

(A) FOLIO OF THE REGISTER	For the common property. CP/SP7596		
(B) LODGED BY	Document Collection Box <div style="border: 1px solid black; padding: 2px; display: inline-block;">302G</div>	Name, Address or DX, Telephone, and LLPN if any <div style="text-align: center; font-weight: bold; font-size: 1.2em;">LLPN: 123824 M</div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px; text-align: center;"> BOX 302G LegalStream <small>Tel: 9231 0122 Fax: 9233 6411</small> </div>	CODE <div style="font-size: 2em; font-weight: bold; text-align: center;">CB</div>
	Reference (optional): RDA:IAM:81334 : MAKINSON: SP7596		

(C) The Owners-Strata Plan No. **7596** certify that pursuant to a resolution passed on 20 November 2008
 and in accordance with the provisions of -


(D) section 47 of the Strata Schemes Management Act 1996
 the by-laws are changed as follows -

(E) Repealed by-law No **N/A**
 Added by-law No **Special By-Law 1**
 Amended by-law No **N/A**
 as fully set out below.

See Annexure "A"




(F) The common seal of Owners-Strata Plan No 7596 was affixed on 9 / 12 / 2008 in the presence of -

Signature(s): 

Name(s) **LANI ZAUBER OF STRATA TITLE MANAGEMENT**
 being the person(s) authorised by section 238 of the Strata Schemes Management Act 1996 to attest the affixing of the seal.

(G) COUNCILS CERTIFICATE UNDER SECTION 56(4) OF THE STRATA SCHEMES MANAGEMENT ACT 1996

I certify that **THE OWNERS- STRATA PLAN 7596** has approved the change of by-laws set out herein.

Signature of authorised officer: 

Name of authorised officer: **LANI ZAUBER OF STRATA TITLE MANAGEMENT**

Position of authorised officer: **STRATA MANAGING AGENT FOR SP7596**

Annexure "A" to Change of By-Laws

SPECIAL BY-LAW NO. 1: PARKING ON COMMON PROPERTY

1.1. Definitions:

"Act" means the *Strata Schemes Management Act 1996*.

"Lot" means each and every lot in the Strata Scheme.

"Occupier" means any lessee, licensee or tenant of a Lot.

"Owner" means the respective owner of a Lot.

"Owners Corporation" means The Owners-Strata Plan No. 7596.

"Parking Fee" means the sum of \$200.00 or such other amount as determined by the Owners Corporation from time to time.

"Strata Scheme" means the strata scheme relating to Strata Plan 7596.

"Vehicle" means any description of a vehicle on wheels.

1.2. Subject to by-law 2 of Schedule 1 of the Act, an Owner or Occupier is prohibited from parking a vehicle on common property.

1.3. In the event that an offending Owner or Occupier parks a vehicle on common property in contravention with this by-law, the Owners Corporation may:

- (a) impose on the Owner or Occupier a Parking Fee for each day that their respective vehicle is parked on common property;
- (b) place on any vehicle parked in contravention with this by-law, a sticker which indicates to the Owner or Occupier of the respective vehicle that the Parking Fee has been imposed;
- (c) recover the Parking Fee from the respective Owner or Occupier. Such fee if not paid at the end of one month after becoming due and payable bears, until paid, simple interest at an annual rate of 10%; and
- (d) recover as a debt from the Owner (notwithstanding the Occupier of their respective Lot is in contravention of this by-law) any Parking Fee unpaid at the end of the month after it becomes due and payable together with any interest payable and the expenses of the Owners Corporation incurred in recovering those amounts.

- 1.4. An Owner acknowledges and agrees that the Owner will be responsible and liable for the Parking Fee incurred by the respective Occupier of his or her Lot and that the Owners Corporation may recover from the Owner, in accordance with section 1.3 (c) and (d) hereof, the Parking Fee, interest and costs incurred with respect to the Owner's Lot.
- 1.5. An Owner or Occupier shall be liable for the actions of invitees of the respective Owner and Occupier pursuant to this by-law.
- 1.6. An Owner must give notice to the Owners Corporation of the registration of any vehicle that is driven from time to time on the common property by the respective Owner.
- 1.7. In addition to the obligation imposed by section 119 of the Act, an Owner must give notice to the Owners Corporation of the registration number of any vehicle that is driven on the common property by the respective Occupier of the Owner's Lot.
- 1.8. Subject to section 1.7 of this by-law, the Owners Corporation shall keep a register of vehicles driven by the Owners and Occupiers on common property for the purpose of facilitating this by-law.

