

Lodger Details

Lodger Code	503902B
Name	BUILDING BYLAWS
Address	PO BOX 8274 BAULKHAM HILLS 2153
Lodger Box	1W
Email	SERVICES@BYLAWSASSIST.COM.AU
Reference	BLA/6266

Land Registry Document Identification

AU580895

STAMP DUTY:

Consolidation/Change of By-laws

Jurisdiction NEW SOUTH WALES

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference	Part Land Affected?	Land Description
CP/SP69480	N	

Owners Corporation

THE OWNERS - STRATA PLAN NO. SP69480
Other legal entity

Meeting Date

05/07/2024

Repealed by-law No.

Details By-Law No.16

Amended by-law No.

Details N/A

Added by-law No.

Details By-Law No.16 & Special By-Law No.3

The subscriber requests the Registrar-General to make any necessary recording in the Register to give effect to this instrument, in respect of the land or interest described above.

Attachment

See attached Conditions and Provisions

See attached Approved forms

Execution

The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.

The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	THE OWNERS - STRATA PLAN NO. SP69480
Signer Name	SIMONE KASAD
Signer Organisation	SIMONE KASAD
Signer Role	PRACTITIONER CERTIFIER
Execution Date	13/11/2024

Form: 15CH
Release: 2.3

**CONSOLIDATION/
CHANGE OF BY-LAWS**
New South Wales
Strata Schemes Management Act 2015
Real Property Act 1900

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pages to the top left-hand corner.

PRIVACY NOTE: 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/SP69480				
(B) LODGED BY	<table><tr><td>Document Collection Box 1W</td><td>Name Company Bylaws Assist Address PO Box: 8274, Baulkham Hills, NSW, 2153 E-mail services@bylawsassist.com.au Contact Number +61 411 777 557 Customer Account Number 135632E Reference BLA/6266</td></tr></table>	Document Collection Box 1W	Name Company Bylaws Assist Address PO Box: 8274, Baulkham Hills, NSW, 2153 E-mail services@bylawsassist.com.au Contact Number +61 411 777 557 Customer Account Number 135632E Reference BLA/6266	<table><tr><td>CODE CH</td></tr></table>	CODE CH
Document Collection Box 1W	Name Company Bylaws Assist Address PO Box: 8274, Baulkham Hills, NSW, 2153 E-mail services@bylawsassist.com.au Contact Number +61 411 777 557 Customer Account Number 135632E Reference BLA/6266				
CODE CH					
(C)	The Owner-Strata Plan No. 69480 certify that a special resolution was passed on 5/7/2024				
(D)	pursuant to the requirements of section 141 of the Strata Schemes Management Act 2015, by which the by-laws were changed as follows —				
(E)	Repealed by-law No. 16 Added by-law No. 16 & Special By-Law No.3 Amended by-law No. as fully set out below :				

Please see attached in "Annexure 1" to the 15CH Form the Consolidated By-laws for Strata Plan 69480 which includes new Added By-law No.16 & Special By-Law No.3 starting from Page 5 of 11 respectively.

- (F) A consolidated list of by-laws affecting the above mentioned strata scheme and incorporating the change referred to at Note (E) is annexed hereto and marked as Annexure 1 .
- (G) The seal of The Owners-Strata Plan No. 69480 was affixed on 11/11/2024 in the presence of the following person(s) authorised by section 273 Strata Schemes Management Act 2015 to attest the affixing of the seal:

Signature : *Kelly Hitchings*
Name : KELLY HITCHINGS
Authority : STRATA MANAGER

Signature :
Name :
Authority :



ANNEXURE 1 TO CHANGE OF BY-LAWS FORM 15CH

STRATA SCHEME 69480

SP 69480

Spinnaker

STRATA SCHEMES REGULATION 1997

Schedule 1 – Model by-Laws

Residential Schemes

1. Noise

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

2. Vehicles

An owner or occupier of a lot must not park or stand any motor or other vehicle on common property except with prior written approval of the owner's corporation.

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, etc on common property

An owner or occupier of a lot must not, except with the prior written approval of the owners corporation:

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

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 prior written approval of the owner's corporation.
- (2) An approval given by the owner's 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 owners 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 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 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 prior written approval of the owners corporation.

10. Drying of laundry items

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

An owner or occupier of a lot must keep clean all exterior surfaces of glass in windows and doors on the boundaries 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) An owner or occupier of a lot must not, except with the prior written approval of the owners corporation, use or store on the lot or on the common property any inflammable chemical, liquid or gas or other inflammable material.

(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 of 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 waste:

(a) must maintain such receptacles within the lot, or on such part of the common property as may be authorised by the owners corporation, in clean and dry conditions 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 anything in the receptacles of the owner or occupier of any other lot except with the permission of that owner or occupier, and

(f) must promptly remove any thing which the owner, occupier or garbage or recycling collector may have spilled from the receptacles and must take such action as may be necessary to clean the area within which that thing was spilled.

(2) An owner or occupier of a lot in a strata scheme that has shared receptacles for garbage, recyclable material or waste:

(a) must ensure that before 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

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

16. Keeping of Animals

05 July 2024

16.1 Subject to section 49 (4), an owner or occupier of a lot must not without the prior written approval of the owners corporation, keep any animal (except fish kept in a secure aquarium on the lot) on the lot or the common property.

16.2 The owners corporation must not unreasonably withhold its approval of the keeping of an animal on a lot or the common property.

17. Appearance of lot

(1) The owner or occupier of a lot must not, without the prior written approval of the owners corporation, maintain within the lot anything visible from outside the lot that, viewed from outside the lot, is not in keeping with the rest of the building.

(2) This by-law does not apply to the hanging of any washing, towel, bedding, clothing or other article as referred to in by-law 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. 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) window cleaning,

(b) garbage disposal and recycling services,

(c) electricity, water or gas supply,

(d) telecommunication services (for example, cable television).

(2) If the owners corporation makes a resolution referred to 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.

Exclusive Use By-Law 20

14th February 2007

Resolved by Special Resolution that the Owners, for the time being of Lot 18 (Unit 404) shall be conferred with the Exclusive Use and Enjoyment of that part of the Common Property, being the existing roof frame to the deck of the lot 18 and the existing wall that forms part of their deck to install a window,

Subject to the following conditions:

1. The Owners of Lot 18 shall be jointly responsible for the proper Maintenance and keeping in a state of good and serviceable repair. The said window and the common property to which the window is fitted without expense to the Owners Corporation.
2. Those Owners shall bear the costs of mechanical or other maintenance, repair or replacement of the said window in fulfilling condition 1, which costs are to be borne by the Owner of Lot 18.
3. In the event that the Owner defaults in the performance of any condition of this By-Law and such default continues for a period of 7 days after notice thereof is served on an owner by the secretary, Strata Managing agent, the Owners Corporation or Executive Committee may, without prejudice to other rights, carry out the works and recover any moneys from the owner and/or terminate this by-law whereby the owners corporation shall not be responsible for performance of its duty under Section 62 of the Act in respect of that part of the common property.

Exclusive Use By-Law 21

24th November 2014

Specially Resolved that the Owners, for the time being of Lot 16 (Unit 402) shall be conferred with the Exclusive Use and Enjoyment of that part of the Common Property, being the existing roof frame to the deck of the lot 16 and the existing wall that forms part of their deck to install a window,

Subject to the following conditions:

1. The Owners of Lot 16 shall be jointly responsible for the proper Maintenance and keeping in a state of good and serviceable repair. The said window and the common property to which the window is fitted without expense to the Owners Corporation.
2. Those Owners shall bear the costs of mechanical or other maintenance, repair or replacement of the said window in fulfilling condition 1, which costs are to be borne by the Owner of Lot 16.
3. In the event that the Owner defaults in the performance of any condition of this By-Law and such default continues for a period of 7 days after notice thereof is served on an owner by the secretary, Strata Managing agent, the Owners Corporation or Executive Committee may, without prejudice to other rights, carry out the works and recover any moneys from the owner and/or terminate this by-law whereby the owners corporation shall not be responsible for performance of its duty under Section 62 of the Act in respect of that part of the common property.

Special By-Law 1

Delegate Strata Committee to authorise Lot Owner Minor Renovations

14th June 2019

Minor Renovations by Owners

Pursuant to **Section 110 (6) (b)** of the *Strata Schemes Management Act 2015* the Owners Corporation of SP 69480 delegate its functions under this section to the strata committee without requiring a general meeting, ensuring adherence to the following parts of Section 110 of the *Strata Schemes Management Act*:

(1) The approval may be subject to reasonable conditions imposed by the owners corporation and cannot be unreasonably withheld by the owners corporation.

(2) **"Minor renovations"** include but are not limited to work for the purposes of the following:

- (a) renovating a kitchen,
- (b) changing recessed light fittings,
- (c) installing or replacing wood or other hard floors,
- (d) installing or replacing wiring or cabling or power or access points,
- (e) work involving reconfiguring walls,
- (f) any other work prescribed by the regulations for the purposes of this subsection.

(3) Before obtaining the approval of the owners corporation, an owner of a lot must give written notice of proposed minor renovations to the owners corporation, including the following:

- (a) details of the work, including copies of any plans,
- (b) duration and times of the work,
- (c) details of the persons carrying out the work, including qualifications to carry out the work,
- (d) arrangements to manage any resulting rubbish or debris.

(4) An owner of a lot must ensure that:

- (a) any damage caused to any part of the common property by the carrying out of minor renovations by or on behalf of the owner is repaired, and
- (b) the minor renovations and any repairs are carried out in a competent and proper manner.

The Managing Agent be authorised to affix the common seal of the Owners Corporation in accordance with section 273 of the *Strata Schemes Management Act 2015* on the notification to change to the by-laws and organise lodgment in accordance with section 141 (2) of the *Strata Schemes Management Act 2015* at the Registrar-General's Office.

Special By-Law 2

Common Property Memorandum

14th June 2019

Owners corporation responsibilities for maintenance, repair or replacement

1. Balcony and courtyards

- (a) columns and railings
 - (b) doors, windows and walls (unless the plan was registered before 1 July 1974 – refer to the registered strata plan)
 - (c) balcony ceilings (including painting)
 - (d) security doors, other than those installed by an owner after the registration of the strata plan
 - (e) original tiles and associated waterproofing, affixed at the time of registration of the strata plan
 - (f) common wall fencing, shown as a thick line on the strata plan
 - (g) dividing fences on a boundary of the strata parcel that adjoin neighbouring land
 - (h) awnings within common property, outside the cubic space of a balcony or courtyard
-

- (i) walls of planter boxes shown by a thick line on the strata plan
- (j) that part of a tree which exists within common property

2. Ceiling/Roof

- (a) false ceilings installed at the time of registration of the strata plan (other than painting, which shall be the lot owner's responsibility)
- (b) plastered ceilings and vermiculite ceilings (other than painting, which shall be the lot owner's responsibility)
- (c) guttering
- (d) membranes

3. Electrical

- (a) air conditioning systems serving more than one lot
- (b) automatic garage door opener, other than those installed by an owner after the registration of the strata plan and not including any related remote controller
- (c) fuses and fuse board in meter room
- (d) intercom handset and wiring serving more than one lot
- (e) electrical wiring serving more than one lot
- (f) light fittings serving more than one lot
- (g) power point sockets serving more than one lot
- (h) smoke detectors whether connected to the fire board in the building or not (and other fire safety equipment subject to the regulations made under the *Environmental Planning and Assessment Act 1979*)
- (i) telephone, television, internet and cable wiring within common property walls
- (j) television aerial ,satellite dish, or cable or internet wiring serving more than one lot, regardless of whether it is contained within any lot or on common property
- (k) lifts and lift operating systems

4. Entrance door

- (a) original door lock or its subsequent replacement
- (b) entrance door to a lot including all door furniture and automatic closer
- (c) security doors, other than those installed buy an owner after registration of the strata plan

5. Floor

- (a) original floorboards or parquetry flooring affixed to common property floors
- (b) mezzanines and stairs within lots, if shown as a separate level in the strata plan
- (c) original floor tiles and associated waterproofing affixed to common property floors at the time of registration of the strata plan
- (d) sound proofing floor base (e.g. magnesite), but not including any sound proofing installed by an owner after the registration of the strata plan

6. General

- (a) common property walls
 - (b) the slab dividing two storeys of the same lot, or one storey from an open space roof area e.g. a townhouse or villa (unless the plan was registered before 1 July 1974 – refer to the registered strata plan)
 - (c) any door in a common property wall (including all original door furniture)
 - (d) skirting boards, architraves and cornices on common property walls (other than painting which shall be the lot owner's responsibility)
 - (e) original tiles and associated waterproofing affixed to the common property walls at the time of registration of the strata plan
-

- (f) ducting cover or structure covering a service that serves more than one lot or the common property
- (g) ducting for the purposes of carrying pipes servicing more than one lot
- (h) exhaust fans outside the lot
- (i) hot water service located outside of the boundary of any lot or where that service serves more than one lot
- (j) letter boxes within common property
- (k) swimming pool and associated equipment
- (l) gym equipment

7. Parking/Garage

- (a) carports, other than those within the cubic space of a lot and referred to in the strata plan, or which have been installed by and owner after registration of the strata plan
- (b) electric garage door opener (motor and device) including automatic opening mechanism which serves more than one lot
- (c) garage doors, hinge mechanism and lock, if shown by a thick line on the strata plan or if outside the cubic space of the lot
- (d) mesh between parking spaces, if shown by a thick line on the strata plan

8. Plumbing

- (a) floor drain or sewer in common property
- (b) pipes within common property wall, floor or ceiling
- (c) main stopcock to unit
- (d) storm water and on-site detention systems below ground

9. Windows

- (a) windows in common property walls, including window furniture, sash cord and window seal
- (b) insect-screens, other than those installed by an owner after the registration of the strata plan
- (c) original lock or other lock if subsequently replacement by the owners corporation

Lot owner responsibilities for maintenance, repair or replacement.

1. Balcony & Courtyards

- (a) awnings, decks, pergola, privacy screen, louvres, retaining walls, planter walls, steps or other structures within the cubic space of a balcony or courtyard and not shown as common property on the strata plan
- (b) that part of a tree within the cubic space of a lot

2. Ceiling/Roof

- (a) false ceilings inside the lot installed by an owner after the registration of the strata plan

3. Electrical

- (a) air conditioning systems, whether inside or outside of a lot, which serve only that lot
- (b) fuses and fuse boards within the lot and serving only that lot
- (c) in-sink food waste disposal systems and water filtration systems
- (d) electrical wiring in non-common property walls within a lot and serving only that lot
- (e) light fittings, light switches and power point sockets within the lot serving only that lot
- (f) telephone, television, internet and cable wiring within non-common property walls and serving only that lot
- (g) telephone, television, internet and cable service and connection sockets
- (h) intercom handsets serving one lot and associated wiring located within non-common walls

4. Entrance door

- (a) door locks additional to the original lock (or subsequent replacement of the original lock)
- (b) keys, security cards and access passes

5. Floor

- (a) floor tiles and any associated waterproofing affixed by an owner after the registration of the strata plan
- (b) lacquer and staining on surface of floorboards or parquet flooring
- (c) internal carpeting and floor coverings, unfixed floating floors
- (d) mezzanines and stairs within lots that are not shown or referred to in the strata plan

6. General

- (a) internal (non-common property) walls
- (b) paintwork inside the lot (including ceiling and entrance door)
- (c) built-in wardrobes, cupboards, shelving
- (d) dishwasher
- (e) stove
- (f) washing machine and clothes dryer
- (g) hot water service exclusive to a single lot (whether inside or outside of the cubic space of that lot)
- (h) internal doors (including door furniture)
- (i) skirting boards and architraves on non-common property walls
- (j) tiles and associated waterproofing affixed to non-common property walls
- (k) letterbox within a lot
- (l) pavers installed within the lot's boundaries
- (m) ducting cover or structure covering a service that serves a single lot

7. Parking/Garage

- (a) garage door remote controller
- (b) garage doors, hinge mechanism and lock where the lot boundary is shown as a thin line on the strata plan and the door is inside the lot boundary
- (c) light fittings inside the lot where the light is used exclusively for the lot
- (d) mesh between parking spaces where shown as thin line, dotted line or no line on the strata plan (this will be treated as a dividing fence to which the *Dividing Fences Act 1991* applies)

8. Plumbing

- (a) pipes, downstream of any stopcock, only serving that lot and not within any common property wall
- (b) pipes and 'S' bend beneath sink, laundry tub or hand basin
- (c) sink, laundry tub and hand basin
- (d) toilet bowl and cistern
- (e) bath
- (f) shower screen
- (g) bathroom cabinet and mirror
- (h) taps and associated hardware

9. Windows

- (a) window cleaning- interior and exterior surfaces (other than those which cannot safely be accessed by the lot owner or occupier)
- (b) locks additional to the original (or any lock replaced by an owner)
- (c) window lock keys

Special By-Law 3
Smoke Penetration
05 July 2024

Option A

1. An owner or occupier, and any invitee of the owner or occupier, must not smoke tobacco or any other substance on the common property.
2. An owner or occupier of a lot must ensure that smoke caused by the smoking of tobacco or any other substance by the owner or occupier, or any invitee of the owner or occupier, on the lot does not penetrate to the common property or any other lot.

The seal of The Owners-Strata Plan No 69480 was affixed on 11/11/2024 in the presence of the following person(s) authorised by section 273 Strata Schemes Management Act 2015 to attest the affixing of the seal:

Signature(s): K. Hitchings

Name(s) [use block letters]: KELLY HITCHINGS

Authority: STRATA MANAGER

