

Annexure A to Consolidation/Change of By-laws for SP74602

79-81 Berry Street, North Sydney NSW 2060

24 LICENCES

By-law 24.1 Powers of the Owners Corporation

In addition to its powers under the *Management Act*, the *owners corporation* has the power to grant licences to *owners* and *occupiers* to use parts of *Common Property*.

24.1.1 How can the Owners Corporation exercise its powers?

The *owners corporation* may exercise its powers under this by-law only by ordinary resolution at a general meeting.

24.1.2 What Provisions may a Licence include?

Licences the *owners corporation* grants under this by-law may include provisions about, but need not be limited to:

- (a) payments under the licence;
- (b) the term of the licence;
- (c) the permitted uses of the licensed areas;
- (d) the maximum number of persons allowed in the licensed area; and
- (e) insurances the licensee must effect; and
- (f) cleaning and maintaining the licensed area.

25 DAMAGE TO COMMON PROPERTY

By-law 25.1 What are your Obligations?

Subject to the by-laws, *you* must:

- (a) use *Common Property* equipment only for its intended purpose; and
- (b) immediately notify the *owners corporation* if *you* know about damage to or a defect in *Common Property*; and
- (c) compensate the *owners corporation* for any damage to *Common Property* caused by *you*, your visitors or persons doing work or carrying out *Building Works* in *The Alexander* on your behalf.

By-law 25.2 When will you need Consent from the Owners Corporation?

Subject to the by-laws, *you* must have consent from the *owners corporation* to:

- (a) interfere with or damage *Common Property*;
- (b) remove anything from *Common Property* that belongs to the *owners corporation*; or
- (c) interfere with the operation of *Common Property* equipment.

The *owners corporation* must comply with By-Law 17.3 in relation to any request for consent under this by-law.

26 INSURANCE PREMIUMS

By-law 26.1 Consent from the Owners Corporation

You must have consent from the *owners corporation* to do anything that might invalidate, suspend or increase the premium for an *owners corporation* insurance policy.