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20 June 2013

The Residents
68/1-15 Fontenoy Road
MACQUARIE PARK NSW 2113

Dear Resident

**RE: STRATA SCHEME NO. 52948 – 68/1-15 FONTENOY ROAD, MACQUARIE PARK
BREACH OF BY-LAWS**

We are the Strata Managers of the above complex. We have received complaints in relation to the behaviour of residents of unit 68 of friends / visitors to this unit.

The complaints we have received are of excessive noise, drunkenness, and the breaking of glass bottles in the barbecue area. We are advised that this type of behavior has occurred on at least three occasions in the last six months.

We advise these practices are in breach of the following By-Laws:

By-Law 1 – Noise

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

By-Law 6 - Behaviour of Owners & 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."

By-Law 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 likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or any person lawfully using common property."

Continued breaches of the By-Laws under the Strata Schemes Management Act 1996 result in fines of up to \$550.00 being imposed for non-compliance and the termination of the lease within fourteen (14) days.

The Owners Corporation requires that these occurrences cease and desist forthwith. Your co-operation in this matter will be appreciated.

Yours faithfully

RAINE & HORNE STRATA – SYDNEY

PP 

Peter Bone

Cc KG Hurst Real Estate Eastwood