

DATED August 28 1991

BETWEEN

ANGLICAN CHURCH PROPERTY TRUST
DIOCESE OF SYDNEY

"The Church
Authorities"

AND

THE COUNCIL OF THE CITY OF
PARRAMATTA

"The Council"

DEED

CHAMPION & PARTNERS
Solicitors
9 George Street
PARRAMATTA NSW 2150
DX 8220 PARRAMATTA
TEL: 635-8266
REF: 177dc7.3p
Mr Champion





THIS DEED made the 28th day of August
Nine Hundred and Ninety One

One Thousand

BETWEEN ANGLICAN CHURCH PROPERTY TRUST DIOCESE OF SYDNEY
(hereinafter called "the Church Authorities") of the
one part

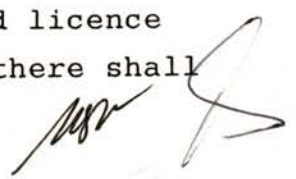
AND THE COUNCIL OF THE CITY OF PARRAMATTA (hereinafter
called "the Council") of the other part

WHEREAS

1. By Deed of Licence dated 1st day of July 1953 (hereinafter called "the Original Deed") the Church Authorities granted to the Council for a term of twenty (20) years the right to use the land described upon a sketch plan annexed thereto and called the Church Grounds for the purpose of beautifying embellishing and improving the same.
2. By Deed of Amendment dated 31st August 1971 the parties to the original Deed agreed to extend the term of the Licence from twenty (20) years to forty (40) years and further it was acknowledged that the work referred to in Clause 1(a)(g) inclusive in the Original Deed had been complied with and further it was agreed that the Council had agreed to carry out a certain further work on the Church Grounds (hereinafter called "the New Works") and it was further acknowledged that the terms and conditions of the Original Deed were confirmed.
3. It is further acknowledged that the Council has closed Church Street and created a Mall fronting the Church Grounds including a strip of land being formerly a part of Church Street and adjacent to the area maintained by the Council under the Original Deed.
4. It is further acknowledged that the creation of the Mall has caused a change of flow of pedestrian traffic thereby causing damage to the Church Grounds.
5. It is agreed that the problem be resolved by the execution of a new plan (hereinafter called "the New Plan") and the Council has requested the Church Authorities to grant to it such licence as is hereinafter contained and the Church Authorities have agreed to grant the same upon the terms and conditions hereinafter appearing.

NOW THEREFORE IT IS HEREBY WITNESSED AND AGREED AS FOLLOWS:

1. The Church Authorities hereby grant unto the Council for the term of fifty (50) years from the date hereof leave and licence subject to the conditions hereinafter mentioned for the purpose of implementing the New Plan and in particular (without in any way limiting or restricting the general leave and licence hereby granted) the Church Authorities hereby authorise and permit the Council to execute carry out and do or cause to be executed carried out and done on the Church Grounds the works (hereinafter called "the said Works") generally described in the New Plan annexed hereto and marked "New Plan".
2. The said Works (with such modifications (if any) as may from time to time be mutually agreed upon) will be executed by the Council or such contractors nominated by the Council and approved by the Church Authorities and at the expense of the Council.
3. The Church Authorities shall from time to time during the execution of the said Works make progress payments to the Council up to the total sum of \$225,000.00. Such progress payments may be made when reasonably requested by the Council having regard to the progress of the said works.
4. The Council shall at its own expense from time to time and at all times during the said term attend to the proper care maintenance and repair of the said works.
5. It is agreed that in order to facilitate the execution of the said Works and subsequent care maintenance and repair of the Church Grounds the Engineer of the Council shall from time to time confer with the Church Wardens for the time being of the Pro-Cathedral Church of St. Johns Parramatta.
6. The Parties hereby covenant and agree as follows:
 - (a) That the Council by reason of execution of this document or any work act or thing done pursuant to this document shall not acquire any easement or right in respect thereof other than the leave and licence hereby expressly granted and further that there shall



be deemed to be no dedication to the public in respect of the Church Grounds or any part thereof by reason of the execution of this document or any work act or thing done pursuant to this document.

- (b) That in the event of the Church Grounds becoming rateable by the Council by virtue of the execution of this document or any work act or thing done pursuant to this document the Council shall indemnify and keep indemnified the Church Authorities in respect of the rates thereby charged.

7. The Church Authorities covenant with the Council to permit during the period of the licence hereby granted members of the public to use as a footway the areas to be paved but without thereby creating any easement or other legally enforceable right to use the pathway either in favour of the public or the Council.

In witness whereof the parties have hereunto set their hands and seals on the day and year first hereinbefore written.

SIGNED SEALED AND DELIVERED

by the said

ANGLICAN CHURCH PROPERTY TRUST

DIOCESE OF SYDNEY

in the presence of:-

THE COMMON SEAL of ANGLICAN CHURCH
PROPERTY TRUST DIOCESE OF SYDNEY, was
hereunto affixed pursuant to a resolution passed
at a duly constituted meeting of the said Trust
in the presence of

MB Morris
SECRETARY

THE COMMON SEAL of

THE COUNCIL OF THE CITY OF

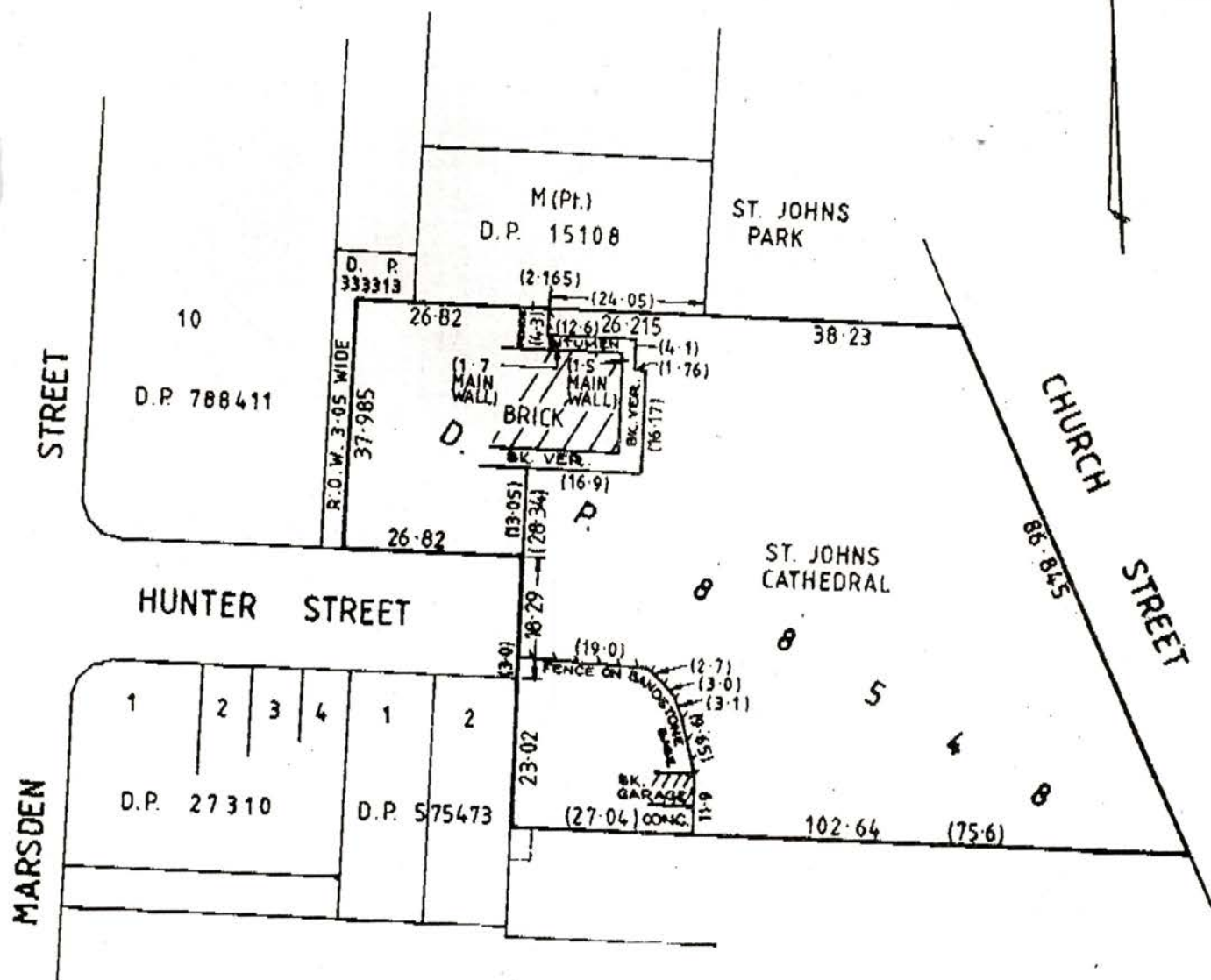
PARRAMATTA was hereunto affixed

pursuant to a resolution of Council
passed at its meeting held on the

19th day of August 1991:

John
Lord Mayor

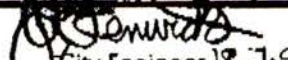
MB Morris
Town Clerk



AMENDED 17.7.91

BOUNDARY REAR OF BRICK GARAGE
S.W. CORNER ST. JOHNS, ADJACENT
TO LOT 2, D.P. 575473

FILE REF: L91/10836/48/20

Drawn	E.G.M.	Surveyed	E.G.M.	THE PARRAMATTA CITY COUNCIL SKETCH PLAN SHOWING THE LAND IN D.P. 88548 AND DELINIATING THAT EASTERN PART TO BE UTILISED BY THE PARRAMATTA CITY COUNCIL (NOTE: THIS PLAN FOR LEASE PURPOSES ONLY)	PLAN No.
Traced	P	Level Book No.			13049
Checked		Date	18.3.91		Scale 1:1000
 City Engineer 18.7.91					

B

SIGNED SEALED AND DELIVERED
by the said ALLAN GORDON EZZY
in the presence of:

.....
Church Warden

.....
THE COMMON SEAL of
THE BODY CORPORATE OF STRATA
TITLE NO.
was hereunto affixed by
authority of the Board
in the presence of:

.....
Secretary

.....
Director



H. The Body Corporate has agreed to contribute the sum of \$25,000.00 towards the cost of implementing the Plan and in consideration therefor the Church has agreed not to procure during the time of the leave and licence referred to in the Deed any change or alteration to the said Plan in relation to the access over the Church Grounds to the Queensland Arcade.

NOW THIS DEED WITNESSES that in consideration of the sum of TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) paid by the Body Corporate to the Church (the receipt whereof is hereby acknowledged)

1. The Church shall apply the said sum towards the cost of implementing the Plan.
2. The Church shall not during the term of the leave and licence granted under the Deed procure or do anything to procure any alteration or change to the Plan in respect to the access over the Church Grounds to the Queensland Arcade as shown on the Plan.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written.

SIGNED SEALED AND DELIVERED
by the said PETER SCOTT KEMP
in the presence of:

.....
Rector

.....
SIGNED SEALED AND DELIVERED
by the said HILDA HUGHES
in the presence of:

.....
Church Warden

.....
SIGNED SEALED AND DELIVERED
by the said CHRISTOPHER GEORGE
ALLEN in the presence of:

.....
Church Warden

.....



*File w/
E 633926*

THIS DEED made the day of One thousand nine hundred and ninety two

BETWEEN PETER SCOTT KEMP, Rector, HILDA HUGHES, CHRISTOPHER GEORGE ALLEN and ALLAN GORDON EZZY, Church Wardens being Rector and Church Wardens respectively of St. Johns Pro Cathedral Parramatta (called "the Church") of the one part

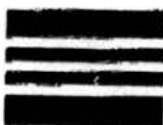
AND THE BODY CORPORATE OF STRATA TITLE NO. 16446 (called "the Body Corporate") of the building known as The Queensland Arcade of the other part.

WHEREAS:

- A. The Church has procured the passing of an Ordinance by the Standing Committee of the Synod of the Anglican Church of Australia in the Diocese of Sydney to permit the granting of a Deed of Leave and Licence to the Parramatta City Council (called "the Council") in the terms of the Deed (called "the Deed") a copy of which is annexed hereunto and marked "A".
- B. The Deed granted to the Council for a term of 50 years from the 28th August, 1991 leave and licence to carry out certain work on the Church Grounds described in the Plan now referred to Council Plan No. 13276 Sheet No. 2 (called "the Plan") annexed hereto and marked "B1".
- C. The Plan was approved by the Parramatta City Council as referred to in the communication from the Council to Champion & Partners dated the 4th March, 1992 a copy of which letter is annexed hereto and marked "B2" (called "the Development Application").
- D. The Development Application provides for the "removal of brick wall to allow access to the Queensland Arcade".
- E. The Church procured the passing of the aforesaid Ordinance and the execution of the Deed in order better to preserve and protect the Church Grounds by diverting the pedestrian traffic flow from Hunter Street to the Mall through the Queensland Arcade as shown on the Plan.
- F. The work referred to in the said Deed includes Drainage facilities shown in the copy of plans numbered 90081/04 and 13285 and marked "C1" and "C2" respectively.
- G. The occupants of The Queensland Arcade will benefit from the said changed pedestrian traffic flow.

AP49

OFFICE USE ONLY



E
633926 J

CHANGE OF BY-LAWS

SECTIONS 58 (2), 58 (11), OR CLAUSE 13 OF
SCHEDULE 4, STRATA TITLES ACT, 1973
REAL PROPERTY ACT, 1900
(See Instructions for Completion on back of form)

CB

	at	
\$		R /

REFERENCE TO
TITLE OF
COMMON
PROPERTY
Note (a)

Torrens Title Reference

VOLUME 14371 Folio 159 Strata Plan 16446

NOW BEING 1/4 OF LAND COMPRISED
IN POUO CP1 SP 16446

NUMBER OF
STRATA PLAN
Note (b)
Note (c)

THE PROPRIETORS—STRATA PLAN No. 16446 the registered proprietor of the common property comprised in the Certificate of Title above

referred to, certifies that, by a resolution duly passed on 15 June 1992 in accordance with the provisions of sections 58 (7) and 66 (3),

Strata Titles Act, 1973, it changed the by-laws as follows:

ADDED BY-LAW
Note (d)

ADDED BY-LAW No. 35, 36 and 37

OFFICE USE ONLY

as fully set out below.

Note (e) 35) The Body Corporate shall be empowered to enter into and shall enter into a Deed of Agreement in the form annexed hereto and the common seal shall be affixed thereto and the sum of \$25,000 being the total paid by all proprietors in proportion to their unit entitlements and hitherto held in trust for this purpose shall be paid in accordance with the terms of such Deed.

36) Every member for the time being of the Council of the Body Corporate shall be indemnified by the Body Corporate out of its funds and assets against personal liability for the acts, receipts, neglects or defaults of any member of the Council or for any loss or any liability occasioned to the Body Corporate by any error of judgement or oversight on their part or for any other loss, damage or misfortune whatever which shall happen during the course of the execution of the duties of their office or in relation thereto and shall be further indemnified in similar manner against any liability incurred by them in defending any proceedings, whether criminal or civil, in respect of any such act, receipt, neglect, default, error or oversight.

37) Part of the Common Property consisting of a brick wall at the western end of the Arcade in the Strata Plan, shall be removed to cater for ingress and egress into the grounds of the St Johns Church at the point a little more or less depicted in the annexures to the aforesaid Deed of Agreement.

The common seal of The Proprietors—Strata Plan No. 16446

was hereunto affixed on 15 June 1992 in the presence of

Dominic Votano

(BLOCK LETTERS)

Dominic Votano

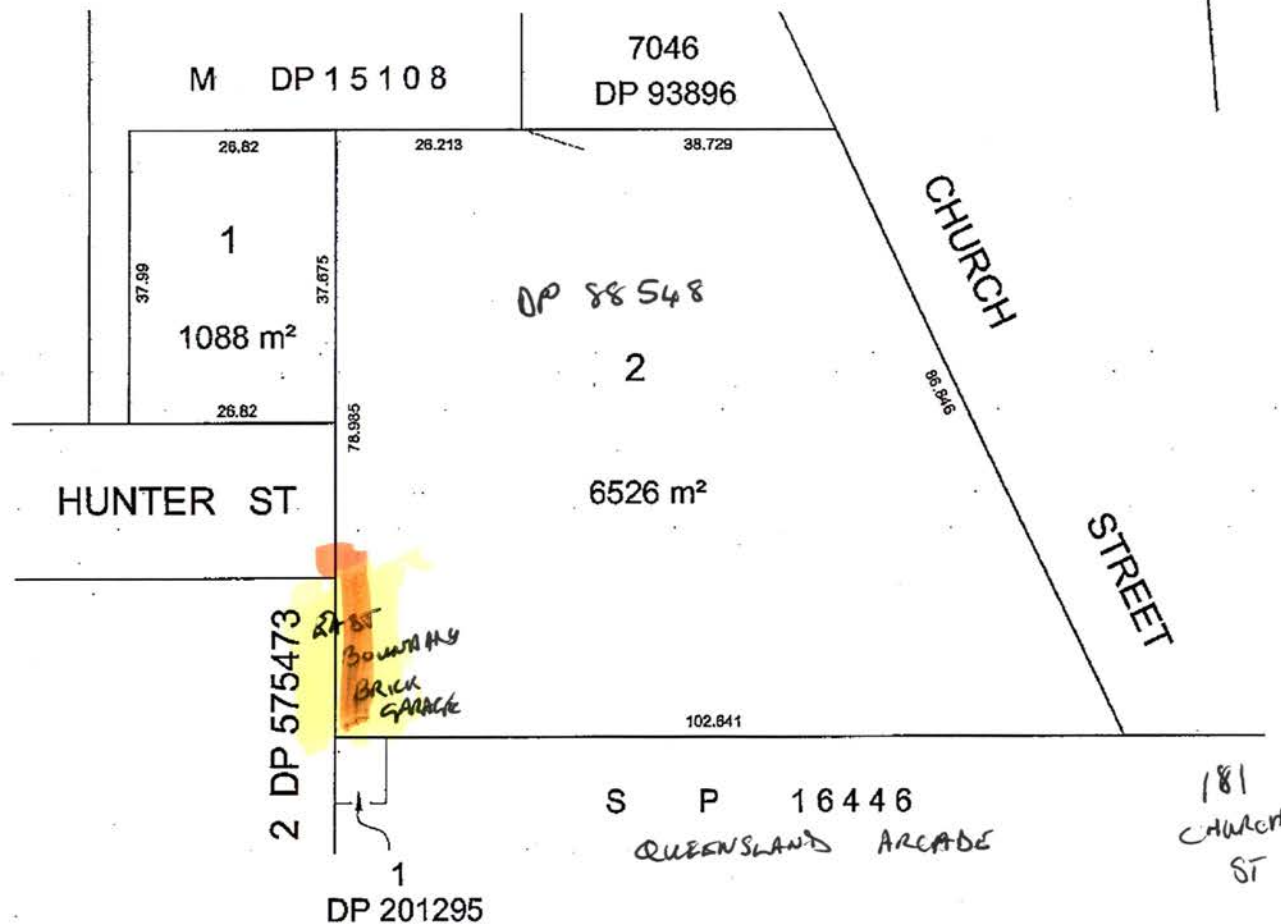


being the person(s) authorised by section 55 of the Strata Titles Act, 1973, to attest the affixing of the seal.

TO BE COMPLETED
BY LODGING PARTY
Notes (f)
and (g)

LODGED BY		LOCATION OF DOCUMENTS	
Dominic Votano 7 Dixon Street Parramatta 2150		CT	OTHER
			Herewith.
			In L.T.O. with
			Produced by
Rel. Delivery Box Number	/W	Secondary	
Checked <i>Regis</i>	Passed	Directions	
Signed	Extra Fee	Delivery	
REGISTERED - -19		Directions	

OFFICE USE ONLY



e-departmental

DP 1110057

Registered :  07.03.2007

Title System : TORRENS

Purpose : DEPARTMENTAL

Ref. Map : U0052-413

Last Plan : DP 88548

PLAN OF PART OF ALLOTMENT 22 SEC 8
 AND THE WHOLE OF 1 ACRE 2 ROODS 18 PERCHES
 (6526 m²) GRANT COMPRISED IN
 VOL 6874 FOL 134

Lengths are in metres. Reduction Ratio - NTS
 LPI Ref. : TCB4745

Sheet 1 of 1 sheet

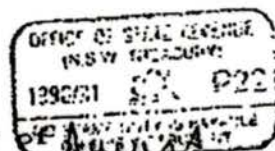
L.G.A. : PARRAMATTA
 LOCALITY: PARRAMATTA
 PARISH: ST JOHN
 COUNTY: CUMBERLAND

LOT	PRIOR IDENTITY
1	PART ALLOT 22 SEC 8
2	WHOLE OF 1 AC 2 RD. 18 PER. GRANT

THIS PLAN HAS BEEN PREPARED TO PROVIDE
 AN UNIQUE IDENTITY FOR THE LAND IN THE
 CERTIFICATE OF TITLE REFERRED TO ABOVE.

IT IS NOT A CURRENT PLAN IN THE TERMS OF
 7A OF THE CONVEYANCING ACT, 1919.

THIS DEED made the 28th day of August 1991



One Thousand

BETWEEN ANGLICAN CHURCH PROPERTY TRUST DIOCESE OF SYDNEY
(hereinafter called "the Church Authorities") of the
one part

AND THE COUNCIL OF THE CITY OF PARRAMATTA (hereinafter
called "the Council") of the other part

WHEREAS

1. By Deed of Licence dated 1st day of July 1953 (hereinafter called "the Original Deed") the Church Authorities granted to the Council for a term of twenty (20) years the right to use the land described upon a sketch plan annexed thereto and called the Church Grounds for the purpose of beautifying embellishing and improving the same.
2. By Deed of Amendment dated 31st August 1971 the parties to the original Deed agreed to extend the term of the Licence from twenty (20) years to forty (40) years and further it was acknowledged that the work referred to in Clause 1(a)(g) inclusive in the Original Deed had been complied with and further it was agreed that the Council had agreed to carry out a certain further work on the Church Grounds (hereinafter called "the New Works") and it was further acknowledged that the terms and conditions of the Original Deed were confirmed.
3. It is further acknowledged that the Council has closed Church Street and created a Mall fronting the Church Grounds including a strip of land being formerly a part of Church Street and adjacent to the area maintained by the Council under the Original Deed.
4. It is further acknowledged that the creation of the Mall has caused a change of flow of pedestrian traffic thereby causing damage to the Church Grounds.
5. It is agreed that the problem be resolved by the execution of a new plan (hereinafter called "the New Plan") and the Council has requested the Church Authorities to grant to it such licence as is hereinafter contained and the Church Authorities have agreed to grant the same upon the terms and conditions hereinafter appearing.

Handwritten signature and initials.

"A"

B

DATED August 28 1991

BETWEEN

ANGLICAN CHURCH PROPERTY TRUST
DIOCESE OF SYDNEY

"The Church
Authorities"

AND

THE COUNCIL OF THE CITY OF
PARRAMATTA

"The Council"

DEED

CHAMPION & PARTNERS
Solicitors
9 George Street
PARRAMATTA NSW 2150
DX 8220 PARRAMATTA
TEL: 635-8266
REF: 177dc7.3p
Mr Champion

[Handwritten signature]

-3-

be deemed to be no dedication to the public in respect of the Church Grounds or any part thereof by reason of the execution of this document or any work act or thing done pursuant to this document.

- (b) That in the event of the Church Grounds becoming rateable by the Council by virtue of the execution of this document or any work act or thing done pursuant to this document the Council shall indemnify and keep indemnified the Church Authorities in respect of the rates thereby charged.

7. The Church Authorities covenant with the Council to permit during the period of the licence hereby granted members of the public to use as a footway the areas to be paved but without thereby creating any easement or other legally enforceable right to use the pathway either in favour of the public or the Council.

In witness whereof the parties have hereunto set their hands and seals on the day and year first hereinbefore written.

SIGNED SEALED AND DELIVERED

by the said

ANGLICAN CHURCH PROPERTY TRUST

DIOCESE OF SYDNEY

in the presence of:-

THE COMMON SEAL of ANGLICAN CHURCH
PROPERTY TRUST DIOCESE OF SYDNEY, was
hereunto affixed pursuant to a resolution passed
at a duly constituted meeting of the said Trust
in the presence of

M. B. Morris
SECRETARY

THE COMMON SEAL of

THE COUNCIL OF THE CITY OF

PARRAMATTA was hereunto affixed

pursuant to a resolution of Council
passed at its meeting held on the

19th day of August 1991:

John G. ...
Lord Mayor

M. B. Morris
Town Clerk

-2-

NOW THEREFORE IT IS HEREBY WITNESSED AND AGREED AS FOLLOWS:

1. The Church Authorities hereby grant unto the Council for the term of fifty (50) years from the date hereof leave and licence subject to the conditions hereinafter mentioned for the purpose of implementing the New Plan and in particular (without in any way limiting or restricting the general leave and licence hereby granted) the Church Authorities hereby authorise and permit the Council to execute carry out and do or cause to be executed carried out and done on the Church Grounds the works (hereinafter called "the said Works") generally described in the New Plan annexed hereto and marked "New Plan".
2. The said Works (with such modifications (if any) as may from time to time be mutually agreed upon) will be executed by the Council or such contractors nominated by the Council and approved by the Church Authorities and at the expense of the Council.
3. The Church Authorities shall from time to time during the execution of the said Works make progress payments to the Council up to the total sum of \$225,000.00. Such progress payments may be made when reasonably requested by the Council having regard to the progress of the said works.
4. The Council shall at its own expense from time to time and at all times during the said term attend to the proper care maintenance and repair of the said works.
5. It is agreed that in order to facilitate the execution of the said Works and subsequent care maintenance and repair of the Church Grounds the Engineer of the Council shall from time to time confer with the Church Wardens for the time being of the Pro-Cathedral Church of St. Johns Parramatta.
6. The Parties hereby covenant and agree as follows:
 - (a) That the Council by reason of execution of this document or any work act or thing done pursuant to this document shall not acquire any easement or right in respect thereof other than the leave and licence hereby expressly granted and further that there shall

[Handwritten signature]

04/03 '92 16:08

61 2 6899470

PMTA CCL CE DPT

001

"B2"



**THE
PARRAMATTA
CITY COUNCIL**

Council Chambers, Civic Place, Parramatta N.S.W
All communications to be addressed to
The City Manager, P.O.Box 32, Parramatta N.S.W 2124
Telephone 689 9333
Fax No. (02) 891 1320
P.O. Box 2770 Parramatta

CITY ENGINEER'S DEPT FAX (02) 689 9470

DATE: March 4, 1992

TO: Champion & Partners

ATTENTION: Mr Don Champion

CITY: Parramatta

STATE: NSW

COUNTRY: Australia

RECEIVER'S FAX NO. 635 8923

FROM: Mr J R Fenwick, City Engineer

MESSAGE:

Dear Don,

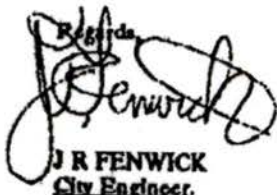
In relation to your request for a copy of the Development Approval in relation to this development, as the application was an application by Council and as all the works were basically works on the ground not building works, the development was approved in accordance with Council Plan No. 13276 Sheet 2 without any particular reference to matters such as access in writing.

In relation to Plan No. 13276 Sheet 2 it should be noted that the approved plan contains a notation as follows:-

"Remove brick wall to allow access to the Queensland Arcade".

It is not unusual for Council to obtain a Development Approval in this particular form as distinct from the normal form of Development Approval which lists a large number of conditions, as many of the conditions are to Council's own requirements anyway.

It is considered that the fact that this notation is on the approved plan will place a requirement on Council to comply with that particular condition.


J R FENWICK
City Engineer.

IF YOU DO NOT RECEIVE ONE PAGES (INCLUDING THIS PAGE)
PLEASE TELEPHONE IMMEDIATELY

This form is appropriate for a change of by-law pursuant to sections 58 (2), 58 (11) or clause 13 of Schedule 4 of the Strata Titles Act, 1973.

A change of by-laws pursuant to section 58 (2) of the Act is one which does not create rights of exclusive use and enjoyment of, or special privileges in respect of, common property.

A change of by-laws pursuant to section 58 (11) of the Act is one which changes the terms of an order of a Strata Titles Board having the effect of a by-law and must accordingly be made pursuant to a unanimous resolution.

The Registrar General does not require the lodgment of a plan for the purpose of the allocation of rights of exclusive use and enjoyment of, or special privileges in respect of, common property unless it is referred to as an annexure in the by-law, in which case the plan must comply with regulation 37 (2) (d), (e) and (f) of the Real Property Act Regulations, 1970.

A change of by-laws pursuant to clause 13 of Schedule 4 of the Act is one which confirms rights of exclusive use and enjoyment of, or special privileges in respect of, common property where such rights were in existence (either pursuant to a resolution of the body corporate or a former by-law) prior to 1st July, 1974. The new by-law must indicate how it may be amended, added to or repealed. In such cases the Registrar General will, on payment of a service charge, provide a copy of any plan which accompanied a notification of change of by-laws registered under the Conveyancing (Statute Titles) Act, 1961, for identification as an annexure to this instrument.

By-laws additional to those already operating should be numbered consecutively commencing with the number next after the number allotted to the last by-law.

Amendment of a by-law should be effected by fully repealing the existing by-law, and by substituting the new by-law in the terms required. For example, in order to implement a special resolution by a body corporate that a notice-board should not be affixed in accordance with by-law 3 but should be maintained in the secretary's office, and should be available for inspection between 9 a.m. and 5 p.m., the following would be appropriate:

INSERTED/ADDED BY-LAW No. 3

as fully set out below.

BY-LAW 3. A council shall cause a notice-board to be affixed to some part of the building occupied by the secretary and there to be available for inspection by authorized persons between the hours of nine in the forenoon and five in the afternoon.

Typewriting and handwriting should be clear, legible and in permanent black non-copying ink.

Alterations are not to be made by erasure; the words rejected are to be ruled through and initialled by the signatories to the dealing.

If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the body corporate.

This instrument and the Certificate of Title for the common property should be lodged by hand at the lodgment counter in the Office of the Registrar General located on the second floor of the Centrepoint Building, Market Street, Sydney, and the prescribed fee paid.

The following instructions relate to the sidenotes on the form.

- (a) Reference to title of common property—TORRENS TITLE REFERENCE—Insert the current Folio Identifier or Volume and Folio of the Certificate of Title, e.g., CP/SP12345 or Vol. 8514 Fol. 12a.
- (b) Insert the number of the Strata Plan upon which the strata scheme is based.
- (c) Insert the date on which the resolution was passed.
- (d) Insert reference to the appropriate provision of the Strata Titles Act.
- (e) Indicate by number the by-laws affected.
- (f) Set out in full the terms of the inserted/added by-law.
- (g) Insert the name, postal address, Document Exchange reference, telephone number and delivery box number of the lodging party.
- (h) The lodging party is to complete the LOCATION OF DOCUMENTS panel. Place a tick in the appropriate box to indicate the whereabouts of the Certificate of Title. List, in an abbreviated form, other documents lodged, e.g., stat. dec. for statutory declaration.

OFFICE USE ONLY

SECOND SCHEDULE AND OTHER DIRECTIONS				
(F) FOLIO IDENTIFIER SEE REAR. DEALING & FOLIO IDENTIFIERS	(G) DIRECTION	(H) NOTFN TYPE	(I) DEALING NUMBER	(J) DETAILS

RP 47

INSTRUCTIONS FOR COMPLETION

This form is appropriate to a change of by-laws pursuant to section 58 (7) of the Strata Titles Act, 1973, where the initial period, as defined by the Act, has expired in respect of the strata scheme. The subsection allows a body corporate with the consent in writing of a proprietor and pursuant to a unanimous resolution to make a by-law conferring on that proprietor the exclusive use and enjoyment of, or special privileges in respect of, common property, or by unanimous resolution to make a by-law amending, adding to or repealing any by-law previously made under the subsection.

By-laws additional to those already operating should be numbered consecutively commencing with the number next after the number allotted to the last by-law.

The Registrar General does not require the lodgment of a plan for the purpose of the allocation of rights of exclusive use and enjoyment of, or special privileges in respect of common property unless it is referred to as an annexure in the by-law, in which case the plan must comply with regulation 37 (2) (d), (e) and (f) of the Real Property Act Regulations, 1970.

Amendment of a by-law should be effected by fully repealing the existing by-law, and by substituting the new by-law in the terms required. For example, if an existing by-law gives the proprietor or occupier of a specified strata lot the exclusive use and enjoyment of a specified car-port, and the body corporate has subsequently effectively resolved to change the by-law to cast on that proprietor or occupier the duty of maintaining and repairing the car-port, the following would be appropriate.

REPEALED BY-LAW No. 31
 INSERTED/ADDED BY-LAW No. 31 as fully set out below.

BY-LAW 31. The proprietor for the time being of lot 7, or other the occupier of that lot, shall have the exclusive right to occupy the car-port erected on the common property and bearing the painted number "7" for so long as that car-port is kept in a good and proper state of maintenance and repair at the expense of that proprietor.

Typewriting and handwriting should be clear, legible and in permanent black non-copying ink.

Alterations are not to be made by erasure; the words rejected are to be ruled through and initialled by the signatories to the dealing.

If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the body corporate.

This instrument and the Certificate of Title for the common property should be lodged by hand at the lodgment counter in the Office of the Registrar General located on the second floor of the Centrepont Building, Market Street, Sydney, and the prescribed fee paid.

The following instructions relate to the sidenotes on the form.

- Reference to title of common property—TORRENS TITLE REFERENCE—Insert the current Folio Identifier or Volume and Folio of the Certificate of Title, e.g., CP SP12345 or Vol. 8514 Fol. 126.
- Insert the number of the Strata Plan upon which the strata scheme is based.
- Insert the date on which the resolution was passed.
- Indicate by number the by-laws affected.
- Set out in full the terms of the inserted/added by-law.
- Insert the name, postal address, Document Exchange reference, telephone number and delivery box number of the lodging party.
- The lodging party is to complete the LOCATION OF DOCUMENTS panel. Place a tick in the appropriate box to indicate the whereabouts of the Certificate of Title. List, in an abbreviated form, other documents lodged, e.g., stat. dec. for statutory declaration.

OFFICE USE ONLY

SECOND SCHEDULE AND OTHER DIRECTIONS

(P) FOLIO IDENTIFIER SER REGD. DEALING & FOLIO IDENTIFIER	(G) SECTION	(H) NOTFN TYPE	(I) DEALING NUMBER	(K) DETAILS

1402 B
A 105556

B 2156
D 1534
R.O.W.
PT. 22
2682

St. Johns Church of England
F. P. 88548

HUNTER ST.

15.76 1	7.62 2	7.32 3	7.6 4	12.26 1	12.26 2
D.	P.	P.	D.	P.	P.
25.58	31.35	31.32	31.27	31.19	34.86
1994	762	732	754	12.28	12.28
42.44	42.44	359	359	24.55 3	12.28
27310	575473	425	24.58	514	893

ESMT FOR ELECT. PURP. ON W.
D.P. 201255

4.57

12.17

4.01

10264
99.89

ARCADÉ
526588
S.P. 16446

81.59

D. P. (S.P. 16446) 82.4 526588

D. P. 2311
FOR ACCESS
2744

MARSDEN

WESTERN

RAILWAY

TO PARR

ST.

(6018)