



LAND
REGISTRY
SERVICES



CERTIFICATE ORDER SUMMARY

Transaction Details

Date: 03/07/2020 10:55

Order No. 63003005

Certificate No: 96731964

Your Reference: 75807

Certificate Ordered: NSW LRS - Copy of Dealing - Dealing AQ198456

Available: Y

Size (KB): 436

Number of Pages: 16

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Form: 15CH
Release: 2.1

**CONSOLIDATION/
CHANGE OF BY-LAWS**
New South Wales
Strata Schemes Management Act 2
Real Property Act 1900



AQ198456S

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 75807

(B) **LODGED BY**

Document Collection Box 30P	Name, Address or DX, Telephone, and Customer Account Number if any KANES 123818G Reference: SN: 75807	CODE CH
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- (C) The Owners-Strata Plan No. 75807 certify that a special resolution was passed on 1/5/2020
- (D) pursuant to the requirements of section 141 of the Strata Schemes Management Act 2015, by which the by-laws were changed as follows—
- (E) Repealed by-law No. NOT APPLICABLE
Added by-law No. Special By-Law 3
Amended by-law No. NOT APPLICABLE
as fully set out below:
See Annexure 'A'

- (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. 75807 was affixed on 13/5/2020 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: 

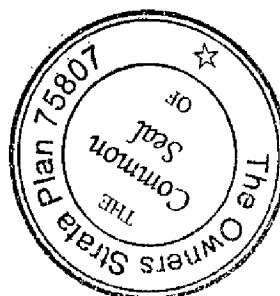
Name: Chad Duensing

Authority: Strata Manager

Signature:

Name:

Authority:



Annexure A – Consolidation/Change of By-Laws

**INSTRUMENT SETTING OUT THE TERMS OF BY-LAWS TO BE
CREATED UPON REGISTRATION OF SP**

1. BEHAVIOUR

1.1 Noise

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

1.2 Language

An owner or occupier of a lot must not use language or behave in a way that might offend or embarrass another owners or occupiers or their visitors.

1.3 Obstruction

An owner or occupier must not obstruct any other persons legal use of the common property or do anything that is illegal or is inappropriate behaviour on common property.

1.4 Clothing

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 owners or occupiers of other lots or to any person lawfully using the common property.

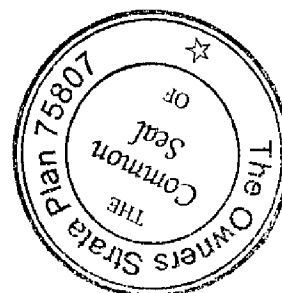
1.5 Children

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 unless accompanied by an adult exercising effective control; or to be or to remain in common property particularly the car parking area without supervision where there is a possible danger or hazard to children.

1.6 Invitees

An owner or occupier of a lot must take all reasonable steps to ensure that invitees of the owner or occupier comply with the by-laws and do not behave in a manner likely to interfere with the peaceful enjoyment of the owners or occupiers of other lots or any person lawfully using the common property.

[Handwritten signature]



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Any occupancy of a Lot must be accompanied a responsible adult to control inappropriate behaviour.

1.7 Leases or Licences

If an owner leases or licences their lot they are responsible to ensure that the tenant or licensee comply with the by-laws and the reasonable instructions of the Owners Corporation; and the owner is responsible to take all reasonable action including action under any lease, or licence to ensure the lessees, licensees or invitees compliance with the by-laws.

If behavioural problems arise, the Owners Corporation shall have the power to eject the occupiers or invitees.

2. OPERATION

2.1 Disposing of Rubbish

An owner or occupier of a lot must not deposit or throw onto the common property any rubbish, dirt, dust or other material or discarded item except with prior arrangement of the Owners Corporation.

2.2 Laundry

An owner or occupier of a lot must not, except with the prior written approval 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 the outside of the building other than on any clothes lines provided by the Owners Corporation for that specific purpose.

2.3 Windows

- (a) An owner or occupier of a lot must keep clean all exterior surfaces of glass windows and doors unless the Owners Corporation resolves to accept responsibility for cleaning the glass, or the glass cannot reasonably be accessed by the owner or occupier of the lot safely, or at all.
- (b) An owner or occupier of a lot must promptly replace, at his expense, any broken or cracked window on their lot with fresh glass of the same kind, colour and weight as at present. This By-Law shall not prohibit an owner from making a claim on any application Owners Corporation insurance.

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2.4 Flammable Liquids and Dangerous Substances

An owner or occupier of a lot must not, except with the prior written approval of the Owners Corporation or its manager use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material. This by-law does not apply to reasonable amounts of chemicals, liquids, gases or other materials used or intended to be used for domestic purposes or any chemical, liquid or other material in a fuel tank of a motor vehicle or internal combustion engine.

2.5 Moving Furniture

An owner or occupier of a lot must not transport any furniture or large objects to and from the lot through or on common property unless sufficient notice has first been given to the Owners Corporation to enable appropriate supervision to be provided.

3. COMMON PROPERTY

3.1 Obstruction

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

3.2 Equipment

An owner or occupier may only use common property equipment for its intended purpose and must immediately notify the Owners Corporation if they become aware of any damage or defect in the common property or equipment.

3.3 Damage

An owner or occupier will be responsible to compensate the Owners Corporation for any damage to common property caused by the owner or occupier or their invitees.

An owner or occupier shall not interfere with or damage common property or the property of the Owners Corporation, or remove anything from the common property that belongs to the Owners Corporation, or interfere with the operation of the common property equipment.

3.4 Authorised Installations

This by-law does not prevent an owner, or person authorised from an owner from installing:-

- (a) any locking or safety device for protecting the owner's lot against intruders or to improve safety within the owner's lot; or

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- (b) any screen or other device to prevent entry of animals or insects on the lot; or
- (c) any structural device to prevent harm to children; or
- (d) any reasonable device used to affix decorative items to the internal surfaces of the walls of the owner's lot.

Any such locking or safety device, screen or 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.

An owner or occupier must maintain and keep in a state of good and serviceable repair any installations or structures referred to above and make good any damage caused by the removal of any locking or safety device, screen, or other device or structure referred to.

4. ALTERATION OF LOTS AND COMMON PROPERTY

4.1 An owner or occupier must not, without the prior written consent of the Owners Corporation:-

- (a) undertake any alterations or construction in or to their Lot (including courtyards) or any area adjacent to the common property. The Owners Corporation's consent must be obtained in writing prior to any application being made to Byron Shire Council for any proposed alterations; or
- (b) make any fixing to, paint, mark, drill, drive nails or screws or the like into, or otherwise damage or deface, any structure forming part of the common property.

4.2 The Owners Corporation's consent must be obtained prior to installation of any loud speaker, sub-woofer or similar electrical equipment.

An owner, occupier or invitee may install loud speakers or similar electrical equipment onto the walls of any Lot which are common walls with adjoining Lots if they are installed with approved resilient fixings or isolation plate. An owner, occupier or invitee may only install a sub-woofer if it is floor mounted on an approved isolation pad.

4.3 When undertaking alterations for which consent has been obtained under this By-Law, an owner or occupier must:-

- (a) first find the location of all service lines and pipes;

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- (b) use qualified, reputable and, where appropriate, licensed contractors approved by the Owners Corporation;
- (c) not damage service lines or pipes or interrupt services;
- (d) undertake the alterations in a proper manner and to the reasonable satisfaction of the Owners Corporation and any relevant Government Authorities or Agencies;
- (e) repair any damage caused to the common property or the property of any owner or occupier;
- (f) first arrange with the Owners Corporation a suitable time and means by which to bring materials into the Strata Scheme;
- (g) comply with reasonable requirements of the Owners Corporation about the time and means by which building materials are to be brought into the Strata Scheme; and
- (h) ensure that contractors involved in doing the alterations comply with the reasonable requirements of the Owners Corporation about the time and means by which they must access the Strata Scheme.

4.4 Such approval from the Owners Corporation cannot authorise any addition to the common property.

5. GARBAGE DISPOSAL

An owner or occupier of a lot:-

- 5.1 must maintain such receptacles for garbage and waste within the lot, or on such part of the common property as may be authorised by the Owners Corporation, in a clean and tidy condition and adequately covered; and
- 5.2 must ensure that before refuse or waste are placed in the receptacles it is securely wrapped, completely drained or in the case of recycling materials properly separated and prepared in accordance with the applicable recycling guidelines; and
- 5.3 for the purpose of having the garbage, recyclable materials or waste collected must be placed in the receptacles within the area designated for that purpose by the Owners Corporation and at a reasonable time before the time at which garbage, recyclable material or waste is normally collected; and
- 5.4 must not place anything in the receptacles of the owner or occupier of another lot except with the permission of that owner or occupier; and

VUE - By-Laws

5.5 must comply with any rules and regulations made by the Owners Corporation in relation to garbage disposal.

6. BALCONY AND PLANTER BOXES

6.1 Owners or occupiers may keep planter boxes, pot plants, landscaping, occasional furniture and outdoor recreational equipment on the balcony of their lot only if it:-

- (a) is a type approved by the Owners Corporation;
- (b) complies with the architectural and landscape standards;
- (c) will not cause damage; and
- (d) is not dangerous.

The Owners Corporation may require the owner or occupier at their cost to remove items from the balcony that are not in accordance with this by-law.

6.2 If there is a planter box on the balcony of the lot the owner or occupier must keep the types of plants in the planter box that comply with the architectural and landscaping standards and are approved by the Owners Corporation, and must properly maintain the soil and plants in the planter boxes. When watering the planter boxes the owner or occupier must ensure that no water goes onto the common property or any other lot. Planter boxes shall not be permitted which damage common property or any other lot or create a nuisance or hazard.

7. KEEPING OF ANIMALS

7.1 Subject to Section 49(4) of the Strata Scheme Management Act 1996, an owner or occupier of a lot may only keep a small pet on the lot.

7.2 A small pet shall be defined as weighing under 7kg.

7.3 An owner or occupier must obtain the consent of the Owners Corporation for each animal kept on the lot.

7.4 Owners or occupiers must not allow visitors to bring animals to the lot or common property, unless they are guide dogs or hearing dogs.

7.5 An owner or occupier of a lot must make appropriate arrangements to control the behaviour of any animals kept on their lot so as not to be nuisance or threat to local wildlife. The Owners Corporation are empowered to withdraw any consent given under this By-Law in the event that the animal's behaviour becomes a nuisance to other owners or occupiers.

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7.6 Any cat must be confined to the interior of the lot.

7.7 Any dog must be on a leash and under effective control whenever traversing common property.

8. USE OF LOTS

All lots in the Strata Scheme may be used for holiday rental or permanent residential occupation.

9. FIRE SAFETY AND HAZARDS

9.1 The owner or occupier of a lot must not do anything or permit any invitees of the owner or occupier to do anything on the lot or common property that is likely to affect the operation of the fire safety devices in the lots or the common property or to reduce the level of fire safety in the lots or common property.

9.2 The owner or occupier of a lot must not do anything or permit any invitees of the owner or occupier to do anything on the lot or common property that is likely to create a hazard or danger to the owner or occupier of another lot or any person lawfully using the common property.

10. COMMON PROPERTY FACILITIES

10.1 An owner or occupier may use the common areas subject to the rules and procedures established by the Owners Corporation.

10.2 The owner or occupier of a lot (or an invitee of an owner or occupier) shall ensure that:-

(a) Children below the age of 12 years are not allowed in or around the common property areas unless accompanied by an adult exercising effective control over them.

(b) Glass containers or receptacles of any type are not to be taken in or allowed to remain around the common property areas.

(c) Drunk and disorderly behaviour is not permitted in any lot or on the common property.

10.3 An owner or occupier of a lot (or an invitee of any owner or occupier) shall not without prior authority operate, adjust or interfere with the operation of any equipment associated with the common property areas, especially the on-site sewerage management system.

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10.4 An owner, occupier or invitee must comply with any rules or By-Laws made by the Community Association of "The Oasis Resort" or the Manager of "The Oasis Resort" in relation to the use of any of the recreation facilities at "The Oasis Resort".

11. VEHICLES

11.1 An owner or occupier of a lot must not park or stand any motor vehicle or other vehicle on common property, or permit any invitee of the owner or occupier to park or stand any motor vehicle or other vehicle on common property except with the prior written approval of the Owners Corporation.

11.2 The carparking areas on the common property and the carparking areas shown on the Strata Plan are only for the parking of vehicles, motorcycles, trailers or boats and are not to be used for the storage of goods or for any other purpose.

12. CONSENT BY THE OWNERS CORPORATION

12.1 Unless a by-law states otherwise, consents under the by-laws must be given by:-

- (a) the Owners Corporation at a general meeting; or
- (b) the executive committee of the Owners Corporation at an executive committee meeting.

12.2 The Owners Corporation or its executive committee may make conditions if they give consent to do things under the by-laws and the owner or occupier is bound to comply with those conditions.

13. RIGHTS OF THE OWNERS CORPORATION IF THERE IS NON-COMPLIANCE WITH BY-LAWS

13.1 The Owners Corporation shall be entitled to do anything on any lot that the owner or occupier should have done under the by-laws, but which the owner or occupier has not done or have not done properly.

13.2 The Owners Corporation must give written notice specifying when it will enter the lot to do the work. The owner or occupier must give the Owners Corporation access to the lot according to the notice, and permit the Owners Corporations duly appointed agent to undertake the works at the owners or occupiers cost, and pay the Owners Corporation for its cost of doing the work.

13.3 The Owners Corporation may recover any money owed to it under the by-laws as a debt.

13.4 The powers of the Owners Corporation under this by-law are in addition to those that it has under the Strata Schemes Management Act.

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14. COMPLAINTS AND APPLICATIONS

Any applications and complaints to the Owners Corporation must be in writing and addressed to the secretary of the Owners Corporation or the strata manager.

15. CONTROLS ON HOURS OF OPERATION, USE OF FACILITIES AND OCCUPATION LIMITATIONS

15.1 The Owners Corporation may make rules that are appropriate for the control, management, administration, use or enjoyment of the lots or the lots and common property of the strata scheme.

15.2 An owner or occupier of a lot must comply with such rules.

16. ARCHITECTURAL AND LANDSCAPE STANDARDS

16.1 The Owners Corporation shall adopt architectural and landscape standards which will cover amongst other things:-

- (a) displaying of signs;
- (b) colour schemes both internally and externally of the common property;
- (c) such other matters as may affect the aesthetic appearance of the complex and grounds;
- (d) security;
- (e) security keys;
- (f) phone communication and entertainment systems.

16.2 Notwithstanding that each lot has a garden within the allotment the owner shall not plant plants in that garden which are inconsistent with the original landscaping plan approved by Byron Shire Council or as approved by the Owners Corporation or any plant which has a mature maximum height exceeding 1500mm.

16.3 The Owners Corporation shall be responsible to maintain all the gardens including those within the individual allotments to ensure that all gardens are kept to a suitable standard. Access for Lots 1-6 will be through the side gate to Lot 1, and then through the interconnecting garden gates. Access to Lot 7 will be through the side gate to Lot 7.

16.4 The occupants of the units shall not prune lop or trim any tree on the common property.

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16.5 Notwithstanding the provisions of Byron Shire Council's Tree Preservation Order, no existing tree within any allotment that exceeds the height of three (3) metres shall be removed by the owner of any such lot without the written approval of the Owners Corporation and Byron Shire Council.

16.6 The Owners Corporation must engage a suitable qualified person to provide a Landscape Report regarding the removal of exotic weeds from the vegetation. Such reports shall be provided on an annual basis from the date of issue of the Occupation Certificate by the Principal Certifying Authority for a period of three (3) years, and shall be submitted to Byron Shire Council and the Principal Certifying Authority, all in accordance with condition of Development Consent No. 08.

17. ON-SITE SEWAGE MANAGEMENT SYSTEM

17.1 An owner, occupier or invitee must comply with the approved Environmental Management Plan and the "Ecomax" On-Site Wastewater Treatment System Operating & Maintenance Procedure Manual.

17.2 The Owners Corporation must:-

- (a) comply with the required maintenance and monitoring of the operation of the on-site sewage management system;
- (b) pay the reasonable costs and expenses incurred as a result of an inspection of the on-site sewage management system.

17.3 An owner or occupier must not interfere or damage the on-site sewage management system. If an owner, occupier or invitee damages the on-site sewage management system, then the owner must pay the Owners Corporation the cost of the damage.

17.4 The owner of Lot 7 shall be solely responsible for the maintenance of the sewer pump out facility dedicated to use by Lot 7.

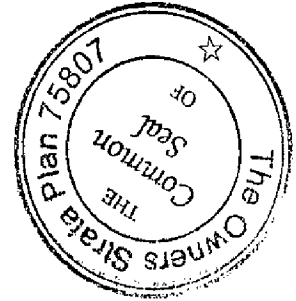
18. INTERPRETATION

In the by-laws:-

- (a) a reference to a thing includes the whole or each part of it;
- (b) a reference to a document includes any variation or replacement of it;
- (c) a reference to a law, ordinance or code includes regulations or other instruments under it and consolidations, amendments, re-enactments or replacements of them;

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- (d) a reference to a person includes their executors, administrators, successors, substitutes, (including, but not limited to, persons taking by novation) and assigns;
- (e) the singular includes the plural and vice versa; and
- (f) headings do not effect the interpretation of the by-laws.



Special By-Law 1

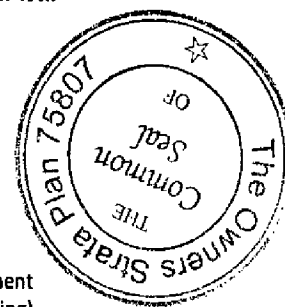
19. EXCLUSIVE USE AND SPECIAL PRIVILEGE

- (a) The owner of each lot is granted the exclusive use and enjoyment over the following equipment to the extent that such equipment is relevant to their lot:
- i) external doors and locks excluding front door locks and keypad and the external garage door;
 - ii) doors facing any interior courtyard area surrounded on 3 sides by the lot;
 - iii) all door and window insect screens;
 - iv) all windows;
 - v) garage controllers and motors for parking areas within the lot;
 - vi) any timber patio within a courtyard immediately adjacent to and surrounded on three sides by the lot;
 - vii) roof mounted solar panels and hot water heater systems.
 - viii) Air-conditioning equipment including roof mounted units, supporting structures, cables, ducting, power supply, and surge protection of the respective air-conditioning system servicing the lot,
- (together Equipment)** and is granted the special privilege of being able to install and maintain the Equipment on the relevant part of the common property.
- (b) A lot owner is responsible for all Equipment over which it has exclusive use and must at its own expense repair, maintain and where considered necessary or desirable replace the Equipment and all specifically built supporting structures, cables, ducting, power supply or surge protection equipment in connection with each item of Equipment.
- (c) Each lot owner must ensure that all Equipment over which it has been granted exclusive use pursuant to this bylaw is maintained and repaired on a regular and prudent basis and indemnifies the owners corporation in respect of any damage, loss, cost or expense in connection with any failure of the lot owner to comply with this bylaw. In particular, where a failure of a lot owner to properly maintain, repair or install any item of Equipment causes any damage to any other common property the lot owner must make good such damage or reimburse the owners corporation for the cost of repairs.
- (d) In accordance with the requirements of Section 52 of the Strata Schemes Management Act 1996 (NSW), each lot owner has given consent to the exclusive use granted pursuant to this bylaw.

Special By-Law 2

The garage interior access door lock and striker remain the property of the Owners Corporation as well as the front door lock and strikers.

Special By-Law 3



(i) Transfer of responsibility

The Owners Corporation hereby transfers responsibility for all repairs, maintenance and replacement of bathrooms, laundries and toilets (including but not limited to floor tiles, wall tiles, and waterproofing) and internal timber and/or tile floors ("the areas") to the respective Lot owner(s) PROVIDED HOWEVER that should a structural engineer provide a report stating that a structural defect not related to the areas has caused damage to any of the areas, the Owners Corporation is responsible for the repair (including replacement, where necessary) of the areas.

(ii) Renovations

Any owner of a Lot shall have a right of exclusive use and enjoyment and shall be entitled to renovate the areas within their Lot (referred to as 'the works') pursuant to Section 143 of the *Strata Schemes Management Act 2015* ("the Act") on the following provisos:-

(a) Existing works

- (i) At the time this By-Law was created some of the owners have already completed works to their respective Lots. The owner(s) of those Lots are not required to comply with clauses (c), (d) & (e) below. Those works are deemed to be approved as long as they comply with the remaining clauses of this By-Law.
- (ii) Those Lots where the works have not yet been undertaken must comply with all clauses of this By-Law.

(b) Cost of renovation and maintenance

The renovation, including the cost of obtaining approval and consents, and maintenance of any of the works are to be at the expense of the owner(s) of that Lot and shall at all times remain the property of the owner(s) of that Lot.

(c) Strata Committee approval

- (i) Any reference to the "Strata Committee" in this By-Law is to be replaced with "Owners Corporation" if no Strata Committee exists.
- (ii) Prior to commencement of works the owner(s) of the Lot shall obtain approval from the Strata Committee, or Owners Corporation if no Strata Committee exists, to the works.
- (iii) The owner(s) shall provide the Strata Committee with plans and details of the proposed works to enable them to make their decision.
- (iv) In making their decision, the Strata Committee shall take the following matters into consideration:-
 - the size, bulk and suitability of the works;
 - the impact on visual amenity;
 - the location of all wiring and plumbing; and
 - whether the owner(s) of the Lot has given their written consent to the

making of this By-Law.

(v) The Strata Committee shall not unreasonably withhold such approval.

(d) Conditions of works

The works will:-

- (i) be undertaken by a skilled and appropriately licensed tradesperson(s) with experience in this type of installation;
- (ii) be done in accordance with the instructions of the manufacturer;
- (iii) comply with any applicable Australian standards;
- (iv) be in accordance with all relevant laws and regulations and all relevant consents from the appropriate authorities must be obtained before the commencement of the works; and
- (v) comply with the relevant regulatory By-Laws of the Act (as amended).

(e) Completion of works

After the works are completed, the owner(s) must, without unreasonable delay:-

- (i) notify the Strata Committee that the works have been completed;
- (ii) notify the Strata Committee that all damage, if any, to the Lot and common property caused during or by the carrying out of the works and not permitted by this By-Law have been rectified;
- (iii) provide the Strata Committee with a copy of the waterproofing certificate for the work;
- (iv) provide the Strata Committee with a copy of any certificate or certification required by an authority approving the works; and
- (v) provide the Strata Committee (or it's nominated representative) with reasonable access to inspect the lot to assess compliance with this By-Law, if requested by the Strata Committee.

(f) Compliance with SEPP and DCP

The works will comply with State Environmental Planning (Exempt and Complying Development Codes) 2008 the Local Council's Development Control Plan (Exempt and Complying Development), where applicable.

(g) Damage

The owner(s) of the Lot will be liable for any damage caused to any part of the common property as a result of the installation, alteration, use, maintenance, repair or removal of the works and that the said damage will be made good immediately after it occurred.

(i) Common property maintenance

Should the Owners Corporation need to undertake repairs or maintenance to that part of the common property adjoining where the works are located and which are not the responsibility of the Lot owner(s) under clause (h), the owner(s) of the respective Lots will be responsible for all costs associated with the removal and reinstatement of the works to enable those repairs

and maintenance to be completed (if required).

(j) Failure to comply

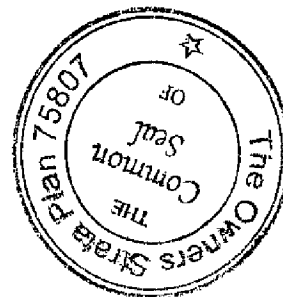
Should the owner(s) fail to fulfil their obligations under this By-Law or under Section 144(1)(b) of the Act the Owners Corporation may:-

- (i) carry out all works necessary to perform that obligation;
- (ii) enter upon any part of the lot to carry out the works; and
- (iii) recover the cost of carrying out the works from the owner(s) including any costs and/or legal costs that may be incurred to effect such works or recovery of costs so incurred.

(k) Indemnity

The owner(s) of the lot shall indemnify and keep indemnified the Owners' Corporation against:-

- (i) any sum payable by the Owners Corporation by way of increased insurance premium as a direct or indirect result of the works;
- (ii) all actions, proceedings, claims, demands, costs, damages and expenses which may be incurred by or brought or made against the Owners' Corporation and arising directly or indirectly from the use of the works or a breach of this By-Law.



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Certificate re Initial Period

AQ198456S-L01

The owners corporation certifies that in respect of the strata scheme: 75807

- * that the initial period has expired.
- * ~~the original proprietor owns all of the lots in the strata scheme and any purchaser under an exchanged contract for the purchase of a lot in the scheme has consented to any plan or dealing being lodged with this certificate.~~

The common seal of the Owners - Strata Plan No 75807 was hereunto affixed on 13/05/2020 in the presence of Chad Duensing being the following person(s) authorised by section 273 *Strata Schemes Management Act 2015* to attest the affixing of the seal.

Signature:  Name: Chad Duensing Authority: Strata Manager

Signature: Name: Authority:

