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CERTIFICATE ORDER SUMMARY

Transaction Details

Date: 12/10/2020 14:58
Order No. 64569536
Certificate No: 98851740
Your Reference: 36990
Certificate Ordered: NSW LRS - Copy of Dealing - Dealing AQ411669
Available: Y
Size (KB): 419
Number of Pages: 13
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Form: 15CH
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**CONSOLIDATION/
CHANGE OF BY-LAWS**
New South Wales
Strata Schemes Management Act 2015
Real Property Act 1900

Leave this space clear. Affix additional



AQ411669R

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(A) TORRENS TITLE

For the common property CP/SP 36990
--

(B) LODGED BY

Document Collection Box 30P	Name KANES	CODE CH
	Company (IF APPLICABLE) Address E-mail 1238186 Contact Number Customer Account Number (IF APPLICABLE) Reference SN=SP36990	

(C) The Owner-Strata Plan No. 36990 certify that a special resolution was passed on 27/5/2020

(D)

(E) Repealed by-law No. NOT APPLICABLE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. 36990 was affixed on 11/9/2020 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' TO CONSOLIDATION/CHANGE OF BYLAWS

Parties: By the Owners Strata Plan 36990

STRATA SCHEMES MANAGEMENT REGULATION 2016 - SCHEDULE 2

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.

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.

3 Obstruction of common property

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

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.

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.

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.

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.

8 Behaviour of invitees

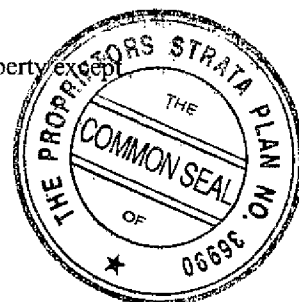
An owner or occupier of a lot must take all reasonable steps to ensure that invitees of the owner or occupier do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or any person lawfully using common property.

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.

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



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outside the building other than on any lines provided by the owners corporation for the purpose and there only for a reasonable period.

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.

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.

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.

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.

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 any thing 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.

16 Keeping of animals

(1) Subject to section 157 of the *Strata Schemes Management Act 2015*, an owner or occupier of a lot must not, without the approval in writing of the owners corporation, keep any animal 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.

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.

18 Notice board

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

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).

Special By-Law 1

Resolved that the Owners – Strata Plan 36990 by SPECIAL RESOLUTION allow each owner to install Air Conditioning Units, Gas Bottles, TV Antennae, Solar Panels and Similar Objects in or on their respective Lot pursuant to Section 52 of the *Strata Schemes Management Act 1996* on the following provisos: -

(i) Cost of Installation and Maintenance

The installation, including the cost of obtaining appropriate approvals and consents, and ongoing maintenance of any installation are to be at the expense of the owner(s) of that Lot and shall at all times remain the property and responsibility of the owner(s) of that Lot.

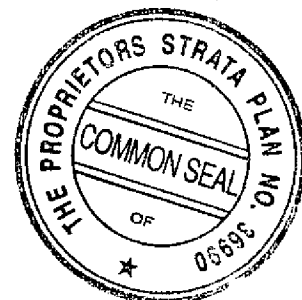
(ii) Owners Corporation Approval

- (a) Prior to commencement of any works the owner(s) of the Lot shall obtain approval from the Owners Corporation.
- (b) The owner(s) shall provide the Owners Corporation with plans and details of the proposed works to enable them to make their decision.
- (c) The owner(s) shall provide to the Owners Corporation such plans and details no less than one (1) month prior to the scheduled commencement of any works.
- (d) The projected duration of the works should not exceed a period of one (1) month from start till completion.
- (e) In making their decision, the Owners Corporation shall take the following matters into consideration:-
 - The size, nature, bulk and suitability of the installation;
 - The impact on visual amenity.
- (f) The Owners Corporation shall not unreasonably withhold such approval.

(iii) Conditions of Works

The installation works will: -

- (a) Be undertaken by skilled and appropriately licensed tradesperson(s) with experience in the particular type of installation;
- (b) Comply with any applicable Australian standards;
- (c) 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.
- (d) Be performed only during non holiday and non peak letting periods.
- (e) Be undertaken in such a manner to minimize noise and disturbance to other owners and in accordance with all relevant Council by-laws covering those times that trade work can be undertaken.



- (f) Any works likely to cause noise impact on other owners' lots shall be confined to the hours of 8am to 5pm on normal working days.
- (g) For each type of installation, the following specific conditions must also be met:

Air Conditioning Units

1. Installation of air conditioning units is to be carried out by licensed installers and/or electricians that meet the risk insurance requirements that are set down by the strata managers. The Lot owner(s) must provide the Owners Corporation, in writing, the details, and a description of the installation and a declaration the power connection is to the respective Lot owner's meter.
2. The mounting of air conditioning units in window frames or in place of windows will not be permitted.
3. Where applicable, the compressor is to be hidden by a surrounding aluminium cover. Colour is Colourbond Powderkote Primrose, satin finish which matches the existing balustrades.
4. The location of the compressor, associated piping and electrical conduit is to be detailed and supported by drawings, a copy of the drawings must be provided to the Owners Corporation prior to installation.
5. The Air Conditioning Unit needs to be kept in good condition and serviced regularly.
6. The noise levels must not exceed the acceptable levels as set out by the Byron Shire Council or any other relevant authority.
7. If in the opinion of the Owners Corporation the equipment is not operating in an acceptable manner or is not being maintained in an acceptable manner, the Owners Corporation may take steps to compel the offending Lot Owner(s) to close down the Air Conditioning Unit and rectify the fault/s within 10 days. Should the offending Owner fail to comply the Owners Corporation may commence legal proceedings at the offending Lot Owner's expense.
8. All compressors and associated external components are to be installed at the rear (eastern side) of the respective Lot in locations as follows:
 - i. **Lot 1** – the Air Conditioning Unit can be mounted on the rear wall of Lot 1, rear wall of Lot 1 garage or on a raised concrete platform at ground level.
 - ii. **Lot 2** – the Air Conditioning Unit can be mounted on the rear wall of Lot 2 but as far away as practical from the rear balcony of Lot 3. Alternatively, the Air Conditioning Unit can be mounted in the rear balcony, on the rear wall of Lot 2 garage or on a raised concrete platform at ground level.
 - iii. **Lot 3** – the Air Conditioning Unit can be mounted on the rear wall of Lot 3 but on the Lot 2 side of the rear balcony of Lot 3. Alternatively, the Air Conditioning Unit can be mounted on the rear wall of Lot 3 garage or on a raised concrete platform at ground level. The Air Conditioning Unit cannot be installed inside the rear balcony area.

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- iv. **Lot 4** – the Air Conditioning Unit can be mounted on the rear wall of Lot 4 but on the Lot 5 side of the rear balcony of Lot 4. Alternatively, the unit can be mounted on the rear wall of Lot 4 garage or on a raised concrete platform at ground level. The Air Conditioning Unit cannot be installed inside the rear patio area.
- v. **Lot 5** – the Air Conditioning Unit can be mounted on the rear wall of Lot 5 but as far away as practical from the rear balcony of Lot 4. Alternatively, the Air Conditioning Unit can be mounted in the rear balcony, on the rear wall of Lot 5 garage or on a raised concrete platform at ground level.
- vi. **Lot 6** – the Air Conditioning Unit can be mounted on the rear wall of Lot 6, rear wall of Lot 6 garage or on a raised concrete platform at ground level.

Gas Bottles

1. The installation of gas bottles is to be carried out by licensed installers that meet the risk insurance requirements that are set down by the strata managers. The Lot owner(s) must provide the Owners Corporation in writing, the details and a description of the installation.
2. All gas bottles and associated external components are to be installed at the rear (eastern side) of the respective Lot on a raised concrete platform at ground level.

TV Antennae, Solar Panels or Other Similar Objects

1. The installation of TV antennae, solar panels and other similar objects is to be carried out by licensed installers that meet the risk insurance requirements that are set down by the strata managers. The Lot owner(s) must provide the Owners Corporation, in writing, the details and a description of the installation.
2. The location of the equipment and associated components is to be detailed and supported by plans and/or drawings and provided to the Owners Corporation prior to installation.

(iv) Damage

- (a) The owner(s) of the Lot will be liable for any damage caused to any part of the common property or other owners' property as a result of the works and that the said damage will be made good immediately after it occurred.
- (b) Damage made good regarding common property must be to the satisfaction of the Owners Corporation.
- (c) Damage made good regarding other owner's property must be to the satisfaction of the other Owner.
- (d) In the situation where the works result in damage to common property or other owners' property which results in the termination of a current tenancy and/or cancellation of future tenancies, a claim for lost rental income may arise and an action brought against the owner(s) for the works.

- (e) Should agreement on compensation not be mutually agreed between the parties, the Consumer, Trader and Tenancy Tribunal (or similar organization agreed to by the parties) will be asked by the parties to arbitrate.
- (f) Should the parties not agree on arbitration the right of each party to seek legal advice and recourse remains available.
- (g) Compensation will take into consideration claims for recovery of any legal, travel or other directly related costs incurred.

(v) Maintenance

The owner(s) of the Lot must accept the responsibility from the Owners Corporation for the maintenance and repair of the said installation, as well as the area(s) of common property for which rights of exclusive usage have been granted in accordance with Section 54(1)(b) of the *Strata Schemes Management Act 1996* as amended, and that these items are kept in good serviceable repair which is to the satisfaction of the Owners Corporation.

Failure to Comply

Should the owner(s) fail to fulfill their obligations under this By-Law or under Section 54(1)(b) of the Act and this By-Law the Owners Corporation may: -

- (a) Carry out all works necessary to perform that obligation;
- (b) Enter upon any part of the Lot to carry out the works; and
- (c) 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.

(vi) Indemnity

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

- (a) Any sum payable by the Owners Corporation by way of increased insurance premiums as a direct or indirect result of the works;
- (b) 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 works or a breach of this By-Law.

(vii) Process for Advising Current Tenants and any Complaints

- (a) It is up to each Lot owner as to how and when they notify their current tenants and/or the respective management agents. This will cover any future bookings.
- (b) The provisos above must be adhered to, to ensure fair and reasonable practices by the Lot owner for works and their builders and contractors. This will prevent claims for lost rental income.
- (c) The builders and contractors should, as appropriate, from time to time approach current tenants directly to arrange best times for certain works. This will minimize the potential for complaints.

- (d) Complaints from current tenants cannot be ignored by the Lot owner(s) for the works and best endeavours should be made by all parties to reach a fair and reasonable outcome.
- (e) The Owner(s) for the works must be on standby and contactable at any time during the works period. The contact numbers of the Owner(s) for the works and principal builder/contractor are to be advised to the strata managers, Owners Corporation and Other Owners during the one month advance notice period.
- (f) To reach a fair and reasonable outcome with respect to a current tenant's complaint, it may involve the Owner(s) for the works, the principal builder/contractor, the Owner for the tenant and the management agent.
- (g) All efforts should be made to prevent any complaint reaching the Byron Shire Council or any other government body.

Special By-Law 2

Special By-Law 2

Any owner of a Lot shall be entitled to alter the interior of their respective Lot pursuant to Section 52 of the *Strata Schemes Management Act 1996* on the following provisos: -

i. Cost of Alterations and Maintenance

The alterations, including the cost of obtaining approvals and consents, and maintenance of any 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.

ii. Owners Corporation Approval

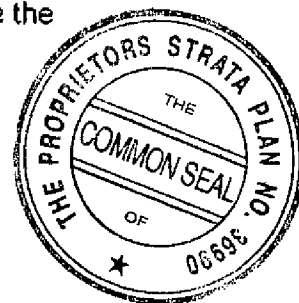
- (a) Prior to commencement of any works the owner(s) of the Lot shall obtain approval from the Owners Corporation.
- (b) The owner(s) shall provide the Owners Corporation with plans and details of the proposed works to enable them to make their decision.
- (c) In making their decision, the Owners Corporation shall take the following matters into consideration: -
 - The size, bulk and suitability of the works;
 - The impact on visual amenity.
- (d) The Owners Corporation shall not unreasonably withhold such approval.

iii. Conditions of Works

The works will: -

- (a) Be undertaken by a skilled and appropriately licensed tradesperson(s) with experience in the type of construction applicable;
- (b) Comply with any applicable Australian standards;
- (c) 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.
- (d) Be performed during non holiday and non peak letting periods

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- (e) Be undertaken in such a manner to minimize noise and disturbance to other owners and in accordance with all relevant Council by-laws covering those times that trade work can be undertaken.

iv. **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 works and that the said damage will be made good immediately after it occurred.

v. **Maintenance**

The owner(s) of the Lot must accept the responsibility of the Owners Corporation for the maintenance and repair of any works, as well as the area(s) of common property for which rights of exclusive usage have been granted in accordance with Section 54(1)(b) of the *Strata Schemes Management Act 1996* as amended, and that these items are kept in good serviceable repair which is to the satisfaction of the Owners Corporation.

vi. **Failure to Comply**

Should the owner(s) fail to fulfill their obligations under this By-Law or under Section 54(1)(b) of the Act and this By-Law the Owners Corporation may: -

- (a) Carry out all works necessary to perform that obligation;
- (b) Enter upon any part of the lot to carry out the works; and
- (c) 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.

vii. **Indemnity**

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

- (a) Any sum payable by the Owners Corporation by way of increased insurance premiums as a direct or indirect result of the works;
- (b) 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 works or a breach of this By-Law.

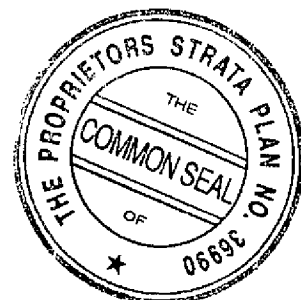
Special By-Law 3

(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:-



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(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;

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- (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 its 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.

(h) Maintenance

The current and future owner(s) of the Lot must accept the responsibility of the Owners Corporation for the maintenance and repair of the works, as well as the area(s) of common property for which rights of exclusive usage have been granted in accordance with Section 144(1)(b) of the Act, and that these items are kept in good serviceable repair which is to the satisfaction of the Owners Corporation.

(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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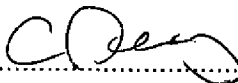
Approved Form 10

Certificate re Initial Period

The owners corporation certifies that in respect of the strata scheme: 36990

- * 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 36990 was hereunto affixed on 11/09/2020 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:

