



NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: CP/SP88668

SEARCH DATE	TIME	EDITION NO	DATE
4/3/2021	12:06 PM	8	8/10/2020

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 88668
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT AUBURN
LOCAL GOVERNMENT AREA CUMBERLAND
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM SP88668

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 88668
ADDRESS FOR SERVICE OF DOCUMENTS:
C/- PREMIUM STRATA PTY LTD
SUITE 404, LEVEL 4
64-76 KIPPAX STREET
SURRY HILLS 2010

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AK950418 LEASE TO AUSGRID OF SUB-STATION NO.77034 SHOWN IN
DP1226081 TOGETHER WITH EASEMENT FOR ELECTRICITY WORKS
VARIABLE WIDTH LIMITED IN STRATUM AFFECTING THE PART
SHOWN SO BURDENED IN THE TITLE DIAGRAM. EXPIRES:
6/11/2066. OPTION OF RENEWAL: 25 YEARS.
- 3 AM99063 POSITIVE COVENANT
- 4 SP88668 RESTRICTION(S) ON THE USE OF LAND
- 5 AN36851 INITIAL PERIOD EXPIRED
- 6 AQ447492 CONSOLIDATION OF REGISTERED BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 10000)

STRATA PLAN 88668

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 116	2	- 116	3	- 122	4	- 128
5	- 116	6	- 116	7	- 125	8	- 118
9	- 118	10	- 124	11	- 122	12	- 118
13	- 118	14	- 127	15	- 118	16	- 120
17	- 127	18	- 124	19	- 120	20	- 120
21	- 127	22	- 120	23	- 124	24	- 124
25	- 124	26	- 124	27	- 124	28	- 122

END OF PAGE 1 - CONTINUED OVER

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: CP/SP88668

PAGE 2

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 10000) (CONTINUED)

STRATA PLAN 88668

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
29	- 124	30	- 125	31	- 125	32	- 125
33	- 125	34	- 125	35	- 125	36	- 151
37	- 150	38	- 151	39	- 100	40	- 100
41	- 125	42	- 152	43	- 151	44	- 151
45	- 100	46	- 100	47	- 128	48	- 156
49	- 155	50	- 155	51	- 111	52	- 111
53	- 130	54	- 142	55	- 118	56	- 144
57	- 144	58	- 120	59	- 147	60	- 147
61	- 122	62	- 149	63	- 149	64	- 124
65	- 149	66	- 151	67	- 124	68	- 164
69	- 151	70	- 149	71	- 152	72	- 150
73	- 153	74	- 153	75	- 155	76	- 85
77	- 105						

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

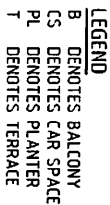
PRINTED ON 4/3/2021

* 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.

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SAI Global Property Division 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.

SHEET 1 OF 13 SHEETS



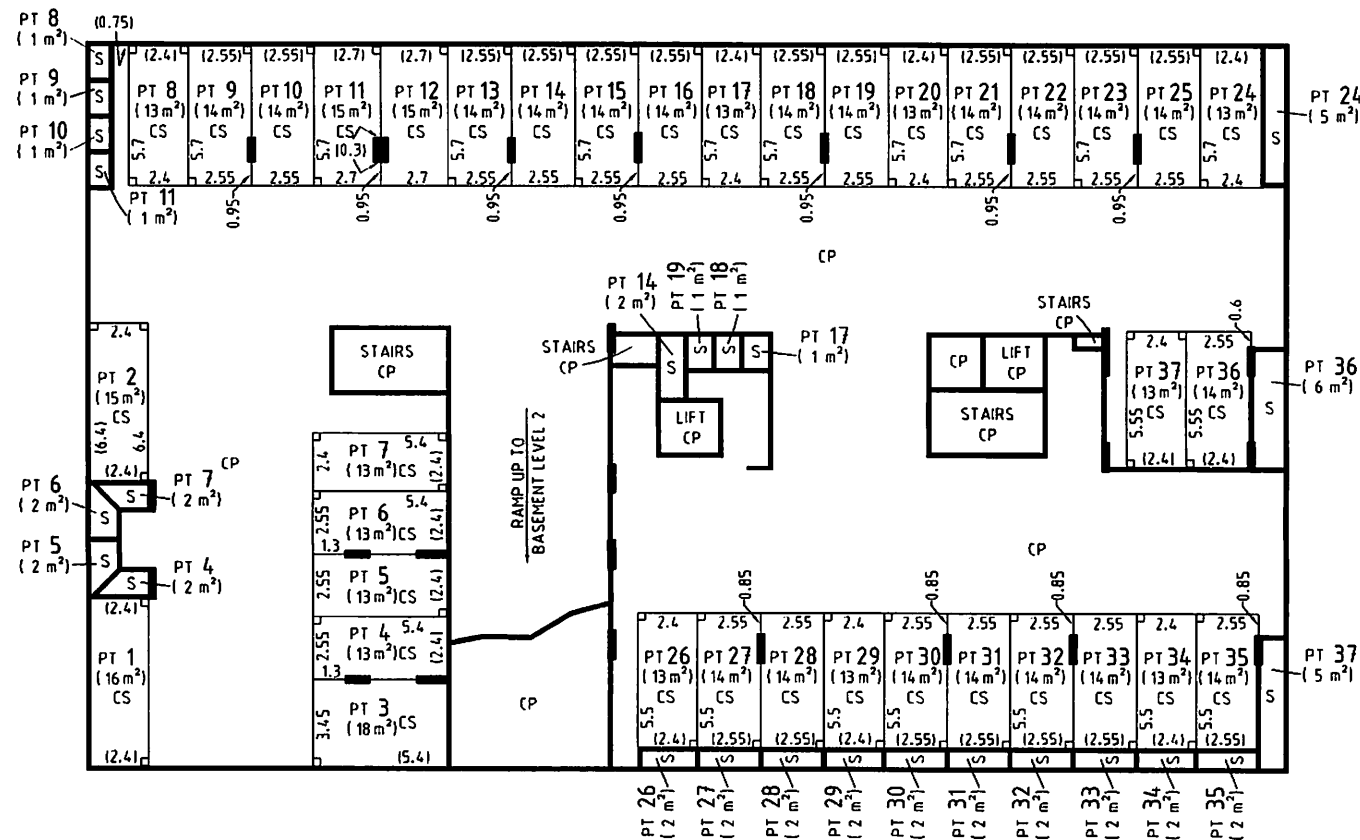
LOCATION PLAN

Registered

Subdivision No : 327016

FOR LEGIBILITY NOT ALL COMMON PROPERTY STRUCTURES, DUCTS AND COLUMNS ARE SHOWN

SP88668



BASEMENT LEVEL 3 FLOOR PLAN

SYMBOLS

- 90° 90° DENOTES PROLONGATION OF
FACE OF COLUMN OR WALL
UNLESS OTHERWISE SHOWN
- (0.15) 90° 90° DENOTES PROLONGATION OF
CENTRELINE OF COLUMN OR
WALL UNLESS OTHERWISE
SHOWN
- 90° □ DENOTES 90° ANGLE

LEGEND

- CP DENOTES COMMON PROPERTY
CS DENOTES CAR SPACE
S DENOTES STORAGE

DISH DRAIN IS COMMON PROPERTY.

AREAS ARE APPROXIMATE
FOR LEGIBILITY NOT ALL COMMON PROPERTY
STRUCTURES, DUCTS AND COLUMNS ARE SHOWN

Surveyor : ANTHONY GUY MITCHELL

Surveyor's Ref : 3148SPR01

Subdivision No : 32/2016

Lengths are in metres. Reduction Ratio 1 : 200

Registered

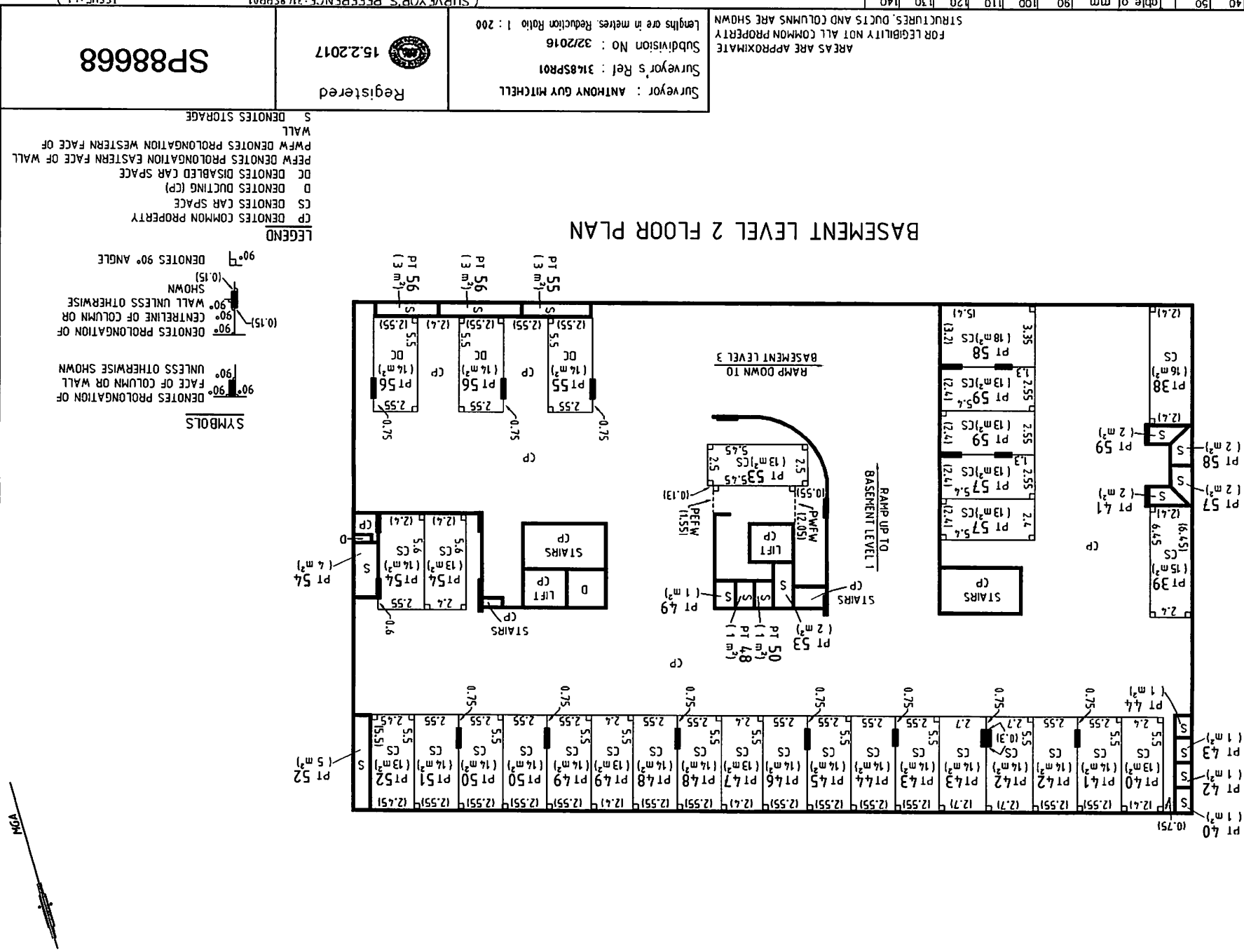


15.2.2017

SP88668

(SURVEYOR'S REFERENCE:3148SPR01

ISSUE:K1)

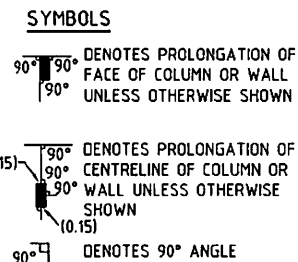


AREAS ARE APPROXIMATE
FOR LEGIBILITY NOT ALL COMMON PROPERTY
STRUCTURES, DUCTS AND COLUMNS ARE SHOWN

Surveyor : ANTHONY GUY MITCHELL
Surveyor's Ref : 3148SPR01
Subdivision No : 32/2016
Lengths are in metres. Reduction Ratio 1 : 200

Registered
15.2.2017

SP88668



LEGEND

CP DENOTES COMMON PROPERTY
CS DENOTES CAR SPACE
D DENOTES DUCTING (CP)
DC DENOTES DISABLED CAR SPACE
PEFW DENOTES PROLONGATION EASTERN FACE OF WALL
PFW DENOTES PROLONGATION WESTERN FACE OF WALL
S DENOTES STORAGE
VC DENOTES VISITOR CAR SPACE (CP)

SP88668

ISSUE:K1)

CAR SPACES EXTEND TO A HEIGHT OF 2.5 METRES ABOVE THE UPPER SURFACE OF ITS RESPECTIVE CONCRETE FLOORS, EXCEPT WHERE COVERED WITHIN THE LIMIT.

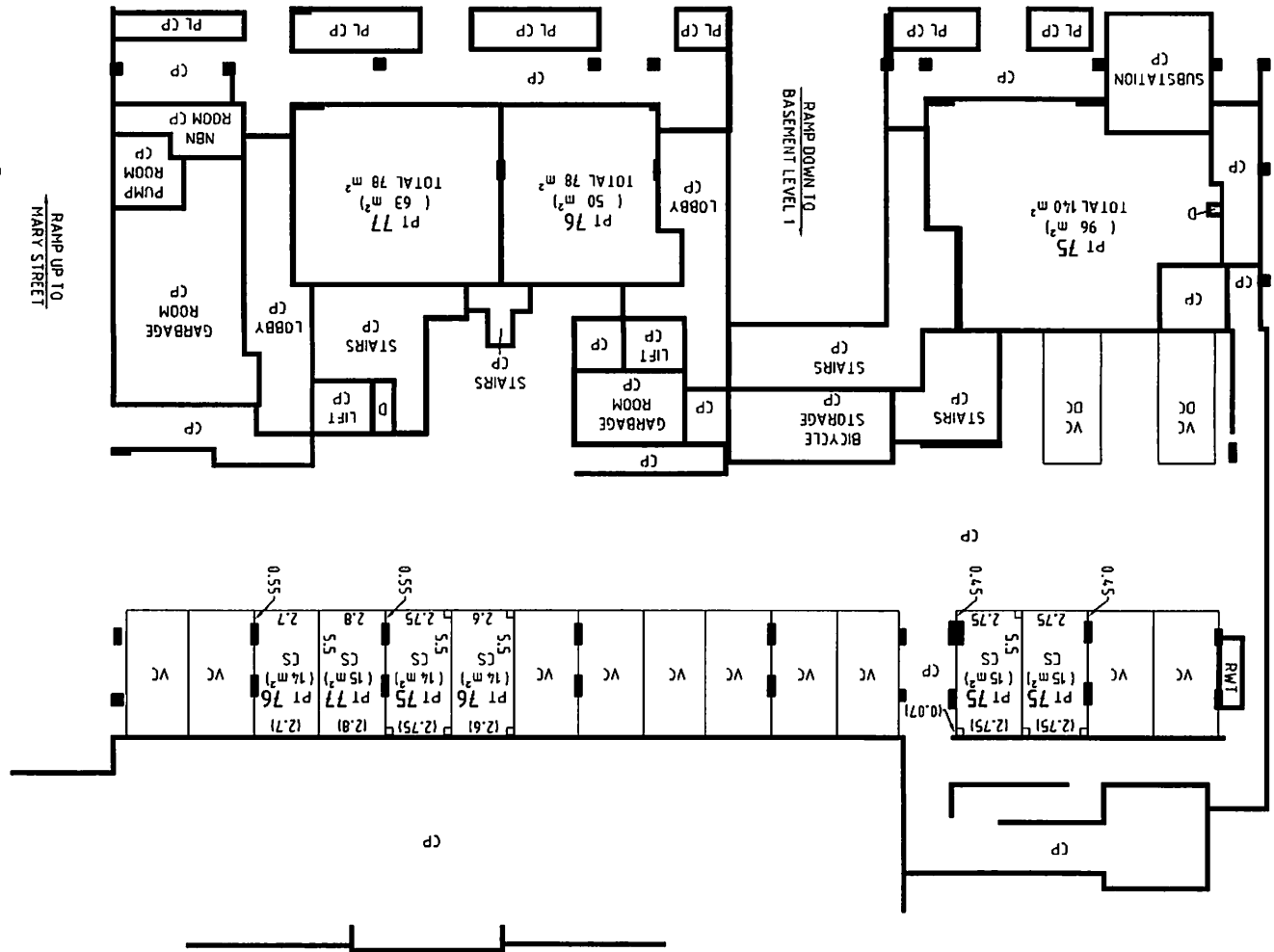
AREAS ARE APPROXIMATE FOR LEGIBILITY NOT ALL COMMON PROPERTY STRUCTURES, DUCTS AND COLUMNS ARE SHOWN

Surveyor : ANTHONY GUY MITCHELL
Surveyor's Ref : 3148SPR01
Subdivision No : 32/2016
Lengths are in metres. Reduction Ratio 1 : 200

Registered
15.2.2017

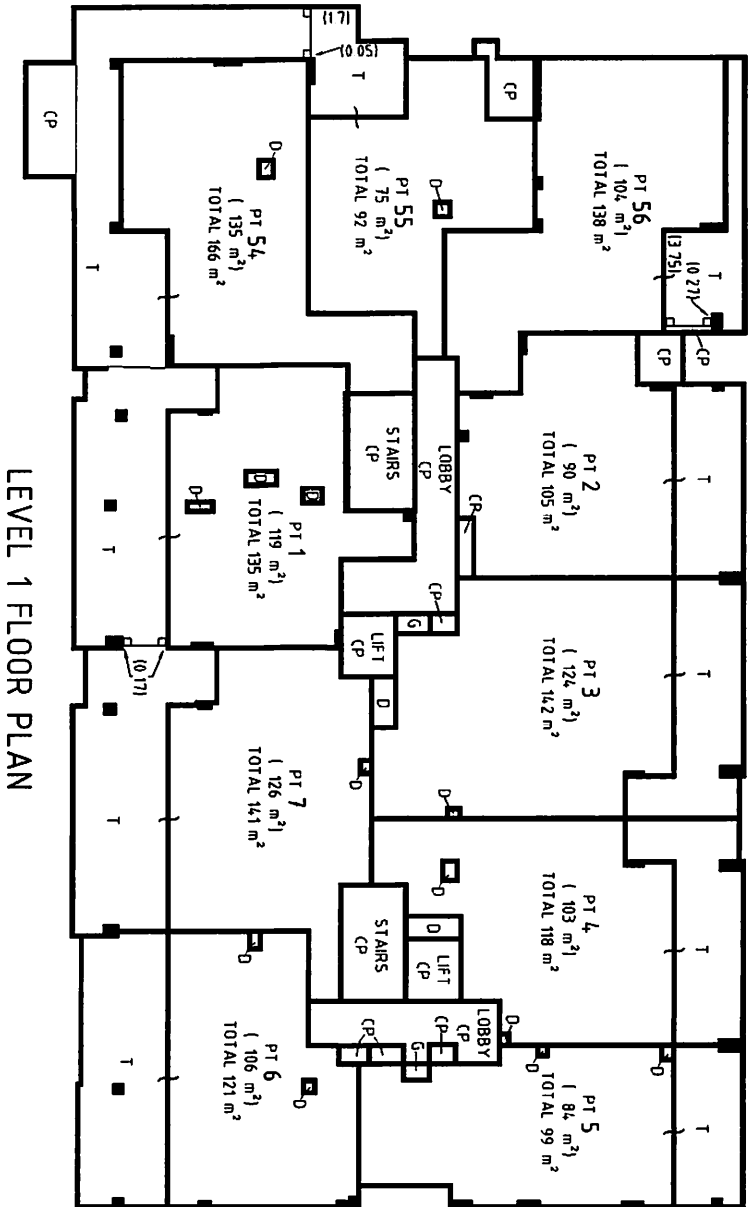
SP88668

GROUND LEVEL FLOOR PLAN



SYMBOLS
90° DENOTES PROLONGATION OF FACE OF COLUMN OR WALL UNLESS OTHERWISE SHOWN
90° DENOTES PROLONGATION OF CENTRELINE OF COLUMN OR WALL UNLESS OTHERWISE SHOWN
90° WALL UNLESS OTHERWISE SHOWN
90° (0.15) DENOTES 90° ANGLE

LEGEND
CP DENOTES COMMON PROPERTY
CS DENOTES CAR SPACE
D DENOTES DUCTING (CP)
DC DENOTES DISABLED CAR SPACE
RWT DENOTES RAIN WATER TANK (CP)
PL DENOTES PLANTER
VC DENOTES VISITOR CAR SPACE (CP)



THE STRATUM OF A TERRACE IS LIMITED IN HEIGHT TO 2.3 METRES ABOVE THE UPPER SURFACE OF ITS RESPECTIVE TILED/PAVED FLOOR SURFACE EXCEPT WHERE COVERED WITHIN THE LIMIT.

SHADE LOUVERS AND THEIR ASSOCIATED STRUCTURES ARE COMMON PROPERTY.

LEGEND

- CP DENOTES COMMON PROPERTY
- D DENOTES DUCTING (COMMON PROPERTY)
- G DENOTES GARBAGE CHUTE
- T DENOTES TERRACE
- 90° DENOTES 90° ANGLE

AREAS ARE APPROXIMATE
FOR LEGIBILITY NOT ALL COMMON PROPERTY
STRUCTURES, DUCTS AND COLUMNS ARE SHOWN

Surveyor's Ref : 3148SPR01

Registered



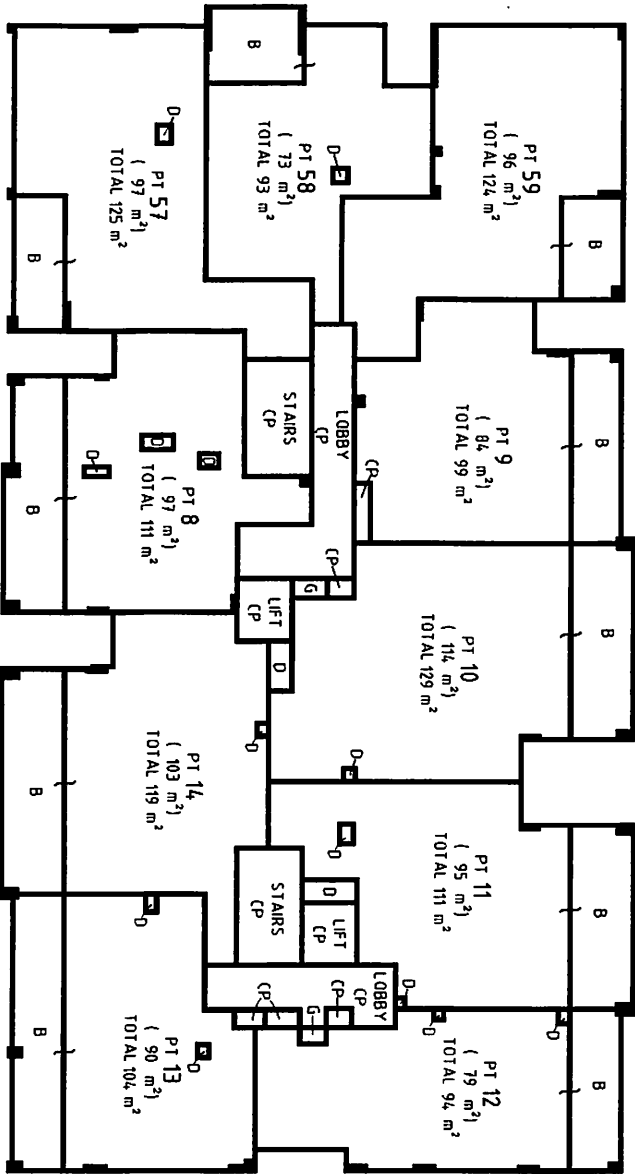
15.2.2017

SP886668

Subdivision No : 32/2016
Lengths are in metres Reduction Ratio 1 : 200

(SURVEYOR'S REFERENCE: 3148SPR01)

ISSUE: A1



LEVEL 2 FLOOR PLAN

THE STRATUM OF A BALCONY IS LIMITED IN HEIGHT TO 2.3 METRES ABOVE THE UPPER SURFACE OF ITS RESPECTIVE TILED FLOOR SURFACE EXCEPT WHERE COVERED WITHIN THE LIMIT.
SHADE LOUVERS AND THEIR ASSOCIATED STRUCTURES ARE COMMON PROPERTY.

- LEGEND**
- B DENOTES BALCONY
 - CP DENOTES COMMON PROPERTY
 - D DENOTES DUCTING (COMMON PROPERTY)
 - G DENOTES GARBAGE CHUTE

AREAS ARE APPROXIMATE
FOR LEGIBILITY NOT ALL COMMON PROPERTY
STRUCTURES, DUCTS AND COLUMNS ARE SHOWN

Surveyor : ANTHONY GUY MITCHELL

Surveyor's Ref : 3148SPR01

Subdivision No : 322016

Lengths are in metres. Reduction Ratio 1 : 200

Registered

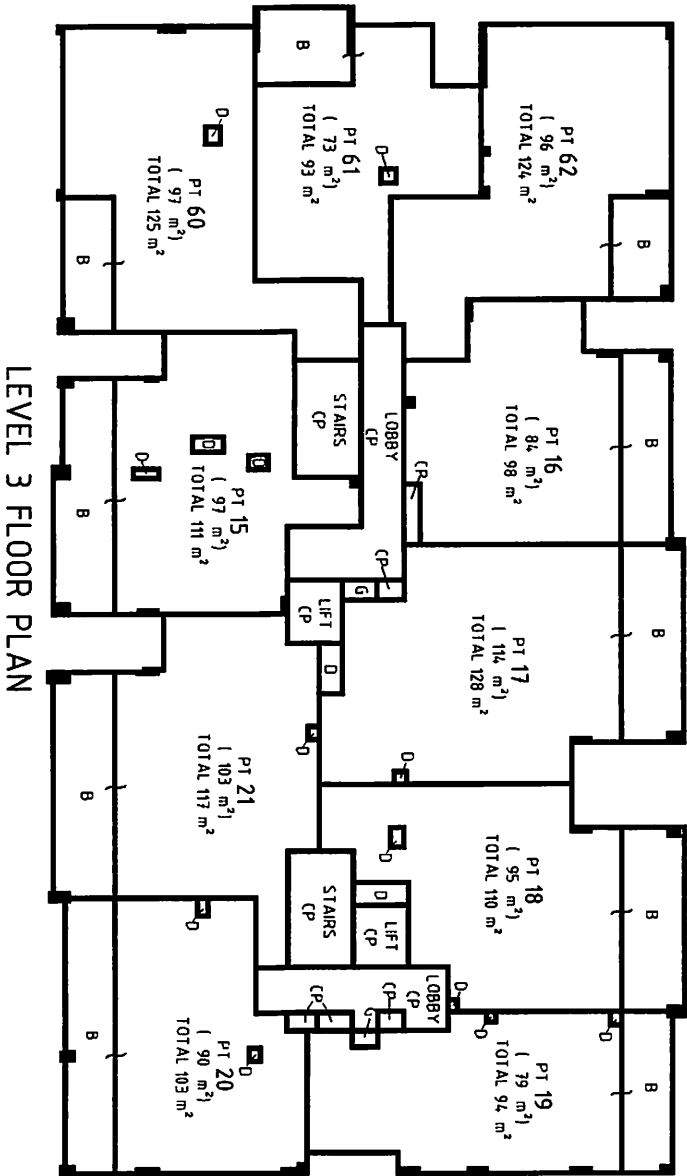


15.2.2017

SP886668

(SURVEYOR'S REFERENCE: 3148SPR01)

ISSUE: A1



THE STRATUM OF A BALCONY IS LIMITED IN HEIGHT TO 2.3 METRES ABOVE THE UPPER SURFACE OF ITS RESPECTIVE TILED FLOOR SURFACE EXCEPT WHERE COVERED WITHIN THE LIMIT.
SHADE LOUVERS AND THEIR ASSOCIATED STRUCTURES ARE COMMON PROPERTY.

0	10	20	30	40	50	60	70	80	90	100	110	120	130	140
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AREAS ARE APPROXIMATE
FOR LEGIBILITY NOT ALL COMMON PROPERTY
STRUCTURES, DUCTS AND COLUMNS ARE SHOWN

Surveyor : ANTHONY GUY MITCHELL Surveyor's Ref : 3148SPR01 Subdivision No : 322016 Lengths are in metres Reduction Ratio 1 : 200	Registered 15.2.2017	SP88668
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(SURVEYOR'S REFERENCE:3148SPR01

ISSUE:1.1)



LEGEND

- B DENOTES BALCONY
CP DENOTES COMMON PROPERTY
D DENOTES DUCTING (COMMON PROPERTY)
G DENOTES GARBAGE CHUTE

THE STRATON OF A BALCONY IS LIMITED IN HEIGHT TO 2.3 METRES ABOVE THE UPPER SURFACE OF ITS RESPECTIVE TILED FLOOR SURFACE EXCEPT WHERE COVERED WITHIN THE LIMIT.

SHADE LOUVRES AND THEIR ASSOCIATED STRUCTURES ARE COMMON PROPERTY.

Surveyor : ANTHONY GUY MITCHELL

Surveyor's Ref : 3148SPR01

Subdivision No : 32/2016

AREAS ARE APPROXIMATE
FOR LEGIBILITY NOT ALL COMMON PROPERTY
STRUCTURES DUCTS AND COLUMNS ARE SHOWN

Registered

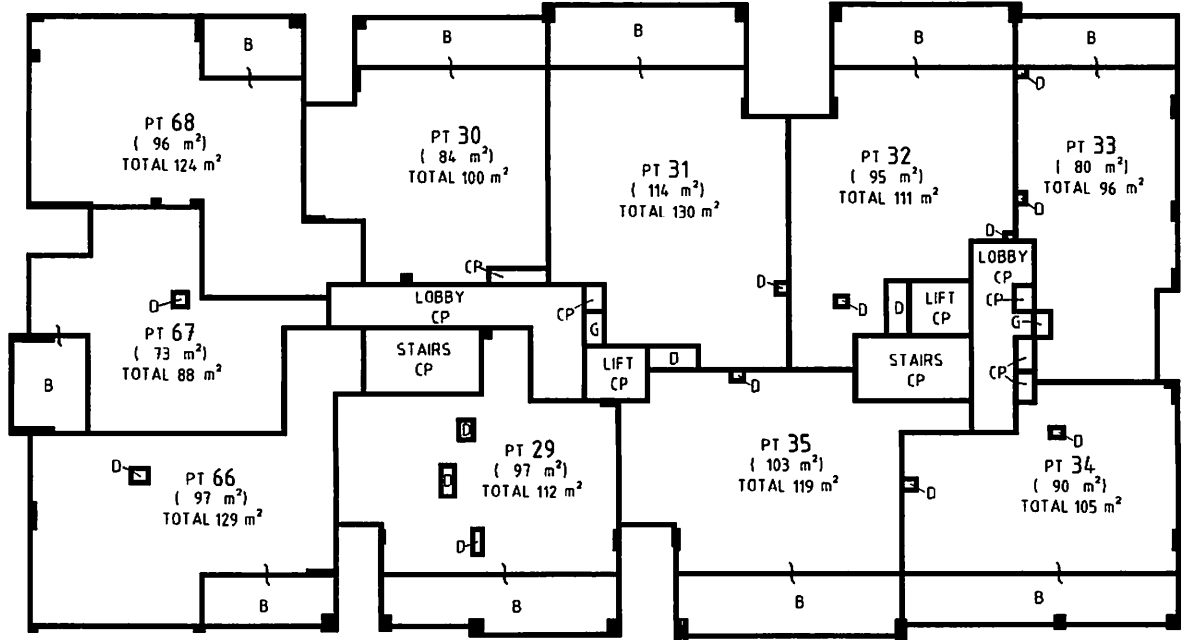
15.2.2017

SP88668

10	20	30	40	50	Table of mm	90	100	110	120	130	140
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(SURVEYOR'S REFERENCE: 3148SPR01)

ISSUE:k1)



LEVEL 5 FLOOR PLAN

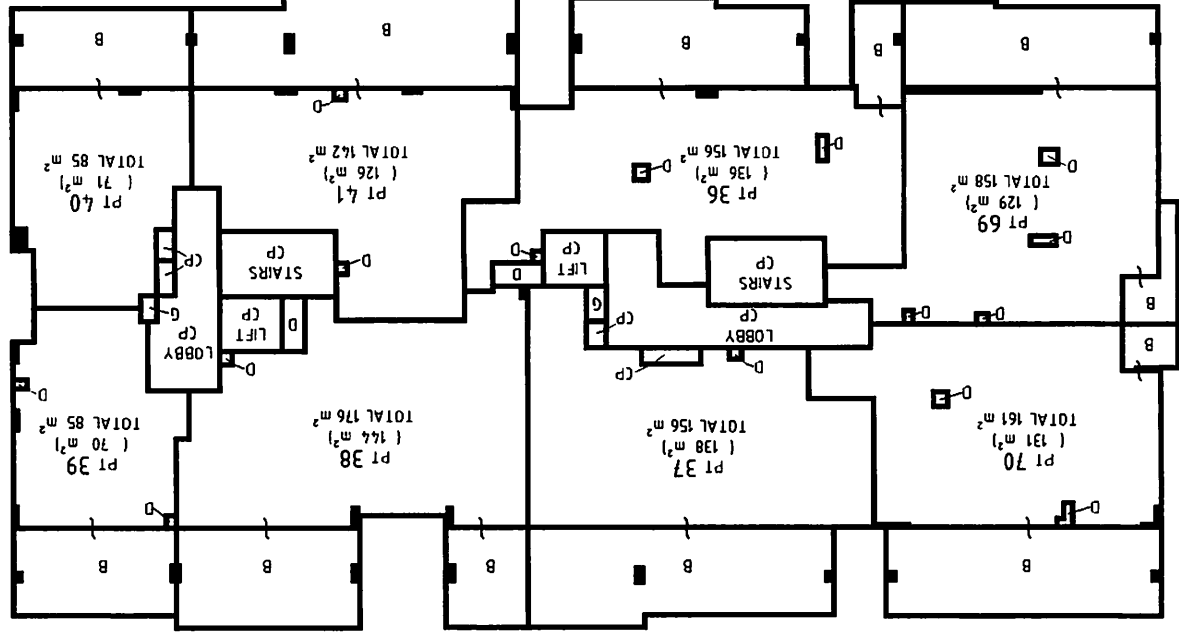
- LEGEND**
- B DENOTES BALCONY
 - CP DENOTES COMMON PROPERTY
 - D DENOTES DUCTING (COMMON PROPERTY)
 - G DENOTES GARBAGE CHUTE

THE STRATUM OF A BALCONY IS LIMITED IN HEIGHT TO 2.3 METRES ABOVE THE UPPER SURFACE OF ITS RESPECTIVE TILED FLOOR SURFACE EXCEPT WHERE COVERED WITHIN THE LIMIT.

SHADE LOUVRES AND THEIR ASSOCIATED STRUCTURES ARE COMMON PROPERTY.

AREAS ARE APPROXIMATE
FOR LEGIBILITY NOT ALL COMMON PROPERTY
STRUCTURES, DUCTS AND COLUMNS ARE SHOWN

Surveyor : ANTHONY GUY MITCHELL Surveyor's Ref : 3148SPR01 Subdivision No : 32/2016 Lengths are in metres Reduction Ratio 1 : 200	Registered 15.2.2017	SP88668
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LEGEND

- B DENOTES BALCONY
- CP DENOTES COMMON PROPERTY
- D DENOTES DUCTING (COMMON PROPERTY)
- G DENOTES GARBAGE CHUTE

THE STRATUM OF A BALCONY IS LIMITED IN HEIGHT TO 2.3 METRES ABOVE THE UPPER SURFACE OF ITS RESPECTIVE TILED FLOOR SURFACE EXCEPT WHERE COVERED WITHIN THE LIMIT.
SHADE LOUVERS AND THEIR ASSOCIATED STRUCTURES ARE COMMON PROPERTY.

AREAS ARE APPROXIMATE
FOR LEGIBILITY NOT ALL COMMON PROPERTY
STRUCTURES, DUCTS AND COLUMNS ARE SHOWN

Surveyor : ANTHONY GUY MITCHELL
Surveyor's Ref : 31485PR01
Subdivision No : 32/2016
Lengths are in metres. Reduction Ratio 1 : 200

Registered
15.2.2017

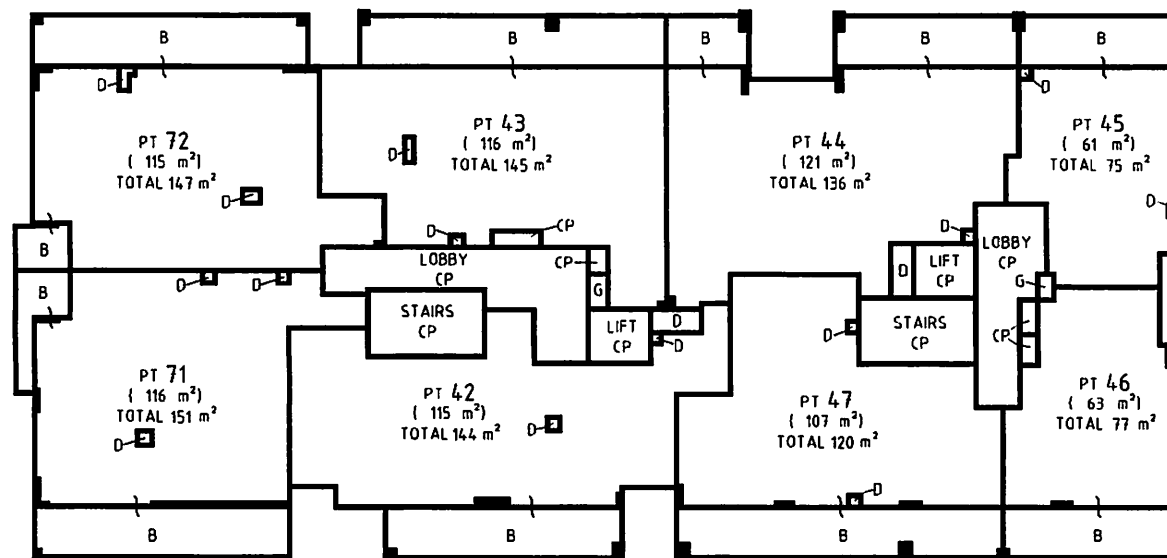
SP88668

10	20	30	40	50	60	70	80	90	100	110	120	130	140
Scale of mm													

(SURVEYOR'S REFERENCE:31485PR01

ISSUE:41)

NGA



LEVEL 7 FLOOR PLAN

LEGEND

- B DENOTES BALCONY
 CP DENOTES COMMON PROPERTY
 D DENOTES DUCTING (COMMON PROPERTY)
 G DENOTES GARBAGE CHUTE

THE STRATUM OF A BALCONY IS LIMITED IN HEIGHT TO 2.3 METRES ABOVE THE UPPER SURFACE OF ITS RESPECTIVE TILED FLOOR SURFACE EXCEPT WHERE COVERED WITHIN THE LIMIT.

SHADE LOUVERS AND THEIR ASSOCIATED STRUCTURES ARE COMMON PROPERTY.

AREAS ARE APPROXIMATE
 FOR LEGIBILITY NOT ALL COMMON PROPERTY
 STRUCTURES, DUCTS AND COLUMNS ARE SHOWN

Surveyor : ANTHONY GUY MITCHELL

Surveyor's Ref : 3148SPR01

Subdivision No : 32/2016

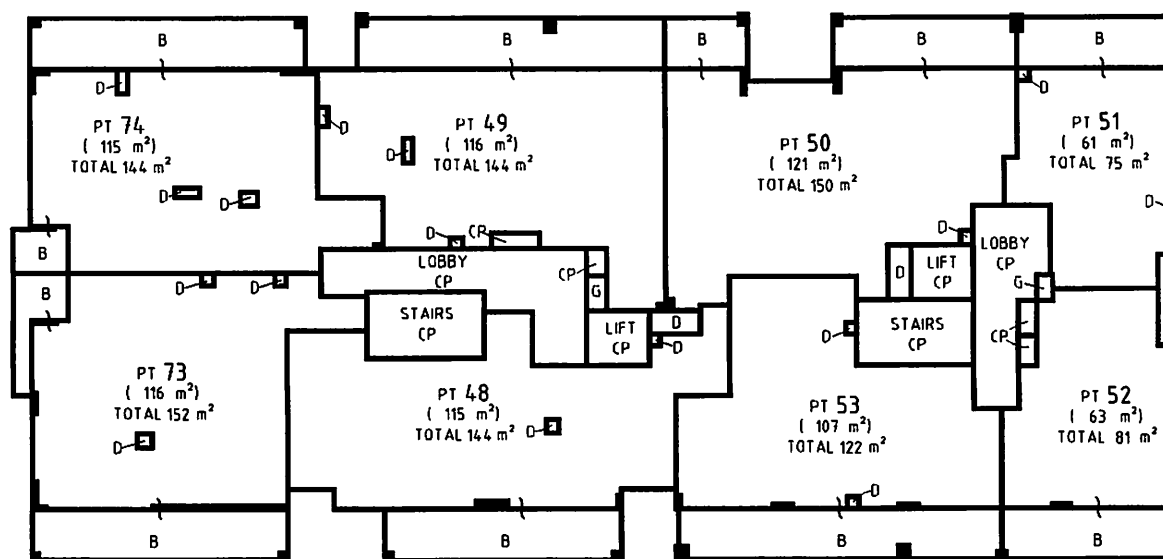
Lengths are in metres. Reduction Ratio 1 : 200

Registered



15.2.2017

SP88668



LEVEL 8 FLOOR PLAN

LEGEND

- B DENOTES BALCONY
 CP DENOTES COMMON PROPERTY
 D DENOTES DUCTING (COMMON PROPERTY)
 G DENOTES GARBAGE CHUTE

THE STRATUM OF A BALCONY IS LIMITED IN HEIGHT TO 2.3 METRES ABOVE THE UPPER SURFACE OF ITS RESPECTIVE TILED FLOOR SURFACE EXCEPT WHERE COVERED WITHIN THE LIMIT.

SHADE LOUVERS AND THEIR ASSOCIATED STRUCTURES ARE COMMON PROPERTY.

SKYLIGHT AND THEIR ASSOCIATED STRUCTURES ARE COMMON PROPERTY.

AREAS ARE APPROXIMATE
 FOR LEGIBILITY NOT ALL COMMON PROPERTY
 STRUCTURES, DUCTS AND COLUMNS ARE SHOWN

Surveyor : ANTHONY GUY MITCHELL

Surveyor's Ref : 3148SPR01

Subdivision No : 32/2016


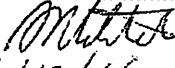
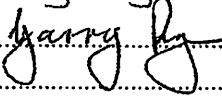
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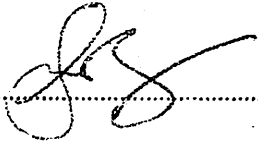
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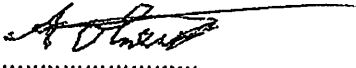
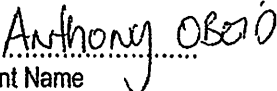

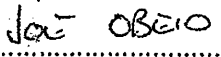
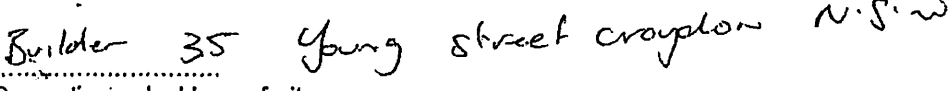
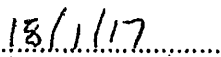



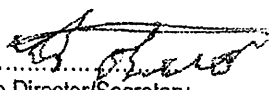
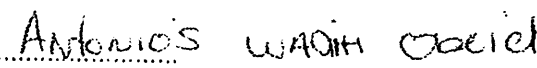
15.2.2017


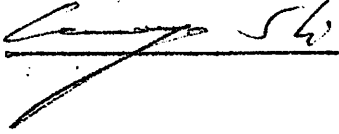
SP88668

SP FORM 3.01		STRATA PLAN ADMINISTRATION SHEET		Sheet 1 of 5 sheet(s)	
Office Use Only		Office Use Only		Office Use Only	
Registered:  15.2.2017		SP88668			
PLAN OF SUBDIVISION OF: SUBDIVISION OF LOT 100 IN DP1225737		LGA: CUMBERLAND Locality: AUBURN Parish: LIBERTY PLAINS County: CUMBERLAND			
Sheet is a *FREEHOLD/LEASEHOLD Strata Scheme					
Address for Service of Documents The Owners Strata Plan No No.27-29 MARY STREET AUBURN, N.S.W. 2144 Provide an Australian postal address including a postcode		The by-laws adopted for the scheme are:- * 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) *The strata by-laws lodged with the plan.			
Surveyor's Certificate I <u>ANTHONY GUY MITCHELL</u> of <u>STRATASURV PTY LIMITED</u> 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. *The building encroaches on:- *(a) a public place *(b) land other than a public place and an appropriate easement to permit the encroachment has been created by Signature: <u></u> Date: <u>17/12/16</u> Surveyor ID: <u>127</u> Surveyor's Reference: <u>3148SPR01</u> ^ Insert the deposited plan number or dealing number of the instrument that created the easement		Strata Certificate (Accredited Certifier) I <u>GARRY RYAN</u> being an Accredited Certifier, accreditation number <u>8880565</u> , certify that in regards to the proposed 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> . *(a) This plan is part of a development scheme. *(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. *(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> . Certificate Reference: <u>32/2016</u> Relevant Planning Approval No.: <u>CDC 12/2016</u> issued by: <u>Garry Ryan</u> Signature: <u></u> Date: <u>17/1/17</u> ^ Insert lot numbers of proposed utility lots.			
* Strike through if inapplicable.		SURVEYOR'S REFERENCE: 3148SPR01			

SP FORM 3.07	STRATA PLAN ADMINISTRATION SHEET	Sheet 2 of 5 sheet(s)																																																																																																																																																																				
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VALUER'S CERTIFICATE																																																																																																																																																																						
I, <u>Simon Azor</u> being a qualified valuer, as defined in the <i>Strata Schemes Development Act 2015</i> , certify that the unit entitlements shown in the schedule herewith are apportioned in accordance with Schedule 2 <i>Strata Schemes Development Act 2015</i>																																																																																																																																																																						
Signature:  Date: <u>16-1-17</u>																																																																																																																																																																						
PROPOSED SCHEDULE OF UNIT ENTITLEMENT																																																																																																																																																																						
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SP FORM 3.08	STRATA PLAN ADMINISTRATION SHEET	Sheet 3 of 5 sheet(s)
Office Use Only		Office Use Only
Registered:  15.2.2017	SP88668	
<p>This sheet is for the provision of the following information as required:</p> <ul style="list-style-type: none">Any information which cannot fit in the appropriate panel of any previous administration sheetsStatements of intention to create and or release affecting interests in accordance with section 88B Conveyancing Act 1919 <p>Signatures and seals- see section 22 Strata Schemes Development Act 2015</p>		
<p>PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, AS AMENDED IT IS INTENDED TO CREATE:</p> <p>1. RESTRICTION ON THE USE OF LAND</p> <p>SIGNED by ANTHONY OBEID:</p> <p> Registered Proprietor</p> <p> Print Name</p> <p> Witness</p> <p> Print Name</p> <p> Occupation and address of witness</p> <p> Date</p>		
SURVEYOR'S REFERENCE: 3148SPR01		

SP FORM 3.08	STRATA PLAN ADMINISTRATION SHEET	Sheet 4 of 5 sheet(s)
Office Use Only		Office Use Only
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<p>SIGNED by STATION 1 PTY LIMITED (ACN: 167 298 446) in accordance with section 127 of the Corporations Act 2001 and in the presence of:</p> <p> Sole Director/Secretary</p> <p> Antonio's Wagh Print Name</p>		
SURVEYOR'S REFERENCE: 3148SPR01		

SP FORM 3.08	STRATA PLAN ADMINISTRATION SHEET	Sheet 5 of 5 sheet(s)
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<p>EXECUTION BY ARAB BANK AUSTRALIA LIMITED:</p> <p>ARAB BANK AUSTRALIA LTD BY ITS ATTORNEY who hereby states he has no notice of revocation of the Power of Attorney registered in the office of the Registrar General No. 476 Book 4654 under the authority of which he has executed this instrument.</p> <p>SIGNED SEALED AND DELIVERED for and on behalf of ARAB BANK AUSTRALIA LIMITED by JASON WILLIAMS RON MOORE its duly constituted Attorneys who are personally known to me:</p> <p>Campbell Shi</p> <p>Level 7, 20 Bridge Street Sydney NSW 2000</p> <p></p>		
SURVEYOR'S REFERENCE: 3148SPR01		

ePlan

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS, RESTRICTIONS ON THE
USE OF LAND AND POSITIVE COVENANT INTENDED TO BE CREATED
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919**

(Sheet 1 of 6 sheets)

Plan: SP88668

Plan of Subdivision of Lot 100 in DP1225737
covered by Strata Certificate No

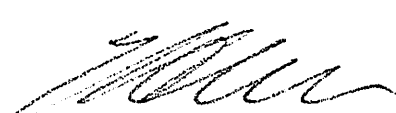
**Full Name and Address of the Registered
Proprietor of the Land:**

Station 1 Pty Ltd
(ACN 167 298 446)
35 Young Street, Croydon NSW 2132

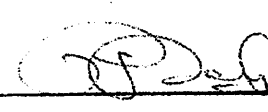
Anthony Obeid
35 Young Street, Croydon NSW 2132

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 the Use of Land	Common Property	Cumberland Council


Authorised officer as Delegate of
Cumberland Council pursuant to S.378
of the Local Government Act 1993 and
I certify I have no notice of revocation
of such Delegation

KARL OKORN
MANAGER DEVELOPMENT
ASSESSMENT

Signature of Witness: 

Name: RAJAN RAJARAJAN
Cumberland Council
16 Memorial Avenue
MERRYLANDS NSW 2160

ePlan

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS, RESTRICTIONS ON THE
USE OF LAND AND POSITIVE COVENANT INTENDED TO BE CREATED
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919**

(Sheet 2 of 6 sheets)

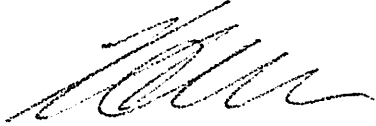
Plan: SP88668

Plan of Subdivision of Lot 100 in DP1225737
covered by Strata Certificate No

PART 2 (Terms)


1. Terms of Restriction on the Use of Land numbered 2 in the Plan

- 1.1. The on-site car parking spaces may only be used by a resident and/or occupier of the premises contained within the burdened lots. Any occupant, tenant, lessee, or registered proprietor of the development site or part thereof shall not enter into an agreement to lease, license or transfer ownership of any car parking spaces to those other than an occupant, tenant or lessee in the building.
- 1.2. This restriction may only be released, varied or modified by Cumberland Council.


Authorised officer as Delegate of
Cumberland Council pursuant to S.378
of the Local Government Act 1993 and
I certify I have no notice of revocation
of such Delegation

KARL OKORN

MANAGER DEVELOPMENT ASSESSMENT

Signature of Witness: 

Name: RAJAN RAJARATNAM
Cumberland Council
16 Memorial Avenue
MERRYLANDS NSW 2160

ePlan

INSTRUMENT SETTING OUT TERMS OF EASEMENTS, RESTRICTIONS ON THE
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(Sheet 3 of 6 sheets)

Plan: **SP88668**

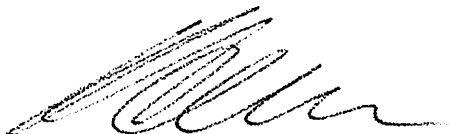
Plan of Subdivision of Lot 100 in DP1225737
covered by Strata Certificate No

Execution

STATION 1 PTY LTD
(ACN 167 298 446) in
accordance with section 127 of the
Corporations Act 2001 and in the presence of:



.....
Sole Director/Secretary

ANTONIO WADIA OBIJO
.....
Print Name



Authorised officer as Delegate of
Cumberland Council pursuant to S.378
of the Local Government Act 1993 and
I certify I have no notice of revocation
of such Delegation

KARL OKORN
MANAGER DEVELOPMENT
ASSESSMENT

Signature of Witness: 

Name: RAJAN RAJARAJHU
Cumberland Council
16 Memorial Avenue
MERRYLANDS NSW 2160

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(Sheet 4 of 6 sheets)

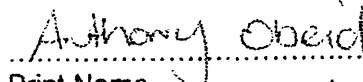
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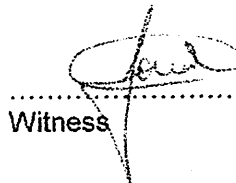
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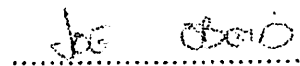
Execution

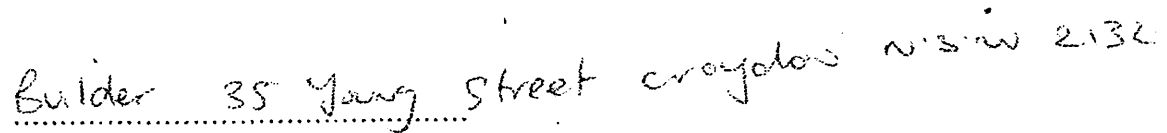
ANTHONY OBEID


.....
Registered Proprietor


.....
Print Name


.....
Witness


.....
Print Name


.....
Occupation and Address of Witness

.....
Print Name



ePlan

INSTRUMENT SETTING OUT TERMS OF EASEMENTS, RESTRICTIONS ON THE
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(Sheet 5 of 6 sheets)

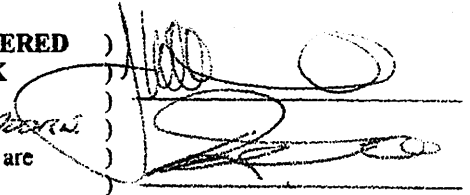
Plan: **SP88668**

Plan of Subdivision of Lot 100 in DP1225737
covered by Strata Certificate No

EXECUTION BY ARAB BANK AUSTRALIA LIMITED

ARAB BANK AUSTRALIA LTD
BY ITS ATTORNEY who hereby
states he has no notice of
revocation of the Power of
Attorney registered in the office of
the Registrar General No. 476
Book 4654 under the authority of
which he has executed this
instrument.

SIGNED SEALED AND DELIVERED
for and on behalf of ARAB BANK
AUSTRALIA LIMITED by
JASON WILLIAMS & RORY ADEEN
its duly constituted Attorneys who are
personally known to me:



LORRAINE SHALALA



**Level 7, 20 Bridge Street
Sydney NSW 2000**

ePlan

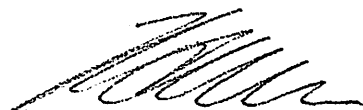
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(Sheet 6 of 6 sheets)

Plan: **SP88668**

Plan of Subdivision of Lot 100 in DP1225737
covered by Strata Certificate No

EXECUTION BY CUMBERLAND COUNCIL



Signature of Authorised Officer

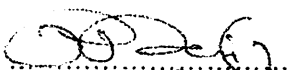
KARL OKORN
Print Name

MANAGER DEVELOPMENT ASSESSMENT

Position of Authorised Officer as Delegate
Pursuant to s378 of the Local Government Act 1993

Cumberland Council
.....
Council

Authorised officer as Delegate of
Cumberland Council pursuant to S.378
of the Local Government Act 1993 and
I certify I have no notice of revocation
of such Delegation


Signature of Witness

RASHAN RAJARPATAN
Print Name


16 Memorial AVE Merrylands 2160
Address

REGISTERED



15.2.2017

ePlan

Approved Form 7	Strata Plan By-laws	Sheet 1 of 30 sheet(s)
Registered:  15.2.2017	Office Use Only	Office Use Only SP88668

27 - 29 Mary Street, Auburn


**Instrument setting out the terms of the by-laws to be created upon
registration of the strata plan**

By-Laws

Date: 17/11/17


M&A LAWYERS

Level 11
65 York Street
SYDNEY NSW 2000
Tel: (02) 9188 9639
Fax: (02) 8458 6139
Email: dm@ma-lawyers.com.au
REF: DM:05056


Approved Form 7	Strata Plan By-laws	Sheet 2 of 30 sheet(s)
Registered:  15.2.2017	Office Use Only	Office Use Only SP88668

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Registered:  15.2.2017	Office Use Only	Office Use Only
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Approved Form 7	Strata Plan By-laws	Sheet 4 of 30 sheet(s)
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1 Definitions and Interpretation

1.1 Definitions

In these By-Laws, unless the contrary intention appears:

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

Authority means any authority or authorities including any government, semi-government or local government, statutory, public or other authority or body;

Building means the building or buildings and the land which is the subject of the Strata Plan;

Building Works means works, alterations, additions, damage, removal, repairs or replacement of:

- (a) Common Property structures, including the Common Property walls, floor and ceilings enclosing the Lot. Common Property walls include windows and doors in those walls;
- (b) the structure of the Lot;
- (c) the internal walls inside the Lot (e.g. a wall dividing two rooms in the Lot);
- (d) Common Property services; or
- (e) services in the Strata Scheme whether or not they are for the exclusive use of the Lot,


but excludes minor fit out works inside a Lot and works or alterations to the interior of Common Property walls in the Lot (e.g. hanging pictures or attaching items to those walls);

By-Laws means the By-Laws set out in this document and any other By-Laws adopted by the Owners Corporation from time to time;

Common Property means the common property comprised in the Strata Plan;

Council means Auburn City Council or Cumberland Council, whichever is applicable;

Furniture and Fittings means any personal property belonging to the Owners Corporation that is to be used in connection with the Building;

Approved Form 7	Strata Plan By-laws	Sheet 5 of 30 sheet(s)
Registered:  15.2.2017	Office Use Only	Office Use Only SP88668

Government Agency means any government or any governmental or semi-governmental administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity or state owned corporation;

Government Authority means any government, semi-government, local government, administrative, fiscal or judicial department, commission, authority tribunal, agency or other entity;

Land means 27 – 29 Mary Street, Auburn 2144 contained in the certificates of title Folio Identifiers 1/774599 and 3/164229;

Lot means a Lot in the Strata Plan;

Manager or Managing Agent means the manager of the Strata Scheme appointed by the Owners Corporation from time to time;

Occupier means any lessee, sub lessee, licensee, sub licensee, occupier or mortgagee in possession of a Lot in the Strata Plan;


Owner means the owner for the time being of any Lot in the Strata Plan;

Owners Corporation means the owners corporation constituted upon registration of the Strata Plan;

Rules means rules made by the Owners Corporation according to By-law 26;

Security Keys means the keys, magnetic card or other device or information used in the Strata Scheme to open and close Common Property doors, gates or locks or to operate alarms, security systems or communication systems; and

Strata Plan means the strata plan with which this By-Law was registered.

Approved Form 7	Strata Plan By-laws	Sheet 6 of 30 sheet(s)
Registered:  15.2.2017	Office Use Only	Office Use Only SP88668

1.2 Interpretation

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


- (a) headings are for convenience only and do not affect the interpretation of the By-Laws;
- (b) words importing the singular include the plural and vice versa;
- (c) words importing a gender include any gender;
- (d) an expression importing a natural person includes any company, partnership, joint venture, association, corporation or other Owners Corporation and any Government Authority;
- (e) a reference to a person includes reference to the person's executors, administrators, successors, substitutes (including without limitation, persons taking by novation) and assigns;
- (f) a reference to anything includes a part of that thing and any first letter of a word mentioned in clause 1.1 that may not be capitalised in the body of this document has the same meaning as the word in clause 1.1; and
- (g) a reference to any statute, regulation, proclamation, ordinance or clause includes all statutes, regulations, proclamations, ordinances or clauses varying, consolidating or replacing them, and a reference to a statute includes all regulations, proclamations, ordinances and clauses issued under that statute.

2 Occupation for residential Owner or Occupier

- 2.1 By-Laws 2 to 32 apply to the occupation for residential Owner or Occupier, unless otherwise stated, with respect to a Lot without limiting clause 1.
- 2.2 No Owner or Occupier of a Lot may use a Lot or permit a Lot to be used for any use other than as a principal place of abode or residence.

3 Noise

An Owner or Occupier of a Lot, or any invitee of an Owner or Occupier of a Lot, must not create any noise on a Lot or the Common Property likely to interfere with the peaceful enjoyment of the Owner or Occupier of another Lot or of any person lawfully using Common Property.

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4 Vehicles

An Owner or Occupier of a Lot must not park or stand any motor or other vehicle on Common Property, or permit a motor vehicle to be parked or stood on Common Property, except with the prior written approval of the Owners Corporation or as permitted by a sign authorised by the Owners Corporation.

5 Obstruction of Common Property

An Owner or Occupier of a Lot must not obstruct lawful use of Common Property by any person except on a temporary and non-recurring basis.


6 Damage to lawns and plants on Common Property

An Owner or Occupier of a Lot must not, except with the prior written approval of the Owners Corporation:

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated on Common Property, or
- (b) use for his or her own purposes as a garden any portion of the Common Property.

7 Damage to Common Property

- 7.1 An Owner or Occupier of a Lot must not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the Common Property without the approval in writing of the Owners Corporation.
 - 7.2 An approval given by the Owners Corporation under By-Law 7.1 cannot authorise any additions to the Common Property.
 - 7.3 This By-Law does not prevent an Owner or person authorised by an Owner from installing:
 - (a) any locking or other safety device for protection of the Owner's Lot against intruders, or
 - (b) any screen or other device to prevent entry of animals or insects on the Lot, or
 - (c) any structure or device to prevent harm to children.
 - 7.4 Any such locking or safety device, screen, other device or structure must be installed in a competent and proper manner and must have an appearance, after it has been installed, in keeping with the appearance of the rest of the Building.
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7.5 Despite s 106 of the Act, the Owner of a Lot must maintain and keep in a state of good and serviceable repair any installation or structure referred to in By-Law 7.3 that forms part of the Common Property and that services the Lot.

8 Behaviour of Owners and Occupiers

An Owner or Occupier of a Lot when on Common Property must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to the Owner or Occupier of another Lot or to any person lawfully using Common Property.

9 Children playing on Common Property in Building

9.1 Any child for whom an Owner or Occupier of a Lot is responsible may play on any area of the Common Property that is designated by the Owners Corporation for that purpose but may only use an area designated for swimming while under adult supervision.

9.2 An Owner or Occupier of a Lot must not permit any child for whom the Owner or Occupier is responsible, unless accompanied by an adult exercising effective control, to be or remain on Common Property that is a laundry, car parking area or other area of possible danger or hazard to children.

10 Behaviour of invitees


10.1 Any invitee of an Owner or Occupier of a Lot, when on Common Property must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to the Owner or Occupier of another Lot or to any person lawfully using Common Property.

10.2 An Owner or Occupier of a Lot must take all reasonable steps to ensure that invitees of the Owner or Occupier:

- (a) do not behave in a manner likely to interfere with the peaceful enjoyment of the Owner or Occupier of another Lot or any person lawfully using Common Property, and
- (b) without limiting paragraph (a), that invitees comply with By-Law 10.1.

11 Depositing rubbish and other material on Common Property

An Owner or Occupier of a Lot must not deposit or throw on the Common Property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the Owner or Occupier of another Lot or of any person lawfully using the Common Property.

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12 Hanging out of Washing

An Owner or Occupier of a Lot must not, except with the consent in writing of the Owners Corporation, hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the Building other than on any lines provided by the Owners Corporation for the purpose and there only for a reasonable period.

13 Cleaning windows and doors

- 13.1 Except in the circumstances referred to in By-Law 13.2, an Owner or Occupier of a Lot is responsible for cleaning all interior and exterior surfaces of glass in windows and doors on the boundary of the Lot, including so much as is Common Property.
- 13.2 The Owners Corporation is responsible for cleaning regularly all exterior surfaces of glass in windows and doors that cannot be accessed by the Owner or Occupier of the Lot safely or at all.

14 Storage of inflammable liquids and other substances and materials


- 14.1 An Owner or Occupier of a Lot must not, except with the prior written approval of the Owners Corporation, use or store on the Lot or on the Common Property any inflammable chemical, liquid or gas or other inflammable material.
- 14.2 This By-Law does not apply to chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

15 Moving furniture and other objects on or through Common Property

- 15.1 An Owner or Occupier of a Lot must not transport any furniture or large object through or on Common Property within the Building unless sufficient notice has first been given to the executive committee so as to enable the executive committee to arrange for its nominee to be present at the time when the Owner or Occupier does so.

16 Floor coverings

- 16.1 An Owner of a Lot must ensure that all floor space within the Lot is covered or otherwise treated to an extent sufficient to prevent the transmission from the floor space of noise likely to disturb the peaceful enjoyment of the Owner or Occupier of another Lot.

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16.2 This By-Law does not apply to floor space comprising a kitchen, laundry, lavatory or bathroom.


17 Garbage disposal

17.1 An Owner or Occupier of a Lot:


- (a) must maintain within the Lot, or on such part of the Common Property as may be authorised by the Owners Corporation, in clean and dry condition and (except in the case of receptacles for recyclable materials) adequately covered, and
- (b) must ensure that before refuse is placed in the receptacle it is securely wrapped or, in the case of tins or other containers, completely drained, or, in the case of recyclable material waste, separated and prepared in accordance with the applicable recycling guidelines, and
- (c) for the purpose of having the garbage collected, must place the receptacle within an area designated for that purpose by the Owners Corporation and at a time not more than 12 hours before the time at which garbage is normally collected, and
- (d) when the garbage has been collected, must promptly return the receptacle to the Lot or other area referred to in paragraph (a),
- (e) must not place anything in the receptacle of the Owner or Occupier of any other Lot except with the permission of that Owner or Occupier, and
- (f) must promptly remove any thing which the Owner, Occupier or garbage collector may have spilled from the receptacle and must take such action as may be necessary to clean the area within which that thing was spilled.

17.2 An Owner or Occupier of a Lot that has shared receptacles for garbage, recyclable material or waste:

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

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- (b) must promptly remove anything which the Owner, Occupier or garbage or recycling collector may have spilled in the area of the receptacles and must take such action as may be necessary to clean the area within which that thing was spilled.
- 17.3 The Owners Corporation may provide shared receptacles for refuse, waste, garbage and/or recyclable material (Waste) which will be located on the Common Property. The Owners Corporation may enter into service contracts with commercial garbage collectors for the removal of Waste.
- 17.4 Subject to By-Law 17.5, an Owner or Occupier of a Lot:
- (a) is responsible for transporting Waste from their Lot to the shared waste receptacles situated on the Common Property;
 - (b) must ensure that Waste is not placed in the receptacles so as to cause any damage or mess or be a hazard, danger or obstruction to any person;
 - (c) must ensure that any recycling is separated and prepared in accordance with the applicable recycling guidelines; and
 - (d) must promptly remove any thing which the Owner, Occupier or garbage or recycling collector may have spilled in the area of the receptacles and must take such action as may be necessary to clean the area within which the thing was spilled.
- 17.5 An Owner or Occupier of a Lot must:
- (a) comply with Council's requirements for the storage, handling and collection of garbage, waste and recyclable material; and
 - (b) notify the Council of any loss of, or damage to, receptacles provided by the Council for garbage, recyclable material or waste.
- 17.6 The Owners Corporation may post signs on the Common Property with instructions on the handling of garbage, waste and recyclable material that are consistent with the Council's requirements.
- 17.7 An Owner or Occupier of a Lot must not deposit in a toilet, or otherwise introduce or attempt to introduce into the plumbing system, any item that is not appropriate for any such disposal (for example, a disposable nappy).

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17.8 Nothing in this By-Law 17 will operate to require an Owner or Occupier of a Lot to dispose of any chemical, biological, toxic or other hazardous waste in a manner that would contravene any relevant law applying to the disposal of such waste.

18 Keeping of animals

- 18.1 An Owner or Occupier of a Lot may keep an animal on the Lot or the Common Property with the written approval of the Owners Corporation.
- 18.2 The Owners Corporation must not unreasonably withhold its approval of the keeping of an animal on a Lot or the Common Property and must give an Owner or Occupier written reasons for any refusal to grant approval.
- 18.3 If an Owner or Occupier of a Lot keeps an animal on the Lot, the Owner or Occupier must:
- (a) keep the animal within the Lot, and
 - (b) supervise the animal when it is on the Common Property, and
 - (c) take any action that is necessary to clean all areas of the Lot or the Common Property that are soiled by the animal.
- 18.4 An Owner or Occupier of a Lot who keeps an assistance animal on the Lot must, if required to do so by the Owners Corporation, provide evidence to the Owners Corporation demonstrating that the animal is an assistance animal as referred to in section 9 of the *Disability Discrimination Act 1992* (NSW) of the Commonwealth.


19 Appearance of Lot

General

- 19.1 Subject to the By-Laws, the Owner or Occupier of a Lot must not, without the written consent of the Owners Corporation, maintain within the Lot anything visible from outside the Lot that, viewed from outside the Lot, is not in keeping with the rest of the Building.
- 19.2 This By-Law does not apply to the hanging of any washing, towel, bedding, clothing or other article as referred to in By-Law 12.

Balcony

- 19.3 Keeping outdoor furniture, landscaping and other items on the Balcony of the Lot is regulated by the Architectural Code.

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Window Treatments

- 19.4 Under the Architectural Code the Owner or Occupier of the Lot must have consent from the Owners Corporation to place solar film or similar treatments on the internal or external surfaces of glass windows or doors in the Lot.

Window Coverings

- 19.5 Under the Architectural Code:
- (a) The Owner or Occupier of the Lot may install curtains, blinds, louvers, shutters or other window and door treatments on or in the Lot provided they have an appearance from outside the Lot which is white or off-white; and
 - (b) The Owner or Occupier of the Lot must have consent from the Owners Corporation to place, install or retain curtains, blinds, louvers, shutters and window and door treatments other than those specified in By-Law 19.5(a).

Sun Shades

- 19.6 Under the Architectural Code, the Owner or Occupier of the Lot must have consent from the Owners Corporation to install a sun shade, sun blind, awning or other sun shading device in the Lot or on Common Property.

Security Devices, Screens and Doors

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

Barbecues


- 19.8 The Owner or Occupier of the Lot's rights and obligations when a barbecue is operated from the Lot are in the Architectural Code.

20 Notice-board

An Owners Corporation must cause a notice-board to be affixed to some part of the Common Property.

21 Change in use or occupation of Lot to be notified

- 21.1 An Occupier of a Lot must notify the Owners Corporation if the Occupier changes the existing use of the Lot.

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21.2 Without limiting By-Law 21.1, the following changes of use must be notified:

- (a) a change that may affect the insurance premiums for the strata scheme (for example, if the change of use results in a hazardous activity being carried out on the Lot, or results in the Lot being used for commercial or industrial purposes rather than residential purposes),
- (b) a change to the use of a Lot for short-term or holiday letting.

21.3 The notice must be given in writing at least 21 days before the change occurs or a lease or sublease commences.

22 Rights to enter the Lot

Rights of the Owners Corporation to enter the Lot

22.1 In addition to its rights under By-Law the Owners Corporation has the right to enter the Lot to operate, inspect, test, treat, use, maintain, repair or replace Common Property. The procedures with which the Owners Corporation must comply when it exercises this right are in the Act.

Rights of the Owners Corporation to enter the Lot

22.2 The Owners Corporation is authorised to enter the Lot to operate, inspect, test, treat, use, maintain, repair or replace those items of Common Property in the Lot (or which are accessible through the Lot).

23 Carrying out Building Works


When do you need consent?

23.1 Subject to this By-Law 23, the Owner or Occupier of the Lot must have consent from the Owners Corporation to carry out Building Works.

Procedures before you carry out Building Works

23.2 Before carrying out Building Works, the Owner or Occupier of the Lot must:

- (a) obtain necessary consents from the Owners Corporation and any relevant Authority; and
- (b) find out where service lines and pipes are located; and
- (c) obtain consent from the Owners Corporation if the Owner or Occupier of a Lot proposes to interfere with or interrupt services; and

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- (d) if the Owner or Occupier of a Lot does not need consent to carry out the Building Works, give the Owners Corporation a written notice describing what the Owner or Occupier of a Lot proposes to do. The Owner or Occupier of the Lot must give the notice at least 14 days before the Building Works are started.

Procedures when you carry out Building Works


23.3 If an Owner or Occupier of a Lot carries out Building Works, the Owner or Occupier of the Lot must:

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

Making arrangements with the Owners Corporation

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

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

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24 Common Property

Easements

24.1 Where some items of Common Property are burdened by easements, the Owner or Occupier of the Lot and the Owners Corporation:

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

What are your obligations?

24.2 Subject to the By-Laws, the Owner or Occupier of the Lot must:

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

When will you need consent from the Owners Corporation?


24.3 Subject to the By-Laws the Owner or Occupier of a Lot must have consent from the Owners Corporation to:

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

25 Security at the Strata Scheme

Restrictions on the rights of the Owners Corporation

25.1 The Owners Corporation must not do anything that would restrict access to any Common Property which Owners and Occupiers in the Building are entitled to use.

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Obligations of the Owners Corporation

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

Installation of Security Equipment

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

Restricting access to Common Property

- 25.4 Subject to this By-Law 25, the Owners Corporation has the power to:
- (a) close off or restrict by Security Key access to parts of Common Property that do not give access to a Lot;
 - (b) restrict by Security Key access to levels in the Strata Scheme where an Owner or Occupier of a Lot does not own or occupy a Lot or have access to according to an exclusive use By-Law;
 - (c) charge you a fee or bond if an Owner or Occupier of a Lot requests additional or replacement Security Keys; and
 - (d) allow security personnel employed or contracted by the Owners Corporation to use part of Common Property to operate or monitor security of the Strata Scheme and the Building.

Providing Owners and Occupiers with Security Keys


- 25.5 If the Owners Corporation exercises its rights under By-Law 25.4, it may provide the Owner or Occupier of a Lot with a Security Key for the relevant part of Common Property.

Managing the Security Key system for Common Property

- 25.6 The Owners Corporation has the power to:
- (a) re-code Security Keys it issues for Common Property; and
 - (b) require an Owner or Occupier of a Lot to promptly return Security Keys it issues to them to the Owners Corporation to be re-coded.

What are your obligations?

- 25.7 In regard to Security Keys issued by the Owners Corporation according to this By-Law 25, the Owner or Occupier of a Lot must:
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- (a) comply with the reasonable instructions of the Owners Corporation about Security Keys and, in particular, instructions about re-coding and returning Security Keys;
- (b) take all reasonable steps not to lose Security Keys;
- (c) immediately notify the Owners Corporation if you lose a Security Key; and
- (d) return Security Keys to the Owners Corporation if the Owner or Occupier of a Lot does not need them or if they are no longer an Owner or Occupier.

Closing Doors

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

Procedures if you lease your Lot

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

Some Prohibitions


25.10 An Owner or Occupier of a Lot must not:

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

26 Rules

Powers of the Owners Corporation

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

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Changing Rules

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

What are your obligations?

26.3 All Owners or Occupiers of a Lot must comply with the Rules.

What if a rule is inconsistent with the By-Laws?

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

27 Failure to comply with By-Laws

What can the Owners Corporation do?

27.1 The Owners Corporation may do anything on the Lot which the Owner or Occupier should have done under the Act or the By-Laws but which the Owner or Occupier of the Lot have not done or, in the opinion of the Owners Corporation, have not done properly.

Procedures

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

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


Recovering money

27.3 The Owners Corporation may recover any money an Owner or Occupier of a Lot owes it under the By-Law as a debt.

28 Subdivision development application requirements

28.1 The following requirements will apply to any future development application for subdivision at the site, whether relating to the residential and/or commercial/retail Lots:-


- (a) The Strata subdivision or other subdivision of the development being the subject of a further Development Application to Council; and

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- (b) The Development Application for subdivision must be accompanied by the following documentation that indicates:
- i) The requirement for the employment of a person to manage the collection of waste material by Council, including, but not limited to bin placement at the road edge and retrieval of bins soon after collection of contents, cleansing of bins, storage of bins in the compound and the like.
 - ii) Responsibilities with regard to the ongoing maintenance of the Building and landscaped areas at the property in accordance with the plans and details approved under this Development Consent.
 - iii) Responsibilities with regard to the operation maintenance of artificial features at the property (e.g. water features, intercom systems, vehicle access doors etc.) in accordance with the plans and details approved under this Development Consent.
 - iv) Responsibilities for ensuring Owners and/or Occupiers have adequate and hygienic waste sterile, disposal and collection arrangements and for ensuring the waste storage area is appropriately maintained and kept in a clean and safe state at all times.
 - v) Responsibilities to ensure that receptacles for the removal of waste, recycling on the designated day of collection.
 - vi) The Owners Corporation obligations under clauses 177, 182, 183, 184, 185 and 186 of the *Environmental Planning and Assessment Regulation 2000* (NSW).
 - vii) The Owners Corporation/Executive Committee obligations to ensure all wastewater and stormwater treatment devices (including drainage systems, sumps and traps) are regularly maintained in order to remain effective. All solid and liquid wastes collected from the devices shall be disposed of in a manner that does not pollute waters and in accordance with the *Protection of the Environment Operations Act 1997* (NSW).

29 Smoke Penetration

- 29.1 An Owner or Occupier, and any invitee of the Owner or Occupier, must not smoke tobacco or any other substance on the Common Property.

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29.2 An Owner or Occupier of a Lot must ensure that smoke caused by the smoking of tobacco or any other substance by the Owner or Occupier, or any invitee of the Owner or Occupier, on the Lot does not penetrate to the Common Property or any other Lot.

30 Preservation of fire safety

The Owner or Occupier of a Lot must not do anything or permit any invitees of the Owner or Occupier to do anything on the Lot or Common Property that is likely to affect the operation of fire safety devices in the parcel or to reduce the level of fire safety in the Lots or Common Property.

31 Compliance with Planning and Other Requirements

31.1 The Owner or Occupier of a Lot must ensure that the Lot is not used for any purpose that is prohibited by law.

31.2 The Owner or Occupier of a Lot must ensure that the Lot is not occupied by more persons than are allowed by law to occupy the Lot.

32 Changes to Common Property

32.1 An Owner or person authorised by an Owner may install, without the consent of the Owners Corporation:


- (a) any locking or other safety device for protection of the Owner's Lot against intruders or to improve safety within the Owner's Lot, or
- (b) any screen or other device to prevent entry of animals or insects on the Lot, or
- (c) any structure or device to prevent harm to children.

32.2 Any such locking or safety device, screen, other device or structure must be installed in a competent and proper manner and must have an appearance, after it has been installed, in keeping with the appearance of the rest of the Building.

32.3 By-Law 32.1 does not apply to the installation of anything that is likely to affect the operation of fire safety devices in the Lot or to reduce the level of safety in the Lots or Common Property.

32.4 The Owner of a Lot must:

- (a) maintain and keep in a state of good and serviceable repair any installation or structure referred to in By-Law 34.1 that forms part of the Common Property and that services the Lot, and

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- (b) repair any damage caused to any part of the Common Property by the installation or removal of any locking or safety device, screen, other device or structure referred to in By-Law 34.1 that forms part of the Common Property and that services the Lot.

33 Occupation for commercial/retail Owner or Occupier

- 33.1 By-Laws 33 to 49 apply to the occupation for commercial/retail Owner or Occupier, unless otherwise stated, with respect to a Lot without limiting clause 1.
- 33.2 No Owner or Occupier of a Lot may use a Lot or permit a Lot to be used for any use other than as for commercial and/or retail purposes.

34 Vehicles


- 34.1 An Owner or Occupier of a Lot must not park or stand any motor or other vehicle on Common Property or permit any invitees of the Owner or Occupier to park or stand any motor or other vehicle on Common Property except with the prior written approval of the Owners Corporation.
- 34.2 The Owners Corporation must not unreasonably withhold its approval to the parking or standing of a motor vehicle on the Common Property.

35 Obstruction of Common Property

An Owner or Occupier of a Lot must not obstruct lawful use of Common Property by any person except on a temporary and non-recurring basis (for example a temporary display).

36 Damage to Common Property

- 36.1 An Owner or Occupier of a Lot must not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the Common Property without the written approval of the Owners Corporation.
- 36.2 An approval given by the Owners Corporation under By-Law 36.1 cannot authorise any additions to the Common Property.
- 36.3 This By-Law does not prevent an Owner or person authorised by an Owner from installing:
- (a) any locking or other safety device for protection of the Owner's Lot against intruders or to improve safety within the Owner's Lot, or
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- (b) any screen or other device to prevent entry of animals or insects on the Lot, or
- (c) any sign to advertise the activities of the Occupier of the Lot if the Owners Corporation has specified locations for such signs and that sign is installed in the specified locations, or
- (d) any device used to affix decorative items to the internal surfaces of walls in the Owner's Lot.

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

36.5 Despite section 106 of the Act, the Owner of a Lot must:

- (a) maintain and keep in a state of good and serviceable repair any installation referred to in By-Law 36.3 that forms part of the Common Property and that services the Lot, and
- (b) repair any damage caused to any part of the Common Property by the installation or removal of any locking or safety device, screen, other device or sign referred to in By-Law 36.3 that forms part of the Common Property and that services the Lot.

37 Behaviour of invitees


An Owner or Occupier of a Lot must take all reasonable steps to ensure that invitees of the Owner or Occupier (including all customers and staff) do not behave in a manner likely to interfere with the peaceful enjoyment of the Owner or Occupier of another Lot or any person lawfully using Common Property.

38 Depositing rubbish and other material on Common Property

An Owner or Occupier of a Lot must not deposit or throw on the Common Property any rubbish, dirt, dust or other material or discarded item except with the prior written approval of the Owners Corporation.


39 Cleaning windows and doors

The Owners Corporation must keep clean all exterior surfaces of glass in windows and doors on the boundary of the Lots, whether a part of a Lot or Common Property.

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40 Garbage disposal

- 40.1 An Owner or Occupier of a Lot in a strata scheme that does not have shared receptacles for garbage, recyclable material or waste:
- (a) must maintain such receptacles within the Lot, or on such part of the Common Property as may be authorised by the Owners Corporation, in clean and dry condition and (except in the case of receptacles for recyclable material) adequately covered, and
 - (b) must ensure that before garbage, recyclable material or waste is placed in the receptacles it is, in the case of garbage, securely wrapped or, in the case of tins or other containers, completely drained or, in the case of recyclable material or waste, separated and prepared in accordance with the applicable recycling guidelines, and
 - (c) for the purpose of having the garbage, recyclable material or waste collected, must place the receptacles within an area designated for that purpose by the Owners Corporation and at a time not more than 12 hours before the time at which garbage, recyclable material or waste is normally collected, and
 - (d) when the garbage, recyclable material or waste has been collected, must promptly return the receptacles to the Lot or other area referred to in paragraph 40.1(a), and
 - (e) must not place anything in the receptacles of the Owner or Occupier of any other Lot except with the permission of that Owner or Occupier, and
 - (f) must promptly remove any thing which the Owner, Occupier or garbage or recycling collector may have spilled from the receptacles and must take such action as may be necessary to clean the area within which that thing was spilled.
- 40.2 An Owner or Occupier of a Lot in a strata scheme that has shared receptacles for garbage, recyclable material or waste:
- (a) must ensure that before garbage, recyclable material or waste is placed in the receptacles it is, in the case of garbage, securely wrapped or, in the case of tins or other containers, completely drained or, in the case of recyclable material or waste, separated and prepared in accordance with the applicable recycling guidelines, and

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

40.3 An Owner or Occupier of a Lot must:

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

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

40.5 This By-Law does not require an Owner or Occupier of a Lot to dispose of any chemical, biological, toxic or other hazardous waste in a manner that would contravene any relevant law applying to the disposal of such waste.

41 Appearance of Lot


The Owner or Occupier of a Lot must not, without the prior written approval of the Owners Corporation, maintain within the Lot anything visible from outside the Lot that, viewed from outside the Lot, is not in keeping with the rest of the Building.

42 Change in use of Lot to be notified

An Occupier of a Lot must notify the Owners Corporation if the Occupier changes the existing use of the Lot in a way that may affect the insurance premiums for the strata scheme (for example, if the change of use results in a hazardous activity being carried out on the Lot).

43 Preservation of fire safety

The Owner or Occupier of a Lot must not do anything or permit any invitees of the Owner or Occupier to do anything on the Lot or Common Property that is likely to affect the operation of fire safety devices in the parcel or to reduce the level of fire safety in the Lots or Common Property.

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44 Prevention of hazards

The Owner or Occupier of a Lot must not do anything or permit any invitees of the Owner or Occupier to do anything on the Lot or Common Property that is likely to create a hazard or danger to the Owner or Occupier of another Lot or any person lawfully using the Common Property.

45 Provision of amenities or services

45.1 The Owners Corporation may, by special resolution, determine to enter into arrangements for the provision of the following amenities or services to one or more of the Lots, or to the Owners or Occupiers of one or more of the Lots:

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


45.2 If the Owners Corporation makes a resolution referred to in By-Law 45.1 to provide an amenity or service to a Lot or to the Owner or Occupier of a Lot, it must indicate in the resolution the amount for which, or the conditions on which, it will provide the amenity or service.

46 Controls on hours of operation and use of facilities

46.1 The Owners Corporation may, by special resolution, make any of the following determinations if it considers the determination is appropriate for the control, management, administration, use or enjoyment of the Lots or the Lots and Common Property of the Strata Plan:

- (a) that commercial or business activities may be conducted on a Lot or Common Property only during certain times,
- (b) that facilities situated on the Common Property may be used only during certain times or on certain conditions.

46.2 An Owner or Occupier of a Lot must comply with a determination referred to in By-Law 46.1.

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47 Compliance with planning and other requirements


The Owner or Occupier of a Lot must ensure that the Lot is not used for any purpose that is prohibited by law.

48 Service of documents on Owner of Lot by Owners Corporation

A document may be served on the Owner of a Lot by electronic means if the person has given the Owners Corporation an e-mail address for the service of notices and the document is sent to that address.


49 Commercial/retail Fit-Out

- 49.1 The Lot does not need consent from the Owners Corporation to fit-out the Lot (including the installation of Air Conditioning) provided the Lot gives at least seven (7) days prior written notice to the Owners Corporation of its intention to commence works and provided works will not affect the structure of the Lot or Common Property and such fit-out must:
- be and remain in keeping with the appearance and amenity of the Building;
 - in case of pipes, not be unsightly and be hidden from view;
 - when complete not cause any nuisance or other disturbance to an Owner or Occupier of another Lot in the strata scheme or any neighbouring property;
 - have certifications from duly qualified engineers or other experts required by the Owners Corporation (at the Owner's sole cost), a copy of such certification to be provided to the Owners Corporation within seven (7) days of the installation of the works (if required by the Owners Corporation);
 - without derogating from the generality of the foregoing or anything else set out in this By-Law, in case of wet areas (if any), be certified by a duly qualified installer as achieving the waterproofing standards set out in the Building Code of Australia and the Australian Standards and the Owners shall provide the Owners Corporation with a copy of such certificate within seven (7) days of being requested to do so by the Owners Corporation; and

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- (f) have any approval, certification or other requisite documentation of any Authority and the Owner must strictly comply with the requirements, conditions and restrictions of any such approval, certification or other requisite documentation.
-

ePlan

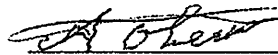
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Execution

Dated the 17th day of JANUARY 2017

Registered Proprietors:

SIGNED by ANTHONY OBEID:

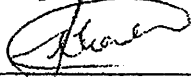


Registered Proprietor (Signature)

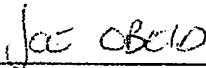
ANTHONY OBEID

Name of Registered Proprietor

in the presence of:



Witness (Signature)

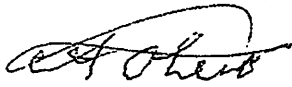


Name of witness (Print Name)

Builder 35 Jany Street Croydon N.S.W

Occupation and address of witness (Print)

EXECUTED by Station 1 Pty Limited (ACN 167 298 446) in accordance with s 127 of the Corporations Act 2001 (Cth):




Sole director/secretary (Signature)

ANTONIOS WADIH OBEID

Name of sole director/secretary

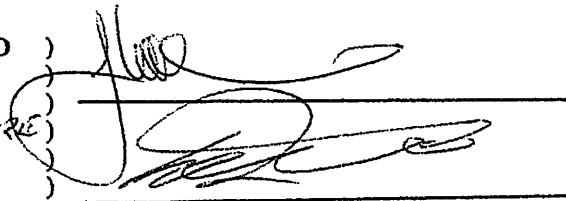
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Registered Mortgagee:


ARAB BANK AUSTRALIA LTD
BY ITS ATTORNEY who hereby
states he has no notice of
revocation of the Power of
Attorney registered in the office of
the Registrar General No. 476
Book 4654 under the authority of
which he has executed this
instrument.

SIGNED SEALED AND DELIVERED)
for and on behalf of ARAB BANK)
AUSTRALIA LIMITED by)
JASON WILLIAMS & TON MOORE)
its duly constituted Attorneys who are
personally known to me:



LORRAINE SHALALA

Level 7, 20 Bridge Street
Sydney NSW 2000



REGISTERED



15.2.2017