

Licence: 10V/0779/97
Edition: 9804

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

5481491 M



(A) TORRENS TITLE

For the common property	
CP/SP52948	

(B) LODGED BY

LTO Box	Name, Address or DX and Telephone	CODE
IW	Reference (optional): KMH: 3550	CB

K. M. HARKNESS & CO.
2ND FLOOR, 88 PITT ST
SYDNEY NSW 2000
(DX 764 SYDNEY)
Ph: (02) 9232-7966

(C) The Owners-Strata Plan No 52948 certify that pursuant to a resolution passed on 19th February 1998 and in accordance with the provisions of—

- (D) • section 54 of the Community Land Management Act 1994
- 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—

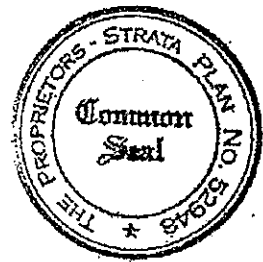
(E) Repealed by law No

Added by-law No Special By-Laws 1, 2 and 3
Amended by-law No 1.6
as fully set out below.

See Annexure "A"

(F) The common seal of the Owners-Strata Plan No 52948 was affixed on 19th DECEMBER 1998 in the presence of—

Names: JAMES ALASTAIR DUNN of MDA STRATA SERVICES PTY LTD.
Signatures:



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

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

I certify that Ryde City Council has approved the change of by-laws set out herein.
Signature of authorised officer:

All handwriting must be in block capitals.
A set of notes on this form (97-15CB-2)
is available from the Land Titles Office.

"A"

Annexure "A" to Change of By-Laws affecting Strata Plan No. 52948
dated 14th DECEMBER, 1998

Amended and Added By-Laws

RESOLVED SPECIALLY pursuant to Sec 47 of the
Strata Schemes Management Act 1996 to make the
following by-law amendments and additions;

By-Law 16 Animals

To be amended to read:

"Subject to section 49(a), an owner or occupier
of a lot must not, without the prior approval
in writing of the owners corporation, keep any
animal on the lot or the common property."

Special By-Law 1 Signs

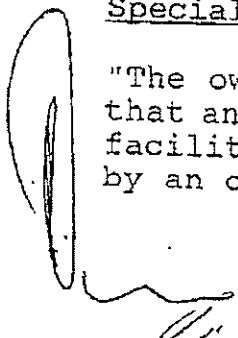
"The owner or occupier of a lot shall not cause
any sign whatsoever to be erected within a lot
which, when viewed from outside the lot, is
visible from another lot, common property or
public space."

Special By-Law 2 Additions

"The owner or occupier of a lot shall not,
without the prior approval in writing of the
owners corporation, erect any addition
whatsoever to a lot where such addition is
attached in any way to common property."

Special By-Law 3 Amenities

"The owner or occupier of a lot shall ensure
that any invitee utilising any common property
facilities shall be accompanied at all times
by an owner or occupier of a lot."



CHANGE OF BY-LA

6335339M

New South Wales
Strata Titles Act 1973
Real Property Act 1900



(A) COMMON PROPERTY
REFERENCE TO TITLE

CP/SP52948

(B) LODGED BY

LTO Box	Name, Address or DX and Telephone	Code
259E	MILLS CAMERON GALLAGHER, Solicitors Suite 302, 3 Carlingford Road, Epping 2121 DX 4416, EPPING Tel: (02) 9869 3888 Reference (15 character max): CEG:CH992102	CB

(C) The proprietors of Strata Plan No. 52948 certify that pursuant to a resolution passed on 29th September, 1999 and in accordance with the provisions of section 47 of the Strata Schemes Management Act 1996, the by-laws are changed as follows:

(D) ~~REPEALED BY LAW No.~~

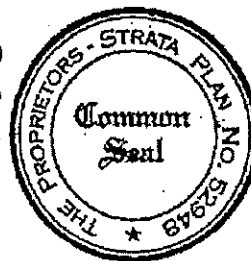
~~INSERTED/ADDED SPECIAL BY-LAW No. 4~~

as fully set out below:-

"In addition to the powers, authorities, duties and functions conferred to impose upon the Owners Corporation by the Act and the By-Laws, the Owners Corporation shall have the following additional powers, authorities, duties and functions:-

1. The power to acquire and install Satellite Dishes and associated equipment to the property.
2. The power and duty to repair and maintain and renew and replace such equipment as may be necessary from time to time."

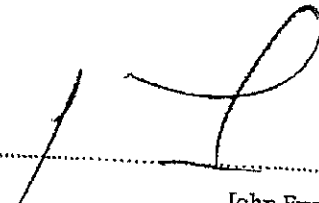
(E) The Common Seal of the Proprietors of Strata Scheme No. 52948 was affixed on 20th October 1999 in the presence of BODY CORPORATE MANAGEMENT SERVICES PTY. LIMITED



Signature of Witness

IAN A C ROBERTSON

Name of Witness (BLOCK LETTERS)
being the person authorised by Section 238 of the Strata Schemes Management Act 1966 to attest the affixing of the Seal.


John Fry

The Common Seal of BODY CORPORATE)
MANAGEMENT SERVICES PTY. LTD ACN)
001 615 587 was hereunto affixed by)
authority of a resolution of the)
Board of Directors in the presence)
of:)



[Handwritten signature]

.....
Ian Allen Cairns Robertson, Director

.....
A person duly appointed by the Board

Form: 92-15CB

CHANGE OF BY-LAWS

New South Wales
Strata Titles Act 1973
Real Property Act 1900



8138276J

(A) COMMON PROPERTY
REFERENCE TO TITLE

Certificate of Title Folio Identifier CP/SP52948

(B) LODGED BY

LTO Box	Name, Address or DX and Telephone	Code
865J	MILLS CAMERON H: SP52948 218354 Reference (15 character max): MCG:218354	CB

(C) The Owners of Strata Plan No. 52948 certify that pursuant to a resolution passed on 17th October, 2001 and in accordance with the provisions of section 47 of the Strata Schemes Management Act 1996, the by-laws are changed as follows:

(D) ADDED SPECIAL BY-LAW No. 5

As fully set out below:-

"An owner or occupier and their invitees must not smoke whilst on any enclosed area of common property such locations to include but are not limited to building entrance, lift foyers, lifts, fire stairs, garage area, pool area etc.

Owners or occupiers shall be responsible to take reasonable steps to ensure that their invitees comply with this By-Law."

(E) Certified correct for the purposes of the Real Property Act 1900 by the Corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below:



Corporation: The Owners of Strata Scheme No. 52948

Authority: Section 238 of the Strata Schemes Management Act, 1966

Signature of authorised person:

Signature of authorised Person:

Name of authorised person:

William John Fry

Name of authorised person:

DAN ROBERTSON

Office held:

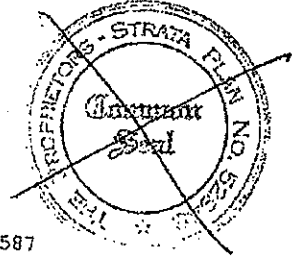
Ind Managing Agent
of Strata Plan 52948

Office held: Director.

All handwriting must be in block capitals

May be accepted
in form A of Reg 3

Certified correct for the purposes of the Real Property Act 1900 by the Corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below:



Corporation: Body Corporate Management Services Pty. Ltd ACN 001615587

Authority: Resolution of the Board of Directors.

Signature of authorised person:

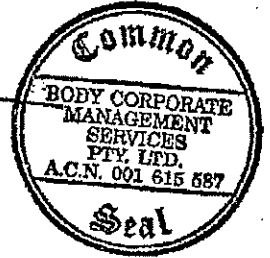
Office held:

TEL MANAGER
STRATA PLAN 52948

Signature of authorised Person:

Office held:

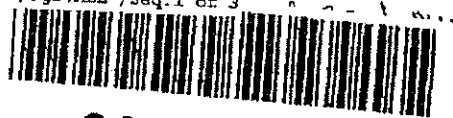
Director



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

CHANGE OF BY-LAW

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



9808711J

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

(A) TORRENS TITLE

For the common property	
Certificate of Title FI CP/SP52948	

(B) LODGED BY

Delivery Box	Name, Address or DX and Telephone	CODE
	BOX 302G Burkhart Legal Tel: 9231 0122 Fax: 9262 1904	CB
Reference (optional): BURKHARTS/MEG MCG/raine 300192		

(C) The Owners-Strata Plan No 52948

and in accordance with the provisions of

certify that pursuant to a resolution passed on 24 January 2003

(D) section 47

Strata Schemes Management Act 1996

the by-laws are changed as follows—

(E) Repealed by-law No NOT APPLICABLE

Added by-law No 4

Amended by-law No NOT APPLICABLE

as fully set out below.

See annexure A

(F) The common seal of the Owners-Strata Plan No 52948

was affixed on

in the presence of—

Signature(s): See annexure A

Name(s):

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(1) OF THE STRATA SCHEMES MANAGEMENT ACT 1996~~

I certify that

herein.

Signature of authorised officer:

Name and position of authorised officer:

has approved the change of by-laws set out

All handwriting must be in block capitals.

Annexure A to Change of By-Laws

Parties:-

THE OWNERS STRATA PLAN NO. 52948

Dated

4. The Owner for the time being of lot 3 shall be entitled to a special privilege in respect of a common property window dividing the lounge room and the courtyard of the lot for the purpose of removing that section to permit the installation of a sliding door on the following terms and conditions:-
- (a) The owner of lot 3 shall at its sole expense carry out such works and shall be responsible for all future maintenance costs.
 - (b) The work must be undertaken in a proper and workmanlike manner by a suitably qualified tradesperson.
 - (c) The owner of lot 3 must obtain any required approvals from Ryde City Council.
 - (d) The owner of lot 3 shall indemnify, and keep indemnified, the Owners Corporation in respect of all claims, action, costs and expenses whether for injury to persons, or damage to property, arising in any way out of the carrying out of the works and future maintenance and the owner shall at all times keep in effect a public risk insurance policy in a sum of not less than \$5,000,000 to cover the owners obligations hereunder.
 - (e) If the owner defaults in the performance of any term or condition on this By-Law and such default continues for a period of fourteen (14) days after notice thereof is given to him by the Secretary of the Owners Corporation in writing, then the rights and privileges conferred by this By-Law may thereafter be terminated by an Ordinary Resolution of the Executive Committee of the Owners Corporation.
 - (f) The rights and privileges conferred by this By-Law shall be terminated automatically in the event of the Strata Scheme being varied or terminated pursuant to Sections 50,51 or 51A of the Strata Schemes (Freehold Development Act) 1973 as amended.
 - (g) The owner shall reimburse the Owners Corporation on demand for all legal and other costs reasonably incurred in the preparation and registration of this By-Law and in respect of any steps taken by the Owners Corporation to terminate this By-Law under paragraph (g) above."

Certified correct for the purposes of the Real Property Act 1900 by the Corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below:



Corporation: The Owners of Strata Scheme No. 52948
by their Managing Agent, Body Corporate Management Services Pty. Ltd.
Authority: Section 238 of the Strata Schemes Management Act, 1966

Signature of authorised person:

Signature of authorised person:

Name of authorised person: WILLIAM JOHN FAY
Office held: MANAGING AGENT

Name of authorised person: Ian Roberson
Office held: Director

Certified correct for the purposes of the
Real Property Act 1900 by the Corporation
named below the common seal of which was
affixed pursuant to the authority specified
and in the presence of the authorised
person(s) whose signature(s) appear(s)
below:



Corporation: Body Corporate Management Services Pty. Ltd ACN001615587

Authority: Section 238 of the Strata Schemes Management Act, 1966

Signature of authorised person:

Handwritten signature of William John Frey.

Signature of authorised person:

Handwritten signature of Ian Robertson.

Name of authorised person: William John Frey

Name of authorised person:

Ian Robertson

Office held:

Director

Office held:

Director

Form: 15CB
Release: 1.1
www.lpi.nsw.gov.au

CHANGE OF BY-LA

New South Wales
Strata Schemes Management Act
Real Property Act 1900



AA103129U

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

(A) TORRENS TITLE

For the common property	
CP/SP 52948	

(B) LODGED BY

Delivery Box	Name, Address or DX and Telephone	CODE
495R	BY-LAW EXPRESS GPO BOX 751 SYDNEY NSW 2001 PHONE: 9252 0107	CB
	Reference (optional):	

(C) The Owners-Strata Plan No 52948 certify that pursuant to a resolution passed on 01 October 2003 and in accordance with the provisions of

(D) section 47 Strata Schemes Management Act 1996 the by-laws are changed as follows—

(E) Repealed by-law No NOT APPLICABLE
Added by-law No Special 6 & 7
Amended by-law No NOT APPLICABLE
as fully set out below.

(See annexure hereto)

(F) The common seal of the Owners-Strata Plan No 52948 was affixed on 18 October 2003 in the presence of—

Signature(s):

Name(s): William John Fry

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.

STRATA SCHEME NO 52948
ANNEXURE TO NOTIFICATION OF BY-LAWS

SPECIAL BY-LAW 6

- 1.1 The Owners Corporation agree to install on common property equipment comprising of a telecommunications infrastructure for the provision of services to residents to enable them to receive the following - broadband internet, wireless connectivity, home working, ip telephone capabilities, home security and automation.
- 1.2 The Executive Committee shall be granted the power to review the services available and enter into a contract on behalf of the Owners Corporation.

SPECIAL BY-LAW 7

In addition to the powers, authorities, duties and functions conferred upon the Owners Corporation by the Act and By-laws it shall have the following additional powers, authorities, duties and functions:

- (a) The power to convert the existing steam room facility into a sauna.
- (b) The power and duties to repair, maintain, renew and replace such sauna including associated equipment as may be necessary from time to time.

THIS is page 2 of a total of 2 and is the annexure to the Change of By-Laws form by THE OWNERS - STRATA PLAN NO 52948.

THE COMMON SEAL of THE OWNERS - STRATA PLAN NO 52948 was affixed on the 18 day of October 2003 in the presence of

Names: William John Fry
Signatures: _____

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

