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Owners Corporation
Notification of making, amendment or
revocation of rules
Section 142 *Owners Corporations Act 2006*

Lodged by:

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Owners Corporation Number 1 Plan Number PS617853E

Supplied with this notification is:

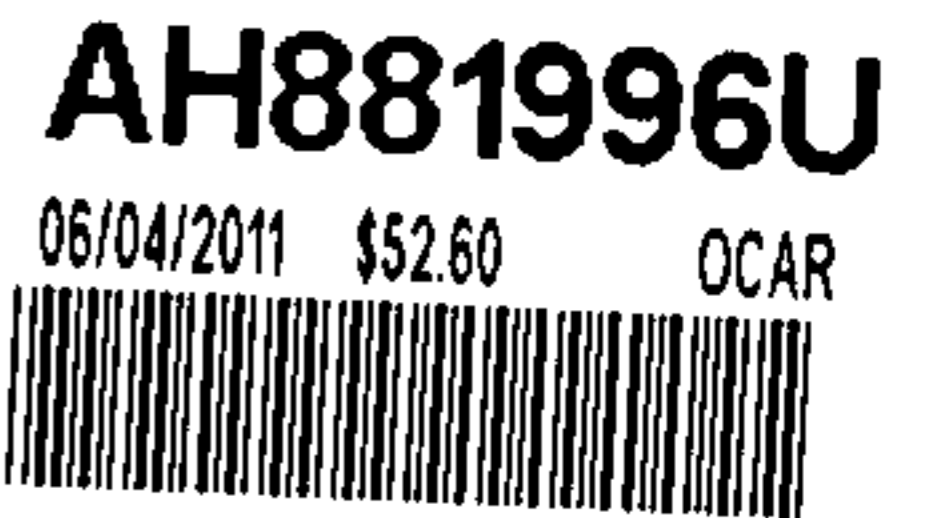
- 1 The consolidated copy of the rules of the owners corporation currently in force, certified by The Chairman; and
- 2 The special resolution passed on 29 March 2011 under Section 138 of the *Owners Corporations Act 2006* authorising the making, amendment or revocation of the rules of the owners corporation.

DATED the 1st day of April 2011

Signed

Signature of Australian Legal Practitioner
under the Legal Profession Act 2004

KENNETH A GRAY
Arnold Bloch Leibler
Level 21, 333 Collins Street
Melbourne 3000
An Australian Legal Practitioner within the
meaning of the Legal Profession Act 2004



Owners Corporation No 1 PS 617853E

'Clara South Yarra'

OWNERS CORPORATION RULES

1 Definitions

In these rules:

Building means all the buildings and other improvements comprised within the Plan of Subdivision.

Developer means Clara Mews Pty Ltd and includes the Developer's Mortgagee.

Developer's Mortgagee means any person or corporation who has taken from the Developer a mortgage or charge over any lot and each of the successors in title to those persons or corporations.

Government Agency means:

- (a) a government or government department;
- (b) a governmental, semi-governmental, regulatory or judicial entity or authority; or
- (c) a person (whether autonomous or not) who is charged with the administration of a law;

lot means a lot on the Plan of Subdivision.

Manager means the Manager appointed by the Owners Corporation under Part 6 of the OC act (or any person acting in that position from time to time).

OC Act means the Owners Corporation Act 2006 (Vic).

OC Regulations means the Owners Corporation Regulations 2007.

occupier:

- (a) means any person who is occupying a lot, including an owner;
- (b) includes, where the context permits, the guests, agents, contractors or other invitees of the owner or occupier of the lot.

owner has the meaning given in the Subdivision Act 1988 (Vic).

Plan of Subdivision means Plan of Subdivision PS617853E (and includes each Stage of that Plan of Subdivision).

Security Key means a key, magnetic card or other device used to open and close doors gates or locks in respect of a lot or the common property.

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**2 Health Safety and Security****2.1 Health, safety and security of lot owners, occupiers of lots and others**

Model Rules 1.1, 1.2 and 1.3 in Schedule 1 of the OC Regulations do not apply.

- (a) An owner or occupier of a lot must not use the lot, or permit it to be used, so as to cause a hazard to an owner or occupier of another lot.
- (b) An owner or occupier of a lot must not do or permit anything to be done which may prejudice the security or safety of the common property or any person in or about the Building.
- (c) The owners corporation may take whatever reasonable measures are necessary to ensure the health, safety or security of lot owners or occupiers and that of the common property.
- (d) An owner or occupier of a lot must abide by any decision, action or direction made or taken by the owners corporation or its representative to ensure that the immediate health, safety and/or security of persons authorized to use the common property is not jeopardized in any way.
- (e) An owner or occupier of a lot must ensure compliance with all statutory and other requirements, including those of the owners corporation relating to fire and fire safety in respect of the lot and common property.
- (f) An owner or occupier of a lot must not use, interfere or tamper with any fire safety equipment except in the case of an emergency.
- (g) An owner or occupier of a lot must ensure that all smoke detectors installed in the lot are properly maintained and tested as required under relevant regulations and that back up batteries relating to the smoke detectors are replaced at least annually.
- (h) An owner or occupier of a lot must not permit oil leakages from any motor vehicle, trailer or motor cycle which is owned or under their control and in the event that the owners corporation, at its sole discretion, deems the oil spillage to be a safety issue then the owner or occupier will reimburse the owners corporation for the cost of removing the oil spillage.
- (i) An owner or occupier of a lot cannot sell or lease a car space or storage space within the Building to a person other than a person who is an owner or occupier of a dwelling lot on the Plan of Subdivision.

2.2 Safety of Children

An owner or occupier of a lot must not permit any child under the age of 14 years and over whom the owner or occupier has control to remain on a car parking area, driveway or other area of common property which is a possible danger or hazard, unless accompanied by a responsible adult.

2.3 Storage of flammable liquids and other dangerous substances and materials.

- (a) Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any inflammable chemical, liquid or gas or other inflammable material.

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- (b) This rule does not apply to:
 - (i) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or
 - (ii) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

2.4 Waste Disposal

An owner or occupier of a lot must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers of other lots.

3 Management and Administration

Model Rule 2.1 of the OC Regulations does not apply.

3.1 Management and Administration of common property and services

- (a) Nothing in these rules will prevent or hinder the Developer from completing construction of improvements within any lots or common property and nothing in these rules will prevent or hinder the Developer from selling any lot and without limitation the Developer may:
 - (i) use any lot as a display lot to assist in the marketing and sale of other lots;
 - (ii) place anywhere on the common property signs and other materials relating to sale or leasing of lots;
 - (iii) conduct in a lot or anywhere on the common property an auction sale of a lot;
 - (iv) use in any way it considers necessary any part of the common property for the purpose of selling or leasing lots; and
 - (v) use in any way it considers necessary any part of the common property to facilitate completion of construction works.
- (b) An owner or occupier of a lot must not do anything to hinder or prevent the Developer undertaking any or all of the rights of the Developer set out in this Rule 3.1.
- (c) The owners corporation must do all things reasonably required by the Developer to facilitate efficient and economic completion of construction of the lots and common property by the Developer and sale by the Developer of lots and without limitation the Owners Corporation must for those purposes sign all necessary consents to permits required by the Developer and must close off from access by members and occupiers parts of the common property when it is necessary to do so.
- (d) An owner or occupier of a lot must not do anything or permit anything to be done on or in relation to that lot or the common property so that:
 - (i) the structural integrity of any part of the common property is impaired; or

- (ii) the provision of services through the lot or the common property is interfered with in any way; or
 - (iii) any support or shelter provided by that lot or the common property for any other lot or the common property is interfered with.
- (e) An owner or occupier of a lot must ensure that they do not cause a false alarm of fire and in the event that the owners corporation incurs a charge from the responsible fire authority due to failure by an owner or occupier to comply with this rule, then the owners corporation shall be entitled to recover the amount of the charge or charges from the owner or occupier concerned.
- (f) A consent given by the owners corporation under these rules can, if practicable, be revocable and may be given subject to conditions including (without limitation) a condition evidenced by a minute of a resolution that the owner or occupier for the time being of the lot to which the consent or approval is given relates, is responsible for compliance with the terms of the consent.
- (g) Any complaint or application to the owners corporation must be addressed in writing and signed by the complainant/applicant to the Manager or where there is no Manager at the time the secretary of the owners corporation.
- (h) An owner or occupier of a lot must take all reasonable steps to ensure that guests and invitees of the owner or occupier comply with these rules and in default take all reasonable steps to ensure that their guest or invitee leaves the common property.
- (i) An owner or occupier of a lot must immediately notify the owners corporation or its representative on becoming aware of any damage to or defect in the common property or any property of the owners corporation.
- (j) The owners corporation may charge a reasonable fee for any additional Security Key required by an owner or occupier.
- (k) An owner of a lot must exercise a high degree of caution and responsibility in making a Security Key available for use by any occupier of a lot and must use all reasonable endeavours including without limitation an appropriate stipulation in any lease or licence of a lot to the occupier to ensure the return of the Security Key to the owner or the owners corporation.
- (l) An owner or occupier of a lot in possession of a Security Key must not without written consent from the owners corporation duplicate the Security Key or permit it to be duplicated and must take all reasonable precautions to ensure that the Security Key is not lost or handed to any person other than another owner or occupier and is not disposed of otherwise than by returning it to the owner or the owners corporation.
- (m) An owner or occupier of a lot must promptly notify the owners corporation if a Security Key issued to him is lost or destroyed.

3.2 Repair & maintenance of common property and services

- (a) Costs incurred on behalf of more than one owners corporation affecting the Plan of Subdivision will be apportioned by the Manager based upon the best available criteria.



- (b) Each owners corporation or lot is responsible for their respective repairs and maintenance (including all structural repairs), improvements and alterations notwithstanding that any external alterations are to be approved by the unlimited owners corporation.
- (c) The owner of a lot is responsible for the cleaning of all windows associated with the lot (except where a window is deemed inaccessible) and in the event that they are not cleaned regularly as determined by the owners corporation the owners corporation may without notice have the windows cleaned the cost of which will be charged to the owner of the relevant lot.

3.3 Metering of Services and apportioning of costs of services

- (a) If individual services are metered internally then the owners corporation can seek payment or reimbursement for a cost or charge from a lot owner or occupier but which is no greater than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.
- (b) Notwithstanding any other sub rule in the event that the reasonable cost of metering internally is greater than the amount that would be charged by the supplier then given justification of the charge the reasonable charge will apply.
- (c) Due to the nature of the internal charging concessions or rebates will not apply.

4 Use of Common Property

Model Rules 3.1, 3.2 and 3.3 of the OC Regulations do not apply.

4.1 Use of Common Property

- (a) An owner or occupier of a lot must not obstruct the lawful use or enjoyment of the common property by any other person entitled to use the common property.
- (b) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for his or her own purposes as a garden any portion of the common property.
- (c) An approval under sub-rule (b) may state a period for which the approval is granted.
- (d) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property or to an owner or occupier of another lot, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.
- (e) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under sub-rule (d) must remove that animal.
- (f) Sub-rules (d) and (e) do not apply to an animal that assists a person with an impairment or disability.
- (g) An owner or occupier of a lot must ensure that any animal in his or her control is kept on a lead, carried or contained in a cage while on common property.



- (h) An owner or occupier of a lot must when moving furniture in or out of the Building:
 - (i) not permit any vehicles to restrict vehicle access;
 - (ii) not conduct operations so as to unduly restrict access of other owners or occupiers to the lifts, lobbies, walkways or restrict access to fire escapes;
 - (iii) not damage the common property in any way (and if damage is caused notify the Manager immediately); and
 - (iv) follow the directions given from time to time by the owners corporation or its representative.
- (i) An owner or occupier of a lot must not without the prior written consent of the owners corporation erect or affix any sign or notice on or to any part of the common property.
- (j) An owner or occupier of a lot must not install or permit to be installed any awnings or similar devices without the written consent of the owners corporation.
- (k) An owner or occupier of a lot must not erect or allow the erection of any 'for sale', 'auction', 'for lease' or similar board or any other sign of any description on the common property.
- (l) An owner or occupier of a lot must not permit any bicycle to be brought into a lot or the foyer, stairwells, walkways, garden areas, balconies or other parts of the common property as may be designated by the owners corporation or its representative.
- (m) An owner or occupier of a lot must not permit any bicycle to be stored other than in the areas (if any) of the common property that may be designated by the owners corporation or the Manager for such purpose and fitted with bicycle racks from time to time.
- (n) An owner or occupier who accesses a car space through a common vehicle gate must ensure that they know how to operate the gate manually and in the event that they have cause to open the gate manually that they also close the gate immediately after use.
- (o) An owner or occupier of a lot must not place or leave standing any item on the common property which is owned or controlled by them, unless authorised in writing by the owners corporation or the Manager.

4.2 Vehicles and parking on common property

- (a) An owner or occupier of a lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle:
 - (i) to be parked or left in parking spaces allocated for other lots; or
 - (ii) on the common property so as to obstruct a driveway, entrance or exit to a lot; or

- (iii) in any place other than a parking area specified for purpose by the owners corporation.

4.3 Drying of laundry on common property or external or visible areas of lots

An owner or occupier must not dry or hang any clothing or similar on common property or any area of a lot causing the clothing or similar to be visible to other lot owners or occupiers.

4.4 Damage to common property

- (a) An owner or occupier of a lot must not mark, paint or otherwise damage or deface any part of the common property.
- (b) An owner or occupier of a lot must not damage or deface a structure that forms part of the common property.
- (c) An owner or occupier may install a locking or safety device to protect the lot against intruders but cannot install a screen or barrier to prevent entry of animals or insects, but in installing the device must not breach fire or building regulations or do anything that would or could void or prejudice the owners corporation insurance policy.
- (d) The owner or person referred to in sub-rule (c) must keep any device installed in good order and repair.
- (e) If an owner or occupier of a lot causes any damage to common property the cost of repairing the damage (being the amount of the relevant contractor's invoice plus any administration fee incurred by the owners corporation) will be charged to that owner or occupier by the owners corporation.

4.5 Deposit of Rubbish and other material on common property

- (a) An owner or occupier of a lot must not deposit or throw garbage onto the common property except into a receptacle or area specifically provided for that purpose.
- (b) An owner or occupier of a lot must dispose of garbage in the manner specified by the owners corporation from time to time but otherwise:
 - (i) recyclable items, without limitation, paper, cardboard and plastic as from time to time nominated by the owners corporation must be stored in the area designated for the items by the owners corporation;
 - (ii) all cardboard boxes and packaging must be broken down and neatly packed in the designated garbage area;
 - (iii) glass items must be completely drained and deposited in an unbroken condition in the area designated for such items by the owners corporation or its delegate; and
 - (iv) all other garbage must be drained and securely wrapped in small proprietary rubbish bags and deposited in the designated receptacle.

- (c) An owner or occupier must ensure that they place their garbage in a designated area or if there is no designated area in an appropriate area which is convenient for pick up by the garbage contractor.
- (d) An owner or occupier must retrieve or collect their respective garbage receptacle within 24 hours after collection.

5 Lots

5.1 Change of use of lots

An owner or occupier of a lot must give written notification to the owners corporation if the owner or occupier changes the existing use of the lot in a way that will affect the insurance premiums for the owners corporation.

Example:

If the change of use results in a hazardous activity being carried out on lot or results in the lot being used for commercial or industrial purposes rather than residential purposes.

5.2 External Appearance of lots

- (a) An owner or occupier of the lot must not, without prior written consent of the owners corporation maintain inside the lot anything visible from outside the lot that when viewed from outside the lot is not in keeping with the rest of the Building;
- (b) An owner or occupier of a lot must not, without the prior written consent of the owners corporation attach to or hang from the exterior of the lot any aerial or any security device or wires;
- (c) An owner or occupier of a lot must not place, display or hang any chattel, item (including any item of clothing or any wind chimes) or any signage (including 'for sale', 'lease' or any business signage) on or from a balcony or terrace forming part of the lot or common property; and
- (d) An owner or occupier must not install any external wireless, television aerial, skydish receiver, satellite dish or receiver or any other apparatus that can be viewed from the exterior of the Building.

5.3 Requiring notice to the owners corporation of renovations to lots

Notice must be provided to the owners corporation at least 28 days prior to any renovation works commencing in or to a lot.

5.4 Times within which work on lots can be carried out

- (a) Renovations or building works of any nature in or to a lot must be undertaken within the hours of 8am and 4pm on weekdays only.
- (b) Tools and materials relating to works referred to in sub-rule (a) can be brought on site no earlier than 7.30 am and removed no later than 4.30 pm.

6 Design

6.1 An owner or occupier of a lot must not undertake any works (including any physical intervention, excavation or action that may result in a change to the nature, appearance or physical nature of a lot both internally and externally and any removal or destruction of trees or vegetation) within or about or relating to an owners lot except in accordance with the following requirements:

- (a) such building works may only be undertaken after all requisite permits, approvals and consent under all relevant laws have been obtained and copies of which have been given to the secretary of the owners corporation and then strictly in accordance with those permits approvals and consents and any conditions thereof;
- (b) the owner or occupier must at all times ensure that such works are undertaken in a reasonable manner so as to minimise any nuisance annoyance disturbance and inconvenience from building operations to other lot owners and occupiers;
- (c) the owner or occupier must not proceed with any such works until the owner or occupier:
 - (i) submits to the owners corporation plans and specifications of any works proposed by the owner or occupier which affect the external appearance of the Building or any of the common property or which affect the structure or services or the fire or acoustic ratings of any component of the Building; and
 - (ii) supplies to the owners corporation such further particulars of those proposed works as the owners corporation requests and as shall be reasonable to enable the owners corporation to be reasonably satisfied that those proposed works accord with the reasonable aesthetic and orderly development of the Building; do not endanger the Building and are compatible with the overall services to the Building and individual floors; and
 - (iii) receives written approval for those works from the owners corporation, such approval not to be unreasonably or capriciously withheld but which may be given subject to the condition that the reasonable costs of the owners corporation (which costs may include the costs of building consultants engaged by the owners corporation to consider such plans and specifications) are paid by the owner or occupier and such approval shall not be effective until such costs have been paid; and
 - (iv) pays such reasonable costs to the owners corporation,
- (d) an owner or occupier of a lot must ensure that:
 - (i) the owner or occupier and their respective employees agents and contractors undertaking such works comply with the proper and reasonable directions of the owners corporation concerning the method of building operations, means of access, use of common property and on-site management and building protection, and hours of work;

- (ii) the main building entrance and lobby are not used for the purposes of taking building materials or building workmen to and from the relevant lot unless the owners corporation gives written consent to do so; and
 - (iii) such employees agents and contractors are supervised in the carrying out of such works so as to minimise any damage to or dirtying of the common property and the services therein,
- (e) without limiting the generality of sub rule (d) the owner or occupier of a lot must ensure that the owner or occupier and their respective employees agents and contractors undertaking such works observe the following restrictions in respect of the works:
 - (i) building materials must not be stacked or stored in the front side or rear of the Building;
 - (ii) scaffolding must not be erected on the common property or the exterior of the Building except with the prior written consent of the owners corporation;
 - (iii) construction work must comply with all laws and requirements of the relevant Government Agencies;
 - (iv) the exterior of the Building and common property must at all times be maintained in a clean tidy and safe state; and
 - (v) construction vehicles and construction workers' vehicles must not be brought into or parked in the common property.
- (f) before any of the works commence the owner or occupier must:
 - (i) cause to be effected and maintained during the period of the building works a contractor's all risk insurance policy to the satisfaction of the owners corporation; and
 - (ii) deliver a copy of the policy and certificate of currency in respect of the policy to the owners corporation,
- (g) access shall not be available to other lots on the Plan of Subdivision or common property on the Plan of Subdivision for the installation and maintenance of services and associated building works without the consent or licence of the owner of the relevant lot or of the owners corporation in the case of common property;
- (h) an owner or occupier of a lot shall immediately make good all damage to and dirtying of the Building, the common property, the services thereto or therein or any fixtures fittings or finishes thereof or therein which are caused by such works and if the owner or occupier fails to immediately do so the owners corporation may in its absolute discretion (or if the owner or occupier fails to do so within a reasonable period of time) must make good the damage and dirtying and in that event the owner or occupier shall indemnify and keep indemnified the owners corporation against any costs or liabilities incurred by the owners corporation in so making good the damage or dirtying; and
- (iii) an owner or occupier of a lot must forthwith make good any damage occasioned to the Building or the common property, the services thereof and

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all fixtures, fittings and finishes resulting from such works or (at the owners corporation's election) to reimburse to the owners corporation the cost incurred or to be incurred by the owners corporation in making good any such damage.

6.2 An owner or occupier of a lot cannot install a storage cage without first obtaining the written consent of the owners corporation, which consent may be refused or granted on conditions by the owners corporation at its absolute discretion.

6.3 An owner or occupier of a lot cannot enclose a carpark lot.

7 Behaviour of persons

7.1 Behaviour of owners, occupiers and invitees on common property

An owner or occupier of a lot must take all reasonable steps to ensure that guests of the owner or occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

7.2 Noise and other nuisance control

- (a) An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise or behave in a manner likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.
- (b) sub-rule (a) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.
- (c) An owner or occupier of a lot must not use machinery of any type on weekends, public holidays or between the hours of 4 p.m. and 9.00 a.m. on weekdays and which can be heard by any person entitled to use the common property.
- (d) An owner or occupier must not permit persons under his or her control (namely guests and visitors) to consume alcohol, illegal substances or take glassware onto the common property except that alcohol can be consumed in a responsible manner within ten meters of a bar-b-que facility and only while the bar-b-que is in progress.
- (e) An owner or occupier must not permit any persons under the control of that person to use skateboards, roller blades or similar devices on common property.
- (f) An owner or occupier of a lot must not use the lot for any purpose that may be illegal or injurious to the reputation of the development comprised of the lots and common property or which may cause a nuisance or hazard to any other owner or occupier of a lot or their representative invitees or guests.
- (g) An owner or occupier of a lot must not replace any floor coverings which will create undue noise to owners or occupiers of adjacent lots.

8 Dispute Resolution

8.1 The grievance procedure set out in this rule applies to disputes involving a lot owner, an occupier or the owners corporation.

- 8.2 The party making the complaint must prepare a written statement setting out the complaint and inviting the other party or parties to a meeting.
- 8.3 The Manager must be notified of any dispute and who in turn must notify the relevant committee and if there is no committee the relevant nominated representative of the owners corporation.
- 8.4 The parties to the dispute may meet, and discuss the matter in dispute, along with either the grievance committee, the owners corporation, the Manager and/or their nominee within 10 working days after the dispute comes to the attention of all parties.
- 8.5 If the complainant to the dispute does not attend the meeting then the complaint will lapse but if the person about whom the complaint relates does not attend then a notice to rectify the breach to which the complaint relates may be issued by the owners corporation.
- 8.6 A party to the dispute must attend but cannot appoint a person to act or appear on his or her behalf at the meeting.
- 8.7 If a meeting is held and the dispute is not resolved, the owners corporation must notify each party of his or her right to take further action under Part 10 of the Owners Corporations Act 2006.
- 8.8 This process is separate from and does not limit any further action under Part 10 of the Owners Corporations Act 2006.

9 Lease for Balconies

- 9.1 The Owners Corporation has, pursuant to its powers under section 15 of the Owners Corporation Act 2006, entered into a lease with Stonnington City Council ("**Council**") relating to those balconies within the development which overhang part of Reserve No. 1 on PS5447345 which is vested in Council ("**Balconies Lease**").
- 9.2 The lot owners or occupiers of all lots must:
- (a) do all things as may be within their power or control to enable the Owners Corporation to comply with its obligations under the Balconies Lease;
 - (b) not do anything which would cause the Owners Corporation to be in breach of its obligations under the Balconies Lease.
- 9.3 The lot owners or occupiers of lots 8A, 9A, 111A, 112A, 113A, 212A, 213A, 214A, 312A, 313A, 314A, 410A, 411A, 510A, 511A, 610A, 611A, 710A, 711A, 810A, 811A, 910A, 911A, 1010A, 1011A, 1110A, 1111A and 1206A created in Stage 2 of the Plan of Subdivision ("**Balcony Lots**"):
- (a) acknowledge that:
 - (i) part or all of the balconies on or attached to the Balcony Lots ("**Balconies**") are located within airspace leased under the Balconies Lease;
 - (ii) the Owners Corporation is responsible for maintenance of the Balconies;
 - (iii) contractors or other persons authorised by the Owners Corporation may need to enter the Balcony Lots in order to gain access to the

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Balconies, to carry out maintenance or other works in or to the Balconies;

- (iv) their rights under rule 9.3(c) will lapse if the Balconies Lease expires or ends for any reason;
- (b) must, subject to rule 9.4, provide access to the Balcony Lots and/or the Balconies to contractors or other persons authorised by the Owners Corporation for the purpose of maintenance or other works in or to the Balconies;
- (c) are, subject to the other provisions of this rule 9, entitled to use and occupy the Balcony on or abutting their respective Balcony Lot to the exclusion of all other owners or occupiers;
- (d) must comply with the provisions of the Balconies Lease, to the extent applicable to their respective Balcony Lot.

9.4 The Owners Corporation:

- (a) may authorise a person to enter a Balcony Lot for the purpose described in rule 9.3;
- (b) must give at least 7 days notice in writing to the occupier of a Balcony Lot of its intention to enter the Balcony Lot unless:
 - (i) the occupier agrees to a lesser time; or
 - (ii) there is an emergency.

I hereby certify these rules to be a true and correct copy of the rules made at the Special Resolution dated 29 March 2011.



.....
Andrew Mitchell Rettig
Chairperson of Owners Corporation No. 1 Plan PS617853E

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