

ANNEXURE "A"

SP 52948 Consolidated By-Laws

Annexure "A" to Special by-law 13 – Cosmetic Works, Minor Renovations and Major Renovations Strata Scheme 52948


Consent to Exclusive use and Special Privilege By-Law

TO: The Secretary The Owners – Strata Plan No. 52948

AND: The Registrar General
Land Registry Services NSW
Queens Square Sydney NSW 2000

I/WE CHARBEL IBRAHIM, being the owner(s) of Lot 79
in Strata Plan No. 52948 HEREBY CONSENT and agree to be bound by the terms and
conditions of Special by-law 13 – Cosmetic Works, Minor Renovations and Major Renovations
conferring special privileges on owners that has been passed by Special Resolution of all
owners and registered on the common property Certificate of Title.

Dated: 6/5/24



Signature(s) of Lot Owner(s)

CHARBEL IBRAHIM

Name(s) of Lot Owner(s)
Lot No. 79

Application & Indemnity Form
Minor & Major Renovations

CHARGEL IBRAHIM

Owners Names

79 / 1-15 FONTENOY RD, MACQUARIE PARK 2113.

Property Address

AS ABOVE.

Postal Address (if different from above)

charbelibrahim@me.com

Email Address

0421 531 181

Phone Numbers

For Minor and Major Renovations, the following documents should be provided with the completed application form (please refer to Renovations By-Law for further detail on items required):

- Plans, drawings, specifications and product brochures
- Project Manager & Contractors documents, including copy of insurances, licensing etc.
- Program of works including proposed start and end dates
- Program of any noisy works including demolition, wall removal, tile removal, etc.
- List of any works that will be visible from outside of the lot such as changes to walls/doors, pipes, cables, ducts
- Payment of Security Deposit - \$1,000 if works under \$20,000 or \$5,000 if works \$20,000 or greater
- Structural Engineers Report (if works include removal and/or replacement of load-bearing walls)
- Dilapidation Report (if required by the strata committee)
- Copy of Home Owners Warranty Insurance Policy (if works exceed \$20,000)
- Copy of Development Approval or Complying Development Certificate (if required by Council)

Declaration:

1. I/We lodge this application in accordance with the terms and conditions of the Cosmetic Works, Minor Renovations and Major Renovations By-Law (Renovations By-Law) and agree to those terms and conditions.
2. I/We certify that the details provided in this application are to the best of my/our knowledge correct.
3. I/We agree to pay the Application Fee of \$120 + GST (allowance of 1 hour) for The Strata Manager to review this application, research by-laws and obtain instructions from the Strata Committee. That this amount will be charged directly to my strata levy account and that additional charges may apply if further time is required.
4. I/We agree that should permission be given by the Owners Corporation to proceed with the Major Renovations then the attached 'Consent Form' (Annexure A to Special by-law 13) will be signed and returned to the Strata Manager prior to the commencement of works.
5. I/We confirm that the works will be carried out in accordance with the plans and specifications provided in my application, and that any modifications to the plans and specifications are to be approved by the Owners Corporation.
6. I/We will use the services of appropriately qualified and licensed contractors who are covered by Public Liability insurance of at least \$10 million, as well as Workers Compensation insurance (where required) and will supply this information to the Owners' Corporation.
7. I/We will properly manage, supervise and be responsible for all activities of my/our tradespeople and will ensure they:
 - a. Comply with these conditions.
 - b. Only conduct work during Council permitted hours.
 - c. Notify all residents of the any noisy works that will take place, and the expected duration, at least one week before the commencement of noisy works.
 - d. Will be responsible for the daily cleaning of any dirt or debris left on common property, including the floors, walls, lifts, carparks, driveways, etc.
 - e. Will not store building materials or rubbish on common property at any time.
 - f. That all rubbish will be removed from the property and the common property waste bins will not be used under any circumstances.
 - g. Will not obstruct common property (inside or out) at any time and will ensure the safety of residents and the site throughout the project.
8. I/We will be personally responsible for any damage to common property as a result of these works and acknowledge that any damage to common property will be dealt with in accordance to Clause 12(h) of the Renovations By-Law.
9. I/We agree that a representative of the Owners Corporation has the right to inspect the work at any time with one day's notice.
10. Following completion of the works, I/We will provide written notice to the Strata Manager / Owners Corporation that the works have been completed.
11. When requested by the Owners Corporation at any time following completion of the works, I/We will provide the following documents:
 - a. a certification by a structural engineer appointed by the Owners Corporation at the Owner's cost as to the structural integrity of the building;

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- b. if the works involved waterproofing works, a waterproofing certificate by a Master Plumber or Certifier to evidence that the waterproofing has been applied in accordance with industry best practice and AS/NZS standards;
- c. if the works involved the installation of a ducted or reverse cycle split system air conditioner, the owner must provide to the Owners Corporation a report from a qualified technician certifying that, upon inspection, the air conditioning and its associated condenser, pipes and conduit does not:
 - (i) reduce the fire resistance level of any wall, or
 - (ii) produces noise that exceeds the dB(A) allowed under the Protection of the Environment Operations Act 1997 (POEO Act) and (d) meets the energy consumption standards as prescribed under the relevant AS Standards;
- d. if the works involved the installation or replacement of wood or other hard flooring, the Owner must provide to the Owners Corporation a report from an acoustic engineer of suitable expertise which certifies that the acoustic engineer has inspected the new flooring installations which form part of the works and those new flooring installations now achieve the anticipated performance standards that is expected of works carried out in accordance with clause 12(e) of this by-law;
- e. a certification from a Principal Certifying Authority under the *Environmental and Planning Assessment Act 1979* evidencing approval and sign-off of the relevant Building Certificates and Town Planning Approval;
- f. any other document reasonably required by the Strata Committee in relation to the works undertaken by the Owner.

Signature of Owner(s):

CHARBEL IBRAHIM

Owners Names

Owners Signatures

6/5/24

Date