

Asset	Location	Status
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Floor	Level 4/68 Eton St	PASS
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Good - Water Ingress

[ID: D-03179](#)

Description:

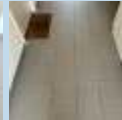
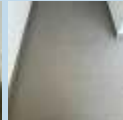
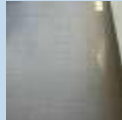
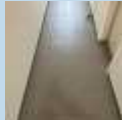
Observed to be in good condition. Minor non-structural deterioration.

Resolution:

Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Location:

Level 4 Lobby



Click photos to enlarge

Asset	Location	Status
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Floor	Level 3/68 Eton St	PASS
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Good - Water
Ingress
[ID: D-03174](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Location:
Level 3 Lobby



Click photos to enlarge

Asset	Location	Status
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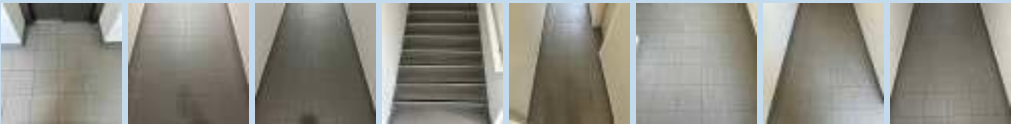
Floor	Level 2/68 Eton St	PASS
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Good - Water
Ingress
[ID: D-03169](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).

Location:
Level 2 Lobby



Click photos to enlarge

Asset	Location	Status
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Floor	Level 1/68 Eton St	FAIL
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Fair -
Water
Ingress
[ID:
D-03165](#)
[↗](#)

Description:
Main Entrance - Cracked tiles internal near entry door/window, externally neat drain. In general, grout is in poor condition both internally and externally.
Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:
Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Location:
Level 1 Lobby



Click photos to enlarge

Asset	Location	Status
		

Floor

Level 5/53 Merton St

PASS

Good - Water Ingress ID: D-03094	Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable). Location: Level 5 Lobby
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Asset	Location	Status
		
Floor	Level 4/53 Merton St	PASS

Asset	Location	Status
     		

Floor

Level 3/53 Merton St

PASS

Good - Water Ingress ID: D-03087	Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable). Location: Level 3 Lobby
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Asset	Location	Status
     		

Floor

Level 2/53 Merton St

PASS

Good - Water Ingress ID: D-03082	Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable). Location: Level 2 Lobby
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Asset	Location	Status
     		

Floor

Level 1/53 Merton St

PASS

Good - Water Ingress ID: D-03078	Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable). Location: Level 1 Lobby
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Asset	Location	Status
     		

Floor

Level 4/51 Merton St

PASS

Good ID: D-03074	Description: Water Ingress - Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable). Location: Level 4 Lobby
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Asset	Location	Status
		

Floor

Level 3/51 Merton St

PASS

Good - Water Ingress ID: D-03068	Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable). Location: Level 3 Lobby
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Asset	Location	Status
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Floor	Level 2/51 Merton St	PASS
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Good - Water Ingress ID: D-03063	Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable). Location: Level 2 Lobby
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Asset	Location	Status
     		

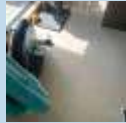
Floor

Level 1/51 Merton St

PASS

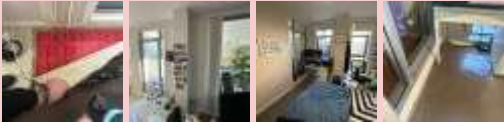
Good - Water Ingress ID: D-03059	Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable). Location: Level 1 Lobby
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Asset	Location	Status
Floor	402/68 Eton St	PASS
Good - Water Ingress ID: D-02935 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
Floor	301/68 Eton St	PASS
Good - Water Ingress ID: D-02956 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
Floor	401/68 Eton St	NO TEST
Custom Note ID: D-03238		Description: No access Resolution:

Asset	Location	Status
Floor	101 /51 Merton St	PASS
Good - Water Ingress ID: D-02818	Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).	

Asset	Location	Status
Floor	102 /51 Merton St	FAIL
Poor - Water Ingress ID: D-02831  Description: Observed to be in poor condition with significant signs of water penetration and fabric failure. It is expected that the water ingress may have affected the steel column. Resolution: Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.  Click photos to enlarge		

Asset	Location	Status
Floor	201/51 Merton St	PASS
Good - Water Ingress ID: D-02833	Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).	

Asset	Location	Status
Floor	202 /51 Merton St	PASS
Good - Water Ingress ID: D-02837 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).		

Asset	Location	Status
Floor	301 /51 Merton St	PASS
Good - Water Ingress ID: D-02843 	Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).	

Asset	Location	Status
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Floor	401 /51 Merton St	PASS
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Good - Water
Ingress
[ID: D-02980](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
Floor	302 /51 Merton St	PASS
Good - Water Ingress ID: D-02847 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).		

Asset	Location	Status
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Floor	402 /51 Merton St	PASS
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Good - Water Ingress ID: D-02850	Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).
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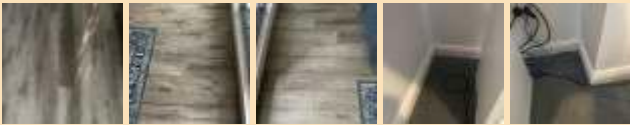
Asset	Location	Status
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Floor	101/70 Eton St	FAIL
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Fair -
Water
Ingress
ID:
D-02990


Description:
Carpet in bedroom water affected. Floating floor affected by water.
Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:
Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

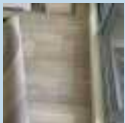


Click photos to enlarge

Asset	Location	Status
Floor	404/68 Eton St	PASS
Good - Water Ingress ID: D-02939 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
Floor	201/70 Eton St	PASS
Good - Water Ingress ID: D-02943 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
Floor	202/70 Eton St	PASS
Good - Water Ingress ID: D-02944 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
Floor	401/70 Eton St	PASS
Good - Water Ingress ID: D-02953 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
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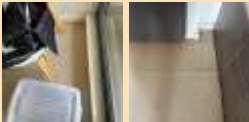


Floor	402/70 Eton St	FAIL
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Fair -
Water
Ingress
[ID:
D-02965](#)
[↗](#)

Description:
Carpet has been wet from water ingress at small balcony. Carpet in spare bedroom has previous damage.
Observed to be in fair condition with partial signs of water penetration and fabric failure.

Resolution:
Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
		

Floor

301/70 Eton St

PASS

Good - Water Ingress ID: D-02969	Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).
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Asset	Location	Status
		

Floor

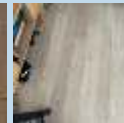
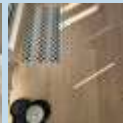
102/70 Eton St

FAIL

Poor -
Water
Ingress
[ID:
D-03001](#)
[↗](#)

Description:
Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

Asset	Location	Status
Floor	403/68 Eton St	PASS
Good - Water Ingress ID: D-03002 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
Floor	302/70 Eton St	PASS
Good - Water Ingress ID: D-03048 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
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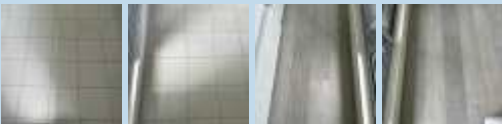


Floor	502/70 Eton St	PASS
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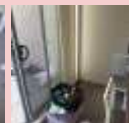
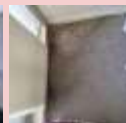
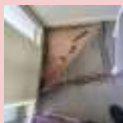
Good - Water
Ingress
[ID: D-02973](#)

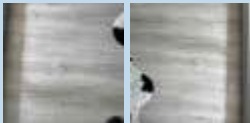
Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
Floor	104/51 Merton St	FAIL
Poor - Water Ingress ID: D-02824  Description: Observed to be in poor condition with significant signs of water penetration and fabric failure. Resolution: Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.  Click photos to enlarge		

Asset	Location	Status
Floor	103/53 Merton St	PASS
Good - Water Ingress ID: D-02960  Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
Floor	204/68 Eton St	PASS
Good - Water Ingress ID: D-02897 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
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Floor	201/53 Merton St	PASS
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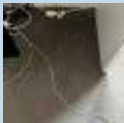
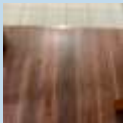
Good - Water
Ingress
[ID: D-02977](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
Floor	202/53 Merton St	PASS
Good - Water Ingress ID: D-02982 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
		

Floor

301/53 Merton St

FAIL

Poor -
Water
Ingress
[ID:
D-02987](#)
[↗](#)

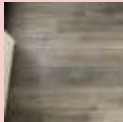
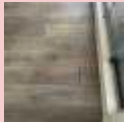
Description:
Spare Bed, water leak in the corner of the bedroom from either bathroom or external façade, or unit above. Tenant has seen water dripping from roof. Skirting and carpet affected. Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
Floor	303/53 Merton St	PASS
Good - Water Ingress ID: D-03008 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
Floor	102/53 Merton St	FAIL
Poor - Water Ingress ID: D-03018 🔗 Description: Lounge - water ingress balcony. Lounge and second bedroom buckled floor boards. Observed to be in poor condition with significant signs of water penetration and fabric failure. Resolution: Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.  Click photos to enlarge		

Asset	Location	Status
Floor	302/53 Merton St	PASS
Fair - Water Ingress ID: D-03240  Description: Observed to be in fair condition with partial signs of water penetration and fabric failure. Resolution: Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.  Click photos to enlarge		

Asset	Location	Status
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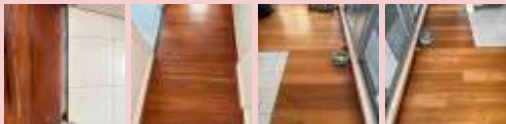


Floor	401/53 Merton St	FAIL
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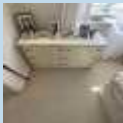
Poor -
Water
Ingress
[ID:
D-03028](#)
[↗](#)

Description:
Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
Floor	402/53 Merton St	PASS
Good - Water Ingress ID: D-03032 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
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Floor	403/53 Merton St	PASS
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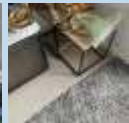
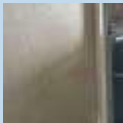
Good - Water
Ingress
[ID: D-03036](#)

Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
Floor	502/53 Merton St	PASS
Good - Water Ingress ID: D-03040  Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
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Floor

203/68 Eton St

FAIL

Poor -
Water
Ingress
[ID:
D-02891](#)
[🔗](#)

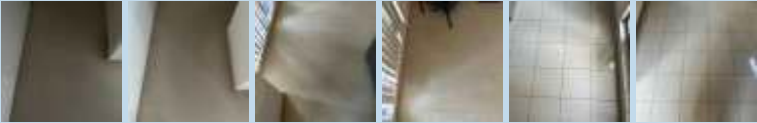
Description:
No reported active water damage at present, carpet stained from previous water.
Observed to be in poor condition with significant signs of water penetration and fabric failure.

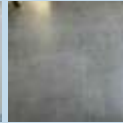
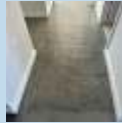
Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
Floor	501/53 Merton St	PASS
Good - Water Ingress ID: D-03045 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
Floor	102/68 Eton St	PASS
Good - Water Ingress ID: D-03219 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
Floor	503/70 Eton St	PASS
Good - Water Ingress ID: D-02911 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
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Floor	103/68 Eton St	FAIL
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Poor -
Water
Ingress
[ID:
D-02856](#)
[🔗](#)

Description:
Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
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Floor

104/68 Eton St

FAIL

Poor -
Water
Ingress
[ID:
D-02863](#)
[🔗](#)

Description:
Floor has had water coming up through joints - Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
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Floor	105/68 Eton St	FAIL
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Poor -
Water
Ingress
[ID:
D-02857](#)
[🔗](#)

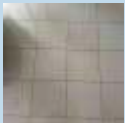
Description:
Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.

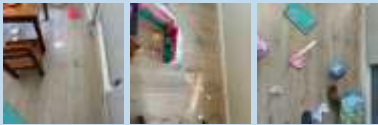


Click photos to enlarge

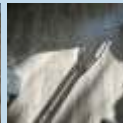
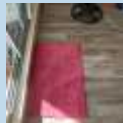
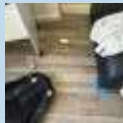
Asset	Location	Status
Floor	106/68 Eton St	FAIL
Poor - Water Ingress ID: D-02868	Description: Observed to be in poor condition with significant signs of water penetration and fabric failure. Resolution: Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required. Location: Bedroom East   Click photos to enlarge	

Asset	Location	Status
Floor	108/68 Eton St	PASS
Good - Water Ingress ID: D-02874 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
Floor	109/68 Eton St	PASS
Good - Water Ingress ID: D-02879 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
Floor	110/68 Eton St	PASS
Good - Water Ingress ID: D-02882 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
Floor	205/68 Eton St	FAIL
Poor - Water Ingress ID: D-02899  Description: Observed to be in poor condition with significant signs of water penetration and fabric failure. Resolution: Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.  Click photos to enlarge		

Asset	Location	Status
Floor	206/68 Eton St	PASS
Good - Water Ingress ID: D-02907 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
Floor	207/68 Eton St	PASS
Good - Water Ingress ID: D-02915  Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
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Floor	202/68 Eton St	FAIL
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**Poor -
Water
Ingress**

ID:
[D-02888](#)


Description:
Observed to be in poor condition with significant signs of water penetration and fabric failure.

Resolution:
Consult with Remedial Engineer (immediately) to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.



Click photos to enlarge

Asset	Location	Status
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Floor	208/68 Eton St	PASS
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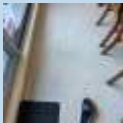
Good - Water
Ingress
[ID: D-02920](#)

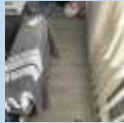
Description:
Observed to be in good condition. Minor non-structural deterioration.

Resolution:
Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).



Click photos to enlarge

Asset	Location	Status
Floor	203/53 Merton St	PASS
Good - Water Ingress ID: D-03014 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
Floor	209/68 Eton St	PASS
Good - Water Ingress ID: D-02924 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
         		

Floor	302/68 Eton St	PASS
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Fair - Water Ingress ID: D-03227 ↗	Description: Observed to be in fair condition with partial signs of water penetration and fabric failure. Resolution: Monitor condition of building element (over proceeding 3 months) and where condition changes, consult with Remedial Engineer to review and provide design advice (where applicable) to rectify any water barrier systems, structural issues and undertake repairs to finishes as required.
--	--

Asset	Location	Status
Floor	210/68 Eton St	PASS
Good - Water Ingress ID: D-02929 Description: Observed to be in good condition. Minor non-structural deterioration. Resolution: Monitor condition of building element (over proceeding 6 months) and complete general cleaning and maintenance to finishes (where applicable).  Click photos to enlarge		

Asset	Location	Status
		

General Structure

Level 5/70 Eton St

FAIL

Poor

ID:
[D-03199](#)


Description:

Check window glazing compliance, maybe to much deflection. Water leak in corner of large lobby window, wall cracking and paint bubbling - Observed to be in poor condition with significant signs of deterioration and structural failure.

Resolution:

Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Location:

Level 5 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



General Structure

Level 4/70 Eton St

FAIL

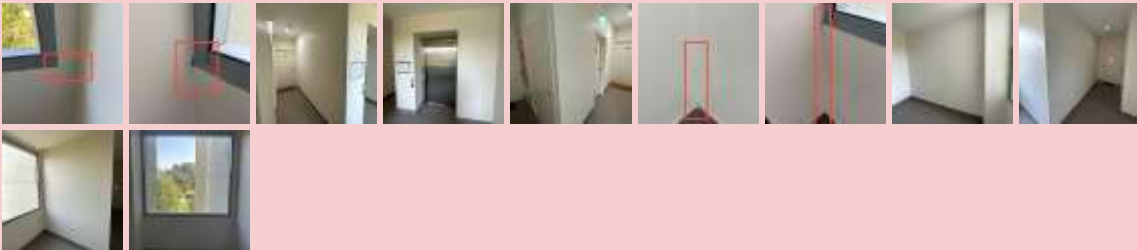
Poor

ID:
[D-03194](#)
[↗](#)

Description:
Check window glazing compliance, maybe to much deflection. Water leak in corner of large lobby window, wall cracking and paint bubbling.
Observed to be in poor condition with significant signs of deterioration and structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Location:
Level 4 Lobby



Click photos to enlarge

Asset	Location	Status
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General Structure

Level 3/70 Eton St

PASS

Good

ID: [D-03190](#)


Description:

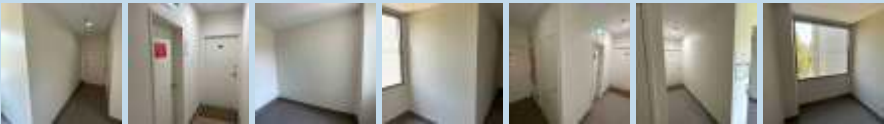
Observed to be in good condition

Resolution:

Monitor condition of building element and complete general cleaning and repaint (where applicable).

Location:

Level 3 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



General Structure

Level 2/70 Eton St

PASS

Good
[ID: D-03186](#)


Description:
Observed to be in good condition

Resolution:
Monitor condition of building element and complete general cleaning and repaint (where applicable).

Location:
Level 2 Lobby



Click photos to enlarge

Asset	Location	Status
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General Structure

Level 1/70 Eton St

FAIL

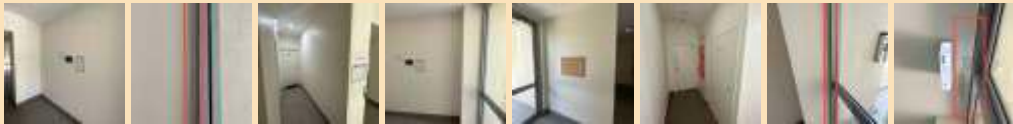
Fair

ID:
[D-03185](#)
[↗](#)

Description:
Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Location:
Level 1 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------



General Structure

Level 4/68 Eton St

FAIL

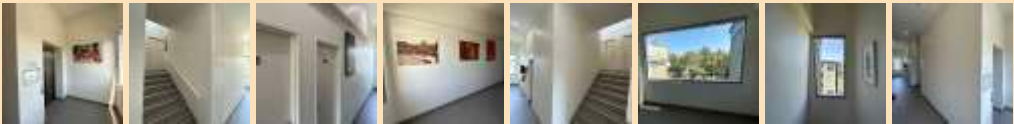
Fair

ID:
[D-03178](#)


Description:
Check window glazing compliance, maybe to much deflection.
Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Location:
Level 4 Lobby



Click photos to enlarge

Asset	Location	Status
-------	----------	--------

General Structure

Level 3/68 Eton St

FAIL

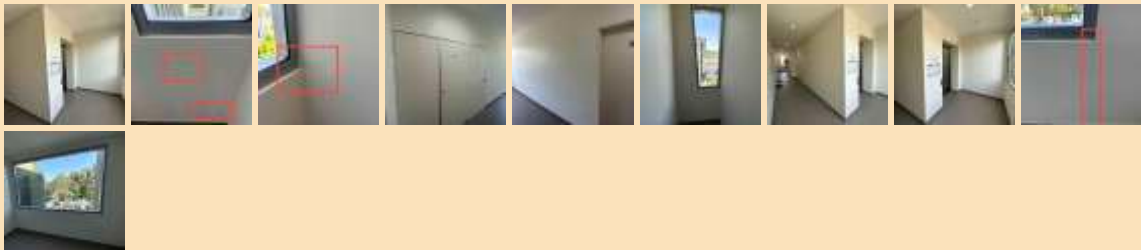
Fair

ID:
[D-03172](#)
[✎](#)

Description:
Check window glazing compliance, maybe to much deflection.
Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Location:
Level 3 Lobby



Click photos to enlarge

Asset	Location	Status
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General Structure

Level 2/68 Eton St

PASS

Fair

ID:
[D-03173](#)
[↗](#)

Description:

Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:

Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Location:

Level 2 Lobby

Asset	Location	Status
-------	----------	--------



General Structure

Level 1/68 Eton St

FAIL

Poor

ID:
[D-03167](#)
[↗](#)

Description:

Main Entrance - Cracking to façade walls.
Courtyard Entrance - Cracking to façade walls.
Observed to be in poor condition with significant signs of deterioration and structural failure.

Resolution:

Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Location:

Level 1 Lobby



Click photos to enlarge

Asset	Location	Status
		

General Structure

Level 5/53 Merton St

PASS

Good ID: D-03090 🔗	Description: Observed to be in good condition Resolution: Monitor condition of building element and complete general cleaning and repaint (where applicable). Location: Level 5 Lobby
--	--

Asset	Location	Status
         		

General Structure

Level 4/53 Merton St

PASS

Good

ID: [D-03089](#)


Description:

Observed to be in good condition

Resolution:

Monitor condition of building element and complete general cleaning and repaint (where applicable).

Location:

Level 4 Lobby

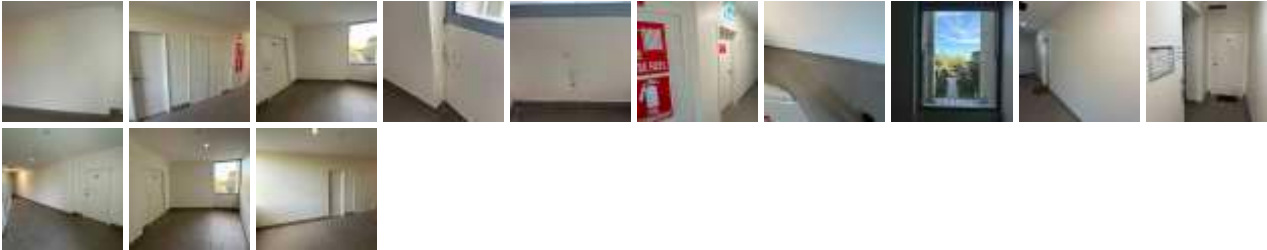
Asset	Location	Status
		

General Structure

Level 3/53 Merton St

PASS

Good ID: D-03085 🔗	Description: Observed to be in good condition Resolution: Monitor condition of building element and complete general cleaning and repaint (where applicable). Location: Level 3 Lobby
--	--

Asset	Location	Status
		

General Structure

Level 2/53 Merton St

FAIL

Fair

ID:
[D-03081](#)


Description:
Possible ingress of water Through window, façade, flashings affecting wall. Check window glazing compliance, maybe to much deflection.
Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Location:
Level 2 Lobby

Asset	Location	Status
        		

General Structure

Level 1/53 Merton St

PASS

Good ID: D-03077 ↗	Description: Observed to be in good condition Resolution: Monitor condition of building element and complete general cleaning and repaint (where applicable). Location: Level 1 Lobby
--	--

Asset	Location	Status
		

General Structure

Level 4/51 Merton St

FAIL

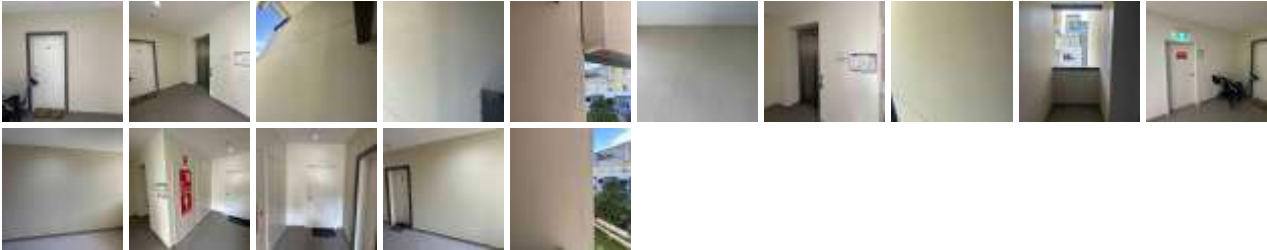
Fair

ID:
[D-03072](#)


Description:
Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Location:
Level 4 Lobby

Asset	Location	Status
		

General Structure

Level 3/51 Merton St

FAIL

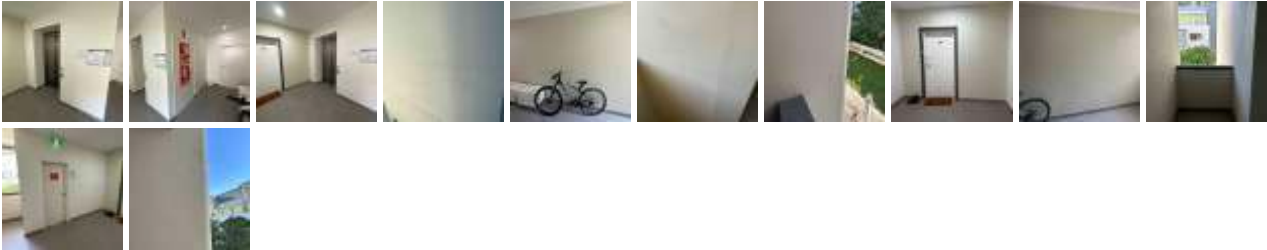
Fair

ID:
[D-03069](#)


Description:
Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Location:
Level 3 Lobby

Asset	Location	Status
		

General Structure

Level 2/51 Merton St

FAIL

Fair

ID:
[D-03062](#)


Description:
Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Location:
Level 2 Lobby

Asset	Location	Status
		

General Structure

Level 1/51 Merton St

PASS

Good

ID: [D-03057](#)


Description:

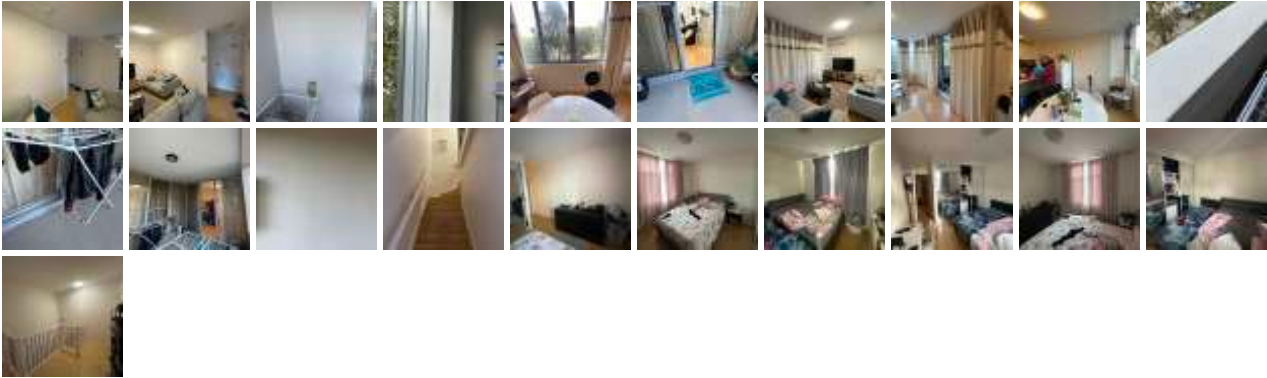
Observed to be in good condition

Resolution:

Monitor condition of building element and complete general cleaning and repaint (where applicable).

Location:

Level 1 Lobby

Asset	Location	Status
		

General Structure

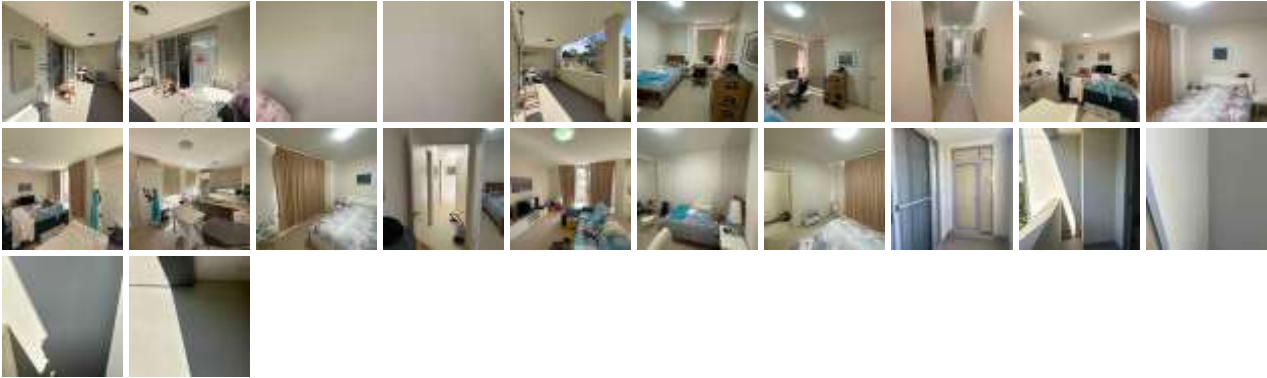
210/68 Eton St

FAIL

Fair
[ID:
D-02934](#)


Description:
Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
		

General Structure

301/68 Eton St

FAIL

Fair
[ID:](#)
[D-02958](#)


Description:
Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
             		

General Structure

102/53 Merton St

FAIL

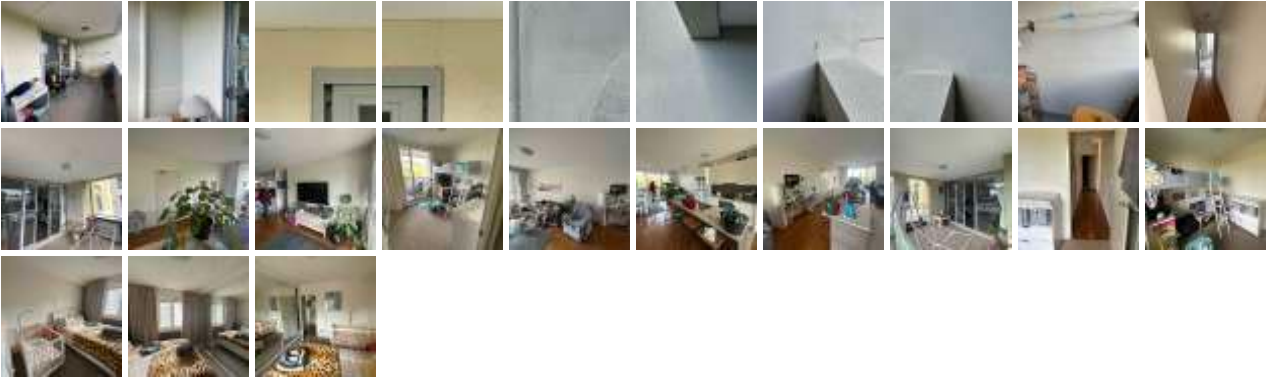
Poor

ID:
[D-03019](#)


Description:
Balcony water leak.
Observed to be in poor condition with significant signs of deterioration and structural failure.

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
General Structure	401/68 Eton St	NO TEST
Custom Note ID: D-03239 		Description: No access Resolution:

Asset	Location	Status
		
General Structure	403/53 Merton St	FAIL

Asset	Location	Status
       		

General Structure

101 /51 Merton St

FAIL

Poor

ID:

D-02817

🔗

Description:

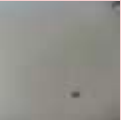
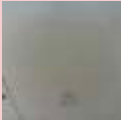
Observed to be in poor condition with significant signs of deterioration and structural failure

Resolution:

Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Location:

Balcony



Click photos to enlarge

Asset	Location	Status
		

General Structure

102 /51 Merton St

FAIL

Poor

ID:
[D-02828](#)


Description:

Observed to be in poor condition with significant signs of deterioration and structural failure

Resolution:

Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
     		

General Structure

201 /51 Merton St

PASS

Good ID: D-02832 	Description: Observed to be in good condition Resolution: Monitor condition of building element and complete general cleaning and repaint (where applicable).
--	---

Asset	Location	Status
          		

General Structure

202 /51 Merton St

FAIL

Poor

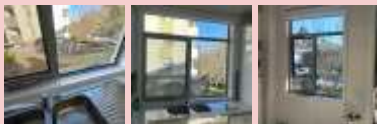
ID:
[D-02836](#)


Description:

Observed to be in poor condition with significant signs of deterioration and structural failure

Resolution:

Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.



Click photos to enlarge

Asset	Location	Status
		

General Structure

301 /51 Merton St

FAIL

Poor

ID:
[D-02841](#)


Description:

Tenant been in Unit for 4 years. Water ingress under hob. Observed to be in poor condition with significant signs of deterioration and structural failure

Resolution:

Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.



Click photos to enlarge

Asset	Location	Status
		

General Structure

301/70 Eton St

FAIL

Poor
[ID:](#)
[D-02968](#)


Description:
Observed to be in poor condition with significant signs of deterioration and structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
		

General Structure

401 /51 Merton St

FAIL

Poor
[ID:](#)
[D-02979](#)
[🔗](#)

Description:
Observed to be in poor condition with significant signs of deterioration and structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
		

General Structure

402 /51 Merton St

FAIL

Poor

[ID:](#)
[D-02852](#)
[↗](#)

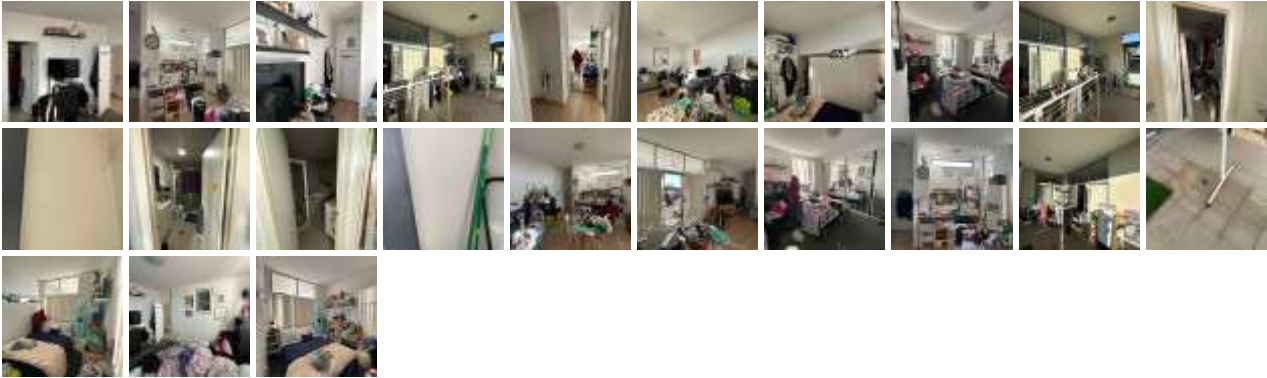
Description:

Tenant been in the unit for approx. 5-6 years. No reported water leaks to windows. Water from A/C on balcony leaks to unit below.

Observed to be in poor condition with significant signs of deterioration and structural failure

Resolution:

Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
		

General Structure

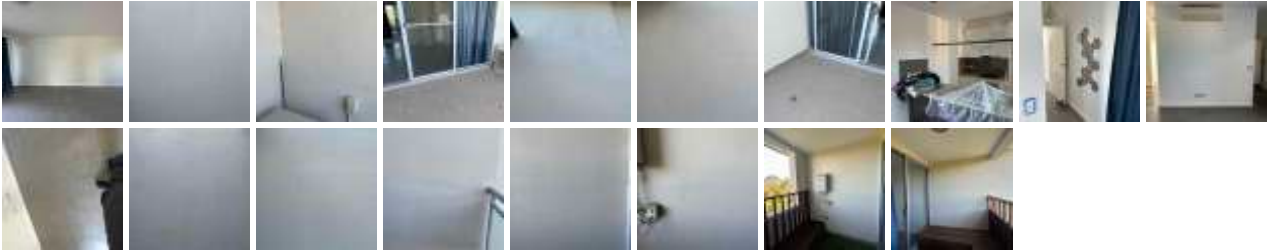
403/68 Eton St

FAIL

Fair
[ID:](#)
[D-03004](#)
[↗](#)

Description:
Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
		

General Structure

503/70 Eton St

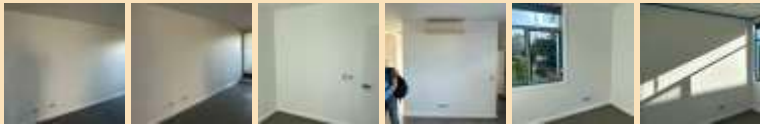
FAIL

Fair

ID:
[D-02910](#)


Description:
Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.



Click photos to enlarge

Asset	Location	Status
               		

General Structure

402/68 Eton St

FAIL

Fair
[ID:](#)
[D-02938](#)
[↗](#)

Description:
Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
           		

General Structure

202/70 Eton St

PASS

Good

ID: [D-02947](#)



Description:

Observed to be in good condition

Resolution:

Monitor condition of building element and complete general cleaning and repaint (where applicable).

Asset	Location	Status
		

General Structure

201/70 Eton St

PASS

Good

ID: [D-02949](#)



Description:

Observed to be in good condition

Resolution:

Monitor condition of building element and complete general cleaning and repaint (where applicable).

Asset	Location	Status
		

General Structure

401/70 Eton St

FAIL

Fair

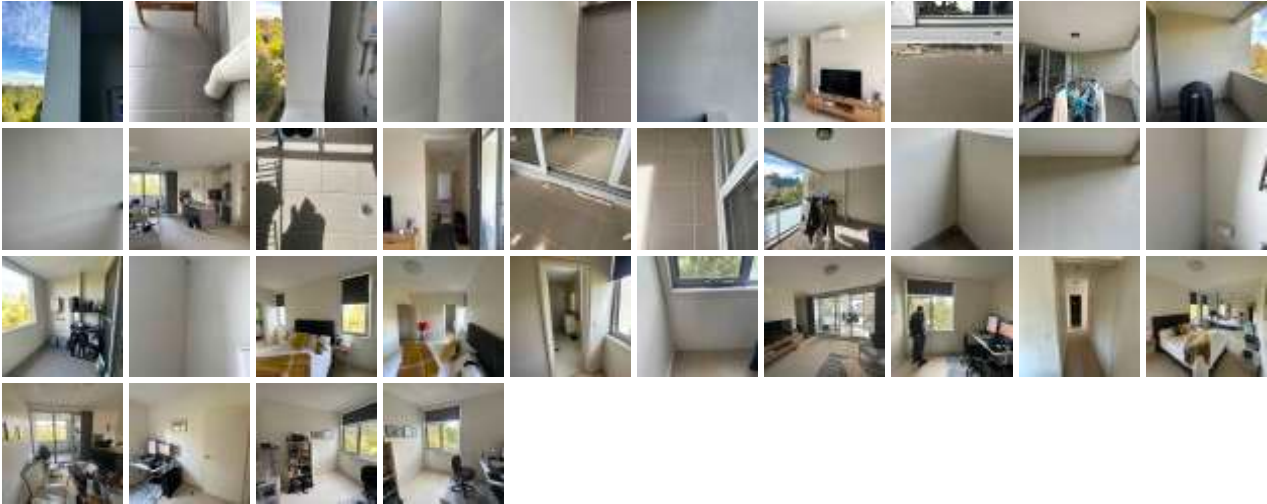
ID:
[D-02952](#)


Description:

Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:

Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
		

General Structure

402/70 Eton St

FAIL

Poor
[ID:](#)
[D-02966](#)
[🔗](#)

Description:
Observed to be in poor condition with significant signs of deterioration and structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
		

General Structure

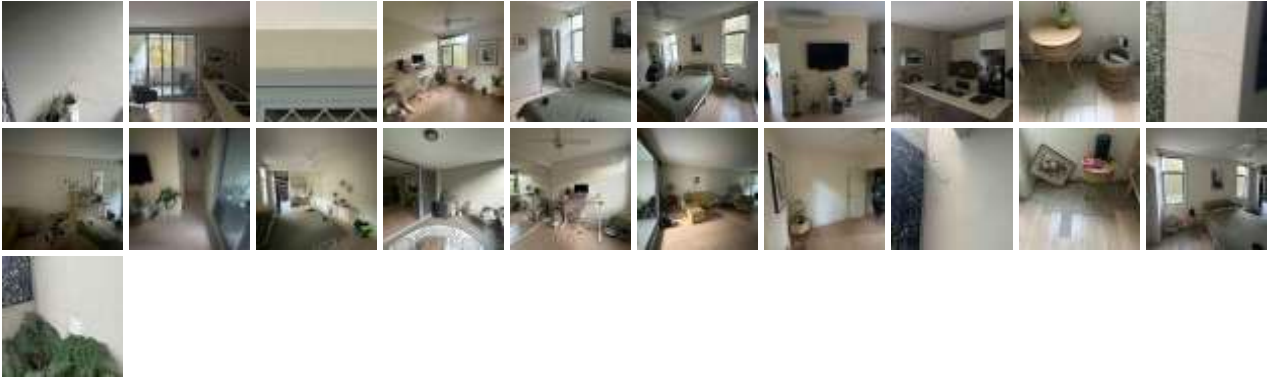
101/70 Eton St

FAIL

Fair
[ID:](#)
[D-02994](#)


Description:
Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
		

General Structure

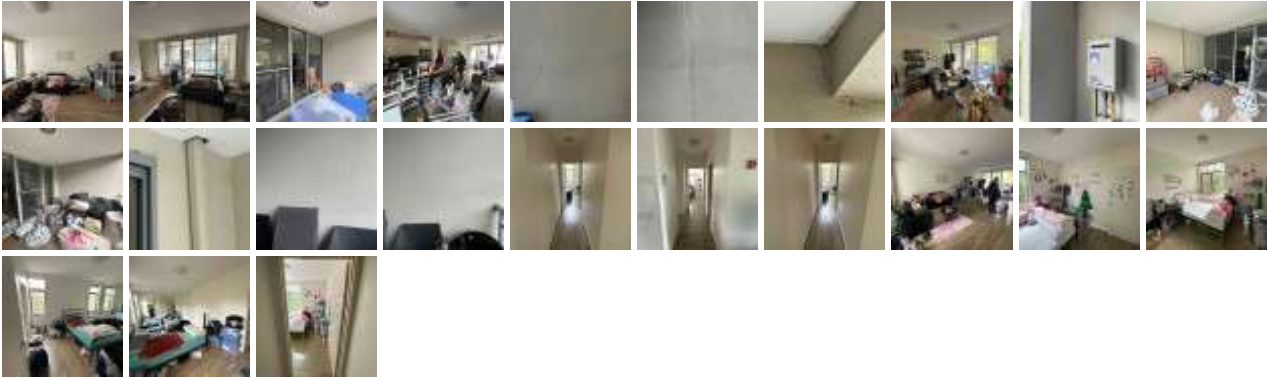
102/70 Eton St

FAIL

Poor
[ID:](#)
[D-02998](#)
[↗](#)

Description:
Main bedroom water damage to external wall - Observed to be in poor condition with significant signs of deterioration and structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

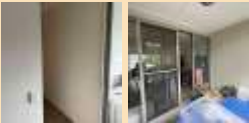
Asset	Location	Status
		

General Structure	302/70 Eton St	FAIL
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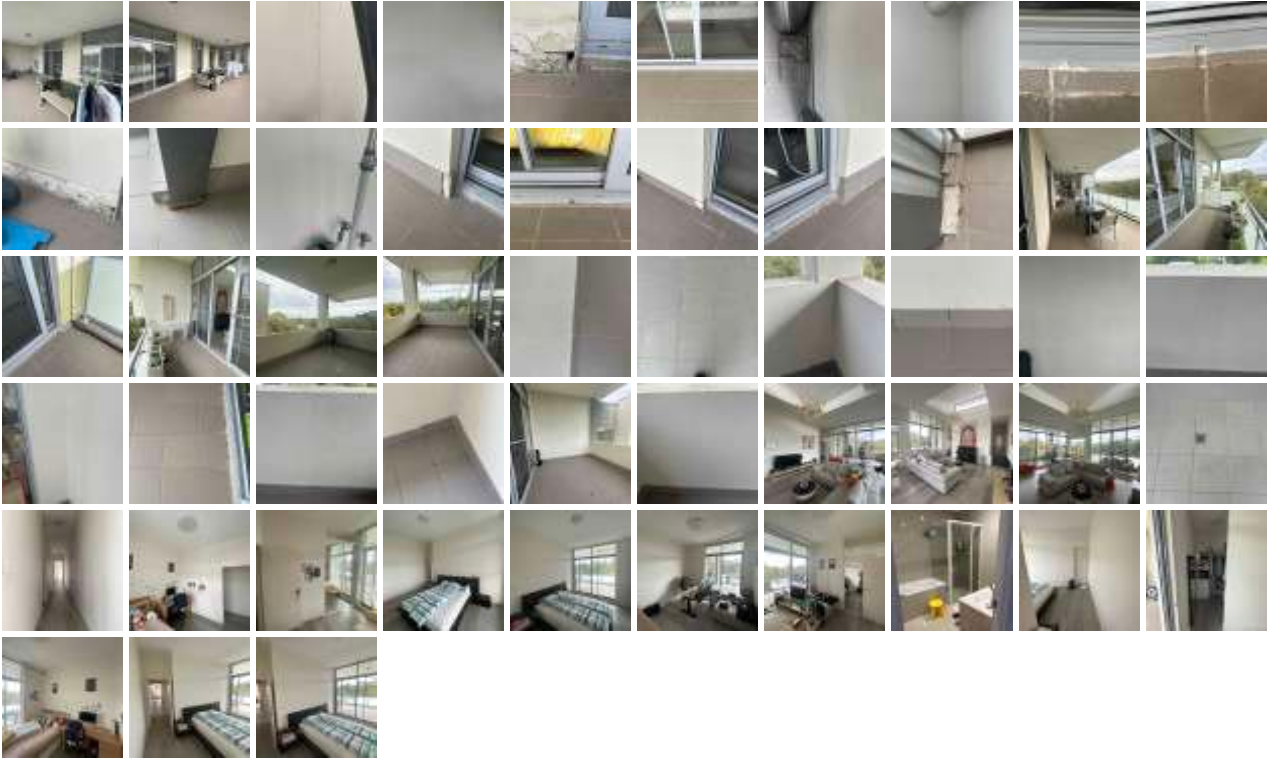
Fair
[ID:](#)
[D-03049](#)
[🔗](#)

Description:
Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.



Click photos to enlarge

Asset	Location	Status
		

General Structure	502/70 Eton St	FAIL
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Poor ID: D-02972 🔗	Description: Observed to be in poor condition with significant signs of deterioration and structural failure Resolution: Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
--	--

Asset	Location	Status
		

General Structure

104/51 Merton St

FAIL

Poor

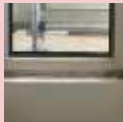
ID:
[D-02825](#)


Description:

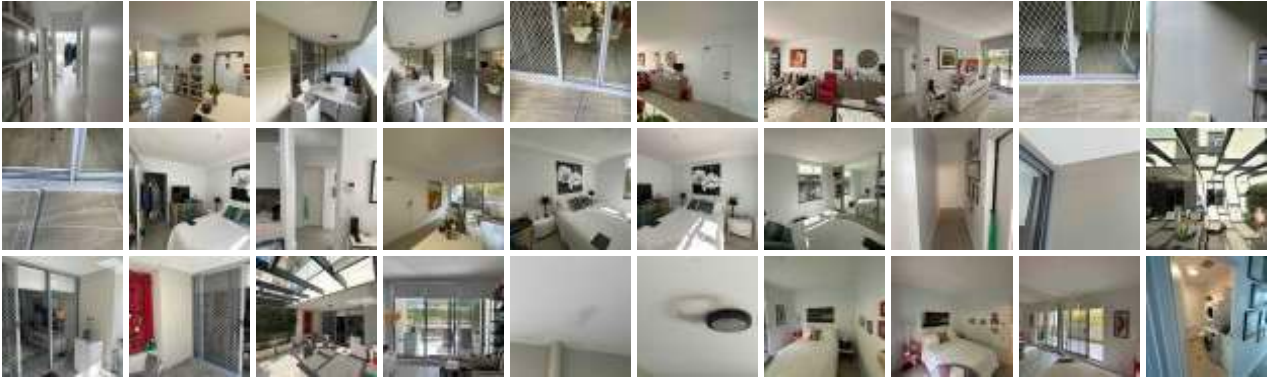
Observed to be in poor condition with significant signs of deterioration and structural failure

Resolution:

Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.



Click photos to enlarge

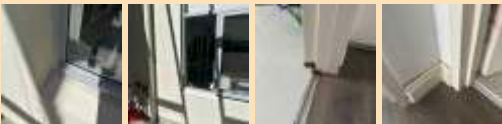
Asset	Location	Status
		

General Structure	103/53 Merton St	FAIL
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Fair
[ID:](#)
[D-02962](#)
[↗](#)

Description:
Bathroom door jamb water damage. Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.



Click photos to enlarge

Asset	Location	Status
            		

General Structure

202/53 Merton St

PASS

Fair

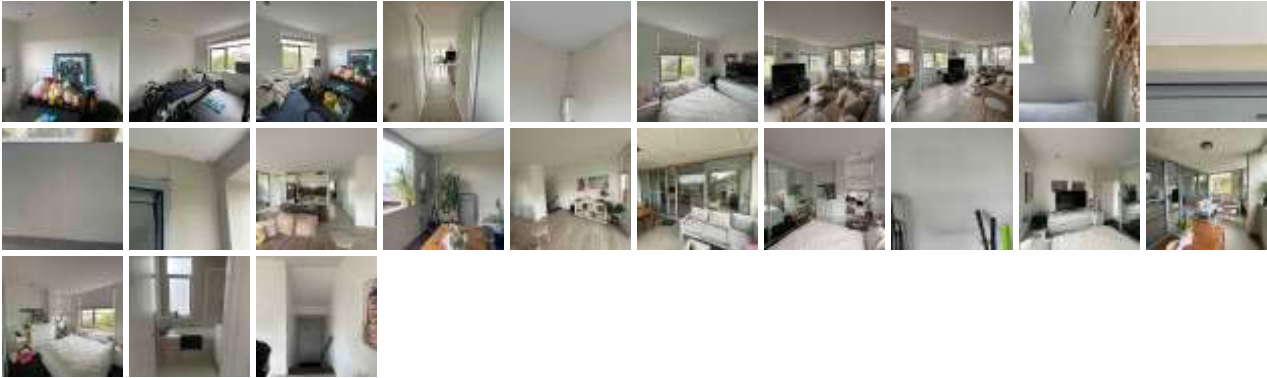
ID:
[D-02984](#)


Description:

Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:

Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
		

General Structure

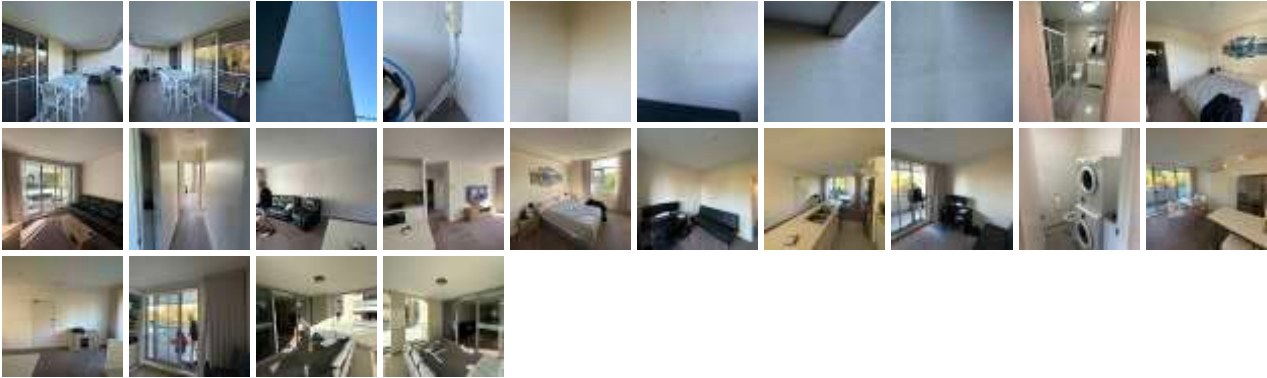
301/53 Merton St

FAIL

Fair
[ID:](#)
[D-02989](#)


Description:
Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
		

General Structure

303/53 Merton St

FAIL

Fair
[ID:](#)
[D-03010](#)


Description:
Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
		

General Structure

203/53 Merton St

PASS

Good
[ID: D-03016](#)


Description:
Shower & laundry sink leaked in past and repaired under insurance. Observed to be in good condition

Resolution:
Monitor condition of building element and complete general cleaning and repaint (where applicable).



Click photos to enlarge

Asset	Location	Status
              		

General Structure

302/53 Merton St

PASS

Good

ID: [D-03022](#)

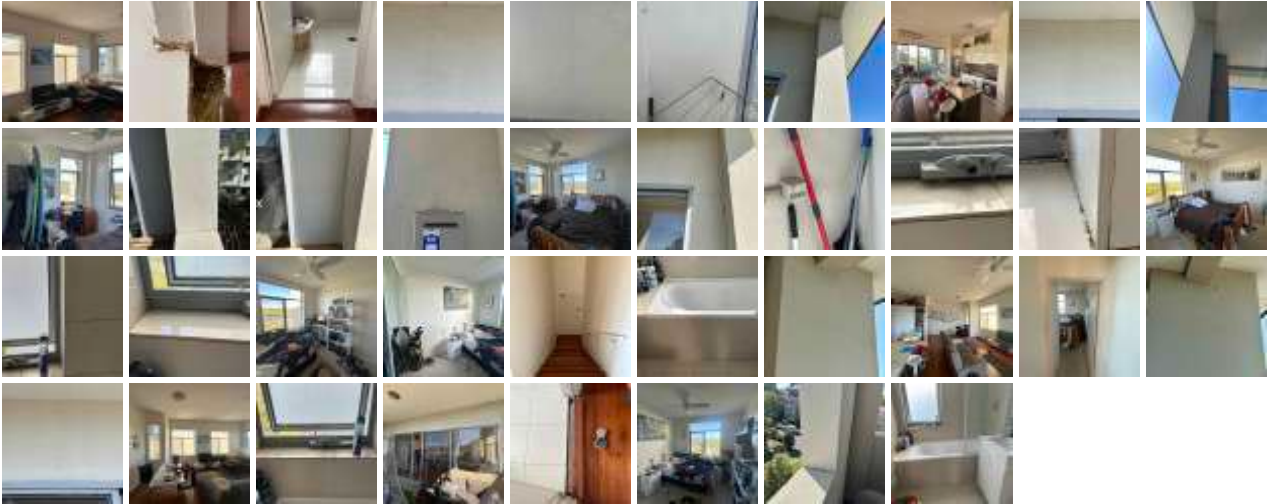


Description:

Observed to be in good condition

Resolution:

Monitor condition of building element and complete general cleaning and repaint (where applicable).

Asset	Location	Status
		

General Structure

401/53 Merton St

FAIL

Poor

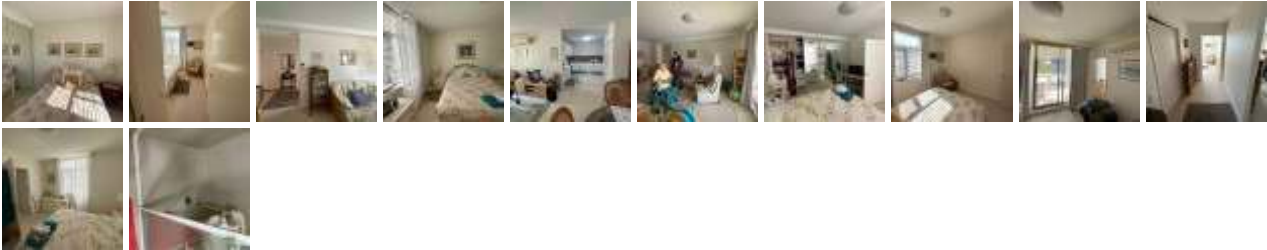
ID:
[D-03026](#)


Description:

Water leaking from bath / shower has affect floor, walls and skirting & door jambs adjacent bathroom.
Floating floor cupping in corridor between kitchen and bathroom.
These issues are probably impacting on the unit below 301/53.
Observed to be in poor condition with significant signs of deterioration and structural failure

Resolution:

Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
		

General Structure

402/53 Merton St

FAIL

Poor

ID:
[D-03031](#)


Description:

Missing grout shower floor. Observed to be in poor condition with significant signs of deterioration and structural failure

Resolution:

Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.



Click photos to enlarge

Asset	Location	Status
		

General Structure

502/53 Merton St

FAIL

Poor
[ID:](#)
[D-03042](#)
[🔗](#)

Description:
Small Balcony - Leaking water into ceiling on below balcony.
Observed to be in poor condition with significant signs of deterioration and structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
		

General Structure

501/53 Merton St

FAIL

Poor

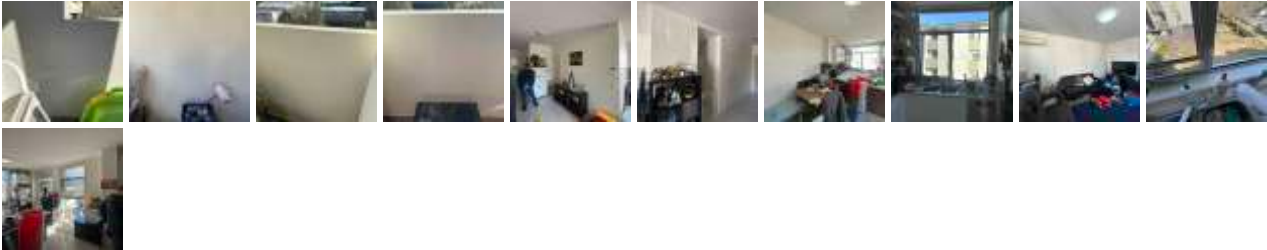
ID:
[D-03044](#)


Description:

Possible water leak into ceiling on balcony below.
Observed to be in poor condition with significant signs of deterioration and structural failure.

Resolution:

Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
		

General Structure

302 /51 Merton St

FAIL

Fair
[ID:](#)
[D-02845](#)
[↗](#)

Description:
Leak on balcony corner from unit 402 above. Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Location:
Balcony



Click photos to enlarge

Asset	Location	Status
         	     	

General Structure

104/68 Eton St

FAIL

Poor

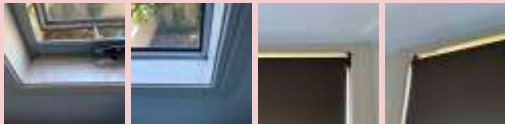
ID:
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Description:

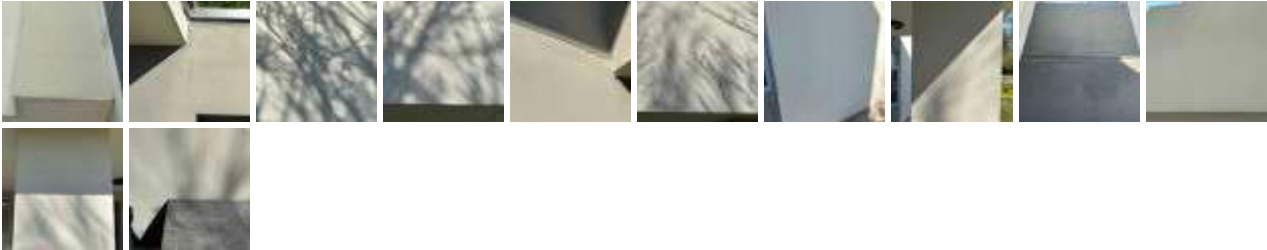
Observed to be in poor condition with significant signs of deterioration and structural failure

Resolution:

Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.



Click photos to enlarge

Asset	Location	Status
		

General Structure

102/68 Eton St

FAIL

Poor

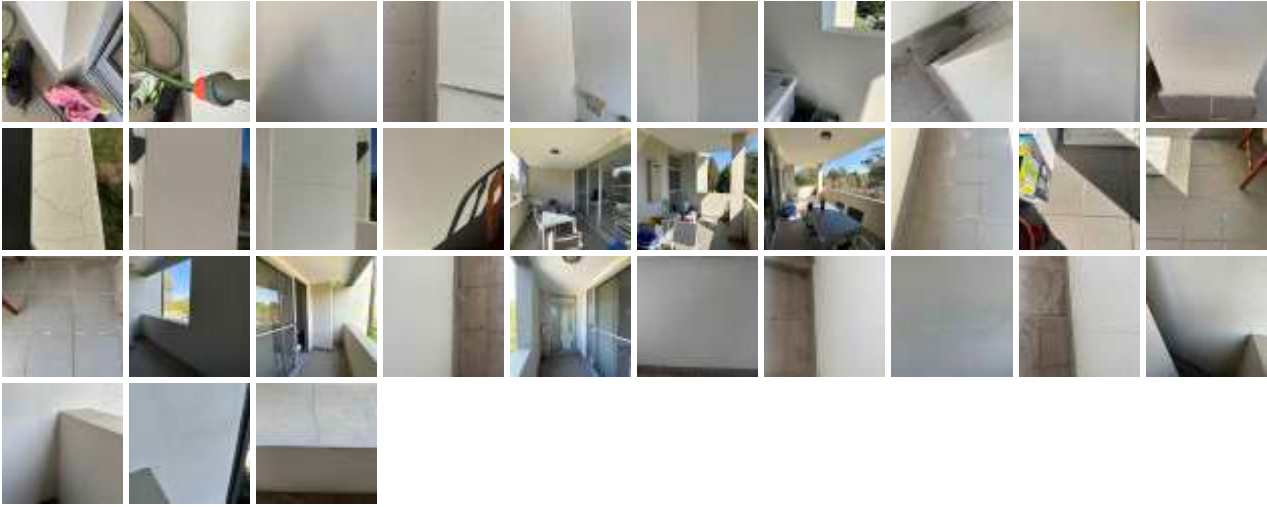
ID:
[D-03224](#)


Description:

Observed to be in poor condition with significant signs of deterioration and structural failure

Resolution:

Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
		

General Structure

302/68 Eton St

FAIL

Poor
[ID:](#)
[D-03226](#)
[↗](#)

Description:
Large Balcony cracks in façade wall, cracked / lifting skirting tiles & signs of effervescence small Balcony cracks in façade wall, cracked / lifting skirting tiles - Observed to be in poor condition with significant signs of deterioration and structural failure.

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
		

General Structure

103/68 Eton St

FAIL

Poor

ID:
[D-02853](#)


Description:
Steel column in cavity suspect water damage. Observed to be in poor condition with significant signs of deterioration and structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.



Click photos to enlarge

Asset	Location	Status
		

General Structure

105/68 Eton St

FAIL

Poor

ID:
[D-02860](#)


Description:

Steel column in cavity suspect water damage. Observed to be in poor condition with significant signs of deterioration and structural failure

Resolution:

Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
		

General Structure

106/68 Eton St

FAIL

Fair

ID:
[D-02870](#)


Description:
Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
		

General Structure

108/68 Eton St

FAIL

Poor

ID:
[D-02875](#)


Description:

Observed to be in poor condition with significant signs of deterioration and structural failure

Resolution:

Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.



Click photos to enlarge

Asset	Location	Status
       		

General Structure	109/68 Eton St	FAIL
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Fair ID: D-02877 ↗	Description: Observed to be in fair condition with partial signs of deterioration and potential structural failure Resolution: Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.
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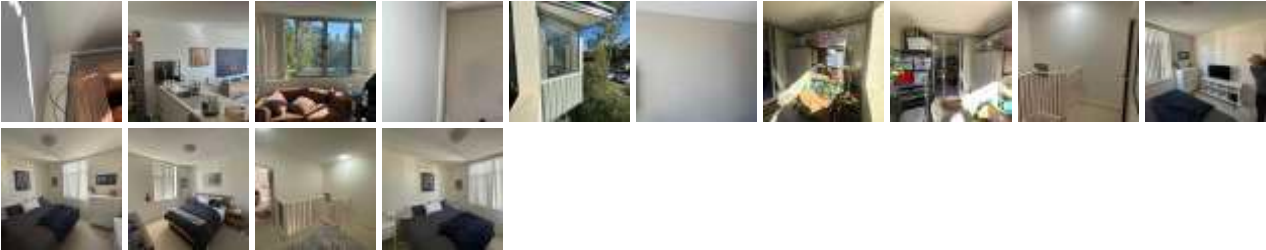
Asset	Location	Status
     		

General Structure

203/68 Eton St

PASS

Good ID: D-02894 	Description: Observed to be in good condition Resolution: Monitor condition of building element and complete general cleaning and repaint (where applicable).
---	---

Asset	Location	Status
		

General Structure

204/68 Eton St

FAIL

Poor

ID:
[D-02895](#)


Description:

Observed to be in poor condition with significant signs of deterioration and structural failure

Resolution:

Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
       		

General Structure

205/68 Eton St

FAIL

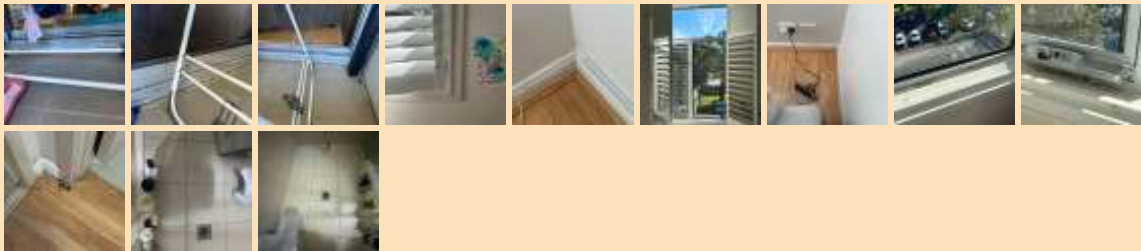
Fair

ID:
[D-02901](#)



Description:
Upstairs Shower - Shower Leaking.
Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.



Click photos to enlarge

Asset	Location	Status
          		

General Structure

206/68 Eton St

PASS

Good

ID: [D-02909](#)



Description:

Observed to be in good condition

Resolution:

Monitor condition of building element and complete general cleaning and repaint (where applicable).

Asset	Location	Status
		

General Structure

404/68 Eton St

PASS

Good
[ID: D-02942](#)


Description:
Observed to be in good condition

Resolution:
Monitor condition of building element and complete general cleaning and repaint (where applicable).

Asset	Location	Status
		

General Structure

110/68 Eton St

FAIL

Poor

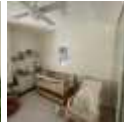
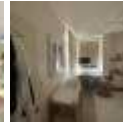
ID:
[D-02884](#)


Description:

Balcony Balustrade needs extension. Observed to be in poor condition with significant signs of deterioration and structural failure

Resolution:

Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Asset	Location	Status
           		

General Structure

202/68 Eton St

FAIL

Poor

ID:

D-02886

Description:

Observed to be in poor condition with significant signs of deterioration and structural failure

Resolution:

Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.



Click photos to enlarge

Asset	Location	Status
          		

General Structure

207/68 Eton St

PASS

Good ID: D-02918 	Description: Observed to be in good condition Resolution: Monitor condition of building element and complete general cleaning and repaint (where applicable).
--	---

Asset	Location	Status
       		

General Structure	208/68 Eton St	PASS
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Fair

ID:
[D-02923](#)

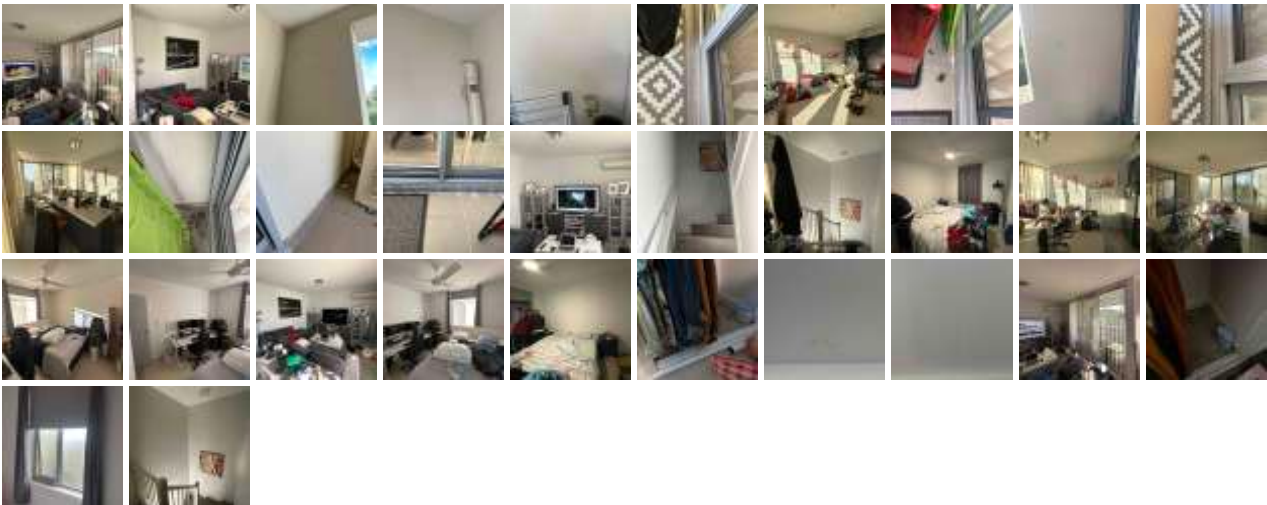


Description:
Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:
Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.



Click photos to enlarge

Asset	Location	Status
		

General Structure

209/68 Eton St

FAIL

Fair

ID:
[D-02928](#)
[🔗](#)

Description:

Previous leak to main en-suite shower, re-grouted and repaired by owner. Water leak on ceiling from Level above.

Observed to be in fair condition with partial signs of deterioration and potential structural failure

Resolution:

Consult with Structural Engineer to review and provide design advice (where applicable), rectify any structural issues, undertake repairs to finishes and repaint.

Section 7. Photographic Report



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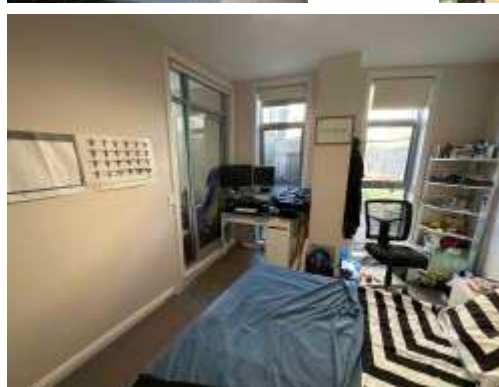
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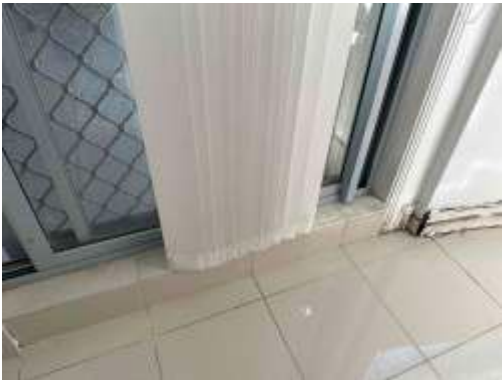
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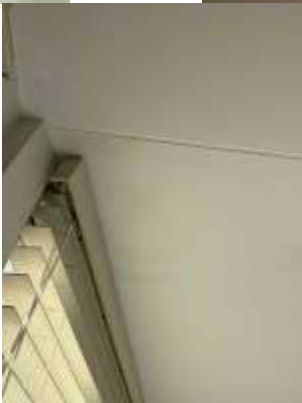
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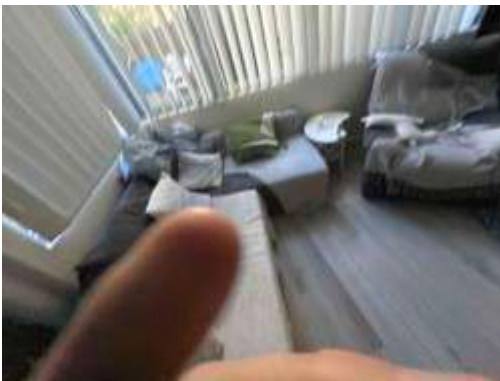
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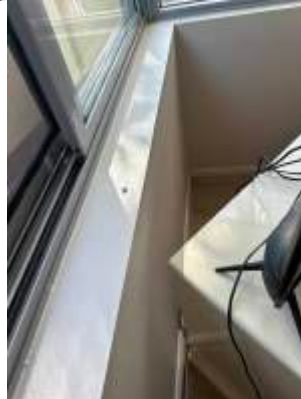
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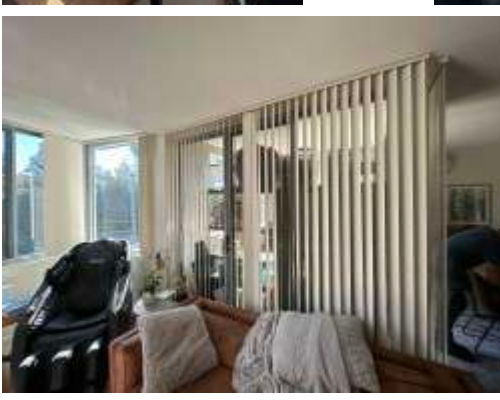
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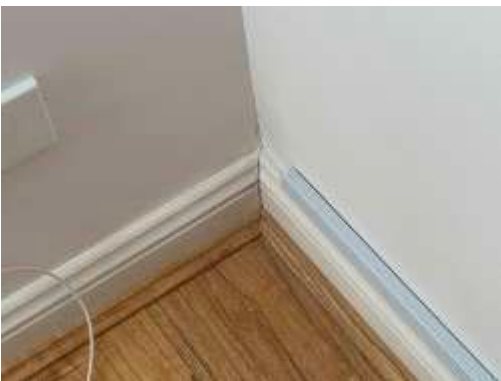
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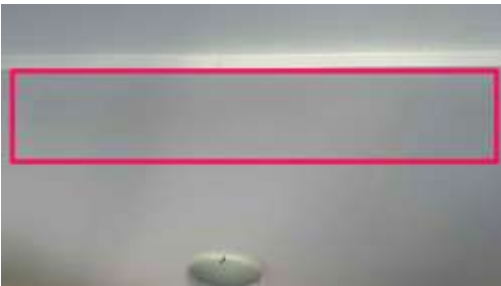
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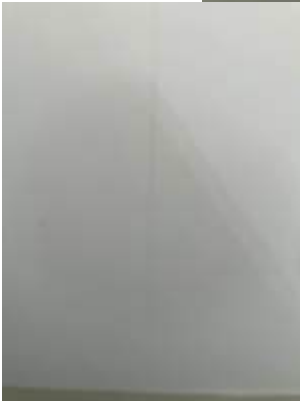
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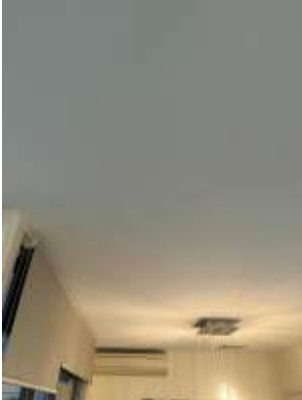
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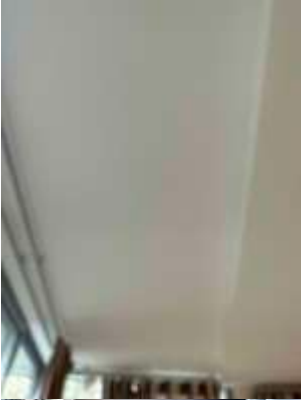
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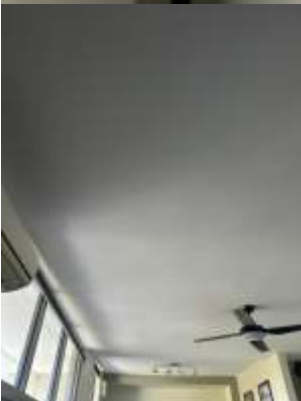
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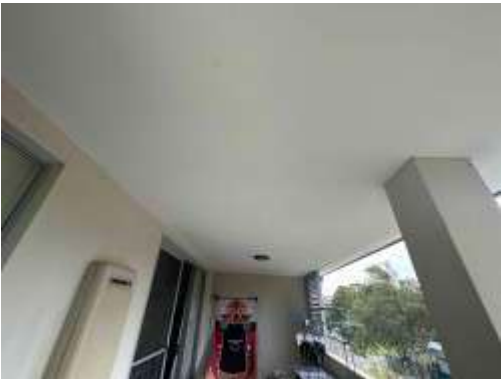
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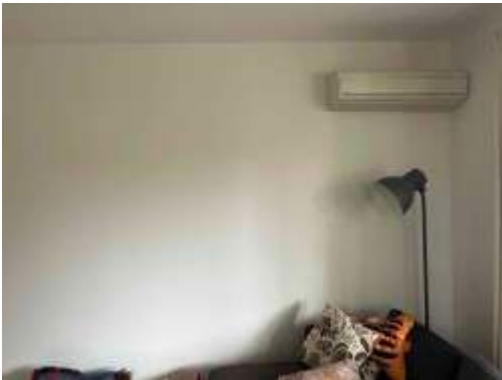
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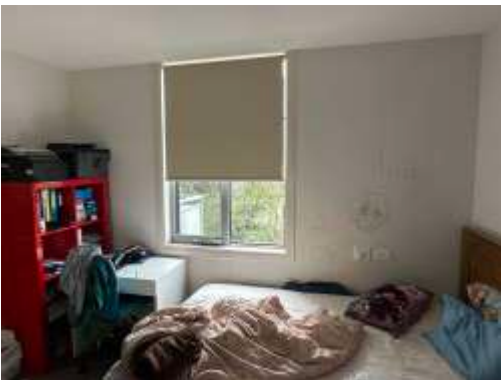
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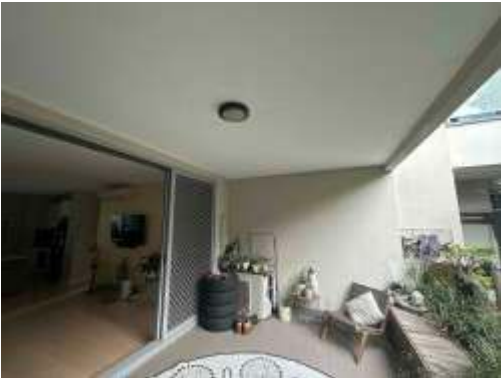
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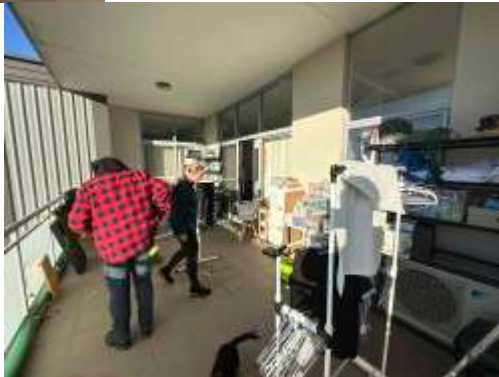
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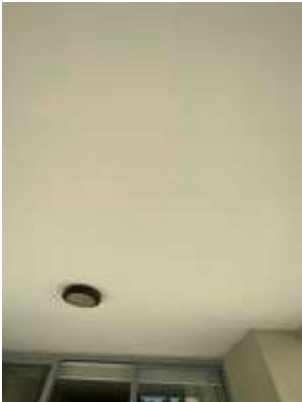
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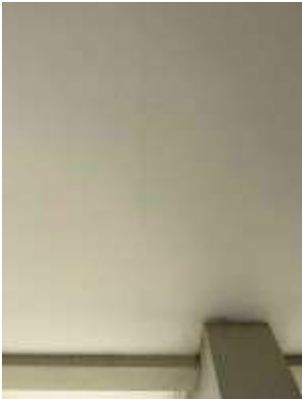
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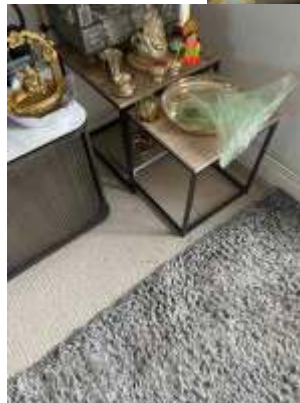
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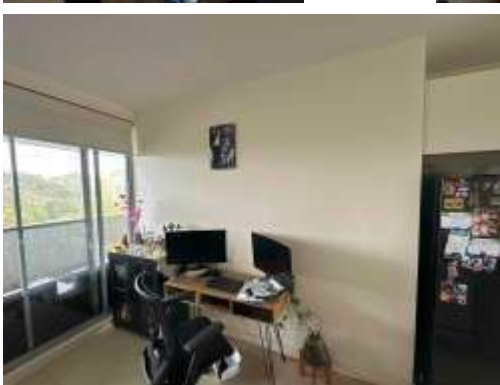
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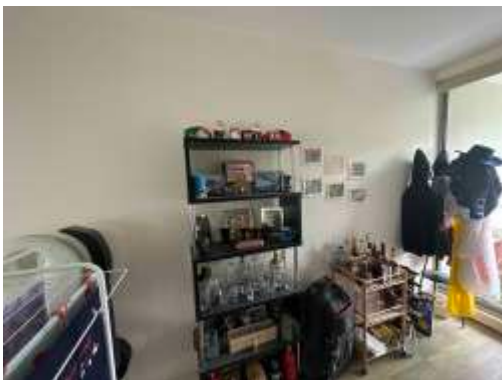
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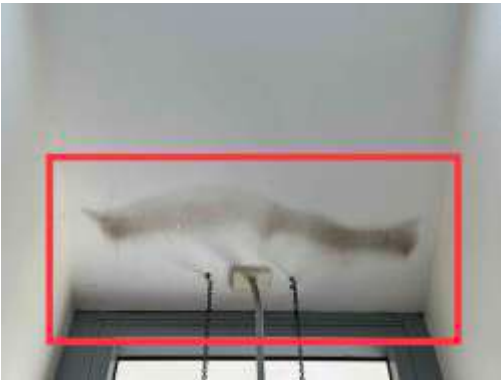
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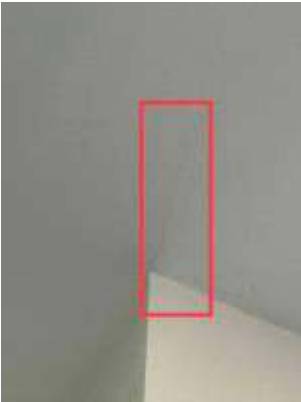
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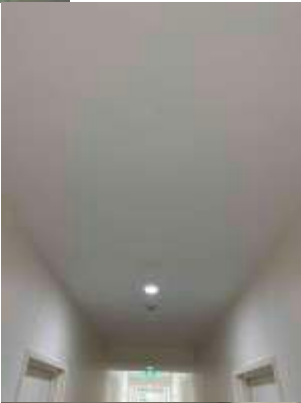
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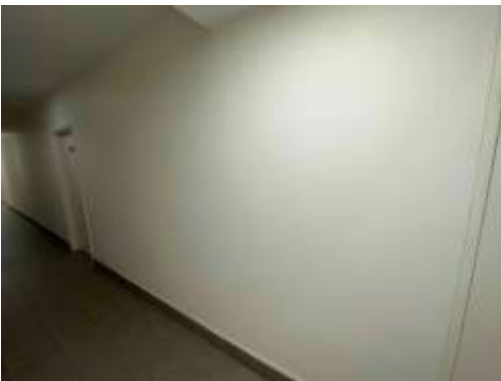
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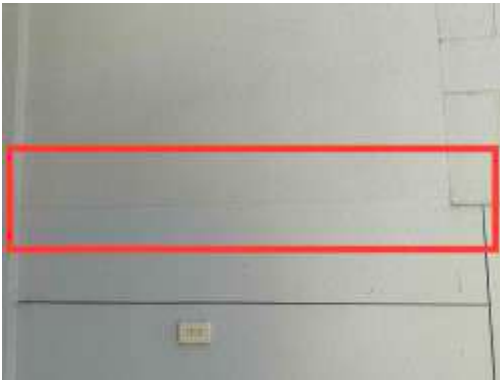
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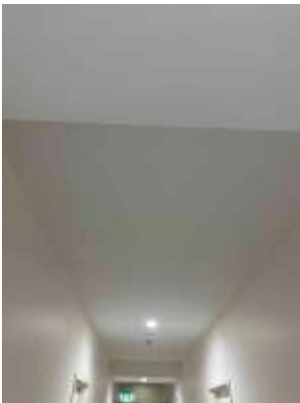
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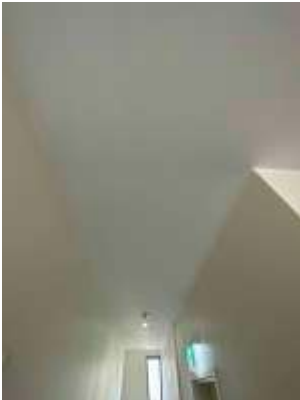
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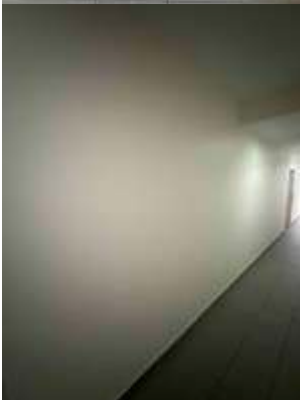
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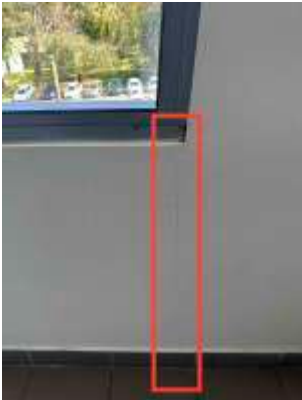
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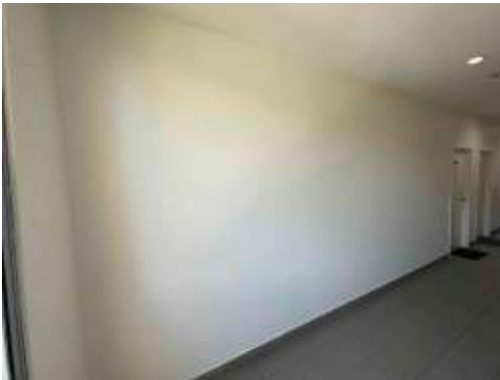
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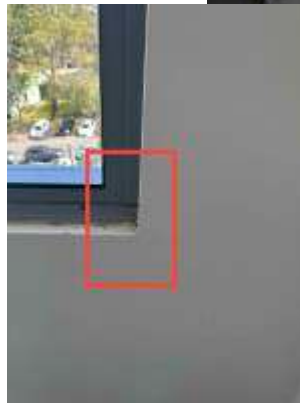
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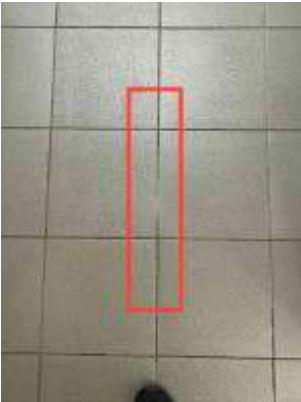
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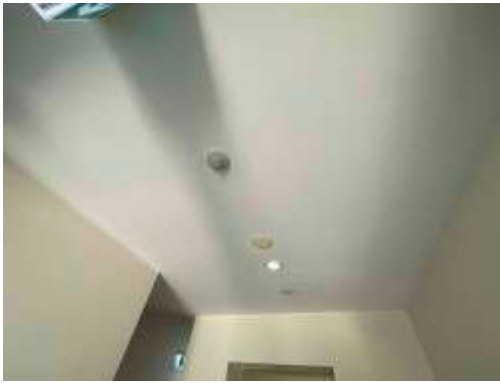
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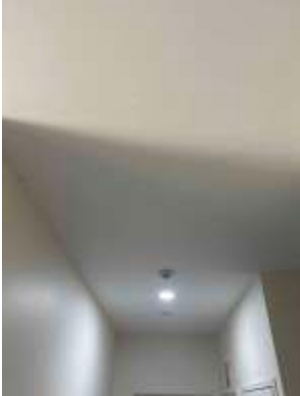
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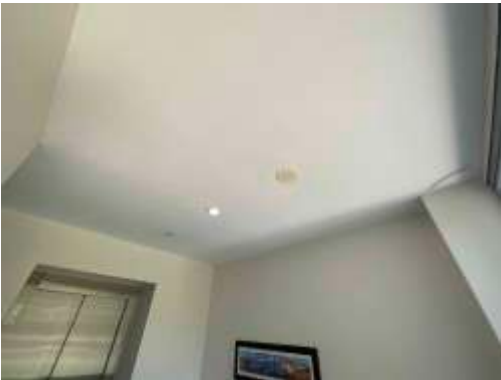
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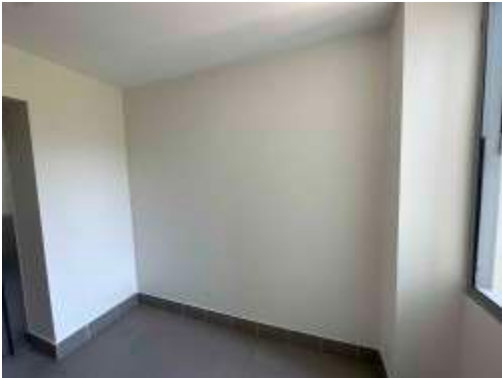
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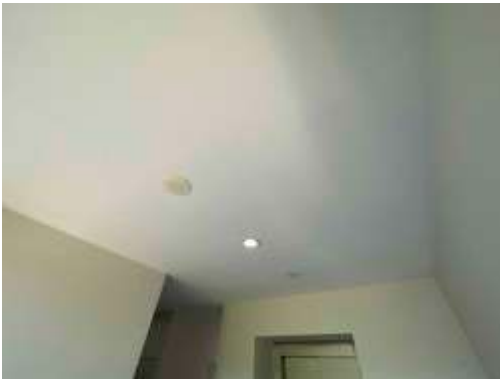
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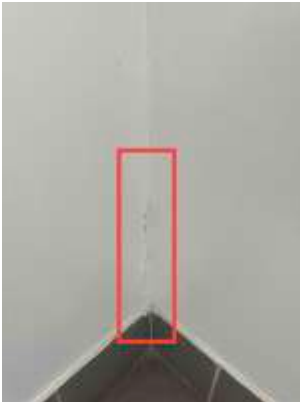
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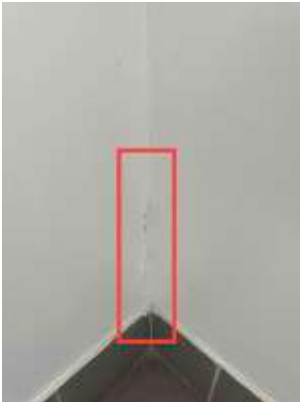
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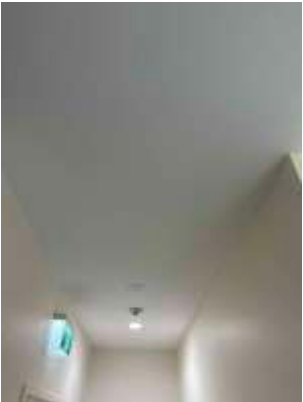
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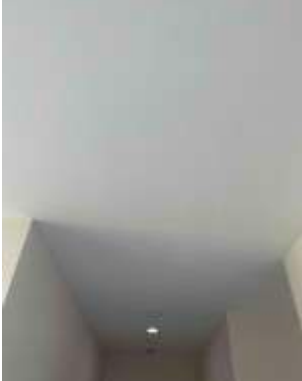
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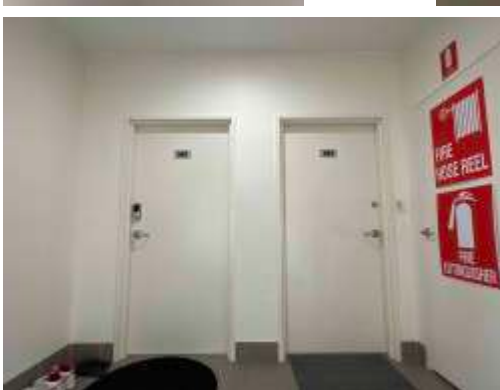
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searcher

From Greg Anderson
Sent 19/10/2023 12:50:45 PM
To Kerry Craig
Subject FW: Em to DEA Lawyers re requesting meeting | 8 Morley St, Sutherland
Attachments image001.png, image002.png, image003.png, image004.png, image005.png, image006.png, image007.png, image008.png, image010.png, Outstanding NOPO Issues 18 October 2023.docx,

Hi Kerry,

You were copied to the email below.

They have requested a meeting and nominated some dates.

I have not reviewed the response in any detail yet and I am not sure that there is any benefit to me doing so at this stage.

This mainly appears to be issues for the fire engineer.

Let me know which of the dates for the proposed meeting work for you and the OC and Holmes Fire.

Regards

Greg Anderson

Partner

Level 29, 259 George Street, Sydney NSW 2000

PO Box A2419 Sydney South NSW 1235

p: (02) 9223 6344

e: greg.anderson@dealawyers.com.au

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From: Janelle Amy <JAmy@ssc.nsw.gov.au>

Sent: Thursday, October 19, 2023 10:15 AM

To: Greg Anderson <greg.anderson@dealawyers.com.au>

Cc: Kasia Danysz <KDanysz@ssc.nsw.gov.au>; Daniel Reid <DReid@ssc.nsw.gov.au>; Greg Richards <GRichards@ssc.nsw.gov.au>; 'Harriman, Allan' <allan.harriman@jensenhughes.com>; Karl Bevege <KBevege@ssc.nsw.gov.au>; Kerry Craig <kerry@southernstrata.com.au>

Subject: Em to DEA Lawyers re requesting meeting | 8 Morley St, Sutherland

Dear Greg,

Council has had an opportunity to consider. I am instructed as follows:

With respect to the Holmes report, Council notes that a change in strategy is proposed which includes the sprinkler protection of the residential levels. This change in strategy also requests consideration of smoke separation to bounding walls and penetration, and the retention of hollow fire door frames.

This strategy is supported in principle and the following needs to be discussed further:

- The fire separation of the lifts, stairs and mechanical riser in lieu of the proposed smoke separation as they connect all levels;
- Council would prefer sprinkler protection to the carpark, as the carpark is linked to the remainder of the building by the above shafts;
- Whether fire detection and alarms in the roof cavity are now necessary assuming sprinklers will be installed;
- Time frames to be discussed further.

Also attached is a table outlining the issues remaining re the draft Order.

Council and its experts are available on Thursday 26 October 2023 or Friday 27 October 2023 after 12pm for a Teams meeting with your experts, client and yourself to go through and explain this position. If this is acceptable, I can send a meeting invitation if you can provide the emails of your participants.

Kind Regards

Janelle Amy

Sutherland Shire Council | Senior Planning Lawyer | Corporate Governance
T 02 9710 0228

sutherlandshire.nsw.gov.au

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[https://au.linkedin.com/company/sutherland-shire-](https://au.linkedin.com/company/sutherland-shire-council)
[council https://twitter.com/suthshirecnc/](https://twitter.com/suthshirecnc/) <http://www.sutherlandshire.nsw.gov.au/Council/Publications/Our-Shire> <http://www.sutherlandshire.nsw.gov.au/Council/News/Our-Shire>

We acknowledge the Dharawal people as the Traditional Custodians of the land within Sutherland Shire. We pay respect to the Elders and their families, past, present and emerging, and through them, to all Aboriginal and Torres Strait Islander peoples.

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searcher

From Admin - Southern Strata
Sent 8/11/2023 10:54:57 AM
To 'info@prdkogarah.com.au', 'cronulla@crippsandcripps.com.au', 'leigh@hvpproperty.com.au', 'brittany@hvpproperty.com.au', 'rent@watkinsrealestate.com.au', 'rachell@daystar.com.au', 'rent@c21menai.com.au', 'rentalsengadine@stonerealestate.com.au', 'propertymanagement@sanders.com.au', 'sutherlandrentals@oneagency.com.au', 'propertymanagementaccountsronulla@mcgrath.com.au', 'sutherland.nsw@raywhite.com', 'pmaccounts@highlandproperty.com.au', 'menairrentals@oneagency.com.au', 'oneagencymenai@email.propertyme.com', 'hello@foxandwood.com.au', 'rentals@marland.com.au', 'samhayes36@gmail.com', 'noe-3094@hotmail.es', 'KirstenImaloney@gmail.com', 'aswj376@gmail.com', 'suzkuipers27@gmail.com', 'paule4@bigpond.com', 'nicholas_o_judd@hotmail.com', 'rosiej Jarvis@hotmail.com', 'lewis.j.rachel@gmail.com', 'samby.fready@gmail.com', 'laraHjayne@hotmail.com', 'kaylie.e.hudson@gmail.com', 'leahgrant52@gmail.com', 'darlingtonrhian@gmail.com', 'sophiewickens@hotmail.com', 'chontellerees24@hotmail.com', 'glendamitchell22@outlook.com', 'elizabeth.karamanis@gmail.com', '30michael.george@gmail.com', 'steveknigh91@hotmail.com', 'amilosevski@hotmail.com', 'mary-m@bigpond.com', 'ankora30@gmail.com', 'alyvytchuk@gmail.com', 'fransdiogo@gmail.com', 'willianhvp@gmail.com', 'jesse.hockey9@gmail.com', 'shelley_183@hotmail.com', 'Gabriella.Fornito@sanders.com.au', 'f.jcorcoran@bigpond.com', 'meghanconnor24@hotmail.com', 'matt.ashkar@gmail.com', 'beckm1501@hotmail.com', 'jacobpop428@gmail.com', 'popocino2024@gmail.com', 'stephaniehymann@gmail.com', 'shirshov@gmail.com', 'b_urry82@hotmail.com', 'kiamamary.km@gmail.com', 'yycheng929@gmail.com', 'musrameka70@gmail.com', 'bencordner20@gmail.com', 'd.mucerino@gmail.com', 'kelly.bilimoria@gmail.com', 'ddemarco2015@gmail.com', 'danielwreay@outlook.com', 'southjoshua72@gmail.com', 'Lionesseye68@gmail.com', 'lan.cooper@spencertravel.com.au', 'Suzanabulicticac@outlook.com', 'vendi1412@hotmail.com', 'naik.radhika@gmail.com', 'ck1473@hotmail.com', 'aaronzimmermann92@gmail.com', 'php07g@gmail.com', 'svetlanain221@gmail.com', 'logonhomemail@gmail.com', 'bell.jennio@gmail.com', 'tiffany.macdonald365@outlook.com', 'avata3@gmail.com', 'flicdoug@gmail.com', 'omz@ansto.gov.au', 'sanuma55@gmail.com', 'danica.anderson@hotmail.com', 'brendan.george@hotmail.com', 'kathryncomrie@gmail.com', 'swilson240288@hotmail.com', 'shawndgriffiths1@gmail.com', 'louisebryant167@gmail.com', 'christinawood@live.com.au', 'angelina15072000@gmail.com', 'girish0509@gmail.com', 'david.1962.bailey@gmail.com', 'jbailey100b@gmail.com', 'Katherine.Osborne@hammond.com.au', 'sandraclement@bigpond.com', 'bolt.head@bigpond.com'

Subject SP85881 - Brittany - Parking
Attachments image001.jpg, image002.png,

Good Morning,

We write to all Residents/Agents at the above mentioned property regarding parking of vehicles in the car park.

If you are the owner of the below vehicle Grey Volkswagen Rego#CIH-61W, please remove your vehicle from the car park immediately. No vehicles are to be parked in the car park at the property unless you have a permit, as previously advised.

We thank you for your co-operation in relation to this matter.

Kind regards,

Jody Browne
Administration Team

Please note that we have moved to new premises at 746 Kingsway, Gymea (opposite Tradies)

746 Kingsway, Gymea
PO Box 98, Gymea NSW 2227
Phone: 8582 1100
southernstrata.com.au

For all after hours emergencies please refer to our website www.southernstrata.com.au or call our emergency number on 0408 863 623. (Charges Apply)

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searcher

From: Kerry Craig
Sent: 9/11/2023 12:11:08 PM
To: greg.leach@warringtonfire.com, info_tradesmonitor, Linus Lim
Subject: 85881 - Eton & Merton Streets Sutherland
Attachments: image001.png,

Hi Greg

As discussed with Linus Lim from Holmes Fire, I confirm that the owners corporation would like to proceed with your quotation (ref Sy230325 dated 3/11/2023) for \$7,480.00

I am unable to issue you with the formal work order until your company is set up on our system so please accept this email as authority in the interim.

Can you please ask your team to provide your compliance details to info_tradesmonitor@ebix.com.au

You are welcome to contact me if you require any other information or assistance.

I'm sure that Linus has already informed you that we have requested an extension from Council to 23 November, so please let me know in advance if there will be any issues with you providing your report on or around 19-20 November.

Thanks

Kind Regards

Kerry Craig

Licensee-In-Charge

Licensed Strata Manager & Real Estate Agent

746 Kingsway, Gymea

PO Box 98, Gymea NSW 2227

Phone: 8582 1100

southernstrata.com.au

For all after hours emergencies please refer to our website

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searcher

From: Anthony Ng
Sent: 8/11/2023 9:38:04 AM
To: Linus Lim, Dominic Dodwell, Kerry Craig, Alan Duffin, Alex Milosevski, Annette Worthy, Eugene Netrebenko, Shawn Griffiths
Subject: RE: 85881 Eton St, Sutherland - Fire Engineering Peer Review
Attachments: image001.png, image002.png, image003.png, image004.jpg, image005.png, image006.png, image007.png, image008.jpg, image009.png, image010.png,

Linus & Dominic,

My issue is that Harriman last visited the site 20 April prior to the NOI being issued and at that point in time he didn't have the view that sprinklers were required because separation could not be achieved. In fact he was opposed to the installation of sprinklers. Harriman has to my knowledge not visited the site since 20 April, so his change in view must be a change of mind rather than from new information that he has on the quality of the build.

How do we raise this with Council so that they stop moving the goal post?

Regards,

Anthony Ng

SP 85881

From: Linus Lim <linus.lim@holmesgroup.com>
Sent: Wednesday, 8 November 2023 8:57 AM
To: Dominic Dodwell <dominic@valenprojects.com.au>; Anthony Ng <AnthonyLNg@outlook.com>; Kerry Craig <kerry@southernstrata.com.au>
Cc: Alan Duffin <alanduffin@hotmail.com>; Alex Milosevski <amilosevski@hotmail.com>; Annette Worthy <dralworthy@googlemail.com>; Eugene Netrebenko <php07g@gmail.com>; Shawn Griffiths <shawndgriffiths1@gmail.com>
Subject: RE: 85881 Eton St, Sutherland - Fire Engineering Peer Review

Hi Dominic,

Yes, a passive solution would be compliant method too, to compartmentalise the carpark so each compartment doesn't have more than 40 cars. Harriman said that he now wants sprinklers because he *now* thinks the bounding separation is that poorly built it cannot practically achieve the required separation.

[@Kerry Craig](#) has Greg at Warrington given an ETA of when his peer review would be done?
Thanks.

Regards,

LINUS LIM, Ph.D.
Technical Director
Holmes Australia LP

Level 2, 414 Kent Street | Sydney NSW 2000
PO Box Q1643 | QVB Post Office | NSW 1230

D: 02 9255 1183 |M: 0451 675 388 |T: 02 9264 4658

holmesanz.com

<https://www.linkedin.com/company/holmes-anz> <https://www.instagram.com/holmes.anz>

From: Dominic Dodwell <dominic@valenprojects.com.au>

Sent: Tuesday, November 7, 2023 11:09 AM

To: Anthony Ng <AnthonyLNq@outlook.com>; Kerry Craig <kerry@southernstrata.com.au>;
Linus Lim <linus.lim@holmesgroup.com>

Cc: Alan Duffin <alanduffin@hotmail.com>; Alex Milosevski <amilosevski@hotmail.com>;
Annette Worthy <dralworthy@googlemail.com>; Eugene Netrebenko <php07g@gmail.com>;
Shawn Griffiths <shawndgriffiths1@gmail.com>

Subject: RE: 85881 Eton St, Sutherland - Fire Engineering Peer Review

Hi Anthony,

On point 1. [@Linus Lim](#) isn't the passive a DtS solution given the separation of the carpark into the sub 40 car space areas?

[@Anthony Ng](#) I would assume that given there is no agreed scope yet and there is back and forth, they withhold the right to vary their requirements up and down as they equally learn more about the building (only if as compromise for other dispensation or if the principle to an approach changes though in my opinion – so in this example it's a change of position once again)

On point 2. Noted, definitely helps to support the peer review if we can issue this information

to Greg at Warrington as part of the consideration for our proposed approach.

Kind Regards,

<https://valenprojects.com.au/>

Dominic Dodwell
Director

E: dominic@valenprojects.com.au

M: 0488 666 682

<https://linkedin.com/company/valen-projects-pty-ltd>

<https://facebook.com/valenprojects>

<https://instagram.com/valenprojects>

valenprojects.com.au

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From: Anthony Ng <AnthonyLNg@outlook.com>

Sent: Friday, November 3, 2023 4:35 PM

To: Kerry Craig <kerry@southernstrata.com.au>; Linus Lim <linus.lim@holmesgroup.com>;
Dominic Dodwell <dominic@valenprojects.com.au>

Cc: Alan Duffin <alanduffin@hotmail.com>; Alex Milosevski <amilosevski@hotmail.com>;
Annette Worthy <dralworthy@googlemail.com>; Eugene Netrebenko <php07g@gmail.com>;
Shawn Griffiths <shawndgriffiths1@gmail.com>

Subject: RE: 85881 Eton St, Sutherland - Fire Engineering Peer Review

Linus & Dominic,

There are a couple of issues I want to raise about our meeting with Council Last week.

1) We received a Notice of Intent from Council 24 May 2023 which identified fire issues in the carpark which they required the Owners Corporation to address in a prescriptive manner. We have agreed to address these issues as they have required. However, in last weeks meeting Council's fire engineer (Harriman) added to this by requiring sprinklers in addition to what they set out as the NOI requirements and with what we agreed. Is Council permitted to make the requirements more stringent in the Order from what was in the NOI?

2) The Harriman's reasoning for requiring sprinklers in the ceiling space was due to the view that there would be significant combustibles in the space from the rangehood exhaust ducts that run in the ceiling. We have inspected 3 units to see how the rangehoods are ducted; it was found that none were ducted, the exhaust is simple filtered and recirculated into the kitchen. We can audit the rest of the units, but I suspect this is the case for all units. A photo is attached for one of the units inspected.

Can we also send the notes that we took of the meeting to Council so that there is a record of what was discussed.

Regards,

Anthony Ng

Secretary SP 85881

From: Kerry Craig <kerry@southernstrata.com.au>

Sent: Friday, 3 November 2023 11:24 AM

To: Linus Lim <linus.lim@holmesgroup.com>; Anthony Ng <AnthonyLNg@outlook.com>; Dominic Dodwell <dominic@valenprojects.com.au>; 'anthony.ng@infrabuild.com' <anthony.ng@infrabuild.com>; 'php07g@gmail.com' <php07g@gmail.com>

Subject: 85881 Eton St, Sutherland - Fire Engineering Peer Review

Thanks

I have left a message for Geoff Bush re hydraulic/sprinkler plans

Happy to ask Council for an extension but Anthony can you please confirm that you are happy for me to get a weeks extension now and then we can still lodge before the 16/11 if we have it in time.

Kind Regards

Kerry Craig

Licensee-In-Charge

Licensed Strata Manager & Real Estate Agent

746 Kingsway, Gymea

PO Box 98, Gymea NSW 2227

Phone: 8582 1100

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From: Linus Lim <linus.lim@holmesgroup.com>

Sent: Thursday, November 2, 2023 5:49 PM

To: Kerry Craig <kerry@southernstrata.com.au>; Anthony Ng <AnthonyLNg@outlook.com>;
Dominic Dodwell <dominic@valenprojects.com.au>

Subject: RE: Eton St, Sutherland - Fire Engineering Peer Review

Hi All

I've been in touch with WarringtonFire (Greg Leach) and he will be looking to provide a fee for the peer review early next week.

He said he may be able to complete the review in two weeks, but that would be very close to the time we have to respond to Council (16th Nov). So, if we could get a peer review to council before the 16th, that would be ideal, especially if the review is favourable. Or do we tell council on the 16th that the review is still being done and we need more time?

Separately, have any quotes been obtained to understand the cost of putting sprinklers in the carpark and the roof too?

Regards,

LINUS LIM, Ph.D.
Technical Director
Holmes Australia LP

Level 2, 414 Kent Street | Sydney NSW 2000
PO Box Q1643 | QVB Post Office | NSW 1230

D: 02 9255 1183 |M: 0451 675 388 |T: 02 9264 4658

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<https://www.linkedin.com/company/holmes-anz> <https://www.instagram.com/holmes.anz>

From: Linus Lim

Sent: Thursday, November 2, 2023 8:03 AM

To: Victor Tung <victor.tung@warringtonfire.com>; greg.leach@warringtonfire.com

Cc: Kerry Craig <kerry@southernstrata.com.au>; Anthony Ng <AnthonyLNg@outlook.com>;
Dominic Dodwell <dominic@valenprojects.com.au>

Subject: Eton St, Sutherland - Fire Engineering Peer Review

Hi Greg,

As discussed with Victor on the phone, the Owners Corp for the subject building at Eton St, Sutherland, are seeking a peer review of the Fire Safety Upgrade Concept Report (FSUCR) that Holmes has prepared.

The building has been issued a Notice of Intention to give an Order by Sutherland Council, to which a concept strategy has been prepared by Holmes to address the fire safety items in the NOI.

Attached is the FSUCR to give you an idea of what has been prepared. Link to arch drawings attached too.

Fundamental to the strategy is the proposed installation of sprinklers in the SOUs (beneath the ceiling line to address the primary ignition risks and fire load) to offset the need to open up the ceilings in the SOUs to provide fire stopping of potential penetrations above the ceiling line between SOUs. The opening up of ceilings to find penetrations between SOUs and to fire / smoke stop them would create significant disruption to all the owners in the building, to which the owners were hoping to offset this requirement with the provision of sprinklers. The proposal for the use of the sprinklers gives the owners better confidence of the scope and cost of likely work that is involved, compared to remediation of penetrations with fire stopping where the quantum of works would not be known until the ceilings have been opened up.

The required scope of the peer review at this stage is just to review the FSUCR, attached.

Site inspections may be needed. The timing of the peer review is urgent, so that we can go back to Council to advise that a peer review is going to be undertaken for our report.

Please have a look at the attached concept report, and if WarringtonFire feel that such a strategy could be supported, could you please provide a fee proposal to Kerry Craig (Strata Manager, copied) to undertake the review. Please keep this report in confidence. Many thanks.

[Arch drawings.pdf](#)

Regards,

LINUS LIM, Ph.D.
Technical Director
Holmes Australia LP

Level 2, 414 Kent Street | Sydney NSW 2000
PO Box Q1643 | QVB Post Office | NSW 1230

D: 02 9255 1183 |M: 0451 675 388 |T: 02 9264 4658

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searcher

From: Kerry Craig
Sent: 9/11/2023 12:37:01 PM
To: Janelle Amy, Greg Richards, Karl Bevege, Greg Anderson
Subject: 85881 - Eton & Merton Streets Sutherland
Attachments: image001.png, 2023 10 26 Teams meeting with Council.pdf,

Your Ref #NOT14900

Hi Janelle

Please see attached our minutes from the electronic meeting for your records.

The owners corporation have engaged Warrington Fire to provide a peer review of the Holmes Concept Report. Can you please advise if Council would be willing to provide an extension to allow this to take place.

Hi Greg Richards

I will contact you separately to arrange the site visit.

Thanking you.

Kind Regards

Kerry Craig

Licensee-In-Charge

Licensed Strata Manager & Real Estate Agent

746 Kingsway, Gymea

PO Box 98, Gymea NSW 2227

Phone: 8582 1100

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www.dropdeadpest.com.au

11 October 2023

The Residents
SP85881
51-53 Merton Street
& 68-70 Eton Street
Sutherland NSW 2232

Dear Resident,

Notice of Rodent Inspection

We would like to advise that we will be carrying out a **Rodent Inspection of the common areas** at **SP85881, 51-53 Merton Street , & 68-70 Eton Street, Sutherland NSW 2232** , , on **Friday 10th November 2023 commencing at approximately 8:30 AM**, as requested by the Owners of the Strata Plan.

The **Rodent inspection** will involve an inspection of the external lockable rodent stations located in the common areas and re-baiting as required.

Rodenticides to be used: Ditrac and/or Contrac Rodent Bait to be secured in lockable rodent stations or secured in the roof void space.

Information about this notice: Under the Pesticides Regulation 2017, residents in multiple occupancy residential complexes must be given notice when a pesticide is being used to treat any common areas. We will have available on the day, Safety Data Sheets for your information if required.

We look forward to ensuring your home environment is safe, hygienic and pleasant to live in. Should you have any questions or concerns regarding this treatment, please contact our office on 9541 1365.

Yours sincerely,

Toni Green

Toni Green

Strata Management
DROP DEAD PEST CONTROL

HEAD OFFICE

Address: Unit 12, 800-812 Old Illawarra Rd, Menai NSW 2234
Phone: 9541 1365 **Email:** strata@dropdeadpestcontrol.com.au



dropdeadpestshirewest

searcher

From: Greg Anderson
Sent: 28/09/2023 12:22:17 PM
To: Kerry Craig
Subject: FW: Em to DEA Lawyers responding to Holmes Report and Certification | 8 Morley St, Sutherland
Attachments: image001.png, image003.png, image004.png, image005.png, image006.png, image007.png, image009.png, image010.png, image002.png, image012.png,

Hi Kerry,

You were copied to the email below.

Let's see what Council says when it does its more comprehensive response.

FYI - I will be on leave next week.

Regards

Greg Anderson

Partner

Level 29, 259 George Street, Sydney NSW 2000

PO Box A2419 Sydney South NSW 1235

p: (02) 9223 6344

e: greg.anderson@dealawyers.com.au

www.dealawyers.com.au

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From: Janelle Amy <JAmy@ssc.nsw.gov.au>
Sent: Thursday, September 28, 2023 12:00 PM
To: Greg Anderson <greg.anderson@dealawyers.com.au>
Cc: Daniel Reid <DReid@ssc.nsw.gov.au>; Kerry Craig <kerry@southernstrata.com.au>
Subject: Em to DEA Lawyers responding to Holmes Report and Certification | 8 Morley St, Sutherland

Dear Greg,

Thank you for this information. Council is currently considering this information and it will respond in due course.

On a preliminary basis, Council is not satisfied with the Report and Certification although we do note the Holmes Report (FSUCR) is a concept plan, it is very scant on details. At this stage of this matter, Council was hoping to be in a more progressed position than a concept plan.

We will come back to you with a more comprehensive respond to your information, once Mr Harriman has had a chance to review the documentation.

Kind Regards

Janelle Amy
Sutherland Shire Council | Senior Planning Lawyer | Corporate Governance
T 02 9710 0228

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<https://au.linkedin.com/company/sutherland-shire-council> <https://twitter.com/suthshirecncil> <http://www.sutherlandshire.nsw.gov.au/Council/Publications/Our-Shire> <http://www.sutherlandshire.nsw.gov.au/Council/News/Our-Shire>

We acknowledge the Dharawal people as the Traditional Custodians of the land within Sutherland Shire. We pay respect to the Elders and their families, past, present and emerging, and through them, to all Aboriginal and Torres Strait Islander peoples.

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From: Greg Anderson <greg.anderson@dealawyers.com.au>

Sent: Wednesday, 13 September 2023 2:42 PM

To: Janelle Amy <JAmy@ssc.nsw.gov.au>

Cc: Daniel Reid <DReid@ssc.nsw.gov.au>; Kerry Craig <kerry@southernstrata.com.au>

Subject: RE: Em to DEA Lawyers responding to Letter | 8 Morley St, Sutherland

Dear Janelle,

I am instructed to respond to your email dated 17 August 2023.

My client's response to each of the points raised in your email is inserted into your email below in green.

My client remains willing to meet with Council to discuss these matters.

If you have any questions or require clarification of any of these matters, please let me know.

Regards

Greg Anderson

Partner

Level 29, 259 George Street, Sydney NSW 2000

PO Box A2419 Sydney South NSW 1235

p: (02) 9223 6344

e: greg.anderson@dealawyers.com.au

www.dealawyers.com.au

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From: Janelle Amy <JAmy@ssc.nsw.gov.au>

Sent: Thursday, August 17, 2023 3:43 PM

To: Greg Anderson <greg.anderson@dealawyers.com.au>

Cc: Daniel Reid <DReid@ssc.nsw.gov.au>

Subject: Em to DEA Lawyers responding to Letter | 8 Morley St, Sutherland

Dear Greg,

Thank you for your letter to Council dated 5 July 2023. Council has considered your representations and in an effort of working collaboratively with you and your client, I am instructed that at this stage, Council will not proceed with issuing the proposed Fire Safety Order. However, Council will provide your client with a further 28 day period from the date of this email in which to resolve some of the matters raised in its Notice of Intention to give a Fire Safety Order (NOT14900) (**Notice**). Council will after 28 days issue your client with a revised Notice, based on any documents, certificates and performance solutions received in the next 28 day period.

Using the numbering in the Notice, I am instructed to reply as follows:-

Analysis of NOPO and DEA Letter 5 July 2023

Item 1 – Design & Building Practitioners Act

Agreed, any reference to the Design and Building Practitioners Act, 2021 will be removed in any future Notice or Order.

Noted – Thank you.

Items 2, 3, 4 & 9 Performance Solutions

Council understands your client's desire to rectify some fire safety issues raised with performance solutions or more correctly a Fire Engineering Strategy (as the term 'performance solutions' relate to works under a Construction Certificate). These need to be provided within 28 days to Council. Your client already has a fire engineer engaged in this matter and any Fire Engineering Strategy, needs to be provided quickly to Council for perusal and comment.

Please see attached Fire Safety Upgrade Concept Report (FSUCR) prepared by Holmes (ANNEXURE A)

Item 5 – Water Ingress into Carpark.

The works undertaken are only a temporary solution as the water ingress has not been resolved. The waterproofing works are essential to the sign off the Order, until the waterproofing is permanently repaired, there is likelihood of continuing damage to the cementitious fire spray and therefore Council will not be in a position to lift the Order against the property until the waterproofing works are completed and certified.

Further, the plaster board bulkhead was extensively damaged resulting in plasterboard falling off and this needs to be rectified as per an approved scope of works by Holmes fire to use the carpark. It is futile repairing this and other problematic areas without first fixing the waterproofing.

The owners corporation have provided preliminary approval for the waterproofing design works and will subsequently tender the construction stage works to ensure these issues are resolved as soon as practicable. The extent to which the waterproofing is affected above the carpark may result in a larger scope of works which will require additional fund raising and

staging of construction works in with the fire safety upgrade requirements. For this reason we request that the waterproofing is not tracked or mandated under the order instead that the maintenance of integrity of fire safety systems is endorsed in conjunction with the Holmes FSUCR and tracked to completion.

To provide confidence to council that the water ingress issues will not substantiate an issue in the fire safety in the carpark we would like to elaborate and provide further context. To date the owners have undertaken extensive reviews of the fireproof coatings to the structure and have patched in line with the specifications set out by Holmes. We acknowledge that there are remaining passive fire items outstanding between the residential and carpark portions of the building and will expedite completion of such works in conjunction with the elected methodology to fire protect the carpark portion of the building. To ensure no compromise to the fire rating of the structure is caused by water ingress (until water ingress is resolved or coatings made redundant by alternate solution), we propose a 6-month scheduled inspection is to be undertaken by a suitably qualified contractor or consultant to nominate any areas of concern with the vermiculite coatings, with any defects to be repaired with the permanent cementitious solution as has been completed to date.

We ask that on completion of either the passive fire separation or alternative sprinkler methodology (selection of method discretionary to Owners Corporation pending outcome of feasibility and financial due diligence) that the owners are permitted to repopulate the carpark area.

Item 6 – Fire Detection and Alarm System

This is agreed and it is a matter of timing, Council will allow your client 60 days to install these.

The owners corporation agree that the detection system will be extended into the SOUs and roof space as outlined by the Holmes FSUCR. Please note that the existing alarms in the SOU's are localised and do not form part of the detection system. This therefore is a large scope of works and we do not feel that 60 days will be sufficient time for this work. We propose that Council allow up to 6 months from the date of endorsement of the Fire Order to complete this scope.

Please refer to the Holmes Concept Report for more details.

Item 7 – Fire Door frames

Noted, please provide to Council evidence, including certification of installation of the doors

and the test reports.

Attached is a copy of the certification from Complete Fire Doors dated 24 February 2012 (ANNEXURE B) please also refer to the explanation provided by Holmes FSUCR.

Items 8 - Audit of Hebel Panels, 10 – Glazing and 13 - stair nosing

Agreed.

Hebel Panels - Registered Structural Engineers (SafeOz) have been engaged and they have completed preliminary investigations of the site. They are currently formulating their report to provide a standardised methodology for remediation to the support of the Hebel blockwork in the affected areas of the building. Following receipt and review of this report we will tender the construction package and look to schedule these works as soon as practicable. We note that we must be considerate to the overall program of the fire order so as to avoid rework and unreasonable costs to the owners.

Glazing - Registered Structural Engineers (Ironbridge Engineering) were engaged to review and report on the common property windows. They have completed their initial inspection and identified the windows that require attention. Similar to item 8 above, we will tender the construction package and look to schedule these works as soon as practicable. It is proposed that this work be carried out within 12 months and it is noted that certification will be submitted by a Registered Certifier.

Stair Nosing - This work has been completed by MH Building and attached is a copy of their installation certificate dated 4 September 2023 (ANNEXURE C)

Item 11 – Balustrades

Please provide Council with the certification which the OC has for Council's consideration, which has been requested previously from your client.

Please see attached copy of the certification prepared by Aoun's Aluminium dated 9 November 2011 (ANNEXURE D1). We also attach a report prepared by Ironbridge Engineering dated 17 May 2023 (ANNEXURE D2)

Item 12 – Drencher System.

Noted, However, the OC response does not cover all of the requirements of item 12, Council is not asking for a performance solution but rather certification of the operational abilities of the system installed. Council noted, for instance, that heat shields are missing, test facility was not evident, pressure gauge and temperature rating of the sprinkler heads may be insufficient for an outdoor environment.

Please refer to the Concept Report from Holmes Fire & Safety which addresses this item.-

Item 14 – Updates FSC

Agreed, this can be provided at the end of the works program.

Noted

Item 15 – Signage

Noted, Council will inspect this, unless you can provide proof to Council. Then Council will remove this from any new Notice/Order.

Please see attached Certificate of Compliance for the signage from Abate Fire dated 5 September 2023 (ANNEXURE E)

Item 16 – Certification

Noted, Council will remove the reference to the DBP Act. Otherwise, we are in agreement re certification.

Dean Morton, Certifier from Technical Inner Sight (Burwood) has been engaged by the

Owners Corporation.

In relation to mechanical ventilation, please provide the scope of works and provide certification and Council will inspect these works.

Please refer to the Concept Report from Holmes Fire & Safety for more information. We also attach a copy of the quotation from Bowers revised report/quotation dated 7 September 2023 (ANNEXURE F)

If your client can answer and provide some of the certification, Fire Engineering Strategies and revised proposed works within 28 days, Council will consider your clients documents and certificates and delay in issuing any further Notice and Order for a period of 28 days only.

Further, should the OC wish to stage the future works, this needs to be clearly detailed to Council in the submissions received within 28 days (including the desired outcomes from staging the works and how it will be certified at each stage).

It is proposed that the work be staged as follows

Sprinkler installation – Garage (if selected method)

12 Months

Detection system upgrade – Garage

90 days

Passive Work – Garage

6 months

Sprinkler installation – SOU

2 years

Detection system upgrade – Residential

6 months

Repairs to fire stair and lift shafts (x9)

12 Months

Repairs to window glazing

12 Months

Water penetration above sliding fire door bulkhead

Not to be constrained by the fire order. Refer item 5 above.

Kind Regards

Janelle Amy

Sutherland Shire Council | Senior Planning Lawyer | Corporate Governance

T 02 9710 0228

sutherlandshire.nsw.gov.au

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We acknowledge the Dharawal people as the Traditional Custodians of the land within Sutherland Shire. We pay respect to the Elders and their families, past, present and emerging, and through them, to all Aboriginal and Torres Strait Islander peoples.

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[Evolve:036d1951-5522-4aa0-992a-7af2e514359f]

searcher

From Kerry Craig
Sent 7/09/2023 10:42:41 AM
To Jennifer Bell, dralworthy@gmail.com, amilosevski@hotmail.com, php07g@gmail.com, shawndgriffiths1@gmail.com, alanduffin@hotmail.com, anthony.ng@infrabuild.com, anthonylng@outlook.com
Subject 85881 Job no 008714 - 101/53 Merton str , Sutherland
Attachments Screenshot_20230830-081054_Gallery.jpg, Screenshot_20230830-081057_Gallery.jpg, image001.png,

Hi Jennifer

Please see below/attached email from Combined Building confirming that the cracks around the stairs from your lower balcony to your upper balcony are cosmetic and there are no structural problems.

I have included a BCC to the Strata Committee so that they also have the photographs.

Thanking you.

Kind Regards

Kerry Craig

Licensee-In-Charge

Licensed Strata Manager & Real Estate Agent

Please note that we have moved to new premises at 746 Kingsway, Gymea (opposite Tradies)

746 Kingsway, Gymea

PO Box 98, Gymea NSW 2227

Phone: 8582 1100

southernstrata.com.au

For all after hours emergencies please refer to our website

www.southernstrata.com.au or call our emergency number on 0408 863 623. (Charges Apply)

<https://www.southernstrata.com.au/>

Important: Please be aware that when Southern is the manager of a property all correspondence including emails, faxes and letters are retained on file as required. Such records may be inspected by owners, prospective owners and other stakeholders.

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From: Michael Harrison <mickh@combinedbuildingservices.com.au>
Sent: Wednesday, August 30, 2023 8:59 AM
To: Kerry Craig <kerry@southernstrata.com.au>
Subject: Job no 008714 - 101/53 Meeton str , Sutherland

Good Morning Kerry ,

Apologies for late email regarding this job .

As i explained to you by phone after visiting and inspecting the area that the owner was worried about there is no major concerns .

There are some hairline cracks in the render at the top of the timber stairs .

These cracks correspond with the bottom of the tile bed and are common when having rendered over two different substrates .

There is a small, cracked piece of render near the corner of the area which may have been

caused by several ways

There is no structural problem with the area where cracking has occurred only aesthetically.

I spoke to the owner , Jennifer when I did the inspection and explained this to her .

Jennifer was satisfied with the explanation .

I ve attached two photos for your records

Regards Michael Harrison

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Lodger Details

Lodger Code	504011J
Name	J S MUELLER & CO
Address	240 PRINCES HWY ARNCLIFFE 2205
Lodger Box	1W
Email	JEFFREYMUELLER@MUELLERS.COM.AU
Reference	JSM:40277

Land Registry Document Identification

AS158186

STAMP DUTY:

Consolidation/Change of By-laws

Jurisdiction NEW SOUTH WALES

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference	Part Land Affected?	Land Description
CP/SP85881	N	

Owners Corporation

THE OWNERS - STRATA PLAN NO. SP85881
Other legal entity

Meeting Date

24/04/2022

Repealed by-law No.

Details Not applicable

Amended by-law No.

Details Not applicable

Added by-law No.

Details Special By-Laws 26 and 27

The subscriber requests the Registrar-General to make any necessary recording in the Register to give effect to this instrument, in respect of the land or interest described above.

Attachment

See attached Conditions and Provisions

See attached Approved forms

Execution

The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.

The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	THE OWNERS - STRATA PLAN NO. SP85881
Signer Name	JEFFREY STEVEN MUELLER
Signer Organisation	PARTNERS OF J S MUELLER & CO
Signer Role	PRACTITIONER CERTIFIER
Execution Date	24/05/2022

Annexure A

Consolidated By-Laws for Strata Plan No 85881

Effective from 11th April, 2022

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The seal of **The Owners - Strata Plan No. 85881** was affixed on 24th May 2022 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: **DEAN MEADES**

Authority: **STRATA MANAGER**



Annexure A

Consolidated By-Laws for SP85881

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. Changes to common property

- (1) An owner or person authorised by an owner may install, without consent of the owners corporation:
 - (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.
- (2) 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.
- (3) Clause (1) does not apply to the installation of anything that is likely to affect the operation of fire safety devices in the lot or to reduce the level of safety in the lot or common property
- (4) The owner of a lot must:

- (a) maintain and keep in a state of good and serviceable repair any installation or structure referred to in clause (1) that forms a part of the common property and that services the lot, and
- (b) repair any damage caused to any part of the common property by the installation or removal of any lock or safety device, screen, other device or structure referred to in clause (1) 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. Hanging out of washing

1. An owner or occupier of a lot may hang any washing on any lines provided by the owners' corporation for that purpose. Such washing may only be hung for a reasonable period.
2. An owner or occupier of a lot may hang washing on any part of the lot provided that the washing will not be visible from street level outside the parcel.
3. An owner or occupier of a lot may hang washing on any part of the lot that will be visible from street level outside the parcel only if the owner or occupier has the prior written approval of the owners' corporations.
4. In this clause:
washing includes any clothing, towel, bedding or other article of similar type.

10. Preservation of fire safety

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

fire safety devices in the parcel or to reduce the level of fire safety in the lots or common property.

11. Cleaning windows and doors

1. Except in the circumstances referred to in clause (2), an owner or occupier of a lot is responsible for cleaning all interior and exterior surfaces of glass in windows and doors on the boundary of the lot, including so much as is common property.
2. The owners' corporation is responsible for cleaning regularly all exterior surfaces of glass in windows and doors that cannot be accessed by the owner or occupier of the lot safely or at all.

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. Changes to floor coverings and surfaces

1. An owner or occupier of a lot must notify the owners' corporation at least 21 days before changing any of the floor coverings or surfaces of the lot if the change is likely to result in an increase in noise transmitted from that lot to any other Lot. The notice must specify the type of the proposed floor covering or surface.
2. This by-law does not affect any requirement under any law to obtain a consent to, approval for or any other authorisation for the changing of the floor covering or surface concerned.

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. Disposal of waste - shared bins

1. An owner or occupier of a lot must not deposit or throw on the common property any rubbish, dirt, dust, or other material or discarded item except with the prior written approval of the owners' corporation.
2. An owner or occupier of a lot must not deposit in a toilet, or otherwise introduce or attempt to introduce into the plumbing system, any item that is not appropriate for any such disposal (for example, a disposable nappy).
3. An owner or occupier must:
 - a. comply with all reasonable directions given by the owners corporation as to the disposal and storage of waste (including the cleaning up of spilled waste) on common property, and
 - b. comply with the local council's guidelines for storage, handling, collection and disposal of waste.
4. The owners corporation may give directions for the purposes of this by-law by posting signs on the common property with instructions on the handling of waste that are consistent with the locals council's requirements or giving notices in writing to owners or occupiers of lots.
5. In this by-law:

"bin" includes any receptacle for waste.

'waste' includes garbage and recyclable material.

16. Keeping of animals

- (1) An owner or occupier of a lot may keep an animal on the lot or the common property with the written approval of the strata committee.
- (2) The strata committee must not unreasonably withhold its approval of the keeping of an animal on a lot or the common property and must give an owner or occupier written reasons for any refusal to grant approval.
- (3) If an owner or occupier of a lot keeps an animal on the lot, the owner or occupier must:
 - a. keep the animal within the lot, and
 - b. supervise the animal when it is on the common property, and
 - c. take any action that is necessary to clean all areas of the lot or the common property that are soiled by the animal.
- (4) An owner or occupier of a lot who keeps an assistance animal on the lot must, if required to do so by the strata committee, provide evidence to the strata committee demonstrating that the animal is an assistance animal as referred to in section 9 of the *Disability discrimination Act 1992* of the Commonwealth.

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. 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).

19. Provision of amenities or services

1. The owners' corporation may, by special resolution, determine to enter into arrangements for the provision of the following amenities or services to one or more of the lots, or to the owners or occupiers of one or more of the lots:
 - a. window cleaning
 - b. garbage disposal and recycling services
 - c. electricity, water or gas supply
 - d. telecommunication services (for example, cable television)
2. If the owners corporation makes a resolution referred to in clause (1) to provide an amenity or services to a lot or to the owner or occupier of a lot, it must indicate in the resolution the amount for which or the conditions on which it will provide the amenity or service.

20. Compliance with planning and other requirements

1. The owner or occupier of a lot must ensure that the lot is not used for any purpose that is prohibited by law.
2. The owner or occupier of a lot must ensure that the lot is not occupied by more persons than are allowed by law to occupy the lot.

21. Service of documents on owner or lot by the owners corporation

A document may be served on the owner of a lot by electronic means if the person has given the owners corporation an e-mail address for the service of notices and the document is sent to that address

22. Smoke Penetration

1. An owner or occupier, and any invitee of the owner or occupier, must not smoke tobacco or any other substance on the company property.
2. An owner or occupier of a lot must ensure that smoke caused by the smoking of tobacco or any other substance by the owner or occupier, or any invitee of the owner or occupier, on the lot does not penetrate to the common property or any other lot.

23. Special by-law Major Renovations and Building Works (Lot 57) (passed 20th November, 2019)

1. Introduction

This by-law gives the Owner the right to carry out the Major Renovations on the conditions of the Renovations

By-Law and this by-law.

2. Definitions

In this by-law:

"Lot" means Lot 57 (403/53 Merton St) in the Strata Scheme;

"Owner" means the owner for the time being of the Lot (being the current owner and all successors);

"Plans" means the installation of a power point in the garage and the installation of a garage door opener connected to the common property power supply.

"Major Renovations" means the alterations and additions to the Lot and common property described "plans"

"Renovations By-Law" means By-Law - Renovations as amended from time to time;

"Strata Scheme" means the strata scheme to which this by-law applies.

3. Authorisation for Major Renovations

The Owners Corporation grants the Owner:

- the authority to carry out the Major Renovations strictly in accordance with the Plans;
- the special privilege to, at the Owner's cost, carry out the Major Renovations to the common property strictly in accordance with the Plans; and
- the exclusive use and enjoyment of the common property to be occupied by the Major Renovations; on the conditions of this by-law.

4. Conditions

The Renovations By-Law will apply to the Major Renovations.

- The Owner must, at the Owner's cost, comply with the conditions specified in the Renovations By-Law with respect to the Major Renovations.
- The Owner must also, at the Owner's cost, properly maintain and keep in a state of good and serviceable repair the Major Renovations and the common property occupied by the Major Renovations and, where necessary, renew or replace any fixtures or fittings comprised in those Major Renovations and that common property.
- The Owners Corporation may exercise any of the functions conferred on it under the Renovations By-Law with respect to the Major Renovations.
- The Owner must pay the reasonable costs of the owners' corporation incurred in connection with approving and registering this by-law.
- For the avoidance of doubt, this by-law operates as the approval of the owners' corporation of the Major Renovations for the purposes of the Renovations By-law.
- The power point may only be used for the purpose of the automatic garage

opener.

24. Special By-law Renovations - (passed 20th November 2019)

1 Introduction

This by-law sets out the rules you must follow if you intend to carry out renovations to a common area in the building in connection with your apartment, or to your apartment, including minor renovations and major renovations.

2 Definitions

2.1. In this by-law:

- (a) **"act"** means the *Strata Schemes Management Act 2015*;
- (b) **"apartment"** means a lot in the strata scheme,
- (c) **"annexure"** means the annexure to this by-law,
- (d) **"building"** means the building in the strata scheme in which your apartment is located,
- (e) **"common area"** means the common property in the strata scheme,
- (f) **"cosmetic work"** means cosmetic work for the purposes of section 109 of the Act and any by-law that specifies additional work that is to be cosmetic work for the purposes of section 109 of the Act,
- (g) **"major renovations"** means any work to an apartment or a common area in the building in connection with your apartment for the following purposes:
 - (i) work involving structural changes such as the removal of the whole or part of a load bearing wall,
 - (ii) work that changes the external appearance of your apartment, including the installation of an external access ramp, awning, pergola or vergola or installation of a new window in a boundary wall of your apartment,
 - (iii) work involving waterproofing such as a bathroom renovation involving the laying of a new waterproof membrane,
 - (iv) work for which consent or another approval is required under any other Act such as development consent of the local council under the *Environmental Planning and Assessment Act 1979*,

but cannot include cosmetic work or minor renovations,

- (h) "minor renovations" means any work to a common area in the building in connection with your apartment for the following purposes:
- (i) renovating a kitchen,
 - (ii) renovating a bathroom in a manner that does not involve waterproofing,
 - (iii) renovating any other room in your apartment in a manner that does not involve waterproofing or structural changes,
 - (iv) changing recessed light fittings,
 - (v) removing carpet or other soft floor coverings to expose underlying wooden or other hard floors,
 - (vi) installing or replacing wood or other hard floors,
 - (vii) installing or replacing wiring or cabling or power or access points,
 - (viii) installing or replacing pipes and ducts,
 - (ix) work involving reconfiguring walls in a manner that does not involve structural changes,
 - (x) installing a rainwater tank,
 - (xi) installing a clothesline,
 - (xii) installing a reverse cycle split system air conditioner or a ducted air conditioning system,
 - (xiii) installing double or triple glazed windows,
 - (xiv) installing a heat pump or hot water service,
 - (xv) installing ceiling insulation,
 - (xvi) installing an aerial or antenna,
 - (xvii) installing a satellite dish with a diameter no greater than 1.5 metres,
 - (xviii) installing a skylight, whirlybird, ventilation or exhaust fan or solar panels in or on a roof directly above your apartment,

but cannot include cosmetic work or major renovations or work that is authorised by a by-law made under section 108 of the Act or a common property rights by-law,

- (i) **"renovations"** means minor renovations or major renovations,

- (j) **"strata scheme"** means the strata scheme to which this by-law applies, and
- (k) **"you"** means an owner of an apartment and includes your successors in title.

2.2 In this by-law, unless the context or subject matter otherwise indicates or requires:

- (a) headings have been inserted for guidance only and do not affect the interpretation of this by-law,
- (b) references to any legislation include any legislation amending, consolidating or replacing the same, and all by-laws, ordinances, proclamations, regulations, rules and other authorities made under them,
- (c) words importing the singular number include the plural and vice versa,
- (d) where any word or phrase is given a definite meaning any part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning,
- (e) any expression used in this by-law and which is defined in the Act will have the same meaning as that expression has in that Act unless a contrary intention is expressed in this by-law,
- (f) if any provision of this by-law is invalid or void, that provision will be read down, ignored or severed so far as is possible in order to uphold the validity and enforceability of the remaining provisions of this by-law, and
- (g) if there is any inconsistency between this by-law and any other by-law applicable to the strata scheme, then the provisions of this by-law will prevail to the extent of that inconsistency.

3 Renovations Approval Process

3.1 Renovations Require Approval

You must not carry out, or permit anyone else to carry out, renovations without the prior written approval of the owners' corporation.

3.2 The Approval Process

3.2.1 If you wish to carry out renovations you must make an application to the owners' corporation in order to seek its approval of the renovations.

3.2.2 The application must be in writing and sent to the strata managing agent of the owners' corporation or, if there is no strata managing agent, to the secretary of the owners corporation.

3.2.3 Your application must contain:

- (a) your name, address and telephone number,

- (b) your apartment and lot number,
- (c) details of the renovations,
- (d) drawings, plans and specifications for the renovations,
- (e) an estimate of the duration and times of the renovations,
- (f) details of the persons carrying out the renovations including the name, licence number, qualifications and telephone number of those persons,
- (g) details of arrangements to manage any resulting rubbish or debris arising from the renovations.

3.2.4 Your application must also contain a motion and by-law generally in the form set out in the annexure (with the blanks appropriately completed) and your written consent to that by-law if the renovations are major renovations and will involve alterations or additions to a common area.

3.2.5 The owners corporation may request further information to supplement the information contained in your application but it must not act unreasonably when doing so.

3.2.6 The owners corporation may engage a consultant to assist it review your application.

3.2.7 The owners corporation may:

- (a) approve your application either with or without conditions, or
- (b) withhold approval of your application (but it must not act unreasonably when doing so).

3.2.8 If your major renovations will involve alterations or additions to a common area, and the owners corporation approves your application, the owners corporation must do so by passing a special resolution at a general meeting to approve the motion and by-law submitted with your application (or a substantially similar motion and by-law).

3.2.9 You must comply with any conditions which the owners' corporation issues as part of its approval and the conditions contained in this by-law.

4 Conditions for Renovations

4.1 Before the Renovations

4.1.1 Before commencing the renovations, you must:

- (a) Prior Notice

give the owners corporation at least 14 days' written notice. Your written notice must include the estimated start date of the renovations and the estimated end date of the renovations,

(b) Local Council Approval

(in the case of major renovations) if required by law, obtain a complying development certificate for or development consent of the local council to the major renovations and a construction certificate for the major renovations, and give copies of them to the owners corporation,

(c) Contractor's Licence and Insurance Details

give the owners corporation a copy of a certificate or other document demonstrating that the contractor who will carry out the renovations holds a current:

- (i) licence,
- (ii) all risk insurance policy which must include public liability cover in the sum of \$10,000,000.00,
- (iii) workers compensation insurance policy, and
- (iv) home building compensation fund insurance policy under the *Home Building Act 1989* for the renovations (if required by law),

(d) Engineer's Report

if requested to by the owners corporation, give the owners corporation a report from a structural engineer addressed to the owners corporation certifying that the renovations will not have a detrimental affect on the structural integrity of the building or any part of it,

(e) Acoustic Consultant's Report

if the renovations will involve changes to the floor coverings in your apartment (apart from floor coverings in a laundry, lavatory or bathroom) by, for example, installing or replacing wood or other hard floors, if requested to by the owners corporation, give the owners corporation a report from an acoustic consultant certifying the acoustic properties of the new floor coverings,

(f) Dilapidation Report

if requested to by the owners corporation, give the owners corporation a dilapidation report (which must include photographs) concerning the areas of the building the owners corporation requires to be included in that report,

(g) Bond

if requested to by the owners corporation, pay a bond to the owners corporation in the sum of \$10,000 or such other amount determined from time to time by the owners corporation,

(h) Costs

Pay the reasonable costs of the owners corporation incurred in connection with considering or approving your application for renovations including any consultant's costs.

4.1.2 If you have not complied with any of the conditions set out in clause 4.1.1 you must not begin the renovations and if you have already begun the renovations you must immediately stop them.

4.2 During the Renovations

During the renovations you must:

(a) Standard of Workmanship

ensure the renovations are carried out in a competent and proper manner by appropriately qualified and licensed contractors utilising only first quality materials which are good and suitable for the purpose for which they are used,

(b) Quality of Renovations

make certain the renovations are completed in accordance with any specifications for them and comply with the Building Code of Australia and any applicable Australian Standard (in the event of a conflict, the Building Code of Australia shall prevail),

(c) Time for Completion of Renovations

make sure the renovations are carried out with due diligence and are completed as soon as practicable from the date of commencement,

(d) Times for Renovations

ensure that the renovations are only carried out between the hours of 8.00am - 5.00pm on Monday - Friday and 9.00am - 3.00pm on Saturdays (not including public holidays) and are not carried out at any other times,

(e) Times for Operation of Noisy Equipment

make sure that percussion tools and noisy equipment such as jack hammers and tile cutters are only used between 10.00am - 3.00pm and that at least 72 hours notice is given to the occupiers of the other apartments in the building by a sign prominently displayed on the noticeboard before the use of any such tools and equipment,

(f) Appearance of Renovations

ensure the renovations are carried out and completed in a manner which is in keeping with the rest of the building,

(g) Supervision of Renovations

ensure that the renovations are adequately supervised and that the common areas are inspected by the supervisor on a daily basis to ensure that the conditions of this by-law are complied with,

(h) Noise During Renovations

ensure the renovations and your contractors do not create any excessive noise in your apartment or in a common area that is likely to interfere with the peaceful enjoyment of the occupier of another apartment or of any person lawfully using a common area,

(i) Transportation of Construction Equipment

ensure that all construction materials and equipment are transported in accordance with any manner reasonably directed by the owners corporation and in a manner that does not cause damage to the building,

(j) Debris

ensure that any debris and rubbish associated with or generated by the renovations is removed from the building strictly in accordance with the reasonable directions of the owners corporation,

(k) Storage of Building Materials on Common Areas

make sure that no building materials are stored in a common area,

(l) Protection of Building

protect all areas of the building outside your apartment which are affected by the renovations from damage, the entry of water or rain and from dirt, dust and debris relating to the renovations and ensure that all common areas, especially the walls, floors and lift leading to your apartment, are protected by covers and mats when transporting furniture, construction materials, equipment and debris through the building,

(m) Building Integrity

keep all areas of the building affected by the renovations structurally sound during the renovations and make sure that any holes or penetrations made during the renovations are adequately sealed and waterproofed and, if necessary, fireproofed,

(n) Daily Cleaning

clean any part of the common areas affected by the renovations on a daily basis and keep all of those common areas clean, neat and tidy during the renovations,

(o) Interruption to Services

minimise any disruption to services in the building and give the occupiers of the other apartments in the building at least 72 hours prior notice of any planned interruption to the services in the building such as water, electricity and television by a sign prominently displayed on the noticeboard before any such disruption,

(p) Access

give the owners corporation's nominee (which may be its consultant) access to your apartment to inspect (and, if applicable, supervise) the renovations on reasonable notice,

(q) Vehicles

ensure that no contractor's vehicles obstruct the common areas other than on a temporary and non-recurring basis when delivering or removing materials or equipment and then only for such time as is reasonably necessary,

(r) Security

ensure that the security of the building is not compromised and that no external doors of the building are left open and unattended or left open for longer than is reasonably necessary during the renovations,

(s) Variation to renovations

not vary the renovations without obtaining the prior written approval of the owners corporation,

(t) Costs of renovations

pay all costs associated with the renovations including any costs incurred by the owners corporation engaging a consultant to inspect or supervise the renovations.

4.3 After the Renovations

After the renovations have been completed, you must:

(a) Notify the Owners Corporation

promptly notify the owners corporation that the renovations have been completed,

(b) Access

give the owners corporation's nominee (which may be its consultant) access to your apartment to inspect the renovations on reasonable notice,

(c) Obtain Planning Certificates

if required by law, obtain all requisite certificates issued under Part 4A of the *Environmental Planning and Assessment Act 1979* approving the renovations and the occupation of your apartment (such as a compliance certificate and an occupation certificate) and give copies of them to the owners corporation,

(d) Restore the Common Areas

restore all common areas damaged by the renovations as nearly as possible to the state which they were in immediately prior to commencement of the renovations,

(e) Engineer's Report

if required by the owners corporation, give the owners corporation a report from a duly qualified structural engineer addressed to the owners corporation certifying that the renovations have been completed in a manner that will not detrimentally affect the structural integrity of the building or any part of it,

(f) Expert's Report

if required by the owners corporation, give the owners corporation a report from a duly qualified building consultant or expert addressed to the owners corporation certifying that the renovations have been completed in a manner that complies with the Building Code of Australia and any applicable Australian Standards,

(g) Acoustic Consultant's Report

if the renovations involved changes to the floor coverings of your apartment (apart from floor coverings in a laundry, lavatory or bathroom), if required by the owners corporation, give the owners corporation a report from an acoustic consultant certifying the acoustic properties of any new floor coverings.

4.4 Enduring Obligations

You must:

(a) Maintenance of Apartment Renovations

properly maintain the renovations to your apartment and keep them in a reasonable state of good and serviceable repair and, where necessary, renew or replace any part of those renovations,

(b) Maintenance of Minor Renovations

properly maintain the minor renovations and keep them in a reasonable state of good and serviceable repair and, where necessary, renew or replace any part of those minor renovations,

(c) Repair Damage

repair any damage caused to another apartment or the common areas by the carrying out of the renovations in a competent and proper manner,

(d) Prevent Excessive Noise

ensure that any equipment forming part of the renovations does not create or generate any heat, noise or vibrations that are likely to interfere with the peaceful enjoyment of the occupier of another apartment or of any person lawfully using a common area,

(e) Flooring

if the renovations involved changes to the floor coverings of your apartment, ensure that the new floor coverings are covered or otherwise treated to an extent sufficient to prevent the transmission from the floor coverings of noise likely to disturb the peaceful enjoyment of the owner or occupier of another apartment (apart from floor coverings in a laundry, lavatory or bathroom),

(f) Indemnity

indemnify and keep indemnified the owners corporation against all actions, proceedings, claims, demands, costs, damages and expenses which may be incurred by or brought or made against the owners corporation arising out of the renovations or the altered state or use of any of the common areas arising from the renovations or your breach of this by-law,

(g) Insurance

if required by the owners corporation, make, or permit the owners corporation to make on your behalf, any insurance claim concerning or arising from the renovations, and use the proceeds of any insurance payment made as a result of an insurance claim to complete the renovations or repair any damage to the building caused by the renovations,

(h) Comply with the Law

comply with all statutes, by-laws, regulations, rules and other laws for the time being in force and which are applicable to the renovations and the requirements of the local council concerning the renovations (for example, the conditions of the local council's approval of the major renovations, a notice or order issued by the local council or fire safety laws).

5 Bond

The owners' corporation shall be entitled to apply the bond paid by you under the conditions of this by-law, or any part of it, towards the costs of the owners corporation incurred:

- (a) repairing any damage caused to a common area or any other apartment during or as a result of the renovations, or
- (b) cleaning any part of the common area as a result of the renovations,

and the owners corporation must refund the bond, or the remaining balance of it, when you notify the owners corporation that the renovations have been completed and the owners corporation is reasonably satisfied that you have complied with the conditions of this by-law.

6 Breach of this By-Law

6.1 If you breach any condition of this by-law and fail to rectify that breach within 14 days of service of a written notice from the owners corporation requiring rectification of that breach (or such other period as is specified in the notice), then the owners corporation may:

- (a) rectify the breach,
- (b) enter on any part of the building including your apartment, by its agents, employees or contractors, in accordance with the Act for the purpose of rectifying the breach, and
- (c) recover as a debt due from you the costs of the rectification and the expenses of the owners corporation incurred in recovering those costs including legal costs on an indemnity basis.

6.2 Nothing in this clause restricts the rights of or the remedies available to the owners' corporation as a consequence of a breach of this by-law.

7 Common Property Rights By-Law

7.1 Nothing in this by-law detracts from or alters any obligation that arises under sections 108 or 143 of the Act for or in relation to your major renovations.

7.2 Nothing in this by-law prevents the owners corporation from requiring, as a condition of approval for your major renovations or otherwise, a separate by-law to be made under section 108 or 143 of the Act for your major renovations in accordance with clause 3.2.8.

8 Strata Committee Approvals

The strata committee may approve minor renovations under this by-law. To avoid doubt, the owners corporation delegates its functions under section 110 of the Act to the strata committee.

9 Specification of Additional Minor Renovations

To avoid doubt, this by-law specifies additional work that is to be a minor renovation for the purposes of section 110 of the Act.

10 Decision of Owners Corporation not to Maintain Minor Renovations

To avoid doubt, the owners' corporation determines that:

- (a) it is inappropriate for the owners corporation to maintain, renew, replace or repair any minor renovations done by you pursuant to an approval granted under this by-law; and
- (b) in the light of the obligations imposed on you in this by-law to maintain, renew, replace or repair any such minor renovations, its decision will not affect the safety of any building, structure or common area in the strata scheme or detract from the appearance of any property in the strata scheme.

ANNEXURE

Motion and By-Law for Major Renovations

That the owners corporation specially resolves pursuant to sections 108 and 143 of the *Strata Schemes Management Act 2015* to authorise the owner of the lot specified in the special by-law set out below to carry out the alterations and additions to that lot and the common property described in that special by-law on the conditions of that special by-law (including the condition that the owner is responsible for the maintenance, upkeep and repair of those alterations and additions and the common property occupied by them) and to add to the by-laws applicable to the strata scheme by making that special by-law:

Special By-Law - Major Renovations and Building Works (Lot)

1. Introduction

This by-law gives the Owner the right to carry out the Major Renovations on the conditions of the Renovations By-Law and this by-law.

2. Definitions

In this by-law:

"Lot" means Lot in the Strata Scheme;

"Owner" means the owner for the time being of the Lot (being the current owner and all successors);

"Plans" means the plans/drawings prepared by and dated attached to this by-law;

"Major Renovations" means the alterations and additions to the Lot and common property described and shown in the Plans being,

"Renovations By-Law" means Special By-Law No....- Renovations as amended from time to time;

"Strata Scheme" means the strata scheme to which this by-law applies.

3. Authorisation for Major Renovations

The Owners Corporation grants the Owner:

- (a) the authority to carry out the Major Renovations strictly in accordance with the Plans;
- (b) the special privilege to, at the Owner's cost, carry out the Major Renovations to the common property strictly in accordance with the Plans; and
- (c) the exclusive use and enjoyment of the common property to be occupied by the Major Renovations;

on the conditions of this by-law.

4. Conditions

4.1 The Renovations By-Law will apply to the Major Renovations.

4.1 The Owner must, at the Owner's cost, comply with the conditions specified in the Renovations By-Law with respect to the Major Renovations.

4.2 The Owner must also, at the Owner's cost, properly maintain and keep in a state of good and serviceable repair the Major Renovations and the common property occupied by the Major Renovations and, where necessary, renew or replace any fixtures or fittings comprised in those Major Renovations and that common property.

4.3 The Owners Corporation may exercise any of the functions conferred on it under the Renovations By-Law with respect to the Major Renovations.

4.4 The Owner must pay the reasonable costs of the owners' corporation incurred in connection with approving and registering this by-law.

4.5 For the avoidance of doubt, this by-law operates as the approval of the owners' corporation of the Major Renovations for the purposes of the Renovations By-law.

25. Special By-Law - Rules and Recovery of Costs by Owners Corporation (passed 20th November, 2019.)

1 **Introduction**

This by-law set outs general rules you must follow and gives us the right to recover expenses, interest and recovery costs from you if you breach the by-law.

2 **Definitions**

In this by-law, unless the context or subject matter otherwise indicates or requires:

- 2.1 **"by-laws"** means any by-laws in force in respect of the strata scheme;
- 2.2 **"cleaning costs"** means any cost or expense we incur cleaning or removing rubbish from common property arising out of or as a result of your breach of this by-law;
- 2.3 **"demand"** means a written demand from us to you;
- 2.4 **"denial of access"** means the failure or refusal by you to give us or a contractor engaged by us access to your lot when requested to by us to permit us to exercise any of our functions under the Strata Act or to undertake a fire safety inspection or maintain, repair or replace any fire safety measures on, or undertake a pest inspection, extermination or treatment of, the common property or your lot;
- 2.5 **"denial of access costs"** means any cost or expense incurred by us arising out of or as a result of a denial of access in breach of this by-law;
- 2.6 **"expenses"** means any cost or expense incurred by us arising out of or as a result of your breach of this by-law including cleaning costs, denial of access costs, false alarm expenses, key charges, an insurance excess, an insurance increase, remedy expenses and repair costs;
- 2.7 **"false alarm"** means the activation of a fire alarm in circumstances where there is no fire or other type of emergency which is likely to cause a risk, hazard or danger to the building or any person in the building by virtue of the incidence of smoke, heat or fire in the building;
- 2.8 **"false alarm expenses"** means any cost or expense incurred by us arising out of or as a result of a false alarm caused by your breach of this by-law including charges imposed on us by Fire & Rescue NSW (such as charges for attending the building in response to a false alarm);
- 2.9 **"fire alarm"** means a smoke detector, smoke alarm, heat sensor, heat alarm or fire alarm or any other device that functions to monitor the incidence of smoke, heat or fire in the building;

- 2.10 **"insurance excess"** means an amount equal to any insurance excess payable by us arising out of or in consequence of a claim made on a policy of insurance held by us arising out of or concerning your lot or the common property in connection with your lot including any damage to your lot or its contents or that common property;
- 2.11 **"insurance increase"** means an amount equal to any increase in an insurance premium payable by us arising out of anything done by you;
- 2.12 **"interest"** means interest payable on expenses in accordance with this by-law;
- 2.13 **"invitee"** includes a guest or contractor;
- 2.14 **"key"** means any key to access the strata scheme or your lot;
- 2.15 **"key charges"** means any cost or expense incurred by us issuing you with a replacement key;
- 2.16 **"lot"** means a lot in the strata scheme;
- 2.17 **"occupier"** means a person in occupation of a lot and includes a tenant;
- 2.18 **"owner"** means an owner of a lot;
- 2.19 **"recovery costs"** means any cost or expense incurred by us in recovering from you any expenses or interest including strata managing agent's costs and legal costs on an indemnity basis;
- 2.20 **"remedy expenses"** means any cost or expense incurred by us remedying or attempting to remedy your breach of this by-law including consultant's costs;
- 2.21 **"repair costs"** means any cost or expense we incur repairing damage to common property, or repairing any part of your lot or its contents, arising out of or as a result of your breach of this by-law;
- 2.22 **"Strata Act"** means the Strata Schemes Management Act 2015;
- 2.23 **"strata scheme"** means the strata scheme to which this by-law applies;
- 2.24 **"us" or "we"** means the owners corporation; and
- 2.25 **"you"** means an owner or occupier.

3 Interpretation

In this by-law:

- 3.1 headings have been inserted for guidance only and do not affect the interpretation of this bylaw;

- 3.2 references to any legislation include any legislation amending, consolidating or replacing the same, and all by-laws, ordinances, proclamations, regulations, rules and other authorities made under them;
- 3.3 words importing the singular number include the plural and vice versa;
- 3.4 where any word or phrase is given a definite meaning any part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning;
- 3.5 any expression used in this by-law and which is defined in the Strata Act will have the same meaning as that expression has in the Strata Act unless a contrary intention is expressed in this by-law;
- 3.6 the terms of this by-law are independent of each another. If a term of this by-law is deemed void or unenforceable, it shall be severed from this by-law, and the by-law as a whole will not be deemed void or unenforceable;
- 3.7 the terms of this by-law apply to the extent permitted by law; and
- 3.8 if there is any inconsistency between this by-law and any other by-law applicable to the strata scheme, then the provisions of this by-law will prevail to the extent of that inconsistency.

4 General Rules

- 4.1 You must not breach any by-laws.
- 4.2 You must not cause a false alarm.
- 4.3 You must not damage common property without the approval in writing of the owners corporation (except where permitted by the Strata Act or a by-law).
- 4.4 You must not leave or dump rubbish on common property (except where permitted by the Strata Act or a by-law).
- 4.5 You must not dirty or soil the common property.
- 4.6 You must not do or omit to do anything that causes us to incur or pay an insurance excess or that causes an insurance premium payable by us to increase.
- 4.7 You must not cause a denial of access.
- 4.8 You must not lose a key.
- 4.9 You must not request that we or our contractor repair any part of your lot or its contents.

5 General Obligations

5.1 If you are an owner, you must take all reasonable steps to ensure that any occupier of your lot complies with this by-law.

5.2 You must take all reasonable steps to ensure that your invitees comply with this by-law as if they were you and were bound by this by-law.

6 Payment of Expenses

If you breach this by-law, you are liable to pay or reimburse us for any expenses on demand.

7 Interest on Expenses

If any expenses are not paid by you at the end of one month after they become due and payable, the expenses bear until paid simple interest at the same annual rate as applies to interest on overdue contributions levied by us (currently an annual rate of 10 per cent).

8 Payment of Recovery Costs

You are liable to pay or reimburse us for any recovery costs on demand.

9 Recovery of Expenses, Interest, Etc.

We may recover from you as a debt any:

- (a) expenses;
- (b) interest; and
- (c) recovery costs;

for which you are liable.

10 Mode of Recovery of Expenses, Interest, Etc.

If you are an owner, we may include reference to any expenses, interest or recovery costs for which you are liable on:

- (a) your account with us;
- (b) levy notices served on you; and
- (c) certificates issued under section 184 of the Strata Act in respect of your lot;

for the purpose of recovering from you as a debt any of those amounts.

11 Appropriation of Payments

We may appropriate any payments you make to us towards expenses, interest and recovery costs in any manner we deem fit.

12 **Sale of Lot**

If a person becomes an owner of a lot at a time when, under this by-law, a former owner is liable to pay any expenses, interest or recovery costs to us, the person who becomes owner is jointly and severally liable with the former owner to pay those amounts to us.

26. **By-law No. 26 Fire and Life safety (passed 11th April, 2022)**

Introduction

1. The restrictions in this by-law are for the purpose of protecting the health, fire and life safety (including in particular compliance with fire safety regulations), welfare and real and personal property of the owners' corporation and owners, tenants, occupiers and visitors.

2. This by-law operates in addition to and not in derogation of any rights, duties or obligations arising under any provision of, or instrument issued under, any of:

- (a) the *Environmental Planning and Assessment Act 1979* (NSW) and Regulations thereunder or any Act or Regulations replacing the same;
- (b) any conditions of any consent given by the Council in connection with the development approval for the development of the site now constituted by the Strata Plan;
- (c) the *Strata Schemes Management Act 2015*; and
- (d) the law.

Definitions and interpretation

3. In this by-law these terms (in any form) mean:

Act means the *Strata Schemes Management Act 2015*;

invitee means a person on the parcel with the express or implied consent of an owner, tenant or occupier;

smoke means to inhale, hold or otherwise have control of ignited tobacco or any other substance (including e-cigarettes) that is intended to be smoked by means of a cigarette, cigar, pipe or any other method;

vehicle includes motorcars, motorcycles, bicycles, boats, caravans, trucks and trailers.

4. In this by-law, unless the context otherwise requires:

- (a) headings are for convenience only and do not affect the interpretation of by-laws;
- (b) words importing the singular include the plural and vice versa;
- (c) words importing a gender include any gender;
- (d) an expression importing a natural person includes any company, partnership, joint venture, association, corporation or other owners corporation and any Governmental Agency;

- (e)) a reference to a person includes a reference to the person's executors, administrators, successors, substitutes (including without limitation, persons taking by novation) and assigns;
- (f) a reference to anything includes a part of that thing;
- (g) a reference to any statute, regulation, proclamation, ordinance or by-law includes all statutes, reputations, proclamations, ordinances or by-laws carrying, consolidating or replacing them, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute;
- (h) where words "includes", "including", "such as", "like", "for example" or similar are used, they are to be read as if immediately followed by the words "without limitation";
- (i) a term defined in the Act will have the same meaning;
- (j) where no time is specified for compliance with an obligation of an Owner or Occupier of a Lot under these by-laws, that Owner or Occupier must comply with that obligation promptly; and
- (k) if any provision or part of a provision of a by-law is held or found to be void, invalid or otherwise unenforceable, it shall be deemed to be severed to the extent that it is void or invalid or unenforceable but the remainder of the by-law or the relevant provision shall remain in full force and effect.

Prohibition on certain activities

5. An owner, tenant or occupier must not anywhere on the parcel:

- (a) use any appliance, device, equipment, heater or any other apparatus that utilises an open flame (except for gas cooktops in kitchens and installed gas hot water heaters);
- (b) burn an open flame;
- (c) smoke;
- (d) use a BBQ;
- (e) burn a candle;
- (f) keep or store any inflammable chemical, liquid, gas or other inflammable material gas bottles, petrol containers and flammable liquids;
- (g) park a motor vehicle (except if the vehicle is a motor car it may be in a designated parking space for use by disabled persons provided the driver of the motor car is an occupier and holds and displays a valid NSW Government Mobility Parking Scheme Parking Permit.

6. An owner, tenant or occupier must not anywhere on the parcel store, dump, discard or otherwise leave on the common property any material including plant, machinery, equipment, furniture, appliances, boxes, merchandise, domestic and commercial waste, refuse and garbage (including associated receptacles), baby strollers, prams, shopping bags, luggage and items of a personal nature or any other personal property.

Removal of potentially hazardous material

7. An owner, tenant or occupier must immediately remove and keep away from the parcel any inflammable chemical, liquid, gas or other inflammable material gas bottles, petrol containers and flammable liquids.

Liability for invitees

8. An owner, tenant or occupier must use their best endeavors to ensure that their invitee(s) comply with the same obligations applicable to owners, tenants or occupiers under this by-law (so far as those obligations are capable of such application).

27. By-Law No. 27 Electronic service of notices {passed 11th April, 2022)

1. This by-law applies to a notice or other document required or authorised under the Strata Schemes Management Act 2015 or the by-laws to be given by the owners corporation, the strata committee, the secretary of the owners corporation or the strata managing agent.

2. The owners' corporation from the date of making this by-law intends to serve all notices and documents on owners and occupiers of lots electronically by e-mail.

3. An owner or occupier of a lot must comply with a request made by the owners' corporation or strata committee or strata managing agent to provide an e-mail address for the service of notices and documents.

4. A notice or other document is taken to be served on an owner, tenant or occupier of a lot by sending it by electronic transmission (by e-mail) to an address or location nominated in correspondence or otherwise by the owner, tenant or occupier as an address or location to which correspondence can be sent.

5. If an owner, tenant or occupier of a lot prefers not to receive notices and documents electronically, the owner, tenant or occupier must contact the strata managing agent and confirm such preference in writing in which case notices and documents will be served in hard copy (although that will likely incur additional costs for the owners corporation).

The seal of **The Owners - Strata Plan No. 85881** was affixed on 24th May 2022 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: DEANE ADES

Authority: STRATA MANAGER.



Fonn: ISCH
Release: 2 -1

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

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

Strata Schemes Management Act 2015
Real Property Act 1900

PRIVACY NOTE: Section 318 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/S85881

(B) LODGED BY	Document	Name, Address or DX, Telephone, and Customer Account Number if any	CODE
	Collection	SOUTHERN STRATA MANAGEMENT	CH
	Box	P.O. BOX 98 GYMEA NSW 2227 info@southernstrata.com.au	
	Reference: !KERRY OR GARETH CRAIG (02) 8582-1100		

- (C) The Owners-Strata Plan No. 85881 certify that a special resolution was passed on 24/4/2022
- (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. BY-LAW No. 26 & 27
Amended by-law No. NOT APPLICABLE
as fully set out below:

CONSOLIDATED BY-LAWS ATTACHED AS 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. 85881 was affixed on 24/5/2022 in the presence of
by section 273 Strata Schemes Management Act 2015 to attest the affixing of the seal:

Signature:

Name:

Authority: STRATA MANAGER

Signature:

Name:

Authority:





NEW SOUTH WALES LAND REGISTRY SERVICES TITLE SEARCH

Roller: CP/SP61881

SEARCH DATE	TIME	EDITION NO	DATE
6/7/2022	11:01 AM	5	26/5/2022

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 55771
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT SOTHEPLAND
LOCAL GOVERNMENT AREA SOTHERLAND SHIRE
PARISH OF SOTHEPLAND COUNTY OF COMBERLAND
TITLE DIAGRAM SP61881

FIRST SCHEDULE

THE OWNERS STRATA PLAN NO. 86881
ADDRESS FOR SERVICE OF DOCUMENTS:
THE OWNERS STRATA PLAN 86881
C/ SOUTHERN STRATA MANAGEMENT PTY LTD
P.O. BOX 58
GUYRA NSW 2111

SECOND SCHEDULE (11 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS
- 2 B-6400 LAND EXCLUDES MINERALS AND IS SUBJECT TO RIGHTS TO MINE
- 3 B-6400 LAND EXCLUDES MINERALS
- 4 ADP11480 EASEMENT FOR NOISE, VIBRATION AND ELECTROLYSIS AFFECTING THE LAND ABOVE DESCRIBED
- 5 ADP11480 POSITIVE COVENANT
- 6 SP61881 POSITIVE COVENANT
- 7 SP61881 RESTRICTION 5: ON THE USE OF LAND REFERRED TO AND NUMBERED 1: IN THE 5.888 INSTRUMENT
- 8 SP61881 RESTRICTION 5: ON THE USE OF LAND REFERRED TO AND NUMBERED 1: IN THE 5.888 INSTRUMENT
- 9 SP61881 EASEMENT FOR ELECTRICITY & OTHER PURPOSES AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 10 AQ18908 INITIAL PERIOD EXPIRED
- 11 AS118186 CONSOLIDATION OF REGISTERED BY LAWS

SCHEDULE OF UNIT ENTITLEMENT AGGREGATE: 1000+

END OF PAGE 1 CONTINUED OVER

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PRINTED ON 6/19/2022

NEW SOUTH WALES LAND REGISTRY SERVICES TITLE SEARCH

FOLIO: CP/SP8088_

PAGE 2

SCHEDULE OF UNIT ENTITLEMENT AGGREGATE: 10007 (CONTINUED)

STRATA PLAN 8088_

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STRATA PLAN 8088_							
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57	08	58	08	59	08	60	08
61	08	62	08				

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

db42_05000

PRINTED ON 6/9/2022

Obtained from NSW Land on 6 November 2022 (10:03 AM AEST)

Page 4 of 4 of the Certificate of Title

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. GlobalX hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 950(2) of the Real Property Act 1900. Note: Information contained in this document is provided by GlobalX Pty Ltd, ABN 36 099 032 596, www.globalx.com.au an approved NSW Information Broker.

STRATA PLAN FORM 2 (A3)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

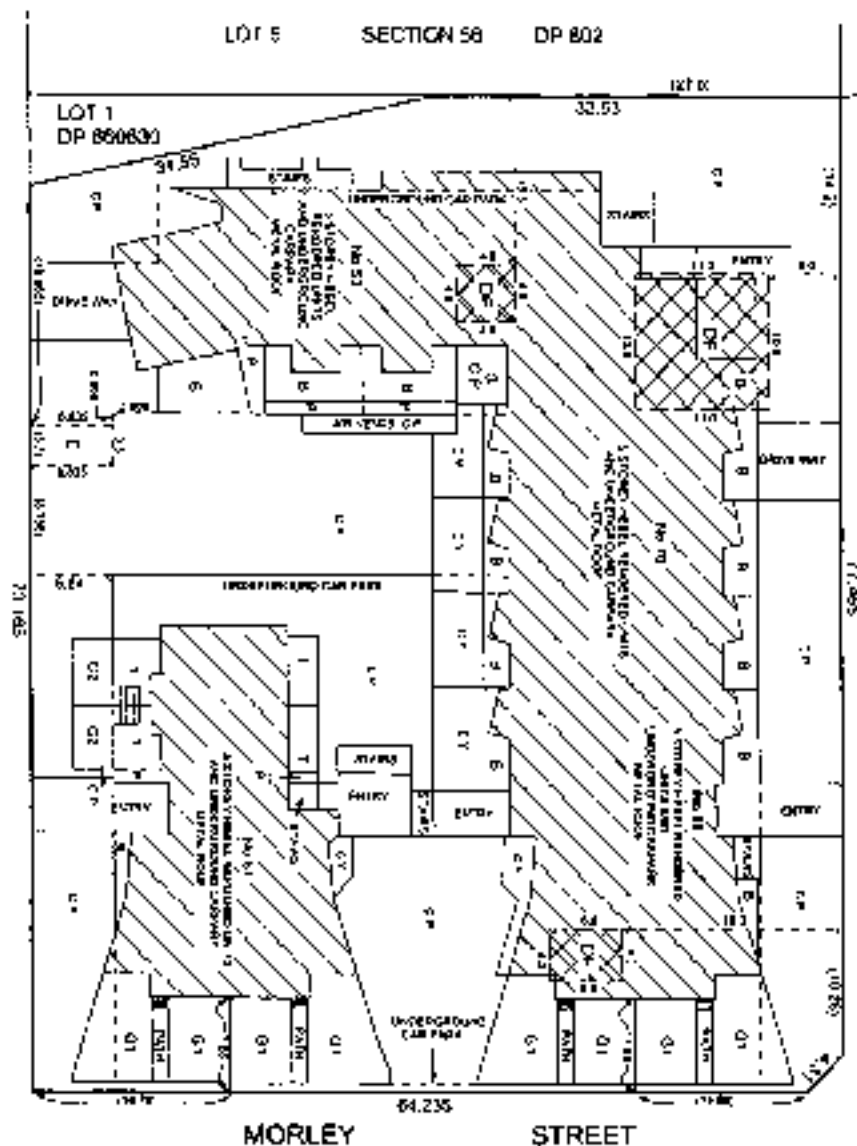
Scale: 1 of 1 sheets

ETON STREET NORTH

MERTON STREET SOUTH

LOT 5 SECTION 58 DP 802

LOT 1
DP 860830



NOTES:
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Surveyor: DANNY WILKES DOWLEY
 Surveyor's Seal: 456
 Subdivision No.: 104/2012
 (Specifying and to survey the plan in 1000)

Registered
 21/3/2012

SP85881 P

LOCATION PLAN

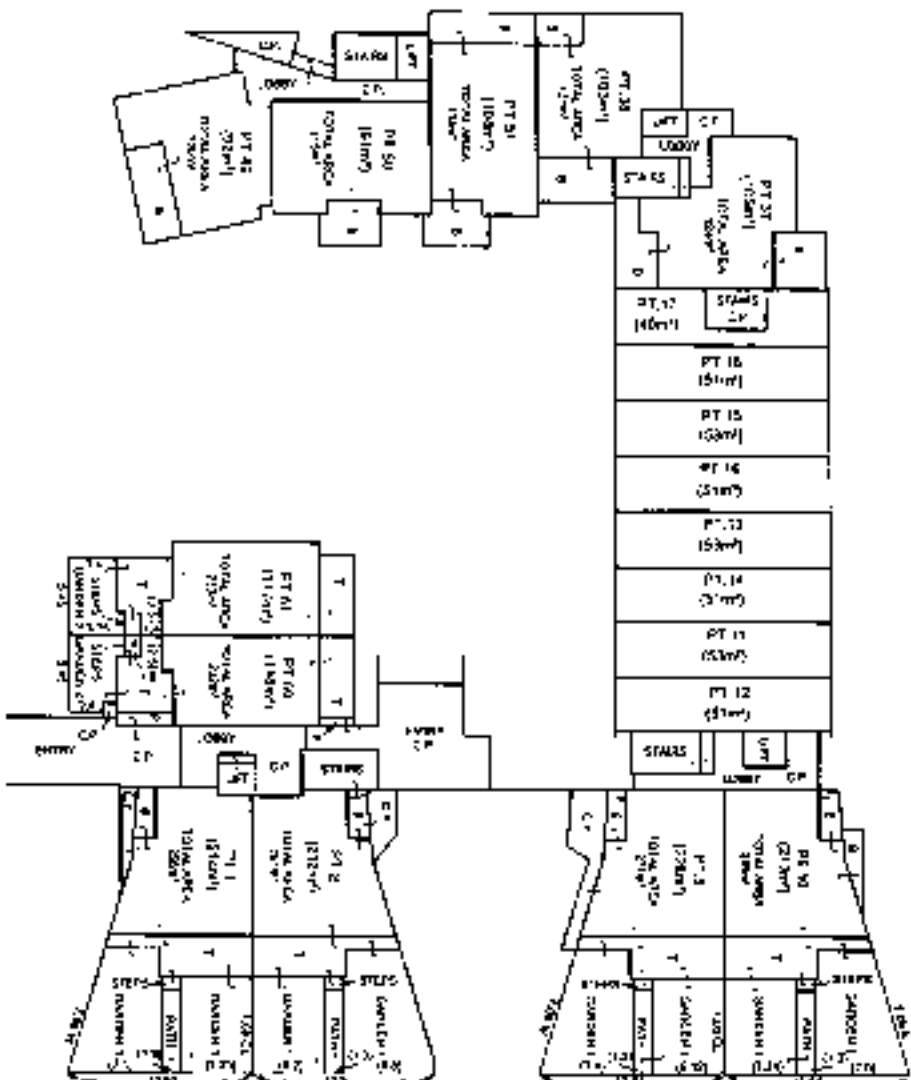


SP95B81

SIMPLE PLAN: JCH2 (b2)

TRAINING: CHAIRS/UG OR FOLDING WILL FAD TO REFLECTION

Sheet 4 of 7 sheets



- NOTES:
1. ALL STAIRS ARE APPROPRIATE
 2. THE STRUTTING OF THE BUILDING IS NOT COVERED
 3. IS LIMITED TO 12 METRES ABOVE THE GROUND SURFACE OF THE STRUTTING OF THE BUILDING
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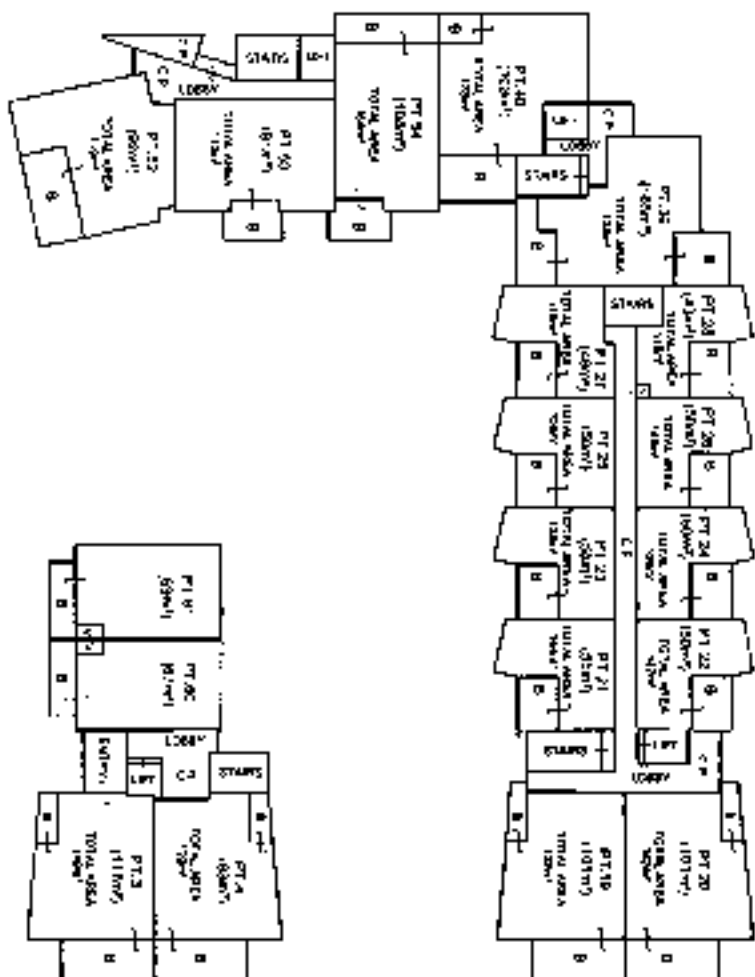
LEVEL 2 FLOOR PLAN

Submitted: 21/03/2012
 By: 21/03/2012
 Submitted: 21/03/2012
 Submitted: 21/03/2012



21 3 2012

SPB5881



- NOTES
- ALL AREAS ARE APPROXIMATE.
 - THE STRIKELINE OF THE BAL CONCRETE, WHICH IS NOT COVERED, IS LIMITED TO 2.5 METRES ABOVE THE UPPER SURFACE OF THE CONCRETE.
 - RESPECTIVE LIMITS LOWEST BE FLOOR SLAB
 - ANY SURFACE LINE WITHIN THE LOT SERVING AND NOT BE R.O.T. IS COMMON PROPERTY
 - C.B. DENOTES SURVEYOR PROPERTY
 - A. DENOTES BAL CONCRETE
 - V. DENOTES VOID
 - STAIRS ARE COMMON PROPERTY
 - W.P.T. IS COMMON PROPERTY

LEVEL 3 FLOOR PLAN

STAIRS: BARRY WILES CIVIL/CLAY

Surveyor's Ref: 405

Substation No: 104/2012

1:1000 (horizontal) 1:100 (vertical)

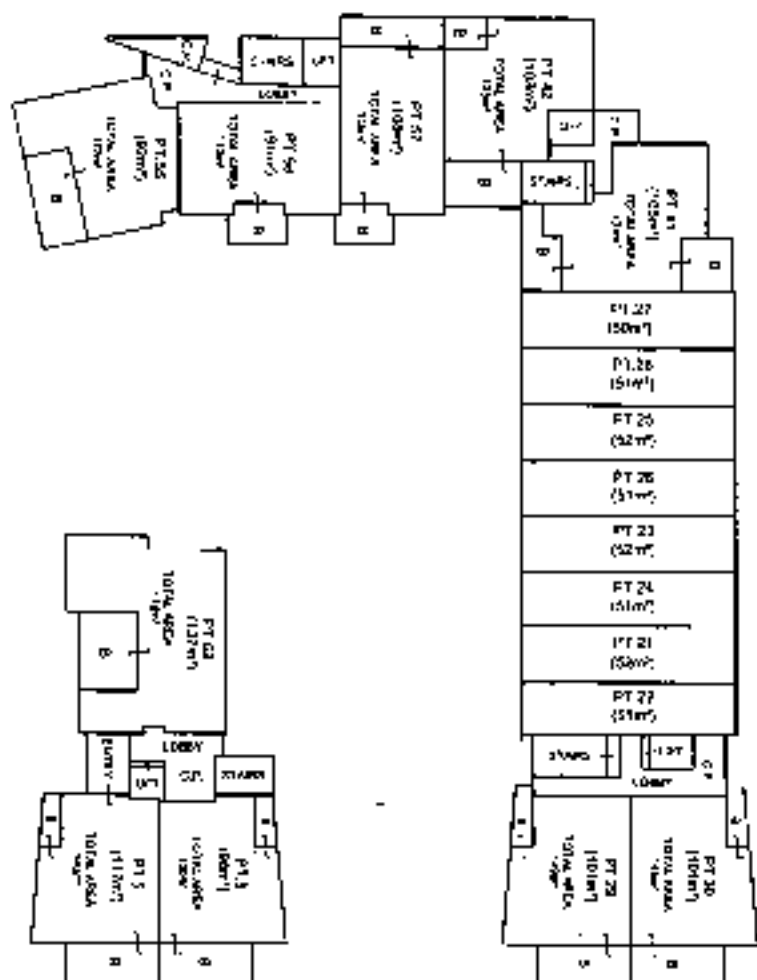
Revised



21.3.2012

SP85881

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NOTES:
ALL AREAS ARE UNDEVELOPED.
2 THE STRAIGHT OF THE SOUTHWEST CORNER OF THE LOT COVERED BY THESE REPRESENTATIONS IS LOCATED ABOVE THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB.
3. SEE REMARK 16. WITHIN ONE LOT SETBACK AND WITHIN LOT 12 CONVEYANCE.

LEVEL 4 FLOOR PLAN

SUNSHINE REPORT WRITES QUALITY

$$\tilde{g}(x) = \phi_1(x) + \phi_2(x) + \phi_3(x) + \phi_4(x)$$

Submittal no: 7042272

100% CEMENT PORTLAND CEMENT

For further information

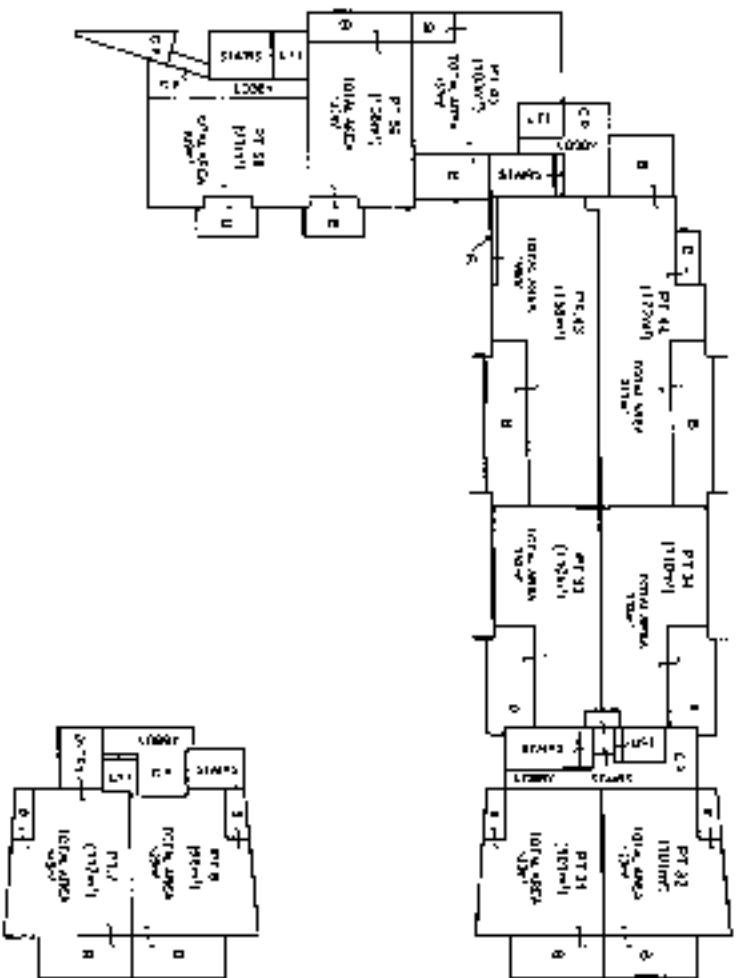
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SP85881

SHOWN TO AIN PLANN 2 (A3)

WARNING: CANT SIGNOS CANT BUILDING WILL LEAD TO REJECTION

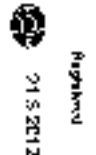
Sheet 7 of 7 sheets



- NOTES:
1. ALL AREAS ARE CONSIDERED TO BE THE STATUE OF THE BALCONIES, WHERE NOT COVERED IS LIMITED TO 2 METERS ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE UNITS (CONCRETE FLOOR SLAB).
 2. ANY SERVICE LINE WITHIN ONE LOT SERVICE NO OTHER LOT IS CONSIDERED PRIVATELY.
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LEVEL 5 FLOOR PLAN

Engineer: ROBERT WILSON
 Designer: NIELSEN
 Date: 22-Nov-2012
 Project: 3D USHAWK - P



5P85881

STRATA PLAN FORM 3 (PART 1) WARNING: Creasing or folding will lead to rejection

STRATA PLAN ADMINISTRATION SHEET		Sheet 1 of 3 sheet(s)
Name of, and address for service of notices on, the Owners Corporation. (Address required on original strata plan only) The Owners - Strata Plan No85881 No. 68 Elton Street North, SUTHERLAND NSW 2232	 SP85881 S Use Only	
The adopted by-laws for the scheme are: * RESIDENTIAL Model By-laws. * together with Keeping of animals. Option "A" B&G * By-laws in _____ checked Read with plan. * write out whatever is inapplicable * insert the year to be adopted (Schedule 1 SSMA Regulations 2012)	Registered:  21.3.2012 Office Use Only Purpose: STRATA PLAN PLAN OF SUBDIVISION OF LOT 1 IN DP1110455.	
Strata Certificate (Approved Form 5) (1) The Board of... The Accredited Certifier... <u>ANTHONY B. WILSON</u> Accreditation No. <u>2012/0000000</u> has made the required inspections and is satisfied that the requirements of: (a) Section 77 of the Strata Schemes (Freehold Development) Act 1973 and clause 25A Strata Schemes (Freehold Development) Regulation 2007. (b) Section 88 of the Strata Schemes (Leasehold Development) Act 1986 and clause 26A of the Strata Schemes (Leasehold Development) Regulation 1987. have been complied with and approval of the proposed strata plan effected in the plan with the certificate: (2) The Accredited Certifier is satisfied that the plan is consistent with a strata development consent or order, and that all conditions of the development consent or order by its terms are required to be complied with as a strata certificate may be issued. Have been complied with. (3) The strata plan is one of a development scheme. The strata plan is consistent with the relevant development consent or order and that the plan is subject to the terms of the strata development consent or order to which it relates. (4) The building is situated on a public place and: (a) The Council does not object to the development of the building beyond the alignment of (b) The Accredited Certifier is satisfied that the building complies with the relevant development consent which is in force and allows the development. (5) This approval is given on the condition that (a) ... 277 compliance with the requirements of section 77 of the Strata Schemes (Freehold Development) Act 1973 or section 88 of the Strata Schemes (Leasehold Development) Act 1986. Date <u>21/3/12</u> Signature No. <u>1004/1012</u> Full name Development Consent No. <u>SPC 2012/03</u> issued by <u>ANTHONY B. WILSON (SP0000000)</u> <i>Antony B. Wilson</i> Accredited Person - General Manager (Accredited Certifier) * Strike through if inapplicable * Insert if condition of proposed strata plan	LGA: SUTHERLAND SHIRE Locality: SUTHERLAND Parish: SUTHERLAND County: CUMBERLAND Surveyor's Certificate (Approved Form 3) (1) EARLY VALUES ONLY (FY...) Of 1206-80 EVELYN ST NORTH, ST. ANNA NSW 2234 A Surveyor registered under the Surveying and Spatial Information Act, 2002, hereby certifies that: (1) Each applicable requirement of * Schedule 1A of the Strata Schemes (Freehold Development) Act 1973 has been met * Schedule 1A of the Strata Schemes (Leasehold Development) Act 1986 has been met (2) The building is situated on a public place (3) The building is situated on and/or over a public place and an appropriate easement has been created by (3) The survey information recorded in the accompanying location plan is accurate Signature <i>Samy Chahalley</i> Date <u>24 Nov 2011</u> * Strike through if inapplicable. * Insert the Deposited Plan Number or Drawing Number of the instrument that created the easement SURVEYOR'S REFERENCE 405 EXEMPTN 2011 M7600 (247) Use STRATA PLAN FORM 3A for additional certificates, signatures and seals	

STRATA PLAN ADMINISTRATION SHEET Sheet 2 of 3 sheet(s)	
PLAN OF SUBDIVISION OF LOT 1 IN DP1110455.	SP85881 Office Use Only
Registered: 21.3.2012 Office Use Only	
Strata Certificate Details: Subdivision No. 104/2012 Date 2/3/12	
Signatures, seals and statements of intention to create easements, restrictions on the use of land or positive covenants (If space is insufficient use additional annexure sheet) 1. POSITIVE COVENANT. 2. RESTRICTION ON USE. 3. POSITIVE COVENANT. 4. EASEMENT FOR ELECTRICITY AND OTHER PURPOSES Mortgagee under Mortgage No. <u>AG23809</u> Signed at <u>12</u> this <u>12</u> day of <u>2012</u> for National Australia Bank Limited ABN 12 004 044 937 by <u>RICHARD YAP</u> its duly appointed Attorney under Power of Attorney No. 38 Book 4512 <u>Richard Yap</u> Solicitor 4th/255 Gurney Rd Singapore. Wk Innovative Property Developments Pty Ltd (ACN 106 882 544) <u>Vivian Chan</u> Property Manager Authority: Section 127 of the Corporations Act Office held: Sole director/secretary <u>Bital El-Cherikh</u>	
SURVEYOR'S REFERENCE: 406 EXEMPTION 2011M7600 (247)	

STRATA PLAN FORM 3A (Annexure Sheet)

WARNING: Greasing or tampering will lead to rejection

STRATA PLAN ADMINISTRATION SHEET Sheet 3 of 3 sheet(s)					
PLAN OF SUBDIVISION OF LOT 1 IN DP1110455.			SP85881		
			To Use Only		
			Office Use Only		
Registered: 27.3.2012					
Strata Certificate Details: Subdivision No: 104/2012 Date: 2/2/12					
SCHEDULE OF UNIT ENTITLEMENT					
LOT No.	UNIT No./ADDRESS	ENTITLEMENT	LOT No.	UNIT No./ADDRESS	ENTITLEMENT
1	101/51 MERTON STREET	158	32	402/68 ETON STREET	155
2	102/51 MERTON STREET	158	33	403/68 ETON STREET	155
3	201/51 MERTON STREET	156	34	404/68 ETON STREET	155
4	202/51 MERTON STREET	156	35	101/70 ETON STREET	153
5	301/51 MERTON STREET	156	36	132/70 ETON STREET	151
6	302/51 MERTON STREET	156	37	201/70 ETON STREET	153
7	401/51 MERTON STREET	158	38	202/70 ETON STREET	153
8	402/51 MERTON STREET	158	39	301/70 ETON STREET	156
9	101/68 ETON STREET	158	40	302/70 ETON STREET	155
10	102/68 ETON STREET	158	41	401/70 ETON STREET	155
11	103/68 ETON STREET	166	42	402/70 ETON STREET	155
12	104/68 ETON STREET	170	43	501/70 ETON STREET	183
13	105/68 ETON STREET	170	44	502/70 ETON STREET	193
14	106/68 ETON STREET	170	45	503/70 ETON STREET	153
15	107/68 ETON STREET	166	46	101/53 MERTON STREET	155
16	108/68 ETON STREET	166	47	102/53 MERTON STREET	163
17	109/68 ETON STREET	166	48	103/53 MERTON STREET	163
18	110/68 ETON STREET	166	49	201/53 MERTON STREET	155
19	201/68 ETON STREET	155	50	202/53 MERTON STREET	156
20	202/68 ETON STREET	155	51	203/53 MERTON STREET	158
21	203/68 ETON STREET	170	52	301/53 MERTON STREET	155
22	204/68 ETON STREET	166	53	302/53 MERTON STREET	156
23	205/68 ETON STREET	166	54	303/53 MERTON STREET	158
24	206/68 ETON STREET	166	55	401/53 MERTON STREET	156
25	207/68 ETON STREET	170	56	402/53 MERTON STREET	156
26	208/68 ETON STREET	170	57	403/53 MERTON STREET	156
27	209/68 ETON STREET	166	58	501/53 MERTON STREET	156
28	210/68 ETON STREET	166	59	502/53 MERTON STREET	158
29	301/68 ETON STREET	156	60	103/51 MERTON STREET	136
30	302/68 ETON STREET	156	61	104/51 MERTON STREET	136
31	401/68 ETON STREET	155	62	303/51 MERTON STREET	162
TOTAL AGGREGATE					10007
SURVEYOR'S REFERENCE: 402 EXEMPTION 2011M7600 (247)					

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