

## **STRATA PLAN 63595**

Attention is directed to the strata scheme by-laws filed with the strata plan.  
By-laws 1 to 14 registered with plans

### Registered dealings

<b>DEALING NO.</b>	<b>DATE OF MEETING</b>	<b>BY LAW NO.</b>	<b>DESCRIPTION</b>
AA425384			Amendment to Strata Management Statement



Form: 11R  
Licence: 98M111  
Edition: 0008

# REQUEST

New South Wales  
Real Property Act 1900

## AA425384F

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

(A) STAMP DUTY

If applicable. Office of State Revenue use only

(B) LAND

Torrens Title CP/SP 62661; CP/SP 63595; 23/270215<sup>Ø</sup>

(C) REGISTERED DEALING

Number	Torrens Title
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(D) LODGED BY

Delivery Box <i>IN</i>	Name, Address or DX and Telephone Dynamic Property Services Pty Ltd DX 11643 SYDNEY DOWNTOWN Ph: (02) 9267 6334 Fax: (02) 9267 6337 Reference (optional):	CODE
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(E) APPLICANT

Elizabeth & Associates Pty Limited  
The Owners Corporation SP 62661 & The Owners Corporation SP 63595

(F) NATURE OF REQUEST

Amendments and additions to the Strata Management Statement.

(G) TEXT OF REQUEST

SEE ATTACHED ANNEXURE A

DATE

16 / 02 / 2004  
dd mm yyyy

(H) I certify that the applicant, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this application in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the applicant.

Signature of witness:

Signature of applicant:

Name of witness:

SEE ATTACHED ANNEXURE B

Address of witness:

*Ø Prod 425P 31/12/03*

**BUILDING MANAGEMENT COMMITTEE – JACKSONS LANDING**

**ANNEXURE A**

**Additions to Schedule 1**

AMENDMENT TO THE MOTION – **RESOLVED** that the allocation of shared costs be re defined as per the report prepared Napier & Blakeley dated 26<sup>th</sup> October 2001 (GROSS FLOOR AREA) as follows:

Elizabeth SP 62661	= 80%	84%	94%
Elizabeth Commercial	= 5%	NIL	6%
Rum Store SP 63595	= 15%	16%	NIL

**UNANIMOUSLY RESOLVED** that the Building Management Committee add the following items to the Strata Management Statement division of costs for shared facilities as per item 5.6 & 5.7 of the Strata Management Statement and that these changes be registered at the Land & Property Information Office.

Shared Facility	Location Within The Building	Purpose	Mainten ance	Elizabet h 62661	Elizabet h Commer cial	Rum Store 63595	Basis of Calcu lation
Fire Shutter Roller	Within loading dock leading into carpark under Engineers Store		As required				
Pest Control	Within loading dock and car park		As required	53.00%	39.00%	8.00%	Usag e
Cleaning			As required	80.00%	5.00%	15.00%	GFA
Electricity usage	Shared areas		As required	80.00%	5.00%	15.00%	GFA
Accounting & Audit		Production of Accounts audit of same	As required	80.00%	5.00%	15.00%	GFA
Taxation		Prep & Lodgement of Tax returns, obtain ABN Prep & Lodgement of BAS forms	As required	80.00%	5.00%	15.00%	GFA
Management		Provide Strata Mgnt Provide Estate Mgnt	As required	80.00%	5.00%	15.00%	GFA
Service Contractor		Arrange & Manage R&M Statutory obligation re Essential Service, OH&S etc	As required	80.00%	5.00%	15.00%	GFA

Legal Fees		Advise to Members & their representatives	As required	80.00%	5.00%	15.00%	GFA
Valuation/Experts		Insurance & Sinking Fund report, OH&S & Compliance Audits	As required	80.00%	5.00%	15.00%	GFA
Insurance		As per SMS	As required	80.00%	5.00%	15.00%	GFA
Garage Door & Boom Gate	Level B1	Security for car park	Maintenan ce, repairs & replaceme nt	84.00%	NIL	16.00%	Usag e

**Amendments to the facility % - to Schedule 1**

AMENDMENT TO THE MOTION – **RESOLVED** that the allocation of shared costs be re defined as per the report prepared Napier & Blakeley dated 26<sup>th</sup> October 2001 (GROSS FLOOR AREA) as follows:

Elizabeth SP 62661	= 80%	84%	94%
Elizabeth Commercial	= 5%	NIL	6%
Rum Store SP 63595	= 15%	16%	NIL

**UNANIMOUSLY RESOLVED** that the Building Management Committee amend the shared registered facility percentages currently in force, as per item 5.5 & 5.7 of the Strata Management Statement, for the following items;

Gross Floor Areas	M2	Ratios/total					
The Elizabeth - residential	7911	80.00%					
The Elizabeth-commercial	500	5.00%					
The Rum Store	1485	15.00%					
<b>Total GFA</b>	<b>9896</b>	<b>100.00%</b>					

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Shared Facility	Location Within The Building	Purpose	Maintenance	Elizab th 62661	Elizab th Comm ercial	Rum Store 63595	Basis of Calcu lation
Sprinkler Tank	Roof of the Elizabeth Building	Secondary water supply to sprinkler system	Weekly inspection 2 yearly clean out	80.00%	5.00%	15.00%	GFA
Hydrant Tank	Roof of the Elizabeth Building	Secondary water supply to hydrant system	Weekly inspection 2 yearly clean out	94.00%	6.00%	NIL	GFA
Sprinkler Pumps	Electric pump - Basement Level B1 of the Elizabeth Building Diesel pump - roof of the Elizabeth Building	Provide primary & secondary pressure boosting to sprinkler system during fire condition	Weekly, quarterly, yearly & 3 yearly in accordance with AS1851	80.00%	5.00%	15.00%	GFA

Sprinkler Pipes	Throughout entire Buildings	Convey water through the system to the sprinkler heads	As determined from time to time	80.00%	5.00%	15.00%	GFA
(a) Car Park (b) Dock							
Hydrant Pumps	Roof of the Elizabeth Building	Convey water through the system to the sprinkler hydrants & hose reels	Weekly, quarterly, yearly & 3 yearly in accordance with part 4 AS 1851	94.00%	6.00%	NIL	GFA
Hydrant Pipes	Run vertically & horizontally from tank and pump through	Provides water for fire fighting purposes	Weekly, quarterly, yearly & 3 yearly in accordance with	80.00%	5.00%	15.00%	GFA

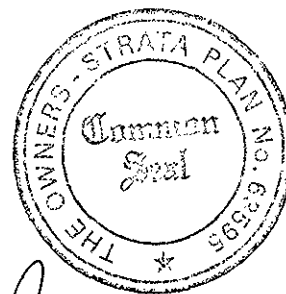
	the Buildings		with part 4 AS 1851				
Hydrant Valves	Within fire stairs of car park, and landscaping	Hydrant - for fire brigade use during fire fighting	Monthly inspections	80.00%	5.00%	15.00%	GFA
Hose Reels	Adjacent to fire stairs within 4m of egress	For fire fighting by occupants	6 monthly inspections	80.00%	5.00%	15.00%	GFA
Emergency & Exit Lighting	Carpark levels & plant rooms	Lighting to egress routes in event of failure of normal power supply	Inspections & testing every 6 months. Replacement of batteries & lamps as recommended by AS2293	80.00%	5.00%	15.00%	GFA
Emergency warning and Intercommunication System	Fire control room in Level 1 of the Elizabeth Building and through Buildings	To initiate a sequenced automated evacuation procedure during fire alarm	Monthly, Half yearly as recommended by AS2293	80.00%	5.00%	15.00%	GFA
Fire Alarm Monitoring	Fire indicator panel - fire control room in Level 1 of the Elizabeth Building	To receive & display all fire alarms, & initiate brigade call out, 1668 automatic fan operation & evacuation system	Monthly & half yearly in accordance with AS1851 and AS1670	80.00%	5.00%	15.00%	GFA
AS1668 Controls	Fire control room - Level 1 of the Elizabeth Building	To provide the fire brigade a facility to override the automatic fan operation for smoke control	Monthly & half yearly in accordance with AS1851	80.00%	5.00%	15.00%	GFA
Subsoil Pumps	Loading dock area - Level B2 Basement of the Elizabeth Building	Pump out underground seepage water	Quarterly	80.00%	5.00%	15.00%	GFA
Sewer Pumps & Pits	Carpark B2 and Loading dock area -	Pump out sewer discharge to Sydney Water's sewer main	Quarterly	80.00%	5.00%	15.00%	GFA
Kitchen Exhaust Riser	Ground floor to Plant room	To extract kitchen fumes on ground floor	When required	Nil	100.00%	NIL	Usage
Grease Trap	Loading Dock	Traps grease	Monthly	Nil	100.00%	Nil	Usage
General purpose pit	Loading Dock	Traps dirt & grease	Monthly	80.00%	5.00%	15.00%	GFA
Car Wash Bay Pit & Pump	Carpark B2 of the Elizabeth Building	Traps dirt & grease	Monthly	94.00%	6.00%	Nil	Usage
Sewerage Pipes	Throughout Buildings	To drainage sanitary fixtures	When required	80.00%	5.00%	15.00%	GFA
Downpipes & storm water lines	Throughout Buildings	Drains rainwater from Buildings	When required	80.00%	5.00%	15.00%	GFA

Gas Supply Line	From main to meters	Supply gas to individual stratum gas meter - to the boundary of the Lot	When required	80.00%	5.00%	15.00%	GFA
FCR Supply Fan	Fire control room Level 1 ceiling	Supply fresh air to prevent ingress of smoke	Regular maintenance during business hours	80.00%	5.00%	15.00%	GFA
External lighting	Electricity for perimeter lighting of the footpath & landscape lighting is provided from the house services section of the distribution board	Provide lighting for pedestrian and vehicular traffic in/out of the Buildings	Monthly visual inspection. Replacement of lamps if required.	80.00%	5.00%	15.00%	GFA
Main Distribution Frame	Basement Level B2 of the Elizabeth Building	Central point for distribution of telephone cabling	Nil, except to keep room clean	80.00%	5.00%	15.00%	GFA
Main Switchboard	Basement Level B2 of the Elizabeth Building	Main Switchboard	Monthly visual annual detailed inspection	80.00%	5.00%	15.00%	GFA
Car park & dock ventilation	Throughout the carpark and dock of the Buildings	Ventilation of the car parks & dock	Annual Maintenance	80.00%	5.00%	15.00%	GFA
Car park & dock lighting	Throughout the car park & dock of the Building	Lighting of the car parks & dock	Annual Maintenance	80.00%	5.00%	15.00%	GFA
Security system (including CC TV, alarm, boom gates and card keys)	Throughout the Buildings	To ensure safety of the Members	Remote monitoring 24 hours a day by security company	80.00%	5.00%	15.00%	GFA
Sprinkler control valves	Sprinkler valve room - Basement Level B1 of the Elizabeth Building		Testing in accordance with AS1851	80.00%	5.00%	15.00%	GFA
MATV (aerial, lines, amplifiers)	Throughout the Buildings	To provide centralised TV signal	As required	80.00%	5.00%	15.00%	GFA
Landscaping & irrigation	Plaza Courtyard	To provide irrigation water to landscaping	As required	94.00%	6.00%	NIL	Usage
Cold Water Meter	At boundary	Sydney Water metering	As required	80.00%	5.00%	15.00%	GFA

**ANNEXURE B**

**Amendment and additions to Strata Management Statement**

The Common Seal of the Owners **Strata Plan 63595** was hereunto affixed on 16 February 2004 in the presence of Dynamic Property Services Pty Ltd being the person(s) authorised by Section 238 of the Strata Schemes Management Act, 1996 to attest the affixing of the seal.



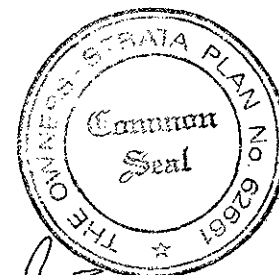
Signed by Dynamic Property Services Pty Ltd (ABN 67 002 006 760) by its attorney Lisa Branson duly appointed by Power of Attorney dated 30 July 1999 and who hereby states that she has not received any notice of the revocation of such Power of Attorney.  
(Registered Book 4252 Number 966)

Signature of Witness:

Name of Witness: Mary McAviney

Address of Witness: Suite 2 Level 5 162 Goulburn St, Sydney NSW 2010

The Common Seal of the Owners **Strata Plan 62661** was hereunto affixed on 16 February 2004 in the presence of Dynamic Property Services Pty Ltd being the person(s) authorised by Section 238 of the Strata Schemes Management Act, 1996 to attest the affixing of the seal.



Signed by Dynamic Property Services Pty Ltd (ABN 67 002 006 760) by its attorney Lisa Branson duly appointed by Power of Attorney dated 30 July 1999 and who hereby states that she has not received any notice of the revocation of such Power of Attorney.  
(Registered Book 4252 Number 966)

Signature of Witness:

Name of Witness: Mary McAviney

Address of Witness: Suite 2 Level 5 162 Goulburn St, Sydney NSW 2010

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**ANNEXURE B**

**Amendment and additions to Strata Management Statement**

Signed on behalf of ELIZABETH &  
ASSOCIATES PTY LIMITED

.....  
Secretary/Authorised person

Date: 4/2/04 .....



.....  
D.S. ROBINSON



AUSTRALIA

STATUTORY DECLARATION

(1) Here insert name, address and occupation of person making the declaration.

I, (1) MURRAY N WESTWOOD

(2) Here insert matter declared to. Where the matter is long, add the words "as follows:" and then set the matter out in numbered paragraphs.

do solemnly and sincerely declare (2)

That I am a Director of Elizabeth & Associates Pty Ltd and that I am entitled to sign on behalf of the company. Further, I have authority to execute the documentation to permit the variations to the Strata Management Statement as stated in the documentation lodged.

I make this solemn declaration by virtue of the Statutory Declarations Act 1959 as amended and subject to the penalties provided by that Act for the making of false statements in statutory declarations, conscientiously believing the statements contained in this declaration to be true in every particular.

(3) Signature of person making the declaration.

(3) [Signature of Murray N Westwood]

Declared at Mascot

on 20th July 2004

(4) Signature of person before whom the declaration is made.

before me,

(4) [Signature of Justice of the Peace]

(5) Here insert title of person before whom the declaration is made.

(5) Justice of the Peace

NOTE 1.-A person who willfully makes a false statement in a statutory declaration under the Statutory Declarations Act 1959 as amended is guilty of an offence against that Act, the punishment for which is a fine not exceeding \$200 or imprisonment for a term not exceeding six months or both if the offence is prosecuted summarily, or imprisonment for a term not exceeding four years if the offence is prosecuted upon indictment.

NOTE 2.-A statutory declaration under the Statutory Declarations Act 1959 as amended may be made only before a Chief, Police, Resident or Special Magistrate; Stipendiary Magistrate or any Magistrate in respect of whose office an annual salary is payable; a Justice of the Peace; a person authorised under any law in force in Australia or its Territories to take affidavits; a person appointed under the Statutory Declarations Act 1959 as amended or under a State Act to be a Commissioner for Declarations; a person appointed as a Commissioner for Declarations under the Statutory Declarations Act 1911, or under that Act as amended, and holding office immediately before the commencement of the Statutory Declarations Act 1959; a Notary Public; a person before whom a statutory declaration may be made under the law of the State in which a declaration is made; or a person appointed to hold, or act in, the office in a country or place outside Australia of Australian Consul-General, Consul, Vice-Consul, Trade Commissioner, Consular Agent, Ambassador, High Commissioner, Minister, Head of Mission, Commissioner, Charge d'Affaires, or Counsellor, Secretary or Attache at an Embassy, High Commissioner's office, Legation or other post.

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**Annexure B**

Amendment and additions to the Strata Management Statement

Signed on behalf of ELIZABETH &  
ASSOCIATED PTY LIMITED

*o Lott Westwood*  
.....  
Secretary/Authorised person

Date..... *20 July 2004* .....