



LAND
REGISTRY
SERVICES

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

Title Search

Information Provided Through

triSearch (Website)

Ph. 1300 064 452 Fax.

FOLIO: 8/SP102354

SEARCH DATE	TIME	EDITION NO	DATE
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28/6/2021	4:11 PM	2	11/6/2021

LAND

LOT 8 IN STRATA PLAN 102354
AT SYDNEY
LOCAL GOVERNMENT AREA SYDNEY

FIRST SCHEDULE

THE FELICE SUPERANNUATION FUND NOMINEE PTY LTD (T AR139263)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP102354
- 2 AR139264 MORTGAGE TO PERPETUAL CORPORATE TRUST LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: CP/SP102354

SEARCH DATE	TIME	EDITION NO	DATE
24/5/2021	2:10 PM	1	9/4/2021

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 102354
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT SYDNEY
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ST JAMES COUNTY OF CUMBERLAND
TITLE DIAGRAM SP102354

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 102354
ADDRESS FOR SERVICE OF DOCUMENTS:
8 LOFTUS STREET
SYDNEY NSW 2000

SECOND SCHEDULE (42 NOTIFICATIONS)

- 1 ATTENTION IS DIRECTED TO THE STRATA SCHEME BY-LAWS FILED WITH THE STRATA PLAN
- 2 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 3 LAND EXCLUDES MINERALS WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM - SEE CROWN GRANT(S)
- 4 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN DP1259000
- 5 F125582 LAND EXCLUDES MINERALS WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 6 DP1257872 EASEMENT FOR ACCESS & CONSTRUCTION APPURTENANT TO THE LAND ABOVE DESCRIBED
- 7 DP1257956 EASEMENT FOR ACCESS AND CONSTRUCTION APPURTENANT TO THE LAND ABOVE DESCRIBED
- 8 DP1257872 EASEMENT FOR SUPPORT 0.25 METRE(S) WIDE (LIMITED IN STRATUM) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 DP1258999 EASEMENT FOR ACCESS AND CONSTRUCTION APPURTENANT TO THE LAND ABOVE DESCRIBED
- 10 DP1258999 EASEMENT FOR LIGHT AND AIR AND BUILDING MAINTENANCE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 11 DP1258999 EASEMENT FOR ENCROACHING STRUCTURE(S) VARIABLE WIDTH (LIMITED IN STRATUM) APPURTENANT TO THE LAND ABOVE DESCRIBED

END OF PAGE 1 - CONTINUED OVER

37412666

PRINTED ON 24/5/2021

FOLIO: CP/SP102354

PAGE 2

SECOND SCHEDULE (42 NOTIFICATIONS) (CONTINUED)

- 12 DP1258999 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND
NUMBERED (5) IN THE S.88B INSTRUMENT
- 13 DP1258999 EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN
STRATUM) APPURTENANT TO THE LAND ABOVE DESCRIBED
- 14 DP1258999 EASEMENT FOR USE OF FIRE STAIRS AND EGRESS AFFECTING
THE WHOLE OF THE LAND ABOVE DESCRIBED
- 15 DP1258999 EASEMENT FOR USE OF FIRE STAIRS AND EGRESS
APPURTENANT TO THE LAND ABOVE DESCRIBED
- 16 DP1258999 EASEMENT FOR SUPPORT AND SHELTER AFFECTING THE WHOLE
OF THE LAND ABOVE DESCRIBED
- 17 DP1258999 EASEMENT FOR SUPPORT AND SHELTER APPURTENANT TO THE
LAND ABOVE DESCRIBED
- 18 DP1258999 EASEMENT FOR SERVICES AFFECTING THE WHOLE OF THE LAND
ABOVE DESCRIBED
- 19 DP1258999 EASEMENT FOR SERVICES APPURTENANT TO THE LAND ABOVE
DESCRIBED
- 20 DP1258999 EASEMENT FOR ACCESS TO SHARED FACILITIES AFFECTING
THE WHOLE OF THE LAND ABOVE DESCRIBED
- 21 DP1258999 EASEMENT FOR ACCESS TO SHARED FACILITIES APPURTENANT
TO THE LAND ABOVE DESCRIBED
- 22 ATTENTION IS DIRECTED TO THE BUILDING MANAGEMENT STATEMENT FILED
WITH AQ872512
SP102353 THE BUILDING MANAGEMENT STATEMENT IS TAKEN TO BE
THE STRATA MANAGEMENT STATEMENT S.108 STRATA
SCHEMES DEVELOPMENT ACT 2015
- 23 DP1259000 EASEMENT FOR ACCESS AND CONSTRUCTION AFFECTING THE
WHOLE OF THE LAND ABOVE DESCRIBED
- 24 DP1259000 EASEMENT FOR ACCESS AND CONSTRUCTION APPURTENANT TO
THE LAND ABOVE DESCRIBED
- 25 DP1259000 EASEMENT FOR SUPPORT AND SHELTER AFFECTING THE WHOLE
OF THE LAND DESCRIBED
- 26 DP1259000 EASEMENT FOR SUPPORT AND SHELTER APPURTENANT TO THE
LAND ABOVE DESCRIBED
- 27 DP1259000 EASEMENT FOR SERVICES AFFECTING THE WHOLE OF THE LAND
ABOVE DESCRIBED
- 28 DP1259000 EASEMENT FOR SERVICES APPURTENANT TO THE LAND ABOVE
DESCRIBED
- 29 DP1259000 EASEMENT FOR ACCESS TO SHARED FACILITIES AFFECTING
THE WHOLE OF THE LAND ABOVE DESCRIBED
- 30 DP1259000 EASEMENT FOR ACCESS TO SHARED FACILITIES APPURTENANT
TO THE LAND ABOVE DESCRIBED
- 31 DP1259000 EASEMENT FOR USE OF FIRE STAIRS AND EGRESS AFFECTING
THE WHOLE OF THE LAND ABOVE DESCRIBED
- 32 DP1259000 EASEMENT FOR USE OF FIRE STAIRS AND EGRESS
APPURTENANT TO THE LAND ABOVE DESCRIBED
- 33 DP1259000 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND

END OF PAGE 2 - CONTINUED OVER

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FOLIO: CP/SP102354

PAGE 3

SECOND SCHEDULE (42 NOTIFICATIONS) (CONTINUED)

- NUMBERED (6) IN THE S.88B INSTRUMENT
- 34 DP1259000 EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) REFERRED TO AND NUMBERED (11) IN THE S.88B INSTRUMENT APPURTENANT TO THE LAND ABOVE DESCRIBED
- 35 DP1259000 EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) REFERRED TO AND NUMBERED (12) IN THE S.88B INSTRUMENT APPURTENANT TO THE LAND ABOVE DESCRIBED
- 36 DP1259000 EASEMENT FOR USE OF LOADING DOCK VARIABLE WIDTH (LIMITED IN STRATUM) APPURTENANT TO THE LAND ABOVE DESCRIBED
- 37 DP1259000 EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) REFERRED TO AND NUMBERED (17) IN THE S.88B INSTRUMENT APPURTENANT TO THE LAND ABOVE DESCRIBED
- 38 DP1259000 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (20) IN THE S.88B INSTRUMENT
- 39 DP1259000 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (21) IN THE S.88B INSTRUMENT
- 40 DP1259000 EASEMENT FOR ACCESS BY FOOT VARIABLE WIDTH (LIMITED IN STRATUM) APPURTENANT TO THE LAND ABOVE DESCRIBED
- 41 DP1259000 POSITIVE COVENANT REFERRED TO AND NUMBERED (38) IN THE S.88B INSTRUMENT
- 42 SP102354 RESTRICTION(S) ON THE USE OF LAND

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 10000)

STRATA PLAN 102354

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 285	2	- 206	3	- 273	4	- 273
5	- 206	6	- 280	7	- 326	8	- 214
9	- 274	10	- 275	11	- 211	12	- 292
13	- 385	14	- 220	15	- 322	16	- 326
17	- 228	18	- 337	19	- 402	20	- 235
21	- 344	22	- 344	23	- 235	24	- 355
25	- 682	26	- 444	27	- 538	28	- 526
29	- 475	30	- 487				

NOTATIONS

NOTE: REFER ALL DEALINGS TO SD2

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

37412666

PRINTED ON 24/5/2021

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

SITE PLAN

EASEMENT FOR ACCESS & CONSTRUCTION (WHOLE OF LOT) (DP 1259000)
EASEMENT FOR USE OF FIRE STAIRS AND EGRESS (WHOLE OF LOT) (DP 1259000)
EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT) (DP 1259000)
EASEMENT FOR SERVICES (WHOLE OF LOT) (DP 1259000)
EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT) (DP 1259000)

EASEMENT FOR USE OF FIRE STAIRS AND EGRESS (WHOLE OF LOT) (DP 1258999)
EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT) (DP 1258999)
EASEMENT FOR SERVICES (WHOLE OF LOT) (DP 1258999)
EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOT) (DP 1258999)

LOFTUS

STREET

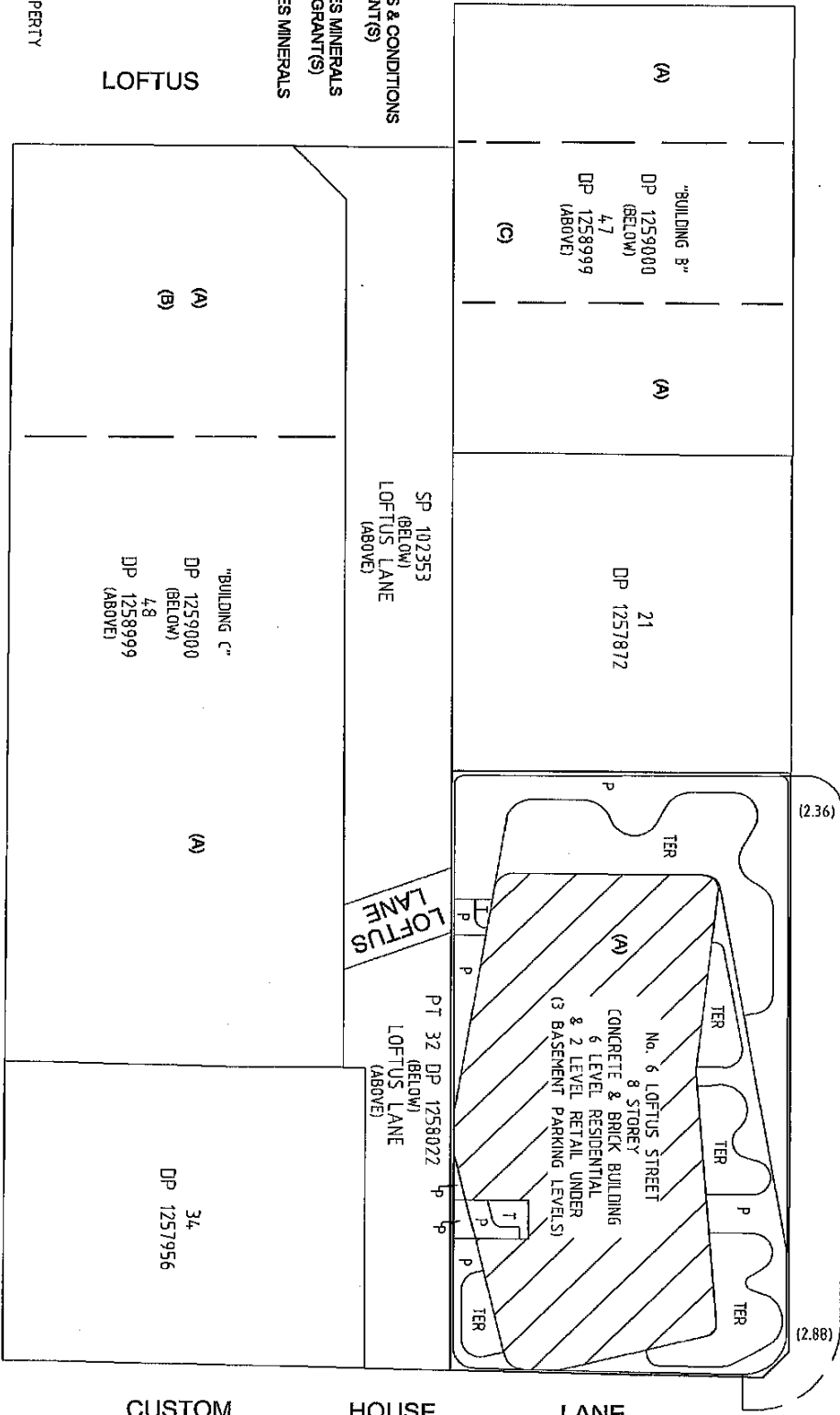
AVENUE

LANE

LOFTUS

YOUNG

STREET



(A) RESERVATIONS & CONDITIONS
IN CROWN GRANT(S)

(B) LAND EXCLUDES MINERALS
- SEE CROWN GRANT(S)

(C) LAND EXCLUDES MINERALS
- (F126582)

NOTES:

CP ~ COMMON PROPERTY
P ~ PLANTER (CP)
TER ~ TERRACE
T ~ TERRACE (CP)

SURVEYOR

Name: MARQUES DANIEL VICENTE

Date: 27-01-2021

Surveyor's Reference: 41595 0268P

PLAN OF SUBDIVISION OF LOT 51 IN DP 1259000

LGA: SYDNEY

Locality: SYDNEY

Reduction Ratio 1: 250

Lengths are in metres.

Registered

9.4.2021

SP102354

PLAN FORM 1 (A3)

SP102354

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 2 of 22 sheet(s)

(CB) EASEMENT FOR SUPPORT 0.25 METER WIDE LIMITED IN STRATUM (DP 1257872)

LOCATION PLAN - BASEMENT 5 & BELOW
 NO FLOOR PLAN EXISTS FOR BASEMENT 5 & BELOW
 AS IT CONSISTS OF COMMON PROPERTY ONLY



LOFTUS

STREET

LANE

LANE

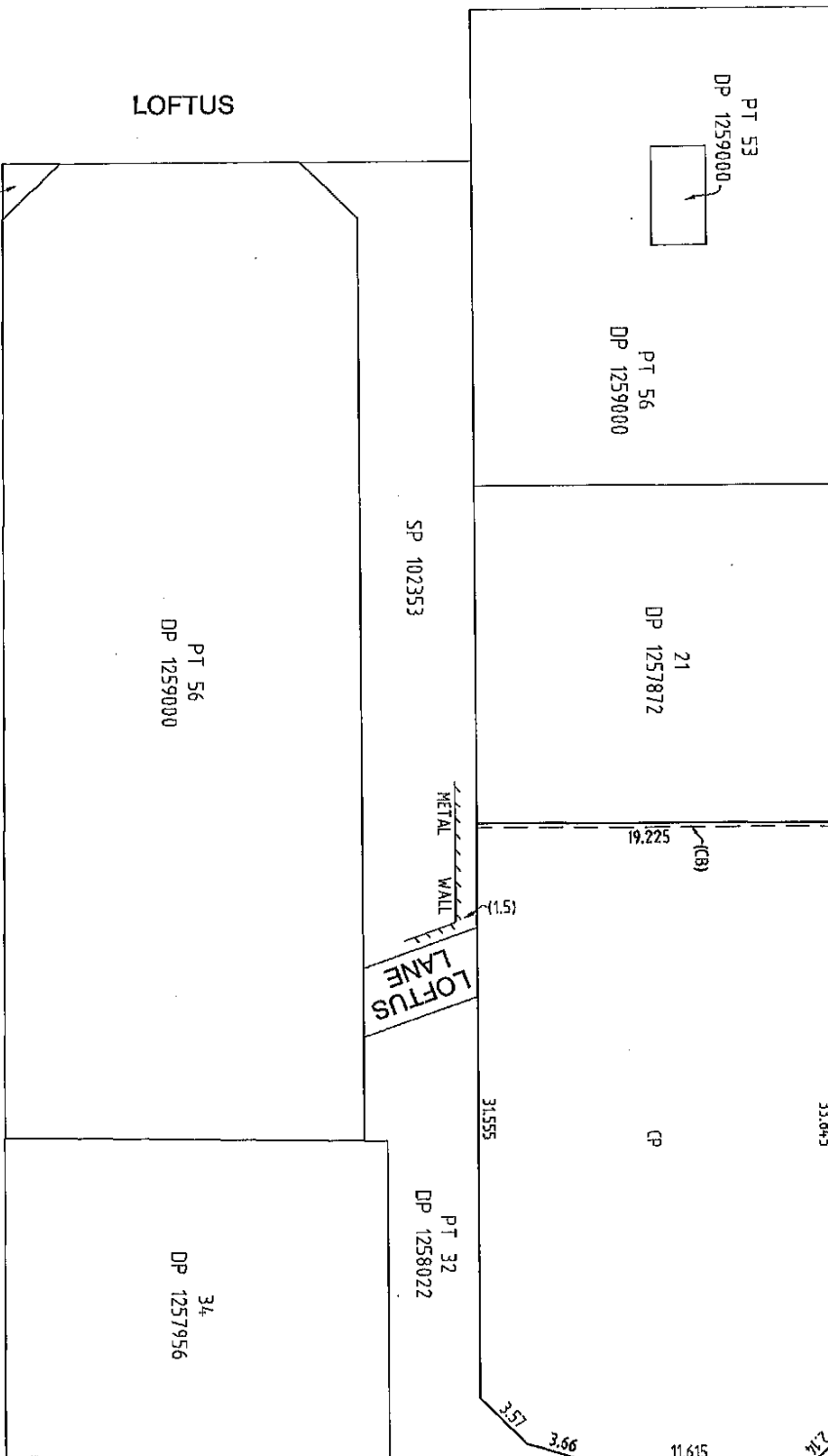
HOUSE

CUSTOM

LOFTUS

YOUNG

STREET



NOTES:
 CP ~ COMMON PROPERTY

SURVEYOR

Name: MARQUES DANIEL VICENTE

Date: 27-01-2021

Surveyor's Reference: 41595 028SP

PLAN OF SUBDIVISION OF LOT 51 IN DP 1259000

LGA: SYDNEY

Locality: SYDNEY

Reduction Ratio 1: 250

Lengths are in metres.

Registered
 9.4.2021

SP102354

(CB) EASEMENT FOR SUPPORT 0.25 WIDE LIMITED IN STRATUM (DP 1257872)

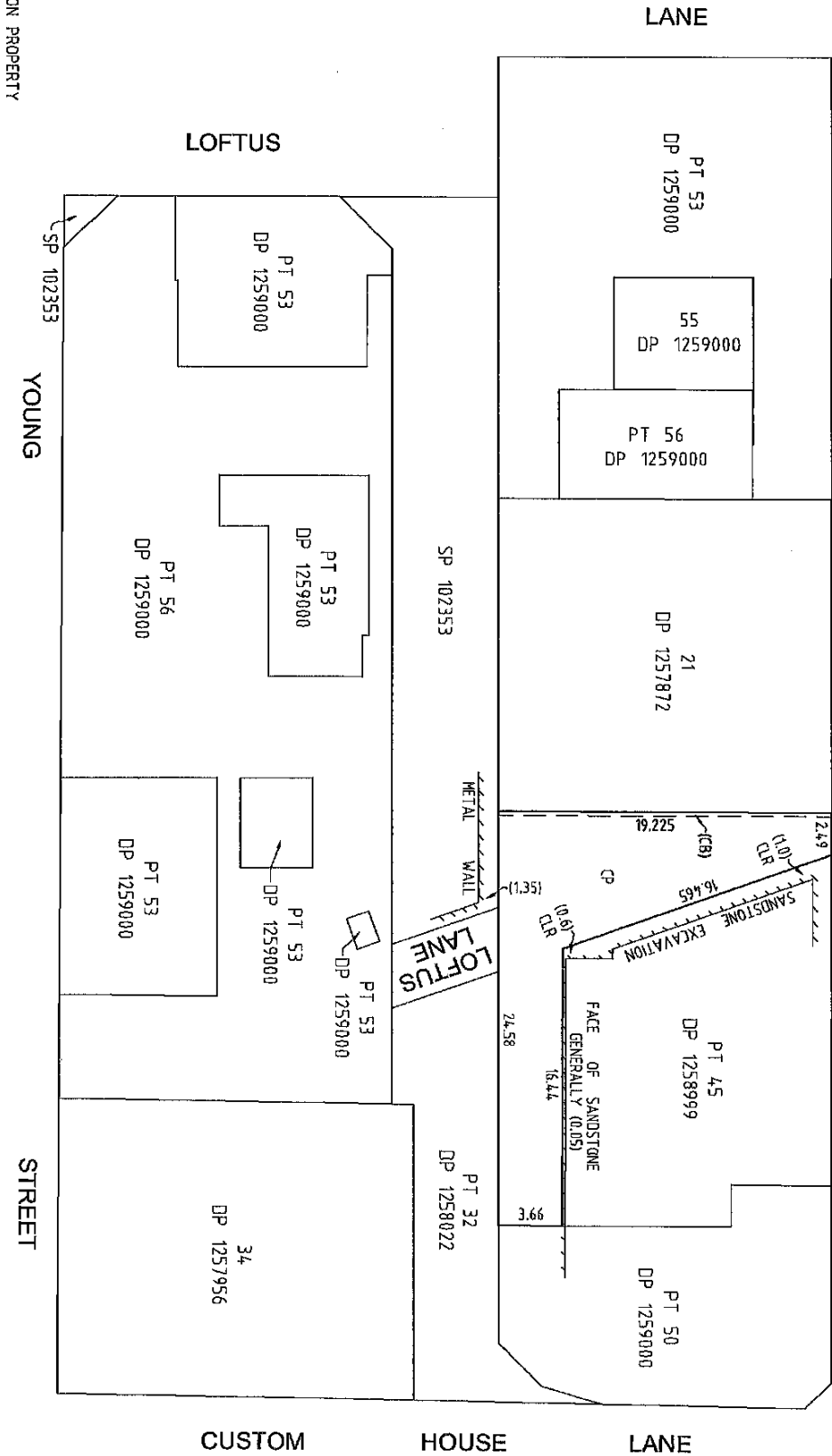
LOCATION PLAN - BASEMENT 4

NO FLOOR PLAN EXISTS FOR BASEMENT 4
AS IT CONSISTS OF COMMON PROPERTY ONLY



LOFTUS

STREET



NOTES:

CP ~ COMMON PROPERTY

SURVEYOR

Name: MARQUES DANIEL VICENTE

Date: 27-01-2021

Surveyor's Reference: 41595 028SP

PLAN OF SUBDIVISION OF LOT 51 IN DP 1259000

LGA: SYDNEY

Locality: SYDNEY

Lengths are in metres.



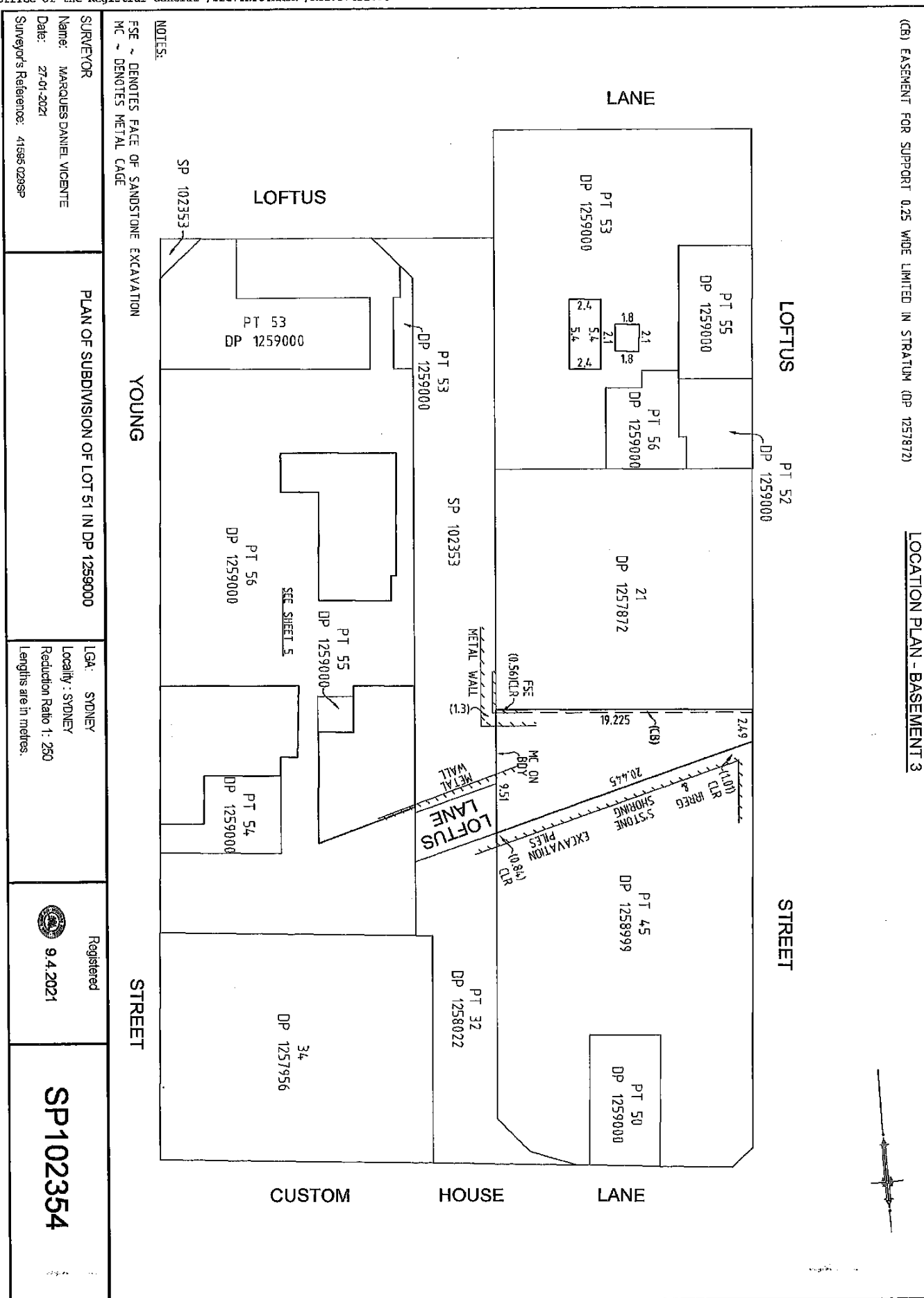
Registered

9.4.2021

SP102354

(CB) EASEMENT FOR SUPPORT 0.25 WIDE LIMITED IN STRATUM (DP 1257872)

LOCATION PLAN - BASEMENT 3



PLANFORM 1 (A3)

SP102354

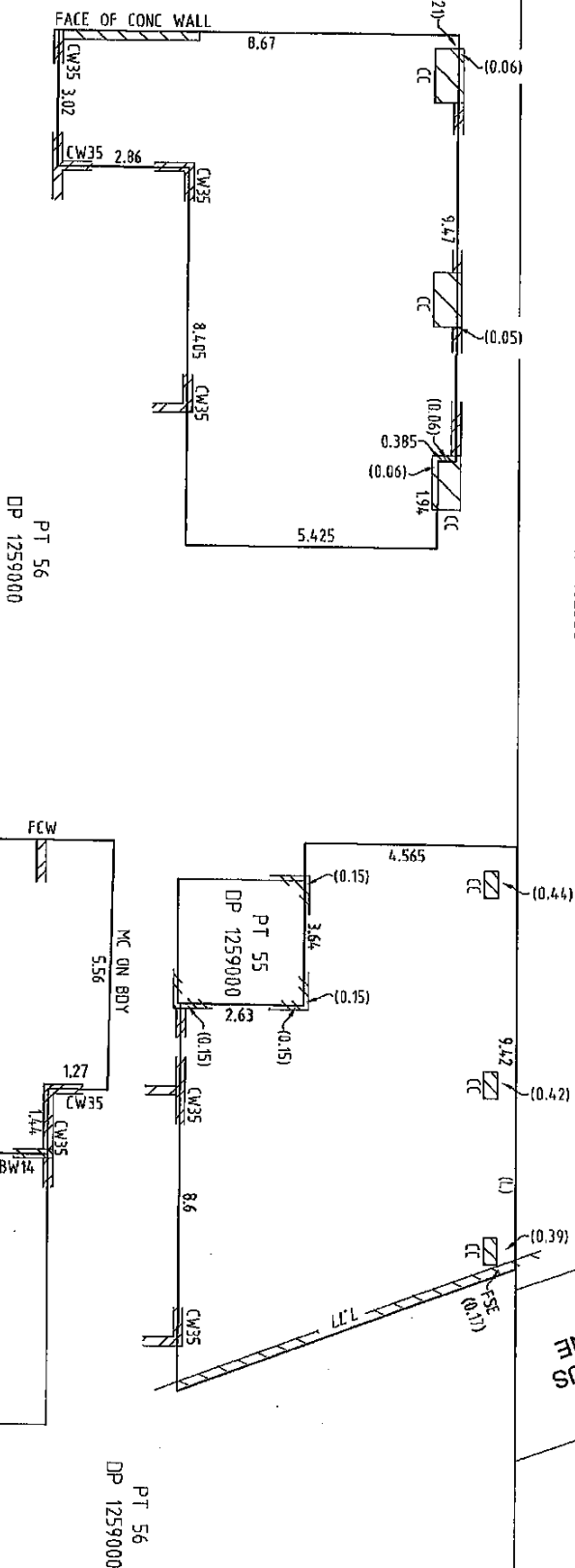
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 5 of 22 sheet(s)

LOCATION PLAN - BASEMENT 3

SP 102353

LOFTUS LANE



NOTES:

- CC ~ DENOTES CONCRETE COLUMN
- BW14 ~ DENOTES BODY IS CENTRE OF 0.14 WIDE BLOCK WALL
- CW35 ~ DENOTES BODY IS CENTRE OF 0.35 WIDE CONCRETE WALL
- FSE ~ DENOTES FACE OF CONCRETE WALL
- MC ~ DENOTES METAL CAGE
- (L) ~ DENOTES LOT BOUNDARY IS CONCURRENT WITH PARCEL BOUNDARY

YOUNG

STREET

PLAN OF SUBDIVISION OF LOT 51 IN DP 1259000

LGA: SYDNEY

Name: MARQUES DANIEL VICENTE

Date: 27-01-2021

Surveyor's Reference: 41586 028SP

Locality: SYDNEY

Reduction Ratio 1: 100

Lengths are in metres.

Registered
9.4.2021

SP102354

PLAN FORM 1 (A3)

SP102354

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 6 of 22 sheet(s)

(CB) EASEMENT FOR SUPPORT 0.25 WIDE LIMITED IN STRATUM (DP 1257872)

(P50) ~ DENOTES PT 50 IN DP 1259000
 (P52) ~ DENOTES PT 52 IN DP 1259000
 (P54) ~ DENOTES PT 54 IN DP 1259000
 (P55) ~ DENOTES PT 55 IN DP 1259000

LOCATION PLAN - BASEMENT 2

LOFTUS

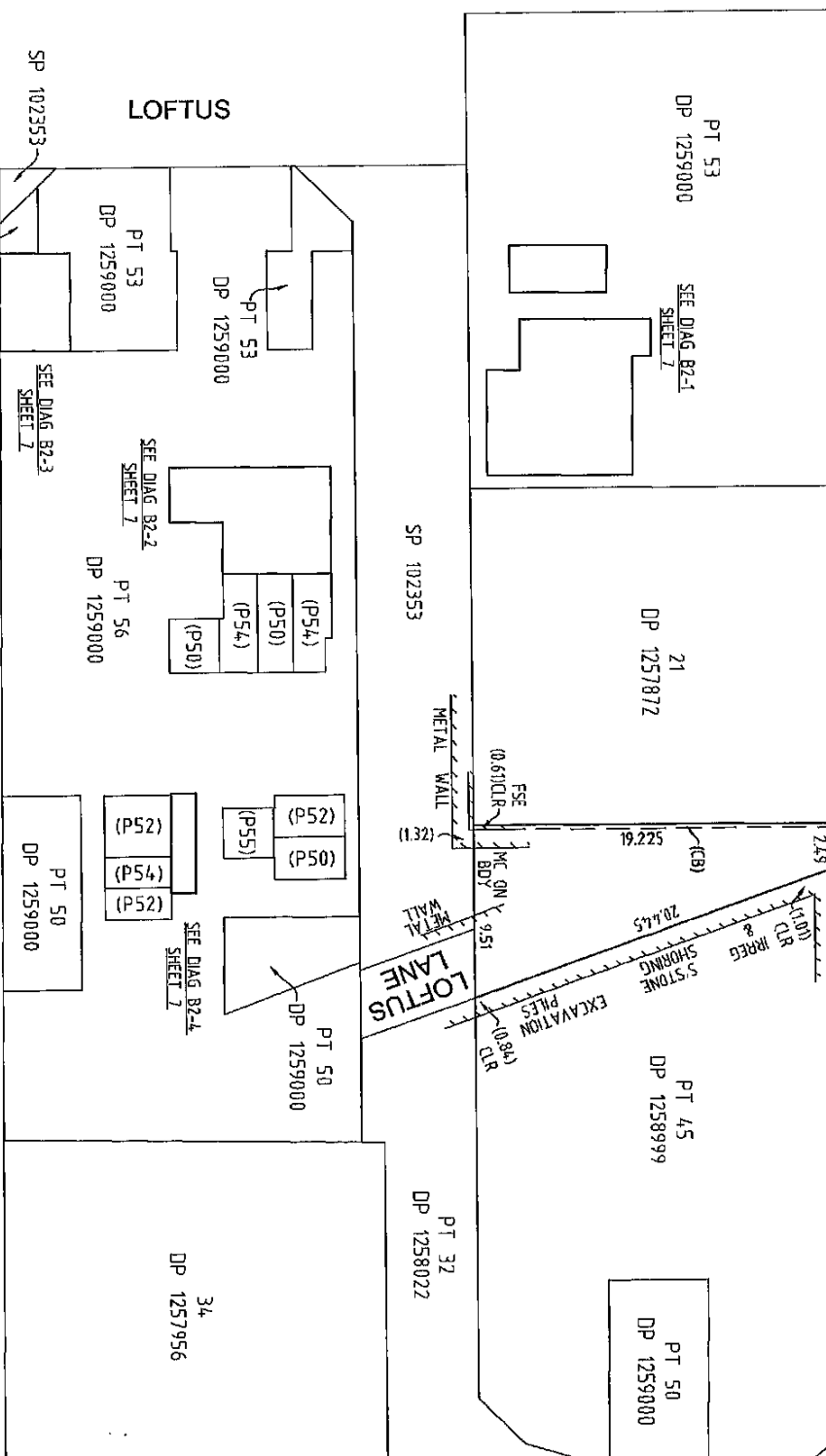
STREET

LANE

LANE

HOUSE

CUSTOM



NOTES:

FSE ~ DENOTES FACE OF
 SANDSTONE EXCAVATION
 MC ~ DENOTES METAL CAGE

SURVEYOR

Name: MARQUES DANIEL VICENTE

Date: 27-01-2021

Surveyor's Reference: 41585 0288P

PLAN OF SUBDIVISION OF LOT 51 IN DP 1259000

LGA: SYDNEY

Locality: SYDNEY

Reduction Ratio 1: 250

Lengths are in metres.

Registered

9.4.2021

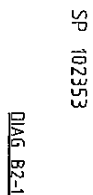
SP102354

SP102354

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 7 of 22 sheet(s)

LOCATION PLAN - BASEMENT 2



CC ~ DENOTES CONCRETE COLUMN
 BW14 ~ DENOTES BOY IS CENTRE OF 0.14 WIDE BLOCK WALL
 CW35 ~ DENOTES BOY IS CENTRE OF 0.35 WIDE CONCRETE WALL
 FSE ~ DENOTES FACE OF SANDSTONE EXCAVATION
 FOW ~ DENOTES FACE OF WALL



Name: MARQUES DANIEL VICENTE

Date: 27-01-2021

Surveyor's Reference: 41595 029SP

PLAN OF SUBDIVISION OF LOT 51 IN DP 1259000

LGA: SYDNEY

Reduction Ratio 1: 100

Lengths are in metres.



9.4.2021

SP102354

PLAN FORM 1 (A3)

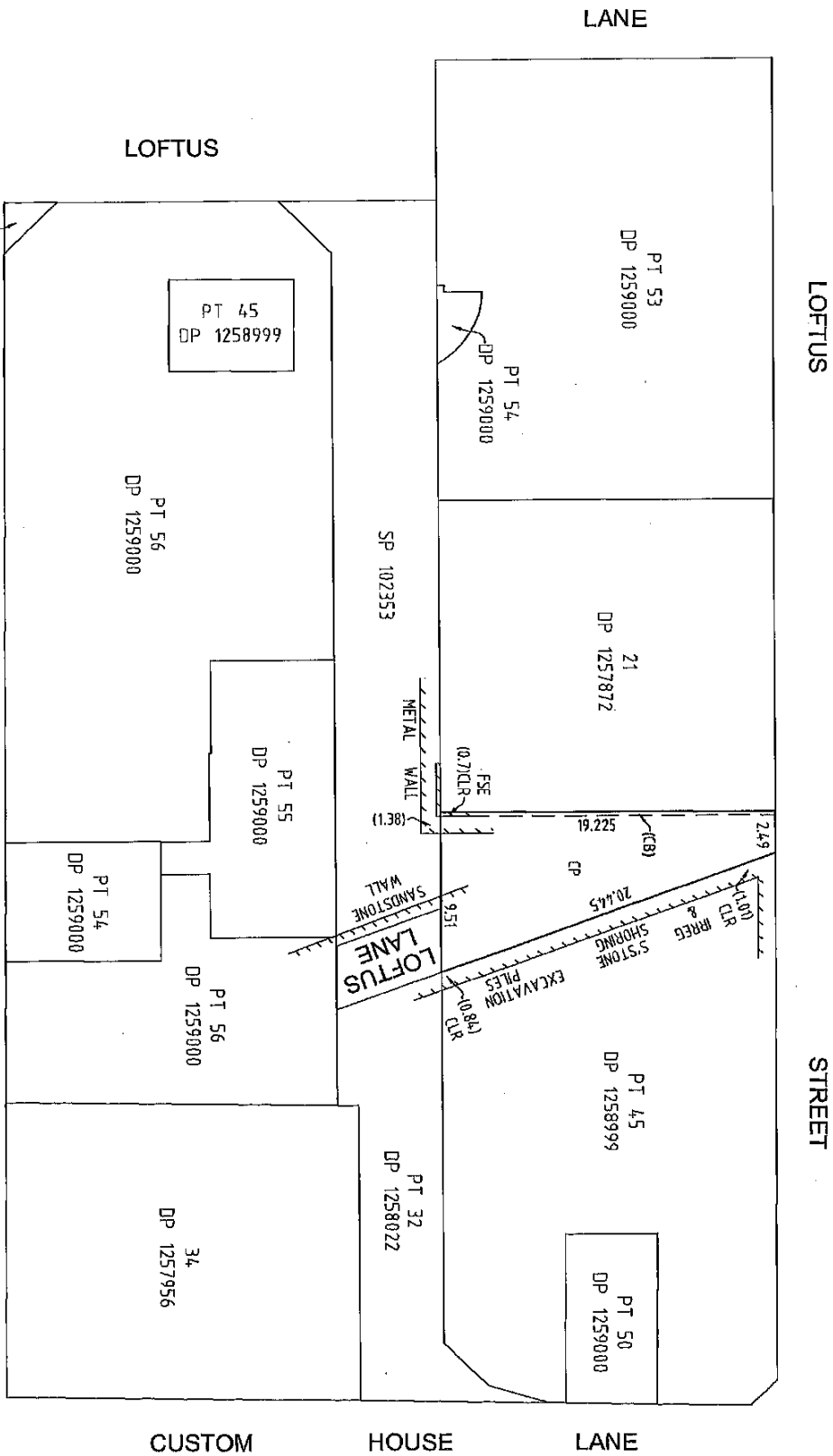
SP102354

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 8 of 22 sheet(s)

(CB) EASEMENT FOR SUPPORT 0.25 WIDE LIMITED IN STRATUM (DP 1257872)

LOCATION PLAN - BASEMENT 1
 NO FLOOR PLAN EXISTS FOR BASEMENT 1
 AS IT CONSISTS OF COMMON PROPERTY ONLY



NOTES:
 CP ~ COMMON PROPERTY
 FSE ~ DENOTES FACE OF SANDSTONE EXCAVATION

SURVEYOR

Name: MARQUES DANIEL VICENTE
 Date: 27-01-2021
 Surveyor's Reference: 41586 0285P

PLAN OF SUBDIVISION OF LOT 51 IN DP 1259000

LGA: STONEY
 Locality: STONEY
 Reduction Ratio 1: 250
 Lengths are in metres.



Registered
 9.4.2021

SP102354

PLAN FORM 1 (A3)

SP102354

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 9 of 22 sheet(s)

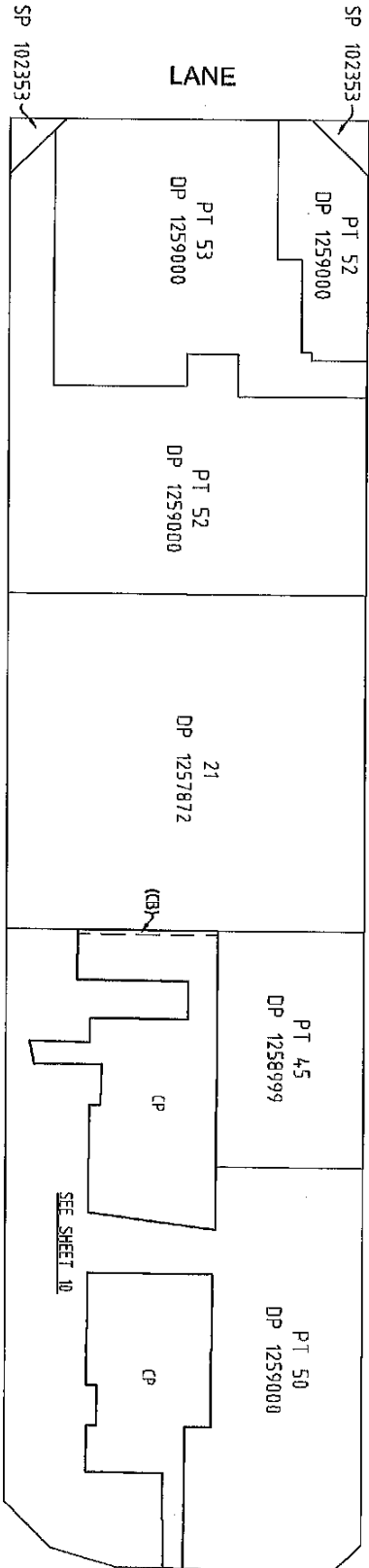
(CB) EASEMENT FOR SUPPORT 0.25 WIDE LIMITED IN STRATUM (DP 1257872)

LOCATION PLAN - GROUND FLOOR
NO FLOOR PLAN EXISTS FOR GROUND FLOOR
AS IT CONSISTS OF COMMON PROPERTY ONLY



LOFTUS

STREET



LANE

LOFTUS

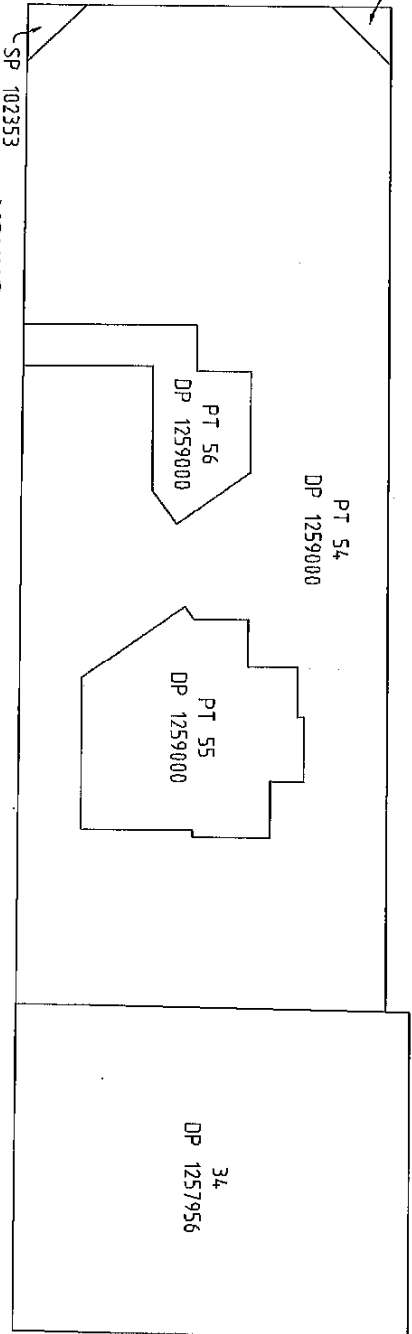
LANE

LANE

HOUSE

LOFTUS

CUSTOM



NOTES:

CP ~ COMMON PROPERTY

YOUNG

STREET

PLAN OF SUBDIVISION OF LOT 51 IN DP 1259000

SURVEYOR
Name: MARQUES DANIEL VICENTE
Date: 27-01-2021

Surveyor's Reference: 41686 028SP

LGA: SYDNEY

Locality: SYDNEY

Reduction Ratio 1: 250

Lengths are in metres.

Registered

9.4.2021

SP102354

PLANFORM 1 (A3)

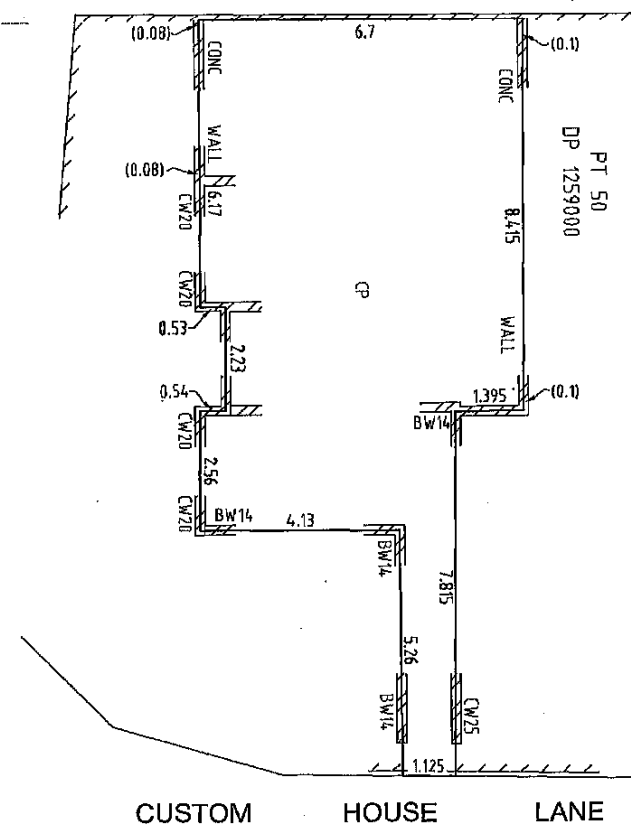
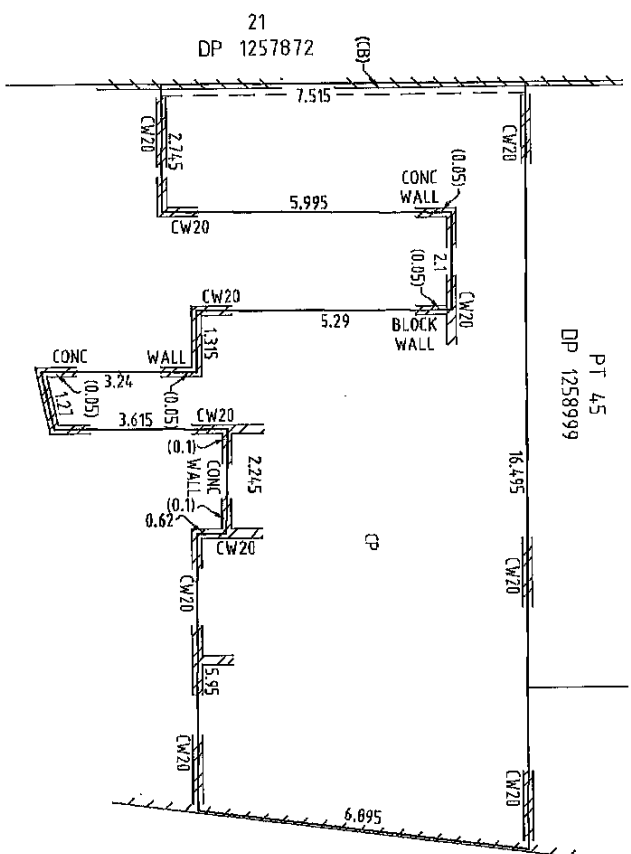
SP102354

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 10 of 22 sheet(s)

(CB) EASEMENT FOR SUPPORT 0.25 WIDE LIMITED IN STRATUM (DP 1257872)

LOCATION PLAN - GROUND FLOOR
 NO FLOOR PLAN EXISTS FOR GROUND FLOOR
 AS IT CONSISTS OF COMMON PROPERTY ONLY



CUSTOM HOUSE LANE

NOTES:

CP ~ COMMON PROPERTY
 BW14 ~ DENOTES BODY IS CENTRE OF 0.14 WIDE BLOCK WALL
 CW20 ~ DENOTES BODY IS CENTRE OF 0.2 WIDE CONCRETE WALL
 CW25 ~ DENOTES BODY IS CENTRE OF 0.25 WIDE CONCRETE WALL

SURVEYOR

Name: MARQUES DANIEL VICENTE

Date: 27-01-2021

Surveyor's Reference: 47586 029SP

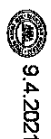
PLAN OF SUBDIVISION OF LOT 51 IN DP 1259000

LGA: SYDNEY

Locality: SYDNEY

Reduction Ratio 1: 100

Lengths are in metres.



SP102354

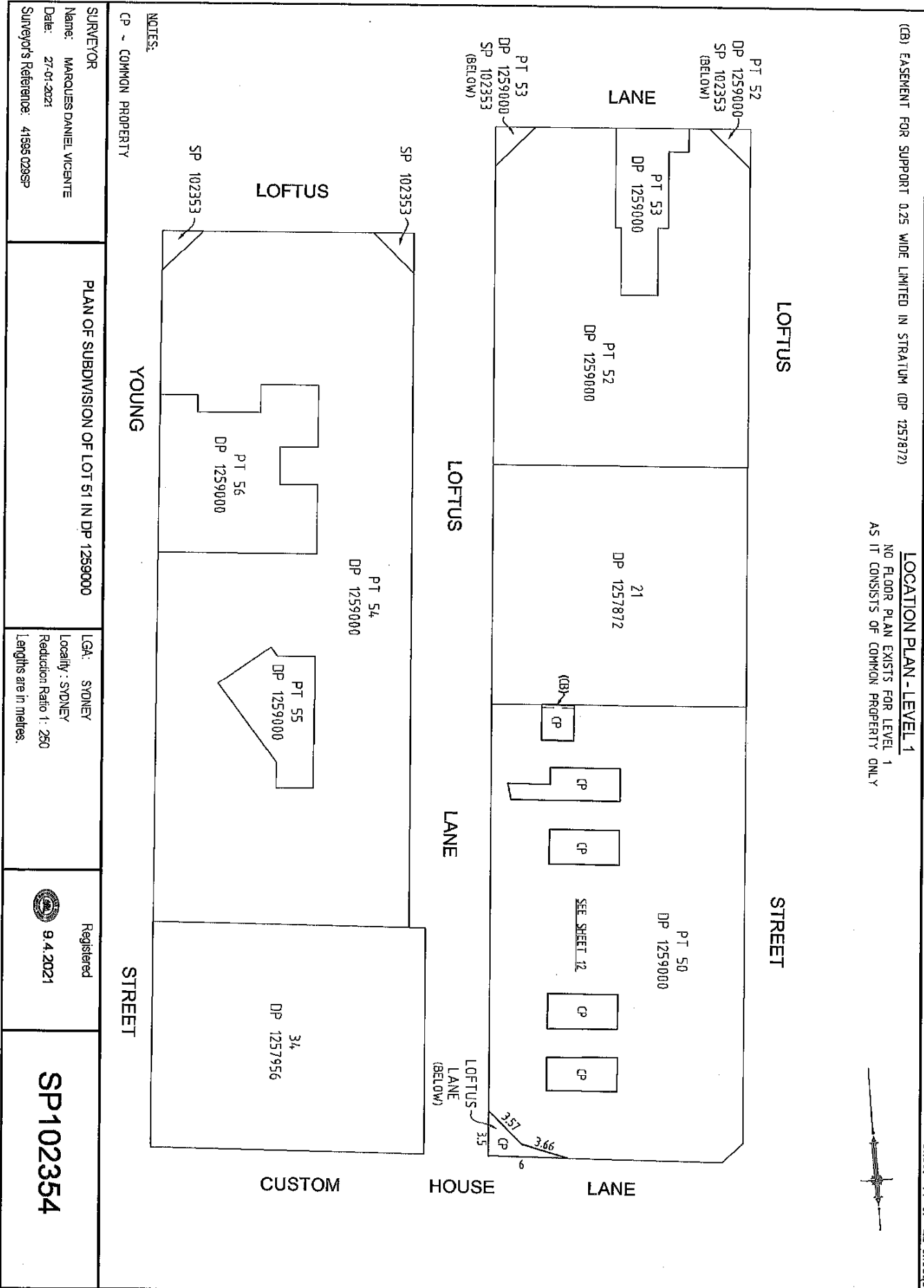
PLANFORM 1 (A3)

SP102354

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 11 of 22 sheets(s)

(CB) EASEMENT FOR SUPPORT 0.25 WIDE LIMITED IN STRATUM (DP 1257872)
LOCATION PLAN - LEVEL 1
NO FLOOR PLAN EXISTS FOR LEVEL 1
AS IT CONSISTS OF COMMON PROPERTY ONLY



PLAN FORM 1 (A3)

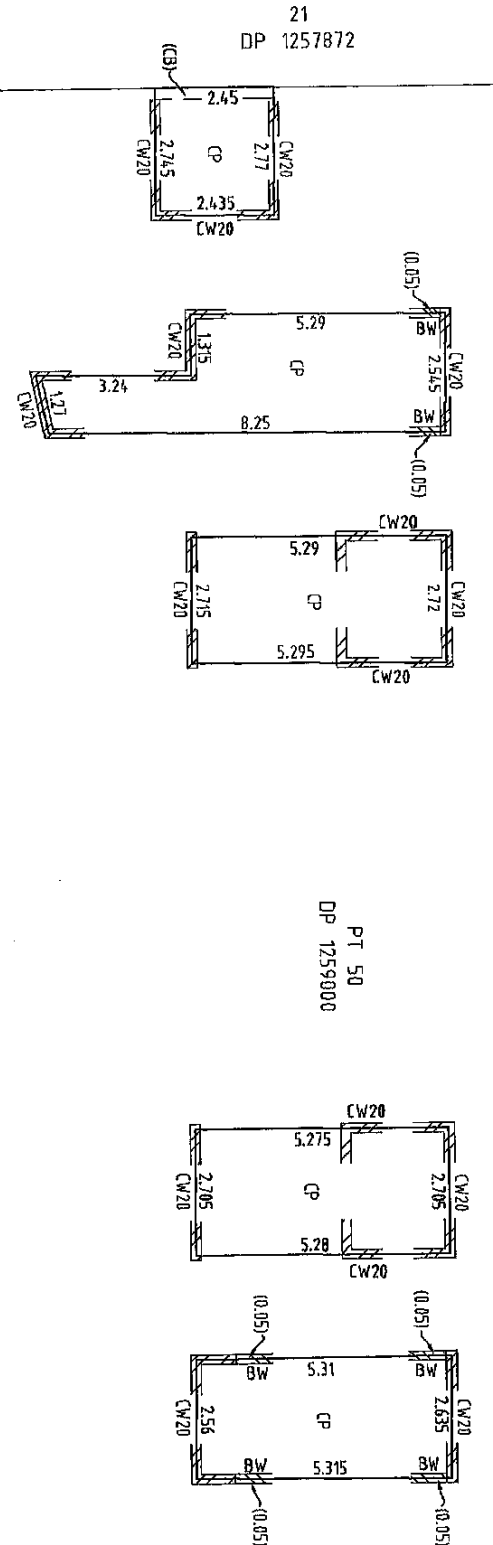
SP102354

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 12 of 22 sheet(s)

(CB) EASEMENT FOR SUPPORT 0.25 WIDE LIMITED IN STRATUM (DP 1257872)

LOCATION PLAN - LEVEL 1
 NO FLOOR PLAN EXISTS FOR LEVEL 1
 AS IT CONSISTS OF COMMON PROPERTY ONLY



NOTES:

CP ~ COMMON PROPERTY
 BW ~ DENOTES BLOCK WALL
 CW20 ~ DENOTES BDY IS CENTRE OF 0.2 WIDE CONCRETE WALL

SURVEYOR

Name: MARQUES DANIEL VICENTE

Date: 27-01-2021

Surveyor's Reference: 41565 0288P

PLAN OF SUBDIVISION OF LOT 51 IN DP 1259000

LGA: SYDNEY

Locality: SYDNEY

Reduction Ratio 1: 100

Lengths are in metres.

Registered



9.4.2021

SP102354

PLANFORM 1 (A3)

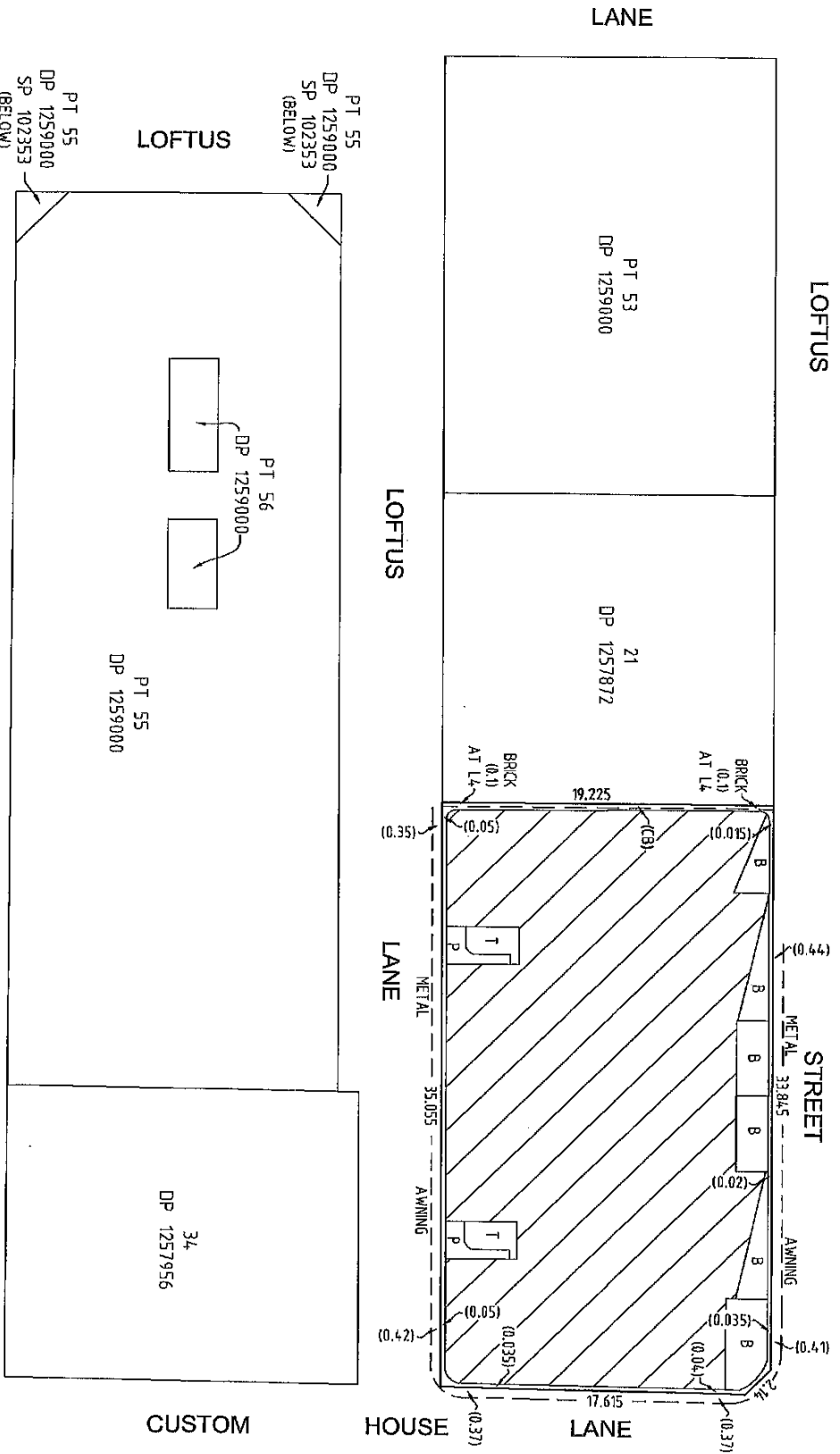
SP102354

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 13 of 22 sheet(s)

(B) EASEMENT FOR SUPPORT 0.25 WIDE LIMITED IN STRUTUM (DP 1257872)

LOCATION PLAN - LEVELS 2-4



NOTES:

- B ~ BALCONY
- CP ~ COMMON PROPERTY
- P ~ PLANTER (CP)
- T ~ TERRACE (CP)

SURVEYOR

Name: MARQUES DANIEL VICENTE

Date: 27-01-2021

Surveyor's Reference: 41586 028SP

PLAN OF SUBDIVISION OF LOT 51 IN DP 1259000

LGA: SYDNEY

Locality: SYDNEY

Reduction Ratio 1: 250

Lengths are in metres.

Registered



9.4.2021

SP102354

LOCATION PLAN - LEVEL 5 - ROOF



STREET

21
DP 1257872

LANE

HOUSE

PT 56
DP 12590000

PT 55
DP 1259000
(BELOW)
PT 56
DP 1259000
(ABOVE)

34
DP 1257956

CUSTOM

B ~ BALCONY
CP ~ COMMON PROPERTY
P ~ PLANTER (CP)
T ~ TERRACE (CP)

YOUNG

STREET

PLAN OF SUBDIVISION OF LOT 51 IN DP 1259000

Registered

Name: MARQUES DANIEL VICENTE
Data: 27 04 2021

Date: 27-01-2021

Surveyor's Reference: 41595 028SP

Registered



9.4.2021

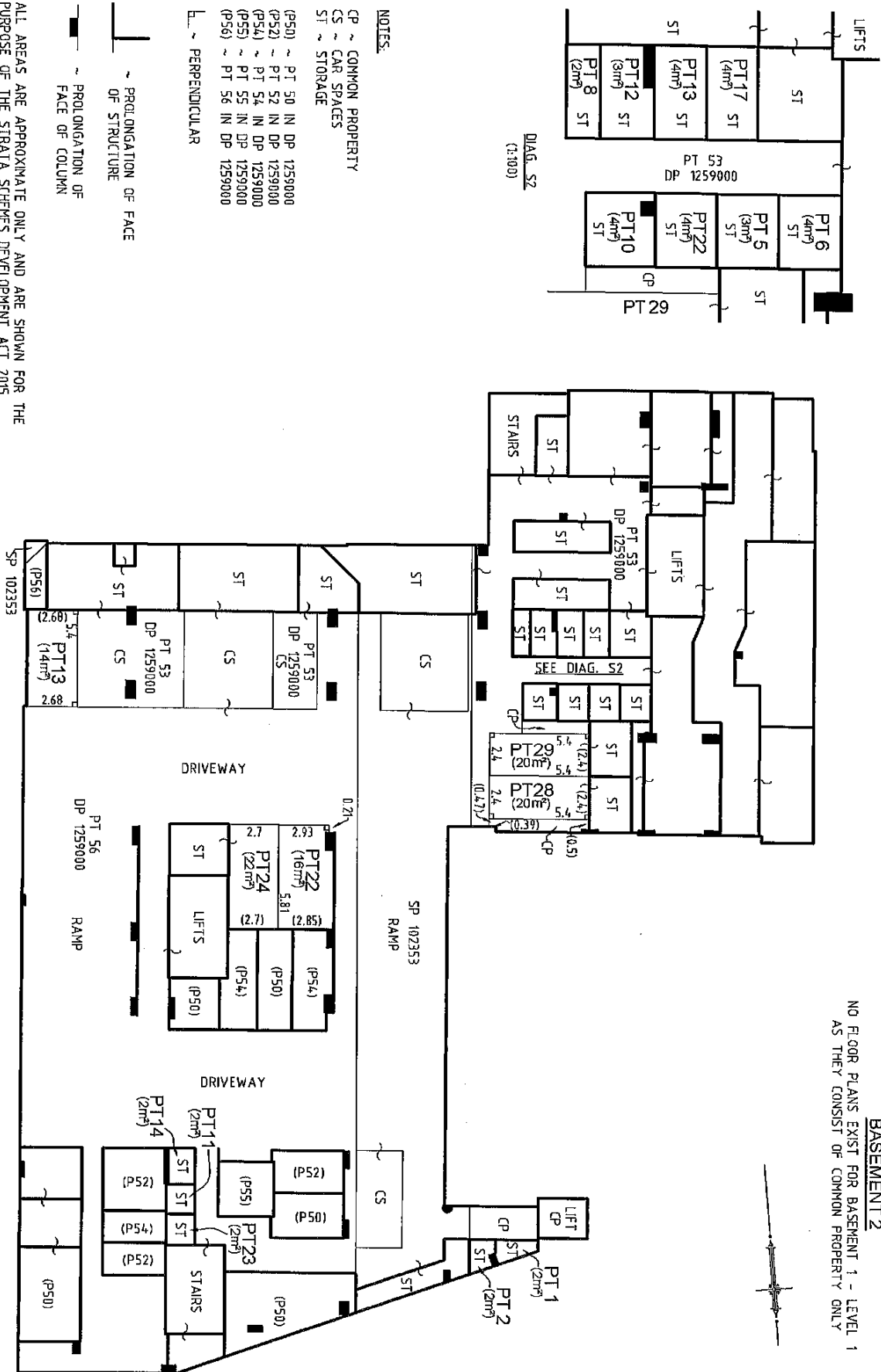
SP102354

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 16 of 22 sheet(s)

BASEMENT 2

NO FLOOR PLANS EXIST FOR BASEMENT 1 - LEVEL 1
AS THEY CONSIST OF COMMON PROPERTY ONLY



ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

SURVEYOR

Name: MARQUES DANIEL VICENTE

Date: 27-01-2021

Surveyor's Reference: 41595 029SP

PLAN OF SUBDIVISION OF LOT 51 IN DP 1259000

LGA: SYDNEY

Locality: SYDNEY

Lengths are in metres.

Registered

9.4.2021

SP102354

PLAN FORM 1 (A3)

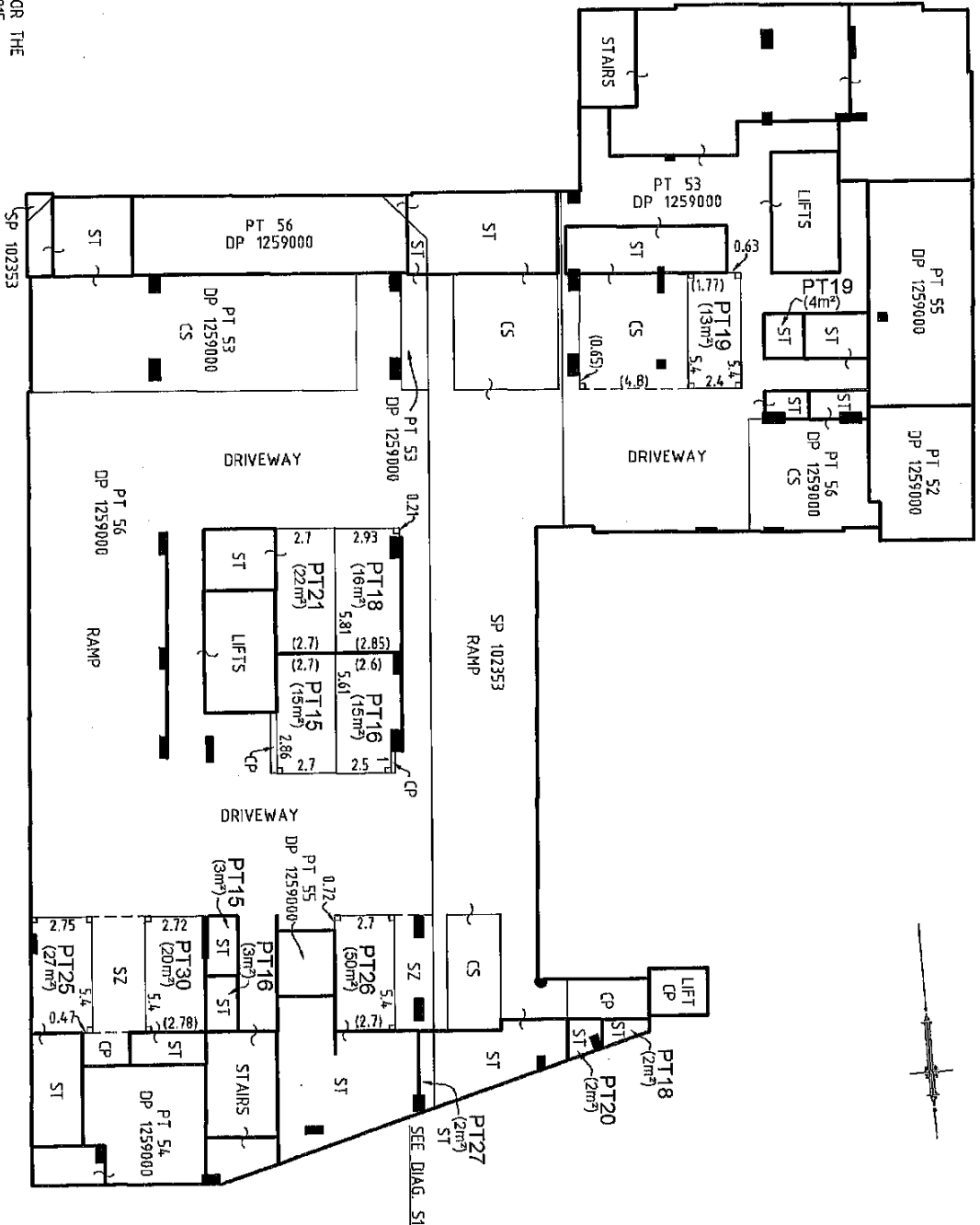
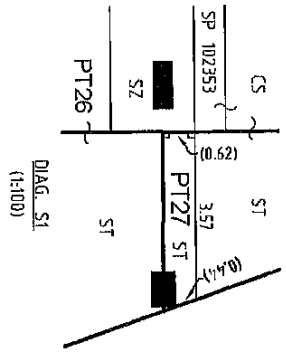
SP102354

WARNING: CREASING OR FOLDING WILL LEAD TO REFLECTION

Sheet 15 of 22 sheets

NO FLOOR PLANS EXIST FOR BASEMENT 5 & BASEMENT 4
 AS THEY CONSIST OF COMMON PROPERTY ONLY

BASEMENT 3



NOTES:

- CP ~ COMMON PROPERTY
- CS ~ CAR SPACES
- ST ~ STORAGE
- SZ ~ SHARED ZONE (CP)
- L ~ PERPENDICULAR

- ~ PROLONGATION OF FACE OF STRUCTURE
- ~ PROLONGATION OF FACE OF COLUMN

ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

SURVEYOR

Name: MARQUES DANIEL VICENTE

Date: 27-01-2021

Surveyor's Reference: 41595 028SP

PLAN OF SUBDIVISION OF LOT 51 IN DP 1259000

LGA: SYDNEY

Locality: SYDNEY

Reduction Ratio 1: 200

Lengths are in metres.



SP102354

PLAN FORM 1 (A3)

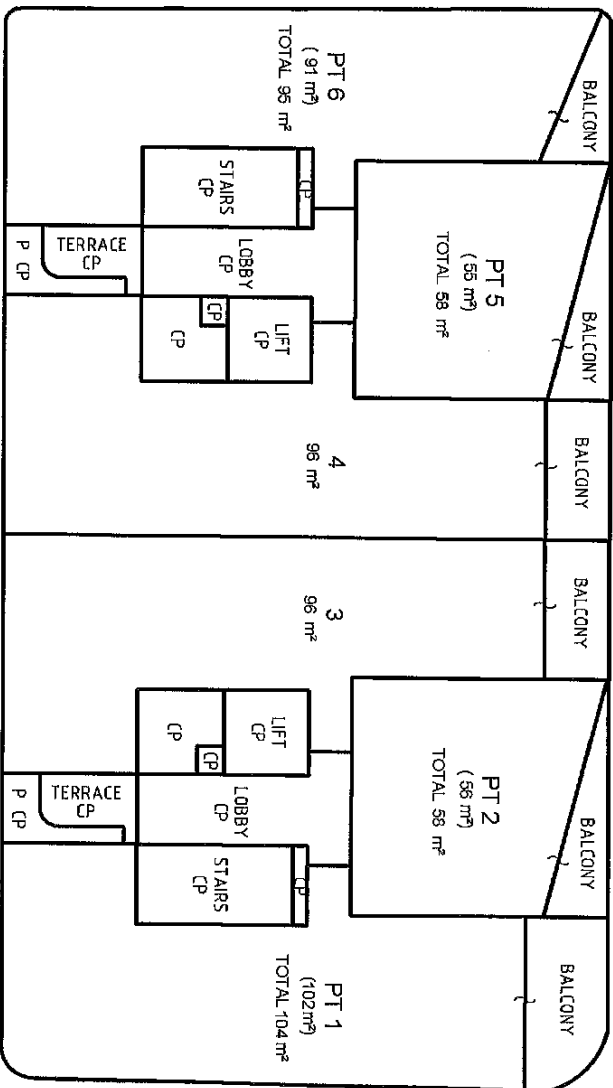
SP102354

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 17 of 22 sheets

NO FLOOR PLANS EXIST FOR BASEMENT 1 - LEVEL 1
AS THEY CONSIST OF COMMON PROPERTY ONLY

LEVEL 2



NOTES:

CP ~ COMMON PROPERTY
P ~ PLANTER

FOR CLARITY NOT ALL COMMON PROPERTY COLUMNS AND DUCTS HAVE BEEN SHOWN
THE STRATUM OF THE BALCONIES ARE LIMITED IN HEIGHT TO 2.5 ABOVE THEIR
RESPECTIVE UPPER HARDSTAND SURFACE UNLESS COVERED WITHIN THIS LIMIT
ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE
PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

SURVEYOR

Name: MARQUES DANIEL VICENTE
Date: 27-01-2021
Surveyor's Reference: 41586 028SP

PLAN OF SUBDIVISION OF LOT 51 IN DP 1259000

LGA: SYDNEY
Locality: SYDNEY
Reduction Ratio 1: 150
Lengths are in metres.

Registered
9.4.2021

SP102354

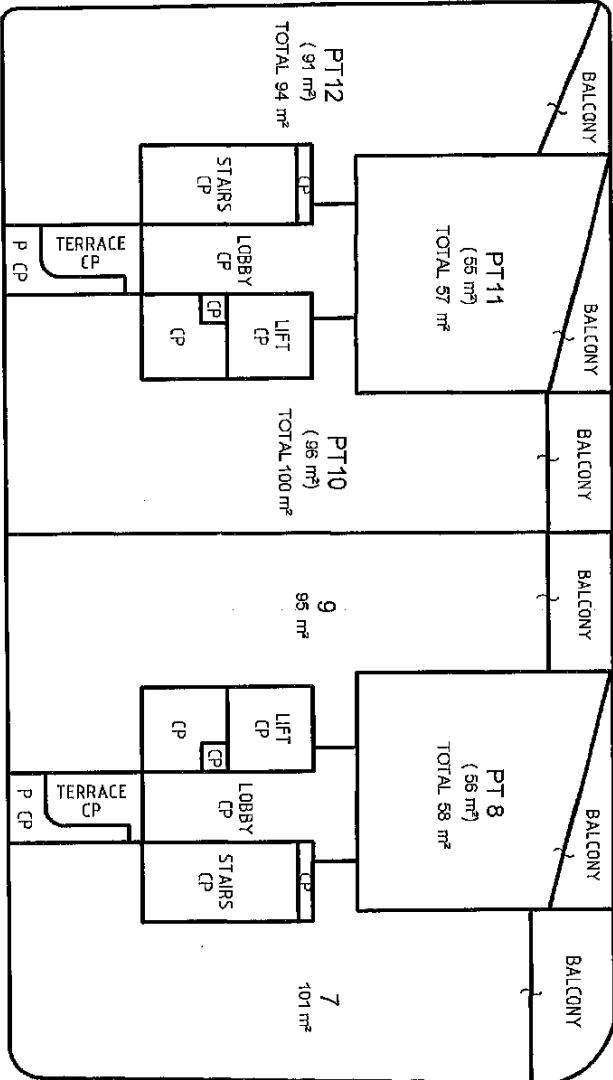
PLAN FORM 1 (A3)

SP102354

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 18 of 22 sheet(s)

LEVEL 3



NOTES:

CP ~ COMMON PROPERTY
 P ~ PLANTER

FOR CLARITY NOT ALL COMMON PROPERTY COLUMNS AND DUCTS HAVE BEEN SHOWN
 THE STRATUM OF THE BALCONIES ARE LIMITED IN HEIGHT TO 2.5 ABOVE THEIR
 RESPECTIVE UPPER HARDSTAND SURFACE UNLESS COVERED WITHIN THIS LIMIT
 ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE
 PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

SURVEYOR

Name: MARQUES DANIEL VICENTE

Date: 27-07-2021

Surveyor's Reference: 41595 028SP

PLAN OF SUBDIVISION OF LOT 51 IN DP 1259000

LGA: SYDNEY

Locality: SYDNEY

Reduction Ratio 1: 150

Lengths are in metres.

Registered

9.4.2021

SP102354

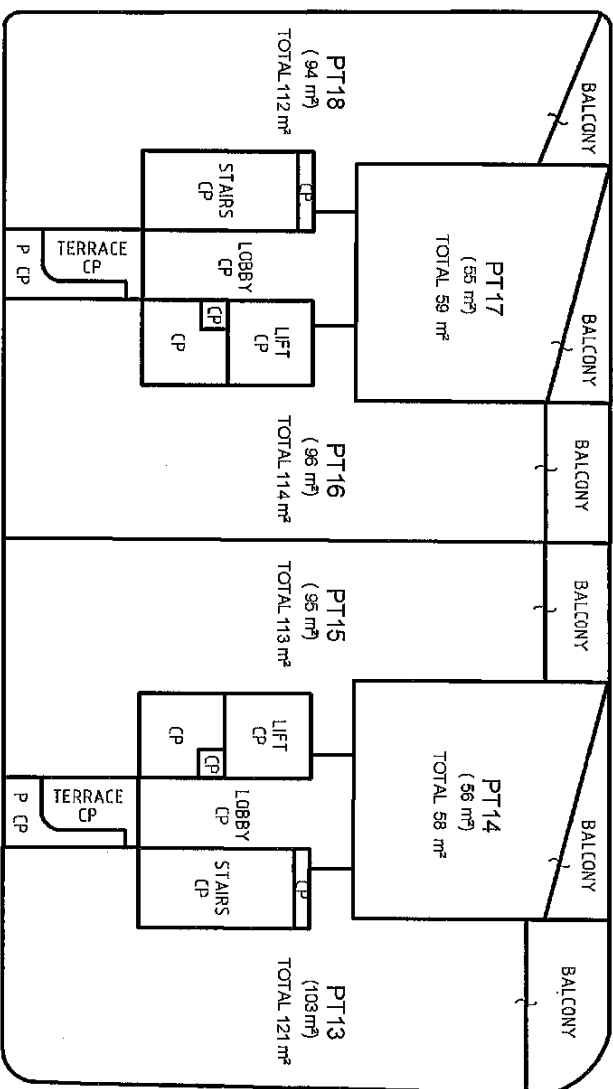
PLAN FORM 1 (A3)

SP102354

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 19 of 22 sheets

LEVEL 4



NOTES:

CP ~ COMMON PROPERTY
 P ~ PLANTER

FOR CLARITY NOT ALL COMMON PROPERTY COLUMNS AND DUCTS HAVE BEEN SHOWN

THE STRATUM OF THE BALCONIES ARE LIMITED IN HEIGHT TO 2.5 ABOVE THEIR RESPECTIVE UPPER HARDSTAND SURFACE UNLESS COVERED WITHIN THIS LIMIT

ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

SURVEYOR

Name: MARQUES DANIEL VICENTE

Date: 27-01-2021

Surveyor's Reference: 41585 0288P

PLAN OF SUBDIVISION OF LOT 51 IN DP 1259000

LGA: SYDNEY

Locality: SYDNEY

Reduction Ratio 1: 150

Lengths are in metres.

Registered

9.4.2021

SP102354

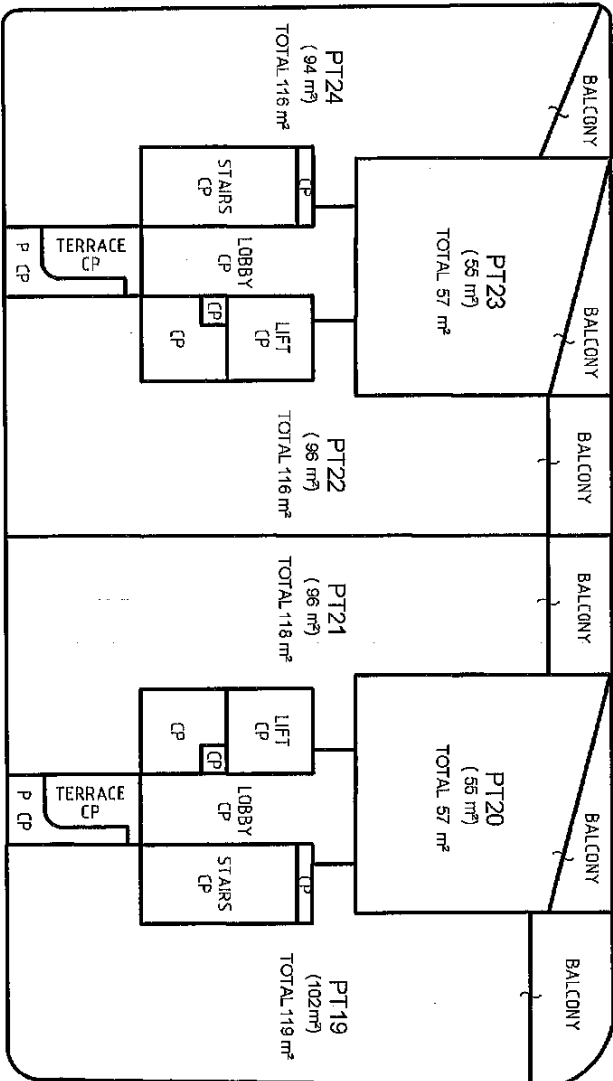
PLAN FORM 1 (A3)

SP102354

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 20 of 22 sheet(s)

LEVEL 5



NOTES:

CP ~ COMMON PROPERTY
 P ~ PLANTER

FOR CLARITY NOT ALL COMMON PROPERTY COLUMNS AND DUCTS HAVE BEEN SHOWN
 THE STRATUM OF THE BALCONIES ARE LIMITED IN HEIGHT TO 2.5 ABOVE THEIR
 RESPECTIVE UPPER HARSTAND SURFACE UNLESS COVERED WITHIN THIS LIMIT
 ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE
 PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

SURVEYOR

Name: MARQUES DANIEL VICENTE

Date: 27-01-2021

Surveyor's Reference: 41595 028SP

PLAN OF SUBDIVISION OF LOT 51 IN DP 1259000

LGA: SYDNEY

Locality: SYDNEY

Reduction Ratio 1: 150

Lengths are in metres.

Registered



9.4.2021

SP102354

PLANFORM 1 (A3)

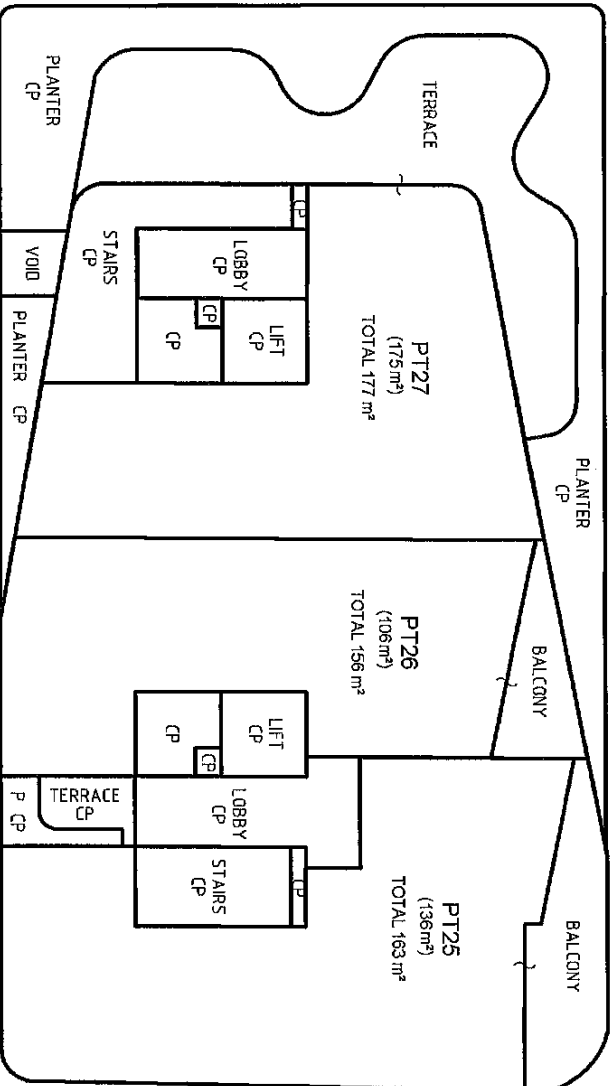
SP102354

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

LEVEL 6



Sheet 21 of 22 sheet(s)



NOTES:

CP ~ COMMON PROPERTY
P ~ PLANTER

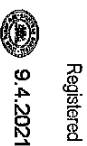
FOR CLARITY NOT ALL COMMON PROPERTY COLUMNS AND DUCTS HAVE BEEN SHOWN
THE STRUTUM OF THE TERRACE AND BALCONIES ARE LIMITED IN HEIGHT TO 2.5 ABOVE
THEIR RESPECTIVE UPPER HARDSTAND SURFACE UNLESS COVERED WITHIN THIS LIMIT
ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE
PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

SURVEYOR

Name: MARQUES DANIEL VICENTE
Date: 27-01-2021
Surveyor's Reference: 41596 028SP

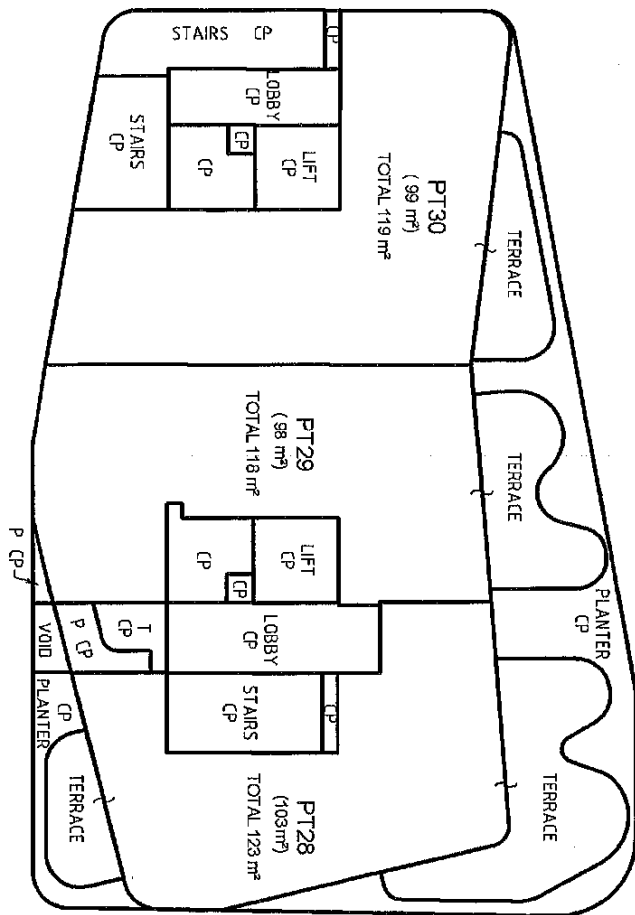
PLAN OF SUBDIVISION OF LOT 51 IN DP 1259000

LGA: SYDNEY
Locality: SYDNEY
Reduction Ratio 1: 150
Lengths are in metres.



SP102354

LEVEL 7



NOTES:

- CP ~ COMMON PROPERTY
- P ~ PLANTER
- T ~ TERRACE

FOR CLARITY NOT ALL COMMON PROPERTY COLUMNS AND DUCTS HAVE BEEN SHOWN
THE STRATUM OF THE TERRACES ARE LIMITED IN HEIGHT TO 2.5 ABOVE THEIR
RESPECTIVE UPPER HARDSTAND SURFACES UNLESS COVERED WITHIN THIS LIMIT
ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE
PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

SURVEYOR

Name: MARQUES DANIEL VICENTE
Date: 27-01-2021
Surveyor's Reference: 41595 029SP




PLAN OF SUBDIVISION OF LOT 51 IN DP 1259000

LGA: SYDNEY
Locality: SYDNEY
Reduction Ratio 1: 150
Lengths are in metres.




Registered
9.4.2021


SP102354

SP FORM 3.01	STRATA PLAN ADMINISTRATION SHEET	Sheet 1 of 4 sheet(s)
<p style="text-align: right;">Office Use Only</p> <p>Registered:  9.4.2021</p>	<p style="text-align: right;">Office Use Only</p> <p style="text-align: center; font-size: 24pt;">SP102354</p>	
<p>PLAN OF SUBDIVISION OF LOT 51 DP1259000</p>	<p>LGA: SYDNEY Locality: SYDNEY Parish: ST JAMES County: CUMBERLAND</p>	
<p style="text-align: center;">This is a *FREEHOLD/*LEASEHOLD Strata Scheme</p>		
<p style="text-align: center;">Address for Service of Documents</p> <p style="text-align: center;">8 Loftus Street Sydney NSW 2000</p> <p style="text-align: center;">Provide an Australian postal address including a postcode</p>	<p>The by-laws adopted for the scheme are:</p> <p>* Model by-laws for residential strata schemes together with: Keeping of animals: Option *A/*B Smoke penetration: Option *A/*B (see Schedule 3 Strata Schemes Management Regulation 2016)</p> <p>* The strata by-laws lodged with the plan.</p>	
<p style="text-align: center;">Surveyor's Certificate</p> <p>I MARQUES DANIEL VICENTE, of LTS LOCKLEY, LOCKED BAG 5, GORDON NSW 2072, being a land surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that the information shown in the accompanying plan is accurate and each applicable requirement of Schedule 1 of the <i>Strata Schemes Development Act 2015</i> has been met.</p> <p>*The building encroaches on:</p> <p>*(a) a public place</p> <p>*(b) land other than a public place and an appropriate easement to permit the encroachment has been created by ^</p> <p>Signature: </p> <p>Date: 27/01/2021</p> <p>Surveyor ID: 9043</p> <p>Surveyor's Reference: 41595 029SP</p> <p><small>^ Insert the deposited plan number or dealing number of the instrument that created the easement</small></p>	<p style="text-align: center;">Strata Certificate (Registered Certifier)</p> <p>I <u>ANTHONY ALLEN</u> being a Registered Certifier, registration number <u>BDC0004</u>, certify that in regards to the strata plan with this certificate, I have made the required inspections and I am satisfied the plan complies with clause 17 <i>Strata Schemes Development Regulation 2016</i> and the relevant parts of Section 58 <i>Strata Schemes Development Act 2015</i>.</p> <p>*(a) This plan is part of a development scheme.</p> <p>*(b) The building encroaches on a public place and in accordance with section 62(3) <i>Strata Schemes Development Act 2015</i> the local council has granted a relevant planning approval that is in force for the building with the encroachment or for the subdivision specifying the existence of the encroachment.</p> <p>*(c) This certificate is given on the condition contained in the relevant planning approval that lot(s) ^ will be created as utility lots and restricted in accordance with section 63 <i>Strata Schemes Development Act 2015</i>.</p> <p>Certificate Reference: <u>114/2021</u></p> <p>Relevant Planning Approval No.: <u>CDC 2021/04</u></p> <p>Issued by: <u>ANTHONY ALLEN (BDC0004)</u></p> <p>Signature: </p> <p>Date: <u>13/3/21</u></p> <p><small>^ Insert lot numbers of proposed utility lots.</small></p>	

* Strike through if inapplicable

SP FORM 3.07 (2019)	STRATA PLAN ADMINISTRATION SHEET	Sheet 2 of 4 sheet(s)																																																																				
Office Use Only		Office Use Only																																																																				
Registered:  9.4.2021		SP102354																																																																				
VALUER'S CERTIFICATE																																																																						
I, * <u>Matthew Maruca</u> of <u>M3 property</u> being a qualified valuer, as defined in the <i>Strata Schemes Development Act 2015</i> by virtue of having membership with: Professional Body: <u>Australian Property Institute</u> Class of membership: <u>Associate Membership</u> Membership number: <u>103219</u> certify that the unit entitlements shown in the schedule herewith were apportioned on <u>17/12/2020</u> (being the valuation day) in accordance with Schedule 2 Strata Schemes Development Act 2015 Signature: <u>[Signature]</u> Date <u>18/02/2021</u> * Full name, valuer company name or company address																																																																						
SCHEDULE OF UNIT ENTITLEMENT																																																																						
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>LOT NO</th> <th>UE</th> <th>LOT NO</th> <th>UE</th> </tr> </thead> <tbody> <tr><td>1</td><td>285</td><td>17</td><td>228</td></tr> <tr><td>2</td><td>206</td><td>18</td><td>337</td></tr> <tr><td>3</td><td>273</td><td>19</td><td>402</td></tr> <tr><td>4</td><td>273</td><td>20</td><td>235</td></tr> <tr><td>5</td><td>206</td><td>21</td><td>344</td></tr> <tr><td>6</td><td>280</td><td>22</td><td>344</td></tr> <tr><td>7</td><td>326</td><td>23</td><td>235</td></tr> <tr><td>8</td><td>214</td><td>24</td><td>355</td></tr> <tr><td>9</td><td>274</td><td>25</td><td>682</td></tr> <tr><td>10</td><td>275</td><td>26</td><td>444</td></tr> <tr><td>11</td><td>211</td><td>27</td><td>538</td></tr> <tr><td>12</td><td>292</td><td>28</td><td>526</td></tr> <tr><td>13</td><td>385</td><td>29</td><td>475</td></tr> <tr><td>14</td><td>220</td><td>30</td><td>487</td></tr> <tr><td>15</td><td>322</td><td>TOTAL</td><td>10,000</td></tr> <tr><td>16</td><td>326</td><td></td><td></td></tr> </tbody> </table>	LOT NO	UE	LOT NO	UE	1	285	17	228	2	206	18	337	3	273	19	402	4	273	20	235	5	206	21	344	6	280	22	344	7	326	23	235	8	214	24	355	9	274	25	682	10	275	26	444	11	211	27	538	12	292	28	526	13	385	29	475	14	220	30	487	15	322	TOTAL	10,000	16	326				
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Surveyor's Reference: 41595 029SP																																																																						

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 3 of 4 sheet(s)
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<p style="text-align: center;">Office Use Only</p> <p>Registered:  9.4.2021</p>	<p style="text-align: center;">Office Use Only</p> <p style="text-align: center; font-size: 2em; font-weight: bold;">SP102354</p>
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This sheet is for the provision of the following information as required:

- Any information which cannot fit in the appropriate panel of any previous administration sheets
- A schedule of street addresses
- Statements of intention to create and or release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see section 22 *Strata Schemes Development Act 2015*





STREET ADDRESS SCHEDULE

LOT NUMBER	SUB-ADDRESS NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME
CP	OC	8	LOFTUS	STREET	SYDNEY
1	201	6	LOFTUS	STREET	SYDNEY
2	202	6	LOFTUS	STREET	SYDNEY
3	203	6	LOFTUS	STREET	SYDNEY
4	204	8	LOFTUS	STREET	SYDNEY
5	205	8	LOFTUS	STREET	SYDNEY
6	206	8	LOFTUS	STREET	SYDNEY
7	301	6	LOFTUS	STREET	SYDNEY
8	302	6	LOFTUS	STREET	SYDNEY
9	303	6	LOFTUS	STREET	SYDNEY
10	304	8	LOFTUS	STREET	SYDNEY
11	305	8	LOFTUS	STREET	SYDNEY
12	306	8	LOFTUS	STREET	SYDNEY
13	401	6	LOFTUS	STREET	SYDNEY
14	402	6	LOFTUS	STREET	SYDNEY
15	403	6	LOFTUS	STREET	SYDNEY
16	404	8	LOFTUS	STREET	SYDNEY
17	405	8	LOFTUS	STREET	SYDNEY
18	406	8	LOFTUS	STREET	SYDNEY
19	501	6	LOFTUS	STREET	SYDNEY
20	502	6	LOFTUS	STREET	SYDNEY
21	503	6	LOFTUS	STREET	SYDNEY
22	504	8	LOFTUS	STREET	SYDNEY
23	505	8	LOFTUS	STREET	SYDNEY
24	506	8	LOFTUS	STREET	SYDNEY
25	601	6	LOFTUS	STREET	SYDNEY
26	602	6	LOFTUS	STREET	SYDNEY
27	603	8	LOFTUS	STREET	SYDNEY
28	701	6	LOFTUS	STREET	SYDNEY
29	702	6	LOFTUS	STREET	SYDNEY
30	703	8	LOFTUS	STREET	SYDNEY

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, IT IS INTENDED TO CREATE:

- of Land
1. Restriction on Use (Storage and Car parking)
- the

Surveyor's Reference: 41595 029SP

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 4 of 4 sheet(s)
Office Use Only		Office Use Only
Registered:  9.4.2021	SP102354	
This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> • Any information which cannot fit in the appropriate panel of any previous administration sheets • A schedule of street addresses • Statements of intention to create and or release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> • Signatures and seals- see section 22 <i>Strata Schemes Development Act 2015</i> 		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>EXECUTED by) KENT STREET PTY LIMITED) ACN 006 794 654) by its Attorney who certifies that he/she has) not received notice of any revocation of the) Power of Attorney dated 18th June 2018 with) registered Book 4746 and No. 35 in the) presence of:)</p> </div> <div style="width: 50%; text-align: center;"> <div style="display: flex; justify-content: space-around; margin-bottom: 20px;"> <div style="text-align: left;">  Signature of witness </div> <div style="text-align: left;">  Signature of Attorney LUKE CHRISTOPHER BRISCOE </div> <div style="text-align: left;">  PAUL JOHN KEANE </div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>JOSEPHINE WOLFF Name of witness (BLOCK LETTERS)</p> </div> <div style="width: 50%;"> <p>..... Name of Attorney (BLOCK LETTERS)</p> </div> </div> </div> </div> <div style="margin-top: 20px;"> <p>33 Alfred St SYDNEY NSW 2000.</p> <p>..... Address of witness</p> </div>		
Surveyor's Reference: 41595 029SP		

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS OR PROFITS À PRENDRE
INTENDED TO BE CREATED OR RELEASED AND RESTRICTIONS ON THE USE
OF LAND AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT
TO SECTION 88B OF THE CONVEYANCING ACT 1919**

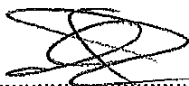
(Sheet 1 of 5)

Plan: **SP102354**

~~Strata~~ Plan of Subdivision of Lot 51 in DP
1259000 covered by Strata Certificate No. **114 / 2021**
^{Plu}
Kent Street Limited ACN 006 794 654
Level 21, 33 Alfred Street
Sydney NSW 2000

PART 1 - CREATION

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
1	Restriction on Use ^{of Land} (Storage and Car parking) ^{the}	GP/SP102354	The Council of the City of Sydney;



.....
Council Authorised Delegate

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS PROFITS À PRENDRE
INTENDED TO BE CREATED OR RELEASED AND RESTRICTIONS ON THE USE OF
LAND INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE
CONVEYANCING ACT 1919**

(Sheet 4 of 5)

Plan **SP102354**

~~Strata~~ Plan of Subdivision of Lot 51 in DP
1259000 covered by Strata Certificate No. **114/2021**

2.1 Covenant by Grantor

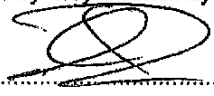
The Grantor covenants with Grantee that no part of the Common Property apart from:

- (a) visitor vehicles spaces which are only to be used by visitors to the building; and
 - (b) service vehicle spaces which are only to be used by service vehicles
- is to be used for the parking or storage of vehicle or boats.

2.2 Persons empowered to release, vary or modify the restriction

~~Council~~ is the authority entitled to release, vary or modify this restriction.
City of Sydney Council

City of Sydney Council by its authorised delegate pursuant to s.377 Local Government Act ~~1940~~ **1993**


.....
Signature of Delegate

ANDREW REES
.....
Name of Delegate (print)
AREA PLANNING MANAGER

I certify that I am an eligible witness and that the delegate signed in my presence:


.....
Signature of Witness

STEPHEN FEENEY
.....
Name of Witness (print)

41-456 KENT ST SYDNEY
.....
Address of Witness (print)

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS PROFITS À PRENDRE
INTENDED TO BE CREATED OR RELEASED AND RESTRICTIONS ON THE USE OF
LAND INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE
CONVEYANCING ACT 1919**

(Sheet 5 of 5)

Plan **SP102354**

State Plan of Subdivision of Lot 51 in DP
1259000 covered by Strata Certificate No. 114/2021


ALN 006 794 654


SIGNED by Kent Street Pty Limited
as attorney for under power of attorney
registered 24.1.18 book 4746 No 35 in the
presence of:


Signature of witness

JOSEPHINE WOUFF
Name of witness (block letters)

33 ALFRED STREET
SYDNEY NSW 2000


LUKE CHRISTOPHER
BRISCOE



PAUL JOHN KEANE

By executing this document the
attorney states that the attorney has
received no notice of revocation of the
power of attorney

REGISTERED



9.4.2021


Approved Form 7	Strata Plan By-laws	Sheet 1 of 44 sheet(s)
Registered:	Office Use Only	Office Use Only
 9.4.2021		SP102354

Instrument setting out the details of by-laws to be created upon registration of a strata plan

**KING & WOOD
MALLESONS**

**By-Laws for 6-8 Loftus Street
Sydney at Quay Quarter Lanes**


King and Wood Mallesons
Level 61
Governor Phillip Tower
1 Farrer Place
Sydney NSW 2000
T +61 2 9296 2000
F +61 2 9296 3999
DX 113 Sydney

Approved Form 7	Strata Plan By-laws	Sheet 2 of 44 sheet(s)
Registered:  9.4.2021	Office Use Only	Office Use Only
		SP102354


By-Laws for 6-8 Loftus Street Sydney at Quay Quarter Lanes

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Approved Form 7	Strata Plan By-laws	Sheet 3 of 44 sheet(s)
Registered:	Office Use Only	Office Use Only
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By-Laws for 6-8 Loftus Street Sydney at Quay Quarter Lanes

1 About the by-laws

1.1 Purpose of the by-laws

These by-laws regulate the day-to-day management and operation of 6-8 Loftus Street. They are an essential document for the Owners Corporation and everyone who owns or occupies an Apartment.

1.2 Who must comply with the by-laws?

You and the Owners Corporation must comply with the by-laws.

Part 1 – General By-laws

2 Management Statement

2.1 Purpose

The Management Statement regulates the management and operational issues affecting 6-8 Loftus Street and the various components of Quay Quarter Lanes. It contains requirements (in addition to these by-laws) with which you and the Owners Corporation must comply including:


- (a) requirements for the use and operation of Shared Facilities including accessways in the carpark for 6-8 Loftus Street; 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 Management Statement; and
- (d) insurance requirements for you and the Owners Corporation.

2.2 Who must comply with the Management Statement?

You and the Owners Corporation must comply with the Management Statement.

2.3 Copies of the Management Statement

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

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2.4 Building Management Committee

The Building Management Committee is established under the Management Statement to administer issues affecting 6-8 Loftus Street and other components of Quay Quarter Lanes. The Owners Corporation is a member of the Building Management Committee.

2.5 Appointing a Representative and Substitute Representative

The Strata Committee may:

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

2.6 Consents under the Management Statement

Nothing in the by-laws gives you or the Owners Corporation consent to do anything which is prohibited or regulated by the Management Statement. A consent under the by-laws does not relieve you or the Owners Corporation from obligations to obtain consents under the Management Statement.

2.7 Inconsistencies between the by-laws and the Management Statement


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

3 Your behaviour and responsibility for others

3.1 What are your general obligations?

You must not:

- (a) make noise or behave in a way that might unreasonably interfere with the use and enjoyment of an Apartment or Common Property by another Owner or Occupier; or
- (b) use language or behave in a way that might offend or embarrass another Owner or Occupier or their visitors; or
- (c) smoke cigarettes, cigars or pipes while you are on Common Property or allow smoke from them to enter Common Property; or
- (d) obstruct the legal use of Common Property by any person; or
- (e) do anything in 6-8 Loftus Street which is illegal; or

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- (f) do anything which might damage the good reputation of the Owners Corporation or 6-8 Loftus Street; or
- (g) make changes to the Common Property otherwise than in accordance with the Architectural Code and these by-laws.

3.2 No parking on Common Property

Subject to the Management Statement and your rights under an Easement, you must not park or stand a vehicle on Common Property.

3.3 Disabled visitor parking

You must not use any visitor carspace which is designated disabled parking unless you:

- (a) have been issued a mobility parking scheme card by the NSW Roads and Maritime Services (or an equivalent permit from another state or territory in Australia); and
- (b) display the item referred to in by-law 3.3(a) in a position visible from the outside of your vehicle.

3.4 Erecting signs

The Architectural Code sets out the rules and requirements in connection with signage in 6-8 Loftus Street. You must comply with the Architectural Code.

3.5 Fire control

Your obligations regarding fire control and keeping flammable materials in your Apartment are in the Management Statement.

3.6 Complying with the law


You must comply on time and at your cost with all laws relating to:

- (a) your Apartment; and
- (b) the use of your Apartment; and
- (c) Common Property to which you have a licence, lease or a right to use under a Common Property Rights By-Law.

The things with which you must comply include planning laws, development, building and other approvals, consents, requirements, notices and orders of Government Agencies and the Easements.

3.7 You are responsible for others

You must:

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- (a) take all reasonable actions to ensure your visitors comply with the by-laws and the Management Statement; and
- (b) make your visitors leave 6-8 Loftus Street if they do not comply with the by-laws and the Management Statement; and
- (c) take reasonable care about who you invite into 6-8 Loftus Street or Quay Quarter Lanes; and
- (d) accompany your visitors at all times, except when they are entering or leaving 6-8 Loftus Street or Quay Quarter Lanes.

You must not allow another person to do anything which you cannot do under the by-laws or the Strata Management Statement.

3.8 Requirements if you lease your Apartment

If you lease your Apartment, you must:

- (a) provide your tenant or licensee with an up-to-date copy of the by-laws, and the Management Statement; and
- (b) ensure that your tenant or licensee and their visitors comply with the by-laws and the Management Statement; and
- (c) take all action available to you, including action under the lease or licence agreement, to make them comply or leave 6-8 Loftus Street.

4 What are your obligations for your Apartment?


4.1 General obligations

You must:

- (a) keep your Apartment clean and tidy and in good repair and condition; and
- (b) properly maintain, repair and, where necessary, replace an installation or alteration made under the by-laws, the Management Statement which service your Apartment (whether or not you made the installation or alteration); and
- (c) seek approval from the Owners Corporation and the Building Management Committee if you wish to change the existing use of your Apartment.

4.2 Architectural Code

The Architectural Code for 6-8 Loftus Street is in the Management Statement. It applies to your Apartment and to 6-8 Loftus Street generally. You must comply with the Architectural Code and obtain all necessary consents under the Architectural Code before you carry out any works in your Apartment. Your

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obligations under the Architectural Code apply in addition to your obligations under the by-laws.

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

You must have consent from the Building Management Committee under the Architectural Code if you propose to:

- (a) carry out Building Works which will affect Shared Facilities or the external appearance of 6-8 Loftus Street; or
- (b) install bars, screens, grilles, security locks or other safety devices on the interior or exterior of windows or doors in your Apartment if they are visible from outside your Apartment or 6-8 Loftus Street; or
- (c) install an intruder alarm with an audible signal.

This is not a definitive list of when you 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.

4.4 When will you need consent from the Owners Corporation?

Subject to the by-laws and the Management Statement, you must have consent from the Owners Corporation to:


- (a) carry out Building Works; or
- (b) keep anything in your Apartment which is visible from outside the Apartment and is not in keeping with the appearance of 6-8 Loftus Street; or
- (c) attach or hang an aerial or wires outside your Apartment or 6-8 Loftus Street.

4.5 The Balcony of your Apartment

- (a) Keeping outdoor furniture, landscaping, lighting and other items on the Balcony of your Apartment is regulated by the Architectural Code.
- (b) You must not paint the walls or ceiling of a Balcony (this does not apply to a wintergarden).
- (c) You must not use the Balcony of your Apartment for clothes drying areas, storage of household goods or air conditioning units that would be visible from the public domain areas of Quay Quarter Lanes.

4.6 Planter boxes

- (a) If you have a planter box that is adjacent to the Common Property landscaping and planter boxes, you must maintain the planting in your

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planter box in keeping with the planting in the adjacent Common Property.

- (b) If you have a planter box that forms part of your Apartment and that planter box cannot be safely accessed from your Apartment you must appoint the Owners Corporation under section 117 of the Management Act to arrange for the regular maintenance of the planting within the planter box.
- (c) You will be responsible to reimburse the Owners Corporation for the costs it incurs on your behalf for maintaining the planter box within your Apartment. The Owners Corporation may require you to enter into an agreement setting out how you will be required to pay for the cost of this service to your Apartment.
- (d) The Owners Corporation, its agents, employees or contractor may access your planter box from the façade access system and roof of 6-8 Loftus Street to maintain the planter box within your Apartment.
- (e) Despite by law 4.6(d), if access to your Apartment is required to maintain your planter box or a planter box within the Common Property then you must give the Owners Corporation and its contractors reasonable access at reasonable times to your Apartment to enable the Owners Corporation to access and maintain your planter box or a planter box within the Common Property. The Owners Corporation must give you at least 2 business days' prior written notice before access to your Apartment is required.
- (f) You must not obstruct or hinder the Owners Corporation in the exercise of its obligation to maintain your planter box in accordance with this by-law.
- (g) The Owners Corporation is liable for any damage to your Apartment or any of its contents caused by or arising out of its maintenance of the planter box or its access through your Apartment as provided for in by-law 4.6(e), unless the damage arose because the Owners Corporation was obstructed or hindered.


4.7 Window treatments

Under the Architectural Code, you must have consent from the Building Management Committee to place solar film or similar treatments on the internal or external surfaces of glass balustrades, windows and doors in your Apartment.

4.8 Window coverings

Under the Architectural Code:

- (a) you may install curtains, blinds, louvres, shutters or other window and door treatments on or in your Apartment provided they have an appearance from outside the Apartment which is white or off-white; and

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- (b) you must have consent from the Building Management Committee to place, install or retain curtains, blinds, louvres, shutters and window and door treatments other than those specified in by-law 4.8(a).

The Owners Corporation may adopt policies and guidelines from time to time for changing window coverings which must be adhered to by Owners and Occupiers who seek to change window coverings.

4.9 Sun shades

Under the Architectural Code, you must have consent from the Building Management Committee to install a sunshade, sun blind, awning or other sun shading device in your Apartment (including your Balcony) or on Common Property.

4.10 Cleaning windows and external louvres

- (a) Subject to by-law 4.11 ("Rights of the Owners Corporation to clean windows"), you must clean the glass in windows and doors of your Apartment (even if they are Common Property). However, you do not have to clean the glass in windows or doors that you cannot access safely.
- (b) 6-8 Loftus Street includes external louvres which form part of the Common Property. You must clean any external louvres which are adjacent to your Apartment and which are easily accessed. However, you do not have to clean any external louvres that you cannot access safely.

4.11 Rights of the Owners Corporation to clean windows

The Owners Corporation may resolve to clean the glass in some or all of the windows and doors in 6-8 Loftus Street. If the Owners Corporation resolves to clean glass in your Apartment, you are excused from your obligations under by-law 4.10 ("Cleaning windows") for the period the Owners Corporation resolves to clean the glass.

4.12 Drying your laundry


You must not hang laundry, bedding or other articles on the Balcony of your Apartment or in an area that is visible from outside your Apartment.

4.13 Security devices, screens and doors

The installation of security devices, security screens and security doors is regulated under the Architectural Code and building regulations. You must obtain all necessary consents under the Architectural Code before you install a security device, screen or door.

4.14 Barbecues

Your rights and obligations when you operate barbecues in your Apartment are in the Architectural Code.

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4.15 Storage

You must not store anything which is flammable, toxic, combustible, volatile, dangerous or other items prohibited by law in that part of your Apartment (including animals) comprising a storage unit or a carspace in the basement carpark.

4.16 Rights of the Owners Corporation to enter your Apartment

In addition to its rights under by-law 24 ("Failure to comply with by-laws"), the Owners Corporation has the right to enter your Apartment 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 Management Act.

4.17 Rights of the Building Management Committee to enter your Apartment


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

5 Keeping an animal

5.1 What animals may you keep?

Subject to this by-law 5, you may keep:

- (a) goldfish or other similar fish in a small to medium size indoor aquarium;
- (b) canaries, budgerigars or similar birds kept indoors at all times;
- (c) up to:
 - (i) two domestic cats; or
 - (ii) two small or medium size dogs; or
 - (iii) one domestic cat and one small or medium dog
 each animal weighing up to a maximum of 15 kilograms; and
- (d) a guide dog, hearing dog or other animal trained to assist to alleviate the effect of a disability if you or another person who lives with you needs the dog or other animal because of a visual disability, a hearing disability or any other disability.

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You must obtain the prior consent of the Owners Corporation to keep any other animal.

5.2 Dogs

The Owners Corporation will not give you consent to keep:

- (a) a large size dog (including a dog weighing in excess of 15 kilograms);
- (b) a dog that is vicious, aggressive, noisy or difficult to control;
- (c) a dog that is not registered under the *Companion Animals Act 1998* (NSW); or
- (d) a dangerous or nuisance dog under the *Companion Animals Act 1998* (NSW).

5.3 Controlling your animal

Subject to by-law 5.4 ("Restraining your animal"), if you keep an animal under this by-law you must ensure that the animal does not wander onto:

- (a) another Apartment;
- (b) Common Property; or
- (c) any part of Quay Quarter Lanes.

5.4 Restraining your animal

If it is necessary to take your animal onto Common Property or any part of Quay Quarter Lanes (eg to transport it out of Quay Quarter Lanes), you must restrain it (eg by leash or pet cage) and control it at all times.


5.5 Conditions for keeping an animal

The Owners Corporation may make conditions if it gives you consent to keep an animal.

5.6 Orders to remove your animal

The Owners Corporation has the right at any time to order you to remove your animal if:

- (a) you do not comply with clause 5.1, 5.2 or 5.3;
- (b) it becomes offensive, vicious, aggressive, noisy or a nuisance;
- (c) you breach a condition made by the Owners Corporation when it gave you consent to keep the animal;
- (d) your dog is a dangerous or nuisance dog under the *Companion Animals Act 1998* (NSW); or

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- (e) your dog is not registered under the *Companion Animals Act 1998* (NSW).

5.7 Responsibility for animal

You are responsible to other Owners and Occupiers and people using Common Property or other parts of Quay Quarter Lanes for:

- (a) any noise your animal makes which causes unreasonable disturbance; and
- (b) damage to or loss of property or injury to any person caused by your animal; and
- (c) cleaning up after your animal.

5.8 Notice by Owners Corporation

In addition to its powers under the Management Act, the Owners Corporation has the power to issue you with a written notice if your animal continues to defecate on:

- (a) another Apartment;
- (b) Common Property;
- (c) any other part of Quay Quarter Lanes,

after a warning has been given to you by the Owners Corporation.

5.9 Non-compliance with notice

In addition to its powers under the Management Act, the Owners Corporation has the power to order you to remove your animal from 6-8 Loftus Street or Quay Quarter Lanes if you fail to comply with the notice.

5.10 Your visitors

You must not allow a visitor to bring an animal into 6-8 Loftus Street or Quay Quarter Lanes unless:

- (a) the animal is a guide dog, hearing dog or other animal trained to assist to alleviate the effect of a disability and your visitor needs the dog or other animal because of a visual disability, a hearing disability or any other disability; or
- (b) it is a type of animal permitted according to by-law 5.1 ("What animals may you keep?") and the animal is kept under your control and supervision.

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6 Moving in and making deliveries

6.1 Moving in

You must make arrangements with the Owners Corporation (via the Caretaker if applicable) at least 48 hours before you move in to or out of 6-8 Loftus Street or move large articles (eg furniture) through Common Property.

6.2 What are your obligations?

When you take deliveries or move furniture or goods through 6-8 Loftus Street, you must:

- (a) comply with the reasonable requirements of the Owners Corporation, including requirements to fit an apron cover to the Common Property lift; and
- (b) repair any damage you (or the person making the delivery) cause to Common Property; and
- (c) if you (or the person making the delivery) spill anything onto Common Property, immediately remove the item and clean that part of the Common Property.

6.3 Role of the Caretaker

The Owners Corporation may appoint the Caretaker to assist it to perform its functions under this by-law 6. If this happens, you must:

- (a) make arrangements with the Caretaker when you move in or out of 6-8 Loftus Street; and
- (b) comply with the reasonable requirements of the Caretaker when you take deliveries or move furniture or goods through 6-8 Loftus Street.


6.4 Management Statement

When you move into or out of 6-8 Loftus Street, you must do so from the Loading Dock and during those times prescribed by the Building Management Committee from time to time.

7 Garbage disposal

7.1 Making rules

The Owners Corporation may make Rules under by-law 22 ("Rules") about the storage and removal of garbage from 6-8 Loftus Street.

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7.2 Requirements for Apartments

You must dispose of your garbage and recyclable materials in accordance with this by-law 7.

7.3 Depositing garbage

Subject to these by-laws, you must not deposit or leave garbage or recyclable materials:

- (a) on Common Property; or
- (b) in an area of your Lot which is visible from outside your Lot.

You must immediately remove any rubbish you spill on Common Property and clean that part of Common Property.

7.4 General obligations relating to garbage disposal


You must:

- (a) place your household garbage in the garbage chute located on the floor of your Apartment; and
- (b) place your recyclable materials in the garbage cupboard located on the floor of your Apartment;
- (c) clean any soiled areas in taking garbage to the garbage chute or cupboard;
- (d) drain and securely wrap your household garbage before you place it in the Common Property garbage chute or cupboard located on the floor of your Apartment; and
- (e) recycle your garbage according to instructions from the Owners Corporation and Council; and
- (f) drain and clean bottles, and make sure they are not broken, before you place them in the Common Property garbage chute or cupboard located on the floor of your Apartment; and
- (g) contact the Owners Corporation to remove (at your cost) your large articles of garbage, recyclable materials, liquids or other articles that Council will not remove as part of its normal garbage collection service or which do not fit into the garbage chute or cupboard.

7.5 Use of garbage chutes

You must not:

- (a) put bottles or glass in a garbage chute; or
- (b) put liquids in a garbage chute; or

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- (c) put items that weigh more than 2.5 kilograms in a garbage chute; or
- (d) put anything (eg boxes or large items) in a garbage chute that might block it.

7.6 Owners Corporation to maintain garbage disposal equipment

The Owners Corporation must:

- (a) provide in the cupboards located on each floor next to the garbage chute an adequate number recycling receptacles for use by Owners and Occupiers; and
- (b) operate, maintain, repair and, where necessary replace, the Common Property garbage chutes and garbage chute equipment servicing 6-8 Loftus Street (including mechanical equipment located in the garbage chute rooms); and
- (c) maintain, clean and repair the garbage chute rooms servicing 6-8 Loftus Street; and
- (d) regularly remove filled receptacles from the cupboards and replace them with empty receptacles; and
- (e) move recyclable materials from the Common Property garbage cupboard to the Garbage Rooms; and
- (f) regularly clean, maintain, repair and, where necessary, replace the garbage chute rooms and the garbage and recycling receptacles; and
- (g) arrange for the removal of garbage and recycling material from the Garbage Rooms; and
- (h) arrange for the removal from the Garbage Rooms of large articles of garbage, recyclable materials, liquids or other articles that Council will not remove as part of its normal garbage collection services (at the cost of the relevant Owner or Occupier).


8 Floor coverings

8.1 Floors generally

If you are an Owner, you must keep the floors in your Lot covered or treated to stop the transmission of noise which might unreasonably disturb another Owner or Occupier.

8.2 Changing floor coverings

- (a) You must have consent from the Owners Corporation to remove or interfere with floor coverings or treatments in your Lot which assist to prevent the transmission of noise which might unreasonably disturb another Owner or Occupier. Any newly installed floor covering must


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have a weighted standardised impact sound pressure level not greater than $L'_{nT,w} 50$ measured in accordance with AS ISO 140.7 and AS ISO 717.2.

- (b) The changing and installation of floor coverings is a Minor Renovation for the purposes of the Strata Schemes Law. The Owners Corporation can delegate its functions under the Strata Schemes Law to the Strata Committee.
- (c) The Owners Corporation must deal promptly with a request for consent under this by-law and must not unreasonably refuse such consent provided a report satisfying the requirements of by-law 8.3 ("Report") has been furnished to the Owners Corporation.
- (d) By-law 16 ("Requirements for Carrying out Building Works") applies to the changing or installation of floor coverings.
- (e) If an Owner has consent under this by-law to change flooring coverings within a Lot, that Owner has the special privilege to affix tiles or the replacement flooring to the floor areas of a Lot (other than kitchen, eating areas, laundry, lavatory, bathroom or entry areas) so long as the Owner complies with this by-law and by-law 16 ("Requirements for Carrying out Building Works").
- (f) The Owner acknowledges that the tiles or replacement flooring which are affixed to the Lot by virtue of the special privilege will form part of the Lot and the Owner will be responsible for the repair and maintenance of floor coverings which are installed following registration of the Strata Plan.

8.3 Report

- (a) An application for consent by an Owner under by-law 9.2(c) must include a report from a qualified acoustic engineer that analyses the proposed floor finish, method of installation and the effect on sound transmission in accordance with the Building Code of Australia, including impact noise, following installation. The report must state that the proposed floor finish will not breach by-law 8.1 ("Floors Generally") and will comply with by-law 8.2(a).
- (b) Following the installation of a floor finish other than carpet and underlay, to demonstrate compliance with this by-law, an Owner must provide the Owners Corporation with a certificate from a qualified acoustic engineer. The certificate must state that the qualified acoustic engineer has tested the floor finish as installed to ensure that the installation and resulting sound transmission meet the parameters set out in the report required under by-law 8.2.

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9 Common Property and Shared Facilities

9.1 Common Property and Shared Facilities

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

9.2 Easements

- (a) A number of Easements burden or benefit Common Property or otherwise impose obligations on the Owners Corporation. Various Easements burden or benefit Common Property in respect of 6-8 Loftus Street and other land within Quay Quarter Lanes.
- (b) If you are an Owner or Occupier, you must not do anything which amounts to a breach or non-compliance by the Owners Corporation of its obligations under the Easements.

9.3 What are your obligations?

Subject to the by-laws, you must:

- (a) use Common Property equipment only for its intended purpose; and
- (b) immediately notify the Owners Corporation if you know about damage to or a defect in Common Property; and
- (c) compensate the Owners Corporation for any damage to Common Property caused by you, your visitors or persons doing work or carrying out Building Works or Minor Renovations in 6-8 Loftus Street on your behalf.


9.4 When will you need consent from the Owners Corporation?

Subject to the by-laws and the Management Statement you must have consent from the Owners Corporation to:

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

9.5 Cleaning of graffiti

The Owners Corporation must remove any graffiti from the Common Property façade of 6-8 Loftus Street which is visible from a public place.

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10 Insurance premiums

10.1 Consent from the Owners Corporation

You must have consent from the Owners Corporation to do anything that might invalidate, suspend or increase the premium for an insurance policy effected by the Owners Corporation.

10.2 Payments for increased premiums

If the Owners Corporation gives you consent under this by-law 10, it may make conditions that require you to reimburse the Owners Corporation for any increased premium. If you do not agree with the conditions, the Owners Corporation may refuse its consent.

10.3 Requirements under the Management Statement

Under the Management Statement, you must notify the Building Management Committee if you do anything that might invalidate, suspend or increase the premium for an insurance policy effected by the Building Management Committee.

11 Security at 6-8 Loftus Street

11.1 Management Statement and restrictions on the rights of the Owners Corporation


The Management Statement regulates security and the provision of Security Keys for 6-8 Loftus Street and Quay Quarter Lanes generally. The rights and obligations of the Owners Corporation, Owners and Occupiers in this by-law 11 are subject to the Management Statement. In particular, the Owners Corporation must not do anything that would restrict access to Shared Facilities which Owners and Occupiers in Quay Quarter Lanes are entitled to use under the Management Statement.

11.2 Rights of Owners Corporation in relation to security for Common Property the subject of Easements

The Owners Corporation cannot lock or secure access to any part of Common Property which is the subject of Easements unless it is entitled to do so under the Easements. The rights and obligations of the Owners Corporation, Owners and Occupiers in this by-law 11 are subject to the Easements.

11.3 Obligations of the Owners Corporation

The Owners Corporation must take reasonable steps to stop intruders coming into 6-8 Loftus Street and prevent fires and other hazards.

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11.4 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 6-8 Loftus Street.

11.5 Restricting access to Common Property

Subject to this by-law 11, 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 an Apartment; and
- (b) restrict by Security Key your access to levels in 6-8 Loftus Street where you do not own or occupy an Apartment or have access to according to a Common Property Rights By-Law; and
- (c) charge you a fee or bond if you request 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 6-8 Loftus Street and other parts of Quay Quarter Lanes.

11.6 Providing Owners and Occupiers with Security Keys

If the Owners Corporation exercises its rights under by-law 11.5 ("Restricting access to Common Property"), it may provide you 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 Management Statement.

11.7 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 you to promptly return Security Keys it issues to you to the Owners Corporation to be re-coded.

11.8 What are your obligations?

You must comply with your obligations in:

- (a) the Management Statement about Security Keys for Shared Facilities; and
- (b) the Easements in regard to Security Keys for any part of Common Property which is subject to Easements.

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In regard to Security Keys issued by the Owners Corporation according to this by-law 11, you must:

- (c) comply with the reasonable instructions of the Owners Corporation about Security Keys and, in particular, instructions about re-coding and returning Security Keys; and
- (d) take all reasonable steps not to lose Security Keys; and
- (e) immediately notify the Owners Corporation if you lose a Security Key; and
- (f) return Security Keys to the Owners Corporation if you do not need them or if you are no longer an Owner or Occupier.

11.9 Closing doors

You must take reasonable care to make sure that fire and security doors in 6-8 Loftus Street are locked or closed when they are not being used.

11.10 Procedures if you lease your Apartment

If you lease or licence your Apartment, you must include a requirement in the lease or licence that the Occupier return Security Keys issued by the Owners Corporation to the Owners Corporation when they no longer occupy an Apartment.


11.11 Some prohibitions

You must not:

- (a) copy a Security Key or give a Security Key to someone who is not an Owner or Occupier; or
- (b) interfere with security cameras or surveillance equipment; or
- (c) do anything that might prejudice the security or safety of 6-8 Loftus Street.

12 Shared Facilities

The Loading Dock, Service Bays and Goods Hoist are a Shared Facility. When using these facilities you must comply with the provisions of the Management Statement and any rules made under it.

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13 Rooftop Recreation Area

13.1 Rooftop Recreation Area

The rooftop of the Strata Scheme contains an area which is available for use by Occupiers and their Authorised Users for the purposes of passive recreation in accordance with the terms of this by-law.

13.2 Hours of Use

The Rooftop Area will be available for use between the hours of 11.00 am and 10.00 pm or at such other times determined by the Strata Committee from time to time.

13.3 Conditions of Use

The following terms and conditions apply to the use of the Rooftop Area you must:

- (a) ensure that an adult exercising effective control accompanies children under the age of 15 years;
- (b) leave the Rooftop Area in a clean and tidy condition;
- (c) not unreasonably interfere with other Occupier's use and enjoyment of their Lot or common use of the Rooftop Area;
- (d) clean barbecues after use; and
- (e) remove all rubbish from the Rooftop Area.

13.4 Bookings

You must obtain the consent of the Strata Committee if you plan on holding a function or gathering in the Rooftop Area and comply with any terms and conditions that the Strata Committee imposes on you if it consents to the holding of the function or gathering.


13.5 Rules

The Owners Corporation may make any additional Rules about the use of the Rooftop Area.

14 Agreement with Third Parties

14.1 Purpose of the caretaker agreement

The Owners Corporation has the power to appoint and enter into agreements with a Caretaker to provide management and operational services for 6-8 Loftus Street and for Quay Quarter Lanes generally. The Owners Corporation may

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exercise its power under this by-law 14 in its capacity as a member of the Building Management Committee and in its capacity as an owners corporation.

14.2 Delegation of functions

Unless permitted to do so by law, the Owners Corporation cannot delegate its functions or the functions of the Strata Committee to a Caretaker.

14.3 Terms of a caretaker agreement

If the Owners Corporation (in its own right) enters into an agreement with a Caretaker:

- (a) the term of the agreement may be for any term permitted by law; and
- (b) the remuneration of the Caretaker under the agreement may be the amount determined by the Owners Corporation (acting reasonably).

14.4 What provisions must be included in an agreement?


If permitted by law, an agreement between the Owners Corporation (in its own right) and a Caretaker must have provisions about:

- (a) the rights of the Owners Corporation to terminate the agreement early if the Caretaker does not properly perform its functions or comply with its obligations under the agreement; and
- (b) the rights of the Caretaker to terminate the agreement early if the Owners Corporation does not comply with its obligations under the agreement.

14.5 Duties of the Caretaker

If permitted by law, the duties of a Caretaker under an agreement with the Owners Corporation (in its own right) may include:

- (a) caretaking, supervising and servicing Common Property; and
- (b) supervising cleaning and garbage removal services (other than performing functions of the Building Management Committee); and
- (c) supervising the repair, maintenance, renewal or replacement of Common Property; and
- (d) co-ordinating deliveries and the movement of goods, furniture and other large articles through Common Property; and
- (e) co-ordinating the carrying out of Building Works; and
- (f) managing the Security Key system and providing Security Keys according to the by-laws; and

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- (g) providing services (including concierge services) to the Owners Corporation, Owners and Occupiers; and
- (h) supervising employees and contractors of the Owners Corporation; and
- (i) supervising 6-8 Loftus Street generally; and
- (j) doing anything else that the Owners Corporation agrees is necessary for the operation and management of 6-8 Loftus Street.

14.6 Agreements under the Management Statement

The terms, remuneration, provisions and duties under an agreement between the Owners Corporation (in its capacity as a member of the Building Management Committee) and a building manager must comply with the Management Statement.

Part 2 Common Property Rights By-Laws

15 Common Property Rights By-Laws

15.1 Purpose of the Common Property Rights By-Laws

To more fairly apportion the costs for maintaining, repairing and replacing Common Property, the Common Property Rights By-Laws make Owners responsible for the Common Property which they exclusively use or have the benefit of.

15.2 Interpreting this by-law

In this by-law 15, "you" means an Owner who has the benefit of a Common Property Rights By-Law.


15.3 How to change a Common Property Rights By-Law

The Owners Corporation may, by special resolution:

- (a) create, amend or cancel a Common Property Rights By-Law with the written consent of each Owner who benefits (or will benefit) from the Common Property Rights By-Law; and
- (b) amend or cancel this by-law 15 only with the written consent of each Owner who benefits (or will benefit) from the Common Property Rights By-Law.

15.4 Occupiers may exercise rights

You may allow another Owner or an Occupier to exercise your rights under a Common Property Rights By-Law. However, you remain responsible to the

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Owners Corporation and, where appropriate, Government Agencies to comply with your obligations under the Common Property Rights By-Law.

15.5 Regular accounts for your costs

If you are required under a Common Property Rights By-Law to contribute towards the costs of the Owners Corporation, the Owners Corporation must give you regular accounts of the amounts you owe. The Owners Corporation may:

- (a) include those amounts in notices for your administrative fund or sinking fund contributions; and
- (b) require you to pay those amounts in advance and quarterly (or for other periods reasonably determined by the Owners Corporation).

15.6 Repairing damage

You must repair damage you (or someone acting on your behalf) cause to Common Property or the property of another Owner or Occupier when you exercise your rights or comply with your obligations under a Common Property Rights By-Law.

15.7 Indemnities

You indemnify the Owners Corporation against all claims and liability caused by exercising your rights or complying with your obligations under a Common Property Rights By-Law.


15.8 Additional insurances

In addition to your obligations under by-law 10 ("Insurance premiums"), you must reimburse the Owners Corporation for any increased premium for its insurance policies caused by exercising your rights or performing your obligations under a Common Property Rights By-Law.

16 Requirements for carrying out works

16.1 When will you need consent from the Owners Corporation to carry out works to Common Property associated with your Lot?

- (a) You do not need the consent of the Owners Corporation to carry out Cosmetic Works affecting Common Property in connection with your Lot.
- (b) You must have the approval of the Owners Corporation to carry out any Minor Renovations or Buildings Works affecting Common Property.
- (c) The Owners Corporation cannot unreasonably withhold consent under by-law 16.1(b) to the carrying out of Minor Renovations affecting Common Property in connection with your Lot; provided that you have complied with the requirements in this by-law 16 including the requirements to give the notice under by-law 16.4(e).

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- (d) If the Minor Renovation involves changing flooring covering, the provisions of by-law 9 apply in addition to this by-law 16 ("Requirements for carrying out works").
- (e) The Owners Corporation may only give consent to the carrying out of Building Works affecting Common Property if a special resolution has first been passed by the Owners Corporation that specifically authorises you to carry out those Building Works unless you have the special privilege to do so under a Common Property Rights By-Law.

16.2 When will you need consent from the Building Management Committee to carry out works?

You must have consent from the Building Management Committee to carry out any works (regardless of whether they are Minor Renovations or Building Works):

- (a) which affect (or may affect) Shared Facilities; or
- (b) which affect or change the External Appearance of Quay Quarter Lanes or are not in conformity with the Architectural Code.

16.3 Procedures when you carry out Cosmetic Works


If you carry out Cosmetic Works to Common Property in connection with your Lot, you must:

- (a) carry out the Cosmetic Works in a competent and proper manner; and
- (b) repair any damage you (or persons carrying out the Cosmetic Works for you) cause to any part of the Common Property or the property of another Owner or Occupier and carry out those repairs in a competent and proper manner.

16.4 Procedures before you carry out Minor Renovations or Building Works

Before you carry out any Minor Renovations or Building Works, you must:

- (a) obtain necessary consents from the Owners Corporation required under by-law 16.1 ("When will you need consent from the Owners Corporation to carry out works to Common Property associated with your Lot?"); and
- (b) obtain necessary consents from the Building Management Committee as outlined in by-law 16.2 ("When will you need consent from the Building Management Committee to carry out works?"); and
- (c) obtain any necessary consents from Government Agencies; and
- (d) if appropriate, find out where service lines and pipes are located; and
- (e) give written notice of the proposed Minor Renovations or the Building Works to the Owners Corporation, including:

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- (i) details of the work, including copies of any plans;
- (ii) duration and times of the work;
- (iii) details of the persons carrying out the work, including qualifications to carry out the work; and
- (iv) arrangements to manage any resulting rubbish or debris.

The Owners Corporation may impose reasonable conditions on you in relation to the carrying out of the Minor Renovations or Building Works.


16.5 Procedures when you carry out Minor Renovations or Building Works

If you carry out Minor Renovations or Building Works, you must:

- (a) use qualified, reputable and, where appropriate, licensed contractors acceptable to the Owners Corporation (acting reasonably); and
- (b) carry out (and ensure your contractors carry out) the Minor Renovations or Building Works in accordance with any conditions that the Owners Corporation has imposed on the Minor Renovations or Building Works;
- (c) ensure that any works involving the use of jack hammers, masonry drills or other noisy work is undertaken between the hours of 8 am to 4 pm Monday to Friday but excluding public holidays;
- (d) give the Caretaker not less than 48 hours' notice of any demolition work or work involving the use of percussion tools;
- (e) comply with any reasonable requirement of the Owners Corporation concerning storage of materials and debris;
- (f) take out appropriate insurances as prescribed by the Owners Corporation;
- (g) carry out (and ensure your contractors carry out) the Minor Renovations or Building Works in a competent and proper manner;
- (h) repair any damage you (or persons carrying out the Minor Renovations or Building Works for you) cause to any part of the Common Property or the property of another Owner or Occupier and carry out those repairs in a competent and proper manner; and
- (i) where required by the Development Act at your own cost register a Building Alteration Plan.

16.6 Release and indemnity

You release and indemnify the Owners Corporation against all claims and liability caused by exercising your rights or complying with your obligations under this by-law 16.

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16.7 Repair and maintenance

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, the Owners Corporation will continue to be responsible for the proper maintenance and keeping the Common Property in a state of good and serviceable repair.

16.8 Owners corporation power of delegation

The Owners Corporation can delegate its powers and responsibilities relating to Minor Renovations under this by-law to the Strata Committee.

17 Inter-Tenancy Walls

17.1 When may you alter or remove an Inter-Tenancy Wall?

Subject to this by-law 17, you may alter or remove an Inter-Tenancy Wall if:

- (a) you own the Apartments separated by the Inter-Tenancy Wall or you have the consent of the Owner of the adjoining Apartment; and
- (b) it is not a structural wall; and
- (c) before you carry out the work, you provide the Owners Corporation with a certificate from a qualified structural engineer acceptable to the Owners Corporation (acting reasonably) certifying that the wall is not a structural wall and that the proposed work and the method of carrying out the work will not adversely affect Common Property or other Apartments (including services to those Apartments); and
- (d) you comply with the procedures in this by-law 17.

If this clause 17.1 applies to the Inter Tenancy Wall, then it is a Minor Renovation.


17.2 What consents are necessary?

In addition to complying with this by-law 17, you must obtain all necessary consents from Government Agencies before you alter or remove an Inter-Tenancy Wall.

17.3 What are the conditions for carrying out the work?

It is a condition of you altering or removing an Inter-Tenancy Wall that you:

- (a) carry out the work in the method certified by the structural engineer under by-law 17.1 ("When may you alter or remove an Inter-Tenancy Wall?"); and
- (b) if appropriate, comply with the Development Act and lodge any necessary building alteration plan with the Registrar-General; and

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- (c) comply with by-laws 16.4 ("Procedures before you carry out Minor Renovations or Building Works") and 16.5 ("Procedures when you carry out Minor Renovations or Building Works"); and
- (d) acknowledge for yourself and future Owners of your Apartment that the Owners Corporation does not have to reinstate the Inter-Tenancy Wall; and
- (e) provide a certificate from a certified fire engineer that the fire services to the Strata Scheme have not been affected by the removal of the wall.

17.4 Common Property Rights

This by-law is a Common Property Rights By-Law for the purposes of the Management Act.

18 Exclusive use of Airconditioning Plant and Equipment

18.1 Common Property Rights By-Law

This is a Common Property Rights By-Law. The Owners Corporation may amend or cancel it only by special resolution and with the written consent of the Owner of each Apartment. By-laws 15.4("Occupiers may exercise rights") to 15.8("Additional insurances") apply to this Common Property Rights By-Law.

18.2 Exclusive use and special privilege rights


The Owner of each Apartment has:

- (a) exclusive use of the Airconditioning Plant and Equipment which exclusively service their Apartment; and
- (b) the special privilege to connect to and use the Airconditioning Plant and Equipment which service their Apartment and is located within the Common Property; and
- (c) the special privilege to connect to and use Airconditioning Services necessary to operate the Airconditioning Plant and Equipment which exclusively service their Apartment.

For the avoidance of doubt, the special privilege to connect to the Airconditioning Plant and Equipment and Airconditioning Services applies to the replacement of plant, equipment and services which is required from time to time.

18.3 Interpreting this by-law

In this Common Property Rights By-Law, "you" means the Owners of each Apartment which has the benefit of this Common Property Rights By-Law.

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18.4 Obligations of the Owners Corporation

The Owners Corporation must operate, maintain, repair and, where necessary, replace any parts of the Airconditioning Plant and Equipment which are not for the exclusive use of an Apartment.

18.5 What are your obligations?

You must, at your cost:

- (a) operate, maintain, repair and, where necessary, replace Airconditioning Plant and Equipment exclusively servicing your Apartment; and
- (b) regularly clean and, where necessary, replace any filters for Airconditioning Plant and Equipment for your Apartment; and
- (c) use reputable contractors approved by the Owners Corporation to maintain, repair and replace Airconditioning Plant and Equipment exclusively servicing your Apartment; and
- (d) comply with the requirements of Government Agencies about Airconditioning Plant and Equipment and manufacturer's recommendations about the Airconditioning Plant and Equipment for your Apartment; and
- (e) maintain and repair any part of the Common Property where your Airconditioning Plant and Equipment (or any part of it) is fitted and installed (excluding structural maintenance and repairs).

18.6 Restrictions

You must not do anything which will (or might) interfere with Common Property or Shared Facility cables, conduits, pipes, wires, ducts or other Common Property services located in your Apartment


18.7 Paying for costs under this Common Property Rights By-Law

You must reimburse the Owners Corporation for the cost of the Airconditioning Plant and Equipment which services both your Apartment and any other apartment under this Common Property Rights By-Law in shares proportional to the unit entitlement of your Apartment with any other Apartment who uses the Airconditioning Plant and Equipment.

19 Exclusive Use of Lobby Area

19.1 Common Property Rights By-Law

This is a Common Property Rights By-Law. The Owners Corporation may amend or cancel it only by special resolution and with the written consent of the Owner of Lot 27. By-laws 15.4("Occupiers may exercise rights") to 15.8("Additional insurances") apply to this Common Property Rights By-Law.

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19.2 Exclusive use and special privilege rights

The Owner of Lot 27 has:

- (a) exclusive use of the Lobby Area; and
- (b) the special privilege to keep, install and maintain items within the Lobby Area; and
- (c) the special privilege to carry out Cosmetic Works to the Lobby Area.

19.3 Interpreting this by-law

In this Common Property Rights By-Law, "you" means the Owners of Lot 27 which has the benefit of this Common Property Rights By-Law.

19.4 Rights of Owners Corporation

The right of exclusive use granted under this by-law is subject to the Owners Corporation's right to access the Lobby Area at reasonable times for the purpose of accessing the Common Property plant rooms adjacent to the Lobby Area and removing from the Common Property garbage chute room, garbage and recyclable materials on a regular basis.


19.5 What are your obligations?

You must, at your cost:

- (a) keep, maintain and repair the Lobby Area; and
- (b) regularly clean and keep the Lobby Area to a standard at least equivalent to other such areas in 6-8 Loftus Street; and
- (c) ensure that you do not block access to the Common Property plant room and garbage chute room; and
- (d) comply with the requirements of Government Agencies and Law in your use of the Lobby Area (including fire regulations); and
- (e) permit the Owners Corporation and its Authorised Persons (including the Caretaker) to access the Lobby Area in accordance with by-law 19.4 ("Rights of Owners Corporation").

19.6 Paying for costs under this Common Property Rights By-Law

You must pay for the costs of the repair, maintenance and upkeep of the Lobby Area and you acknowledge that the Owners Corporation's obligation in this regard have been discharged.

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Part 3 – Other Matters

20 Services provided by the Owners Corporation

20.1 Power to supply services

The Owners Corporation has the power to supply services to each Lot including, but not limited to:

- (a) electricity;
- (b) hot and cold water;
- (c) sewerage;
- (d) gas;
- (e) air conditioning condenser water;
- (f) window cleaning;
- (g) garbage disposal and recycling services; and
- (h) gardening.

Those agreements may be entered into by the Owners Corporation for its own account or as agent for and bind each Owner and Occupier.

20.2 Agreements with third parties


The Owners Corporation may have agreements with third parties about the installation, operation, maintenance, repair and replacement of services.

20.3 Agreements with Owners and Occupiers

The Owners Corporation may make agreements with Owners and Occupiers about paying for services supplied under this by-law 20.3. That agreement can include a provision for the disconnection of the service for non-payment.

20.4 Agreements with Owners and Occupiers

The Owners Corporation may make agreements with Owners and Occupiers about paying for services supplied under this by-law 20.3. That agreement can include a provision for the disconnection of the service for non-payment.

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21 Licences

21.1 Powers of the Owners Corporation

The Owners Corporation has the power to grant licences to Owners and Occupiers to use parts of Common Property (but not Shared Facilities). The Owners Corporation may exercise its powers under this by-law 21 only by special resolution at a general meeting.

21.2 What provisions may a licence include?

Licences the Owners Corporation grants under this by-law 21 may include provisions about:

- (a) payments under the licence; and
- (b) the term of the licence; and
- (c) the permitted uses of the licensed areas; and
- (d) the maximum number of persons allowed in the licensed area; and
- (e) insurances the licensee must effect; and
- (f) cleaning and maintaining the licensed area.

22 Rules

22.1 Powers of the Owners Corporation

The Owners Corporation has the power to make Rules about the security, control, management, operation, use and enjoyment of 6-8 Loftus Street and, in particular the use of Common Property.

22.2 Changing Rules


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

22.3 What are your obligations?

You must comply with the Rules.

22.4 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 Agency, the by-laws or requirements of the Government Agency prevail to the extent of the inconsistency.

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Registered:  9.4.2021	Office Use Only	Office Use Only
		SP102354

22.5 What if a rule is inconsistent with the Management Statement?

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

22.6 What if a rule is inconsistent with the Easements?

If a Rule is inconsistent with the Easements, the Easements prevail to the extent of the inconsistency.

23 How are consents given?

23.1 Who may give consent?

Unless a by-law states otherwise, consents under the by-laws may be given by the Owners Corporation or the Strata Committee.

23.2 Conditions

The Owners Corporation or the Strata Committee may make conditions if they give you consent to do things under the by-laws. You must comply with the conditions.

23.3 Can consent be revoked?

The Owners Corporation or the Strata Committee may revoke their consent if you do not comply with conditions made by them when they gave you consent or the by-law under which they gave you consent.


24 Failure to comply with by-laws

24.1 Breach Notice

- (a) The Owners Corporation can serve a notice on an Owner or Occupier requiring the Owner or Occupier to comply with a specified by-law in accordance with section 146 of the Management Act.
- (b) The Owners Corporation can delegate the giving of a notice to the strata managing agent or Strata Committee.
- (c) If the Owners Corporation gives a notice under section 146 of the Management Act, the Owners Corporation may apply to the Tribunal for an order under section 147 of the Management Act.

24.2 Power of the Owners Corporation to carry out work

The Owners Corporation may do anything on your Apartment that you should have done under the Management Act or the by-laws but which you have not done or, in the opinion of the Owners Corporation, have not done properly.

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Registered:  9.4.2021	Office Use Only	Office Use Only
SP102354		

24.3 Procedures

The Owners Corporation must give you a written notice specifying when it will enter your Apartment to do the work. You must:

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

24.4 Recovering money

The Owners Corporation may recover any money you owe it under the by-laws as a debt.

25 Applications and complaints

You must make any applications and complaints to the Owners Corporation in writing and address them to the Strata Manager.

26 Interpretation

26.1 Definitions

These meanings, in any form, apply unless the contrary intention appears:

6-8 Loftus Street means the strata scheme created on registration of the strata plan registered with these by-laws.

Airconditioning Plant and Equipment means air handling units and equipment, condensers, fan units, fancoil units, cables, conduits, pipes, wires and ducts which are part of a variable refrigerant volume airconditioning system located on Common Property and which exclusively service an Apartment, including by supplying airconditioning and refrigerant for airconditioning.

Airconditioning Services includes all supply air ducts, plenums, fire dampers and associated support systems.


Apartment means a lot in 6-8 Loftus Street.

Architectural Code means the architectural code for Quay Quarter Lanes in the Management Statement.

Balcony means a balcony, a terrace, courtyard or wintergarden in an Apartment.

Building Alteration Plan is defined in the Development Act.

Building Management Committee means the building management committee for Quay Quarter Lanes established according to the Development Act and the Management Statement.

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		SP102354

Building Works means:

- (a) work involving structural changes to Common Property, including the Common Property walls, floor and ceiling enclosing your Lot; or
- (b) work that changes the external appearance of your Lot; or
- (c) work involving waterproofing;
- (d) work for which consent or another approval is required under any other Act; or
- (e) services in 6-8 Loftus Street, whether or not they are for the exclusive use of your Apartment.

Building Works excludes Minor Renovations and Cosmetic Works.

Caretaker means the building manager appointed by the Owners Corporation according to by-law 19 ("Agreement with the Caretaker").

Common Property means common property in 6-8 Loftus Street and personal property of the Owners Corporation.

Common Property Rights By-Law means by-laws granting an Owner or Owners exclusive use and special privileges in respect of Common Property according to part 7 division 4 of the Management Act.

Cosmetic Works has the same meaning as in the Strata Scheme Law.

Council means City of Sydney Council.

Development Act means the *Strata Schemes Development Act 2015*.

Easements means any easements, restrictions on use and positive covenants benefiting or burdening any part of 6-8 Loftus Street or Quay Quarter Lanes.

External Appearance has the same meaning as in the Management Statement.


Garbage Rooms means the two areas on the ground floor (North and South) of 6-8 Loftus Street where the garbage is collected from the garbage chutes.

Goods Hoist means the goods hoist adjacent to the Loading Dock and including the temporary holding waste area.

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.

Inter-Tenancy Wall means a Common Property wall between two Apartments.

Loading Dock means the loading dock for Quay Quarter Lanes which is a Shared Facility under the Management Statement.

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Lobby Area means the area on level 6 of the Building shown as "REU" on the Plan attached.

Lot means the strata lot that you own or occupy in 6-8 Loftus Street.

Management Act means the *Strata Schemes Management Act 2015* (NSW).

Minor Renovation has the same meaning as in the Strata Scheme Law.

Management Statement means the management statement for Quay Quarter Lanes.

Occupier means the occupier, lessee, licensee or person in lawful occupation of an Apartment.

Owner means:

- (a) the owner for the time being of an Apartment; and
- (b) if an Apartment is subdivided or resubdivided, the owners for the time being of the new Apartments; and
- (c) for a Common Property Rights By-Law, the owner(s) of the Apartment(s) benefiting from the by-law; and
- (d) a mortgagee in possession of an Apartment.

Owners Corporation means the owners corporation for the strata plan registered with these by-laws.

Plan means the plan attached to these by-laws.

Quay Quarter Lanes means the land and improvements, the subject of the Management Statement.

Representative means a natural person appointed by the Strata Committee to represent and vote for the Owners Corporation at meetings of the Building Management Committee.


Rooftop Area means the area on the roof of the Strata Scheme containing barbecues, tables and chairs.

Rules mean Rules made by the Owners Corporation according to by-law 22("Rules").

Security Key means a key, magnetic card or other device or information used in 6-8 Loftus Street to open and close Common Property doors, gates or locks or to operate alarms, security systems or communication systems.

Service Bays means the service vehicle spaces within Quay Quarter Lanes.

Shared Facilities has the same meaning as it does in the Management Statement.

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Registered:  9.4.2021	Office Use Only	Office Use Only
SP102354		

Strata Committee means the strata committee of the Owners Corporation.

Strata Manager means the person appointed by the Owners Corporation as its strata managing agent under section 49 of the Management Act. If the Owners Corporation does not appoint a strata managing agent, Strata Manager means the secretary of the Owners Corporation.

Strata Plan means strata plan registered with these by-laws as SP102354.

Strata Scheme means the strata scheme created on registration of the Strata Plan.

Strata Schemes Law means the *Strata Schemes Management Act 2015* and *Strata Development Act 2015*.


Substitute Representative means a natural person appointed by the Strata Committee to represent and vote for the Owners Corporation at meetings of the Building Management Committee if its Representative cannot attend.

Tribunal means the Civil and Administrative Tribunal under the Management Act.

26.2 References to certain terms

Unless a contrary intention appears, a reference in the by-laws to:

- (a) words that this by-law 26 does not explain have the same meaning as they do in the Management Act; and
- (b) the word "you" means an Owner or Occupier; and
- (c) a by-law is a reference to the by-laws and Common Property Rights By-Laws under the Management Act which are in force for 6-8 Loftus Street; and
- (d) a document (including the by-laws) includes any amendment, addition or replacement of it; and
- (e) a law, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of them; and
- (f) the word "person" includes an individual, a firm, a body corporate, a partnership, joint venture, an incorporated association or association or a Government Agency; and
- (g) a particular person includes a reference to the person's executors, administrators, successors, substitutes (including persons taking by novation) and assigns; and
- (h) the singular includes the plural and vice versa; and

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SP102354		

- (i) the words "include", "including" "for example" or "such as" are not used as, nor are they to be interpreted as, words of limitation and, when introducing an example, do not limit the meaning of the words to which the example relates to that example or examples of a similar kind.

26.3 Headings


Headings (including those in brackets at the beginning of paragraphs) are for convenience only and do not affect the interpretation of the by-laws.

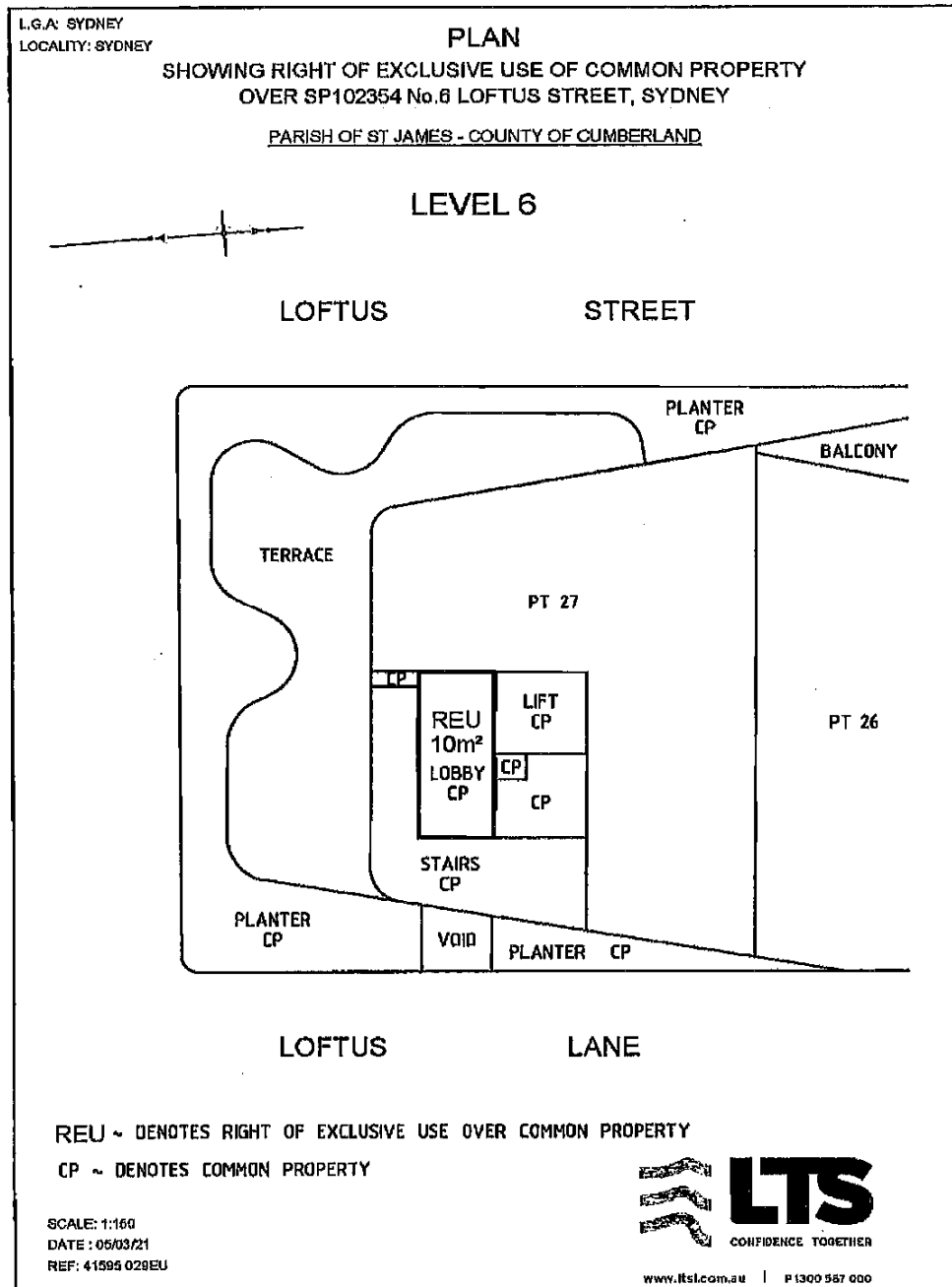
26.4 Severability


If the whole or any part of a provision in the by-laws is void, unenforceable or illegal, then that provision or part provision is severed from the by-laws. The remaining by-laws have full force and effect unless the severance alters the basic nature of a by-law or is contrary to public policy.

26.5 Remedies cumulative

The rights and remedies provided in the by-laws are in addition to other rights and remedies given by law independently of the by-laws.

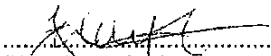
Approved Form 7	Strata Plan By-laws	Sheet 43 of 44 sheet(s)
Registered:  9.4.2021	Office Use Only	Office Use Only
		SP102354



Approved Form 7	Strata Plan By-laws	Sheet 44 of 44 sheet(s)
Registered:  9.4.2021	Office Use Only	Office Use Only
SP102354		


Signing page

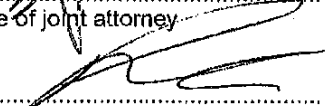
EXECUTED by KENT STREET PTY
LTD (ACN 006 794 654) by its joint
attorneys under power of attorney
registered book 4746 No 35 in the
presence of:


Signature of witness

JOSEPHINE WILF
Name of witness (block letters)

33 ALFRED ST, Sydney
Address of Witness (print)


LUKE CHRISTOPHER BRISLOE
Signature of joint attorney

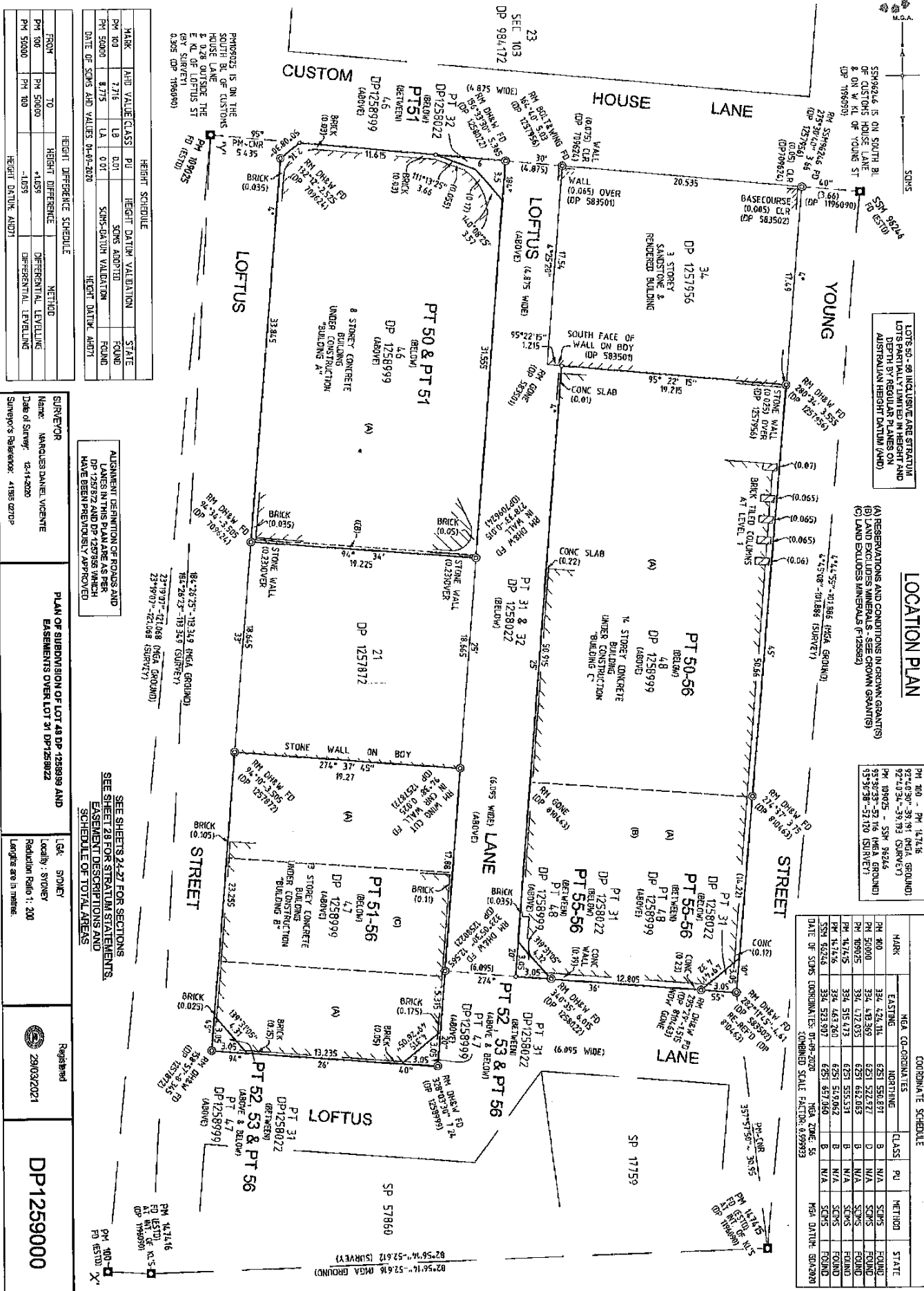

Signature of joint attorney PAUL JOHN KEANE

By executing this document each joint
attorney states that the joint attorney
has received no notice of revocation of
the power of attorney

PLAN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 1 of 28 sheets



MARK	AND VALUE (CLASS)	PU	HEIGHT SCHEDULE	STATE
PM 100	1.715	LB	HEIGHT DATUM VALIDATION	FOUND
PM 50000	8.775	LA	SCMS ADDED	FOUND
DATE OF SCMS AND VALUES	04-09-2020		HEIGHT DATUM ADJUST	

FROM	TO	HEIGHT DIFFERENCE	METHOD
PM 100	PM 50000	+1.053	DIFFERENTIAL LEVELLING
PM 50000	PM 100	-1.053	DIFFERENTIAL LEVELLING

SURVEYOR
 Name: NARACUS DANIEL VICENTE
 Date of Survey: 12-11-2020
 Surveyor's Reference: 4185 0270P

PLAN OF SUBDIVISION OF LOT 48 DP 1258999 AND EASEMENTS OVER LOT 31 DP 1258999

PLAN OF SUBDIVISION OF LOT 48 DP 1258999 AND EASEMENTS OVER LOT 31 DP 1258999

PLAN OF SUBDIVISION OF LOT 48 DP 1258999 AND EASEMENTS OVER LOT 31 DP 1258999

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PLAN OF SUBDIVISION OF LOT 48 DP 1258999 AND EASEMENTS OVER LOT 31 DP 1258999

PLAN OF SUBDIVISION OF LOT 48 DP 1258999 AND EASEMENTS OVER LOT 31 DP 1258999

MARK	EASTING	NORTHING	CLASS	PU	METHOD	STATE
PM 100	334,472.11	625,550.871	B	N/A	SCMS	FOUND
PM 50000	334,472.11	625,550.871	D	N/A	SCMS	FOUND
PM 100925	334,472.11	625,550.871	B	N/A	SCMS	FOUND
PM 14745	334,472.11	625,550.871	B	N/A	SCMS	FOUND
PM 14746	334,472.11	625,550.871	B	N/A	SCMS	FOUND
SSM 45248	334,472.11	625,550.871	B	N/A	SCMS	FOUND

MARK	AND VALUE (CLASS)	PU	HEIGHT SCHEDULE	STATE
PM 100	1.715	LB	HEIGHT DATUM VALIDATION	FOUND
PM 50000	8.775	LA	SCMS ADDED	FOUND
DATE OF SCMS AND VALUES	04-09-2020		HEIGHT DATUM ADJUST	

MARK	AND VALUE (CLASS)	PU	HEIGHT SCHEDULE	STATE
PM 100	1.715	LB	HEIGHT DATUM VALIDATION	FOUND
PM 50000	8.775	LA	SCMS ADDED	FOUND
DATE OF SCMS AND VALUES	04-09-2020		HEIGHT DATUM ADJUST	

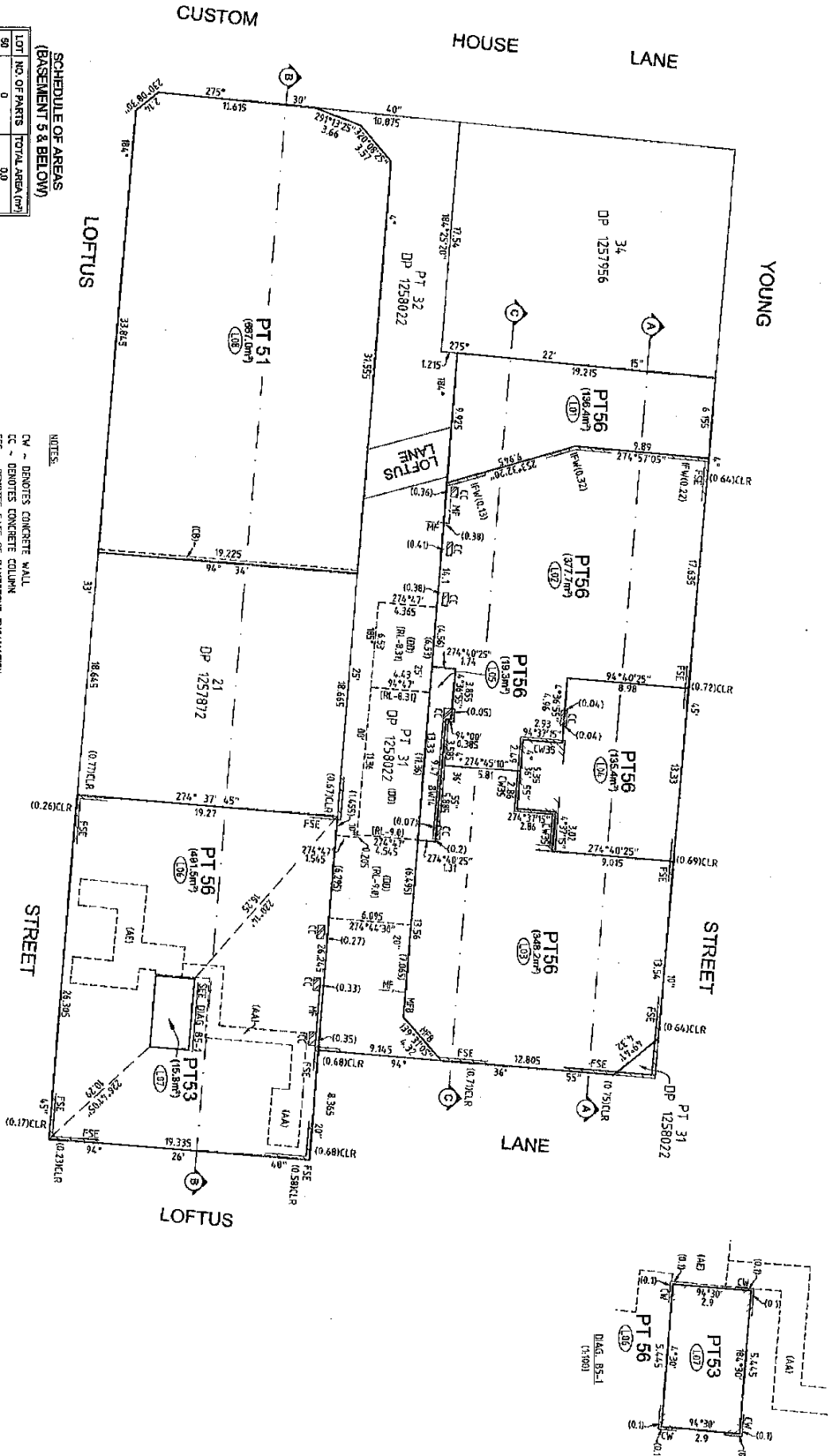
BASEMENT 5 AND BELOW

**SCHEDULE OF AREAS
(BASEMENT 5 & BELOW)**

LOT	NO. OF PARTS	TOTAL AREA (m ²)
50	0	0.0
51	1	687.0
52	0	0.0
53	1	16.8
54	0	0.0
55	0	0.0
56	6	1588.5

SEE SHEETS 24-27 FOR SECTIONS
 SEE SHEET 28 FOR STATEMENT
 BASEMENT DESCRIPTIONS AND
 SCHEDULE OF TOTAL AREAS

NOTES:
 CM - DENOTES CONCRETE WALL
 CC - DENOTES CONCRETE COLUMN
 FSE - DENOTES FACE OF SANDSTONE EXCAVATION
 FW - DENOTES INSIDE FACE OF WALL
 CW55 - DENOTES BOLT IS CENTRE OF 0.55 WIDE CONCRETE WALL
 BW4 - DENOTES BOLT IS CENTRE OF 0.14 WIDE BLOCK WALL
 MF - DENOTES MESH FENCE
 MFB - DENOTES MESH FENCE ON BOLT



DP1259000

SURVEYOR

Name: MARQUES DANIEL VICENTE

Date of Survey: 12-11-2020

Surveyor's Reference: 4186 8270-P

**PLAN OF SUBDIVISION OF LOT 49 DP 1259999 AND
 BASEMENTS OVER LOT 51 DP 1259022**

LOCAL SURVEY

Locality: SURVEY

Reduction Ratio: 1: 200

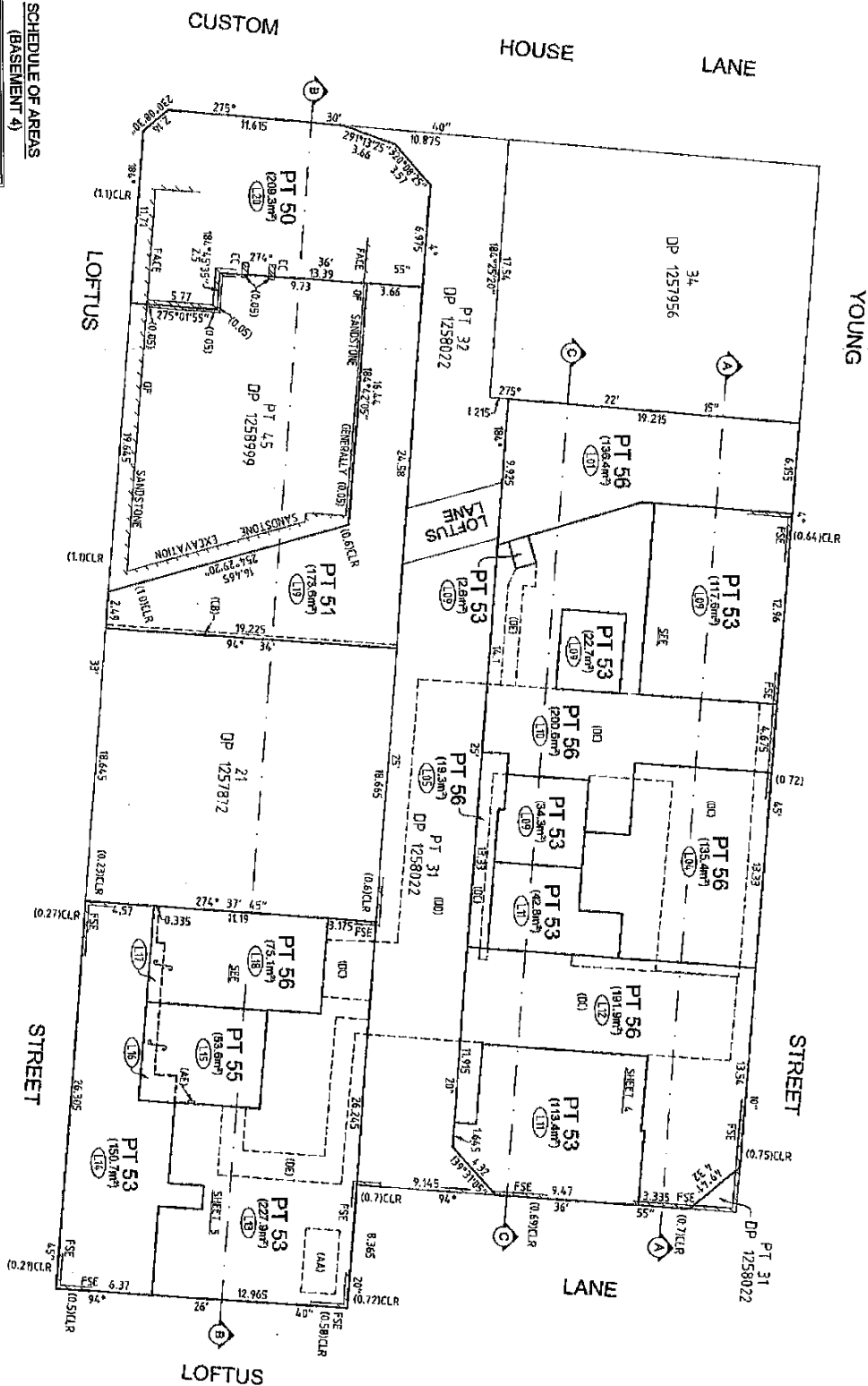
Lengths are in metres.

Registered

29/03/2021

DP1259000

BASEMENT 4



LOT	NO. OF PARTS	TOTAL AREA (m ²)
50	1	209.3
51	1	179.6
52	0	0.0
53	8	712.9
54	0	0.0
55	1	53.8
56	6	758.7

SCHEDULE OF AREAS
(BASEMENT 4)

NOTES:

CC - DENOTES CONCRETE COLUMN

FSE → DENOTES FATE OF SANDSTONE EXCAVATION

SURVEYOR

Name: **MARQUES DANIEL VICENTE**

Date of Survey: 12-11-2002

Surveyor's Reference: 41505 027DF

PLAN OF SUBDIVISION OF LOT 49 DP 1258899 AND

EASEMENT IS OVER LOTS 31 BP#125802

100

LGA: SYDNEY

Locality: SYDNEY

Reduction Ratio 1: 20

Lengths are in metres.

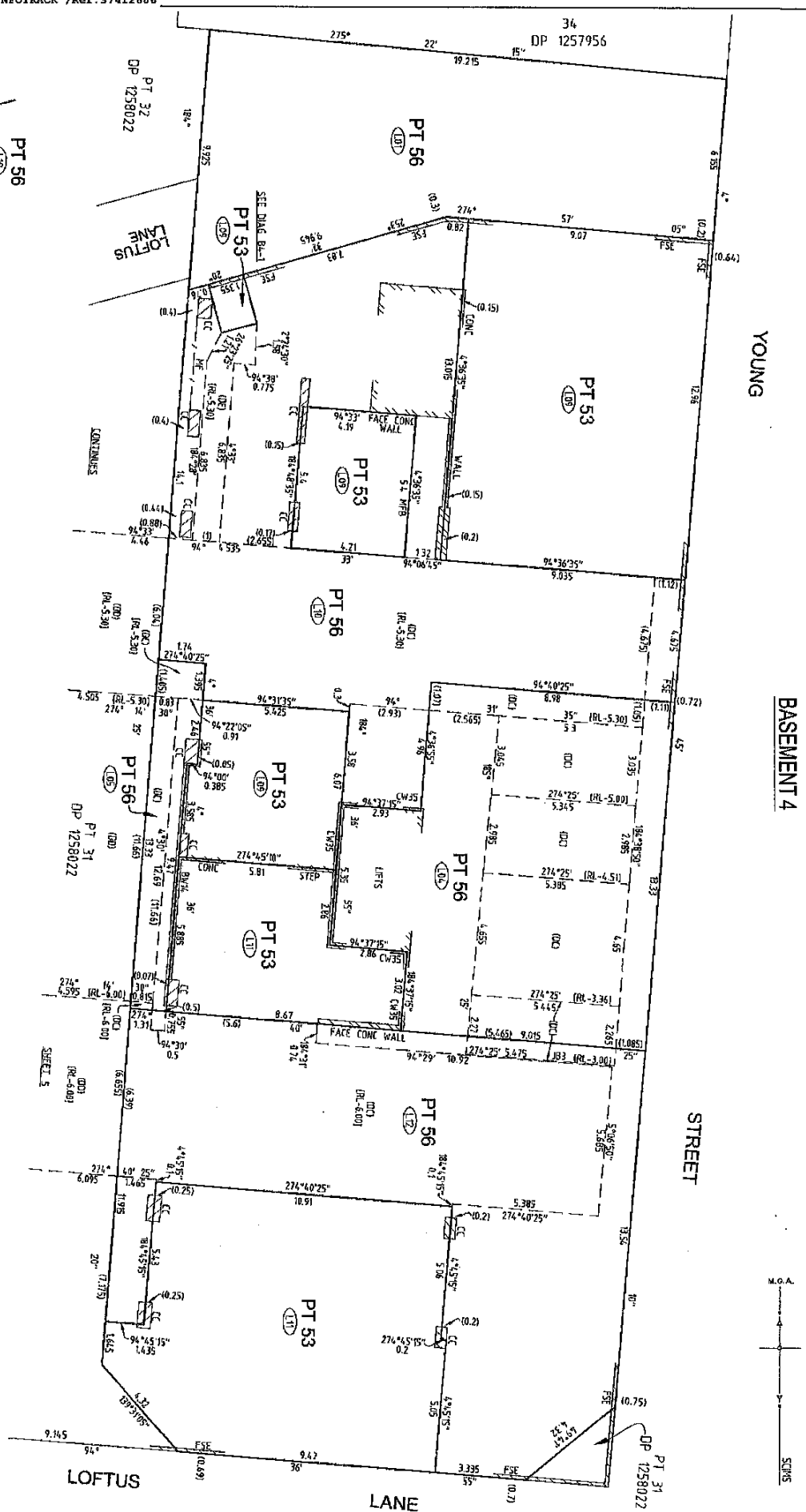
na/assian

2013/03/20/24

707/00167

1

DP1259000



**SEE SHEET 24-27 FOR SECTIONS
SEE SHEET 28 FOR STRUTUM STATEMENTS
EASEMENT DESCRIPTIONS AND
SCHEDULE OF TOTAL AREAS**

SURVEYOR
Name: MARQUES DANIEL VICENTE
Date of Survey: 12-11-2020
Surveyor's Reference: 41595 027DP

PLAN OF SUBDIVISION OF LOT 49 DP 1258939 AND
EASEMENTS OVER LOT 31 DP1258022

LOC: SYDNEY
Locality: SYDNEY
Reduction Ratio 1: 200
Lengths are in metres.

Registred
29/03/2021

DP1259000



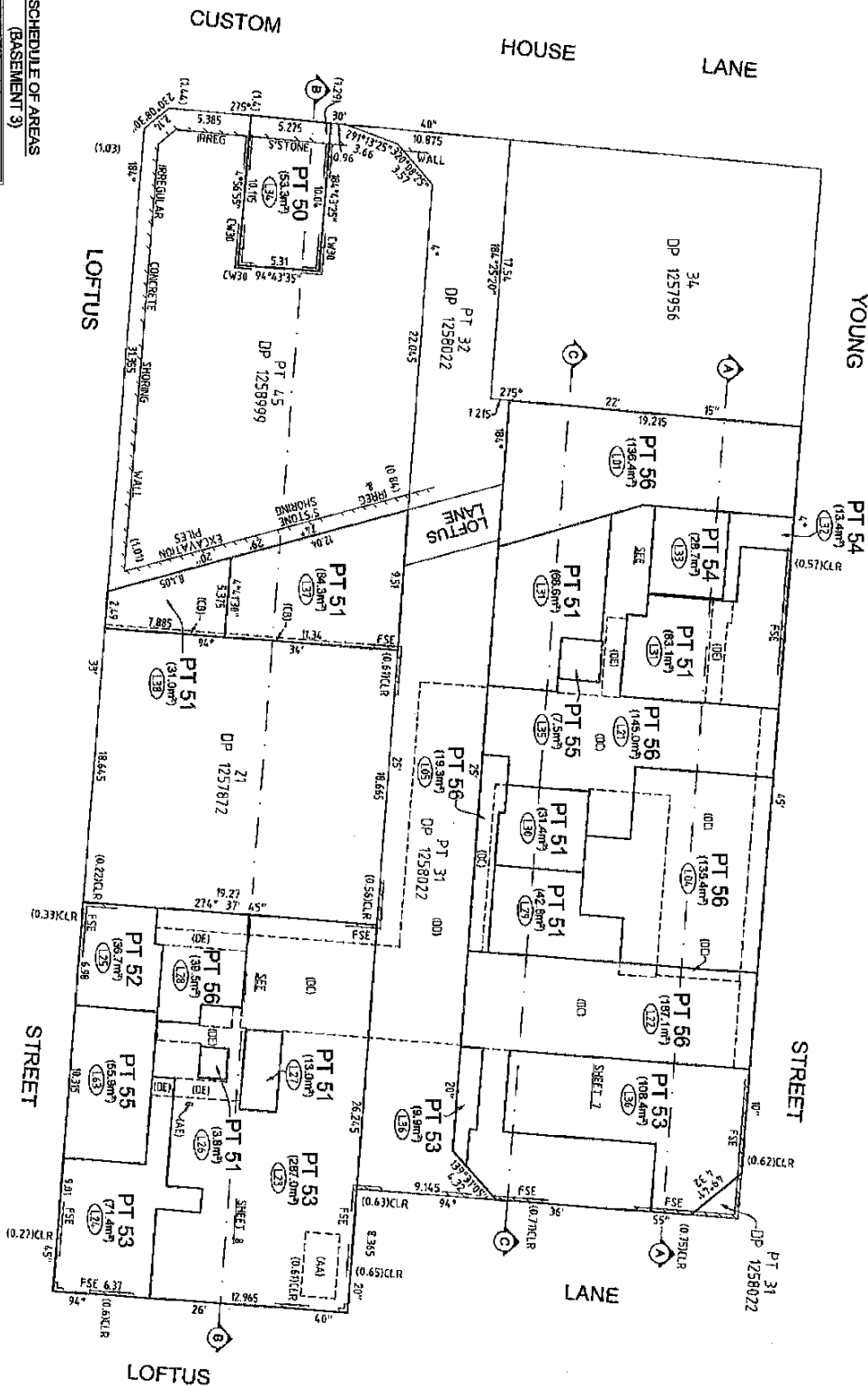
CC - DENOTES CONCRETE COLUMN
 FSE - DENOTES FACE OF SANDSTONE EXCAVATION
 BW - DENOTES BLOCK WALL
 BMW - DENOTES BOY IS CENTRE OF 0.14 WIDE BLOCK WALL
 CMW5 - DENOTES BOY IS CENTRE OF 0.35 WIDE CONCRETE WALL
 MF5 - DENOTES MESH FENCE
 MFB - DENOTES MESH FENCE ON BOY

SEE SHEETS 24-27 FOR SECTIONS
SEE SHEET 28 FOR STRUTUM STATEMENTS
EASEMENT DESCRIPTIONS AND
SCHEDULE OF TOTAL AREAS

<p>SURVEYOR</p> <p>Name: MARQUES DANIEL VIGNANTE</p> <p>Date of Survey: 12-11-2020</p> <p>Surveyor's Reference: 41365 027DP</p>	<p>PLAN OF SUBDIVISION OF LOT 49 DP 12539399 AND EASEMENTS OVER LOT 31 DP12590002</p>	<p>LGA: SYDNEY</p> <p>Locality: CROWNEY</p> <p>Reduction Ratio: 1: 200</p> <p>Lengths are in metres.</p>	<p>Registered</p> <p>29/03/2021</p> <p></p>	<p>DP1259000</p>
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BASEMENT 3



**SCHEDULE OF AREAS
(BASEMENT 3)**

LOT NO. OF PARTS	TOTAL AREA (m ²)
50	1
51	8
52	1
53	4
54	2
55	2
56	6
	662.7

SEE SHEETS 24-27 FOR SECTIONS
 SEE SHEET 28 FOR STRATUM STATEMENTS,
 EASEMENT DESCRIPTIONS AND
 SCHEDULE OF TOTAL AREAS

NOTES:

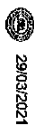
CW30 - DENOTES 30" WIDE CONCRETE WALL
 FSE - DENOTES FACE OF SANDSTONE EXCAVATION

SURVEYOR

Name: MARCOUS DANIEL VINCENTE
 Date of Survey: 21-11-2020
 Surveyor's Reference: 41806 0272P

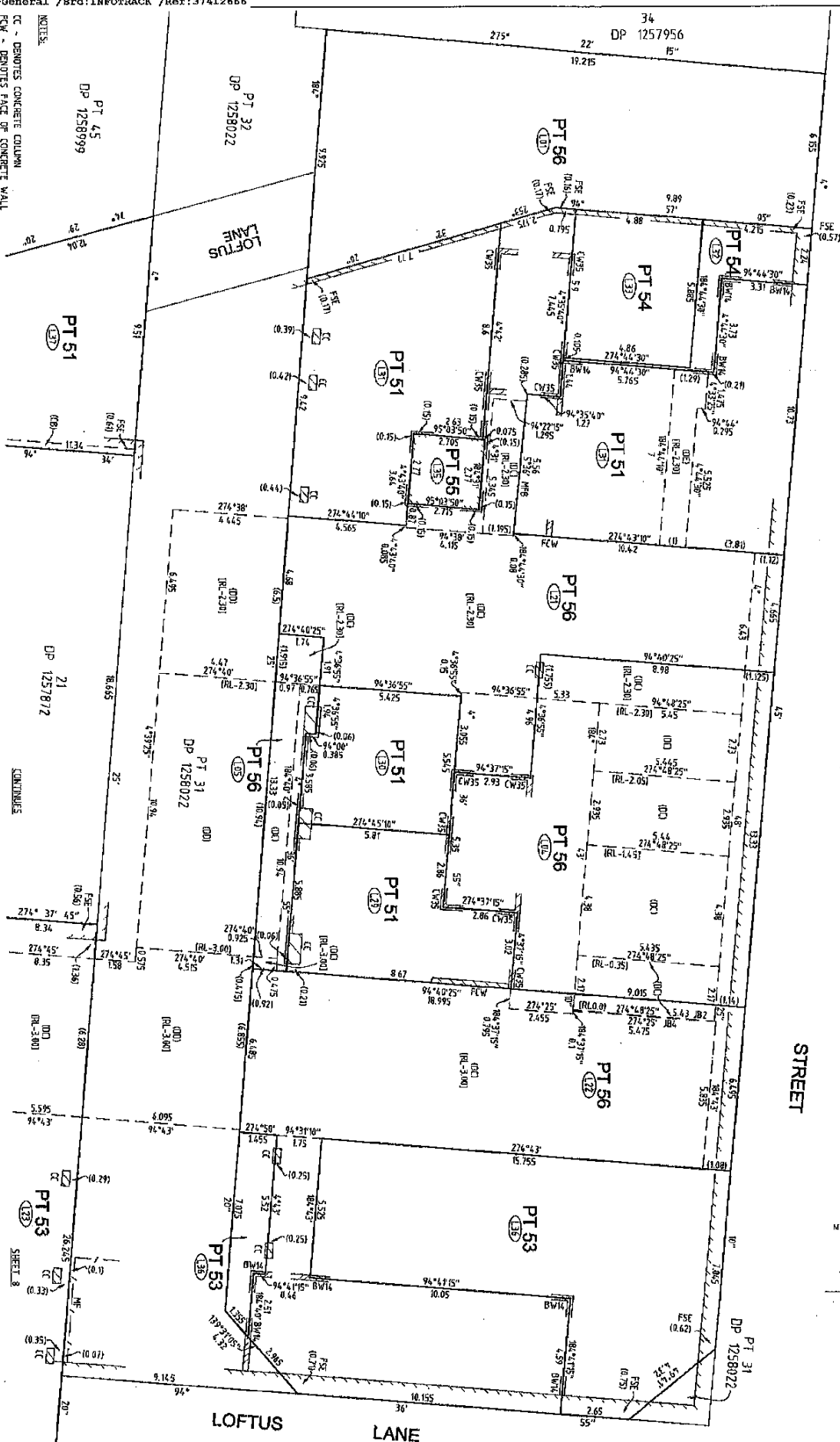
**PLAN OF SUBDIVISION OF LOT 48 DP 1258939 AND
EASEMENTS OVER LOT 31 DP 1258022.**

1:GA. STONEY
 Locality: STONEY
 Reduction Ratio 1: 200
 Lengths are in metres.



DP1259000

DP1259000

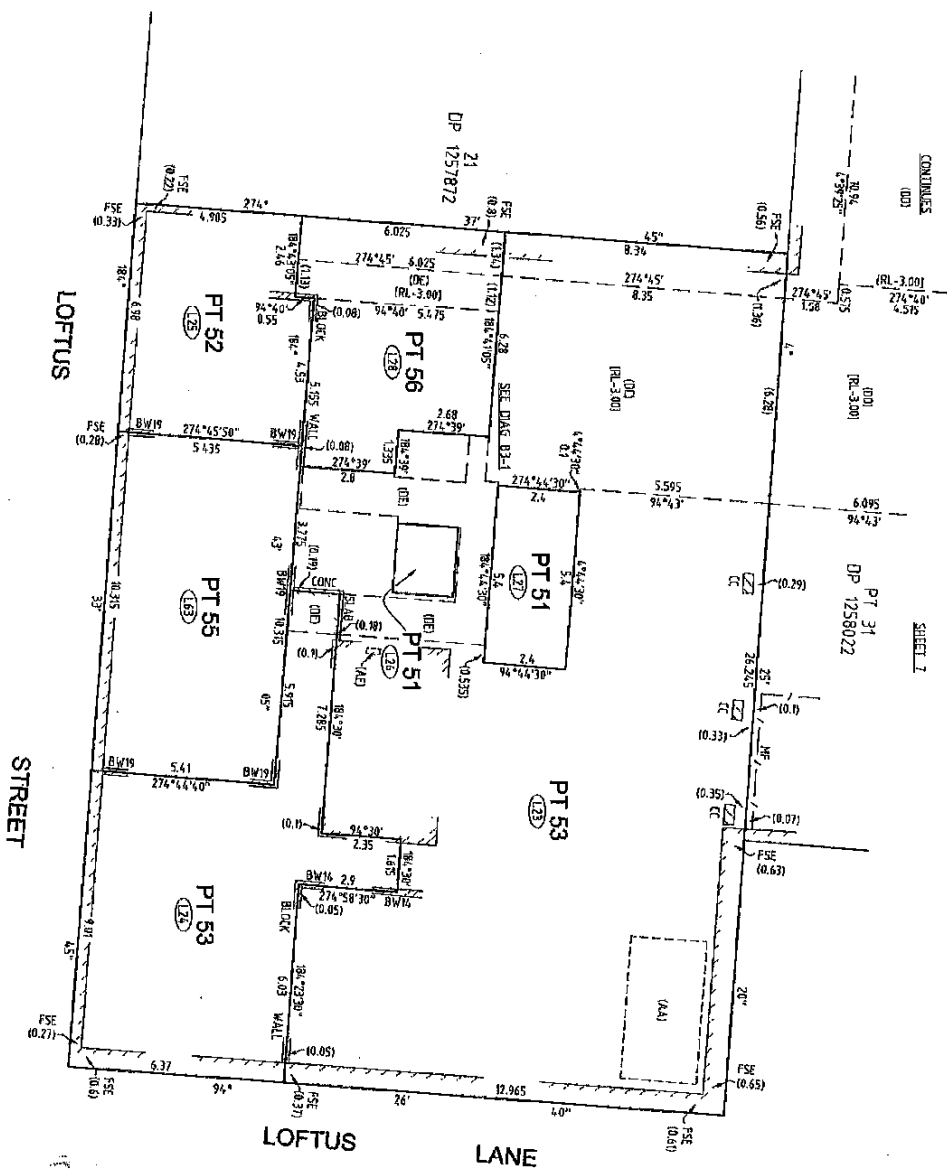
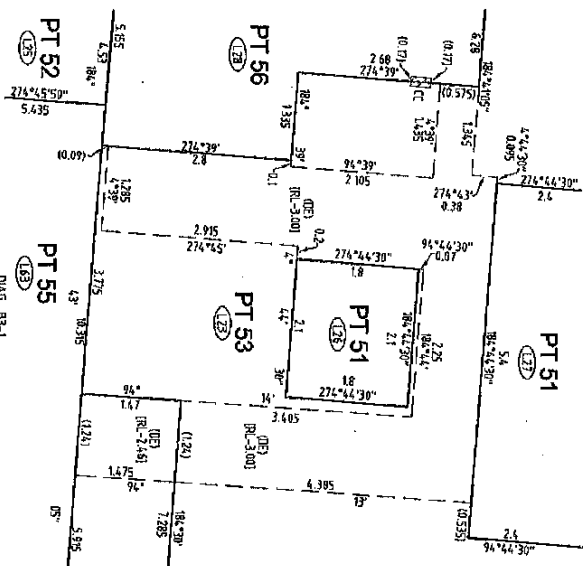


PLAN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 8 of 28 sheets

BASEMENT 3



NOTES:

- CC - DENOTES CONCRETE COLUMN
- FSE - DENOTES FACE OF SANDSTONE EXCAVATION
- BW16 - DENOTES BOLT 16
- BW19 - DENOTES BOLT 19
- WF - DENOTES WIRE FENCE

SEE SHEETS 24-27 FOR SECTIONS
 SEE SHEET 28 FOR STATUTORY STATEMENTS,
 EASEMENT DESCRIPTIONS AND
 SCHEDULE OF TOTAL AREAS

SURVEYOR
 Name: JAMES DANIEL WYNTIE
 Date of Survey: 12-11-2020
 Surveyor's Reference: 41895 dwp

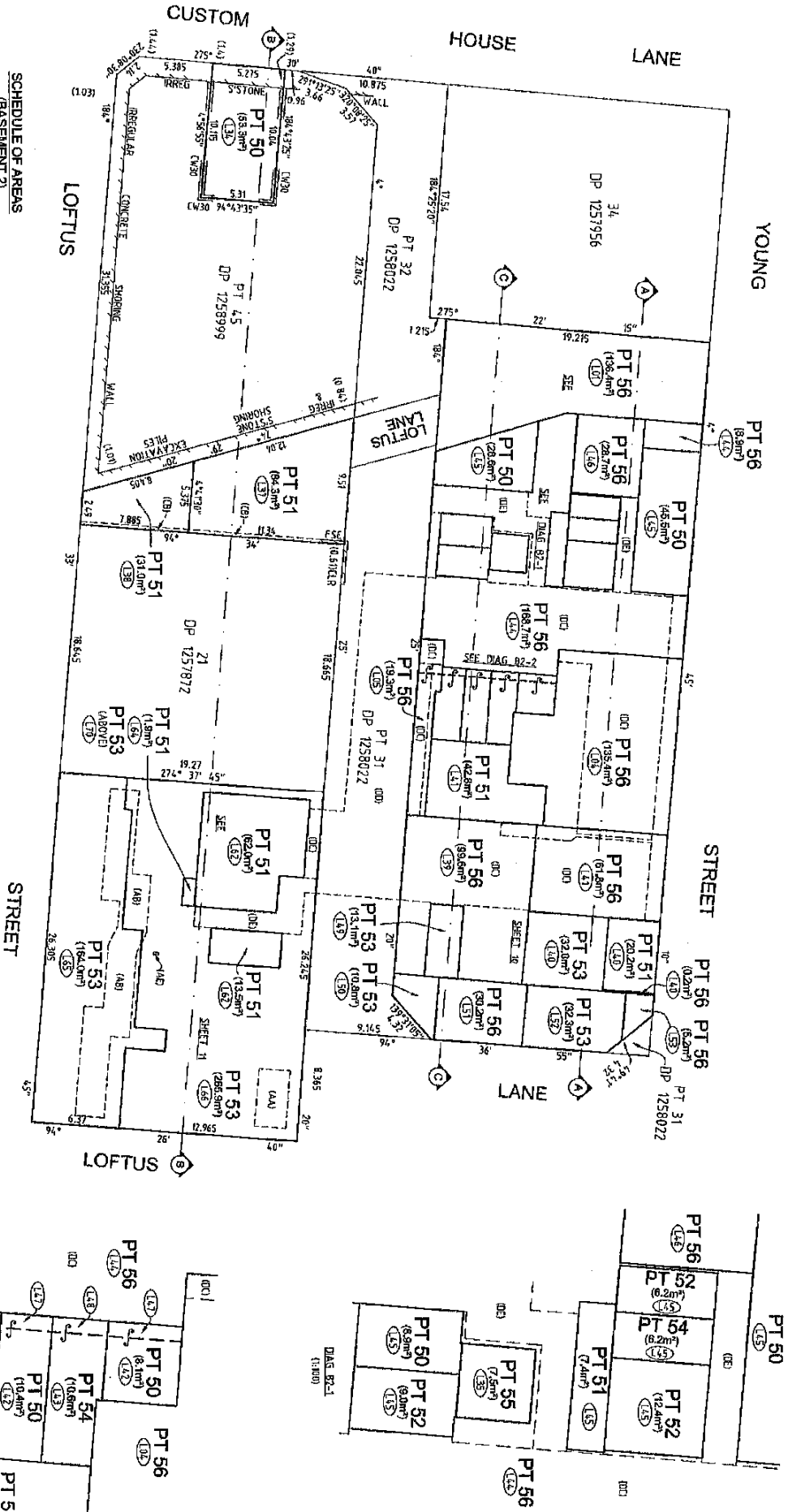
**PLAN OF SUBDIVISION OF LOT 49 DP 1258999 AND
 EASEMENTS OVER LOT 31 DP 1258922**

LOCALITY
 Locality: STONEY
 Reduction Ratio: 1:100
 Lengths are in metres.



DP1259000

BASEMENT 2



SCHEDULE OF AREAS (BASEMENT 2)

LOT	NO. OF PARTS	TOTAL AREA (m ²)
50	8	154.3
51	8	263.1
52	3	27.8
53	3	518.1
54	3	27.4
55	1	7.5
56	11	694.6

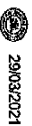
NOTES:

CW30 - DENOTES FACE OF SANDSTONE EXCAVATION
FSE - DENOTES FACE OF SANDSTONE EXCAVATION

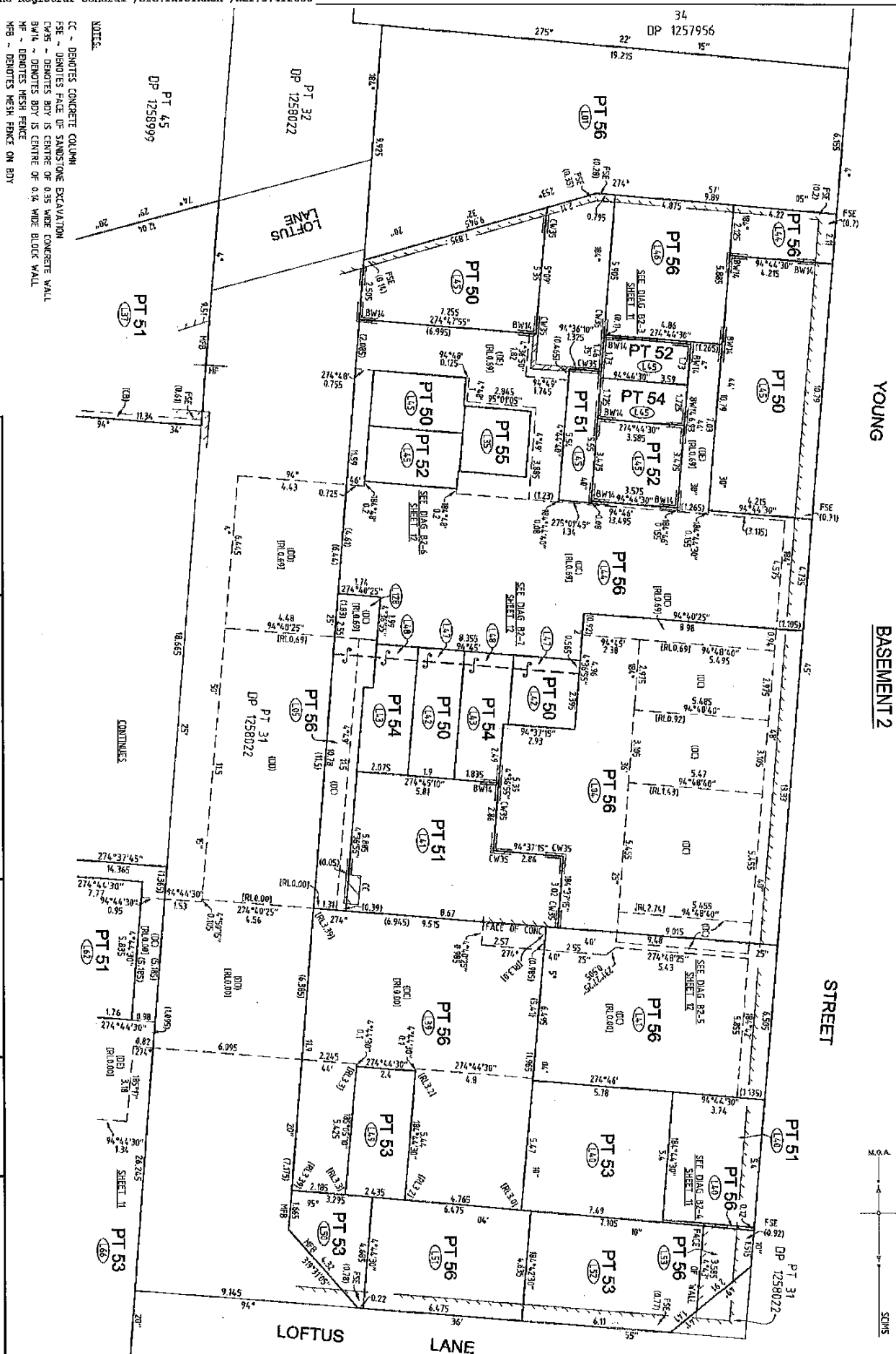
SEE SHEETS 24-27 FOR SECTIONS
SEE SHEET 28 FOR STRATA STATEMENTS,
EASEMENT DESCRIPTIONS AND
SCHEDULE OF TOTAL AREAS

PLAN OF SUBDIVISION OF LOT 49 DP 1259000 AND
EASEMENTS OVER LOT 51 DP 1258022

LGA: STONEY
Locality: STONEY
Reduction Ratio 1: 200
Lengths are in metres.



DP1259000



SEE SHEETS 24-27 FOR SECTIONS
SEE SHEET 28 FOR STRUTUM STATEMENTS
EASEMENT DESCRIPTIONS AND
SCHEDULE OF TOTAL AREAS

SURVEYOR
Name: MARQUES DANIEL VICENTE
Date of Survey: 12-11-2020
Surveyor's Reference: 41595 027DP

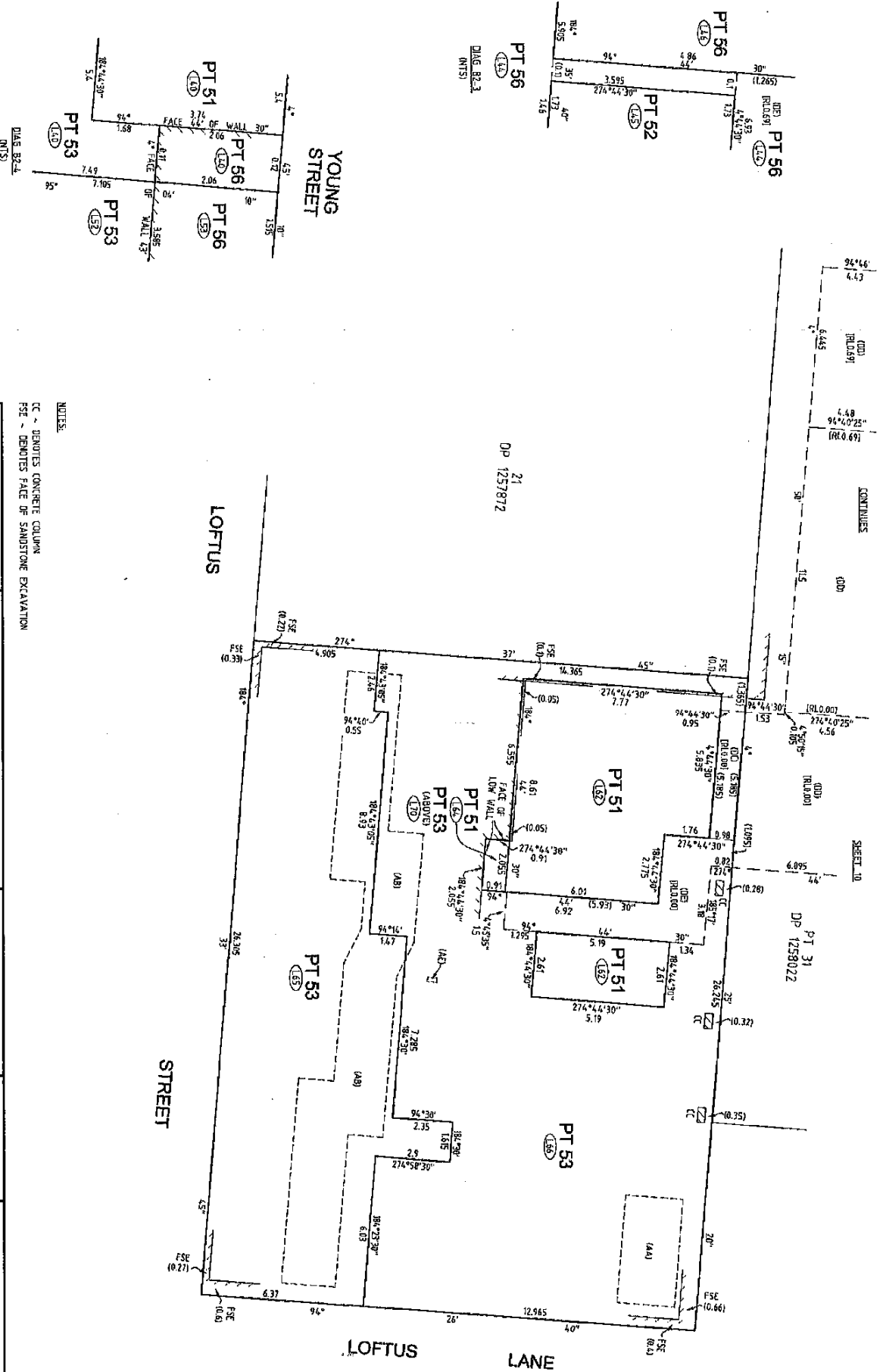
**PLAN OF SUBDIVISION OF LOT 49 DP 1258938 AND
EASEMENTS OVER LOT 31 DP1258022**

LC#: SYDNEY
Locality: SYDNEY
Reduction Ratio: 1: 100
Lengths are in metres.

Registered
29/03/2021

DP1259000

BASEMENT 2



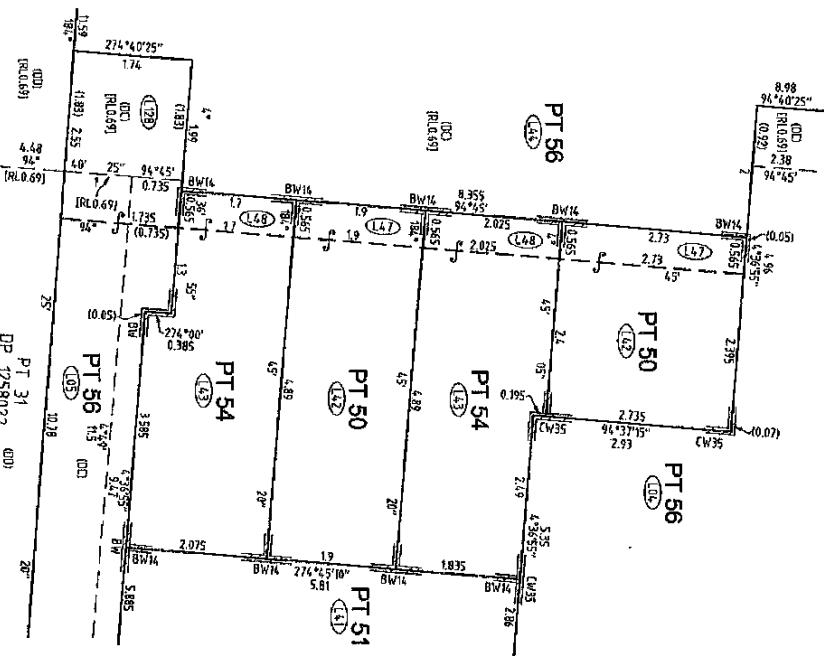
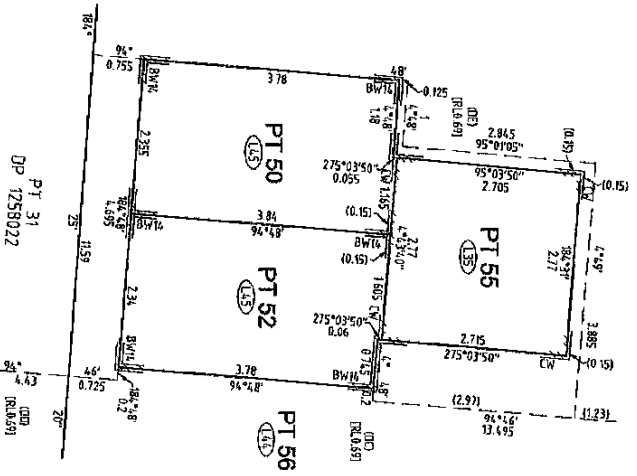
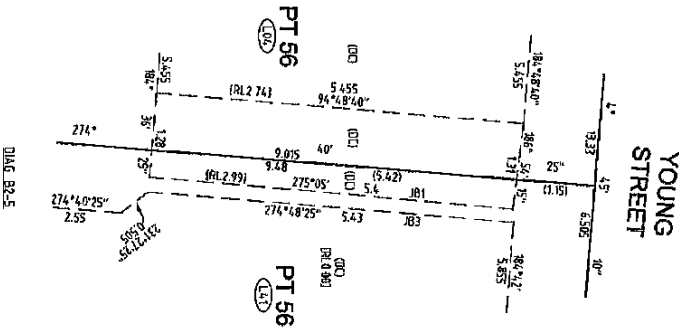
NOTES

CC - DENOTES CONCRETE COLUMN
FSE - DENOTES FACE OF SANDSTONE EXCAVATION

SEE SHEETS A427 FOR SECTIONS
SEE SHEET 28 FOR STRATUM STATEMENTS
EASEMENT DESCRIPTIONS AND
SCHEDULE OF TOTAL AREAS

<p>SURVEYOR Name: WARDLES PAVEL VIKENTE Date of Survey: 12-11-2020 Surveyor's Reference: 41899 007DP</p>	<p>PLAN OF SUBDIVISION OF LOT 49 DP 1258022 AND EASEMENTS OVER LOT 31 DP 1258022</p>	<p>SCALE: STONEY Locality: STONEY Reduction Ratio 1: 100 Lengths are in metres.</p>	<p>Registered 29/03/2021</p>	<p>DP1259000</p>
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BASEMENT 2



NOTES:

- CC - DENOTES CONCRETE COLUMN
- BW - DENOTES BLOCK WALL
- BWM - DENOTES BOY IS CENTRE OF C.I.W. WIDE BLOCK WALL
- CW - DENOTES CONCRETE WALL
- CW35 - DENOTES BOY IS CENTRE OF 0.35 WIDE CONCRETE WALL
- B1 - DENOTES JOINS BASEMENT 1 - SHEET 14
- B3 - DENOTES JOINS BASEMENT 3 - SHEET 7

SEE SHEETS 24-27 FOR SECTIONS
 SEE SHEET 28 FOR STRATA STATEMENTS,
 EASEMENT DESCRIPTIONS AND
 SCHEDULE OF TOTAL AREAS

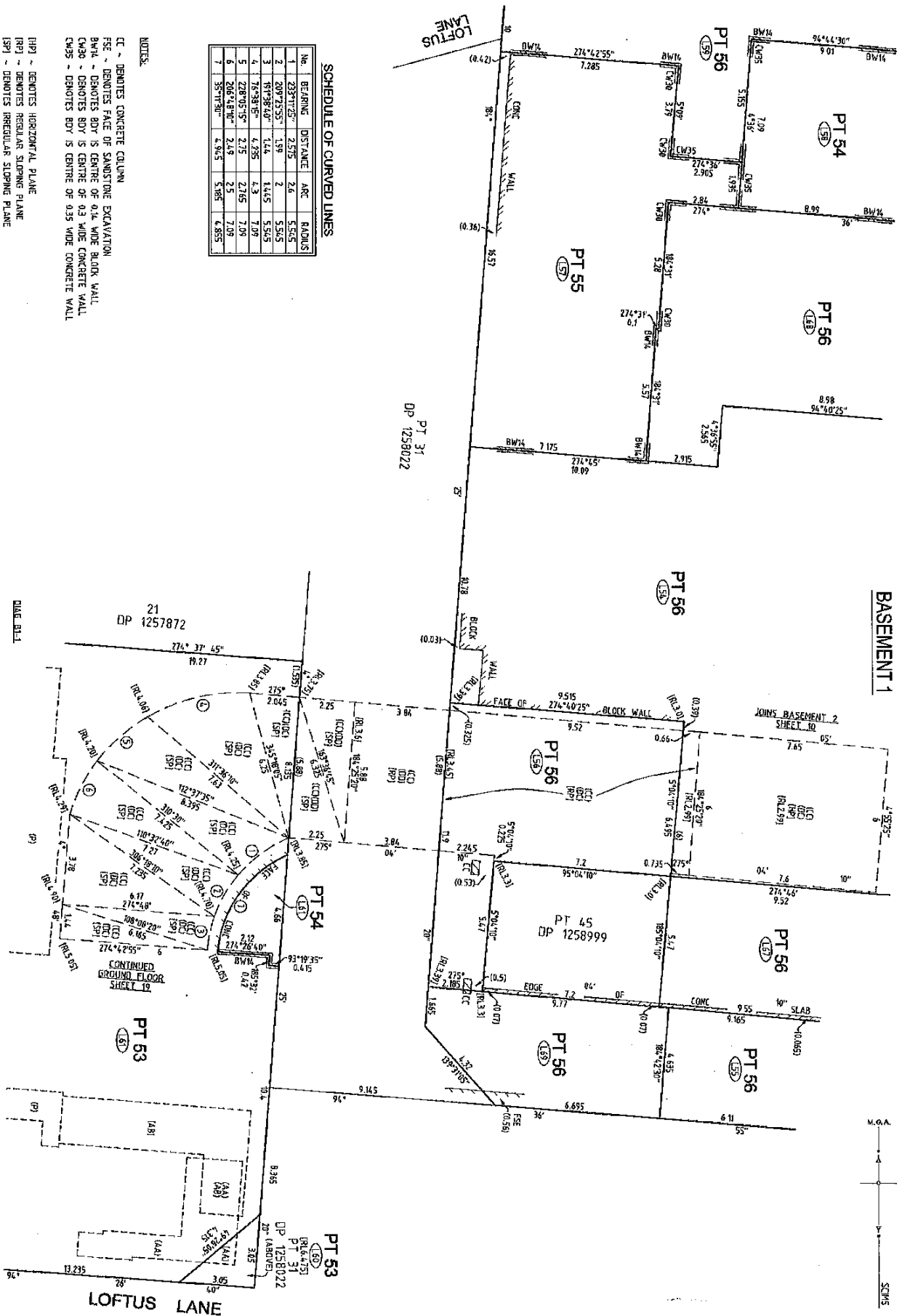
SURVEYOR
 Name: MARQUES DANIEL VIRENTE
 Date of Survey: 12-11-2020
 Surveyor's Reference: 4186 0270P

PLAN OF SUBDIVISION OF LOT 49 DP 1258999 AND
 EASEMENTS OVER LOT 31 DP 1258022

LGA: STONEY
 Locality: STONEY
 Reduction Ratio: 1:50
 Lengths are in metres.

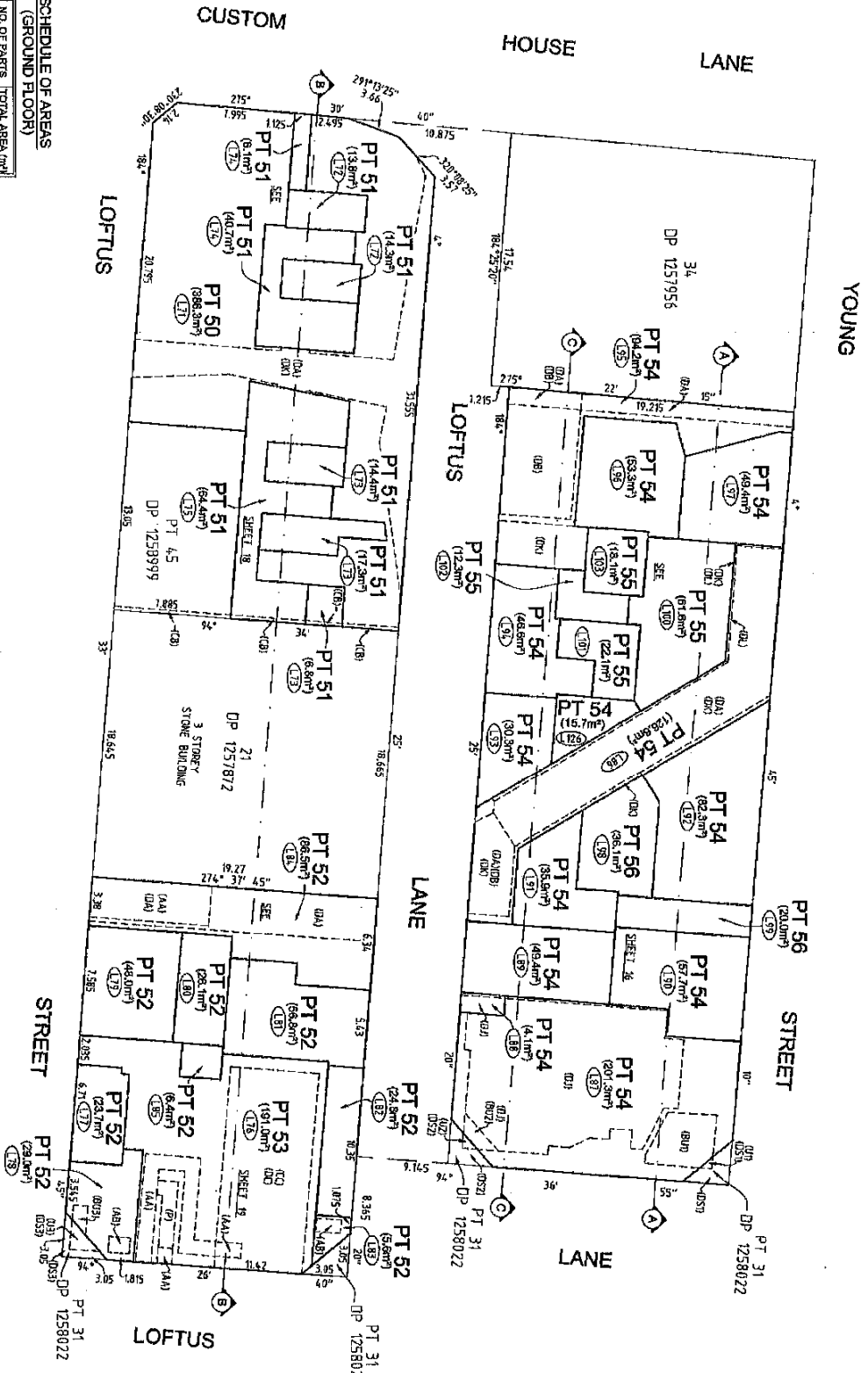


DP1259000



SURVEYOR Name: MARGARET DANIEL VENTRE Date of Survey: 12-11-2020 Surveyor's Reference: 41395 0270P		PLAN OF SUBDIVISION OF LOT 49 DP 1258899 AND EASEMENTS OVER LOT 51 DP 1258022		L&C: STONEY Locality: STONEY Reduction Ratio 1: 100 Lengths are in metres.	Registered 29/03/2021	DP1259000
--	--	--	--	---	--------------------------	------------------

GROUND FLOOR



SCHEDULE OF AREAS
(GROUND FLOOR)

LOT	NO. OF PARTS	TOTAL AREA (m ²)
50	1	388.3
51	8	177.8
52	9	306.9
53	1	191.0
54	13	846.6
55	4	114.1
56	2	56.1

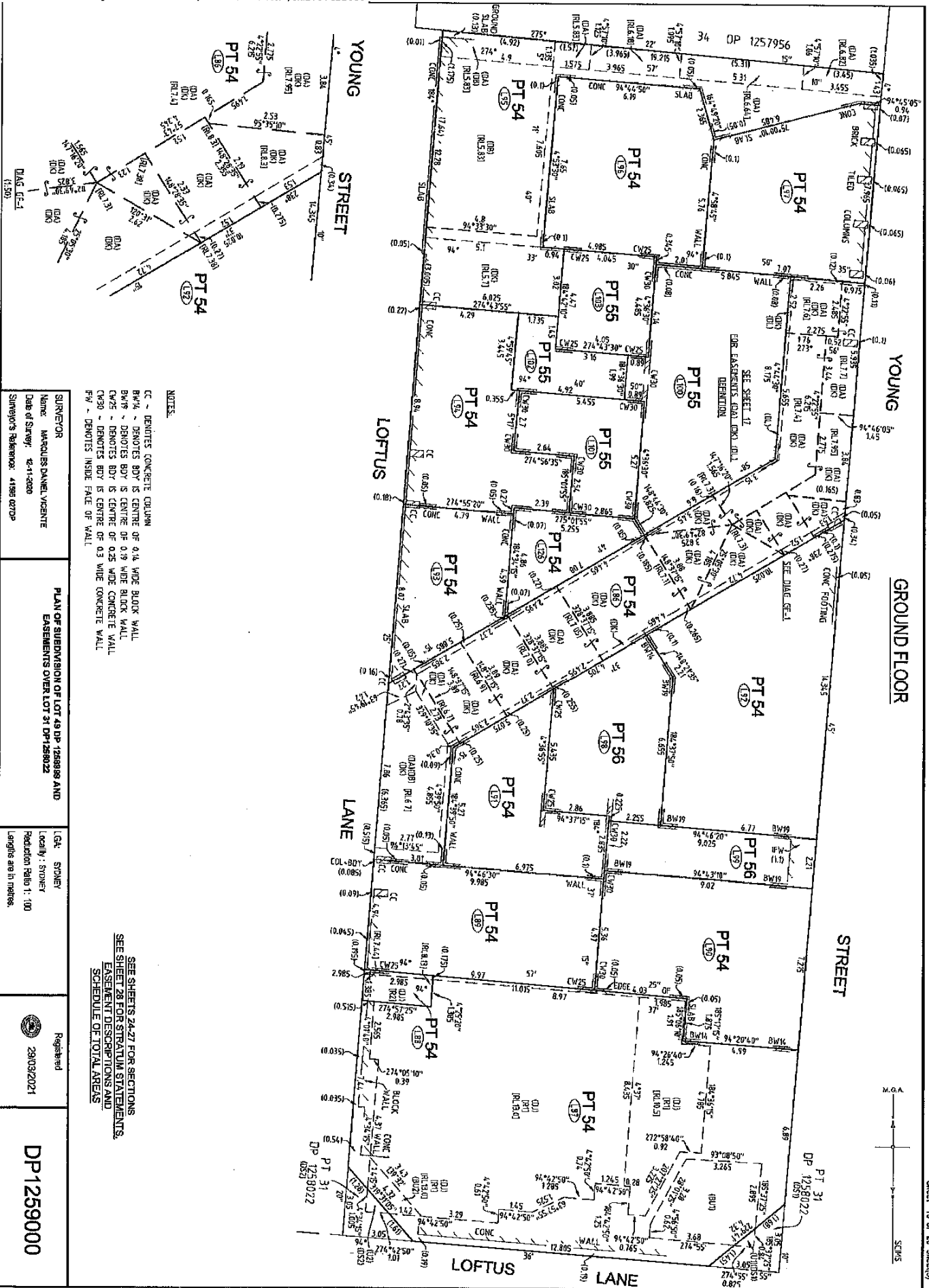
SEE SHEETS 24-27 FOR SECTIONS
SEE SHEET 28 FOR STRAIGHT STATEMENTS
EASEMENT DESCRIPTIONS AND
SCHEDULE OF TOTAL AREAS

<p>SURVEYOR</p> <p>Name: MARCUS DANIEL VICENTE</p> <p>Date of Survey: 12-1-2020</p> <p>Surveyor's Reference: 41986 02719</p>	<p>PLAN OF SUBDIVISION OF LOT 48 DP 1258000 AND EASEMENTS OVER LOT 51 DP 1258002</p>	<p>LOCALITY</p> <p>LOCALITY: STONEY</p> <p>Scale: 1:200</p> <p>Lengths are in metres.</p>	<p>Registered</p> <p>29/03/2021</p>	<p>DP1259000</p>
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PLANFORM 2(A2)

WARNING: GREENING OR FOLDING WILL LEAD TO REJECTION

Sheet 16 of 28 sheets(s)



NOTES:

CC - DENOTES CONCRETE COLUMN
 B/W - DENOTES BOY IS CENTRE OF 0.19 WIDE BLACK WALL
 B/W - DENOTES BOY IS CENTRE OF 0.19 WIDE BLACK WALL
 C/25 - DENOTES BOY IS CENTRE OF 0.25 WIDE CONCRETE WALL
 C/30 - DENOTES BOY IS CENTRE OF 0.3 WIDE CONCRETE WALL
 F/W - DENOTES INSIDE FACE OF WALL

SEE SHEETS 24-27 FOR SECTIONS
 SEE SHEET 28 FOR STATUTORY STATEMENTS,
 EASEMENTS DESCRIPTIONS AND
 SCHEDULE OF TOTAL AREAS

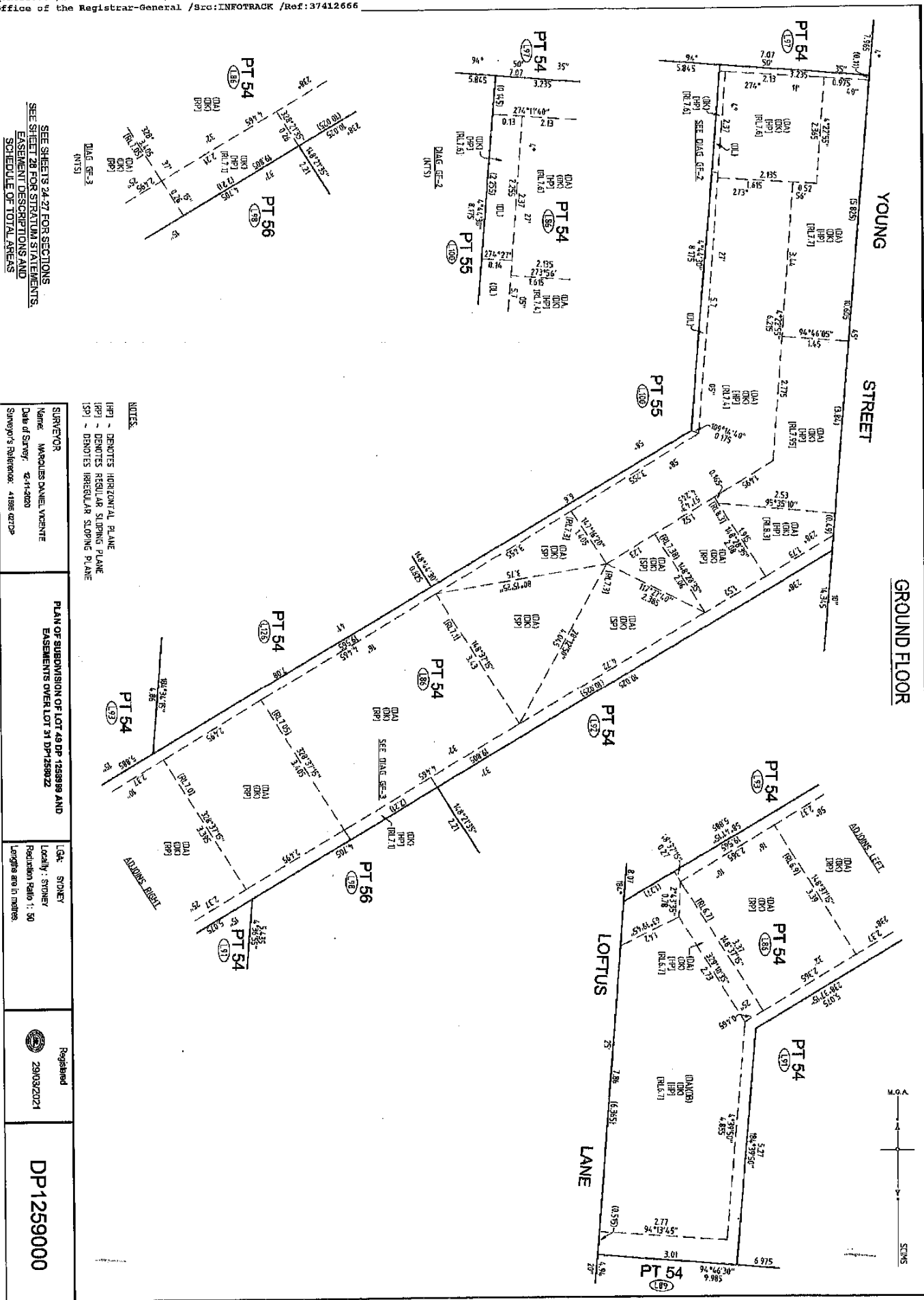
SURVEYOR
 Name: MARCOUS DANIEL VICENTE
 Date of Survey: 12-11-2020
 Surveyor's Reference: 41566 007DP

PLAN OF SUBDIVISION OF LOT 49 DP 1258989 AND
 EASEMENTS OVER LOT 31 DP1259022

LGA: STONEY
 Locality: STONEY
 Production Ratio 1:100
 Landmarks are in metres

Registered
 29/03/2021

DP1259000



SEE SHEETS 24-27 FOR SECTIONS
 EASEMENT DESCRIPTIONS AND
 SCHEDULE OF TOTAL AREAS

SURVEYOR
 Name: MARCOUS DANIEL VICENTE
 Date of Survey: 24-11-2020
 Surveyor's Reference: 4186 0272P

**PLAN OF SUBDIVISION OF LOT 49 DP 1259000 AND
 EASEMENTS OVER LOT 51 DP 1259000**

LG: STONEY
 Locality: STONEY
 Reduction Ratio: 1:50
 Lengths are in metres

Registered
 29/03/2021

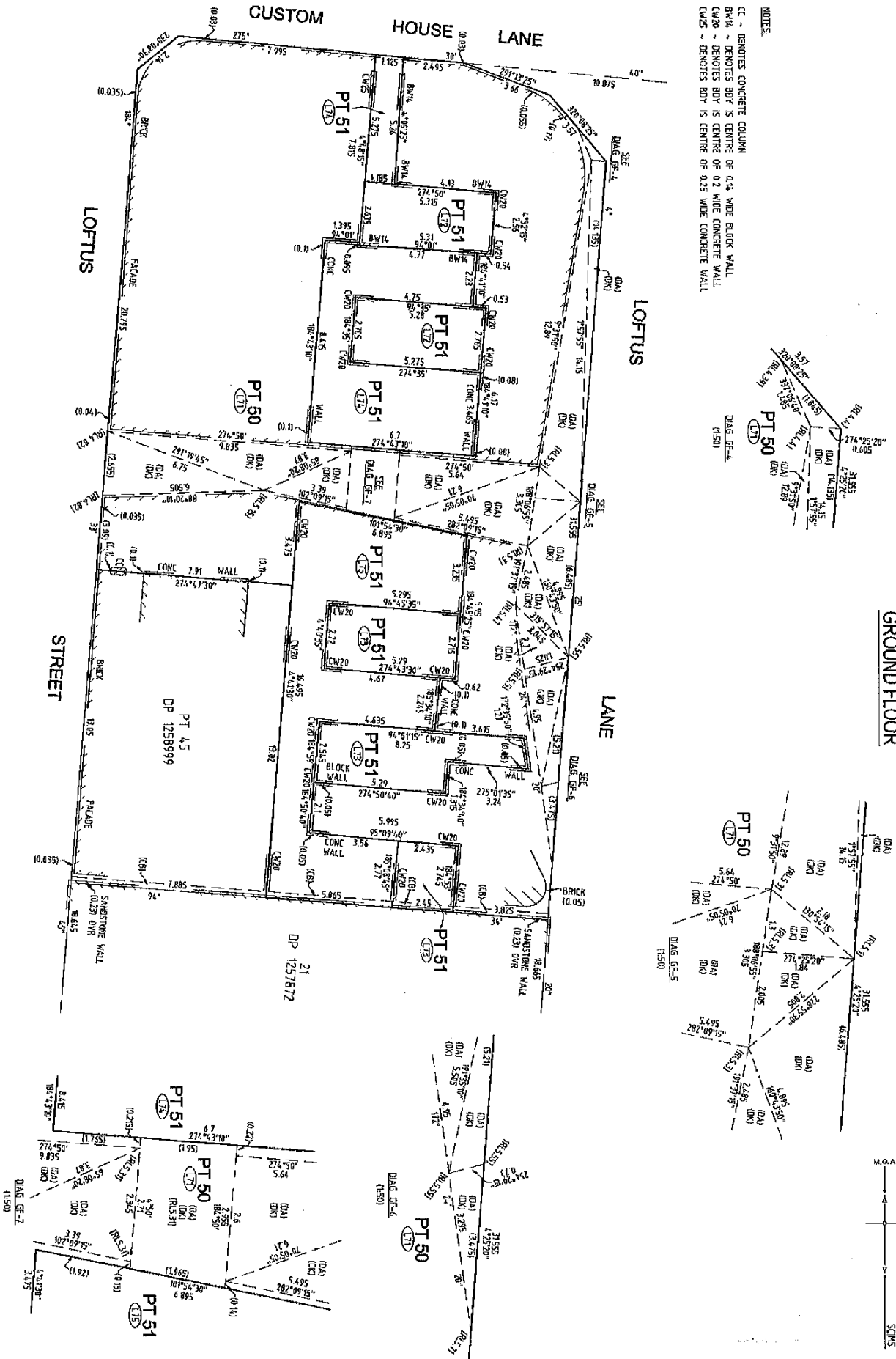
DP1259000

NOTES:
 [HP] - DENOTES HORIZONTAL PLANE
 [RP] - DENOTES REGULAR SLOPING PLANE
 [SP] - DENOTES IRREGULAR SLOPING PLANE

NOTES

CC - DENOTES CONCRETE COLUMN
 BW4 - DENOTES BAY IS CENTRE OF 0.4 WIDE BLOCK WALL
 CW20 - DENOTES BAY IS CENTRE OF 0.2 WIDE CONCRETE WALL
 CW25 - DENOTES BAY IS CENTRE OF 0.25 WIDE CONCRETE WALL

GROUND FLOOR



SEE SHEETS 24-27 FOR SECTIONS
 SEE SHEET 28 FOR STRUTTING STATEMENTS,
 EASEMENT DESCRIPTIONS AND
 SCHEDULE OF TOTAL AREAS

SURVEYOR
 Name: JAMES DANIEL VENTRE
 Date of Survey: 12-1-2020
 Surveyor's Reference: 41388 0270P

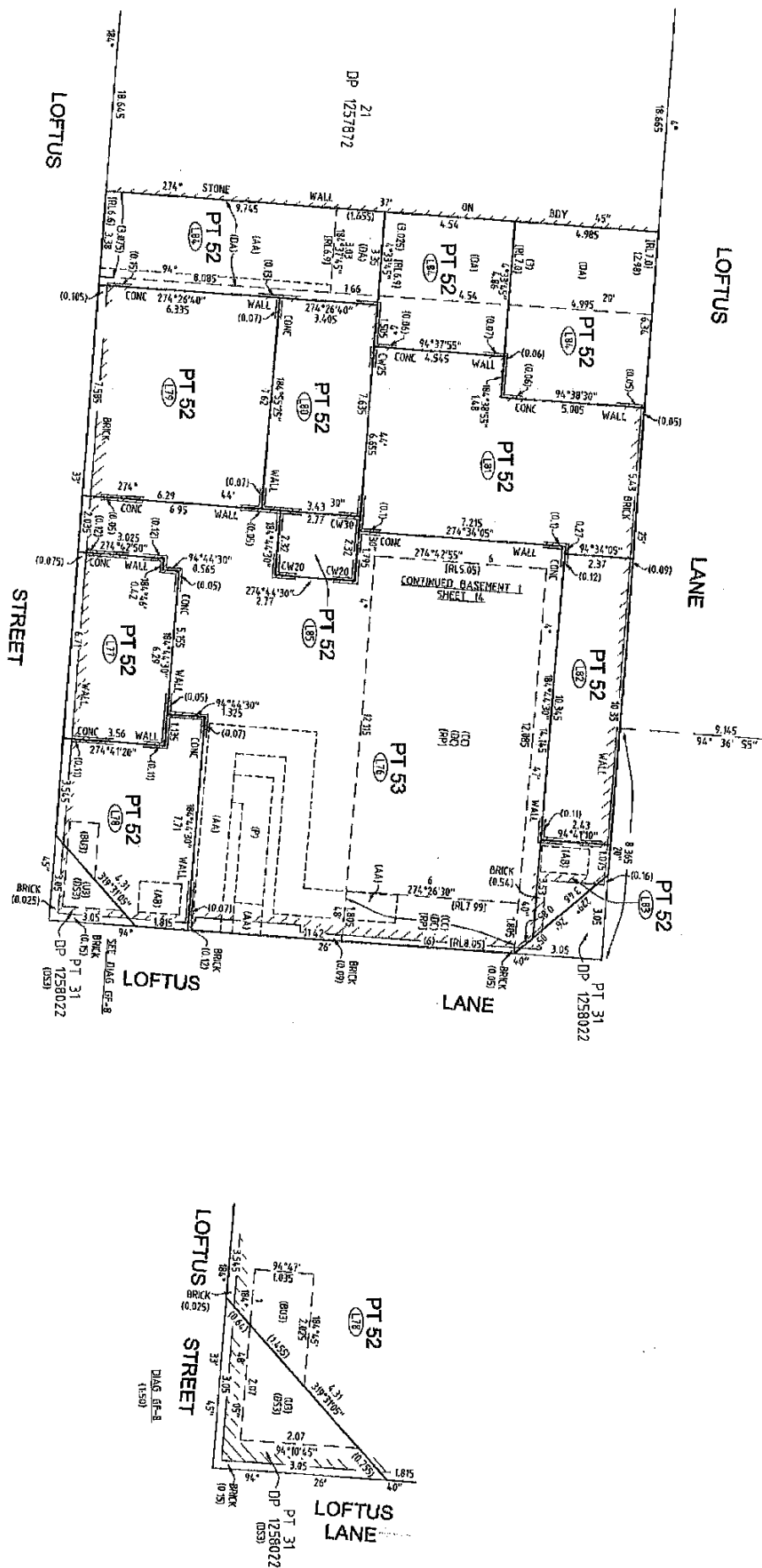
PLAN OF SUBDIVISION OF LOT 49 DP 1258999 AND
 EASEMENTS OVER LOT 31 DP 1258999

LEG: STONEY
 Locality: STONEY
 Reduction Ratio 1: 100
 Lengths are in metres.



DP1259000

GROUND FLOOR



NOTES:

CW20 ~ DENOTES BOY IS CENTRE OF 0.2 WIDE CONCRETE WALL
 CW25 ~ DENOTES BOY IS CENTRE OF 0.25 WIDE CONCRETE WALL
 CW30 ~ DENOTES BOY IS CENTRE OF 0.3 WIDE CONCRETE WALL

SEE SHEETS 24-27 FOR SECTIONS
SEE SHEET 28 FOR STRUTTUM STATEMENTS,
EASEMENT DESCRIPTIONS AND
SCHEDULE OF TOTAL AREAS

SURVEYOR
Name: MARQUES DANIEL VICENTE
Date of Survey: 12-11-2020
Surveyor's References: 41885 (27DP)

**PLAN OF SUBDIVISION OF LOT 49 DP 1258939 AND
EASEMENTS OVER LOT 31 DP1258022**

LG# SYDNEY
 Locality: SYDNEY
 Reduction Ratio: 1:100
 Lengths are in metres.



DP1259000

LOT	NO. OF PARTS	TOTAL AREA (m ²)
50	5	600.4
51	6	73.9
52	2	464.2
53	2	58.1
54	1	650.8
55	2	48.5
56	5	734.7

**SCHEDULE OF AREAS
(LEVEL 1)**

SEE SHEETS 24-27 FOR SECTIONS
 SEE SHEET 28 FOR STRAIGHT STATEMENTS
 EASEMENT DESCRIPTIONS AND
 SCHEDULE OF TOTAL AREAS

NOTES:
 CC - DENOTES CONCRETE COLUMN

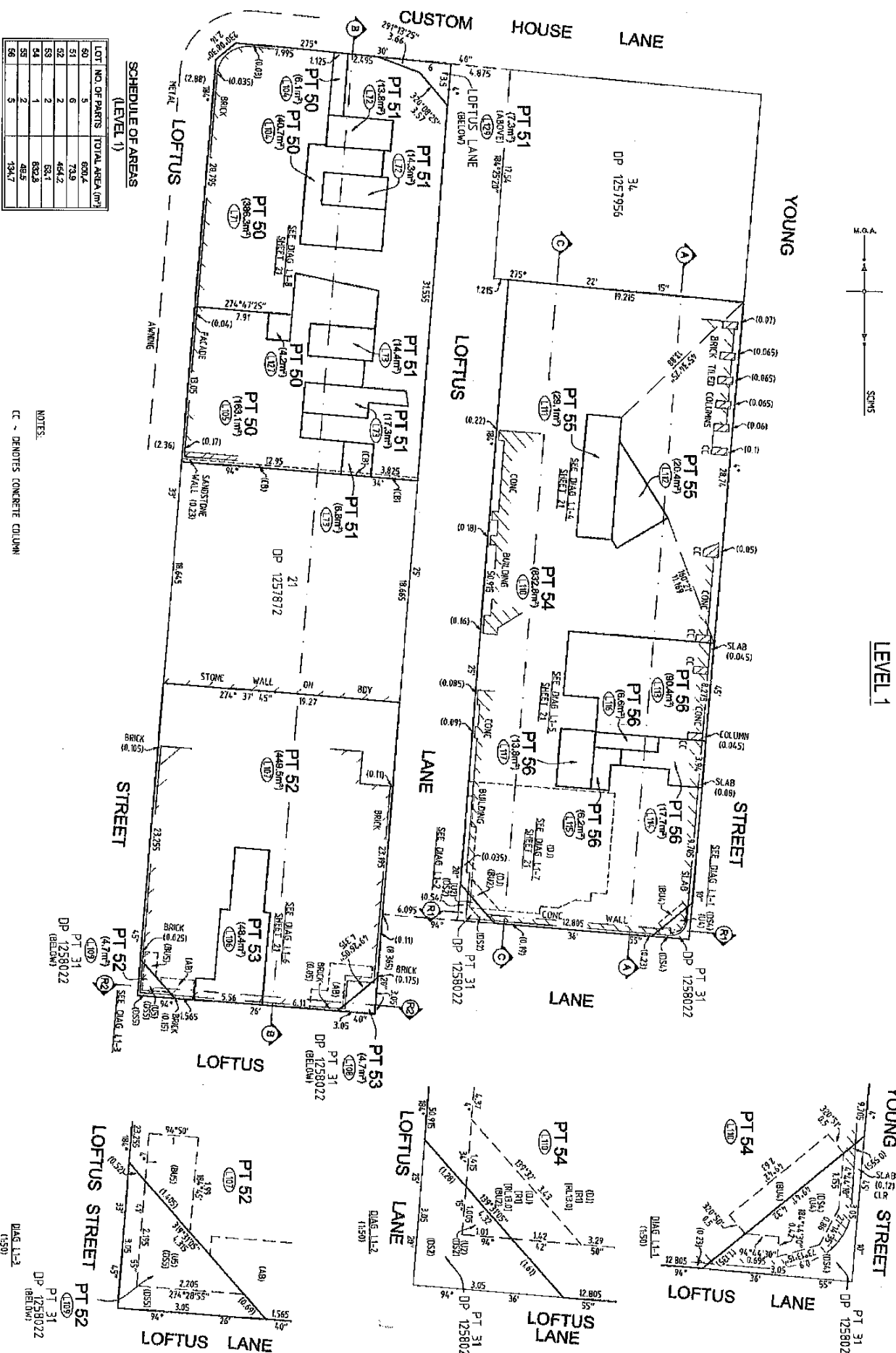
SURVEYOR
 Name: MARCUS DANIEL VENTRE
 Date of Survey: 12-11-2020
 Surveyor's Reference: 41301 0270P

PLAN OF SUBDIVISION OF LOT 49 DP 1258939 AND
 EASEMENTS OVER LOT 31 DP1258022

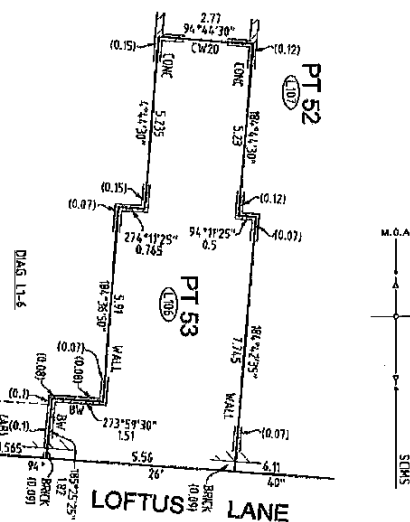
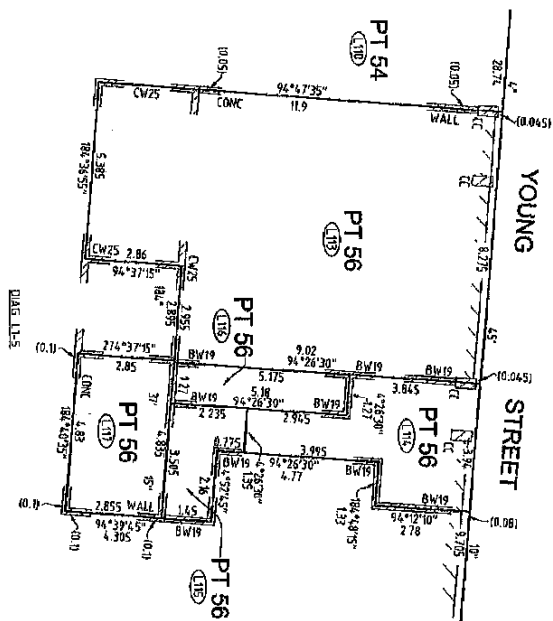
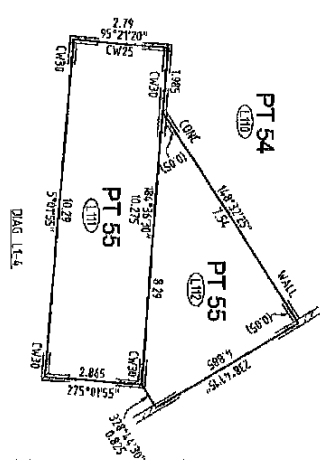
LGA: STONEY
 Locality: STONEY
 Reduction Ratio 1: 200
 Lengths are in metres.

Registered
 29/03/2021

DP1259000



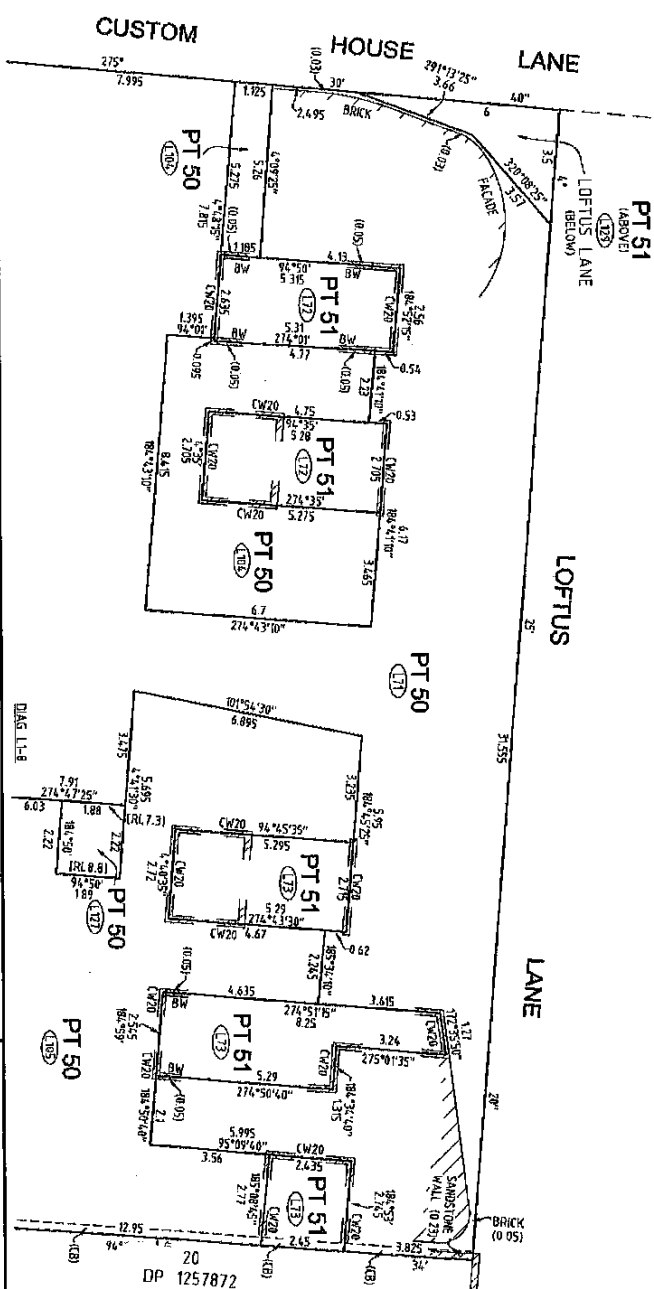
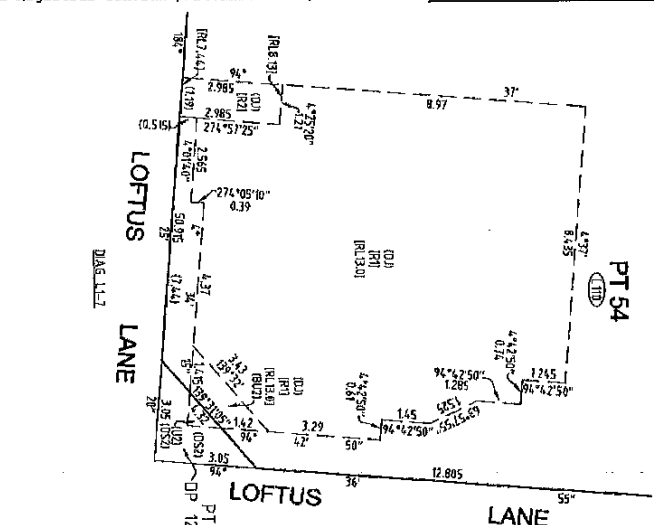
BY - DENOTES BLOCK WALL
CC - DENOTES CONCRETE COLUMN
B419 - DENOTES BDY IS CENTRE OF 0.19 WIDE BLOCK WALL
CW20 - DENOTES BDY IS CENTRE OF 0.2 WIDE CONCRETE WALL
CW25 - DENOTES BDY IS CENTRE OF 0.25 WIDE CONCRETE WALL
CW30 - DENOTES BDY IS CENTRE OF 0.3 WIDE CONCRETE WALL



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 21 of 28 sheet(s)

LEVEL 1



SEE SHEETS 24-27 FOR SECTIONS
SEE SHEET 128 FOR STRUTUM STATEMENTS
EASEMENT DESCRIPTIONS AND
SCHEDULE OF TOTAL AREAS.

SURVEYOR
Name: MARQUES DANIEL VICENTE
Date of Survey: 12-11-2020
Surveyor's Reference: 41595 027DP

PLAN OF SUBDIVISION OF LOT 49 DP 1258999 AND

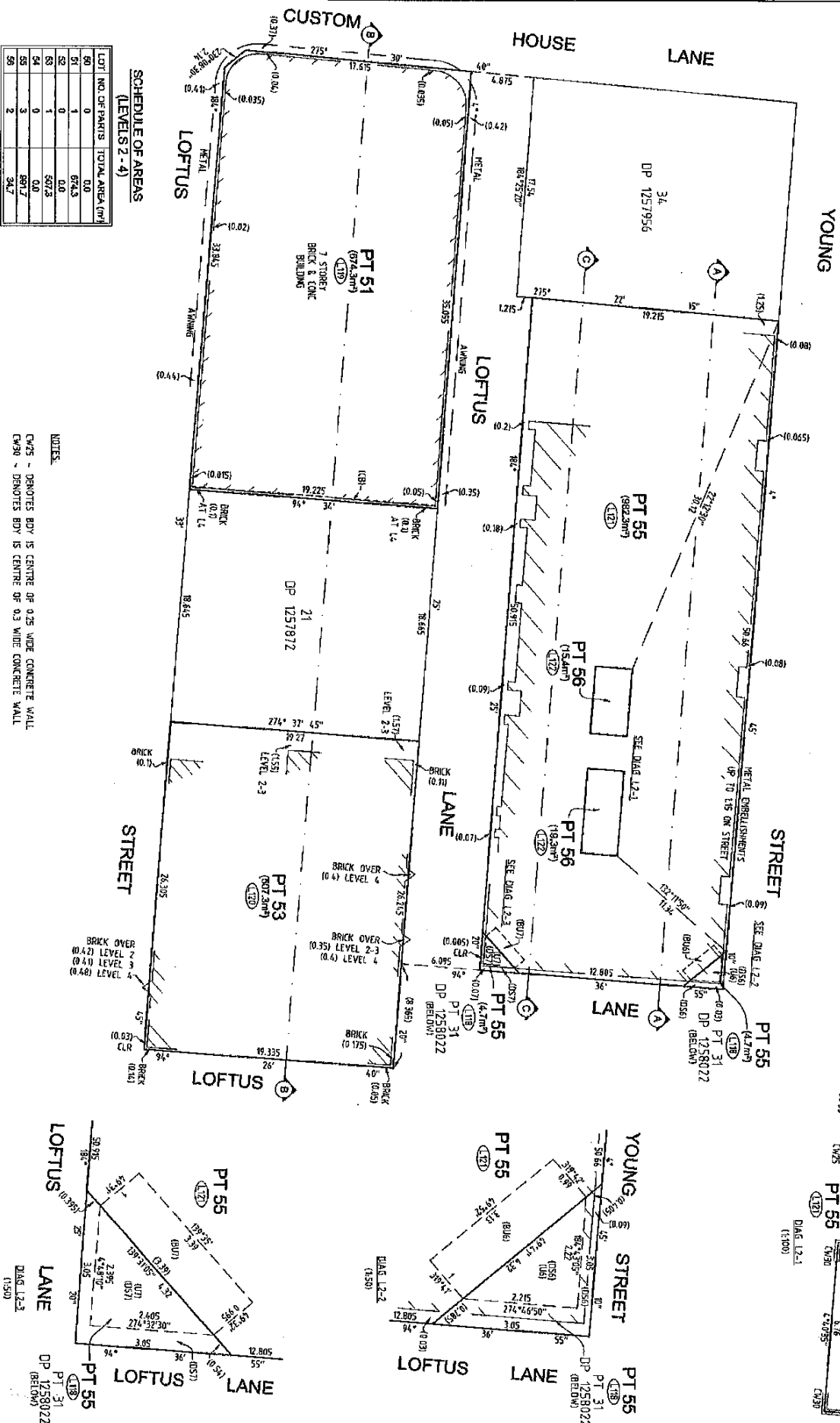
LEGA: SYDNEY

Keşmiş

DP1259000



LEVELS 2-4



**SCHEDULE OF AREAS
(LEVELS 2-4)**

LOT	NO. OF PARTS	TOTAL AREA (m ²)
50	0	0.0
51	1	674.3
52	0	0.0
53	1	507.3
54	0	0.0
55	3	891.7
56	2	34.7

NOTES:
 CW25 - DENOTES BOUNDARY IS CENTRE OF 0.25 METER CONCRETE WALL
 CW30 - DENOTES BOUNDARY IS CENTRE OF 0.3 METER CONCRETE WALL

SEE SHEETS 24-27 FOR SECTIONS
 SEE SHEET 28 FOR STRATA STATEMENTS
 EASEMENT DESCRIPTIONS AND
 SCHEDULE OF TOTAL AREAS

SURVEYOR
 Name: MR DANIEL VICENTE
 Date of Survey: 15-11-2020
 Surveyor's Reference: 41866 0270P

**PLAN OF SUBDIVISION OF LOT 48 DP 1258989 AND
 EASEMENTS OVER LOT 31 DP 1258022**

LOCALITY
 Locality: SYDNEY
 Radiation Ratio: 1:200
 Lengths are in metres.

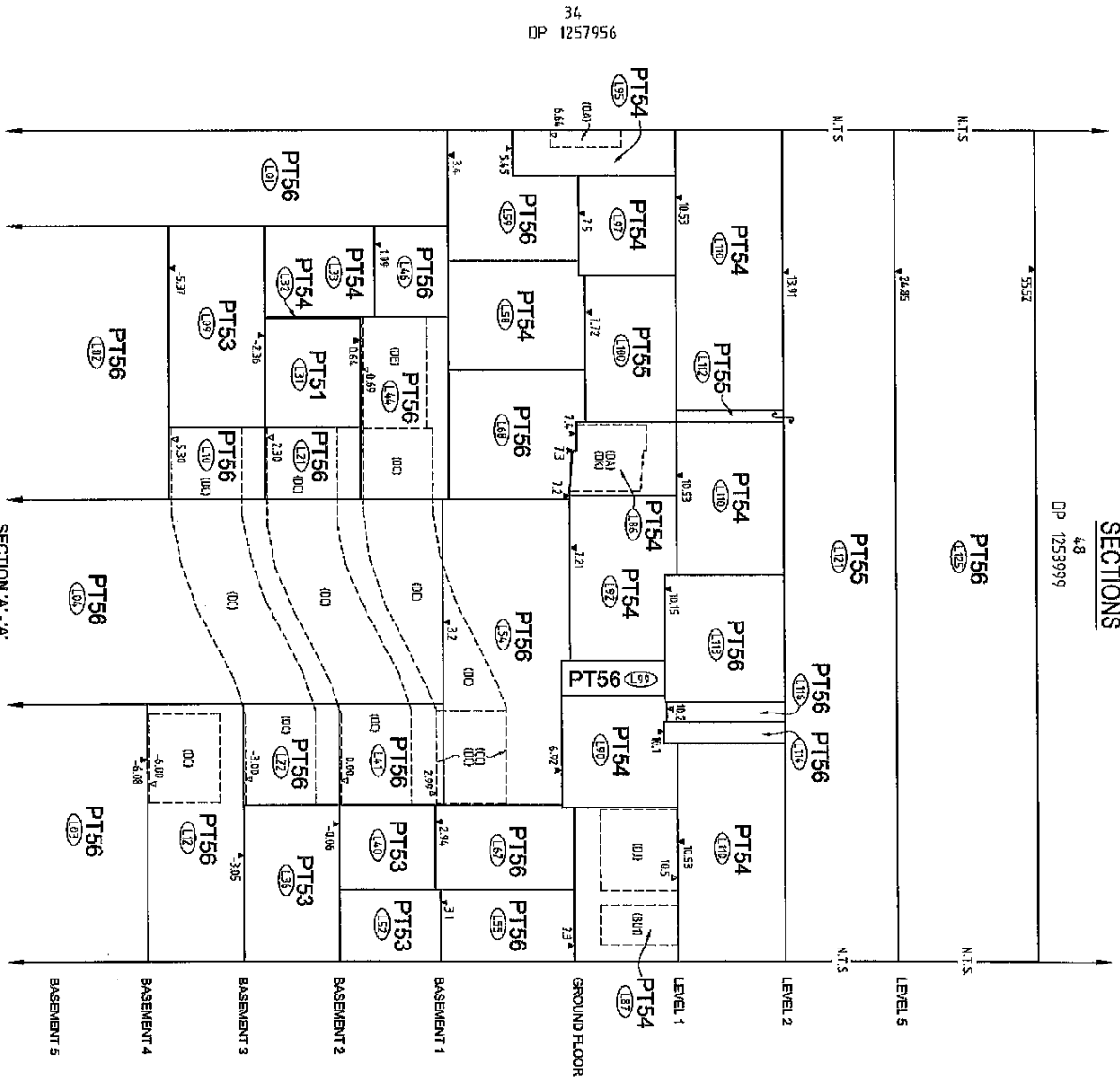


DP1259000



SECTIONS

4.8
 DP 1258999



34
 DP 1257956

NOTES:

- ▼ - DENOTES BOUNDARY LEVEL
- ▼ - DENOTES EASMENT LEVEL

SEE SHEET 28 FOR STRATA STATEMENTS,
 EASEMENT DESCRIPTIONS AND
 SCHEDULE OF TOTAL AREAS

SURVEYOR
 Name: MARQUES DANIEL VICENTE
 Date of Survey: 12-11-2020
 Surveyor's Reference: 4186 0070P

PLAN OF SUBDIVISION OF LOT 49 DP 1258999 AND
 EASEMENTS OVER LOT 31 DP 1258972

LGA: STONEY
 Locality: STONEY
 Reduction Ratio 1: 200
 Lengths are in metres.

Registered
 29/03/2021

DP1259000



* DENOTES BOUNDARY LEVEL
 * DENOTES EASEMENT LEVEL

SEE SHEET 28 FOR STRATUM STATEMENTS
PAST/PRESENT DESCRIPTIONS AND

EASEMENT DESCRIPTIONS AND
SCHEDULE OF TOTAL AREAS

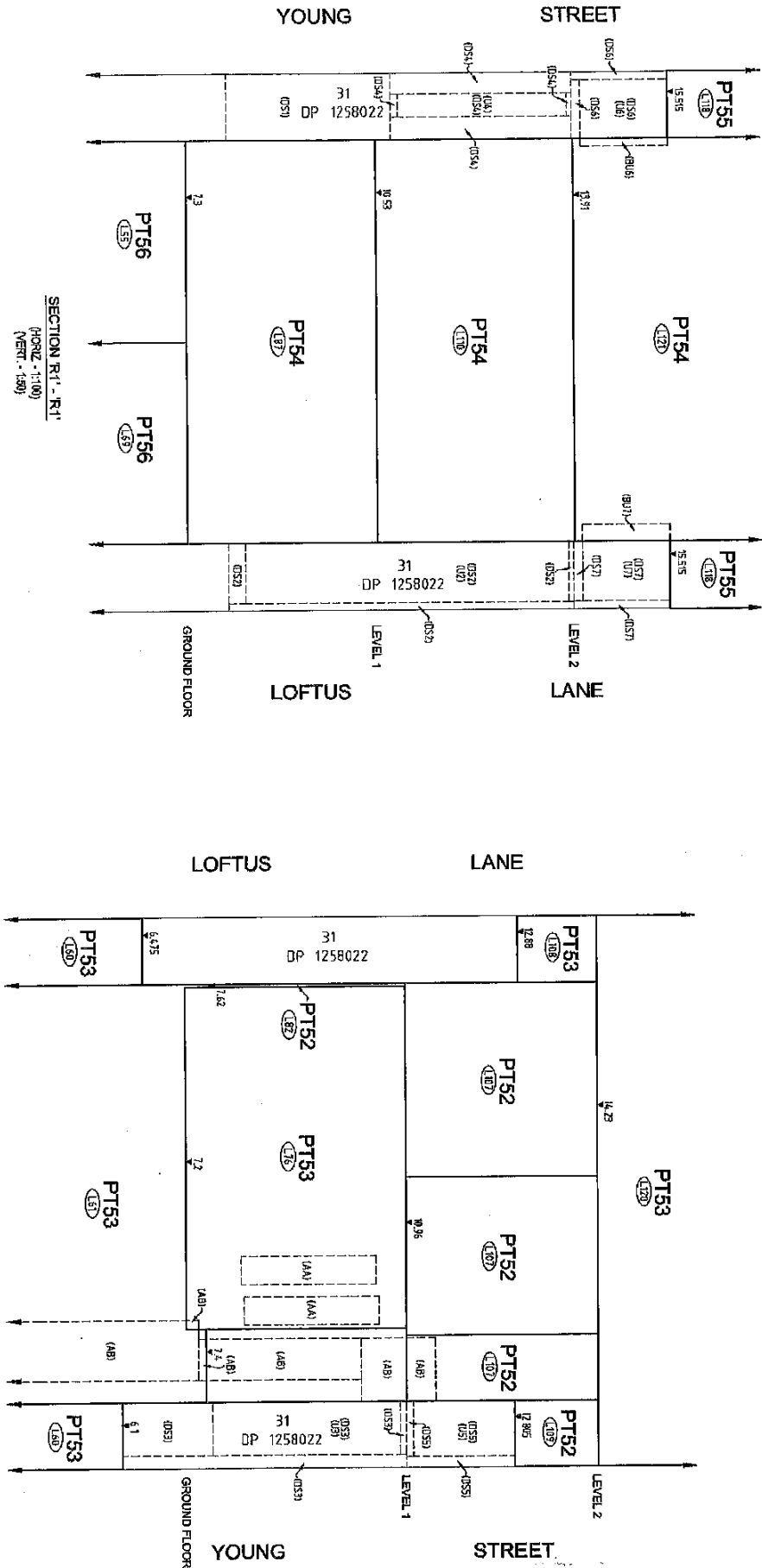
SURVEYOR
Name: MARQUES DANIEL VICENTE

**PLAN OF SUBDIVISION OF LOT 49 DP 1258989 AND
EASEMENTS OVER LOT 31 DP1258022**

LG: SYDNEY
Locality: SYDNEY

Regisbharad

SECTIONS



NOTES:
 - DEMONSTRATES BOUNDARY LEVEL

SEE SHEET 28 FOR STRATUM STATEMENTS,
 EASEMENT DESCRIPTIONS AND
 SCHEDULE OF TOTAL AREAS

SURVEYOR
 Name: MARQUES DANIEL VICENTE
 Date of Survey: 12-11-2020
 Surveyor's Reference: 41886 02709

PLAN OF SUBDIVISION OF LOT 49 DP 1258022
 EASEMENTS OVER LOT 37 DP 1258022

LGA: STONEY
 Locality: STONEY
 Reduction Ratio: 1:100
 Lengths are in metres.

Registered
 29/03/2021

DP1259000

SCHEDULE OF STRATUM STATEMENTS

LOT	NO. OF PARTS	TOTAL AREA (m ²)
50	15	1457,4
51	36	3177,3
52	15	825,4
53	27	3480,8
54	21	1820,6
55	15	1419,6
56	47	5664,4

[illegible]

LIMIT CODE	LIMITED IN DEPTH	LIMITED IN HEIGHT
[R1]	8.13	R1'S SHOWN
[R2]	R1'S SHOWN	13.0


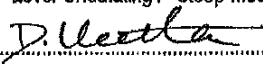
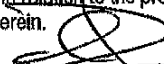
DP1259000

PLAN FORM 6 (2020)


WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 5 sheet(s)

Office Use Only		Office Use Only	
Registered:  29/03/2021 Title System: TORRENS		DP1259000	
PLAN OF SUBDIVISION OF LOT 49 DP1258999 AND EASEMENTS OVER LOT 31 DP1258022		LGA: SYDNEY Locality: SYDNEY Parish: ST JAMES County: CUMBERLAND	
Survey Certificate I, MARQUES DANIEL VICENTE of LTS LOCKLEY Locked Bag 5 GORDON NSW 2072 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , is accurate and the survey was completed on <u>12-11-2020</u> , -of *(b) The part of the land shown in the plan (*being/*excluding **) was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, the part surveyed is accurate and the survey was completed on, the part not surveyed was compiled in accordance with that Regulation, or *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> . Datum Line: X-Y Type: *Urban/*Rural The terrain is *Level/Undulating/*Steep/Mountainous. Signature:  Dated: <u>2/2/21</u> Surveyor Identification No: 9043 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.		Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office:	
Plans used in the preparation of survey/compilation. DP1258999 DP1257872 DP1258022 DP709624 DP810463 DP583502 DP1196090 DP1257956		Subdivision Certificate I, <u>ANDREW REES</u> *Authorised Person/*General Manager/*Registered Certifier, certify that the provisions of s.6.15 of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature:  Registration number: Consent Authority: <u>CITY OF SYDNEY</u> Date of endorsement: <u>11 MARCH 2021</u> Subdivision Certificate number: <u>8/2021</u> File number: <u>3/2020/38</u> *Strike through if inapplicable.	
Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.		Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	
Surveyor's Reference: 41595 027DP 108397-21			

PLAN FORM 6A (2019) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 2 of 5 sheet(s)

 Office Use Only Registered: 29/03/2021		Office Use Only 	
PLAN OF SUBDIVISION OF LOT 49 DP1258999 AND EASEMENTS OVER LOT 31 DP1258022		DP1259000	
Subdivision Certificate number: 8/2021 Date of Endorsement: 11/3/21		This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> • A schedule of lots and addresses - See 80(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 SECTION 88B OF THE CONVEYANCING ACT, 1919, IT IS INTENDED TO CREATE:

1. EASEMENT FOR ACCESS AND CONSTRUCTION (WHOLE OF LOTS)
2. EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOTS)
3. EASEMENT FOR SERVICES (WHOLE OF LOTS)
4. EASEMENT FOR ACCESS TO SHARED FACILITIES (WHOLE OF LOTS)
5. EASEMENT FOR USE OF FIRE STAIRS AND EGRESS (WHOLE OF LOTS)
6. RESTRICTION ON USE (PERMANENT RESIDENTIAL ACCOMMODATION)
7. EASEMENT FOR PUBLIC ACCESS VARIABLE WIDTH LIMITED IN STRATUM (DA)
8. POSITIVE COVENANT (PUBLIC ACCESS)
9. EASEMENT FOR PUBLIC ACCESS TO CIVIC SPACE VARIABLE WIDTH LIMITED IN STRATUM (DB)
10. POSITIVE COVENANT (PUBLIC CIVIC SPACE ACCESS)
11. EASEMENT FOR ACCESS VARIABLE WIDTH LIMITED IN STRATUM (DC)
12. EASEMENT FOR ACCESS VARIABLE WIDTH LIMITED IN STRATUM (DD)
13. POSITIVE COVENANT
14. EASEMENT FOR USE OF LOADING DOCK VARIABLE WIDTH LIMITED IN STRATUM (DJ)
15. RESTRICTION ON USE (NON-RESIDENTIAL FLOOR SPACE)
16. RESTRICTION ON USE (LANES DEVELOPMENT)
17. EASEMENT FOR ACCESS VARIABLE WIDTH LIMITED IN STRATUM (DK)
18. EASEMENT FOR SIGNAGE VARIABLE WIDTH LIMITED IN STRATUM (DL)
19. RESTRICTION ON USE (CAR SPACES AND STORAGE)
20. RESTRICTION ON USE (CAR SPACES AND STORAGE)
21. RESTRICTION ON USE (PERMITTED FLOOR SPACE)
22. RIGHT OF ACCESS AND USE FOR COMMERCIAL PURPOSES VARIABLE WIDTH LIMITED IN STRATUM (U1)
23. EASEMENT FOR ENCROACHING STRUCTURE VARIABLE WIDTH LIMITED IN STRATUM (DS1)
24. RIGHT OF ACCESS AND USE FOR COMMERCIAL PURPOSES VARIABLE WIDTH LIMITED IN STRATUM (U2)
25. EASEMENT FOR ENCROACHING STRUCTURE VARIABLE WIDTH LIMITED IN STRATUM (DS2)
26. RIGHT OF ACCESS AND USE FOR COMMERCIAL PURPOSES VARIABLE WIDTH LIMITED IN STRATUM (U3)
27. EASEMENT FOR ENCROACHING STRUCTURE VARIABLE WIDTH LIMITED IN STRATUM (DS3)
28. RIGHT OF ACCESS AND USE FOR COMMERCIAL PURPOSES VARIABLE WIDTH LIMITED IN STRATUM (U4)
29. EASEMENT FOR ENCROACHING STRUCTURE VARIABLE WIDTH LIMITED IN STRATUM (DS4)
30. RIGHT OF ACCESS AND USE FOR COMMERCIAL PURPOSES VARIABLE WIDTH LIMITED IN STRATUM (U5)
31. EASEMENT FOR ENCROACHING STRUCTURE VARIABLE WIDTH LIMITED IN STRATUM (DS5)
32. RIGHT OF ACCESS AND USE FOR COMMERCIAL PURPOSES VARIABLE WIDTH LIMITED IN STRATUM (U6)
33. EASEMENT FOR ENCROACHING STRUCTURE VARIABLE WIDTH LIMITED IN STRATUM (DS6)
34. RIGHT OF ACCESS AND USE FOR COMMERCIAL PURPOSES VARIABLE WIDTH LIMITED IN STRATUM (U7)
35. EASEMENT FOR ENCROACHING STRUCTURE VARIABLE WIDTH LIMITED IN STRATUM (DS7)
36. EASEMENT FOR ACCESS BY FOOT VARIABLE WIDTH LIMITED IN STRATUM (DE)
37. POSITIVE COVENANT
38. POSITIVE COVENANT

If space is insufficient use additional annexure sheet

Surveyor's Reference: 41595 027DP 108307-21

PLAN FORM 6A (2019)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 5 sheet(s)

Office Use Only

Office Use Only

Registered:



29/03/2021

PLAN OF SUBDIVISION OF LOT 49 DP1258999
AND EASEMENTS OVER LOT 31 DP1258022

DP1259000

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.

Subdivision Certificate number:8(202).....


Date of Endorsement:11/3/21.....

LOT	STREET NUMBER	STREET NAME	STREET TYPE	LOCALITY
50	2A	LOFTUS	STREET	SYDNEY
51	6	LOFTUS	STREET	SYDNEY
52	16B	LOFTUS	STREET	SYDNEY
53	18	LOFTUS	STREET	SYDNEY
54	9A	YOUNG	STREET	SYDNEY
55	11	YOUNG	STREET	SYDNEY
56	15	YOUNG	STREET	SYDNEY

If space is insufficient use additional annexure sheet

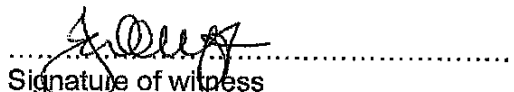
Surveyor's Reference: 41595 027DP ~~408307-21~~

PLAN FORM 6A (2019) DEPOSITED PLAN ADMINISTRATION SHEET Sheet 4 of 5 sheet(s)

 29/03/2021 Registered: PLAN OF SUBDIVISION OF LOT 49 DP1258999 AND EASEMENTS OVER LOT 31 DP1258022		Office Use Only
		Office Use Only
Subdivision Certificate number: 8/2021 Date of Endorsement: 11/3/21		DP1259000 This sheet is for the provision of the following information as required: <ul style="list-style-type: none">• 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.

EXECUTED by
KENT STREET PTY LIMITED
ACN 006 794 654
by its Attorney who certifies that he/she has
not received notice of any revocation of the
Power of Attorney dated 18th June 2018 with
registered Book 4746 and No. 35 in the
presence of:

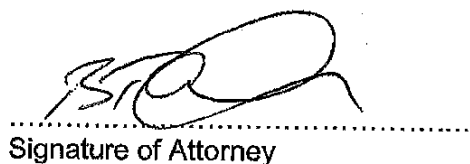

John Dynon


Signature of witness

JOSEPHINE WOLFF
Name of witness (BLOCK LETTERS)

33 Alfred St Sydney
Address of witness

2000
Address of witness


Signature of Attorney

BYRON RICHARD TISCH
Name of Attorney (BLOCK LETTERS)

If space is insufficient use additional annexure sheet

Surveyor's Reference: 41595 027DP 408397-21

PLAN FORM 6A (2019)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 5 sheet(s)



29/03/2021

Office Use Only

Office Use Only

Registered:

PLAN OF SUBDIVISION OF LOT 49 DP1258999
AND EASEMENTS OVER LOT 31 AND LOT 32
DP1258022

DP1259000

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 196D Conveyancing Act 1919
- Any Information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number: 8/2021

Date of Endorsement: 11/3/21

EXECUTED by
THE COUNCIL OF THE CITY OF SYDNEY
ABN 22 635 550 790 by it authorised officer
in the presence of;

Melina Byrne
Signature of Witness

Hannah Frances Reid
Signature of authorised officer

MELINDA BYRNE
NAME of witness (block letters)

456 Kent Street, Sydney NSW 2000
Address of witness

HANNAH FRANCES REID
NAME of authorised officer (block letters)

Authority of authorised officer:
Acting Director Legal & Governance

Authorised delegate pursuant to s377 of the
Local Government Act 1993

If space is insufficient use additional annexure sheet

Surveyor's Reference: 41595 027DP 408397_21