

Lodger Details

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Land Registry Document Identification

AV622776

STAMP DUTY:

Consolidation/Change of By-laws

Jurisdiction NEW SOUTH WALES

Privacy Collection Statement

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Land Title Reference	Part Land Affected?	Land Description
CP/SP18823	N	

Owners Corporation

THE OWNERS - STRATA PLAN NO. SP18823
Other legal entity

Meeting Date

23/08/2025

Added by-law No.

Details Special by-law 21, 22 and 23

Amended by-law No.

Details N/A

Repealed by-law No.

Details N/A

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 law and any Prescribed Requirement.

Executed on behalf of THE OWNERS - STRATA PLAN NO. SP18823

Signer Name CONRAD PETER GORNIK

Signer Organisation DAVID SUTHERLAND BANNERMAN

Signer Role PRACTITIONER CERTIFIER

Execution Date 18/11/2025

Form: 15CH
Release: 2.3

**CONSOLIDATION/
CHANGE OF BY-LAWS**
New South Wales

Leave this space clear. Affix additional pages to the top left-hand corner.

**Strata Schemes Management Act 2015
Real Property Act 1900**

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/SP 18823

(B) **LODGED BY**

Document Collection Box	Name Company (IF APPLICABLE) Address E-mail Customer Account Number (IF APPLICABLE) Reference	CODE CH

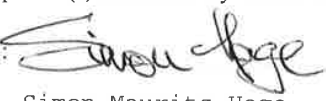
(C) The Owner-Strata Plan No. 18823 certify that a special resolution was passed on 23/8/2025

(D)

(E) Repealed by-law No. NOT APPLICABLE
Added by-law No. 21, 22, 23
Amended by-law No. NOT APPLICABLE
as fully set out below :
By-Law 21 Aircondtioning
By-Law 22 Minor Renovations by Owners
By-Law 23 Minor Renovations by owners - Delegation of Functions

(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 A

(G) The seal of The Owners-Strata Plan No. 18823 was affixed on 28/10/2025 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: 
Name: Simon Maurits Hage

Authority: Strata Manager

Signature :

Name :

Authority :



ANNEXURE A

The Owners – Strata Plan No 18823

Consolidated List of By-Laws

As at 10 September, 2025

The Owners - Strata Plan No 18823

Consolidated List of By-Laws

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A Explanatory Notes

1. This list sets out the by-laws which have effect at the date of its registration.
2. The list omits by-laws which have been repealed, and includes in their amended terms by-laws which have been amended.
3. The list omits by-laws which repeal or amend other by-laws, except when the repealing or amending provision forms part only of the by-law. In this case, the provision is italicized.

B Summary of By-Laws

1. By-Laws 1 to 15 (inclusive) and 17 to 19 (inclusive) take effect pursuant to s.134(3) of the *Strata Schemes Management Act 2015*.
2. By-Law 16 repealed on 30 July 2022. By-Law 16 made 30 July 2022.

C Wording of By-Laws

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 person lawfully using common property.

Note: This by-law was previously by-law 12 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 13 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

2 Vehicles

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

Note: This by-law was previously by-law 13 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 14 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

3 Obstruction of common property

An owner or occupier of a lot must not obstruct lawful use of common property by any person.

Note: This by-law was previously by-law 14 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 15 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

4 Damage to lawns and plants on common property

An owner or occupier of a lot must not:

- (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.

Note: This by-law was previously by-law 15 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 16 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

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 without the approval in writing of the owners corporation.

Note: This by-law is subject to sections 109 and 110 of the *Strata Schemes Management Act 2015*.

- (2) An approval given by the owners corporation under clause (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
 - (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.
- (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 106 of the *Strata Schemes Management Act 2015*, the owner of a lot must maintain and keep in a state of good and serviceable repair any installation or structure referred to in clause (3) that forms part of the common property and that services the lot.

Note: This by-law was previously by-law 16 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 17 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

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.

Note: This by-law was previously by-law 17 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 18 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

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.

Note: This by-law was previously by-law 18 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 19 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

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.

Note: This by-law was previously by-law 19 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 20 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

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

Note: This by-law was previously by-law 20 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 21 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

10 Drying of laundry items

An owner or occupier of a lot must not, except with the consent in writing 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.

Note: This by-law was previously by-law 21 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 22 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

11 Cleaning windows and doors

An owner or occupier of a lot must keep clean all glass in windows and all doors on the boundary of the lot, including so much as is common property.

Note: This by-law was previously by-law 22 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 23 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

12 Storage of inflammable liquids and other substances and materials

- (1) An owner or occupier of a lot must not, except with the approval in writing 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.

Note: This by-law was previously by-law 23 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 24 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

13 Moving furniture and other objects on or through common property

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 strata committee so as to enable the strata committee to arrange for its nominee to be present at the time when the owner or occupier does so.

Note: This by-law was previously by-law 24 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 25 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

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.

Note: This by-law was previously by-law 25 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 26 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

15 Garbage disposal

An owner or occupier of a lot:

- (a) must maintain within the lot, or on such part of the common property as may be authorised by the owners corporation, in clean and dry condition and adequately covered a receptacle for garbage, and
- (b) must ensure that before refuse is placed in the receptacle it is securely wrapped or, in the case of tins or other containers, completely drained, and
- (c) for the purpose of having the garbage collected, must place the receptacle 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 is normally collected, and
- (d) when the garbage has been collected, must promptly return the receptacle to the lot or other area referred to in paragraph (a), and
- (e) must not place anything in the receptacle 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 collector may have spilled from the receptacle and must take such action as may be necessary to clean the area within which that thing was spilled.

Note: This by-law was previously by-law 26 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 27 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

16 Keeping of animals

- (1) Subject to section 137B of the Act, an owner or occupier of a lot must not, without the prior written approval of the owners corporation, keep any animal (except a cat, a small dog or a small caged bird, or fish kept in a secure aquarium) on the lot or the common property.
- (2) The owners corporation must not unreasonably withhold its approval of the keeping of an animal on a lot or the common property.
- (3) If an owner or occupier of a lot keeps a cat, small dog or small caged bird on the lot then the owner or occupier must:
 - (a) provide written notice to the owners corporation within 14 days of the animal first

staying on the lot, and

- (b) provide details of the animal (name, type, breed, age, photograph), and
- (c) keep the animal within the lot, and
- (d) ensure that the size of a cat or small dog, when fully grown, does not exceed 10kgs (documentation required), and
- (e) the pet is not a restricted breed, and
- (f) proof of vaccination must be documented (for animal types that require vaccination), and
- (g) for animal types that require microchipping, documentation and microchip number is required, and
- (h) the animal must be supervised by a person, over 18 years of age, when it is on the common property, and on a leash or lead if it is a small dog, and
- (i) take such action as may be necessary to clean and repair all areas of the lot or common property that are soiled or damaged by the animal, and
- (j) ensure that the animal's behaviour does not cause nuisance, hazard or unreasonable interference to other residents. An animal causes an unreasonable interference if:
 - it makes a noise that persistently occurs to the degree that the noise unreasonably interferes with the peace, comfort or convenience of another resident
 - it repeatedly runs at or chases another resident or animal
 - it attacks or menaces another resident or animal
 - it repeatedly causes damage to the common property or another lot
 - it endangers the health of another resident through infection or infestation
 - it causes a persistent offensive odour that penetrates another lot or the common property.

17 Appearance of lot

- (1) The owner or occupier of a lot must not, without the written consent 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.

Note: This by-law was previously by-law 29 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 30 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

18 Notice board

An owners corporation must cause a notice board to be affixed to some part of the common property.

Note: This by-law was previously by-law 3 in Schedule 1 to the *Strata Schemes (Freehold Development) Act 1973* and by-law 3 in Schedule 3 to the *Strata Schemes (Leasehold Development) Act 1986*.

19 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).

20 Smoking on the premises

1. For the purposes of this by-law:
 - (a) "smoke" means smoke, hold or otherwise have control over ignited tobacco or any other product that is intended to be smoked and is ignited (includes vaping);
 - (b) "the property" means all lots and the common property of the strata scheme;
 - (c) an owner of a lot, and a director or shareholder of a corporate owner shall be an occupier of that lot if he or she resides in the lot.
2. An owner or occupier of a lot must not smoke, or allow any one else to smoke, within a lot or the common property.
3. If a person, not being an owner or occupier of a lot, smokes in the lot the occupier of the lot breaches this by-law unless:
 - (a) the occupier did not know, or could not reasonably be expected to have known, that the person was smoking in the lot; or
 - (b) upon becoming aware that the person was smoking in the lot, the owner or occupier asked the person to cease smoking immediately or to leave the property immediately, and the person did so.
4. If a person, not being the owner or occupier of a lot, smokes in the common property, the person, being an owner or occupier of a lot, who invited that person into the common property or with whose permission the person remains on the common property breaches the by-law unless:
 - (a) he or she did not know, or could not reasonably be expected to have known, that the person was smoking in the common property; or
 - (b) upon becoming aware that the person was smoking in the common property the owner or occupier asked the person to leave the property immediately, and the person did so.

21 AIR CONDITIONING SYSTEMS

That retrospective approval is granted to all lots with existing air-conditioning systems and approval for owners to proceed with future installations (The Works) is hereby permitted, conditional upon;

- (a) Details of The Works to be presented to the strata committee of the day and that changes to common property will not proceed until the committee provides written approval.

- (b) The strata committee to provide a written reply to the application, with approval or otherwise, within 14 days
- (c) The Works to be paid for by the owner
- (d) The outside components of the a/c systems to be located on the wall of the applicable units patio
- (e) That only licensed and insured tradespeople will complete The Works
- (f) That immediate neighbours will be advised of work times with a minimum 5 days notice (re noise pollution)
- (g) That the owner indemnifies the OC from matters arising from The Works
- (h) That any damage to the common property during completion of The Works will be made good by the owner at their cost
- (i) That the owner will maintain responsibility of The Works re repairs, maintenance and replacement, as required. The Owners Corp will not be responsible for the a/c systems.

22 Minor renovations by owners

Rights

1. On the conditions set out in this by-law and with the prior written approval Owners Corporation each Owner has the authority to carry out Minor Renovations to the common property in connection with the Owner's lot and, once installed, to maintain the approved Minor Renovations.
2. The owners corporation may from time to time delegates its power to approve Minor Renovations to the strata committee by resolution.
3. When considering an Owner's proposal to conduct Minor Renovations conditions may be imposed on any approval and approval must not unreasonably withheld.

Definitions

4. In this by-law, the following terms are defined to mean:
 - a. "Act" means the Strata Schemes Management Act 2015 (NSW);
 - b. "Building" means the building identified in the strata plan.
 - c. "Minor Renovations" includes work for the purposes of the following:
 - i. renovating a kitchen;
 - ii. changing recessed light fittings;
 - iii. installing or replacing wood or other hard floors;
 - iv. installing or replacing wiring or cabling or power or access points;
 - v. work involving reconfiguring walls;
 - vi. removing carpet or other soft floor coverings to expose underlying wooden or other hard floors;
 - vii. renovating a laundry;
 - viii. installing a ceiling fan inside the lot;
 - ix. installing a reverse cycle split system air conditioner;
 - x. installing double or triple glazed windows;
 - xi. installing a heat pump;
 - xii. installing a plaster ceiling;
 - xiii. installing ceiling insulation; and
 - xiv. other works outlined in Section 110 of the Act

but does not include works set out in section 110(7) of the Act such as work involving structural changes, waterproofing, changes to the external appearance of a lot or requiring consent or other approval under any other statute, regulation or the like.

- d. "Owner" means an owner of a lot from time to time in the strata scheme;

5. Where any terms used in this by-law are defined in the Act, they will have the same meaning as those words are attributed under the Act.
6. Words importing: a. the singular include the plural and vice versa; and b. a gender includes any gender.
7. A reference to a statute, regulation, proclamation, ordinance or by-law includes all statutes, regulations, proclamations, ordinances or by-laws varying, consolidating or replacing them, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute.

Prior to Conducting the Minor Renovations

8. An Owner must make an application to the owners corporation for its approval to conduct the Minor Renovations by giving written notice of their proposed works to the owners corporation with the notice to include:
 - a. details of the work, including copies of any plans,
 - b. provide copies of required council or planning approvals or declare that no such approvals are required.
 - c. the expected duration and times of the works,
 - d. details of the persons carrying out the work including that person's qualifications to carry out the work, and
 - e. arrangements to manage any resulting rubbish or debris.
9. Prior to conducting the Minor Renovations, the Owner and/or the tradesperson appointed by the Owner to carry out the Works must effect, and provide the owners corporation with certificates of, the following insurances:
 - a. contractor's all risk insurance (where applicable);
 - b. workers compensation insurance (where applicable);
 - c. home owners warranty Insurance (where applicable); and
 - d. public liability insurance in the amount of \$10,000,000 including for and in respect of equipment located and/or utilised on common property in execution of the Minor Renovations.

Performance of the Works

10. In carrying out or maintaining the Minor Renovations the Owner must:
 - a. ensure that the works are completed in a competent and proper manner and in accordance with the Building Code of Australia and relevant Australian Standards;
 - b. transport each item including but not limited to construction materials, equipment and debris in the manner reasonably directed by the owners corporation;
 - c. protect all areas of the Building both internal and external to the lot in a manner reasonably acceptable to the owners corporation;
 - d. keep all areas of the common property outside the lot clean and tidy;
 - e. only perform Minor Renovations at times approved by the owners corporation;

f. not create noise which causes discomfort, disturbance, obstruction or interference with the activities of any other occupier of the Building;

g. immediately remove all debris or waste resulting from the Minor Renovations from the Building and the common property;

h. not vary or replace the Minor Renovations, as approved by the owners corporation, without the prior written approval of the owners corporation; and

i. ensure that the Minor Renovations do not interfere with or damage the common property, or any lot or property of any other lot owner or occupier (other than as approved in by the owners corporation) and if this happens the Owner must rectify that interference or damage within a reasonable period of time.

Maintenance of the Minor Renovations

11. The Owner must, at the Owner's cost, properly maintain and keep the Minor Renovations and the common property to which they are attached in a state of good and serviceable repair. Liability and Indemnity

Liability and Indemnity

12. The Owner is liable for any damage caused to any part of the common property, and any lot (including their lot), or other property arising from the Minor Renovations and will make good that damage immediately after it has occurred.
13. The Owner indemnifies the owners corporation against any legal liability, loss, damage, claim or proceedings that relates to the installation, performance, maintenance, replacement or removal of the Minor Renovations on or from the common property including but not limited to any liability under section 122(6) of the Act in respect of any property of the Owner.

Owner's Fixtures

14. The Minor Renovations shall remain the Owner's fixture.

Cost and Risk of the Works

15. The Minor Renovations (including their replacement or removal) are undertaken at the cost and risk of the Owner.

Right to Remedy Upon Default

16. If an Owner fails to comply with any obligation under this by-law, then the owners corporation may:
 - a. carry out all work necessary to perform that obligation;
 - b. in accordance with the provisions of the Act enter upon any part of the parcel to carry out that work;
 - c. recover the costs of carrying out that work from the Owner.
17. The costs referred to in clause 16(c) of this by-law may include any costs incurred by the owners corporation in carrying out any building repair work, security call-out charges, after hours building management or agency fees, administrative and legal costs to issue correspondence or any notices pursuant to this by-law and any other reasonable cost expended by the owners corporation in rectifying any damage

occasioned to the common property by the respective Owner or in enforcing the terms of this by-law against the Owner of the lot.

18. If the costs referred to in clause 16(c) of this by-law are not paid at the end of one month after becoming due and payable they shall bear, until paid, simple interest at an annual rate of 10% and the owners corporation may recover as a debt any costs payable by the Owner pursuant to this by-law, not paid at the end of one month after they become due and payable, together with any interest payable and the expenses of the Owners Corporation incurred in recovering those amounts.

23 Minor renovations by owners – Delegation of functions

Within the meaning of section 110(6)(b) of the Strata Schemes Management Act 2015 the owners corporation is permitted to delegate its functions under section 110 of that Act to the strata committee.



Approved Form 23

Attestation

The seal of The Owners - Strata Plan No 18823..... was affixed on ^28 October, 2025... 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: Simon Hage Name: Simon Maurits Hage..... Authority:Strata Managing Agent.....

Signature: Name: Authority:

^ Insert appropriate date

