

Raine & Horne Strata - Sydney
Level 2, 51 Rawson Street Epping NSW 2121
Locked Bag 22, Haymarket NSW 1238

Telephone 02 9868 2999
Fax 02 8216 0331
Email strata@bcms.com.au
Web www.bcms.com.au

Raine&Horne
Strata Sydney

30 June 2014

All Owners
Strata Scheme No. 52948
1-15 Fontenoy Road
MACQUARIE PARK NSW 2113

Dear Owner

**RE STRATA PLAN 52948 – 1-15 FONTENOY ROAD, MACQUARIE PARK
ADDITIONAL GAS OUTLET INSTALLATIONS**

We are the Strata Managing Agents for your strata scheme.

On 14 April 2014, our office wrote to you about the by-laws approved in the 2012 Annual General Meeting (AGM) allowing a fee to be charged to unit owners who have installed additional gas outlets connected to the common gas supply. A copy of this letter is enclosed.

This second page of this letter includes a form to be completed with information about the presence or absence of a gas heating connection in your residence. We thank you on behalf of the Owners Corporation if you have already returned the completed form to us.

If you have not returned the form, we request that you to do so by either emailing KirstyV@bcms.com.au or faxing the form to (02) 8216 0331, by Thursday 31 August 2014.

As previously mentioned, plumbing inspections have already revealed a number of unauthorised connections.

Should you have any questions regarding this matter please do not hesitate to contact the undersigned.

Yours faithfully
RAINE & HORNE STRATA-SYDNEY

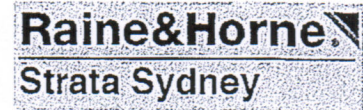


Russell Young
Portfolio Manager

enc

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14th April 2014

All Owners
1-15 Fontenoy Road
MACQUARIE PARK NSW 2113

Dear Owner

Re: **STRATA PLAN 52948 – 1-15 FONTENOY ROAD MACQUARIE PARK
ADDITIONAL GAS OUTLET INSTALLATIONS**

We are the Strata Managing Agents for the above property.

A number of unit owners in the four (4) tower blocks have at some point in time installed an additional gas outlet within their unit for heating purposes. These additional gas outlets have been connected to the common gas supply.

The gas supply to the kitchen appliances of all units is metered through a single meter, and is paid for by the Owners Corporation.

The 2012 Annual General Meeting (AGM) approved By-Laws (copy enclosed) in relation to the charging of a fee to those unit owners who have installed an additional gas connection within their unit.

The fee for those units with the additional gas connection has been determined at \$50.00 plus GST per quarter (a total of \$220.00 per annum) per unit.

In order for the Owners Corporation to charge those units with the additional gas connections, the Owners Corporation needs to know which units have installed additional gas connections.

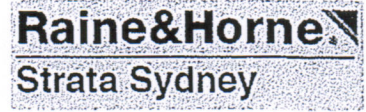
Unit owners who have installed an additional gas connection are requested to advise the Owners Corporation of this installation, and,

- When the installation was completed, and,
- The capacity of the appliance/s attached to the connection.

Owners are requested to forward this information, in writing, to our office at the earliest available opportunity. This information can be e-mailed to peterb@bcms.com.au faxed or mailed as per the details above.

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The Owners Corporation greatly appreciates your assistance with this matter and furthermore, will look favourably upon those Lot owners who volunteer the requested information in a timely manner.

The By-Law permits these charges to be extended retrospectively to the date of installation. No retrospective charges will be made to those owners who have continued to pay the previous annual fee and a maximum of one year retrospective charge will be made for voluntary disclosure.

The latest plumbing inspections revealed a number of units to have gas heating installed with no approval or payment. This pipes for the gas supply are common property and any changes other than immediate connection to a cooktop require approval from the Owners Corporation.

Owners are requested to complete the bottom of this page and return it to our office within 21 days from the date of this letter. Your assistance with this matter will be appreciated and should you have any questions regarding this matter please do not hesitate to contact the undersigned.

Yours faithfully,

RAINE & HORNE STRATA-SYDNEY

A handwritten signature in black ink, appearing to be 'Peter Bone'.

Peter Bone

Cc the Executive Committee, Strata Plan 52948

Return this sheet by email or fax (02 8216 0331)

**delete if not applicable applicable*

To the Owners Corporation

Lot number

We have* / do not have * a gas heating connection point installed.

The approximate date of installation was:

Signed:

Please print name