

Strata Schemes Management Act 1996

BY LAWS

SP 56291

1 Campbell Parade, Manly Vale

1 Vehicles.

(1) An owner or occupier of a lot must not park or stand any motor or other vehicle on common property or permit any invitees of the owner or occupier to park or stand any motor or other vehicle on common property except with the prior written approval of the owners corporation.

(2) The owners corporation must not unreasonably withhold its approval to the parking or standing of a motor vehicle on the common property.

2 Obstruction of common property.

An owner or occupier of a lot must not obstruct lawful use of common property by any person except on a temporary and non-recurring basis (for example a temporary display).

3 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 written approval of the owners corporation.

(2) An approval given by the owners corporation under subclause (1) cannot authorise any additions to the common property.

(3) This by-law does not prevent an owner or person authorised by an owner from installing:

(a) any locking or other safety device for protection of the owner's lot against intruders or to improve safety within the owner's lot, or

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

(c) any sign to advertise the activities of the occupier of the lot if the owners corporation has specified locations for such signs and that sign is installed in the specified locations, or

(d) any device used to affix decorative items to the internal surfaces of walls in the owner's lot

(4) Any such locking or safety device, screen, other device or sign must be installed in a competent and proper manner and must have an appearance, after it has been installed, consistent with any guidelines established by the owners corporation about such installations or, in the absence of guidelines, in keeping with the appearance of the rest of the building.

(5) Despite section (62), the owner of a lot must:

(a) maintain and keep in a state of good and serviceable repair any installation referred to in subclause (3) that forms part of the common property and that services the lot, and

(b) repair any damage caused to any part of the common property by the installation or removal of any locking or safety device, screen, other device or sign referred to in subclause (3) that forms part of the common property and that services the lot.

4 Behaviour of invitees.

An owner or occupier of a lot must take all reasonable steps to ensure that invitees of the owner or occupier (including all customers and staff) 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.

5 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 or discarded item except with the prior written approval of the owners corporation.

6 Cleaning windows and doors.

The owners corporation must keep clean all exterior surfaces of glass in windows and doors on the boundary of the lots, whether a part of a lot or common property.

7 Garbage disposal.

(1) An owner or occupier of a lot in a strata scheme that does not have shared receptacles for garbage, recyclable material or waste:

(a) must maintain such receptacles within the lot, or on such part of the common property as may be authorised by the owners corporation, in clean and dry condition and (except in the case of receptacles for recyclable material) adequately covered, and

(b) must ensure that before refuse, recyclable material or waste is placed in the receptacles it is, in the case of refuse, securely wrapped or, in the case of tins or other containers, completely drained, or in the case of recyclable material or waste, separated and prepared in accordance with the applicable recycling guidelines, and

(c) for the purpose of having the garbage, recyclable material or waste collected, must place the receptacles within an area designated for that purpose by the owners corporation and at a time not more than 12 hours before the time at which garbage, recyclable material or waste is normally collected, and

(d) when the garbage, recyclable material or waste has been collected, must promptly return the receptacles to the lot or other area referred to in paragraph (a), and

(e) must not place any thing in the receptacles of the owner or occupier of any other lot except with the permission of that owner or occupier, and

(f) must promptly remove any thing which the owner, occupier or garbage or recycling collector may have spilled from the receptacles and must take such action as may be necessary to clean the area within which that thing was spilled.

(2) Subclause (1) does not 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.

(3) An owner or occupier of a lot in a strata scheme that has shared receptacles for garbage, recyclable material or waste:

(a) must ensure that before refuse, recyclable material or waste is placed in the receptacles it is, in the case of refuse, securely wrapped or, in the case of tins or other containers, completely drained, or, in the case of recyclable material or waste, separated and prepared in accordance with the applicable recycling guidelines, and

(b) must promptly remove any thing which the owner, occupier or garbage or recycling collector may have spilled in the area of the receptacles and must take such action as may be necessary to clean the area within which that thing was spilled.

(4) Subclause (3) does not 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.

8 Appearance of lot.

The owner or occupier of a lot must not, without the prior written approval of the owners corporation, maintain within the lot anything visible from outside the lot that, viewed from outside the lot, is not in keeping with the rest of the building.

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9 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).

10 Preservation of fire safety.

The owner or occupier of a lot must not do any thing or permit any invitees of the owner or occupier to do any thing on the lot or common property that is likely to affect the operation of fire safety devices in the parcel or to reduce the level of fire safety in the lots or common property.

11 Prevention of hazards.

The owner or occupier of a lot must not do any thing or permit any invitees of the owner or occupier to do any thing on the lot or common property that is likely to create a hazard or danger to the owner or occupier of another lot or any person lawfully using the common property.

12 Provision of amenities or services.

(1) The owners corporation may, by special resolution, determine to enter into arrangements for the provision of the following amenities or services to one or more of the lots, or to the owners or occupiers of one or more of the lots:

- (a) security services,
- (b) promotional services,
- (c) advertising,
- (d) cleaning,
- (e) garbage disposal and recycling services,
- (f) electricity, water or gas supply
- (g) telecommunication services (for example, cable television)

(2) If the owners corporation makes a resolution referred to in subclause (1) to provide an amenity or service to a lot or to the owner or occupier of a lot, it must indicate in the resolution the amount for which, or the conditions on which, it will provide the amenity or service.

Note Section 111 of the Act provides that an owners corporation may enter into an agreement with an owner or occupier of a lot for the provision of amenities or services by it to the lot or to the owner or occupier.

13 Controls on hours of operation and use of facilities.

(1) The owners corporation may, by special resolution, make any of the following determinations if it considers the determination is appropriate for the control, management, administration, use or enjoyment of the lots or the lots and common property of the strata scheme:

- (a) that commercial or business activity may be conducted on a lot or common property only during certain times,
- (b) that facilities situated on the common property may be used only during certain times or on certain conditions.

(2) An owner or occupier of a lot must comply with a determination referred to in subclause (1).

14. Exclusive Use of Common Property for Lots 53 to 56.

(a) The proprietors for the time being of Lots 53, 54, 55 and 56 will each be entitled to the right of exclusive use and enjoyment of that part of the common property shown on the attached plan as adjoining the relevant Lot and designated for use with that Lot. These rights are granted on the basis that each proprietor will be responsible for the property maintenance, and keeping in a state of good and serviceable repair, of that part of the common property of which they have exclusive use.

(b) To the extent not prohibited by the Strata Titles Management Act 1996, this by-law, will while it remains in force, inure as appurtenant to, and for the benefit of, Lot 53, 54, 55 and 56 to the extent that it relates to the particular Lot and the proprietors and occupiers of the relevant Lot for the time being and all persons duly authorised by them or any of them from time to time.

15. Exclusive Use of Common Property for Lots 27 to 35.

That the owners of each Lot in the Strata Plan grant each of the directors of Campbell Property Investments Pty Limited (ACN 080 885 070) and Manly Grove Pty Limited (ACN 080 856 104) an irrevocable proxy to enable these companies to requisition and vote at a meeting of the Owners Corporation convened for this purpose, in favour of such resolutions as may be necessary to create a by-law or by-laws pursuant to which the Owners of Lot 27 to 35 are:

(a) either;

- (i) grant jointly a right of exclusive use and enjoyment of the entire courtyard area as indicated on the attached plan (Courtyard area) or;
- (ii) each grant right of exclusive use and enjoyment of a part of the Courtyard area which adjoins the relevant Lot and;

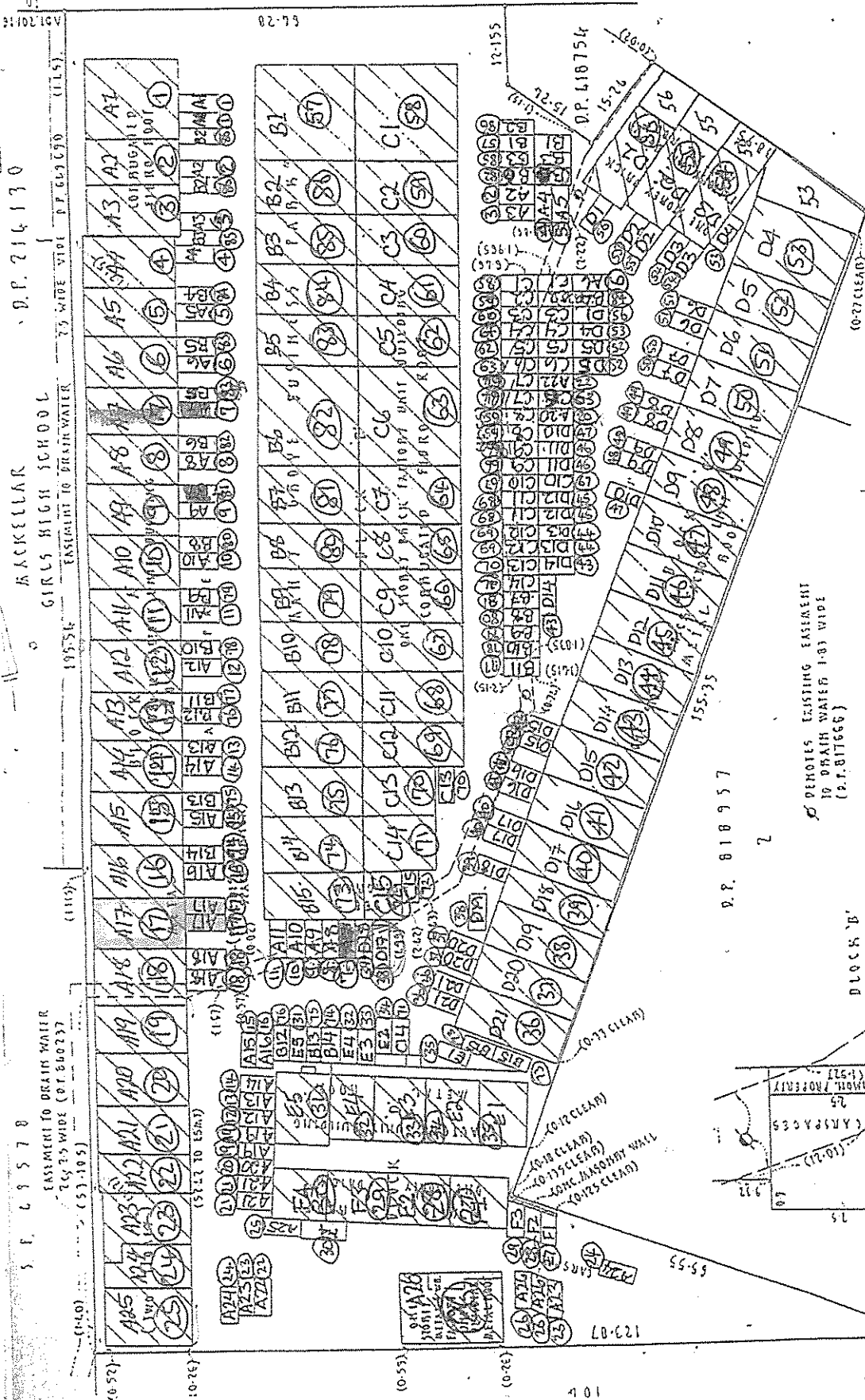
(b) that right of exclusive use and enjoyment of the sub-floor storage area below the floor of each Lot

on the basis that the Owner of Lots 27 to 35 will be responsible for the maintenance and keeping in a state of good and serviceable repair, that part of the common property of which they have exclusive use.

To the extent not prohibited by the Strata Titles Management Act 1996 this by-law while it remains in force, is intended to inure as appurtenant to, and for the benefit of, all of the Lots in Strata Plan 56291 to the extent that it relates to the particular Lot and the Owner and occupier or the Owner's and occupiers of the relevant Lot for the time being and all persons duly authorised by them from time to time.

FAKAD E

11-10-68



971 09 918 957

17A

LOCATION PLAN

Lengths are in metres

Reduction Ratio 1:500

K. 4. Holder:

A. C. Jones.

Example 2. Consider

2117-2 SURVEYORS REFERENCE

DIAGRAM
NOT TO SCALE.

37435 01 102

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 4 of 7 Sheets

STRATA PLAN 56291

COMMON PROPERTY	PT. 24	PT. 23	PT. 22	PT. 21	PT. 20	PT. 19	PT. 18	PT. 17	PT. 16	PT. 15	PT. 14	PT. 13	PT. 12	PT. 11	PT. 10
UNIT (80m ²)	UNIT (80m ²)	UNIT (80m ²)	UNIT (80m ²)	UNIT (80m ²)	UNIT (80m ²)	UNIT (80m ²)	UNIT (80m ²)	UNIT (80m ²)	UNIT (80m ²)	UNIT (80m ²)	UNIT (80m ²)	UNIT (80m ²)	UNIT (80m ²)	UNIT (80m ²)	UNIT (80m ²)
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
118m ²	109m ²	104m ²	100m ²	100m ²	100m ²	100m ²	100m ²	100m ²	100m ²	100m ²	100m ²	100m ²	100m ²	100m ²	100m ²
(51.58 TO S.E. COR. OF WALL)															

Ø REMOTES STAIRS OF LANDING (ACCESS TO FIRST FLOOR) COMMON PROPERTY.

A. DEMOTES DIMENSION OF 3.81 TO S.E. CORNER OF WALL.

PT. 11	PT. 10	PT. 9	PT. 8	PT. 7	PT. 6	PT. 5	PT. 4	PT. 3	PT. 2	PT. 1
UNIT (96m ²)	UNIT (96m ²)	UNIT (96m ²)	UNIT (96m ²)	UNIT (96m ²)	UNIT (96m ²)	UNIT (96m ²)	UNIT (96m ²)	UNIT (96m ²)	UNIT (96m ²)	UNIT (96m ²)
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
172m ²	172m ²	172m ²	172m ²	172m ²	172m ²	172m ²	172m ²	172m ²	172m ²	172m ²

GROUND FLOOR

THIS PART OF LOT 24 IS THE STRATA WITHIN THE UPPER SURFACE OF THE CONCRETE ROOF OF UNIT 24 OF LOT 23 (GROUND FLOOR) TO THE MAIN ROAD ABOVE.

PT. 25	PT. 24	PT. 23	PT. 22
UNIT (80m ²)	UNIT (80m ²)	UNIT (80m ²)	UNIT (80m ²)
TOTAL	TOTAL	TOTAL	TOTAL
104m ²	104m ²	104m ²	104m ²

FIRST FLOOR

UNITS EXTEND IN HEIGHT TO THE UNDERSIDE OF ROOF RAFTERS.
C.S. DEMOTES CARSPACE.
OTHER CARSPACES EXTEND TO A HEIGHT OF 2.5 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE STAIRWELL FLOORS.
UNLESS OTHERWISE SHOWN, CARSPACES ARE RECTANGULAR AND ARE 2.5 WIDE & 5.5 LONG, AND ARE 14 m² IN AREA.
Ø REMOTES CARSPACE BOUNDARY TO LINE OF EAST FACE OF PIERS.
⊕ DEMOTES THIS PART OF THE LOT IS THE STAIRWELL BETWEEN THE UPPER SURFACE OF THE CONCRETE ROOF OF THE MAIN ROAD & THE MAIN ROAD ABOVE.
AREAS ARE APPROXIMATE ONLY.

Reduction Ratio 1:300.

Lengths are in metres

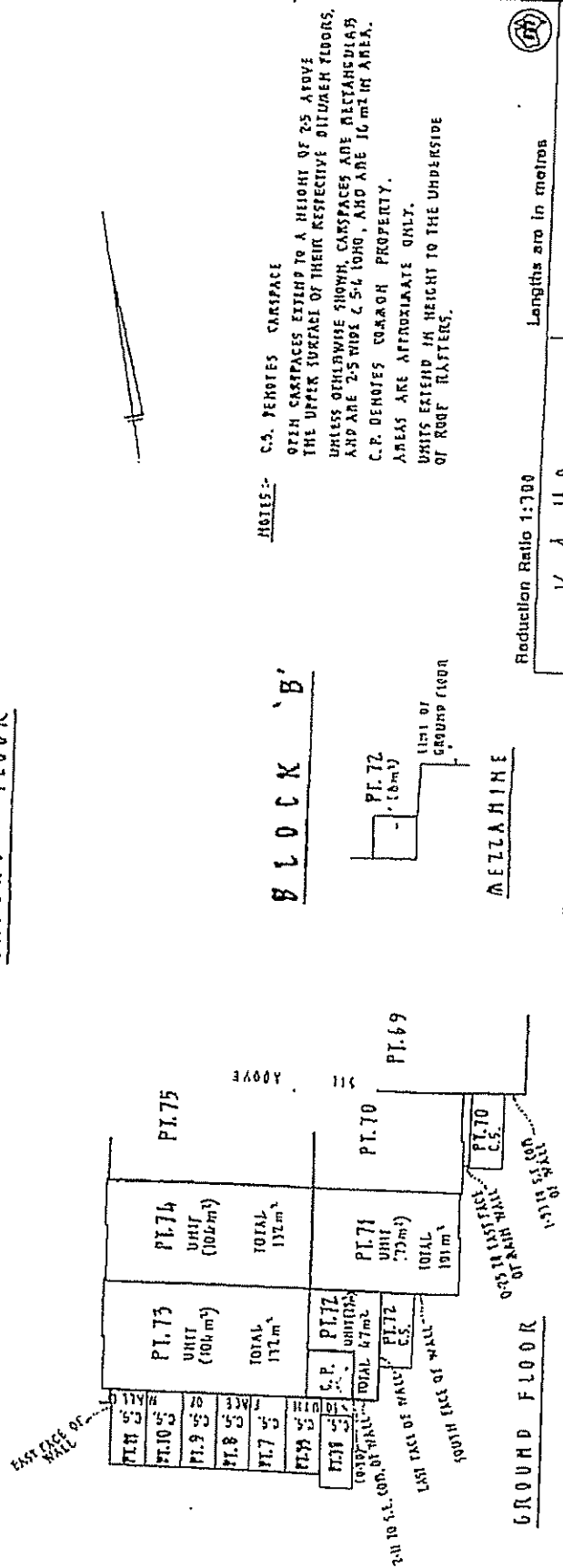
K. G. H. J. Doe.
A. Colman.
SUPERVISOR'S REFERENCE 77117-7

OFFICE USE ONLY

STRATA PLAN 56291

STRATA PLAN 58291					
PL 74 UNIT (106 m ²) TOTAL 131 m ²	PL 75 UNIT (104 m ²) TOTAL 112 m ²	PL 76 UNIT (104 m ²) TOTAL 112 m ²	PL 77 UNIT (104 m ²) TOTAL 112 m ²	PL 78 UNIT (103 m ²) TOTAL 131 m ²	PL 79 UNIT (107 m ²) TOTAL 135 m ²
PL 80 UNIT (108 m ²) TOTAL 135 m ²	PL 81 UNIT (105 m ²) TOTAL 135 m ²	PL 82 UNIT (217 m ²) TOTAL 259 m ²	PL 83 UNIT (108 m ²) TOTAL 136 m ²	PL 84 UNIT (108 m ²) TOTAL 138 m ²	PL 85 UNIT (106 m ²) TOTAL 150 m ²
PL 86 UNIT (105 m ²) TOTAL 150 m ²	PL 57 UNIT (193 m ²) TOTAL 221 m ²				
PL 70 UNIT (72 m ²) TOTAL 100 m ²	PL 69 UNIT (103 m ²) TOTAL 131 m ²	PL 68 UNIT (103 m ²) TOTAL 131 m ²	PL 67 UNIT (107 m ²) TOTAL 131 m ²	PL 66 UNIT (108 m ²) TOTAL 136 m ²	PL 65 UNIT (108 m ²) TOTAL 136 m ²
PL 64 UNIT (108 m ²) TOTAL 135 m ²	PL 63 UNIT (217 m ²) TOTAL 259 m ²	PL 62 UNIT (108 m ²) TOTAL 136 m ²	PL 61 UNIT (108 m ²) TOTAL 136 m ²	PL 60 UNIT (108 m ²) TOTAL 136 m ²	PL 59 UNIT (108 m ²) TOTAL 136 m ²
-	PL 58 UNIT (217 m ²) TOTAL 240 m ²				

GROUND FLOOR



Lengths are in metres

A. Caplanos.

Council Desk

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 5 of 7 Sheets

STRATA PLAN 56291

NOTES:- C.S. DENOTES CORNERSTONE.

OTHER CORNERSTONES EXTEND TO A HEIGHT OF 2.5 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE SURROUNDING TERRACES. UNLESS OTHERWISE SHOWN, CORNERSTONES ARE RECTANGULAR AND ARE 75 WIDE & 54 LONG & ARE 16mm IN AREA. AREAS ARE APPROXIMATE ONLY.

OTHER CORNERSTONES EXTEND TO A HEIGHT OF 2.5 ABOVE THE UPPER SURFACE OF THE MAIN ROOF ABOVE.

PERMITS THIS PART OF THE LOT IS THE STRATA UNIT BETWEEN THE UPPER SURFACE OF THE CONCRETE ROOF OF THE MAIN ROOM & THE MAIN ROOF ABOVE. UNITS EXTEND IN HEIGHT TO THE UNDERSIDE OF ROOF RAFTERS.

PT. 36 UNIT (95 m ²) TOTAL 173 m ²	PT. 37 UNIT (93 m ²) TOTAL 171 m ²	PT. 38 UNIT (93 m ²) TOTAL 171 m ²	PT. 39 UNIT (93 m ²) TOTAL 171 m ²	PT. 40 UNIT (93 m ²) TOTAL 171 m ²
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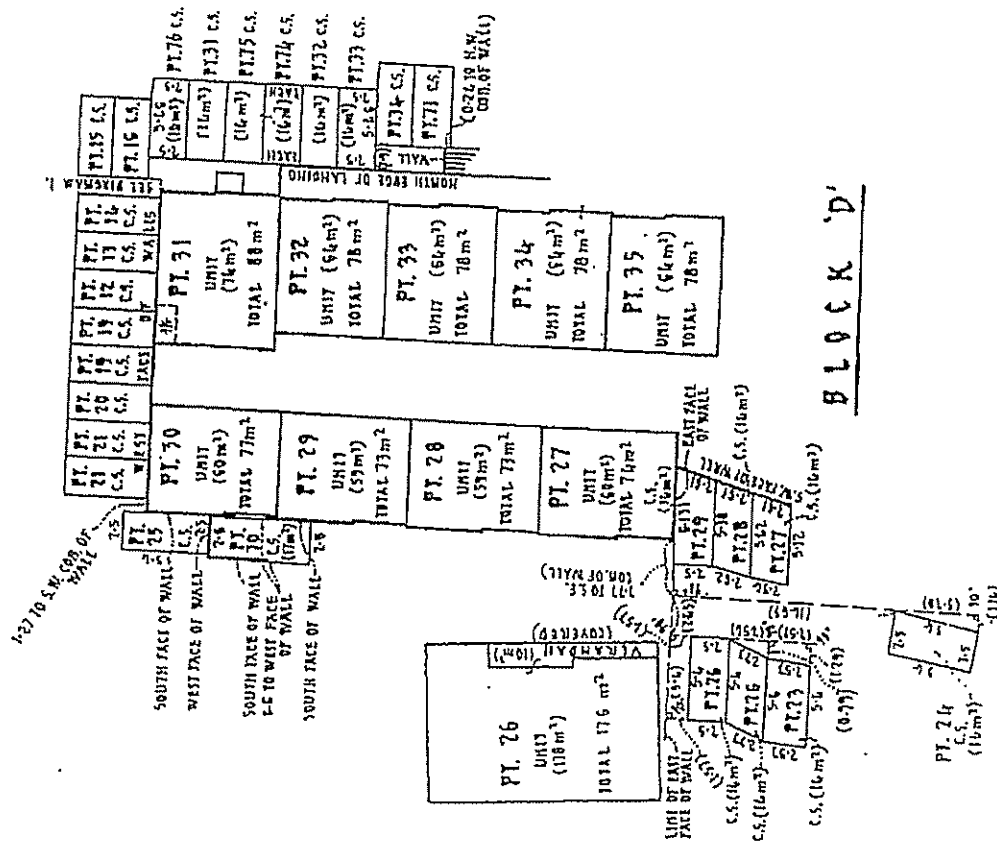
PT. 41 UNIT (93 m ²) TOTAL 171 m ²	PT. 42 UNIT (93 m ²) TOTAL 171 m ²	PT. 43 UNIT (93 m ²) TOTAL 171 m ²	PT. 44 UNIT (93 m ²) TOTAL 171 m ²	PT. 45 UNIT (93 m ²) TOTAL 171 m ²	PT. 46 UNIT (93 m ²) TOTAL 171 m ²	PT. 47 UNIT (93 m ²) TOTAL 171 m ²	PT. 48 UNIT (93 m ²) TOTAL 171 m ²	PT. 49 UNIT (93 m ²) TOTAL 171 m ²	PT. 50 UNIT (93 m ²) TOTAL 171 m ²	PT. 51 UNIT (93 m ²) TOTAL 171 m ²	PT. 52 UNIT (93 m ²) TOTAL 171 m ²	PT. 53 UNIT (93 m ²) TOTAL 171 m ²	PT. 54 UNIT (93 m ²) TOTAL 171 m ²	PT. 55 UNIT (93 m ²) TOTAL 171 m ²	PT. 56 UNIT (93 m ²) TOTAL 171 m ²
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PT. 57 UNIT (93 m ²) TOTAL 171 m ²	PT. 58 UNIT (93 m ²) TOTAL 171 m ²	PT. 59 UNIT (93 m ²) TOTAL 171 m ²	PT. 60 UNIT (93 m ²) TOTAL 171 m ²	PT. 61 UNIT (93 m ²) TOTAL 171 m ²	PT. 62 UNIT (93 m ²) TOTAL 171 m ²	PT. 63 UNIT (93 m ²) TOTAL 171 m ²	PT. 64 UNIT (93 m ²) TOTAL 171 m ²	PT. 65 UNIT (93 m ²) TOTAL 171 m ²	PT. 66 UNIT (93 m ²) TOTAL 171 m ²	PT. 67 UNIT (93 m ²) TOTAL 171 m ²	PT. 68 UNIT (93 m ²) TOTAL 171 m ²	PT. 69 UNIT (93 m ²) TOTAL 171 m ²	PT. 70 UNIT (93 m ²) TOTAL 171 m ²	PT. 71 UNIT (93 m ²) TOTAL 171 m ²	PT. 72 UNIT (93 m ²) TOTAL 171 m ²	PT. 73 UNIT (93 m ²) TOTAL 171 m ²	PT. 74 UNIT (93 m ²) TOTAL 171 m ²	PT. 75 UNIT (93 m ²) TOTAL 171 m ²	PT. 76 UNIT (93 m ²) TOTAL 171 m ²	PT. 77 UNIT (93 m ²) TOTAL 171 m ²	PT. 78 UNIT (93 m ²) TOTAL 171 m ²	PT. 79 UNIT (93 m ²) TOTAL 171 m ²	PT. 80 UNIT (93 m ²) TOTAL 171 m ²	PT. 81 UNIT (93 m ²) TOTAL 171 m ²	PT. 82 UNIT (93 m ²) TOTAL 171 m ²	PT. 83 UNIT (93 m ²) TOTAL 171 m ²	PT. 84 UNIT (93 m ²) TOTAL 171 m ²	PT. 85 UNIT (93 m ²) TOTAL 171 m ²	PT. 86 UNIT (93 m ²) TOTAL 171 m ²	PT. 87 UNIT (93 m ²) TOTAL 171 m ²	PT. 88 UNIT (93 m ²) TOTAL 171 m ²	PT. 89 UNIT (93 m ²) TOTAL 171 m ²	PT. 90 UNIT (93 m ²) TOTAL 171 m ²	PT. 91 UNIT (93 m ²) TOTAL 171 m ²	PT. 92 UNIT (93 m ²) TOTAL 171 m ²	PT. 93 UNIT (93 m ²) TOTAL 171 m ²	PT. 94 UNIT (93 m ²) TOTAL 171 m ²	PT. 95 UNIT (93 m ²) TOTAL 171 m ²	PT. 96 UNIT (93 m ²) TOTAL 171 m ²	PT. 97 UNIT (93 m ²) TOTAL 171 m ²	PT. 98 UNIT (93 m ²) TOTAL 171 m ²	PT. 99 UNIT (93 m ²) TOTAL 171 m ²	PT. 100 UNIT (93 m ²) TOTAL 171 m ²
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WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 7 of 7 Sheets

STRATA PLAN 58291



BLOCK 'D'

NOTES:-

1. C.S. PERMITS CARPENTRY.
2. OTHER CARPENTRY TYPED TO A HEIGHT OF 2.5 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOORS.
3. UNLESS OTHERWISE SHOWN, CARPENTRY ARE RECTANGULAR AND ARE 2.5 WIDE C.S. 1000, AND ARE 1000 IN AREA, AREAS ARE APPROXIMATE ONLY.
4. PERMITS THIS PART OF LOT 71 IS THE STRUTUM BETWEEN THE UPPER SURFACE OF THE CONCRETE ROOF OF THE MASTER ROOM AND THE MAIN ROOF ABOVE.
5. UNITS EXTEND IN HEIGHT TO THE UNDERSIDE OF ROOF RAFTERS.

Reduction Ratio 1:100

Lengths are in metres

K. G. Holder
Registered Surveyor

A. G. G. G.



1210
EASEMENT TO DRAIN WATER
26' 2.5" WIDE (D.F. 840237)

WACKELLAR
GIRLS HIGH SCHOOL

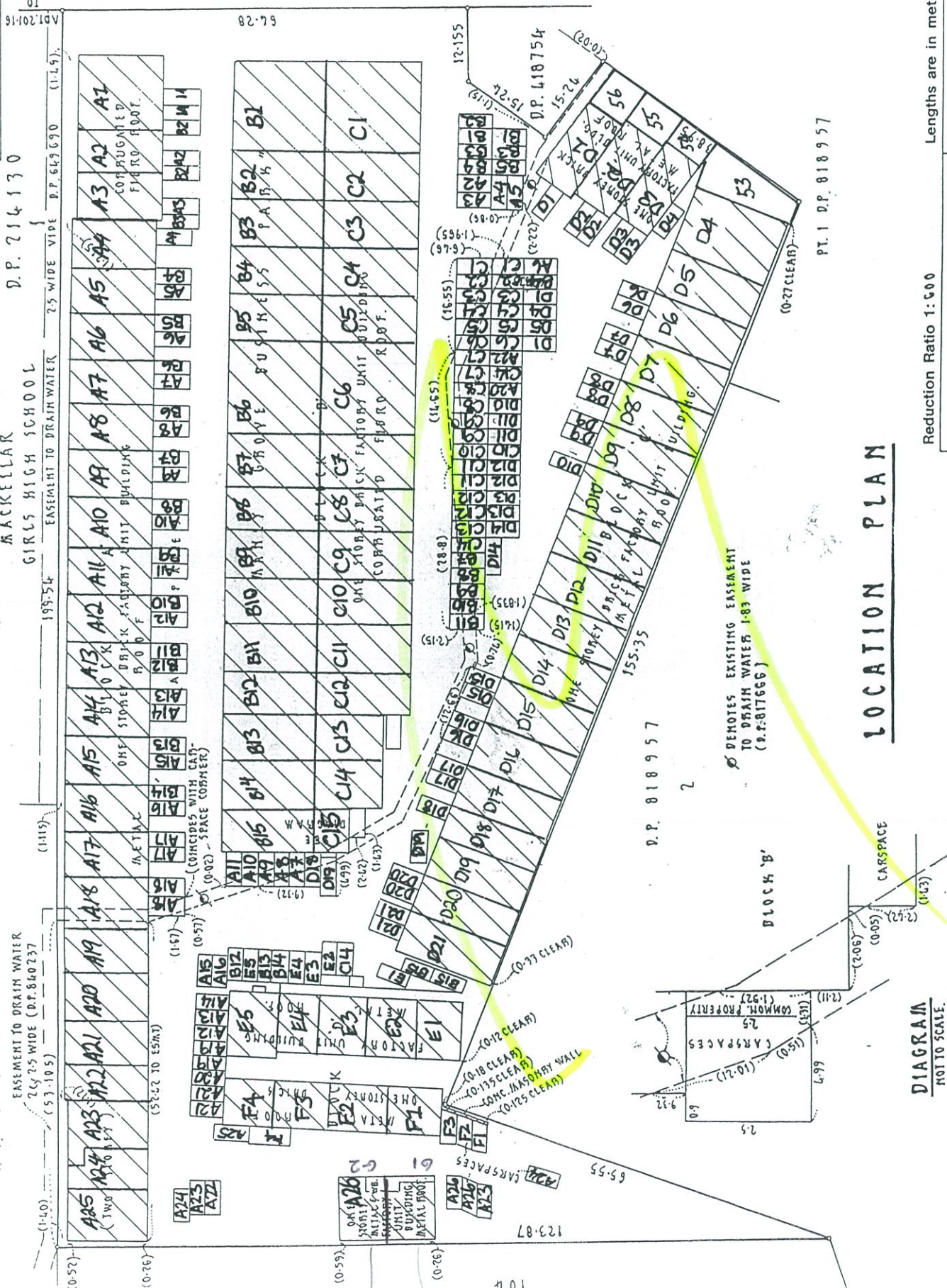
D.P. 214130

STRAIA PLAN

APR 20 1966
10
GUTHRIE RD.

PARADE

C A M P 8 3 1 2



LOCATION PLAN

DIAGRAM
NOT TO SCALE.

Reduction Ratio 1:600

Lengths are in metres

K. & Holder.

A. Capenos.

Council Clerk

SURVEYOR'S REFERENCE: 27667-2