata Plan.
Council	means Council of the Bankstown City Council.
Development Act	means the <i>Strata Schemes Development Act 2015</i> .
Executive Committee	means the executive committee appointed by the Building Management Committee in accordance with the Strata Management Statement.
Government Agency	means any government or any governmental or semi-governmental administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity or state owned corporation.
Government Authority	means any government, semi-government, local government, administrative, fiscal or judicial department, commission, authority tribunal, agency or other entity.
Land	means 27 Schofields Road, Schofields contained in certificate of title Folio Identifier /
Lot	means a Lot in the Strata Plan.
Occupier	means any lessee, sub lessee, licensee, sub licensee, occupier or mortgagee in possession of a Lot in the Strata Plan.
Owner	means the owner for the time being of any Lot in the Strata Plan.
Owners Corporation	means the owners corporation constituted upon registration of the Strata Plan.
Representative	means a natural person appointed by the Executive Committee to represent and vote for the Owners Corporation at meetings of the Building Management Committee.
Security Keys	means the keys, magnetic card or other device or information used in the Strata Scheme to open and close Common Property doors, gates or locks or to operate alarms, security systems or

communication systems.

Shared Facilities	has the same meaning given in the Strata Management Statement.
Strata Management Statement	means the Strata Management Statement for the Building.
Strata Manager	means the manager of the Strata Scheme appointed by the Owners Corporation from time to time.
Strata Plan	means strata plan
Strata Scheme	means the strata scheme established on registration of the Strata Plan.
Substitute Representative	means a natural person appointed by the Executive Committee to represent and vote for the Owners Corporation at meetings with the Building Management Committee if its representative cannot attend.

1.2 Interpretation

In these By-laws, unless the context otherwise requires:

- (a) headings are for convenience only and do not affect the interpretation of the By-laws;
- (b) words importing the singular include the plural and vice versa;
- (c) words importing a gender include any gender;
- (d) an expression importing a natural person includes any company, partnership, joint venture, association, corporation or other Owners Corporation and any Government Authority;
- (e) a reference to a person includes reference to the person's executors, administrators, successors, substitutes (including without limitation, persons taking by novation) and assigns;
- (f) a reference to any thing includes a part of that thing; and
- (g) a reference to any statute, regulation, proclamation, ordinance or clause includes all statutes, regulations, proclamations, ordinances or clauses varying,

consolidating or replacing them, and a reference to a statute includes all regulations, proclamations, ordinances and clauses issued under that statute.

2. 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.

3. 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.

4. Obstruction of Common Property

An owner or occupier of a Lot must not obstruct lawful use of Common Property by any person.

5. 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.

6. Damage to Common Property

- 6.1 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.
- 6.2 An approval given by the Owners Corporation under By-law 6.1 cannot authorise any additions to the Common Property.
- 6.3 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.
- 6.4 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.
- 6.5 Despite s62 of the Act, the owner of a Lot must maintain and keep in a state of good and serviceable repair any installation or structure referred to in By-law 6.3 that forms part of the Common Property and that services the Lot.

7. 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.

8. 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.

9. 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.

10. 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.

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

- 12.1 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.
- 12.2 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

- 13.1 The Strata Management Statement regulates the making of deliveries and the moving in or out of the Strata Scheme and Building generally. The owner or occupier of the Lot must comply with their obligations under the Strata Management Statement.
- 13.2 An owner or occupier of a Lot must not transport any furniture or large object through or on Common Property within the Building unless sufficient notice has first been given to the executive committee so as to enable the executive committee to arrange for its nominee to be present at the time when the owner or occupier does so.

14. Floor coverings

- 14.1 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.
- 14.2 This By-law does not apply to floor space comprising a kitchen, laundry, lavatory or bathroom.

15. Garbage disposal

- 15.1 Clause 49 of the Strata Management Statement sets out the obligations about the storage and disposal of garbage and recyclable materials. In addition to By-law 15.2 the owner or occupier of the Lot must comply with their obligations under clause 49 of the Strata Management Statement.

- 15.2 An owner or occupier of a Lot that does not have shared receptacles for garbage and recyclable materials or waste:
- (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 (except in the case of receptacles for recyclable material) adequately covered, 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, or, in the case of recyclable material waste, separated and prepared in accordance with the applicable recycling guidelines, 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 clause 15.2(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.
- 15.3 An owner or occupier of a Lot that has shared receptacles for garbage, recyclable material or waste:
- (a) must ensure that the full refuse, recyclable material or waste are placed in the receptacles and in the case of refuse (securely wrapped, or in the case of tins or other containers, completely drained, or in the case of recyclable material or waste, separated and prepared in accordance with the applicable recycling guidelines; and
 - (b) must promptly remove anything which the owner, occupier or garbage or recycling collector may have spilled in the area of the receptacles and must take such action as may be necessary to clean the area within which that thing was spilled.
- 15.4 The Owners Corporation may provide shared receptacles for refuse, waste, garbage and/or recyclable material (**Waste**) which will be located on the Common Property. The Owners Corporation may enter into service contracts with commercial garbage collectors for the removal of Waste.
- 15.5 Subject to By-law 15.6, an owner or occupier of a Lot:
- (a) is responsible for transporting Waste from their Lot to the shared waste receptacles situated on the Common Property;

- (b) must ensure that Waste is not placed in the receptacles so as to cause any damage or mess or be a hazard, danger or obstruction to any person;
- (c) must ensure that any recycling is separated and prepared in accordance with the applicable recycling guidelines; and
- (d) must promptly remove any thing which the owner, occupier or garbage or recycling collector may have spilled in the area of the receptacles and must take such action as may be necessary to clean the area within which the thing was spilled.

15.6 An owner or occupier of a Lot must:

- (a) comply with Council's requirements for the storage, handling and collection of garbage, waste and recyclable material; and
- (b) notify the Council of any loss of, or damage to, receptacles provided by the Council for garbage, recyclable material or waste.

15.7 The Owners Corporation may post signs on the Common Property with instructions on the handling of garbage, waste and recyclable material that are consistent with the local council's requirements.

15.8 Nothing in this By-law 15 will operate to require an owner or occupier of a Lot to dispose of any chemical, biological, toxic or other hazardous waste in a manner that would contravene any relevant law applying to the disposal of such waste.

16. Keeping of animals

Subject to s49(4) of the Act, 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 other than one (1) small dog or small cat that is up to 10 kilo grams.

17. Appearance of Lot

17.1 General

Subject to the By-laws and the Strata Management Statement, 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.

17.2 Window treatments

Under the Architectural Code, the owner or occupier of the Lot must have consent from the Building Management Committee to place solar film or similar treatments on the internal or external surfaces of glass windows or doors in the Lot.

17.3 Window coverings

Under the Architectural Code:

- (a) the owner or occupier of the Lot may install curtains, blinds, louvers, shutters or other window and door treatments on or in the Lot provided they have an appearance from outside the Lot which is white or off-white; and
- (b) the owner or occupier of the Lot must have consent from the Building Management Committee to place, install or retain curtains, blinds, louvers, shutters and window and door treatments other than those specified in By-law 17.4.

17.4 Sun shades

Under the Architectural Code, the owner or occupier of the Lot must have consent from the Building Management Committee to install a sun shade, sun blind, awning or other sun shading device in the Lot or on Common Property.

17.5 Security devices, screens and doors

The installation of security devices, security screens and security doors is regulated under the Architectural Code. The owner or occupier of the Lot must obtain all necessary consents under the Architectural Code before the security device, screen or door is installed.

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 and Building Management Committee if the occupier changes the existing use of the Lot in a way that may affect the insurance premiums for the Strata Scheme or Building (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).

20. Strata Management Statement

20.1 Purpose

The Strata Management Statement regulates the management and operational issues affecting the Strata Scheme and the various components of the Building. It contains

requirements (in addition to these By-laws) with which an owner or occupier of a Lot and the Owners Corporation must comply including:

- (a) requirements for use and operation of Shared Facilities; and
- (b) the apportionment of costs for Shared Facilities; and
- (c) architectural standards and controls, which are generally contained in the Architectural Code in the Strata Management Statement; and
- (d) insurance requirements for you and the Owners Corporation.

20.2 Who must comply with the Strata Management Statement?

All owners or occupiers of a Lot and the Owners Corporation must comply with the Strata Management Statement.

20.3 Copies of the Strata Management Statement

Contact the Strata Manager if you would like a copy of the Strata Management Statement (at your cost).

20.4 Building Management Committee

The Building Management Committee is established under the Strata Management Statement to administer issues affecting the Strata Scheme and the various components of the Building. The Owners Corporation is a member of the Building Management Committee. It must, by special resolution according to the Development Act, appoint a Representative to represent and vote for it at meetings of the Building Management Committee.

20.5 Appointing a Representative and Substitute Representative

The Executive Committee may:

- (a) appoint a Representative and Substitute Representative for the Owners Corporation for one or more of the members of the Executive Committee; and
- (b) terminate the appointment of a Representative and Substitute Representative at any time.

20.6 Consents under the Strata Management Statement

Nothing in the By-Laws gives an owner or occupier of a Lot or the Owners Corporation consent to do anything which prohibited or regulated by the Strata Management Statement. A consent under the By-laws does not relieve an owner or occupier of a Lot or the Owners Corporation from obligations to obtain consents under the Strata Management Statement.

20.7 Inconsistencies between the By-laws and the Strata Management Statement

If there is an inconsistency between a By-law and the Strata Management Statement, the Owners Corporation must amend the inconsistent By-law to make it consistent with the Strata Management Statement.

21. Architectural Code

21.1 Architectural Code

- (a) If there is an Architectural Code in the Strata Management Statement, this clause will apply.
- (b) The Architectural Code for the Building is in the Strata Management Statement. It applies to the Lot and to the Strata Scheme generally. The owner or occupier of the Lot must comply with the Architectural Code and obtain all necessary consents under the Architectural Code before they carry out any works in the Lot. The owner or occupiers' obligations under the Architectural Code apply in addition to their obligations under the By-laws.

21.2 Some examples of when you will need consent under the Architectural Code

- (a) An owner or occupier of a Lot must have consent from the Building Management Committee under the Architectural Code if they propose to:
 - (i) carry out Building Works which will affect Shared Facilities or the external appearance of the Strata Scheme; or
 - (ii) install bars, screens, grills, security locks or other safety devices on the interior or exterior of windows or doors in the Lot if they are visible from outside the Lot or the Strata Scheme; or
 - (iii) install an intruder alarm with an audible signal.
- (b) This is not a definitive list of when the owner or occupier of the Lot will need to obtain consent from the Building Management Committee. Contact the Strata Manager if you want to confirm whether or not you will need consent.

22. Rights to enter the Lot

22.1 Rights of the Owners Corporation to enter the Lot

In addition to its rights under this By-law the Owners Corporation has the right to enter the Lot to operate, inspect, test, treat, use, maintain, repair or replace Common

Property. The procedures with which the Owners Corporation must comply when it exercises this right are in the Act.

22.2 Rights of the Building Management Committee to enter the Lot

The Owners Corporation authorises the Building Management Committee to exercise its right to enter the Lot to operate, inspect, test, treat, use, maintain, repair or replace those items of Common Property in the Lot (or which are accessible through the Lot) which are Shared Facilities. The procedures with which the Building Management Committee must comply when it exercises this right are in the Strata Management Statement.

23. Carrying out Building Works

23.1 When do you need consent?

Subject to this By-law 23, the owner or occupier of the Lot must have consent from the Owners Corporation to carry out Building Works. The Architectural Code also regulates Building Works which affect Common Property, Shared Facilities and the external appearance of the Strata Scheme. In addition to your obligations under this By-law 23 the owner or occupier of the Lot must obtain all necessary consents from the Architectural Code before carrying out Building Works.

23.2 Procedures before you carry out Building Works

Before carrying out Building Works, the owner or occupier of the Lot must:

- (a) obtain necessary consents from the Owners Corporation and any relevant Government Authority; and
- (b) obtain necessary consents from the Building Management Committee and under the Architectural Code; and
- (c) find out where service lines and pipes are located; and
- (d) obtain consent from the Owners Corporation and, if necessary, the Building Management Committee if the owner or occupier of a Lot proposes to interfere with or interrupt services; and
- (e) if the owner or occupier of a Lot does not need consent to carry out the Building Works, give the Owners Corporation a written notice describing what the owner or occupier of a Lot proposes to do. The owner or occupier of the Lot must give the notice at least 14 days before the Building Works are started.

23.3 Procedures when you carry out Building Works

If an owner or occupier of a Lot carries out Building Works, the owner or occupier of the Lot must:

- (a) use qualified, reputable and, where appropriate, licensed contractors acceptable to the Owners Corporation (acting reasonably);
- (b) carry out the Building Works in a proper manner and to the reasonable satisfaction of the Owners Corporation; and
- (c) repair any damage the owner or occupier of the Lot (or persons carrying out the Building Works on their behalf) caused to Common Property or the property of another owner or occupier.

23.4 Making arrangements with the Owners Corporation

Before the owner or occupier of the Lot carries out Building Works (including Building Works for which the consent of the Owners Corporation is not required), the owner or occupier must:

- (a) arrange with the Owners Corporation a suitable time and means by which to access the Strata Scheme for purposes associated with those Building Works;
- (b) comply with the reasonable requirements of the Owners Corporation about the time and means by which the owner or occupier of a Lot must access the Strata Scheme; and
- (c) ensure that contractors and any persons involved in carrying out the Building Works comply with the reasonable requirements of the Owners Corporation about the times and means by which they must access the Strata Scheme.

24. Common Property and Shared Facilities

24.1 Common Property and Shared Facilities

Some items of Common Property are designated in the Strata Management Statement as Shared Facilities. The Owners Corporation authorises the Building Management Committee to perform its functions and exercise its rights under the Strata Management Statement in respect of Common Property.

24.2 Easements

Where some items of Common Property are burdened by easements, the owner or occupier of the Lot and the Owners Corporation:

- (a) must comply with their obligations under those easements; and
- (b) must not do anything to prevent the benefited parties under those easements from exercising their rights to use Common Property under those easements.

24.3 What are your obligations?

Subject to the By-laws, the owner or occupier of the Lot must:

- (a) use Common Property equipment only for its intended purpose;
- (b) immediately notify the Owners Corporation if the owner or occupier of a Lot knows about damage or a defect in Common Property; and
- (c) compensate the Owners Corporation for any damage to Common Property caused by an owner or occupier of a Lot, their visitors or persons doing work or carrying out Building Works on the Strata Scheme on their behalf.

24.4 **When will you need consent from the Owners Corporation?**

Subject to the By-laws the owner or occupier of a Lot must have consent from the Owners Corporation to:

- (a) interfere with or damage Common Property;
- (b) remove anything from Common Property that belongs to the Owners Corporation; or
- (c) interfere with the operation and Common Property equipment.

25. **Security at the Strata Scheme**

25.1 **Strata Management Statement and restrictions on the rights of the Owners Corporation**

The Strata Management Statement regulates security and the provision of Security Keys for the Strata Scheme and Building generally. The rights and obligations of the Owners Corporation, owners and occupiers in this By-law 25 are subject to the Strata Management Statement. In particular, the Owners Corporation must not do anything that would restrict access to any Shared Facilities which owners and occupiers in the Building are entitled to use under the Strata Management Statement.

25.2 **Obligations of the Owners Corporation**

The Owners Corporation must take reasonable steps to stop intruders coming into the Strata Scheme and prevent fire and other hazards.

25.3 **Installation of security equipment**

The Owners Corporation has the power to install and operate in Common Property audio and visual security cameras and other audio and visual surveillance equipment for the security of the Strata Scheme.

25.4 **Restricting access to common property**

Subject to this By-law 25, the Owners Corporation has the power to:

- (a) close off or restrict by Security Key access to parts of Common Property that do not give access to a Lot;
- (b) restrict by Security Key access to levels in the Strata Scheme where an owner or occupier of a Lot does not own or occupy a Lot or have access to according to an exclusive use By-law;
- (c) charge you a fee or bond if an owner or occupier of a Lot requests additional or replacement Security Keys; and
- (d) allow security personnel employed or contracted by the Owners Corporation or the Building Management Committee to use part of Common Property to operate or monitor security of the Strata Scheme and the Building.

25.5 Providing owners and occupiers with Security Keys

If the Owners Corporation exercises its rights under By-law 25.4, it may provide the owner or occupier of a Lot with a Security Key for the relevant part of Common Property. The obligations of the Building Management Committee to provide Security Keys for Shared Facilities are in the Strata Management Statement.

25.6 Managing the Security Key system for common property

The Owners Corporation has the power to:

- (a) re-code Security Keys it issues for Common Property; and
- (b) require an owner or occupier of a Lot to promptly return Security Keys it issues to them to the Owners Corporation to be re-coded.

25.7 What are your obligations?

- (a) The owner or occupier of a Lot must comply with their obligations in the Strata Management Statement about Security Keys for Shared Facilities.
- (b) In regard to Security Keys issued by the Owners Corporation according to this By-law 25, the owner or occupier of a Lot must:
 - (i) comply with the reasonable instructions of the Owners Corporation about Security Keys and, in particular, instructions about re-coding and returning Security Keys;
 - (ii) take all reasonable steps not to lose Security Keys;
 - (iii) immediately notify the Owners Corporation if you lose a Security Key; and
 - (iv) return Security Keys to the Owners Corporation if the owner or occupier of a Lot does not need them or if they are no longer an owner or occupier.

25.8 Closing doors

The owner or occupier of a Lot must take reasonable care to make sure that fire and security doors in the building are locked or closed when they are not being used.

25.9 Procedures if you lease your Lot

If an owner or occupier of a Lot leases or licenses their Lot, they must include a requirement in the lease or licence that the occupier returns Security Keys issued by the Owners Corporation to the Owners Corporation when they no longer occupy that Lot.

25.10 Some prohibitions

An owner or occupier of a Lot must not:

- (a) copy a Security Key or give a Security Key to someone who is not an owner or occupier;
- (b) interfere with security cameras or surveillance equipment; or
- (c) do anything that might prejudice the security or safety of the Strata Scheme.

26. Rules

26.1 Powers of the Owners Corporation

The Owners Corporation has the power to make rules about the security, control, management, operation, use and enjoyment of the Strata Scheme and, in particular, the use of the Common Property.

26.2 Changing rules

The Owners Corporation may add to or change the rules at any time.

26.3 What are your obligations?

All owners or occupiers of a Lot must comply with the rules.

26.4 What if a rule is inconsistent with the By-laws?

If a rule is inconsistent with the By-laws or the requirements of a Government Authority, the By-laws or requirements of the Government Authority prevail to the extent of the inconsistency.

26.5 What if a rule is inconsistent with the Strata Management Statement?

If a rule is inconsistent with the Strata Management Statement, the Strata Management Statement prevails to the extent of the inconsistency.

27. Failure to comply with By-laws

27.1 What can the Owners Corporation do?

The Owners Corporation may do anything on the Lot which the owner or occupier should have done under the Act or the By-laws but which the owner or occupier of the Lot have not done or, in the opinion of the Owners Corporation, have not done properly.

27.2 Procedures

The Owners Corporation must give an owner or occupier of a Lot a written notice specifying when it will enter the Lot to do the work. The owner or occupier of the Lot must:

- (a) give the Owners Corporation (or persons authorised by it) access to the Lot according to the notice and at their cost; and
- (b) pay the Owners Corporation for its cost for doing the work.

27.3 Recovering money

The Owners Corporation may recover any money an owner or occupier of a Lot owes it under the By-law as a debt.

Signing page

Office Use Only

Office Use Only

Registered:

PLAN OF PROPOSED SUBDIVISION OF
LOTS 1 & 2 IN DP _____

Subdivision Certificate No:

Date of Endorsement:

DRAFT
PRINTED 14 AUG 2018
ISSUE 1

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
 - Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
 - Signatures and seals - see 195D Conveyancing Act 1919
 - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

PURSUANT TO SEC. 88B OF THE CONVEYANCING ACT
1919 IT IS INTENDED TO CREATE:

1. EASEMENT FOR SUPPORT & SHELTER (WHOLE OF LOT)
2. EASEMENT FOR SERVICES (WHOLE OF LOT)
3. EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT)
4. EASEMENT TO ACCESS SHARED FACILITIES (WHOLE OF LOT)
5. RIGHT OF ACCESS (A)
6. RIGHT TO USE LOADING DOCK (B)
7. RIGT TO USE GARBAGE HOLD (C)
8. EASEMENT FOR LIGHT AND AIR (D)

If space is insufficient use additional annexure sheet

SURVEYORS REFERENCE: 161215 DSUB MS

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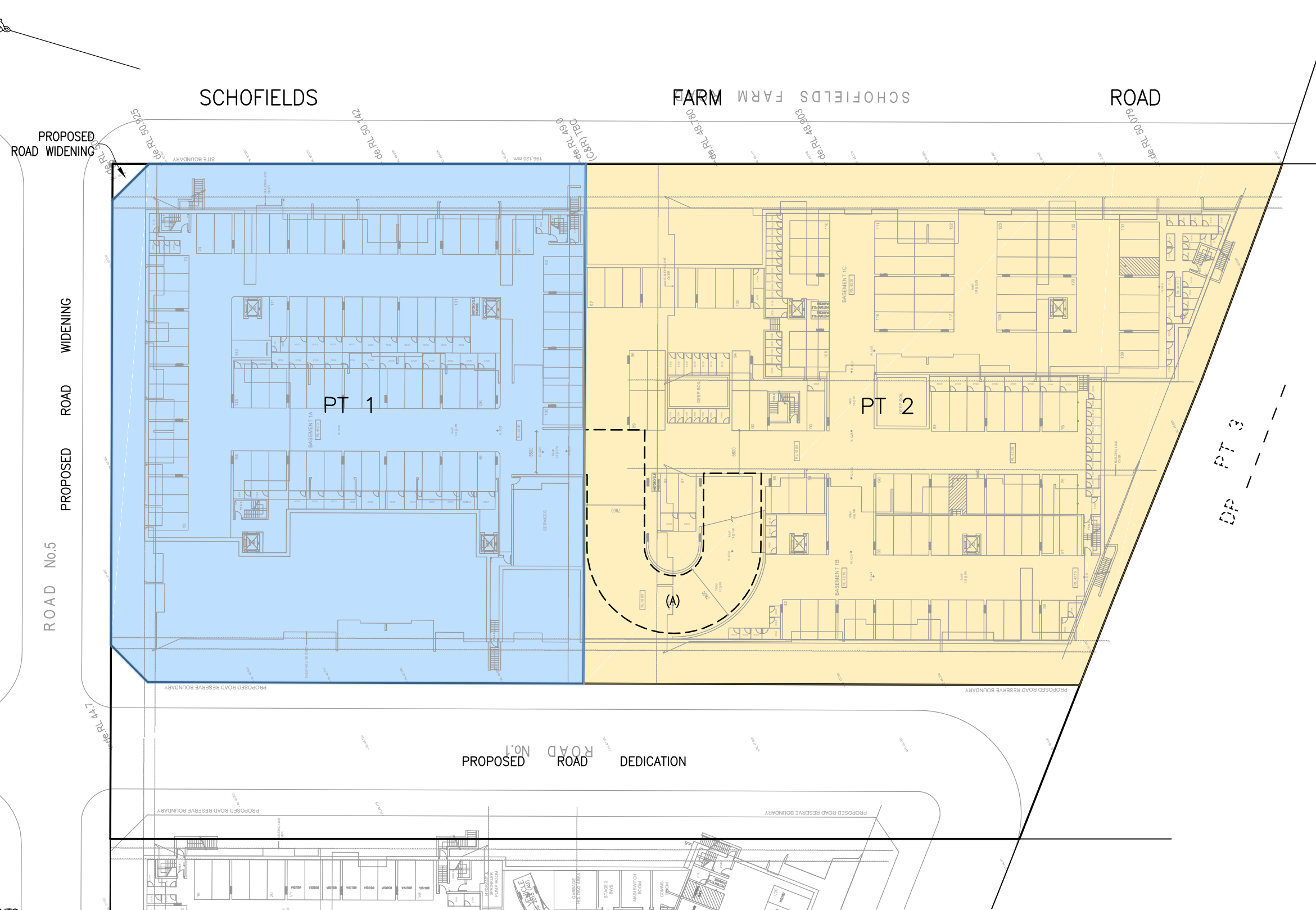
SURVEYORS REFERENCE: 161215 DSUB MS

SCHEDULE OF STRATUM LOTS

- LOT 1 - 1A RESIDENTIAL
- LOT 2 - 1B RESIDENTIAL

BASEMENT LEVEL 1 & BELOW

THIS PLAN IS BASED ON PLANS BY PBD ARCHITECTS
DWG No.: DA1101 - BASEMENT ONE NORTH FLOOR PLAN
RECEIVED: 17 JULY 2018



PROPOSED EASEMENTS
(A) - RIGHT OF ACCESS (A)

DIMENSIONS AND AREAS SUBJECT TO FINAL SURVEY

SCHEDULE OF WHOLE OF LOT EASEMENTS
EASEMENT FOR SUPPORT & SHELTER
EASEMENT FOR SERVICES
EASEMENT FOR EMERGENCY EGRESS
EASEMENT TO ACCESS SHARED FACILITIES

Surveyor: MARK JOHN ANDREW
Date of Survey:
Surveyor's Ref: 161215 DSUB MS

PLAN OF PROPOSED SUBDIVISION OF LOTS 1 & 2 IN DP

LGA: BLACKTOWN
Locality: SCHOFIELDS
Subdivision No:
Lengths are in metres. Reduction Ratio 1:400(A2)

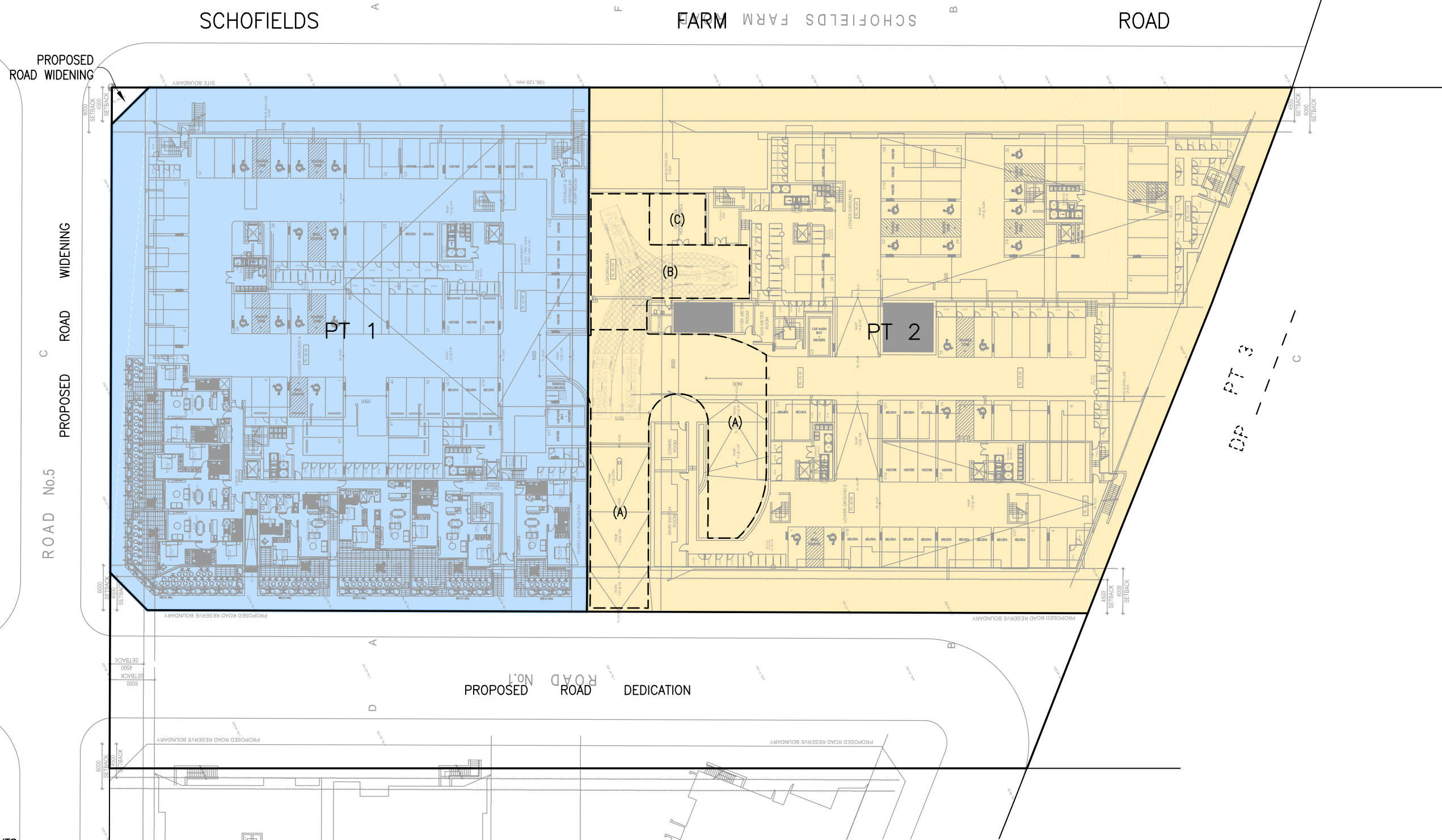
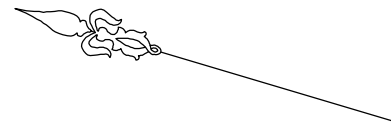
REGISTERED CONTRACT PLAN
Plan compiled from architectural CAD data.
Plan is subject to final survey after completion of construction.

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LOWER GROUND LEVEL

THIS PLAN IS BASED ON PLANS BY
PBD ARCHITECTS
DWG No.: DA1103 - LOWER GROUND NORTH FLOOR PLAN
RECEIVED: 17 JULY 2018

- SCHEDULE OF STRATUM LOTS**
- LOT 1 - 1A RESIDENTIAL
 - LOT 2 - 1B RESIDENTIAL



PROPOSED EASEMENTS

- (A) - RIGHT OF ACCESS (A)
- (B) - RIGHT TO USE LOADING AREA (B)
- (C) - RIGHT TO USE GARBAGE HOLD (C)

SCHEDULE OF WHOLE OF LOT EASEMENTS

- EASEMENT FOR SUPPORT & SHELTER
- EASEMENT FOR SERVICES
- EASEMENT FOR EMERGENCY EGRESS
- EASEMENT TO ACCESS SHARED FACILITIES

DIMENSIONS AND AREAS SUBJECT TO FINAL SURVEY

Surveyor: MARK JOHN ANDREW
 Date of Survey:
 Surveyor's Ref: 161215 DSUB MS

PLAN OF PROPOSED SUBDIVISION OF
 LOTS 1 & 2 IN DP _____

LGA: BLACKTOWN
 Locality: SCHOFIELDS
 Subdivision No:
 Lengths are in metres. Reduction Ratio 1:400(A2)

REGISTERED
CONTRACT PLAN
 Plan compiled from
 architectural CAD data.
 Plan is subject to final
 survey after completion
 of construction.

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 ISSUE 1