

PLAN OF SUBDIVISION	Stage No. <hr style="width: 50px; margin: 0 auto;"/>	Plan Number PS 420871Y
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SPECIAL RULES

BODIES CORPORATE NO. 1 & 2 PS420871Y

238 - 242 FLINDERS STREET MELBOURNE

Standard Rules for Bodies Corporate No. 1 and 2 on Plan No. PS420871Y apply.
The Special Rules for Bodies Corporate No. 1 and 2 on Plan No. PS420871Y are as follows:

A. Use of Common Property and Lots

A member must not, and must ensure that the occupier of a member's lot ("the lot") does not and an occupier of the lot must not:-

- (i) use the common property or permit the common property to be used in such a manner as to unreasonably interfere with or prevent its use by other members or occupants of lots or their families or visitors;
- (ii) park or leave or permit to be parked or left a vehicle on the common property so as to obstruct a driveway or entrance to a lot or in any place other than in a parking area specified for such purpose in respect of the particular lot by the body corporate;
- (iii) use or permit the lot to be used for any purpose which may be illegal or injurious to the reputation of the building or may cause a nuisance or hazard to any other member or occupier of any lot or the families or visitors of any such member or occupier;
- (iv) make or permit to be made any undue noise in or about the common property or lot;
- (v) make or permit to be made noise from audio equipment music or machinery which may be heard outside the owner's lot between the hours of midnight and 8:00 a.m.
- (vi) keep or harbour or encourage or permit any animal in a lot or the common property without the consent of the Body Corporate or after being given notice by the Body Corporate to remove such animal after the Body Corporate has resolved that the animal is causing a nuisance;
- (vii) use the common property or permit it to be used in a manner that is likely to cause damage or deterioration to the common property;
- (viii) without the prior consent in writing of the Body Corporate and then only on the terms and subject to the conditions specified in that consent:-
 - (a) make or permit to be made any alterations or additions whether structural or otherwise to the exterior of the lot or any part thereof.
 - (b) erect a wrought iron door or security door or flywire door to the lot entrance.
 - (c) fit any canvas blind curtain or other awning on the outside of any window which is any colour other than the colour determined by the Body Corporate.
 - (d) make or permit to be made any structural alterations or additions to the interior of the lot or any part thereof, or
 - (e) make any alterations to the painting or the decorating of the exterior of the lot.
- (ix) use or suffer or permit to be used on or in the lot any machine equipment or instrument which may cause interference with wireless or television reception by any person or persons for the time being occupying any of the lots unless such machine equipment or instrument is effectively fitted with a device which prevents such interference with wireless or television reception;
- (x) hang or permit to be hung any garment or article of clothing sheet blanket or towel or other article on any part of the common property or on or from any part of the exterior of the lot or such as to be visible from outside the lot (except in places expressly provided for the purpose);

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ORIGINAL	SCALE
SCALE	<p style="text-align: center;">LENGTHS ARE IN METRES</p>
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LICENSED SURVEYOR (PRINT) ROSS NICHOLSON
SIGNATURE DATE / /
REF 6498003 19/05/99 VERSION B
DWG 649800UB

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SPECIAL RULES (CONTINUED)

(xi) use the lot or any part thereof or the common property for the making of any public announcement or for the displaying of any placard advertisement or sign unless consented to in writing by the Body Corporate and then only on the terms and subject to the conditions specified in that consent, such consent not to be unreasonably withheld in the case of a proposed sale or letting of the lot;

(xii) damage or deface interfere with the use or enjoyment of or obstruct or permit to be damaged or defaced or obstructed any entrance, passage, stairway, lift, entrance, lobby, landing, driveway, pathway or any other part of the common property or use the same for any purpose other than the purpose for which they are provided or properly

(xiii) store or permit to be stored on any part of the common property any materials or goods or place any television or wireless aerial or hot water storage tank on the common property unless the Body Corporate first consents thereto in writing and then only on the terms and subject to the conditions as specified in that consent.

(xiv) place garbage on the common property except in a proper bin or receptacle and in a place set aside therefore by the Body Corporate;

(xv) do or permit to be done on his /her lot any act or thing by reason of or in consequence of which any increased or extra premiums may become payable for the insurance of the building and other improvements in the parcel or any part or parts thereof of any policy for such insurance may become voidable;

(xvi) use or permit to be used any or car parking space to which the member is entitled otherwise than for the purpose of parking a motor vehicle thereon and then only in such a manner as may be fair and reasonable;

(xvii) unless employed by the Body Corporate for the purpose of installing rectifying or maintaining the same enter into any plant room, machine housing wash disposal room, electricity switch room, lift machinery room, or adjust or cause adjustment to any thermostat, water control, electricity, gas or heating and or cooling controls in or on the common property without the consent of the Body Corporate;

(xviii) place any rubbish on the common property except in the property secured containers in the area set apart for the purpose of the Body Corporate;

(xix) to feed birds or animals from window sills of his lot on the common property;

(xx) without the consent of the Body corporate use the lifts for delivery or removal of goods except between 9:00 a.m. and 5:00 p.m. on business days or at any time without using lift covers;

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SPECIAL RULES CONTINUED

B. Positive obligations of Owners

A Member shall do or cause to be done the following:-

(a) without prejudice to the Provisions of Rule A (xvii) pay any increased premium occasioned by his/her particular use of the lot.

(b) repair and maintain the interior of the lot and parts of the common property in the exclusive use of the member or the occupant of the lot and maintain in good repair and working order and keep clear all sanitary and sewerage and other apparatus and equipment wholly within the lot used for the supply of electricity, water, hot water, gas heating and cooling installation, security systems or other services to the lot, all wires within the lot or on the common property used in connection with wireless or television reception which service exclusively the lot, all sewers, drains, tubes, pipes, ducts and wires which are wholly within and terminate in the service lot and any tank, cistern, wireless aerial or television antenna, lifts, heating and cooling installation, security system and any other equipment or apparatus now on or which may hereafter be installed on the common property and any sewers, drains, tubes, pipes, ducts or wires used in connection therewith on the common property which serve exclusively the lot and pay for the renewal repair or reinstatement thereof.

(c) report to the Body Corporate or building caretaker or Managing Agent any accidents to or failure of any services which affects the use and enjoyment of such services by owners and occupiers of lots in the building or of the common property.

(d) keep the passageway outside the lot clean and clear of rubbish.

(e) when leasing his /her lot (where such leasing is permitted) make it a condition of the lease or tenancy that the Lessee or Tenant shall comply with the Rules of the Body Corporate and the Subdivision Act 1988 and the Subdivision (Body Corporate) Regulations 1989.

(f) use the lift in the building at his/her own risk and responsibility and use the same in a careful manner and make good any damage caused as a result of use of the lifts for delivery or renewal of goods by the member or his Lessee or Tenant.

(g) accompany the member's visitors whilst they are in the building or using any common facilities or ensure that they are so accompanied by the member's Lessee or Tenant.

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