

COUNCIL'S CERTIFICATE
 SOUTH SYDNEY CITY COUNCIL (Name of Council)
 Having satisfied itself that the requirements of the Strata Titles Act 1973
 in relation to the registration of plans have been
 complied with, approves of the proposed
 strata plan

 Mayor of Council
 * Council does not object to the encroachment of the building beyond
 the alignment of
FORBES, PLUNKETT, BURKE & WILSON STREETS
 * This encroachment is in accordance with section 101 of the
 Strata Titles Act 1973.
 * The encroachment is in accordance with section 101 of the
 Strata Titles Act 1973.
 * The encroachment is in accordance with section 101 of the
 Strata Titles Act 1973.
 Date 19 SEPTEMBER 1995
 Submitter No 58195
 Signature *[Signature]*
 * Complete or delete if inapplicable

SURVEYOR'S CERTIFICATE
 JOHN T. HIGGINS & HIGGINS ENDORSON P/L
 of 149 CASTLEREAGH ST SYDNEY
 a Surveyor registered under the Surveyors Act 1928 (Newly certified that
 each separate requirement of Schedule 1A to the Strata Titles
 Act 1973 has been met)
 (1) The building encroaching on a public place
 (2) The building encroaching on a public place
 in respect of which encroachment is prohibited by
 section 101 of the Strata Titles Act 1973
 * is to be corrected under section 102 of the
 Strata Titles Act 1973
 (3) The survey information recorded in any accompanying
 location plan is correct
 Signature *[Signature]*
 Date 21/8/95
 * Delete if inapplicable
 1 State whether building or plan and date registered number

This is sheet 1 of my Plan in **8** sheets.

Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants

The Owners of the lots of
 SOUTHWEST PT. LIMITED
 and the REGISTRAR APPROVE
 in the presence of
[Signature]
 DIRECTOR
[Signature]
 SECRETARY

PLAN OF LOT 1 D.P. 853462

LGA SYDNEY Locality: WOOLL00H00L00

Parrish: ALEXANDRIA County: CUMBERLAND

Reduction Ratio: 1: 500 Lengths are in metres

Name of, and address for service of notices on, the body corporate
 * Address required on original strata plan only

"THE PROPRIETORS" STRATA PLAN NO 50964 "ASTOR APARTMENTS"
 NOS 19-23 FORBES ST. WOOLL00H00L00 N.S.W. 2011

STRATA PLAN 50964

Registered *[Stamp]* 16.10.1995

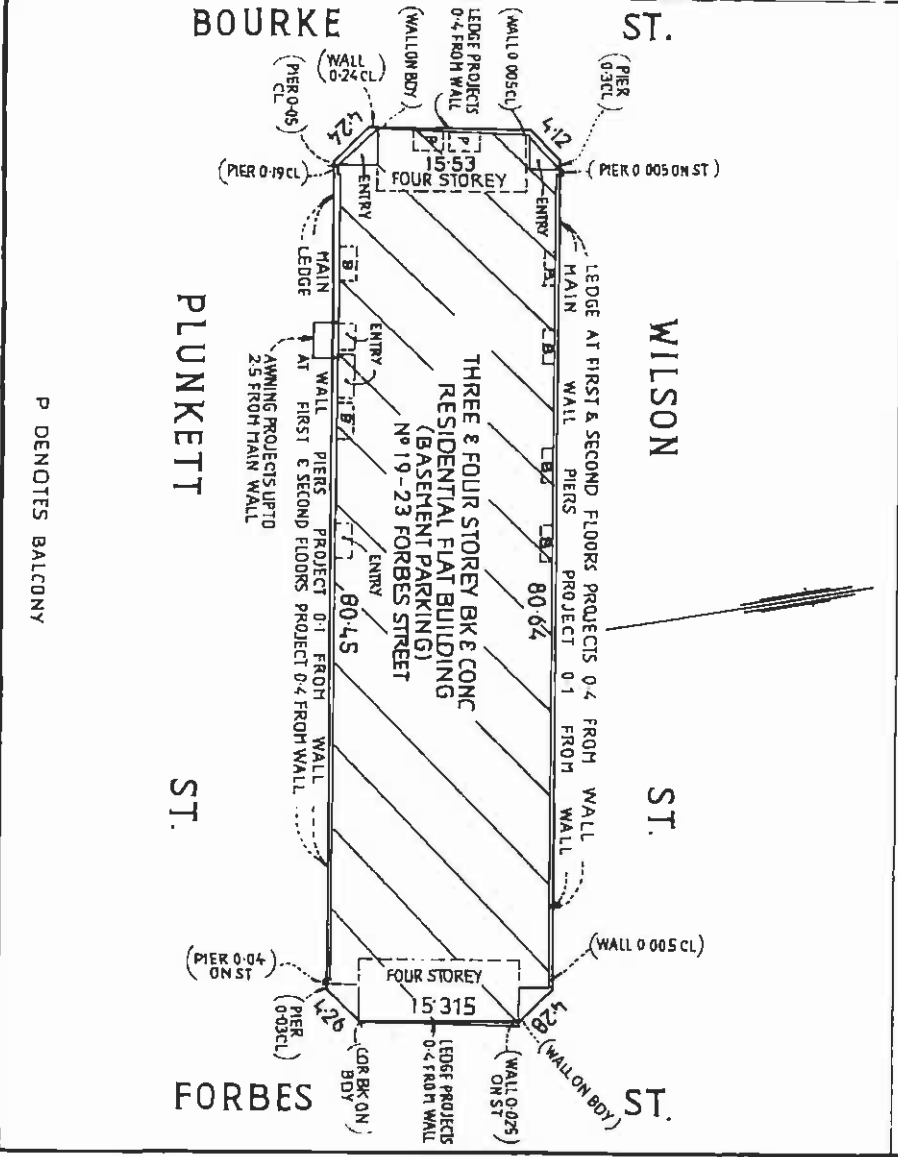
CA N° 58195 OF 19/9/95

Purpose STRATA PLAN

Ref Map U1845-144

Last Plan DP 853462

Z
 0
 0
 0
 3
 0
 6
 0
 1
 0
 Z



SURVEYOR'S REFERENCE: 37406 STRATA CHECK

Plan Drawing only to appear in this space

Plan Drawing only to appear in this space

P DENOTES BALCONY

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA PLAN 50964

SCHEDULE OF UNIT ENTITLEMENT		28	40	58	40	88	39
LOT N°	UNIT ENTITLEMENT	29	38	59	39	89	41
1	68	31	49	61	41	91	39
2	65	32	49	62	39	92	40
3	89	33	52	63	41	93	41
4	84	34	38	64	41	94	39
5	68	35	40	65	39	95	41
6	92	36	40	66	41	96	41
7	84	37	38	67	40	97	39
8	67	38	40	68	39	98	41
9	91	39	40	69	41	99	40
10	39	40	38	70	41	100	39
11	38	41	40	71	39	101	54
12	39	42	40	72	41	102	52
13	39	43	38	73	41	103	52
14	38	44	39	74	39	104	49
15	40	45	40	75	41	105	49
16	40	46	38	76	41	106	75
17	38	47	40	77	39	107	75
18	40	48	40	78	40	108	79
19	39	49	38	79	51	109	79
20	38	50	40	80	51		
21	40	51	39	81	54		
22	40	52	38	82	39		
23	38	53	52	83	41		
24	40	54	51	84	41		
25	40	55	51	85	39		
26	38	56	48	86	41		
27	40	57	48	87	41		
						AGGREGATE	5000

Reduction Ratio 1:

Lengths are in metres



Registered Surveyor

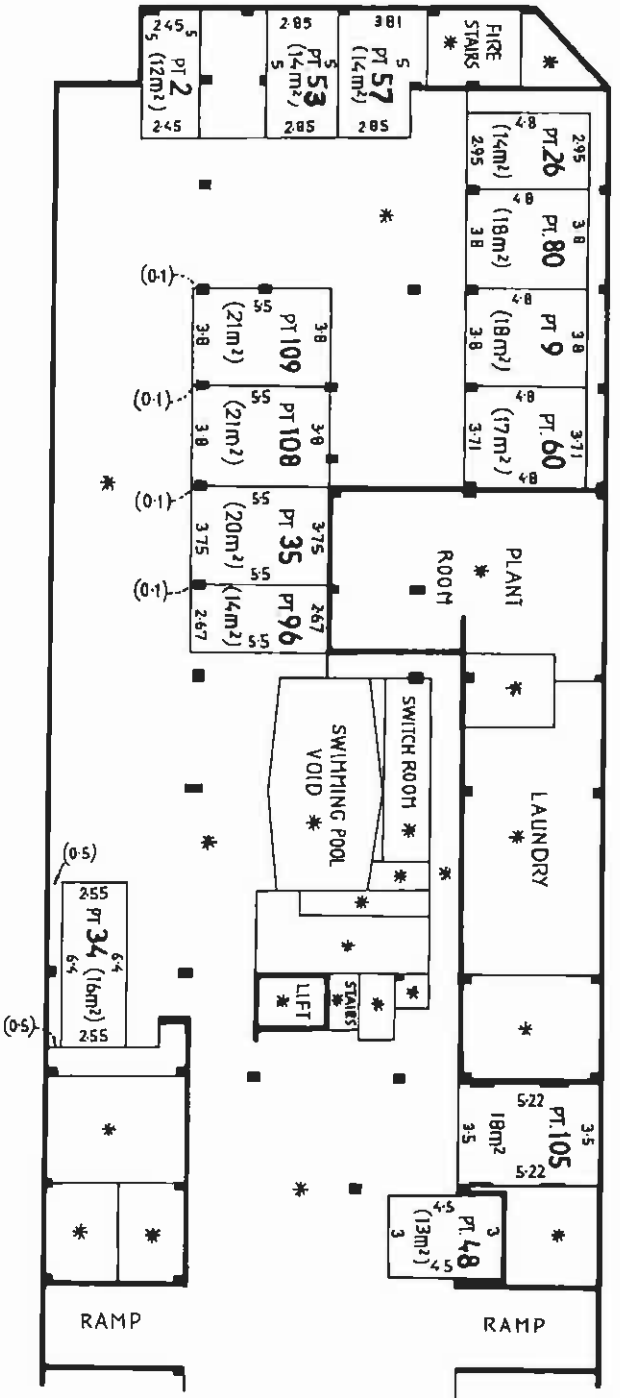
Authorised Person General Practitioner

SURVEYORS REFERENCE 37406

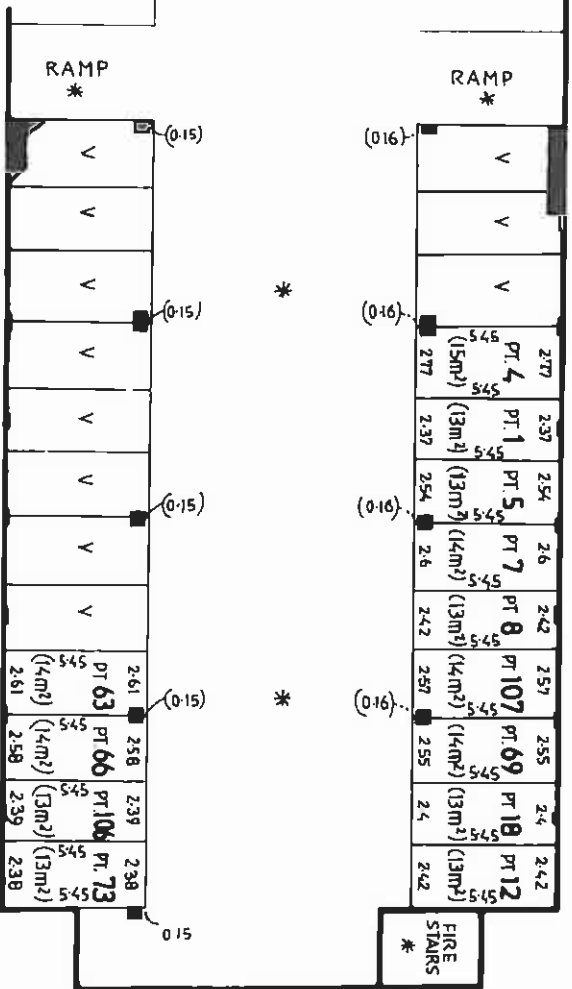
WARNING: CREASING OR FOLDING WILL LEAD TO REFLECTION

BASEMENT LEVEL

STRATA PLAN 50964



CONTINUED FROM ABOVE



CONTINUED BELOW

AREAS ARE APPROXIMATE ONLY
 * DENOTES COMMON PROPERTY
 V DENOTES VISITOR PARKING
 COMMON PROPERTY

Reduction Ratio 1: 200

Lengths are in metres

SURVEYOR'S REFERENCE 37406

Registered Surveyor

General Manager/Authorised Person

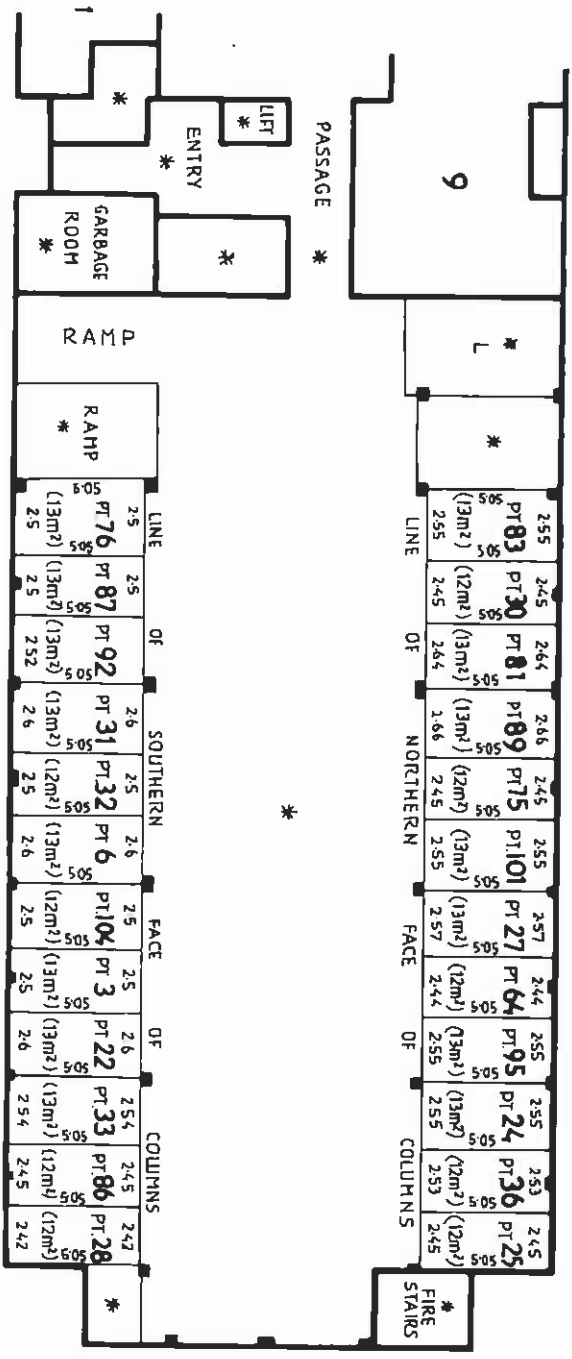


WARNING: CREASING OR FOLDING WILL LEAD TO REFLECTION

Sheet No. 4 of 8 Sheets

STRATA PLAN 50964

LOWER GROUND FLOOR



AREAS ARE APPROXIMATE ONLY
 * DENOTES COMMON PROPERTY
 L DENOTES LOADING COMMON PROPERTY

Reduction Ratio 1: 200

Lengths are in metres

[Signature]
 Registered Surveyor

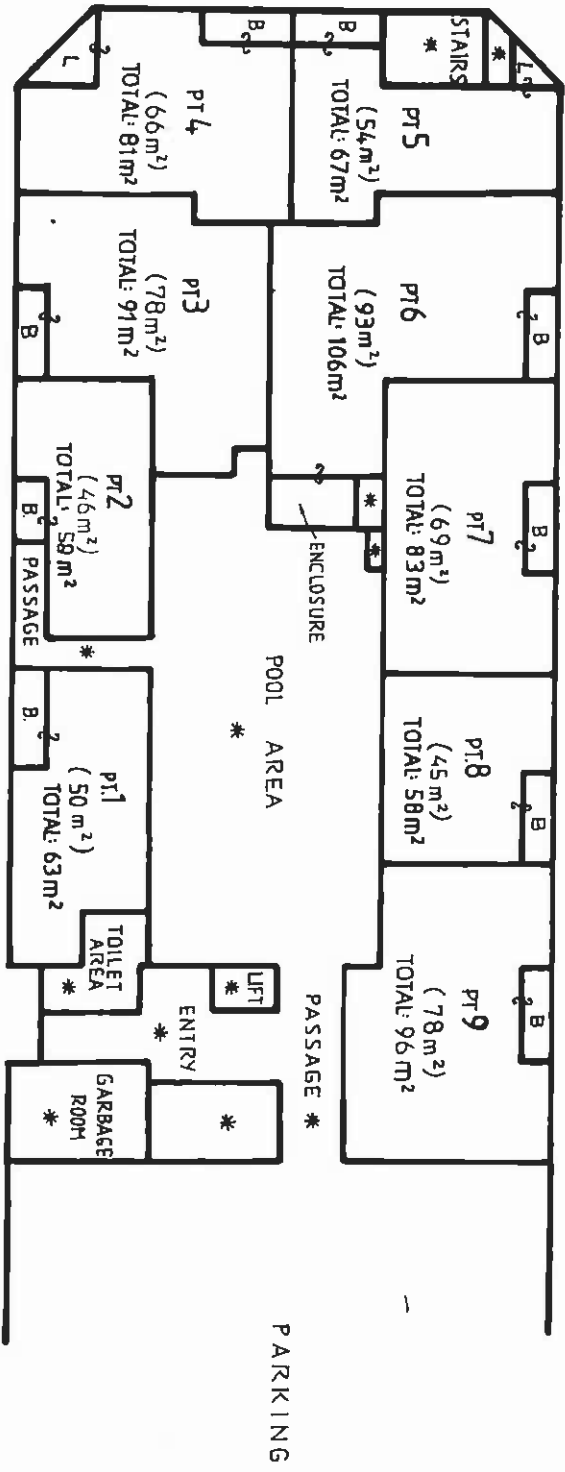
[Signature]
 Licensed Valuer/Auctioneer/Financ

SURVEYOR'S REFERENCE: 37406

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA PLAN 50964

GROUND FLOOR



AREAS ARE APPROXIMATE ONLY &
 INCLUDE BALCONIES WHERE SHOWN
 * DENOTES COMMON PROPERTY
 B DENOTES COVERED BALCONY
 L DENOTES LANDING LIMITED IN HEIGHT TO
 25 ABOVE THE UPPER SURFACE OF THE
 FLOOR OF SAME.

Reduction Ratio 1: 200

Lengths are in metres



J. T. [Signature]
 Registered Surveyor

James Hamilton
 Approved Manager/Authorized Person

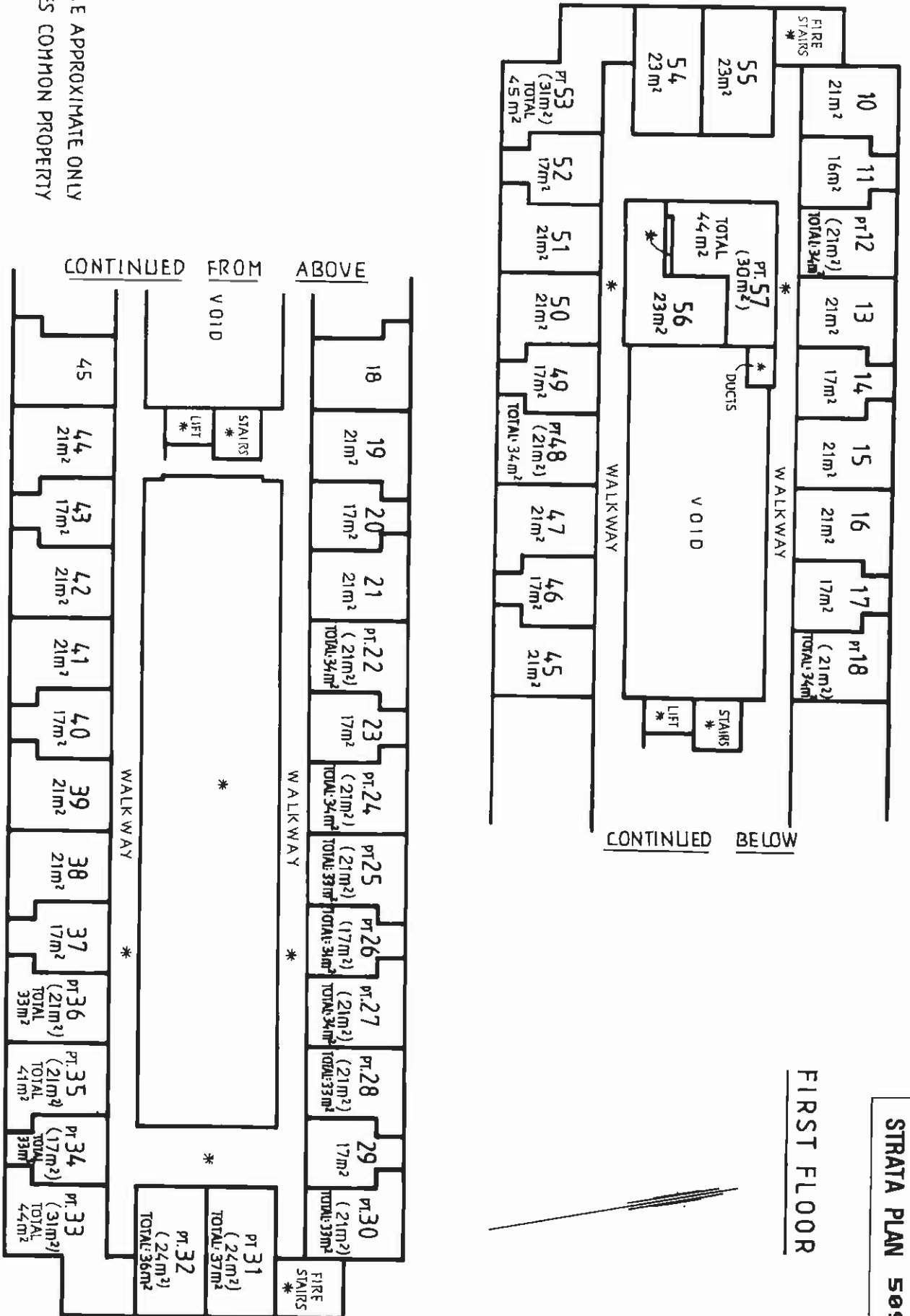
SURVEYORS REFERENCE: 37406

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 6 of 8 Sheets

STRATA PLAN 50964

FIRST FLOOR



AREAS ARE APPROXIMATE ONLY
 * DENOTES COMMON PROPERTY

Reduction Ratio 1: 200

Lengths are in metres

[Signature]
 Registered Surveyor

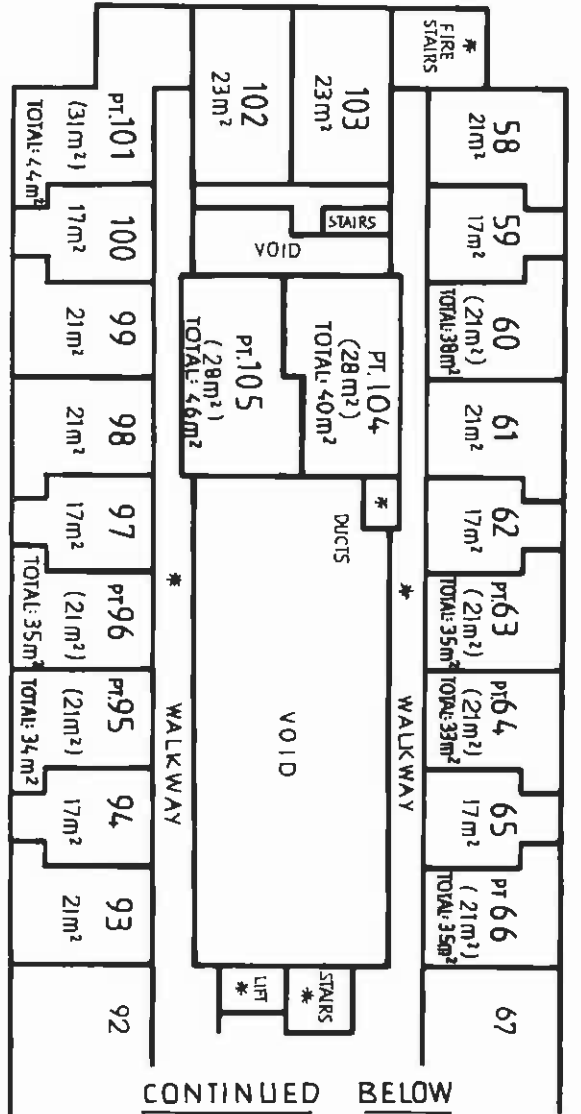
[Signature]
 Authorized Person
 General-Genl

SURVEYOR'S REFERENCE 374.06

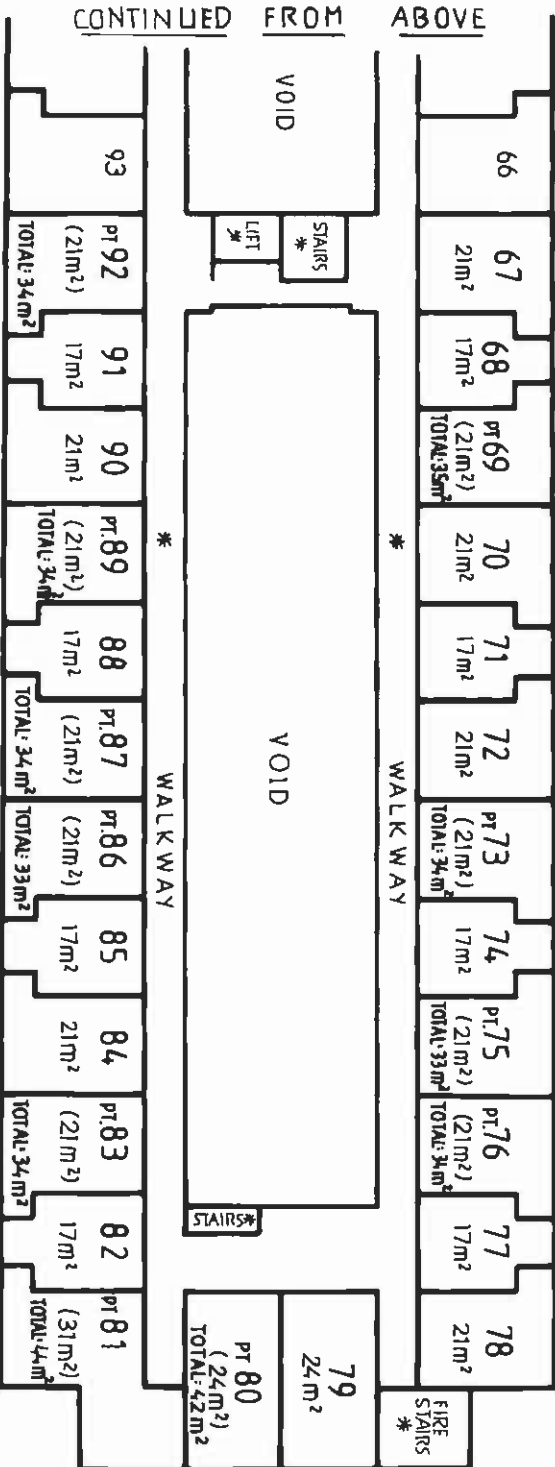


STRATA PLAN 50964

SECOND FLOOR



AREAS ARE APPROXIMATE ONLY
 * DENOTES COMMON PROPERTY



Reduction Ratio 1: 200

Lengths are in metres

SURVEYORS REFERENCE 37406

Registered Surveyor

Authorised Person Council Agent

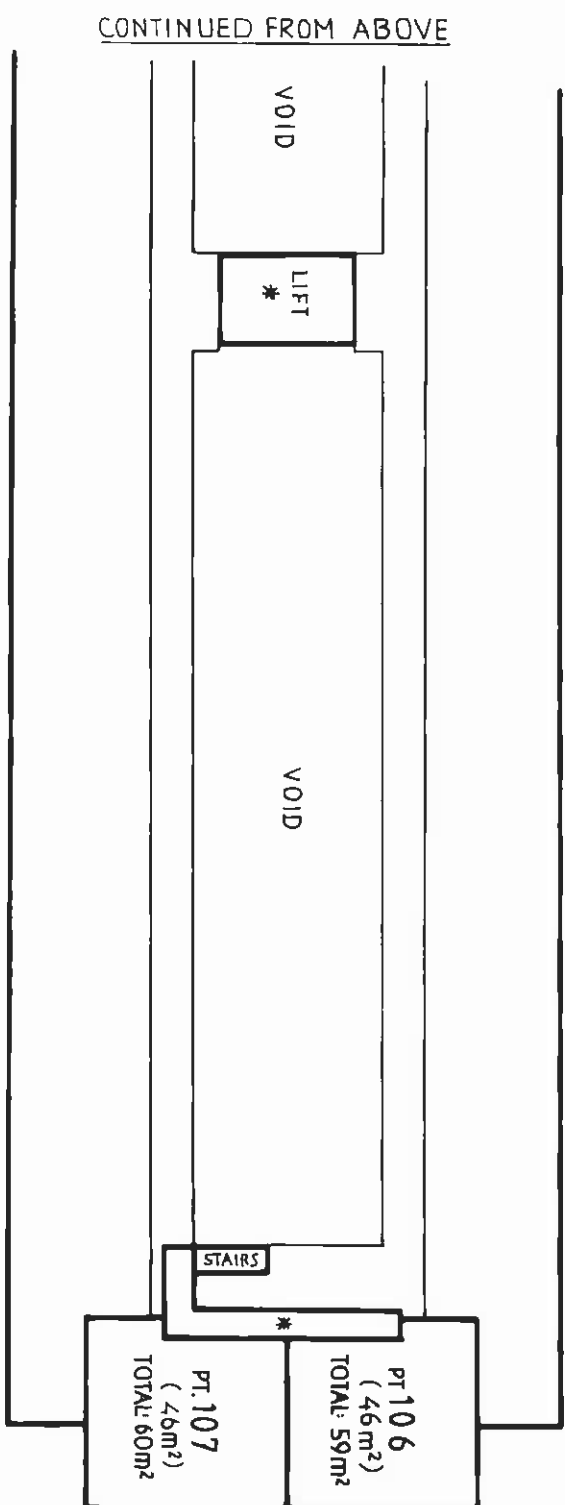
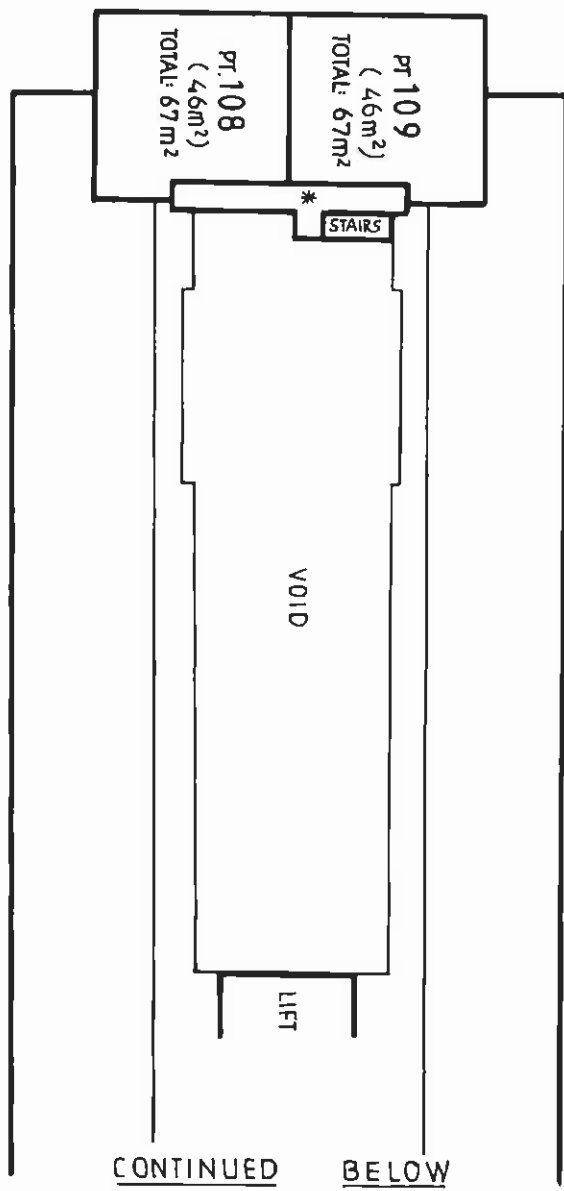


WARNING: CREATING OR FOLDING WILL LEAD TO REJECTION

Sheet No. 8 of 8 Sheets

STRATA PLAN 50964

THIRD FLOOR



AREAS ARE APPROXIMATE ONLY
 * DENOTES COMMON PROPERTY

Reduction Ratio 1: 200

Lengths are in metres

[Signature]
 Registered Surveyor

[Signature]
 Authorised Person Council-GM

SURVEYOR'S REFERENCE 37406



97-15CB LTO Licence Number
10V/0168/95

CHANGE OF BY-LA

Strata Titles Act 1973
Real Property Act 1900



0
942911 Y

(A) COMMON PROPERTY
REFERENCE TO TITLE

CP/SP 50964

(B) LODGED BY

LTO Box <i>4325</i>	Name, Address or DX and Telephone I.A. McKnight 9 Rosen Street Epping NSW 2121	CB
	REFERENCE (max. 15 characters):	

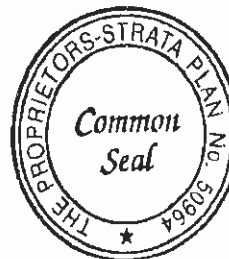
(C) THE PROPRIETORS of STRATA PLAN 50964 special
certify that pursuant to a resolution passed on 19 January 1996
and in accordance with the provisions of section 58(2) and (7) of the Strata Titles Act 1973 / ~~Order No~~
~~of the Supreme Court of New South Wales / Order No~~ XXXXXXXXXXXXXXXX of the Strata Titles Board, the by-laws are changed as follows:

(D) ~~REVOKED BY-LAW No.~~
INSERTED/ ADDED BY-LAW No. 30 to 36 Inclusive
..... as fully set out below.

See Annexure "A"

SIGNED by MCKNIGHT UNIT MANAGEMENT
PTY. LIMITED by its attorney IAN
ALEXANDER MCKNIGHT duly appointed
by Power of Attorney dated 11 April
1938 and who hereby states that he
has not received any notice of the
revocation of such Power of Attorney

(E) The Common Seal of The Proprietors - Strata Plan No. 50964
was affixed on 13 February 1996 in the presence of
[Signature]
Signature of Witness
IAN ALEXANDER MCKNIGHT
Name of Witness - BLOCK LETTERS



being the person authorised by section 55 of the Strata Titles Act 1973 to
attest the affixing of the seal.

0495LTO

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE GIVEN ON THE BACK

CHECKED BY (Office use only)

JW

ACCEPT AS PA

[Signature]

(1)

COUNCIL'S CERTIFICATE (s. 66(5))	
I certify that the Council of has approved the change of by-laws set out herein	
DATE	
APPLICATION No. Authorised Officer

INSTRUCTIONS FOR COMPLETION

1. This form must be completed clearly and legibly in permanent, dense, black or dark blue non-copying ink. If using a dot-matrix printer the print must be letter-quality.
2. Do not use an eraser or correction fluid to make alterations: rule through rejected material. Initial each alteration in the left-hand margin.
3. If the space provided at any point is insufficient you may annex additional pages. These must be the same size as the form; paper quality, colour, etc, should conform to the requirements set out in Land Titles Office Information Bulletin No. 19. The first and last pages must be signed by the person witnessing the affixing of the seal of the body corporate.
4. The following instructions relate to the marginal letters on the form.

(A) COMMON PROPERTY REFERENCE TO TITLE

Show the Reference to Title of the common property, for example "CP/SP12345" or "Volume 12345 Folio 111".

(B) LODGED BY

This section is to be completed by the person or firm lodging the dealing at the Land Titles Office.

(C) STRATA PLAN

Show the number of the Strata Plan, the date on which the resolution was passed, the relevant section of the Strata Titles Act 1973 and if appropriate the Supreme Court Order number. The following may be used as a guide:

A change of by-laws pursuant to section 58 (2) of the Act is one which does not create rights of exclusive use and enjoyment of, or special privileges in respect of, common property.

A change of by-laws pursuant to section 58 (11) of the Act is one which changes the terms of an order of a Strata Titles Board having the effect of a by-law and must accordingly be made pursuant to a unanimous resolution.

A change of by-laws pursuant to clause 15 of Schedule 4 of the Act is one which confirms rights of exclusive use and enjoyment of, or special privileges in respect of, common property where such rights were in existence (either pursuant to a resolution of the body corporate or a former by-law) prior to 1st July, 1974. The new by-law must indicate how it may be amended, added to or repealed.

Where the initial period has expired, a change of by-laws pursuant to section 58 (7) of the Strata Titles Act 1973 allows a body corporate, with the consent in writing of a proprietor and pursuant to a special resolution, to make a by-law conferring on that proprietor the exclusive use and enjoyment of, or special privileges in respect to, common property, or by special resolution to make a by-law amending, adding to or repealing any by-law previously made under the subsection.

Where the initial period has not expired, a change of by-laws pursuant to section 58 (7) of the Strata Titles Act 1973 must be authorised by the Supreme Court of New South Wales or the Strata Titles Board: see section 66 (1). The Supreme Court or Strata Titles Board Order number must be shown at note (C).

A by-law made pursuant to sections 66(3) and 58(7) of the Strata Titles Act 1973, before the initial period has expired, confers a right to park a vehicle on part of the common property. This section only allows the addition of a by-law and the Council's Certificate must be completed.

The Registrar General does not require the lodgment of a plan for the purpose of the allocation of rights of exclusive enjoyment of, or special privileges in respect of, common property unless it is referred to as an annexure in the by-law, in which case the plan must comply with the appropriate Real Property Act Regulations.

(D) REPEALED/INSERTED/ADDED BY-LAW NUMBER

By-laws additional to those already operating should be numbered consecutively commencing with the number next after the number allotted to the last by-law. Amendment of a by-law is effected by fully repealing the existing by-law and substituting the new by-law in the terms required.

(E) EXECUTION

The common seal of the body corporate must be affixed in the presence of the person(s) authorised by section 55 of the Strata Titles Act 1973 to attest the affixing of the seal. Show the number of the Strata Plan and the date on which the common seal was affixed. The appropriate section should be completed by the attesting witness.

(F) COUNCIL'S CERTIFICATE

The Certificate must be completed when a by-law is made pursuant to sections 66(3) and 58(7) before the initial period has expired.

The completed dealing must be lodged by hand at the Land Titles Office, Queen's Square, Sydney (adjacent to the Hyde Park Barracks) and must be accompanied by the relevant Certificate of Title for the Common Property.

If you have any questions about filling out this form, please call (02) 228-6666 and ask for Customer Services Branch.

"A"

Special By-Law 30

- 30.1 The body corporate, in addition to the powers and authorities conferred on it by or under the Strata Titles Act and these by-laws, has the power and authority to appoint, and to enter into an agreement with, a manager to provide for the provision of services relating to the caretaking, maintenance, repair, control, use and enjoyment of the building erected on the land the subject of the Strata Plan and the common property of the Strata Plan. The agreement may provide for:
- (a) a term of 5 years with two options of 5 years, with rights for early determination by either the body corporate or the manager;
 - (b) the cleaning, caretaking, security, supervision and service of the common property and any personal property vested in the body corporate and for the general repair, maintenance, renewal or replacement of that property;
 - (c) the provision of services to registered proprietors or occupiers of lots in the Strata Plan;
 - (d) the supervision of any employees or contractors of the body corporate;
 - (e) the control and supervision of the common property;
 - (f) the arbitration of disputes between the body corporate and the manager; and
 - (g) anything else which the body corporate agrees is necessary or desirable having regard to the operational and management requirements of the body corporate.
- 30.2 At the expiration of the agreement the body corporate may enter into a further agreement consistent with the terms of Special By-law 1.1.

Special By-Law 31

The registered proprietor or occupier of a lot must not:

- 31.1 interfere with or obstruct the manager from performing the manager's duties under any agreement referred to in Special By-laws 1.1 or 1.2; or
- 31.2 interfere with or obstruct the manager from using any part of the common property designated by the body corporate for use by the manager.

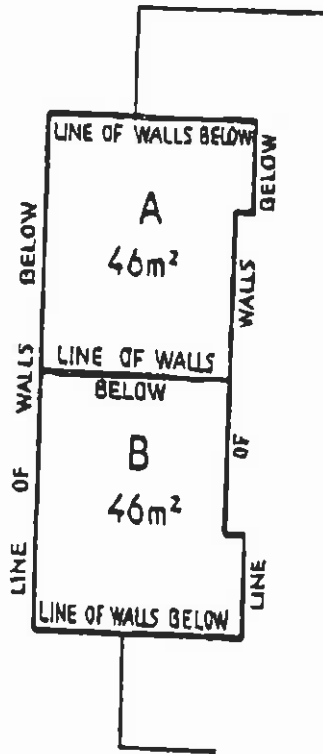
Special By-Law 32

Notwithstanding the provisions of By-law 16, any proprietors from time to time of a lot having the right to exclusive use and enjoyment of those parts of the common property of the Strata Plan being rooftop areas designated "A" and "B" on the plan annexed and marked "C" may -

- 32.1 subject to compliance with any relevant planning laws and the obtaining of any necessary approvals from relevant authorities, display or caused to be displayed on and over those parts of the common property a sign or signs comprising advertising, promotional or other matter.
- 32.2 take reasonable steps to affix any signs to be displayed pursuant to this Special By-law to those parts of the common property, including penetrating the common property to any degree reasonably necessary for that purpose."

PLAN "C"
FOR EXCLUSIVE USE
OF ROOF AREA ABOVE LOTS 108 & 109
IN S.P. 50964 OVER PROPERTY AT
N^{os} 19-23 FORBES ST, WOOLLOCMOOLOO

RED. RATIO 1:200



Special By-Law 33

On the conditions set out below the proprietors from to time of the respective lots referred to in the Schedule (the "proprietor") shall have the right to the exclusive use and enjoyment of the respective car parking spaces so indicated in the Schedule with respect to each such lot (the "parking space") and as shown on the plans of common property annexed hereto and marked "D" and "E".

The conditions referred to above are as follows -

- (i) The proprietor shall be responsible for the proper maintenance, and keeping in a state of good and serviceable repair, of the common property the subject of this by-law: Provided that such responsibility shall extend only to the surface of such common property with the intent that the Body Corporate shall continue to be responsible for all matters of a structural nature;
- (ii) The proprietor shall indemnify and keep indemnified the Body Corporate against -
 - (a) any sum payable by the Body Corporate by way of any increased insurance premium as a direct or indirect result of the use of the parking space; and
 - (b) all actions, proceedings, claims and demands, costs, damages and expenses which may be incurred by or brought or made against the Body Corporate and arising directly or indirectly from the use of the parking space;
- (iii) The parking space shall only be used for the parking of a motor vehicle or motor cycle;
- (iv) No mechanical or other repairs shall be carried out upon the parking space; and
- (v) The proprietor shall keep the parking space in a clean and tidy condition.

The Schedule

Part 1 - Basement Level

<u>Lot number</u>	<u>Parking space number</u>
1	C1
2	C2
4	C4
5	C5
7	C7
8	C8
9	C9
16	C16
26	C26
29	C29
34	C34
37	C37
41	C41
48	C48
56	C56
60	C60
70	C70
72	C72
78	C78
80	C80
90	C90
93	C93
96	C96
105	C105
107	C107

Part 2 - Lower Ground Floor

<u>Lot number</u>	<u>Parking space number</u>
3	C3
6	C6
9	C9
22	C22
28	C28
31	C31
32	C32
104	C104

Special By-Law 34

On the conditions set out below the proprietors from to time of the respective lots referred to in the Schedule (the "proprietor") shall have the right to the exclusive use and enjoyment of the respective storage areas so indicated in the Schedule with respect to each such lot (the "storage area") and as shown on the plans of common property annexed hereto and marked "D" and "E".

The conditions referred to above are as follows -

- (i) The proprietor shall be responsible for the proper maintenance, and keeping in a state of good and serviceable repair, of the common property the subject of this by-law: Provided that such responsibility shall extend only to the surface of such storage area with the intent that the Body Corporate shall continue to be responsible for all matters of a structural nature;
- (ii) The proprietor shall indemnify and keep indemnified the Body Corporate against -
 - (a) any sum payable by the Body Corporate by way of any increased insurance premium as a direct or indirect result of the use of the storage area; and
 - (b) all actions, proceedings, claims and demands, costs, damages and expenses which may be incurred by or brought or made against the Body Corporate and arising directly or indirectly from the use of the storage area;
- (iii) The storage area shall only be used for the storage of goods and the proprietor shall not infringe the terms of by-law 23 in relation to the storage of goods;
- (iv) No motor vehicle or motor cycle shall be permitted to stand upon the storage area; and
- (v) The proprietor shall keep the storage area in a clean and tidy condition.

The Schedule

Part 1 - Basement Level

<u>Lot number</u>	<u>Storage area letter</u>
9	A
17	N
39	I
43	E
58	O
63	K and L
64	R
69	Q
76	J and P
81	M
90	F
1	B
2	C
4	D
5	G
6	H
73	C73

Part 2 - Lower Ground Floor

<u>Lot number</u>	<u>Storage area letter</u>
31	S
33	T
83	U

Special By-Law 35

On the conditions set out below the proprietors from to time of Lot 9 (the "proprietor") shall have the right to the exclusive use and enjoyment of the area marked "V" (the "office/store area") as shown on the plan of common property annexed hereto and marked "E".

The conditions referred to above are as follows -

- (i) The proprietor shall be responsible for the proper maintenance, and keeping in a state of good and serviceable repair, of the common property the subject of this by-law: Provided that such responsibility shall extend only to the surface of such common property with the intent that the Body Corporate shall continue to be responsible for all matters of a structural nature;
- (ii) The proprietor shall indemnify and keep indemnified the Body Corporate against -
 - (a) any sum payable by the Body Corporate by way of any increased insurance premium as a direct or indirect result of the use of the office/store area; and
 - (b) all actions, proceedings, claims and demands, costs, damages and expenses which may be incurred by or brought or made against the Body Corporate and arising directly or indirectly from the use of the office/store area;
- (iii) The office/store area shall only be used as an office and reception area for the purposes of any manager under an agreement of the type referred to in Special By-Law 30 and/or for the storage of goods, and the proprietor shall not infringe the terms of by-law 23 in relation to the storage of goods;
- (iv) No motor vehicle or motor cycle shall be permitted to stand upon the office/store area; and
- (v) The proprietor shall keep the office/store area in a clean and tidy condition.

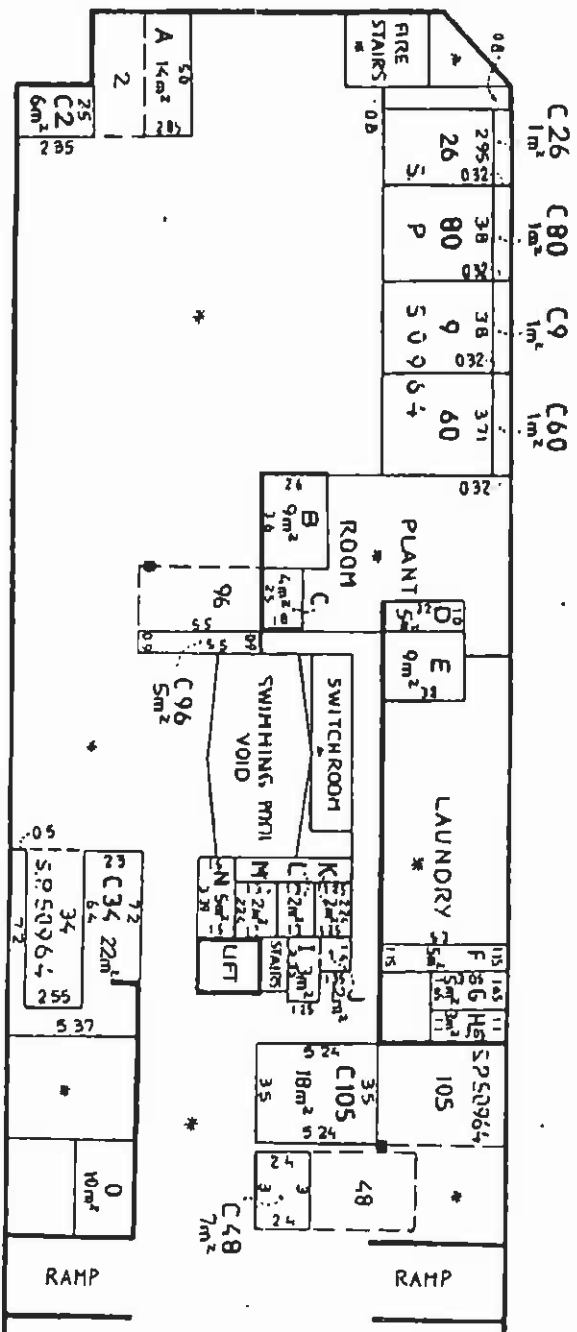
Special By-Law 36

On the conditions set out below the proprietor from time to time of Lot 100 (the "proprietor") shall have the right to the exclusive use and enjoyment of the areas marked "A" and "B" (the "rooftop areas") as shown on the plan of common property annexed hereto and marked "F".

The conditions referred to above are as follows -

- (i) The rooftop areas shall only be used for those purposes referred to in Special By-Law 32 and the proprietor shall observe any requirements imposed on the proprietor by Special By-Law 32;
- (ii) The proprietor shall ensure that any steps taken pursuant to sub-clause 32.3 of Special By-Law 32, do not adversely affect the structural integrity of the roof of the building nor cause water penetration through the roof of the building and the proprietor shall make good any damage (whether structural or otherwise) occasioned to the roof by the taking of any such steps;
- (iii) The proprietor shall be responsible for the proper maintenance, and keeping in a state of good and serviceable repair, of the common property the subject of this by-law: Provided that, subject to sub-clause (ii) above, such responsibility shall extend only to the surface of such common property with the intent that the Body Corporate shall continue to be responsible for all matters of a structural nature other than those referred to in sub-clause (ii) above;
- (iv) The proprietor shall indemnify and keep indemnified the Body Corporate against -
 - (a) any sum payable by the Body Corporate by way of any increased insurance premium as a direct or indirect result of the use of the rooftop areas; and
 - (b) all actions, proceedings, claims and demands, costs, damages and expenses which may be incurred by or brought or made against the Body Corporate and arising directly or indirectly from the use of the rooftop areas; and
- (v) The proprietor shall keep the rooftop areas in a clean and tidy condition."

"D"

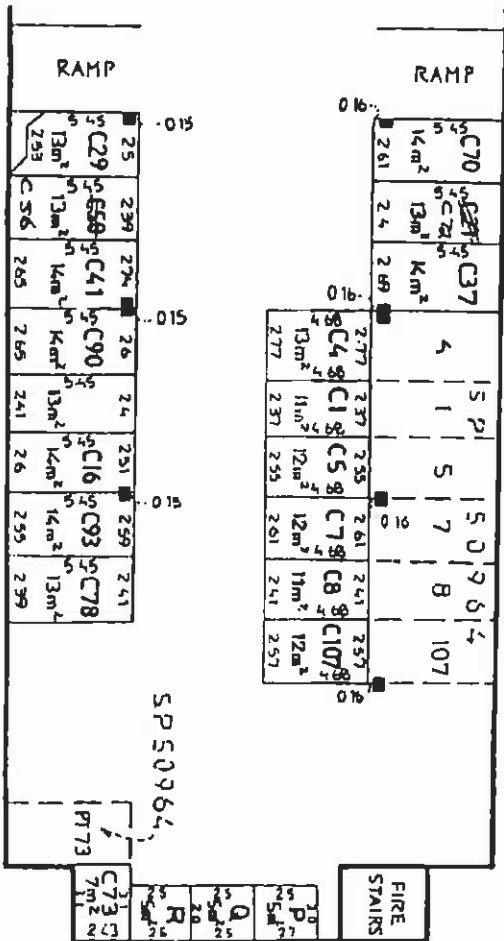


BASEMENT LEVEL

PLAN
 FOR EXCLUSIVE USE OF PART OF
 THE COMMON PROPERTY IN SP 50964

- A AREAS ARE APPROXIMATE ONLY
- * DENOTES COMMON PROPERTY
- S DENOTES STORAGE AREA
- C DENOTES COVERED CARSPACE

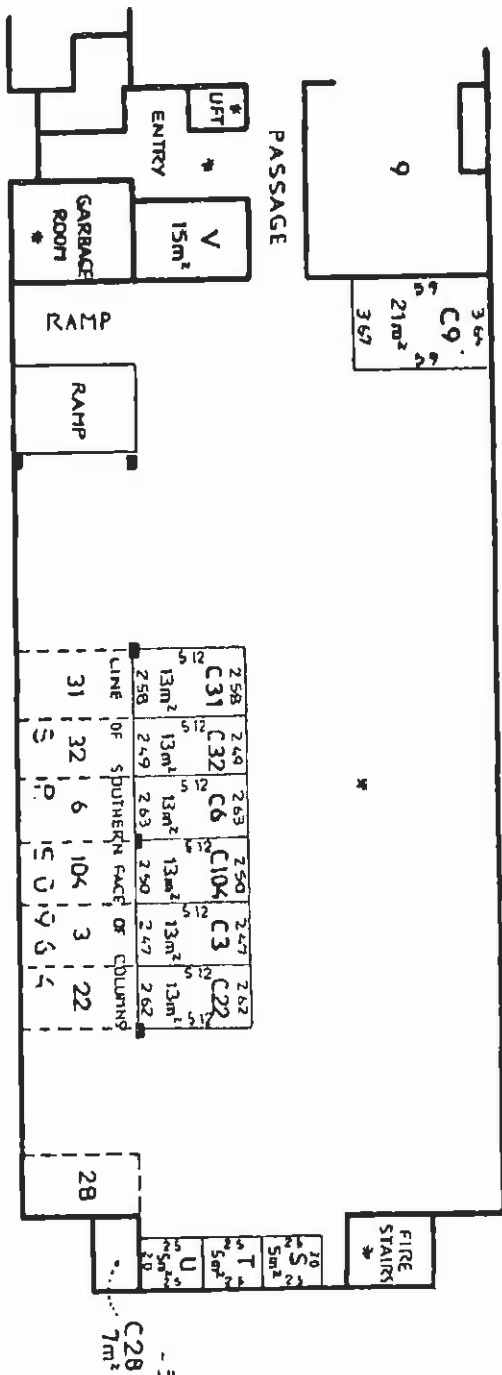
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PLAN
 FOR EXCLUSIVE USE OF PART OF
 THE COMMON PROPERTY IN SP 50964

LOWER GROUND FLOOR

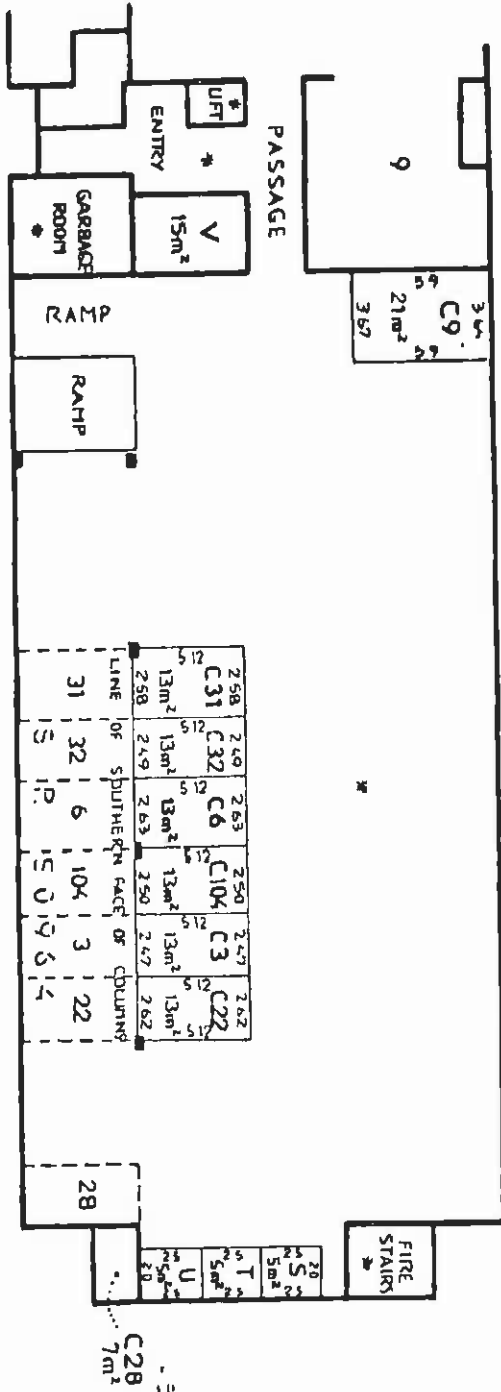


AREAS ARE APPROXIMATE ONLY
 * DENOTES COMMON PROPERTY
 S DENOTES STORAGE AREA
 C DENOTES COVERED CARSPACE

116246

PLAN
 FOR EXCLUSIVE USE OF PART OF
 THE COMMON PROPERTY IN SP 50964

LOWER GROUND FLOOR



AREAS ARE APPROXIMATE ONLY
 * DENOTES COMMON PROPERTY
 S DENOTES STORAGE AREA
 C DENOTES COVERED CARSPACE

176246

0

97-15CB LTO Licence Number
10V/0168/95

CHANGE OF BY-LAW

Strata Titles Act 1973
Real Property Act 1900



3085046 T

(A) COMMON PROPERTY
REFERENCE TO TITLE

B

CP/SP 50964

(B) LODGED BY

L.T.O. Box 4Q	Name, Address or DX and Telephone I A McKNIGHT 10 CLIFF ROAD EPPING NSW 2121 REFERENCE (max. 15 characters): IAM:SP50964	CB
----------------------	--	-----------

(C) THE PROPRIETORS of STRATA PLAN 50964 certify that pursuant to a resolution passed on 30 January 1997, and in accordance with the provisions of section 58(7) of the Strata Titles Act 1973 ~~Order No.~~ of the Supreme Court of New South Wales, Order No. of the Strata Titles Board, the by-laws are changed as follows:

(D) ~~REPEALED BY-LAW No.~~
~~INSERTED / ADDED BY-LAW No.~~ 37
as fully set out below.

See Annexure "A"

(E) The Common Seal of The Proprietors - Strata Plan No. 50964 was affixed on 28 April 1997 in the presence of
Allison R. McKnight
Signature of Witness
ALLISON RAE McKNIGHT
Name of Witness - BLOCK LETTERS



being the person authorised by section 55 of the Strata Titles Act 1973 to attest the affixing of the seal.

0495LTO

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE GIVEN ON THE BACK

CHECKED BY (Office use only)

[Signature]

COUNCIL'S CERTIFICATE (s. 66(5))

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

DATE

APPLICATION No.

Authorised Officer

INSTRUCTIONS FOR COMPLETION

1. This form must be completed clearly and legibly in permanent, dense, black or dark blue non-copying ink. If using a dot-matrix printer the print must be letter-quality.
2. Do not use an eraser or correction fluid to make alterations: rule through rejected material. Initial each alteration in the left-hand margin.
3. If the space provided at any point is insufficient you may annex additional pages. These must be the same size as the form; paper quality, colour, etc, should conform to the requirements set out in Land Titles Office Information Bulletin No. 19. The first and last pages must be signed by the person witnessing the affixing of the seal of the body corporate.
4. The following instructions relate to the marginal letters on the form.

(A) COMMON PROPERTY REFERENCE TO TITLE

Show the Reference to Title of the common property, for example "CP/SP12345" or "Volume 12345 Folio 111".

(B) LODGED BY

This section is to be completed by the person or firm lodging the dealing at the Land Titles Office.

(C) STRATA PLAN

Show the number of the Strata Plan, the date on which the resolution was passed, the relevant section of the Strata Titles Act 1973 and if appropriate the Supreme Court Order number. The following may be used as a guide:

A change of by-laws pursuant to section 58 (2) of the Act is one which does not create rights of exclusive use and enjoyment of, or special privileges in respect of, common property.

A change of by-laws pursuant to section 58 (11) of the Act is one which changes the terms of an order of a Strata Titles Board having the effect of a by-law and must accordingly be made pursuant to a unanimous resolution.

A change of by-laws pursuant to clause 15 of Schedule 4 of the Act is one which confirms rights of exclusive use and enjoyment of, or special privileges in respect of, common property where such rights were in existence (either pursuant to a resolution of the body corporate or a former by-law) prior to 1st July, 1974. The new by-law must indicate how it may be amended, added to or repealed.

Where the initial period has expired, a change of by-laws pursuant to section 58 (7) of the Strata Titles Act 1973 allows a body corporate, with the consent in writing of a proprietor and pursuant to a special resolution, to make a by-law conferring on that proprietor the exclusive use and enjoyment of, or special privileges in respect to, common property, or by special resolution to make a by-law amending, adding to or repealing any by-law previously made under the subsection.

Where the initial period has not expired, a change of by-laws pursuant to section 58 (7) of the Strata Titles Act 1973 must be authorised by the Supreme Court of New South Wales or the Strata Titles Board: see section 66 (1). The Supreme Court or Strata Titles Board Order number must be shown at note (C).

A by-law made pursuant to sections 66(3) and 58(7) of the Strata Titles Act 1973, before the initial period has expired, confers a right to park a vehicle on part of the common property. This section only allows the addition of a by-law and the Council's Certificate must be completed.

The Registrar General does not require the lodgment of a plan for the purpose of the allocation of rights of exclusive enjoyment of, or special privileges in respect of, common property unless it is referred to as an annexure in the by-law, in which case the plan must comply with the appropriate Real Property Act Regulations.

(D) REPEALED/INSERTED/ADDED BY-LAW NUMBER

By-laws additional to those already operating should be numbered consecutively commencing with the number next after the number allotted to the last by-law. Amendment of a by-law is effected by fully repealing the existing by-law and substituting the new by-law in the terms required.

(E) EXECUTION

The common seal of the body corporate must be affixed in the presence of the person(s) authorised by section 55 of the Strata Titles Act 1973 to attest the affixing of the seal. Show the number of the Strata Plan and the date on which the common seal was affixed. The appropriate section should be completed by the attesting witness.

(F) COUNCIL'S CERTIFICATE

The Certificate must be completed when a by-law is made pursuant to sections 66(3) and 58(7) before the initial period has expired.

The completed dealing must be lodged by hand at the Land Titles Office, Queen's Square, Sydney (adjacent to the Hyde Park Barracks) and must be accompanied by the relevant Certificate of Title for the Common Property.

If you have any questions about filling out this form, please call (02) 228-6666 and ask for Customer Services Branch.

"A"

SPECIAL BY-LAW 37

On the conditions set out below the proprietor from time to time of Lot 39 (the "proprietor") shall have the right to the exclusive use and enjoyment of car parking space C39 (the "parking space") as shown on the plan of common property annexed hereto and marked "D".

The conditions referred to above are as follows:-

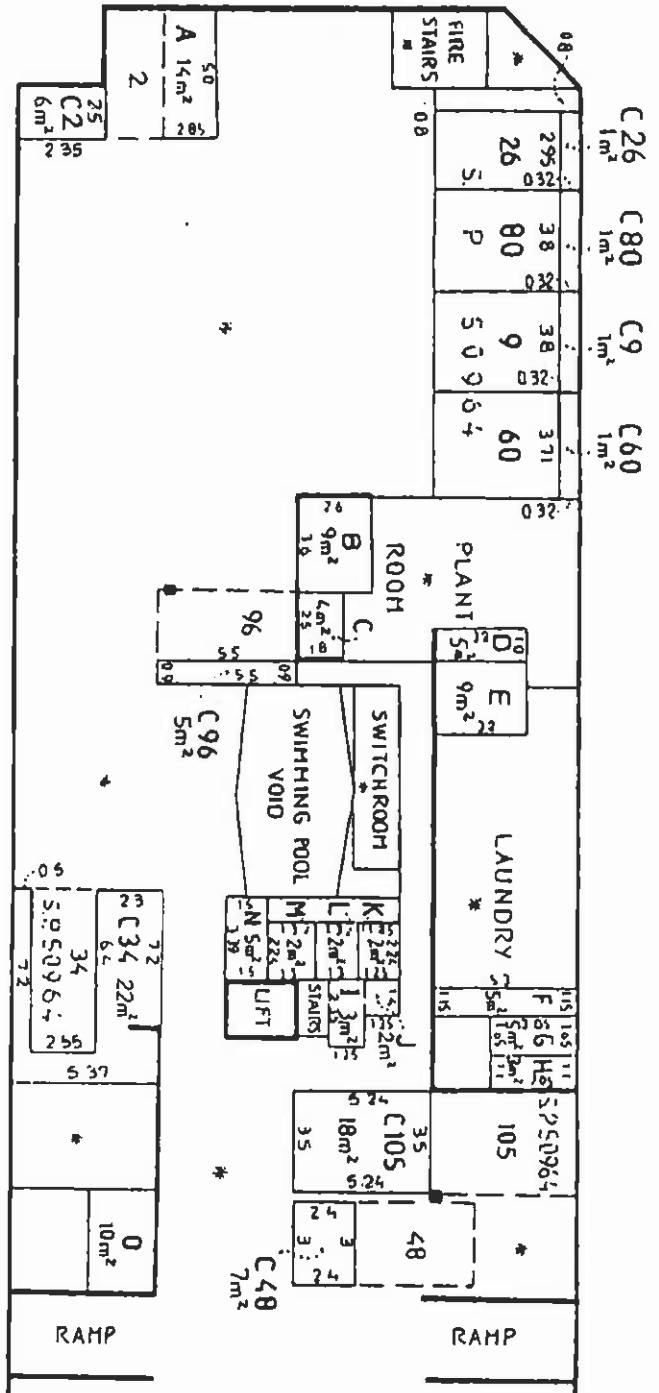
- (i) The proprietor shall be responsible for the proper maintenance, and keeping in a state of good and serviceable repair, of the common property the subject of this by-law: Provided that such responsibility shall extend only to the surface of such common property with the intent that the Body Corporate shall continue to be responsible for all matters of a structural nature;
- (ii) The proprietor shall indemnify and keep indemnified the Body Corporate against -
 - (a) any sum payable by the Body Corporate by way of any increased insurance premium as a direct or indirect result of the use of the parking space; and
 - (b) all actions, proceedings, claims and demands, costs, damages and expenses which may be incurred by or brought or made against the Body Corporate and arising directly or indirectly from the use of the parking space;
- (iii) The parking space shall only be used for the parking of a motor vehicle or motor cycle;
- (iv) No mechanical or other repairs shall be carried out upon the parking space; and
- (v) The proprietor shall keep the parking space in a clean and tidy condition.

Alan R. McKinnon

PLAN
FOR EXCLUSIVE USE OF PART OF
THE COMMON PROPERTY IN SP 50964

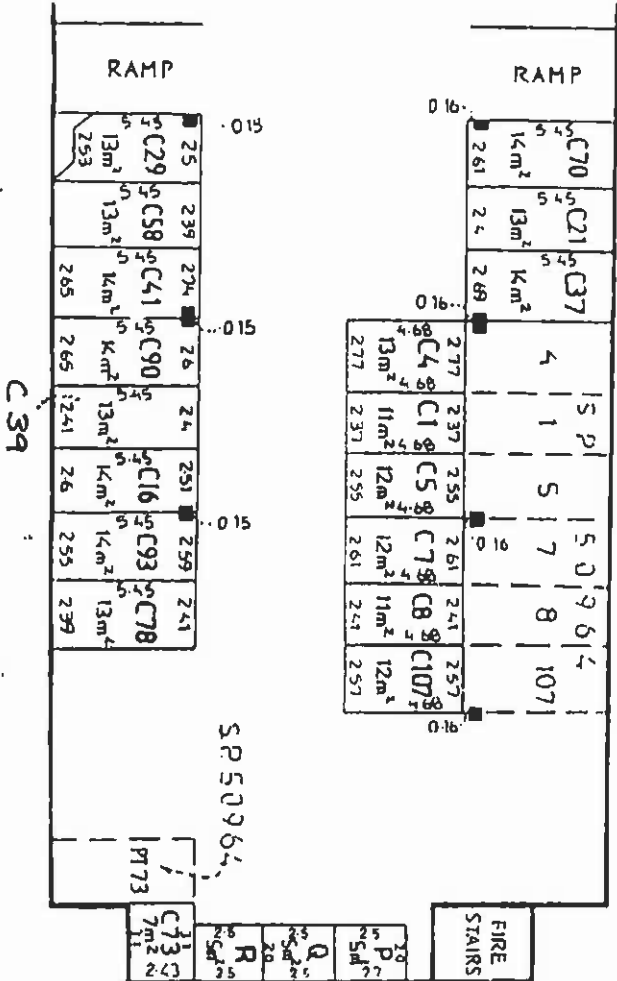
- * AREAS ARE APPROXIMATE ONLY
- * DENOTES COMMON PROPERTY
- S DENOTES STORAGE AREA
- C DENOTES COVERED CARSPACE

BASEMENT LEVEL



CONTINUED BELOW

CONTINUED FROM ABOVE



LODGE WITH DEALING

Handwritten signature/initials

97-15CB



CHANGE OF BY-LA

5624424 L

Strata Titles Act 1973
Real Property Act 1900



B

(A) COMMON PROPERTY
REFERENCE TO TITLE

CP/SP50964

(B) LODGED BY

3:00
17 MAY 1999

L.T.O. Box 35D	Name, Address or DX and Telephone MORRIS, HAYES & EDGAR LAW STATIONERS 74 CASTLEREAGH ST., SYDNEY 9232 2411	REFERENCE (max. 15 characters): TSH 1413 Hilton	CB
--------------------------	---	---	-----------

(C) ^{OWNERS} THE PROPRIETORS of STRATA PLAN 50964 certify that pursuant to a resolution passed on ^{SPECIAL} 10 FEBRUARY 1999 and in accordance with the provisions of sections ~~50(2) and 51~~ of the Strata Schemes Management Act, 1996 of the Supreme Court of New South Wales / Order No. of the Strata Titles Board, the by-laws are changed as follows:

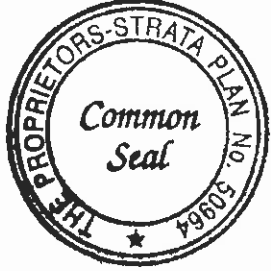
(D) REPEALED BY-LAW No. 33
INSERTED / ADDED BY-LAW No. 38
as fully set out below.

SEE ANNEXURE "A"



(E) The Common Seal of The Proprietors - Strata Plan No. 50964 was affixed on 18th FEBRUARY 1999 in the presence of

[Signature]
Signature of Witness
SHARIN TAYLOR
Name of Witness - BLOCK LETTERS



being the person authorised by section 55 of the Strata Titles Act 1973 to attest the affixing of the seal.

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE GIVEN ON THE BACK

CHECKED BY (Office use only)

REG 80

LEG 12 approved regn

COUNCIL'S CERTIFICATE (s. 66(5))

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

DATE

APPLICATION No.

Authorised Officer

INSTRUCTIONS FOR COMPLETION

1. This form must be completed clearly and legibly in permanent, dense, black or dark blue non-copying ink. If using a dot-matrix printer the print must be letter-quality.
2. Do not use an eraser or correction fluid to make alterations: rule through rejected material. Initial each alteration in the left-hand margin.
3. If the space provided at any point is insufficient you may annex additional pages. These must be the same size as the form; paper quality, colour, etc, should conform to the requirements set out in Land Titles Office Information Bulletin No. 19. The first and last pages must be signed by the person witnessing the affixing of the seal of the body corporate.
4. The following instructions relate to the marginal letters on the form.

(A) COMMON PROPERTY REFERENCE TO TITLE

Show the Reference to Title of the common property, for example "CP/SP12345" or "Volume 12345 Folio 111".

(B) LODGED BY

This section is to be completed by the person or firm lodging the dealing at the Land Titles Office.

(C) STRATA PLAN

Show the number of the Strata Plan, the date on which the resolution was passed, the relevant section of the Strata Titles Act 1973 and if appropriate the Supreme Court Order number. The following may be used as a guide:

A change of by-laws pursuant to section 58 (2) of the Act is one which does not create rights of exclusive use and enjoyment of, or special privileges in respect of, common property.

A change of by-laws pursuant to section 58 (11) of the Act is one which changes the terms of an order of a Strata Titles Board having the effect of a by-law and must accordingly be made pursuant to a unanimous resolution.

A change of by-laws pursuant to clause 15 of Schedule 4 of the Act is one which confirms rights of exclusive use and enjoyment of, or special privileges in respect of, common property where such rights were in existence (either pursuant to a resolution of the body corporate or a former by-law) prior to 1st July, 1974. The new by-law must indicate how it may be amended, added to or repealed.

Where the initial period has expired, a change of by-laws pursuant to section 58 (7) of the Strata Titles Act 1973 allows a body corporate, with the consent in writing of a proprietor and pursuant to a unanimous resolution, to make a by-law conferring on that proprietor the exclusive use and enjoyment of, or special privileges in respect to, common property, or by special resolution to make a by-law amending, adding to or repealing any by-law previously made under the subsection.

Where the initial period has not expired, a change of by-laws pursuant to section 58 (7) of the Strata Titles Act 1973 must be authorised by the Supreme Court of New South Wales or the Strata Titles Board: see section 66 (1). The Supreme Court or Strata Titles Board Order number must be shown at note (C).

A by-law made pursuant to sections 66(3) and 58(7) of the Strata Titles Act 1973, before the initial period has expired, confers a right to park a vehicle on part of the common property. This section only allows the addition of a by-law and the Council's Certificate must be completed.

The Registrar General does not require the lodgment of a plan for the purpose of the allocation of rights of exclusive enjoyment of, or special privileges in respect of, common property unless it is referred to as an annexure in the by-law, in which case the plan must comply with the appropriate Real Property Act Regulations.

(D) REPEALED/INSERTED/ADDED BY-LAW NUMBER

By-laws additional to those already operating should be numbered consecutively commencing with the number next after the number allotted to the last by-law. Amendment of a by-law is effected by fully repealing the existing by-law and substituting the new by-law in the terms required.

(E) EXECUTION

The common seal of the body corporate must be affixed in the presence of the person(s) authorised by section 55 of the Strata Titles Act 1973 to attest the affixing of the seal. Show the number of the Strata Plan and the date on which the common seal was affixed. The appropriate section should be completed by the attesting witness.

(F) COUNCIL'S CERTIFICATE

The Certificate must be completed when a by-law is made pursuant to sections 66(3) or 58(7) before the initial period has expired.

The completed dealing must be lodged by hand at the Land Titles Office, Queen's Square, Sydney (adjacent to the Hyde Park Barracks) and must be accompanied by the relevant Certificate of Title for the Common Property.

If you have any questions about filling out this form, please call (02) 228-6666 and ask for Customer Services Branch.

00074

WS: IDW02 OPR: OP1

BOX# B173 , DLG# 0942911 , TCKT# X361555

"A"

Special By-Law ~~as 38~~

On the conditions set out below the proprietors from to time of the respective lots referred to in the Schedule (the "proprietor") shall have the right to the exclusive use and enjoyment of the respective car parking spaces so indicated in the Schedule with respect to each such lot (the "parking space") and as shown on the plans of common property annexed hereto and marked "D" and "E".

The conditions referred to above are as follows -

- (i) The proprietor shall be responsible for the proper maintenance, and keeping in a state of good and serviceable repair, of the common property the subject of this by-law: Provided that such responsibility shall extend only to the surface of such common property with the intent that the Body Corporate shall continue to be responsible for all matters of a structural nature;
- (ii) The proprietor shall indemnify and keep indemnified the Body Corporate against -
 - (a) any sum payable by the Body Corporate by way of any increased insurance premium as a direct or indirect result of the use of the parking space; and
 - (b) all actions, proceedings, claims and demands, costs, damages and expenses which may be incurred by or brought or made against the Body Corporate and arising directly or indirectly from the use of the parking space;
- (iii) The parking space shall only be used for the parking of a motor vehicle or motor cycle;
- (iv) No mechanical or other repairs shall be carried out upon the parking space; and
- (v) The proprietor shall keep the parking space in a clean and tidy condition.

00074

WS:IDW02 OPR:OP1

BOX# B173 ,DLG# 0942911 ,TCKT#X361555

The Schedule

Part 1 - Basement Level

<u>Lot number</u>	<u>Parking space number</u>
1	C1
2	C2
4	C4
5	C5
7	C7
8	C8
9	C9
16	C16
26	C26
29	C29
34	C34
37	C37
41	C41
48	C48
58 58	58 C58
60	C60
70	C70
72	C72
78	C78
80	C80
90	C90
93	C93
96	C96
105	C105
107	C107

Part 2 - Lower Ground Floor

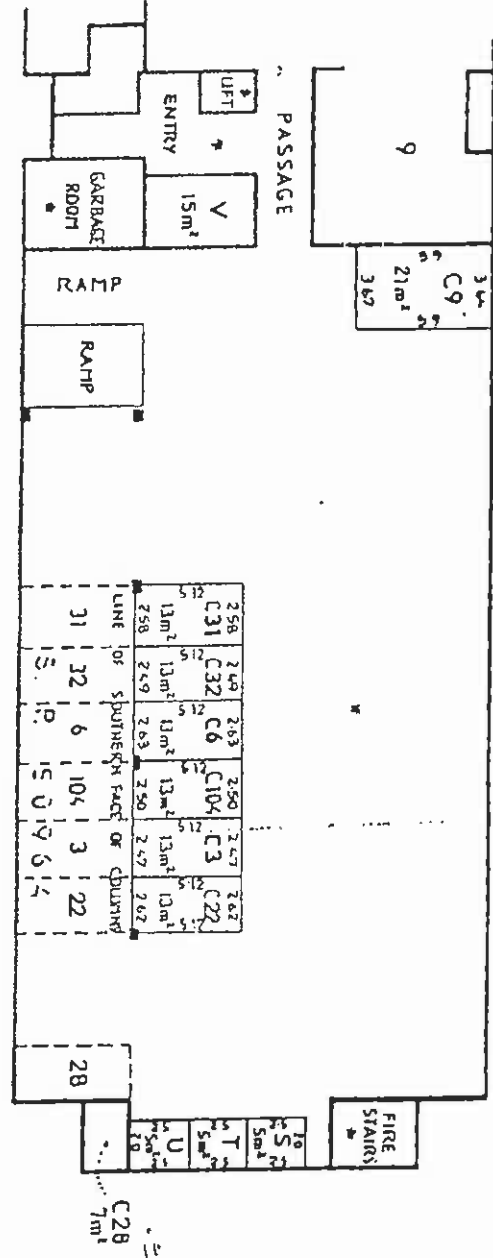
<u>Lot number</u>	<u>Parking space number</u>
3	C3
6	C6
9	C9
22	C22
28	C28
31	C31
32	C32
104	C104

00074

WS: IDWUZ OPR: OPI

BOX# B173 , DLG# 0942911 , TCKT# X361555

AREAS ARE APPROXIMATE ONLY
 * DENOTES COMMON PROPERTY
 S DENOTES STORAGE AREA
 C DENOTES COVERED CARSPACE



LOWER GROUND FLOOR

PLAN
 FOR EXCLUSIVE USE OF PART OF
 THE COMMON PROPERTY IN SP 50964

942911

0

7055735N

Form: 97-15CB
Licence: 1034A/404/96

CHANGE OF BY-LAW

New South Wales
Strata Schemes Management Act
Real Property Act 1900



(A) TORRENS TITLE CP/SP 50964

(B) LODGED BY	LTO Box <i>1034A</i>	Name, Address or DX and Telephone Blessington Judd, Solicitors DX 1068 SYDNEY Tel: 8267 6000 - Fax: 9267 2050 REFERENCE: Mr Andreone	CB

(C) The Owners-Strata Plan No. 50964 certify that pursuant to a resolution passed on 1 March 2000 and in accordance with the provisions of -

- (D)
- ~~section 54 of the Community Land Management Act 1989~~
 - ~~section of the Strata Schemes (Freehold Development) Act 1973~~
 - section 47 of the Strata Schemes Management Act 1996
 - ~~order No. of the Strata Schemes Adjudicator~~
 - ~~order No. of the Strata Schemes Board~~

the by-laws are changed as follows:

(E) Repealed by law No.

Added by-law No. SPECIAL BY-LAW NO. 39

Amended by law No. as fully set out below.

SPECIAL BY-LAW No. 39 LICENCE FOR TELECOMMUNICATION FACILITIES ON ROOF

A. DEFINITIONS

1. The following terms are defined to mean:

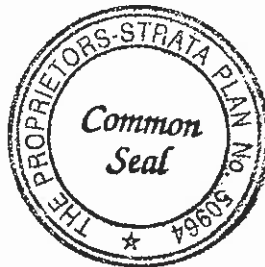
(See Annexure)

(F) The common seal of the Owners-Strata Plan No. 50964 was affixed on 10TH AUGUST 2000 in the presence of

Signature(s) *[Signature]*

Name(s) [use block letters] SHARON TAYLOR

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



Checked by (LTO use) *[Signature]* 96/93E

ANNEXURE TO CHANGE OF BY-LAWS

“**Telecommunication Licences**” means the licensing of part or parts of the common property for the installation of Telecommunication Equipment.

“**Telecommunication Equipment**” means all equipment (including cabling) necessary to facilitate the reception, modulation and transmission of electronic signals.

B. FUNCTIONS

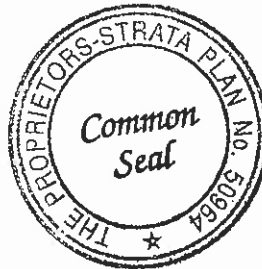
2. The owners corporation shall have the following additional functions:
- a) the power to grant Telecommunication Licences on terms and conditions approved by the owners corporation from time to time;
 - b) power to install and/or permit the installation of the Telecommunication Equipment in the common property; and
 - c) the power to enter lots to install, repair or replace the Telecommunication Equipment or any part of the Telecommunication Equipment on the same terms as prescribed in section 65 of the Strata Schemes Management Act 1996.

The common seal of the Owners-Strata Plan No. 50964
was affixed on 10th August 2001 in the presence of

Signature(s) 

Name(s) [use block letters] SHARON TAYLOR

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



Form: 15CB
Release: 3.0
www.jpma.nsw.gov.au

CHANGE OF BY-LAW
New South Wales
Strata Schemes Management Act 19
Real Property Act 1900



AG1187X

PRIVACYNOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

(A) TORRENS TITLE

For the common property CP/SP 50964
--

(B) LODGED BY

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any Suzie Broome & Company Strata Lawyers DX 10521 NORTH SYDNEY Tel: 9922-7373 Reference: SBC:890	CODE CB
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(C) The Owners-Strata Plan No. 50964 certify that pursuant to a resolution passed on 23 November 2010 and

(D) in accordance with the provisions of Section 52

the by-laws are changed as follows—

(E) Repealed by-law No. NOT APPLICABLE

Added by-law No. NOT APPLICABLE

Amended by-law No. NOT APPLICABLE

as fully set out below:

SEE ANNEXURE "A"



(F) The common seal of the Owners-Strata Plan No. 50964 was affixed on 22/12/10 in the presence of—

Signature(s): *Debbie Richards*

Name(s): DEBBIE RICHARDS

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

Annexure "A" to CHANGE OF BY-LAWS

Parties: The Owners – Strata Plan No. 50964

Dated: 22/12/10

Special By-Law No. 40: Exclusive Use of Common Property for Storage and Car Parking

- (1) By-law 34 is amended by:
- (a) deleting the words "and marked "D" and "E" at end of the chapeau to the by-law;
 - (b) substituting the plans attached to this by-law as the plans annexed to By-law 34; and
 - (c) deleting the Schedule and substituting the following as the Schedule for By-law 34:

SCHEDULE

Storage Areas:

Lot No.	Storage Area No.	Location of Storage Area
5	G	Basement Level
6	H	Basement Level
9	A	Basement Level
17	N	Basement Level
31	S	Lower Ground Floor
33	T	Lower Ground Floor
39	I	Basement Level
43	E	Basement Level
58	O	Basement Level
63	K and L	Basement Level
64	R	Basement Level
69	Q	Basement Level
73	C73	Basement Level
76	J and P	Basement Level
81	M	Basement Level
83	U	Basement Level
90	F	Basement Level

- (2) By-law 38 is amended by:
- (a) deleting the words "and marked "D" and "E" at end of the chapeau to the by-law;
 - (b) substituting the plans attached to this by-law as the plans annexed to By-law 38; and
 - (c) deleting the Schedule and substituting the following as the Schedule for By-law 38:



Annexure "A" to CHANGE OF BY-LAWS

Parties: The Owners – Strata Plan No. 50964

Dated: 22/12/10

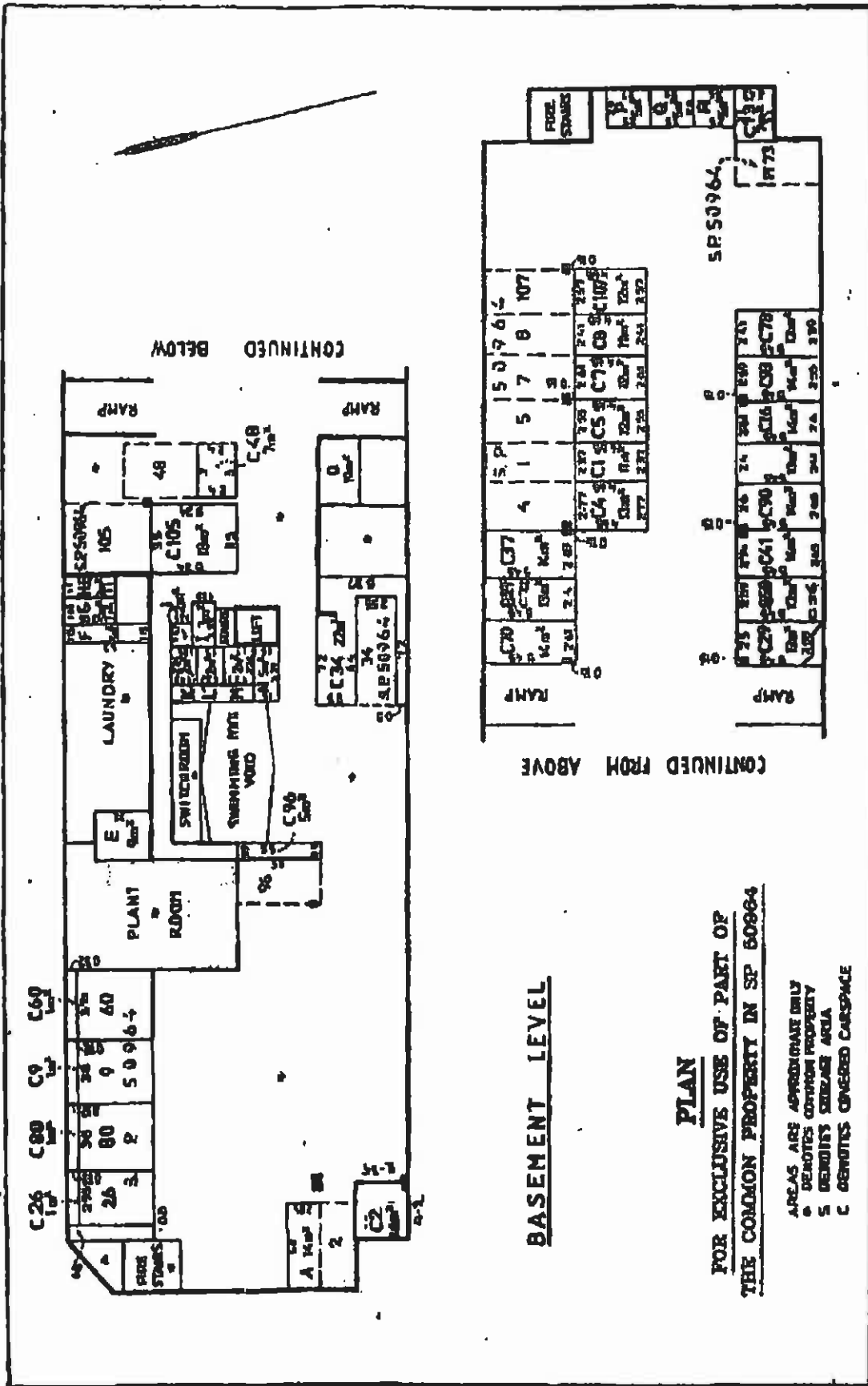
SCHEDULE

Car Parking Areas:

Lot No.	Parking Space No.	Location of Car Parking Area
1	C1	Basement Level
2	C2	Basement Level
3	C3	Lower Ground Floor
4	C4	Basement Level
5	C5	Basement Level
6	C6	Lower Ground Floor
7	C7	Basement Level
8	C8	Basement Level
9	C9	Basement Level (1m ² only)
9	C9	Lower Ground Floor
16	C16	Basement Level
22	C22	Lower Ground Floor
26	C26	Basement Level (1m ² only)
28	C28	Lower Ground Floor
29	C29	Basement Level
31	C31	Lower Ground Floor
32	C32	Lower Ground Floor
34	C34	Basement Level
37	C37	Basement Level
41	C41	Basement Level
48	C48	Basement Level
58	C58	Basement Level
60	C60	Basement Level (1m ² only)
70	C70	Basement Level
72	C72	Basement Level
78	C78	Basement Level
80	C80	Basement Level (1m ² only)
90	C90	Basement Level
93	C93	Basement Level
96	C96	Basement Level (5m ² only)
104	C104	Lower Ground Floor
105	C105	Basement Level
107	C107	Basement Level

x
Dh chds

Parties' The Owners - Strata Plan No. 50964
 Dated: 22/12/10

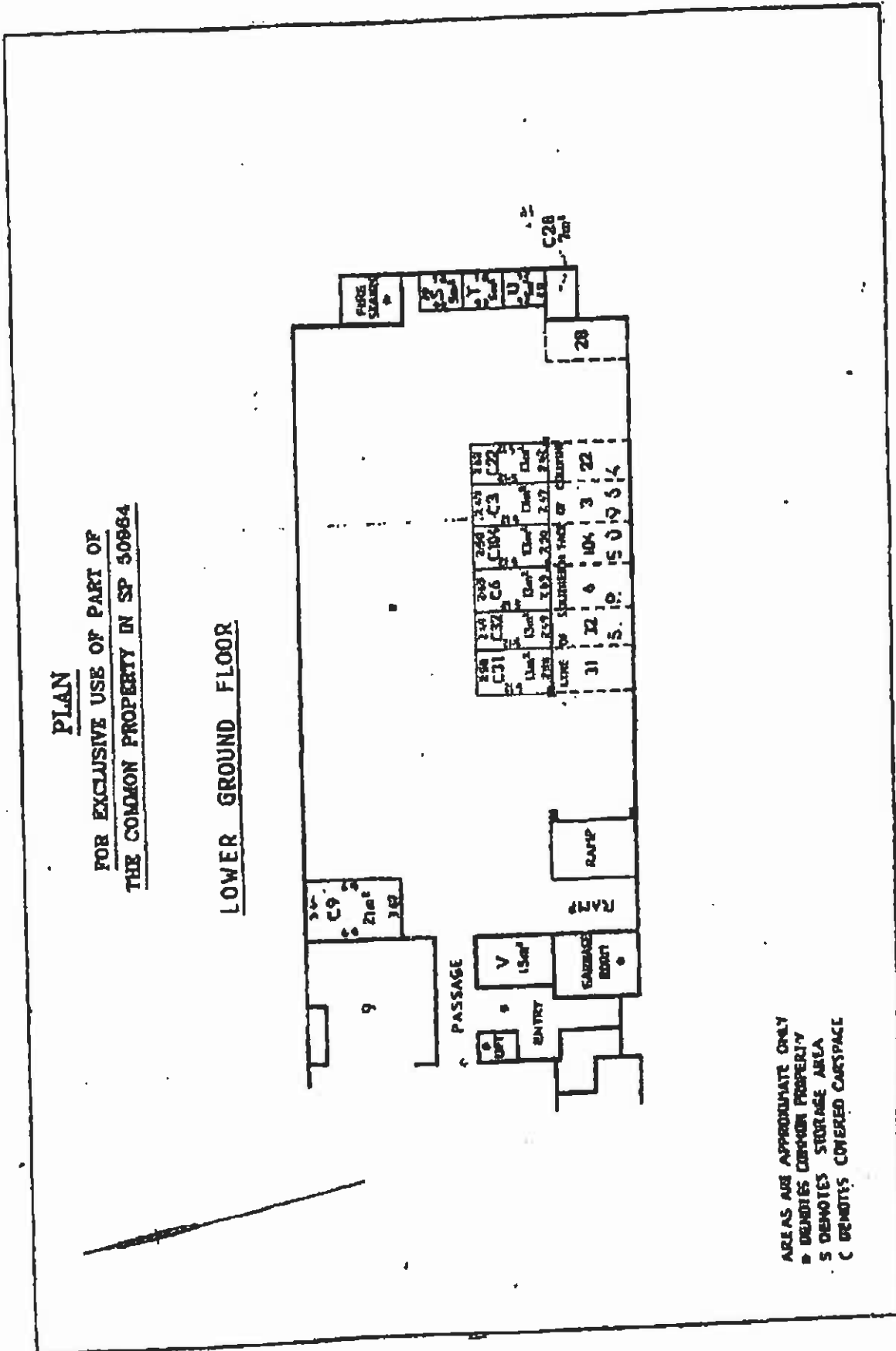


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Annexure "A" to CHANGE OF BY-LAWS

Parties: The Owners- Strata Plan No 50964

Dated: 22/12/10



Handwritten signature

CITY OF Sydney
COUNCIL of Wollomboko

SYMBOLS AND ABBREVIATIONS

SYMBOLS		ABBREVIATIONS	
□	Manhole	W	Water Street
○	Chamber	P	Product Pipe
△	Lampglass	R	Retain Valve
▣	Boundary Trap	C	Cleaning Eye
⊙	Inspection Shaft	⊙	Vertical Pipe
▢	Pit	⊖	Vertical Pipe
⊞	Grease Interceptor	Q	Soil Vent Pipe
○	Sanitary	○	Water Cleanout
○	Handbasin	H	Washing Machine
S	Shower	J	Bar Sink
J	Junction		
DK	Dishwasher		
F	Floor Drain		
M	Water Cleanout		
BS	Bar Sink		

Copy of
Diagram No.

2 4 6 3 5 3

M.W.S. & D.B.

SEWER AVAILABLE

Where the sewer is not available and a special inspection is involved the Board accepts no responsibility for the suitability of the drainage in relation to the essential position of the Board's sewer.

NOTES: This diagram only indicates availability of a sewer and any sewerage services shown as existing in Board's records.

The existence and position of Board's sewers, stormwater drains, pipes, man and structures should be determined by inspection of maps on file at Board's Head Office or in the case of South Coast District at Board's Wollomboko Office (Section 21 of Board's Act).

Position of structures, boundaries, sewers and sewerage services shown herein are approximate only.

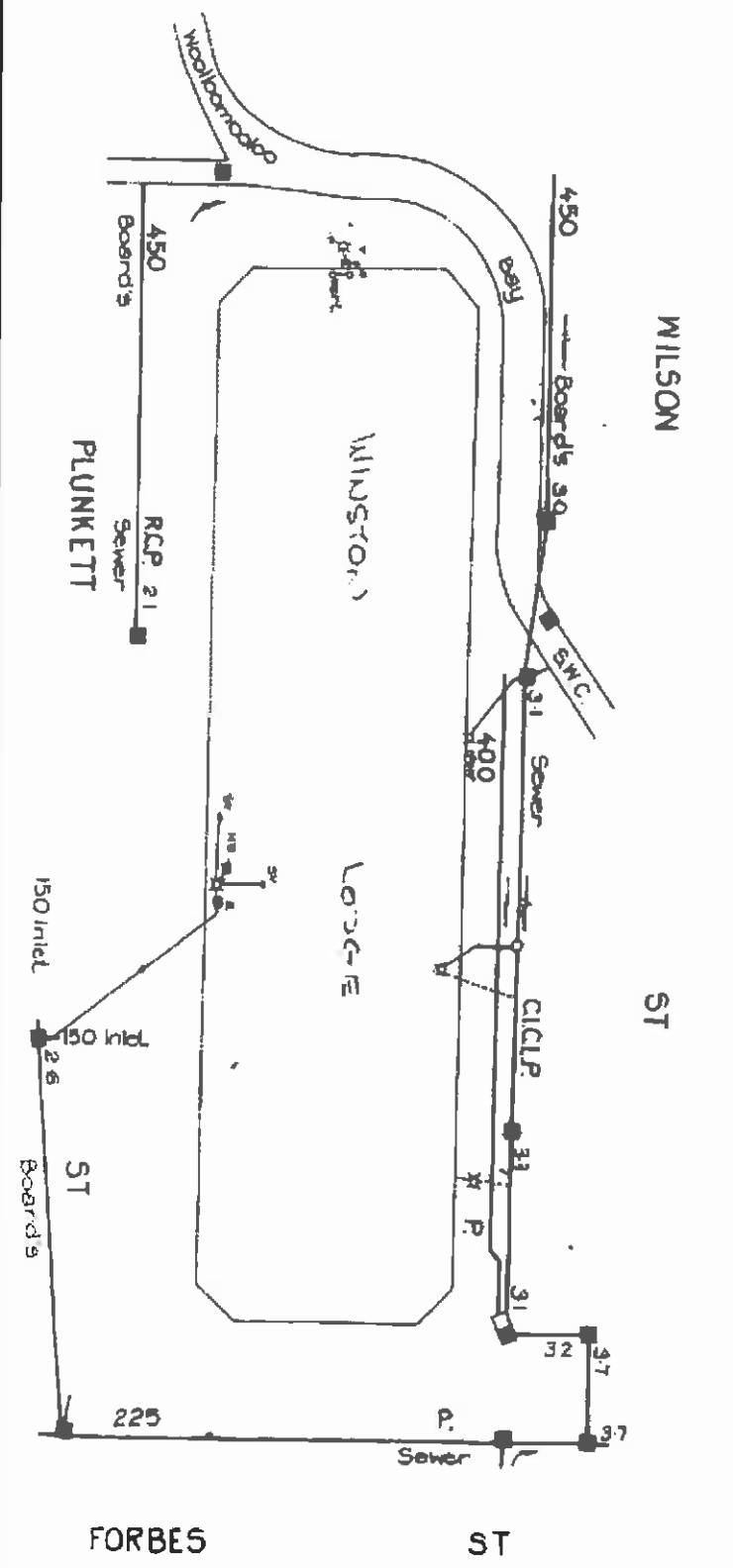
Scale: Approx 1:500
Distances/depths in metres
Pipe diameters in millimetres

W.S. W.A.

Sheet No. 07227 U/s
for House Services Engineer

W.O. GAZ ON / /
Boundary Trap 157mm required

W.O. GAZ ON / /
Boundary Trap 157mm required



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