

STRATA PLAN 73749

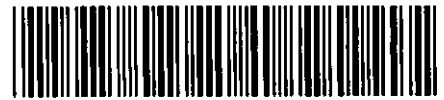
Attention is directed to the strata scheme by-laws filed with the strata plan.

Registered dealings

DEALING NO.	BY LAW NO.	DATE OF MEETING	DESCRIPTION
AC413674	Special 1	18 January 2006	Installation of Partitions at Lot 3

Form: 15CB
Release: 1
www.lpi.nsw.gov.au

CHANGE OF BY-LAWS
New South Wales
Strata Schemes Management Act 1996
Real Property Act 1900



AC413674N

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

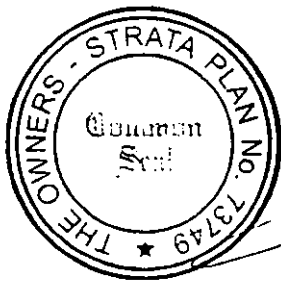
(A) TORRENS TITLE	For the common property	
	CP/SP73749	
(B) LODGED BY	Delivery Box	Name, Address or DX and Telephone
	1W	DYNAMIC PROPERTY SERVICES PTY LTD DX 11643 SYDNEY DOWNTOWN Reference (optional): _____
		CODE CB

- (C) The Owners-Strata Plan No 73749 certify that pursuant to a resolution passed on 18 January 2006 and in accordance with the provisions of
- (D) section 52 Strata Schemes Management Act 1996 the by-laws are changed as follows—
- (E) Repealed by-law No NOT APPLICABLE
 Added by-law No Exclusive Use 1
 Amended by-law No NOT APPLICABLE
 as fully set out below.

SEE ANNEXURE

Exclusive Use By-law number 1

SIGNED by DYNAMIC PROPERTY SERVICES (ABN 67 002 006 760) by its attorney LISA BRANSON duly appointed by Power of Attorney dated 4 May 2005 and who hereby states that she has not received any notice of the revocation of such Power of Attorney. (Registered Book 4457 Number 484)



- (F) The common seal of the Owners-Strata Plan No 73749 was affixed on 21 June 2006 in the presence of— **DYNAMIC PROPERTY SERVICES PTY LTD**

Signature(s):

of Witness

Name(s): Lousia Dang, Level 5, 162 Goulburn St, Sydney NSW 2010
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:

All handwriting must be in block capitals.

ANNEXURE

STRATA PLAN 73749

SPECIALLY RESOLVED that pursuant to s 52 of the Strata Schemes Management Act 1996 (NSW) ("the Act") that the following by-law be made and that notification of such be lodged for registration in accordance with s 48 of the Act.

EXCLUSIVE USE BY-LAW No.1

INSTALLATION OF PARTITIONS AT LOT 3

1. For the purposes of this by-law:
 - 1.1 **"Owners Corporation"** means the Owners Corporation of Strata Plan No. 73749;
 - 1.2 **"Common Property"** means the common property of Strata Plan No. 73749;
 - 1.3 **"Lot"** means lot 3 in Strata Plan No. 73749;
 - 1.4 **"Owner"** means the owner of the Lot;
 - 1.5 **"Complex"** means the lots and Common Property comprising the building known as "Tablet House", located at 60 Bowman Street Pyrmont.
 - 1.6 **"Area"** means that part of the Common Property on level 4 of the Complex and shown on sheet 9 of Strata Plan 73749, annexed and marked "A";
 - 1.7 **"Works"** means the installation of plasterboard partitions at the Lot, in accordance with the floor plan annexed and marked "B".
2. Where any terms used in this by-law are defined in the Act, they will have the same meaning those words are attributed under the Act.
3. The Owners Corporation grants the Owner exclusive use of and special privilege over the Area and consents to the Owner carrying out the Works, subject to the conditions of this by-law.
4. Before commencing the Works the Owner must obtain the following:
 - 4.1 All final Council and other necessary statutory authority approvals, including Council approved development application (if required), compliance certificate, plans, and specifications upon which the Works are based;
 - 4.2 All final structural diagrams (if any) upon which the Works are based;
 - 4.3 A certificate addressed to the Owner from a duly qualified engineer that the Works proposed in the final plans will not detrimentally affect the structural integrity of the Complex. Alternatively, the engineer shall specify to the Owner the additional works to be undertaken to preserve the structural integrity of the Complex in respect of the proposed Works. The Owner shall undertake any additional works so specified by the engineer. The Owners Corporation shall be notified in writing of any variation in the Works from the plans and specifications approved by the local council;
 - 4.4 A contract between the Owner and each licensed contractor engaged or to be engaged in relation to the Works complying in applicable respects with the Home Building Act 1989 and any other succeeding act;

4.5 Documentary proof that the licensed contractors engaged to do the Works have effected the following insurance policies in the name of the Owners Corporation so that the Owners Corporation is entitled to enforce rights under the insurance policies in their favour:

- 4.5.1 Personal accident insurance;
- 4.5.2 Insurance required under the Home Building Act 1989;
- 4.5.3 Workers compensation insurance for employees of the contractor; and
- 4.5.4 Public liability insurance in the amount of \$10,000,000.00.
- 4.5.5 License numbers of contractors;
- 4.5.6 Any other document reasonably required by the Owners Corporation.

5. The Works are to be carried out in the following manner:

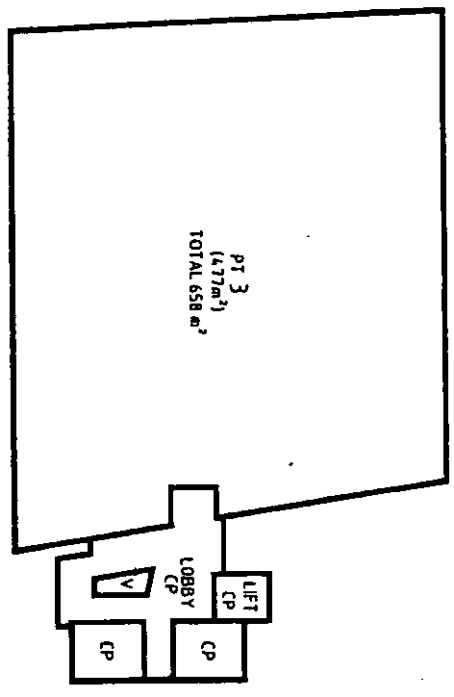
- 5.1 In a proper and workmanlike manner and by duly licensed contractors;
- 5.2 With skill and due care using proper materials which are in keeping with the standard of the Complex;
- 5.3 In accordance with the final plans and specifications approved by the Council and the Owners Corporation;
- 5.4 Complying with all directions, orders and requirements of Council and any other relevant statutory authorities or bodies;
- 5.5 Complying with all requirements of the Owners Corporation;
- 5.6 In accordance with the Building Code of Australia and all applicable Australian Standards;
- 5.7 In a way which minimises the disturbance of other owners by vibration, noise, dust and dirt;
- 5.8 Ensuring that care is taken not to activate the Complex's fire alarm system as a result of smoke, dust, steam, vapour or other causes;
- 5.9 In a way so as not to unreasonably interfere with the enjoyment of other Common Property areas or access to lots in the strata scheme by other persons;
- 5.10 Promptly and completely removing all rubbish from the Complex resulting from the Works and completely removing all debris;
- 5.11 Ensuring that the security of the Complex is maintained throughout the performance of the Works;
- 5.12 Keeping all areas of the Complex clean and tidy; and
- 5.13 Promptly repairing any damage to any part of the Complex that is caused or contributed to by the Works.

6. The cost of the Works, including the cost of the repair of any Common Property damaged during the carrying out of the Works, will be borne by the Owner.
7. The Owner is responsible for the repair and maintenance of any item installed by the Owner as part of the Works, as well as restoration if the item is removed and not replaced, whether within the Lot or forming part of Common Property. The Owner will bear the cost of such repair, maintenance or restoration.
8. The Owner indemnifies the Owners Corporation against claims, demands and liability of any kind that may arise in respect of damage to any property or death of or injury to any person arising out of the carrying out of the Works.
9. Neither the carrying out of the Works, nor the use of the items installed during the Works, is to damage, interfere with or interrupt any service lines, pipes or conduits whether Common Property or otherwise or voids any warranties that the Owners Corporation is entitled to.
10. The Owner will comply with any by-law of the Owners Corporation that is current at the time of registration of this by-law and that is relevant to the carrying out of the Works.

This and the following 1 page comprise Annexure "A" to Exclusive Use By Law Installation of Partitions at Lot 3

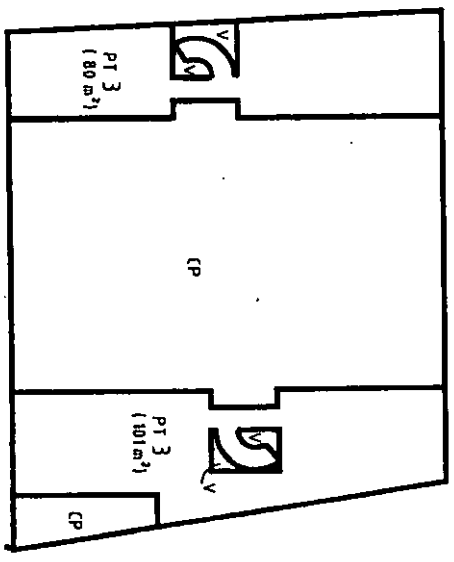
Annexure 'A'

REFINERY DRIVE



LEVEL 3 FLOOR PLAN

REFINERY DRIVE



LEVEL 4 FLOOR PLAN

LEGEND
 CP DENOTES COMMON PROPERTY
 V DENOTES VOID

Reduction Ratio 1:250

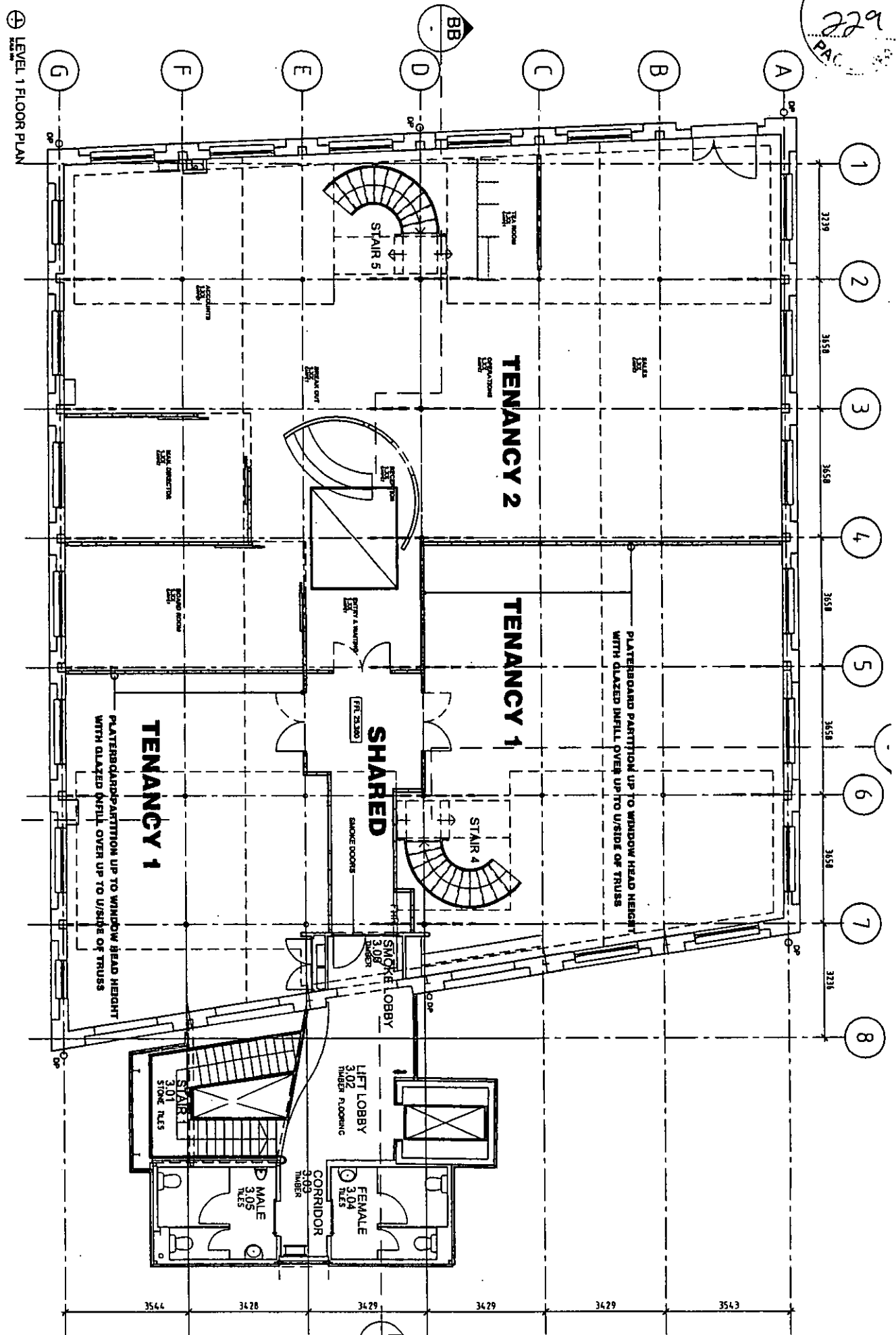
Lengths are in metres

Surveyor Registered under Surveying Act, 2002
Richard

Accredited Certifier
John A. Ra

VEYOR'S REFERENCE: 15195Pddwg

26 Jul, 2004



FOR APPROVAL

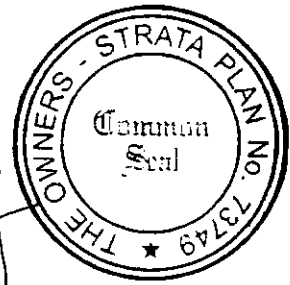
Project: **Principals Pty Ltd**

Project: **Level 1 Floor Plan**

Level 1 FLOOR PLAN

The Common Seal of the Owners S.P. 73749 was hereunto affixed on 21 June 2006 in the presence of Dynamic Property Services P/L being the person(s) authorised by Section 238 of the Strata Schemes Management Act, 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 4 May 2005 and who hereby states that she has not received any notice of the revocation of such Power of Attorney. (Registered Book 4457 Number 484)



Signature of witness:

Name(s): Lousia Dang, Level 5, 162 Goulburn St, Sydney NSW 2010