

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

79-81 Berry Street, North Sydney NSW 2060

By-law 26.2 Payments for Increased Premiums

If the *owners corporation* gives you consent under this by-law, it may make conditions that require you to reimburse the *owners corporation* for any increased premium. If you do not agree with the conditions, the *owners corporation* may refuse its consent.

By-law 26.3 Requirements under the Strata Management Statement

Under the *Strata Management Statement*, you must notify the *Building Management Committee* if you do anything that might invalidate, suspend or increase the premium for an insurance policy effected by the *Building Management Committee*.

27 SECURITY AT THE ALEXANDER

By-law 27.1 Strata Management Statement

The *Strata Management Statement* regulates security and the provision of *Security Keys* for *The Alexander* and generally. The rights and obligations of the *owners corporation*, *owners* and *occupiers* in this by-law are subject to the *Strata Management Statement* and *Easements*. In particular, the *owners corporation* must not do anything that would restrict access to:

- (a) *Shared Facilities* which *owners* and *occupiers* in *The Alexander* are entitled to use under the *Strata Management Statement*; or
- (b) *Common Property* the subject of *Easements*.

By-law 27.2 Rights and Obligations of the Owners Corporation

The *owners corporation* must take reasonable steps to:

- (a) stop intruders coming into *The Alexander*; and
- (b) prevent fires and other hazards.

The *owners corporation* must comply with:

- (c) the *Strata Management Statement*; and
- (d) the reasonable instructions of the *Building Management Committee* about *Security Keys* and, in particular, instructions about re-coding and returning *Security Keys*.

By-law 27.3 Installation of Security Equipment

In addition to its powers under the *Management Act*, the *owners corporation* has the power to install and operate in *Common Property* audio and visual security cameras and other audio and visual surveillance equipment for the security of *The Alexander*.

By-law 27.4 Restricting Access to Common Property

In addition to its powers under the *Management Act*, the *owners corporation* has the power to:

- (a) close off or restrict by *Security Key* access to parts of *Common Property* that do not give access to an *apartment*; and
- (b) restrict by *Security Key* your access to levels in *The Alexander* where you do not own or occupy an *apartment* or have a right to use under an *Exclusive Use By-Law*.

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By-law 27.5 Providing Owners and Occupiers with Security Keys

The *Building Management Committee* is responsible to provide *Security Keys* for *The Alexander*.

By-law 27.6 What are your Obligations?

You must:

- (a) comply with the reasonable instructions of the *Building Management Committee* and the *owners corporation* about *Security Keys* and, in particular, instructions about re-coding and returning *Security Keys*;
- (b) take all reasonable steps not to lose *Security Keys*;
- (c) return *Security Keys* to the *Building Management Committee* if you do not need them or if you are no longer an *owner* or *occupier*; and
- (d) notify the *Building Management Committee* immediately if you lose a *Security Key*.

By-law 27.7 Some Prohibitions

You must not:

- (a) copy a *Security Key*; or
- (b) interfere with security equipment or do (or allow anyone to do) anything that is prohibited in the *Strata Management Statement*; or
- (c) give a *Security Key* to someone who is not an *owner* or *occupier*.

By-law 27.8 Procedures if you Lease your Apartment

If you lease or licence your *apartment*, you must include a requirement in the lease or licence that the *occupier* return *Security Keys* to the *Building Management Committee* when they no longer occupy an *apartment*.

By-law 27.9 Restrictions on Exercising Rights under this By-Law

Subject to the *Strata Management Statement*, the *owners corporation* must not:

- (a) shut down or interfere with the integrated security system for *The Alexander*; or
- (b) restrict access to parts of *Common Property* which are *Shared Facilities*.

28 ALLOCATION OF COMMON PROPERTY

By-law 28.1 Signs and Signage Equipment

The *owners corporation* must allow the *Building Management Committee* to use part of the *Common Property* described in the *Strata Management Statement* as the "roof sign area" for the erection and installation of *Signs* and *Signage Equipment*. The *owners corporation* may exclude you from using that part of the *Common Property*.

By-law 28.2 Restricting Access to Common Property for Use by the Caretaker

The *owners corporation* may allow the *Caretaker* (and persons authorised by the *Caretaker*) to use part of the *Common Property* being:

- (a) carparking spaces approved for visitor parking from time to time; or
- (b) the *Caretaker's Room*; or
- (c) approved storage areas from time to time, to perform the *Caretaker's* duties.