

29/01/2014

Registered Full set of
By-Laws

BY-LAWS

SP 64083

Strata Partners

Strata & Community Title Management
Suite 10, 283 Penshurst Street, Willoughby NSW 2068

Tel: (02) 9417 2366
Fax: (02) 9417 7196

Strata Schemes Management Act 1996 – By Laws

Pursuant to the requirements of Strata Titles (Freehold Development) Act 1973 Sec 8 and the Strata Titles (Leasehold Development) Act 1973 Sec 7.

Strata Scheme 64083 – 89-91 Cathedral Street, Woolloomooloo

Mixed Use Schemes

1 Noise

An owner or occupier of a lot must not create any noise on a lot or the property likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any persona lawfully using common property.

2 Vehicles

- (1) An owner or occupier of a lot must not park or stand any motor or other vehicle on common property or permit any invitees of the owner or occupier to park or stand any motor or other vehicle on common property except with the prior written approval of the Owners Corporation.
- (2) The Owners Corporation must not unreasonably withhold its approval to the parking or standing of a motor vehicle on the common property.

3 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.

4 Damage to lawns and plants on common property

An owner or occupier of a lot must not, except with the 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.

5 Damage to common property

- (1) An owner or occupier of a lot must not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except with the written approval of the Owners Corporation.
- (2) An approval given by the Owners Corporation under subclause (1) cannot authorise any additions to the common property.
- (3) This by-law does not prevent an owner or person authorised by an owner from installing:
 - (a) any locking or other safety device for protection of the owner's lot against intruders or to improve safety within the owner's lot; or
 - (b) any screen or other device to prevent entry of animals or insects on the lot; or
 - (c) any structure or device to prevent harm to children, or
 - (d) 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
 - (e) any device used to affix decorative items to the internal surfaces of walls in the Owner's lot.
- (4) Any such locking or safety device, screen, other device or 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.

(5) Despite Section 62, 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 subclause (3) that forms part of the common property and that services the lot, and
- (b) repair any damage caused to any part of the common property by the installation or removal of any locking or safety device, screen, other device or structure referred to in subclause (3) that forms part of the common property and that services the lot.

6. 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.

7 Children playing on common property in building

An owner or occupier of a lot must not permit any child of whom the owner or occupier has control to play on common property within the building or, unless accompanied by an adult exercising effective control, to be or to remain on common property comprising a laundry, car parking area or other area of possible danger or hazard to children.

8. Behaviour of invitees

An owner or occupier of a lot must take all reasonable steps to ensure that invitees of the owner or occupier do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or any person lawfully using common property.

9. 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 written approval of the Owners Corporation.

10. Drying of Laundry items

An owner or occupier of a lot must not, except with the written approval 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.

11 Cleaning windows and doors

An owner or occupier of a lot must keep clean all glass in windows and all doors on the boundary of the lot, including so much as is common property, unless:

- (a) the Owners Corporation resolves that it will keep the glass or specified part of the glass clean; or
- (b) that glass or part of the glass cannot be accessed by the owner or occupier of the lot safely or at all.

12. Storage of inflammable liquids and other substances and materials

- (1) A owner or occupier of a lot must not, except with the written approval of the Owners Corporation, use or store on the lot or on the common property any inflammable chemical, liquid or glass or other inflammable material.
- (2) This by-law does not apply to chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

13 Moving furniture and other objects on or through common property

- (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.
- (2) An Owners Corporation may resolve that furniture or large objects are to be transported through or on the common property (whether in the building or not) in a specified manner.
- (3) If the Owners Corporation has specified, by resolution, the manner in which furniture or large objects are to be transported, an owner or occupier of a lot must not transport any furniture or large object through or on common property except in accordance with that resolution.

14 Floor coverings

- (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 or another lot.
- (2) This by-law does not apply to floor space comprising a kitchen, laundry, lavatory or bathroom.

15. Garbage disposal

- (1) An owner or occupier of a lot in a Strata Scheme that does not have shared receptacles for garbage, recyclable material or water:
 - (a) must maintain such receptacles within the lot, or on such part of the common property as may be authorised by the Owners Corporation, in clean and dry condition and (except in the case of receptacles for recyclable material) adequately covered, and
 - (b) must ensure that before refuse, recyclable material or waste is placed in the receptacles it is, in the case of refuse, securely wrapped or, in the case of tins or other containers, completely drained, or, in the case of recyclable material or waste, separated and prepared in accordance with the applicable recycling guidelines, and
 - (c) for the purpose of having the garbage, recyclable material or waste collected, must place the receptacles within an area designated for that purpose by the Owners Corporation and at a time not more than 12 hours before the time at which garbage, recyclable material or waste is normally collected, and
 - (d) when the garbage, recyclable material or waste has been collected, must promptly return the receptacles to the lot or other area referred to in paragraph (a),
 - (e) must not place any thing in the receptacles of the owner or occupier of any other lot except with the permission of the that owner or occupier, and
 - (f) must promptly remove any thing which the owner, occupier or garbage or recycling collector may have spilled from the receptacles and must take such action as may be necessary to clean the area within which that thing was spilled.
- (2) Subclause (1) does not require an owner or occupier of a lot to dispose of any chemical, biological, toxic or other hazardous waste in a manner that would contravene any relevant law applying to the disposal of such waste.
- (3) An owner or occupier of a lot in a strata scheme that has shared receptacles for garbage, recyclable material or waste:
 - (a) must ensure that before refuse and recyclable materials or waste are placed in the receptacles it is in the case of refuse securely wrapped or, in the case of tins or other containers, completely drained, or in the case of recyclable materials or waste separated and prepared in accordance with the applicable recycling guidelines, and

- (b) must promptly remove any thing which the owner or occupier 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.

16. Keeping of animals (Option 'B')

- (1) Subject to section 49(4), an owner or occupier of a residential lot must not, without the prior written approval of the Owners Corporation, keep any animal (except a cat, a small dog or a small caged bird, or fish kept in a secure aquarium on the lot) on the lot or the common property.
- (2) The Owners Corporation must not unreasonably withhold its approval of the keeping of an animal on a residential lot or the common property.
- (3) If an owner or occupier of a residential lot keeps a cat, small dog or small caged bird on the lot then the owner or occupier must:
 - (a) Notify the Owners Corporation that the animal is being kept on the lot; and
 - (b) Keep the animal within the lot, and
 - (c) Carry the animal when it is on the common property, and
 - (d) Take such action as may be necessary to clean all areas of the lot or the common property that are soiled by the animal.

17 Appearance of lot

- (1) The owner or occupier of a lot must not, except with the 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.
- (2) This by-law does not apply to the hanging of any washing, towel, bedding, clothing or other article referred to in By-Law 10.

18 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, or results in the lot being used for commercial or industrial purposes rather than residential purposes).

19 Preservation of fire safety

The owner or occupier of a lot must not do any thing or permit any invitees of the owner or occupier to do 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.

20 Prevention of hazards

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

21. Provision of amenities or services

- (1) The Owners Corporation may, by special resolution, determine to enter into arrangements for the provision of the following amenities or services to one or more of the lots, or to the owners or occupiers of one or more of the lots:
 - (a) Security services
 - (b) Promotional services
 - (c) Advertising
 - (d) Commercial cleaning
 - (e) Domestic services
 - (f) Garbage disposal and recycling services
 - (g) Electricity, water or gas supply
 - (h) Telecommunication services (for example, cable television)

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

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

22. Controls on hours of operation and use of facilities

- (1) The Owners Corporation may, by special resolution, make any of the following determinations if it considers the determination is appropriate for the control, management, administration, use or enjoyment of the lots or the lots and common property of the Strata Scheme:
 - (a) That commercial or business 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.

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

23. Exclusive Use Areas

The Owner for the time being of the lots referred to hereunder and any persons authorized by such Owner from time to time shall be entitled to exclusive use and enjoyment of that part of the common property (the "Exclusive Use Area") shown as "Exclusive Use Area" for a particular Lot, on the plans marked "C" and "D" annexed hereto, subject to the following terms and conditions;

- (a) The "Exclusive Use Area" shall only be used as set out hereunder;

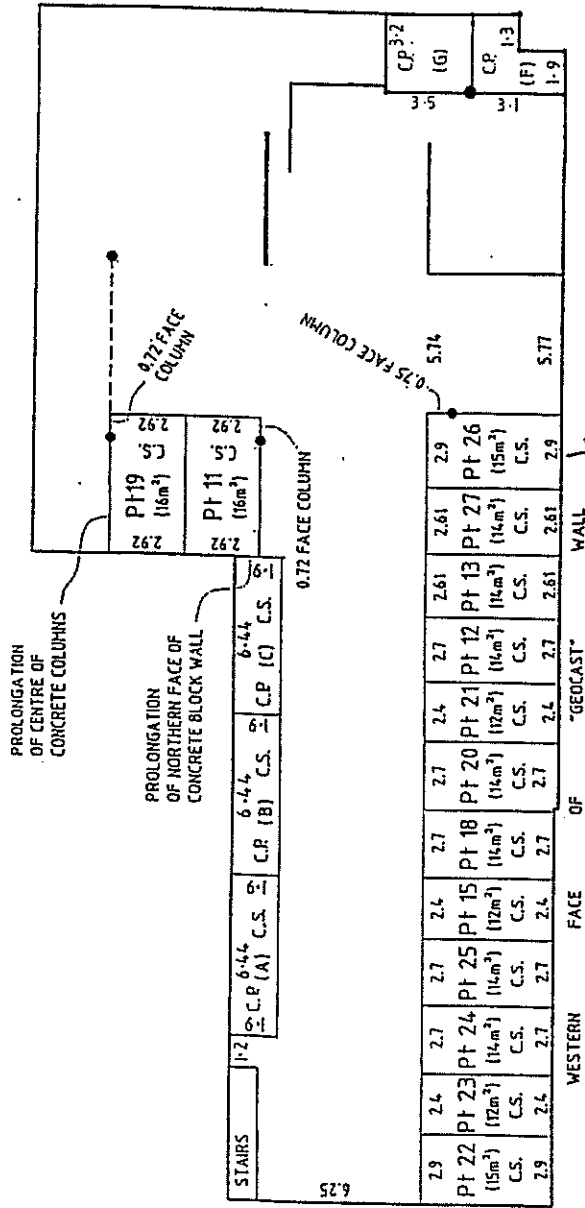
- (b) The Owner(s) of the lot(s) referred to shall keep the respective "Exclusive Use Area(s)" clean and tidy and properly maintained.

Lot	Exclusive Use Area	Use
2	C	Car Space
4	A	Car Space
18	B	Car Space
26	D	Courtyard
26	G	Storage Space
27	E	Courtyard
27	F	Storage Space

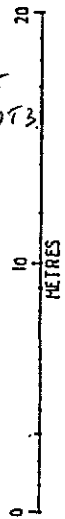
STRATA PLAN 64083

This is the annexure marked "C" referred to in by-law 23

- (A) DENOTES EXCLUSIVE USE AREA FOR LOT 4
- (B) DENOTES EXCLUSIVE USE AREA FOR LOT 18
- (C) DENOTES EXCLUSIVE USE AREA FOR LOT 2
- (F) DENOTES EXCLUSIVE USE AREA FOR LOT 27
- (G) DENOTES EXCLUSIVE USE AREA FOR LOT 26



CARPACES HAVE CONCRETE FLOORS & ARE COVERED.



LEVEL 1
BASEMENT

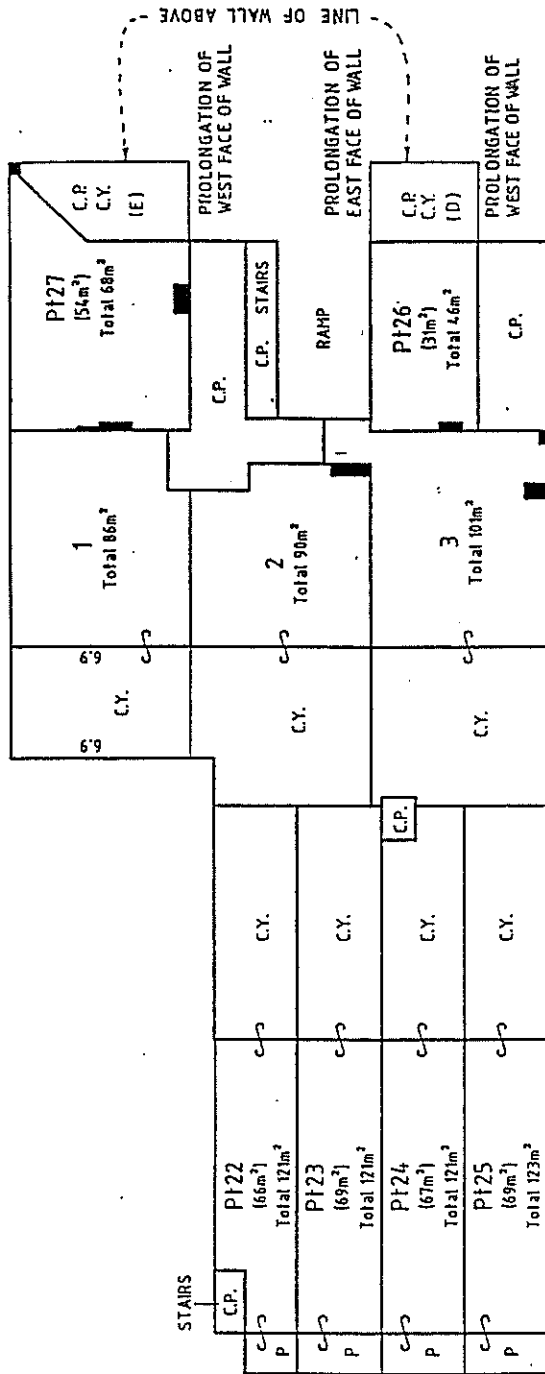
C.P. DENOTES COMMON PROPERTY
C.S. - DENOTES CARSPACE.

AREAS ARE APPROXIMATE

Lengths are in metres.
Reduction Ratio 1:200
Registered Surveyor
General Manager/Authorised Person
SURVEYOR'S REFERENCE: 8092/7541

STRATA PLAN 64083

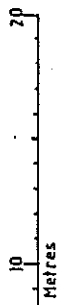
This is the annexure marked "D" referred to in by-law 23



(D) DENOTES EXCLUSIVE USE AREA FOR LOT 26
(E) DENOTES EXCLUSIVE USE AREA FOR LOT 27

COURTYARDS ARE LIMITED IN HEIGHT TO 3 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE REINFORCED CONCRETE SLAB FLOOR, EXCEPT WHERE COVERED.
PORCHES ARE COVERED AND HAVE CONCRETE FLOORS.

LEVEL 2
GROUND FLOOR



C.P. - DENOTES COMMON PROPERTY
C.Y. - DENOTES COURTYARD
P - DENOTES PORCH

AREAS ARE APPROXIMATE

Reduction Ratio 1:200

Lengths are in metres.

Registered Surveyor
Spencer

General Manager/Authorised Person

STRATA PLAN 64083

Reg:R945495 /Doc:DL AB950495 /Rev:05-Dec-2005 /Sts:NO,OK /Prt:17-Jul-2007 09:54 /Pgs:ALL /Seq:1 of 2
Ref:AD /Src:B

Form: 1SCB
Release: 1.1
www.lpi.nsw.gov.au

CHANGE OF BY-LAWS

New South Wales
Strata Schemes Management Act 1996
Real Property Act 1900



AB950495Q

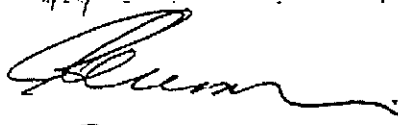
PRIVACY NOTE: this information is legally required and will become part of the public record

(A) TORRENS TITLE	For the common property CP/SP64083		
(B) LODGED BY	Delivery Box 165P	Name, Address or DX and Telephone David Le Page Solicitor DX 358, SYDNEY Reference (optional): 64083:031261	12 3095W CODE CB

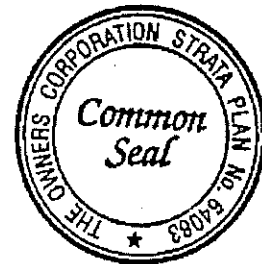
- (C) The Owners-Strata Plan No 64083 certify that pursuant to a resolution passed on 28 April 2004 and in accordance with the provisions of
- (D) section 47 Strata Schemes Management Act 1996 the by-laws are changed as follows—
- (E) Repealed by-law No NOT APPLICABLE
Added by-law No **Special By-Law 1**
Amended by-law No NOT APPLICABLE
as fully set out below.

(See Annexure Hereto)

- (F) The common seal of the Owners-Strata Plan No 64083 was affixed on 24/11/05 in the presence of—

Signature(s): 

Name(s): REX CUMMINS



being the person(s) authorised by section 238 of the Strata Schemes Management Act 1996 to attest the affixing of the seal.

- (G) COUNCILS CERTIFICATE UNDER SECTION 56(4) OF THE STRATA SCHEMES MANAGEMENT ACT 1996

I certify that _____ has approved the change of by-laws set out herein.

Signature of authorised officer:

Name and position of authorised officer:

STRATA SCHEME NO 64083
ANNEXURE TO NOTIFICATION OF CHANGE OF BY-LAWS

SPECIAL BY-LAW 1

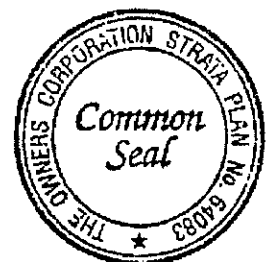
The Owners Corporation shall have the following functions, in addition to those conferred or imposed on it by the Strata Schemes Management Act 1996 or other Act:-

1. The power and the authority to permit carriers under the Telecommunications Act 1997 to use the common property for the purpose of installing, maintaining and using equipment for the transmission of cable and/or satellite television and related services to any lot or lots within the strata scheme.
2. The power and the authority to enter into a licence agreement with Foxtel or with other provider of television or related services for that purpose.
3. The power and the authority to undertake any obligations accepted by the Owners Corporation pursuant to such licence agreement.
4. The power and the authority to acquire and to install by agents or contractors other equipment or equipment supplementary to the equipment installed by a carrier, to permit, to improve or to augment the transmission of cable or satellite television or related services to any lot or lots.
5. The power and the authority to apply the funds of the Owners Corporation to these purposes.

THIS is page 2 of a total of 2 and is the annexure to the Change of By-Laws form by THE OWNERS – STRATA PLAN NO 64083.

THE COMMON SEAL of THE OWNERS – STRATA PLAN NO 64083 was affixed on the 21st day of NOVEMBER 2004 in the presence of

Names: REX CUMMINS
Signatures: [Signature]



being the persons authorised by Section 238 of the Strata Schemes Management Act 1996 to attest the affixing of the seal.

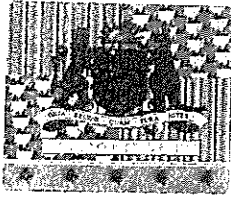
**SP64083: 87-91 Cathedral Street & 2-6A Broughton Street
Woolloomooloo** **AI173747**

Special By-Law No. 2

By-Law for Smoking Restrictions

1. All common property areas are smoke-free areas.
2. The owner or occupier of a lot, or an invitee of an owner or occupier of a lot, must take all reasonable steps to prevent smoke caused by smoking from drifting on to or penetrating common property or another lot.
3. For the purpose of this by-law 'smoking' means to hold or otherwise have control over an ignited smoking product or implement.
4. For the purpose of this by-law 'reasonable steps' includes –
 - a. Where an owner, occupier or invitee on a lot is in close proximity to another lot or common property, the owner, occupier or invitee must not smoke.
 - b. Where wind is blowing in the general direction of another lot or common property, an owner, occupier or invitee on a lot must not smoke.
5. Where any term used in this by-law is defined in the Strata Schemes Management Act 1996 (or any replacement or amendment of that legislation), then the term has the same meaning as the term has under that legislation.
6. To the extent of any inconsistency between this by-law and any other by-law, then the provisions of this by-law prevail.

BOX 302G
(A1173747)



NEW SOUTH WALES CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
CP/SP64083	
EDITION	DATE OF ISSUE
3	19/11/2013
CERTIFICATE AUTHENTICATION CODE	
DXT5-RY-CD9S	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 64083
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT WOOLLOOMOOLOO.
LOCAL GOVERNMENT AREA: SYDNEY.
PARISH OF ALEXANDRIA COUNTY OF CUMBERLAND
TITLE DIAGRAM: SP64083

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 64083
ADDRESS FOR SERVICE OF NOTICES:
87-91 CATHEDRAL STREET
WOOLLOOMOOLOO 2011

SECOND SCHEDULE

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- ATTENTION IS DIRECTED TO THE STRATA SCHEME BY-LAWS FILED WITH THE STRATA PLAN
- DP597435 EASEMENT FOR SUPPORT APPURTENANT TO THE LAND ABOVE DESCRIBED
- DP1010703 RIGHT OF CARRIAGEWAY VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP1010703 EASEMENT FOR PARKING (A) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- DP1010703 EASEMENT FOR PARKING (B) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7051661 EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES AFFECTING THE PART SHOWN SO BURDENED IN PLAN WITH 7051661
- AB950495 CHANGE OF BY-LAWS
- A1173747 CHANGE OF BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 1000)

STRATA PLAN 64083

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 31	2	- 37	3	- 38	4	- 40
5	- 25	6	- 22	7	- 22	8	- 23
9	- 23	10	- 26	11	- 43	12	- 47
13	- 48	14	- 27	15	- 39	16	- 24
17	- 25	18	- 50	19	- 49	20	- 51
21	- 50	22	- 49	23	- 51	24	- 51

END OF PAGE 1 CONTINUED OVER

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT).

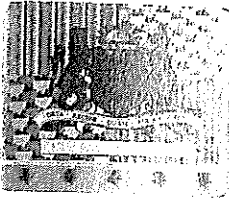
BOX 302G
(A173747)



NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



TORRENS TITLE REFERENCE	
CP/SP64083	
EDITION	DATE OF ISSUE
3	19/11/2013
CERTIFICATE AUTHENTICATION CODE	
DXT5-RY-CD9S	

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

REGISTRAR GENERAL



SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 1000) (CONTINUED)

STRATA PLAN 64083 (CONTINUED)

LOT	ENT	LOT	ENT	LOT	ENT
25	- 51	26	- 25	27	- 33

**** END OF CERTIFICATE ****

Certificate of Title

ANY ATTEMPT TO ALTER THIS CERTIFICATE COULD RESULT IN HEAVY FINES OR IMPRISONMENT (S.141 REAL PROPERTY ACT)