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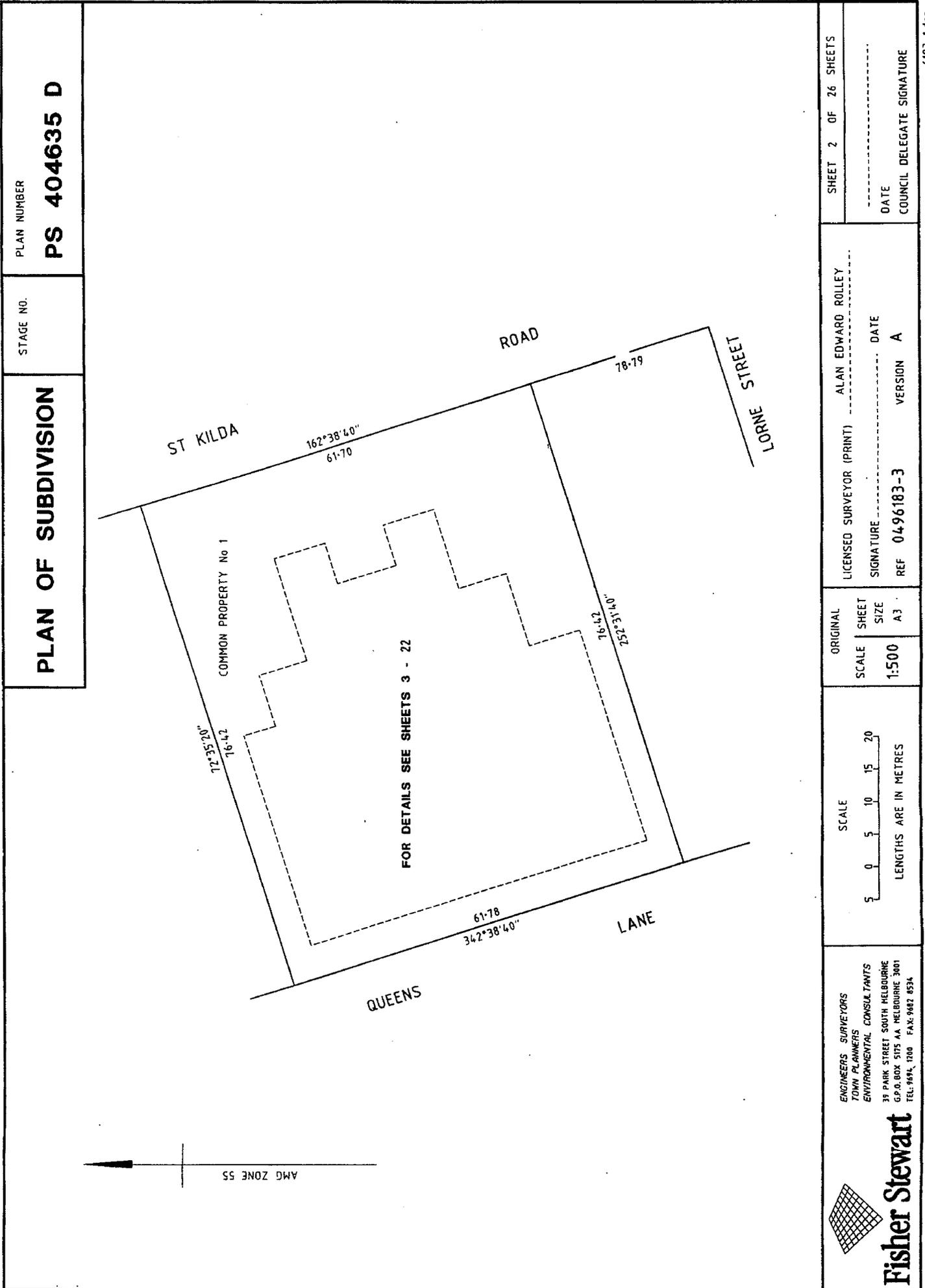
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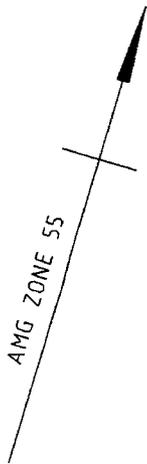
ENGINEERS SURVEYORS TOWN PLANNERS ENVIRONMENTAL CONSULTANTS 39 PARK STREET SOUTH MELBOURNE G.P.O. BOX 5175 A.A. MELBOURNE 3001 TEL: 9494 1200 FAX: 9487 8534		ORIGINAL SHEET SIZE SCALE 1:500 A3	LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY SIGNATURE REF 0496183-3 DATE VERSION A	SHEET 2 OF 26 SHEETS DATE COUNCIL DELEGATE SIGNATURE
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PLAN OF SUBDIVISION

Stage No.

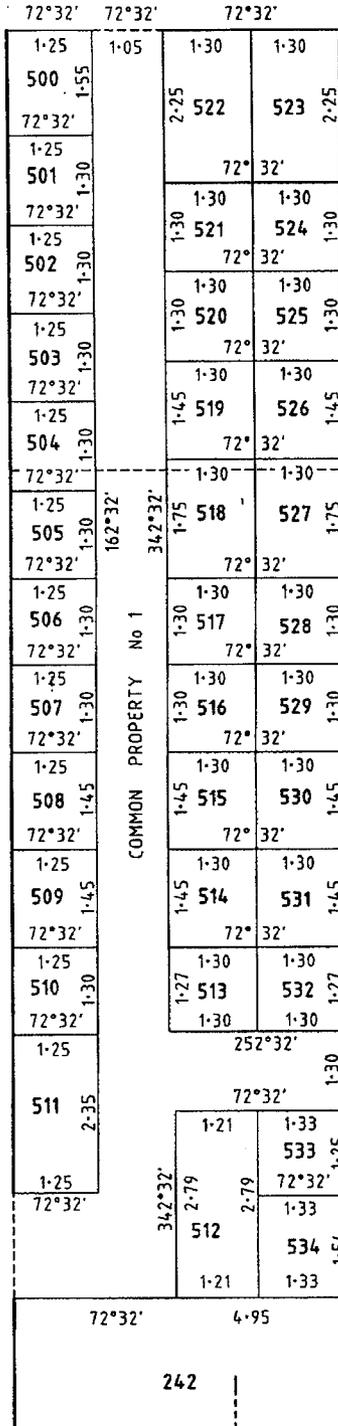
Plan Number

PS 404635 D



D' COMMON PROPERTY No 1

COMMON PROPERTY No 1



RL 3-98

PLANE

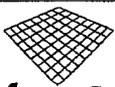
COMMON PROPERTY No 1

INCLINED

LOWER GROUND LEVEL
STORAGE

SEE SHEET 3

D



Fisher Stewart

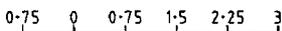
ENGINEERS SURVEYORS
TOWN PLANNERS
ENVIRONMENTAL CONSULTANTS
39 PARK STREET SOUTH MELBOURNE
G.P.O. BOX 5175 AA MELBOURNE 3001
TEL: 9694 1200 FAX: 9682 8534

Sheet 4 of 26 Sheets

ORIGINAL

SCALE SHEET SIZE
1:75 A3

SCALE



LENGTHS ARE IN METRES

LICENSED SURVEYOR ALAN EDWARD ROLLEY (PRINT)

SIGNATURE DATE

REF. 0496183-3

VERSION A

DATE
COUNCIL DELEGATE SIGNATURE

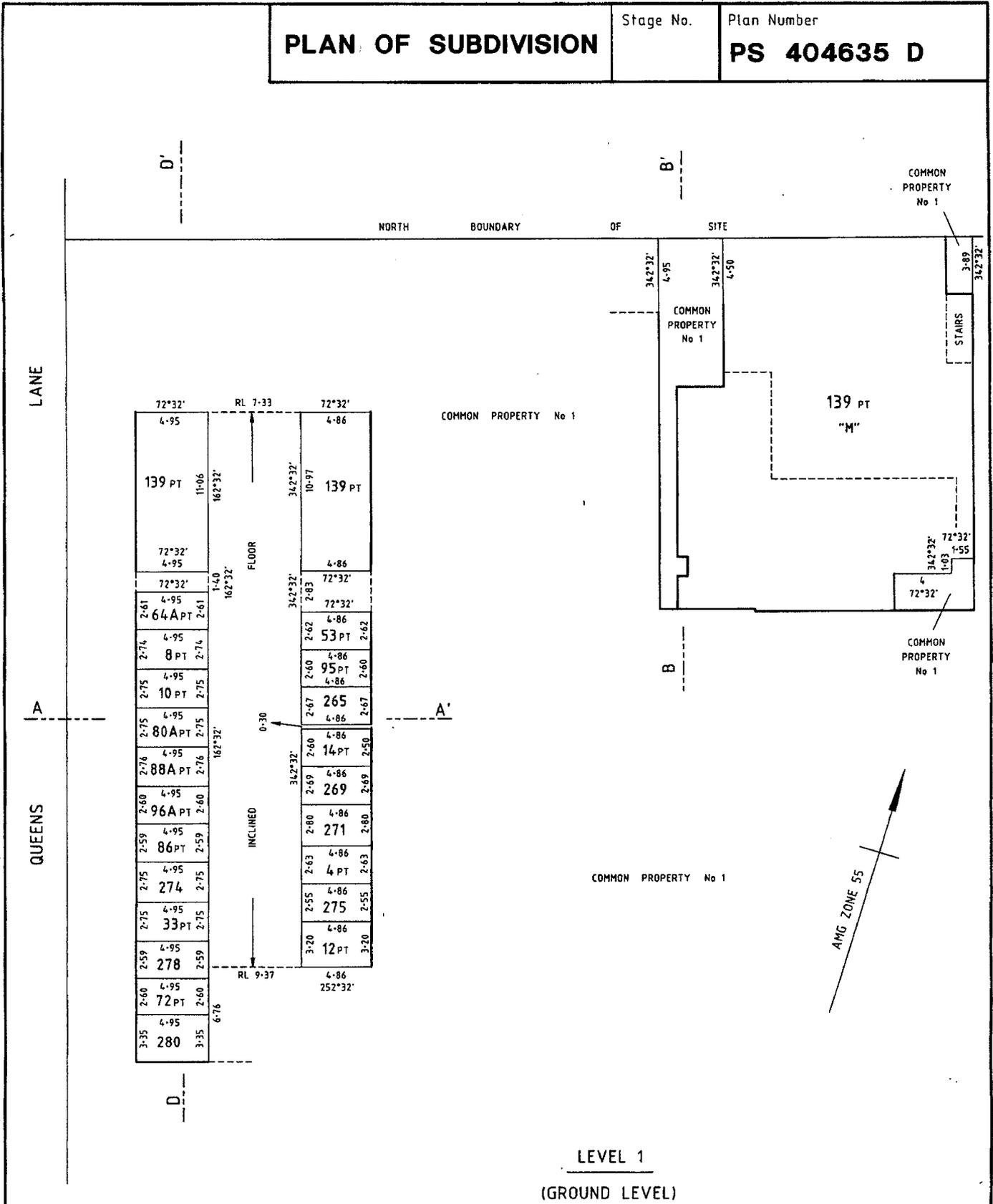
Original sheet size A3

PLAN OF SUBDIVISION

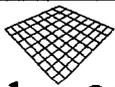
Stage No.

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LEVEL 1
(GROUND LEVEL)



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Sheet 5 of 26 Sheets

ORIGINAL

SCALE SHEET SIZE
1:250 A3

SCALE

2.5 0 2.5 5 7.5 10

LENGTHS ARE IN METRES

LICENSED SURVEYOR ALAN EDWARD ROLLEY
(PRINT)

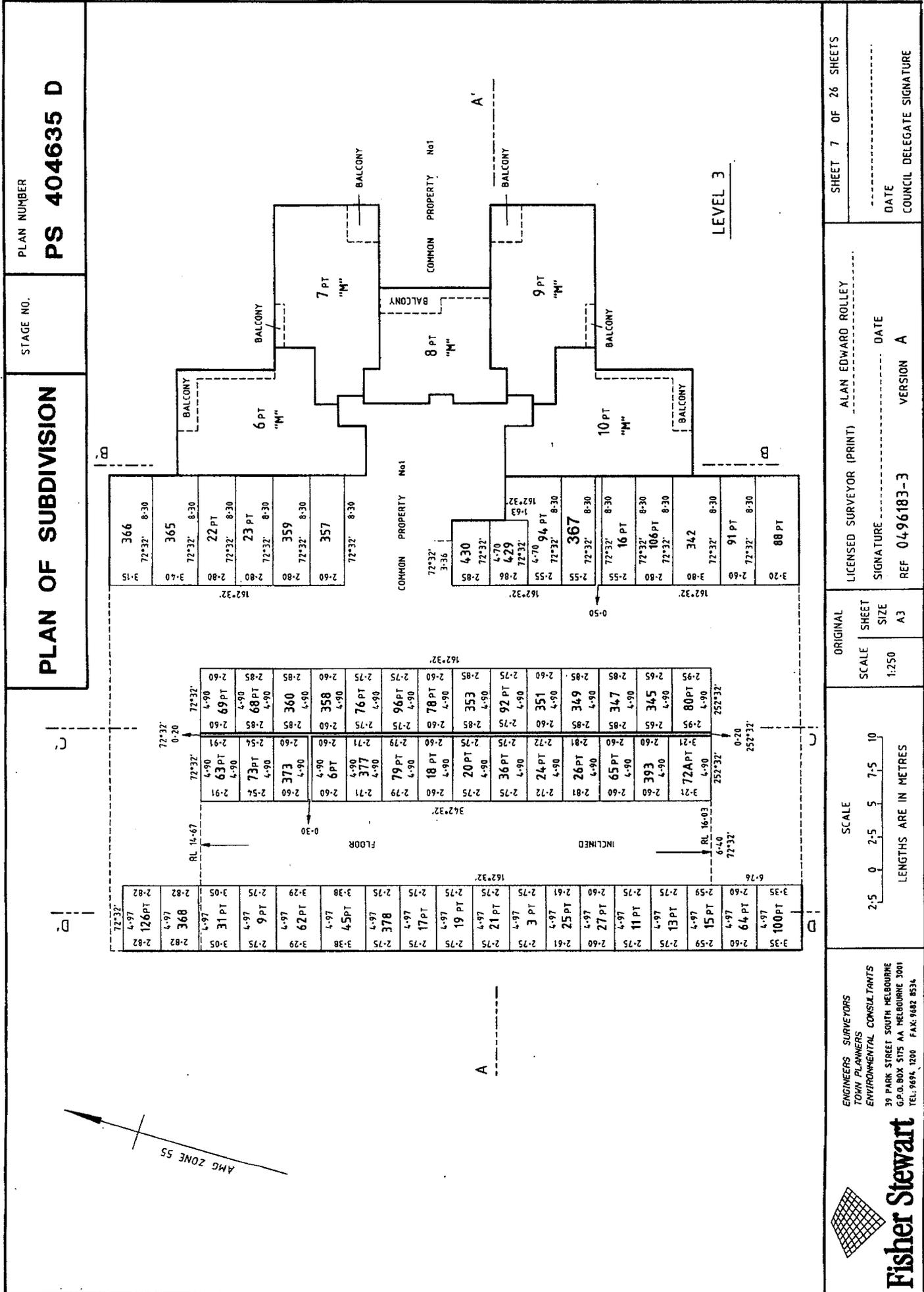
SIGNATURE DATE

REF. 0496183-3 VERSION A

DATE

COUNCIL DELEGATE SIGNATURE

Original sheet size A3



PLAN NUMBER
PS 404635 D

STAGE NO.

PLAN OF SUBDIVISION

SHEET 7 OF 26 SHEETS
DATE
COUNCIL DELEGATE SIGNATURE

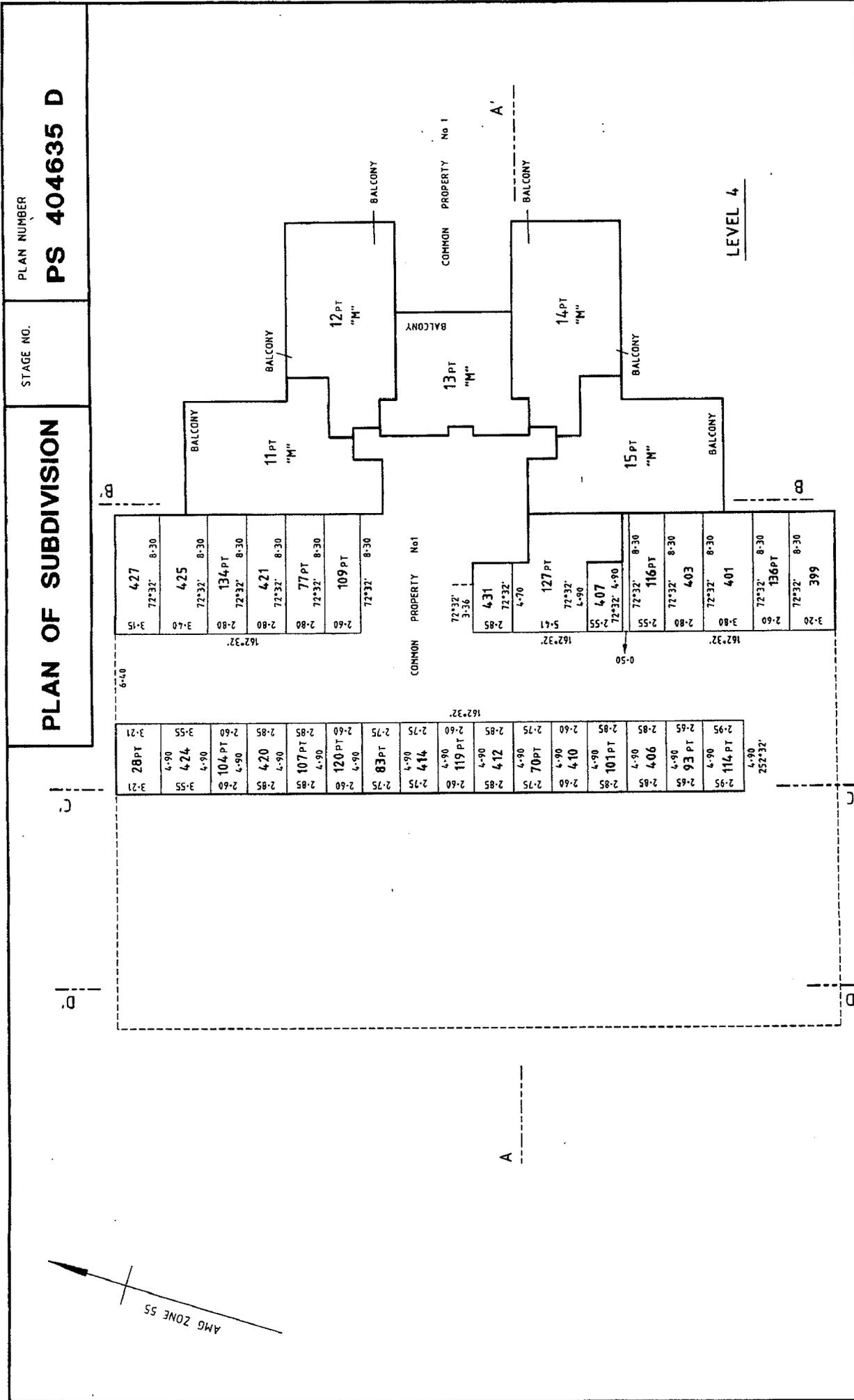
LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY
SIGNATURE
DATE
VERSION A
REF 0496183-3

ORIGINAL SHEET SIZE A3
SCALE 1:250

SCALE LENGTHS ARE IN METRES
2.5 0 2.5 5 7.5 10

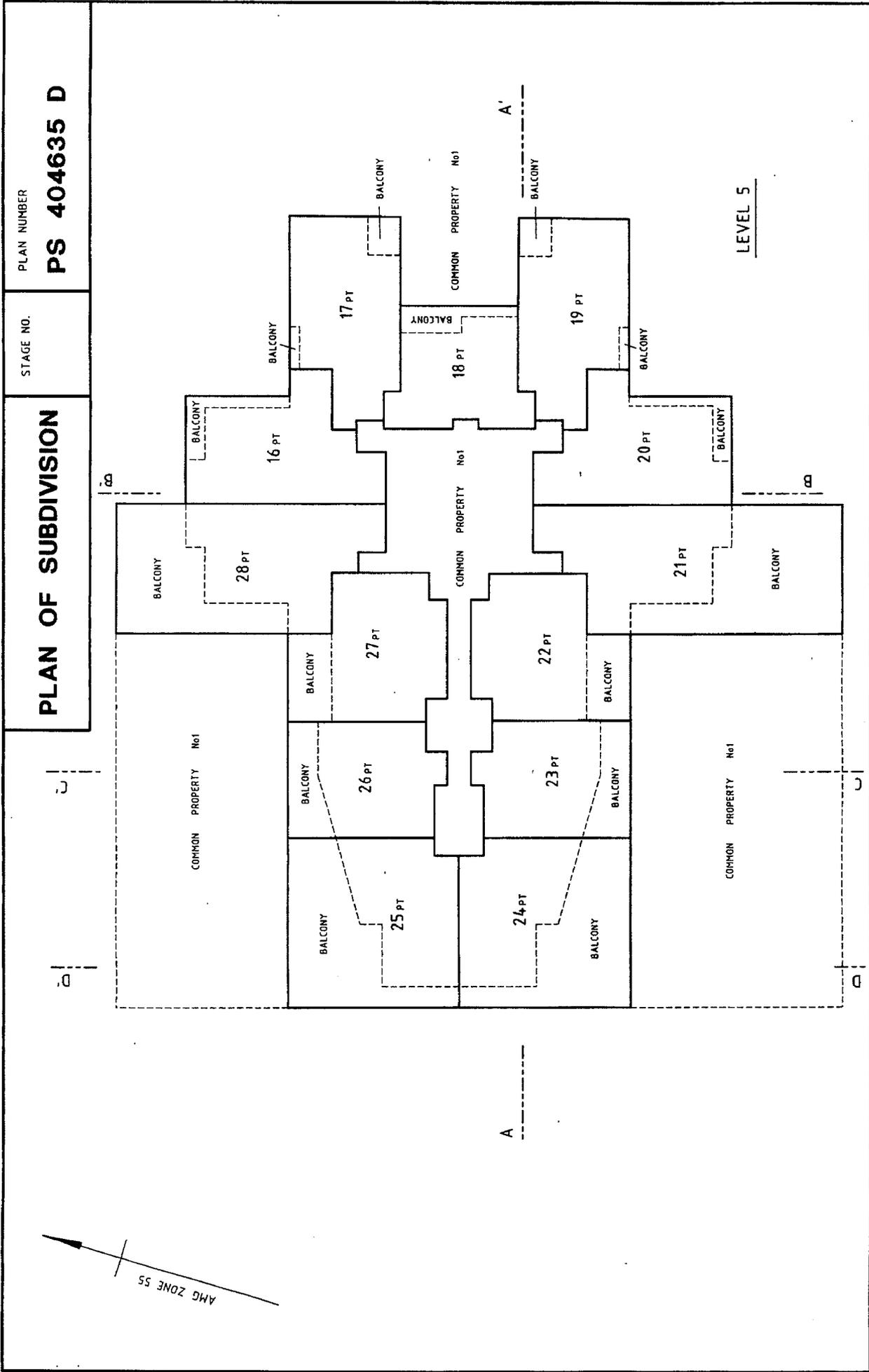
ENGINEERS SURVEYORS
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PLAN OF SUBDIVISION
 STAGE NO.
 PLAN NUMBER
PS 404635 D

 Fisher Stewart ENGINEERS SURVEYORS TOWN PLANNERS ENVIRONMENTAL CONSULTANTS 38 PARK STREET SOUTH MELBOURNE G.P.O. BOX 3175 AA MELBOURNE 3001 TEL: 9694 1200 FAX: 9682 8534	ORIGINAL SCALE 1:250 SHEET SIZE A3	LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY SIGNATURE _____ REF 0496183-3	SHEET 8 OF 26 SHEETS DATE _____ COUNCIL DELEGATE SIGNATURE _____
	SCALE 2.5 0 2.5 5 7.5 10 LENGTHS ARE IN METRES	VERSION A DATE _____	REF 0496183-3 VERSION A DATE _____



PLAN NUMBER
PS 404635 D

STAGE NO.

PLAN OF SUBDIVISION

SHEET 9 OF 26 SHEETS
DATE
COUNCIL DELEGATE SIGNATURE

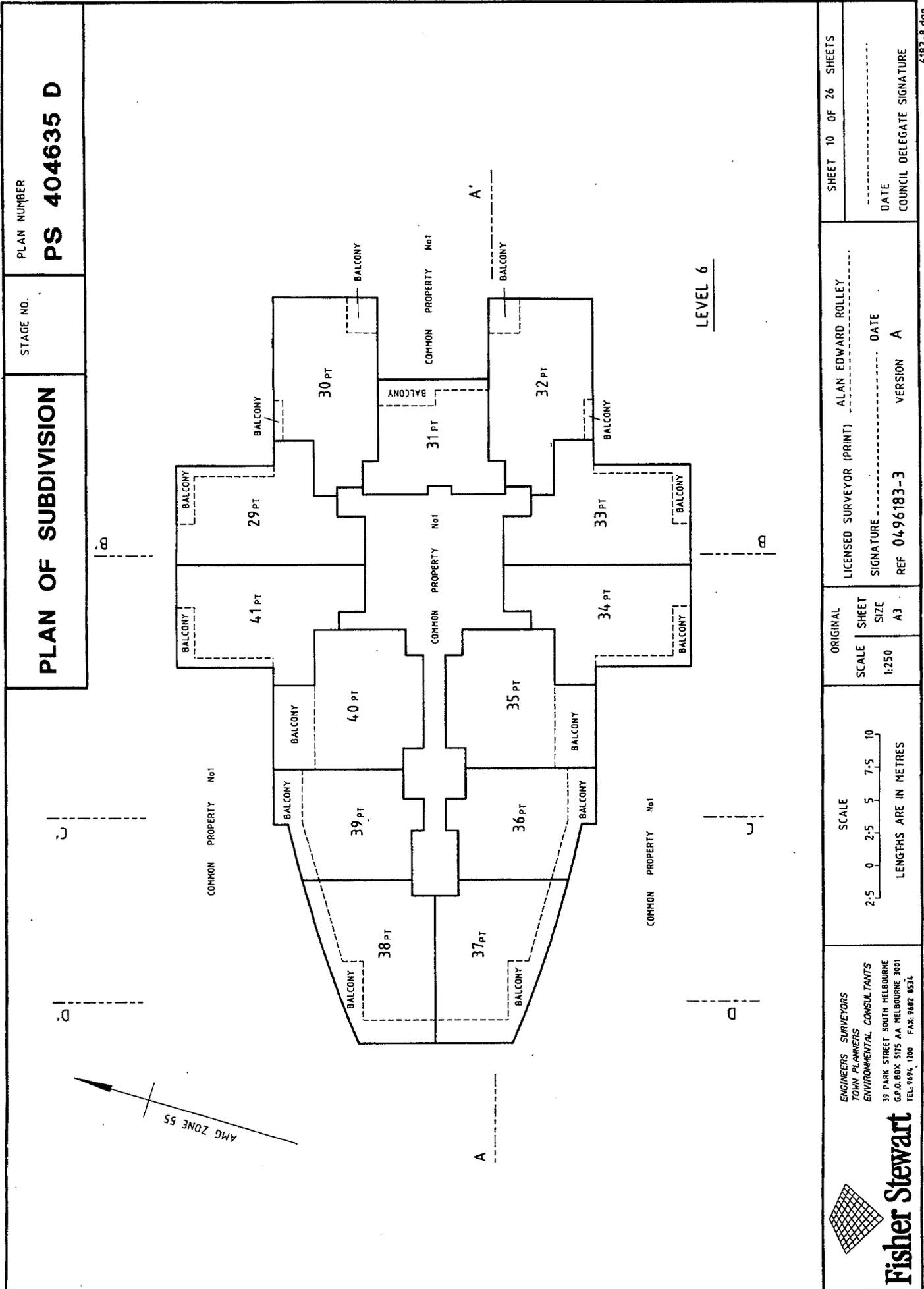
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SIGNATURE
REF 0496183-3
VERSION A
DATE

ORIGINAL SHEET SCALE 1:250 SIZE A3

SCALE 2.5 0 2.5 5 7.5 10
LENGTHS ARE IN METRES

ENGINEERS SURVEYORS
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PLAN NUMBER
PS 404635 D

STAGE NO.

PLAN OF SUBDIVISION

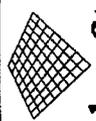
SHEET 10 OF 26 SHEETS
DATE
COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY
SIGNATURE
DATE
VERSION A
REF 0496183-3

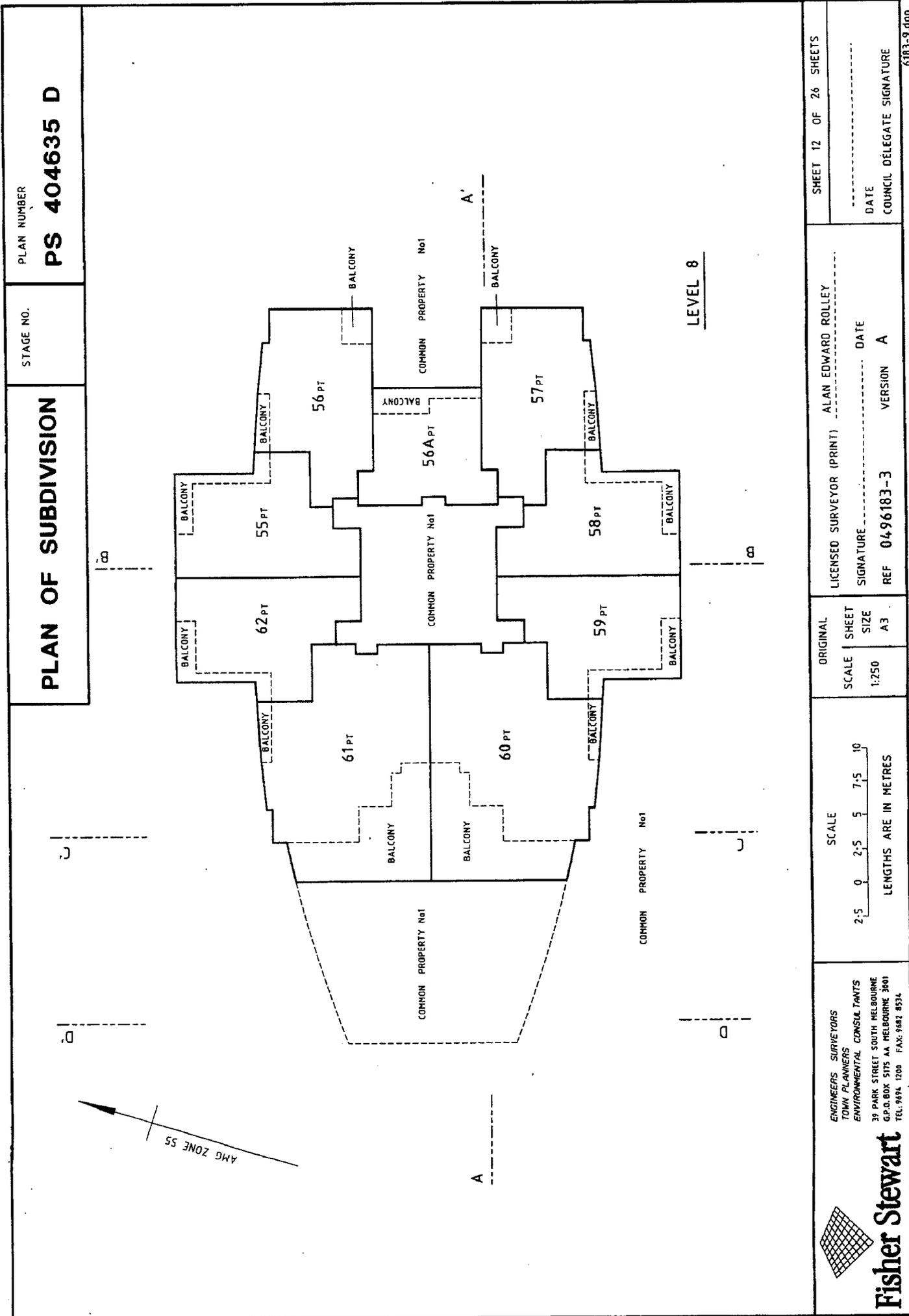
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SCALE 1:250

SCALE
2.5 0 2.5 5 7.5 10
LENGTHS ARE IN METRES

ENGINEERS SURVEYORS
TOWN PLANNERS
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PLAN NUMBER
PS 404635 D

STAGE NO.

PLAN OF SUBDIVISION

SHEET 12 OF 26 SHEETS

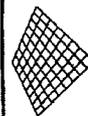
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LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY
SIGNATURE
DATE
VERSION A
REF 0496183-3

ORIGINAL
SCALE 1:250
SHEET SIZE A3

SCALE
2.5 0 2.5 5 7.5 10
LENGTHS ARE IN METRES

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TEL: 9494 1200 FAX: 9482 8534



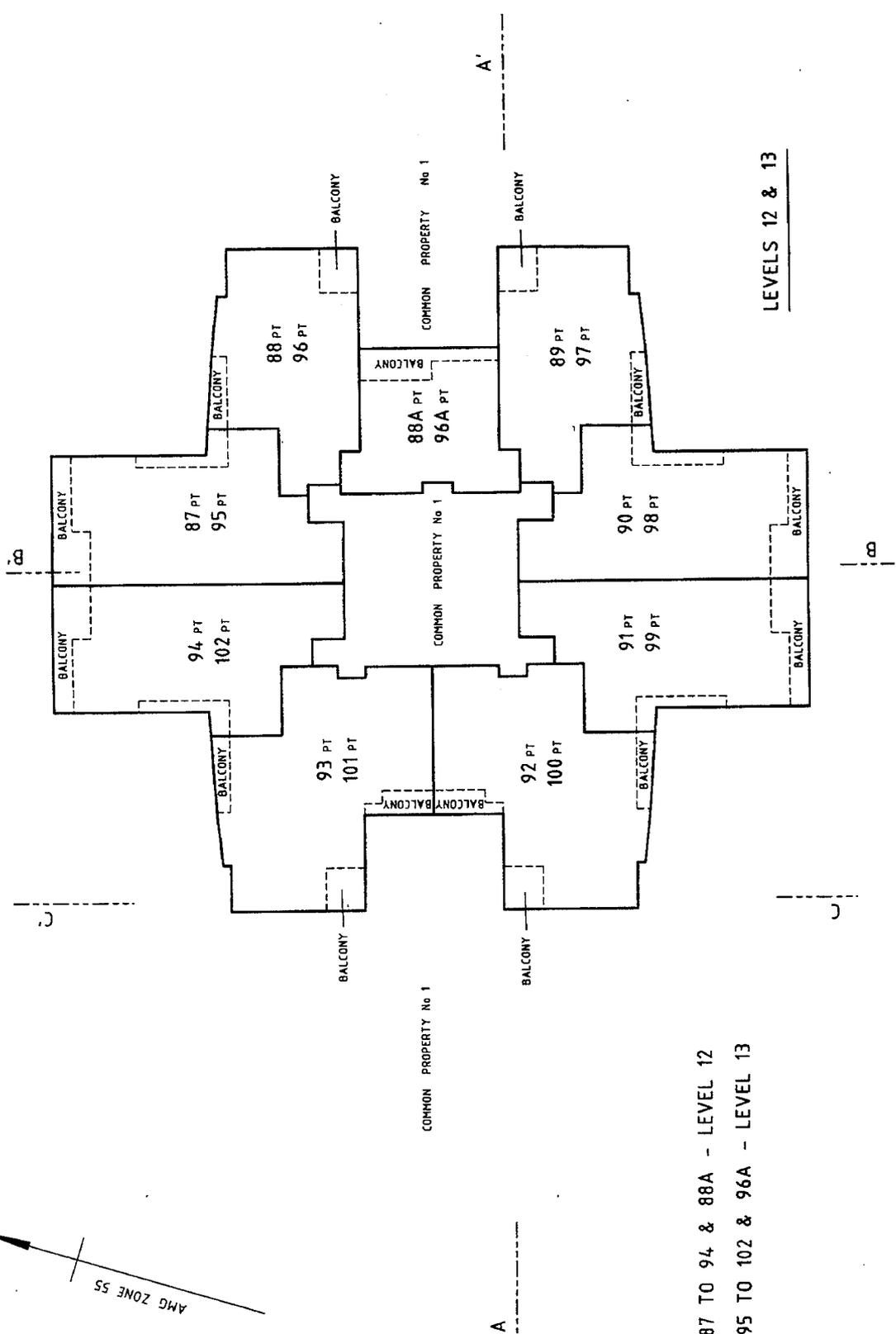
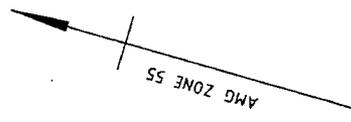
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6183-9.dgn

PLAN OF SUBDIVISION

STAGE NO.

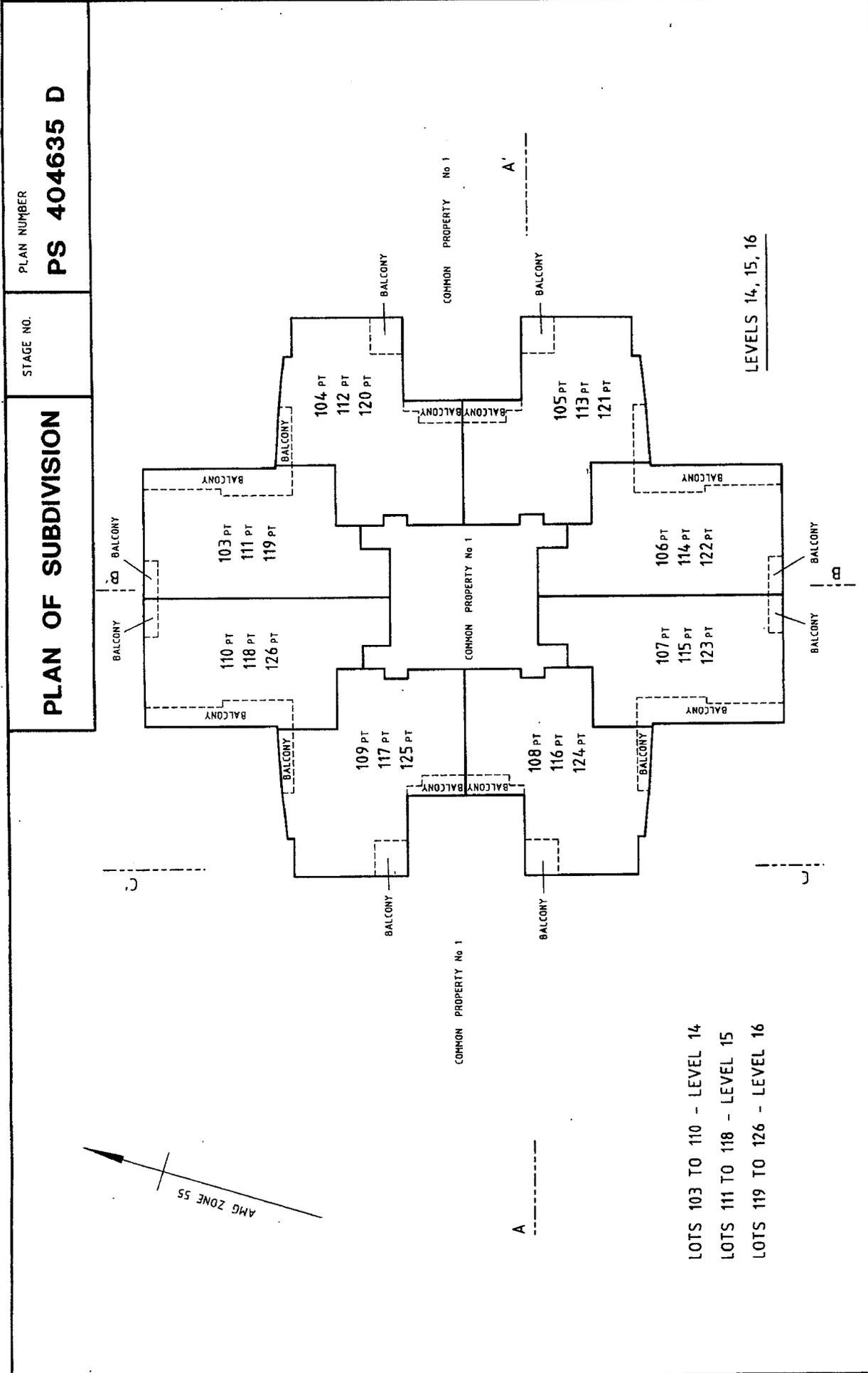
PLAN NUMBER
PS 404635 D



LOTS 87 TO 94 & 88A - LEVEL 12
LOTS 95 TO 102 & 96A - LEVEL 13

LEVELS 12 & 13

 <p>Fisher Stewart ENGINEERS SURVEYORS TOWN PLANNERS ENVIRONMENTAL CONSULTANTS 39 PARK STREET SOUTH MELBOURNE G.P.O. BOX 5175 AA MELBOURNE 3001 TEL: 9694 1200 FAX: 9682 8534</p>	<p>SCALE</p>  <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SCALE 1:250</p> <p>SHEET SIZE A3</p>	<p>LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY</p> <p>SIGNATURE _____ DATE _____</p> <p>VERSION A</p> <p>REF 0496183-3</p>	<p>SHEET 14 OF 26 SHEETS</p> <p>DATE _____</p> <p>COUNCIL DELEGATE SIGNATURE _____</p>
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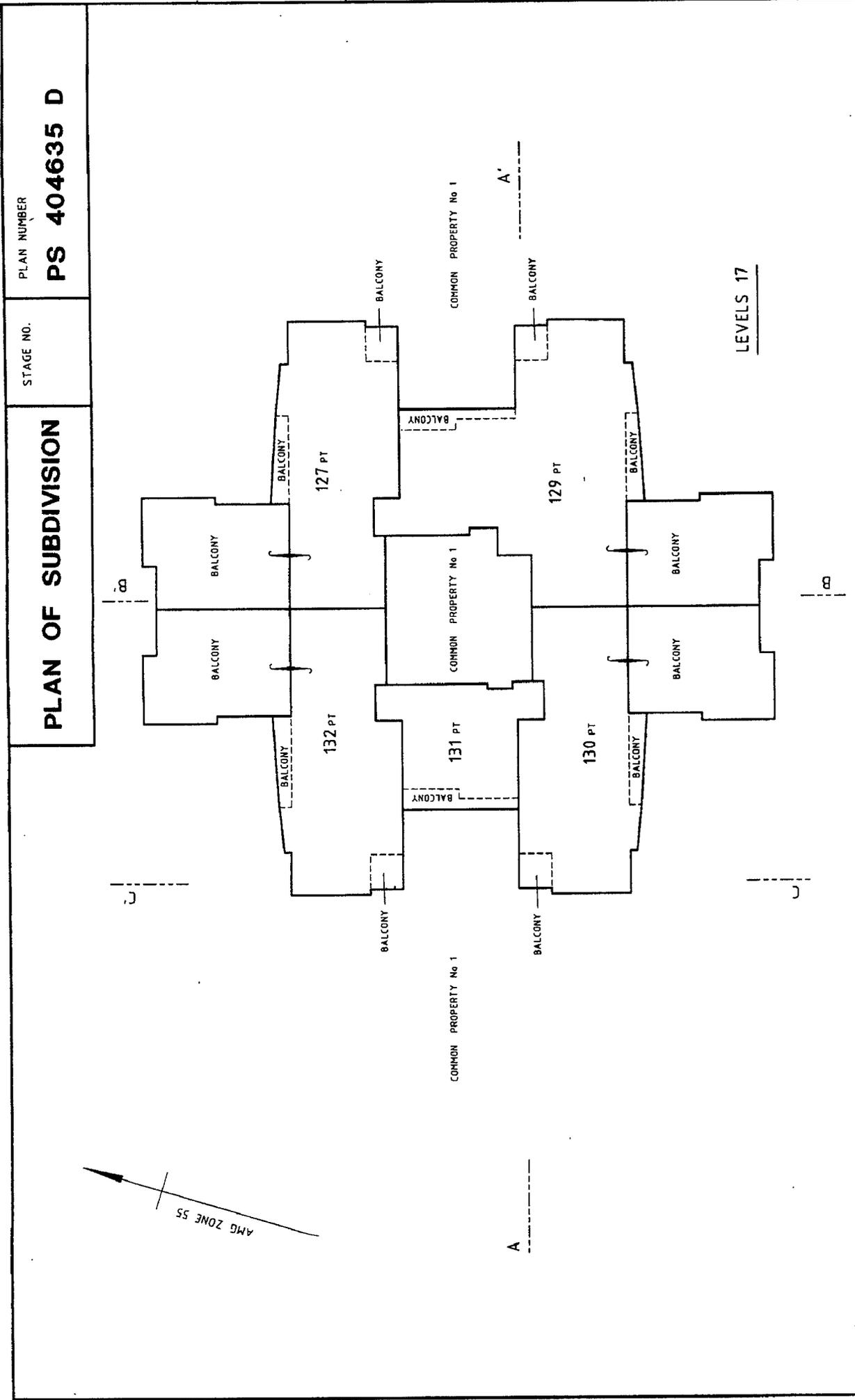
PLAN NUMBER
PS 404635 D

STAGE NO.

PLAN OF SUBDIVISION

LOTS 103 TO 110 - LEVEL 14
 LOTS 111 TO 118 - LEVEL 15
 LOTS 119 TO 126 - LEVEL 16

 <p>Fisher Stewart ENGINEERS - SURVEYORS TOWN PLANNERS ENVIRONMENTAL CONSULTANTS 39 PARK STREET SOUTH MELBOURNE G.P.O. BOX 5175 AA MELBOURNE 3001 TEL: 9694 1200 FAX: 9482 8534</p>	SCALE 2.5 0 2.5 5 7.5 10 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE SCALE 1:250 A3	LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY SIGNATURE REF 0496183-3	SHEET 15 OF 26 SHEETS DATE COUNCIL DELEGATE SIGNATURE
	VERSION A	DATE	SIGNATURE	COUNCIL DELEGATE SIGNATURE



PLAN OF SUBDIVISION

STAGE NO.

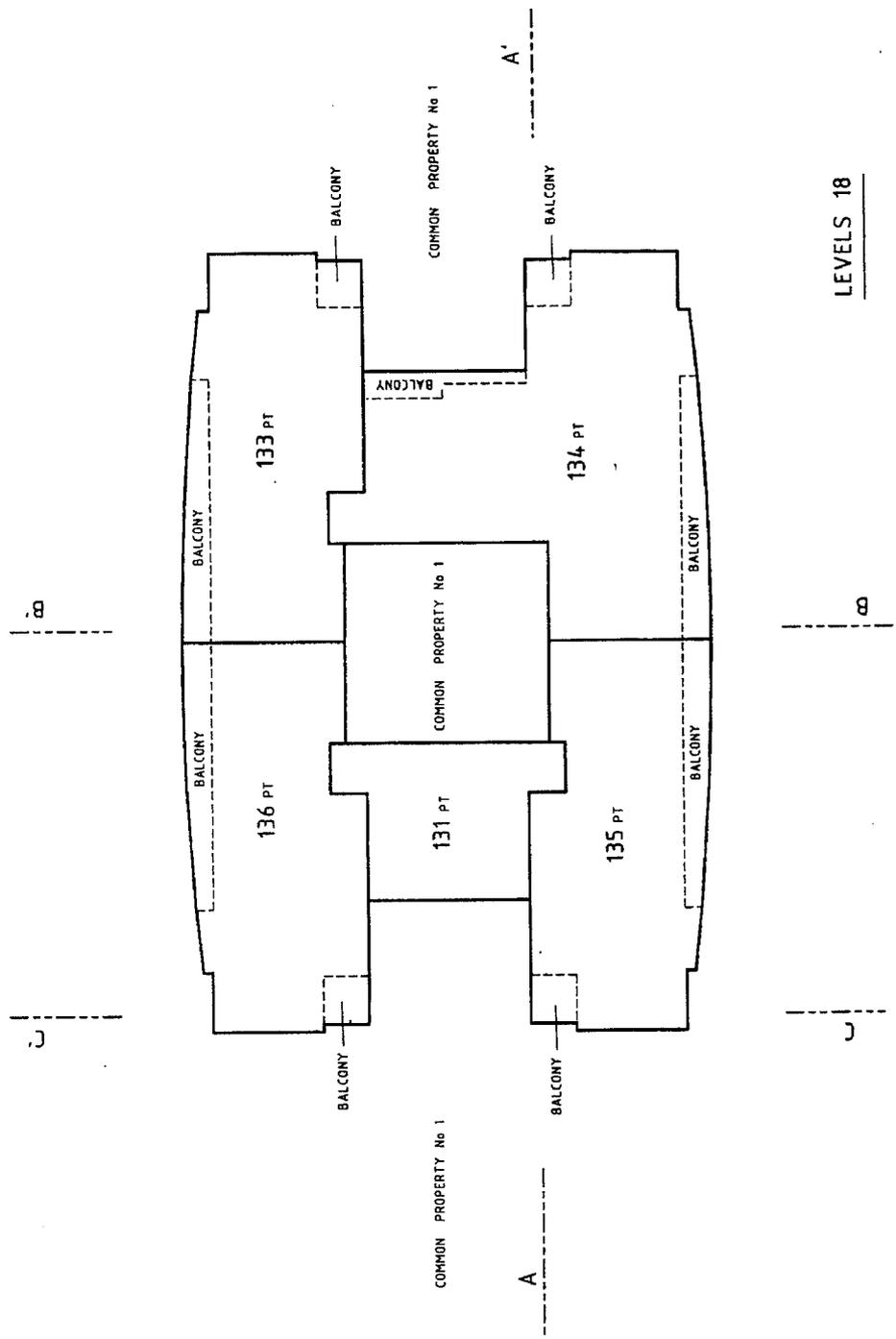
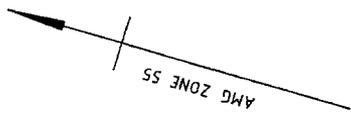
PLAN NUMBER
PS 404635 D

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PLAN OF SUBDIVISION

PLAN NUMBER
PS 404635 D

STAGE NO.



SHEET 17 OF 26 SHEETS

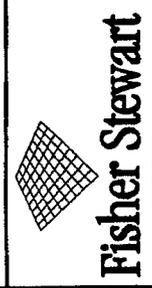
DATE
COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY
SIGNATURE _____ DATE _____
VERSION A
REF 04-96183-3

ORIGINAL SHEET SIZE A3
SCALE 1:250

SCALE
2.5 0 2.5 5 7.5 10
LENGTHS ARE IN METRES

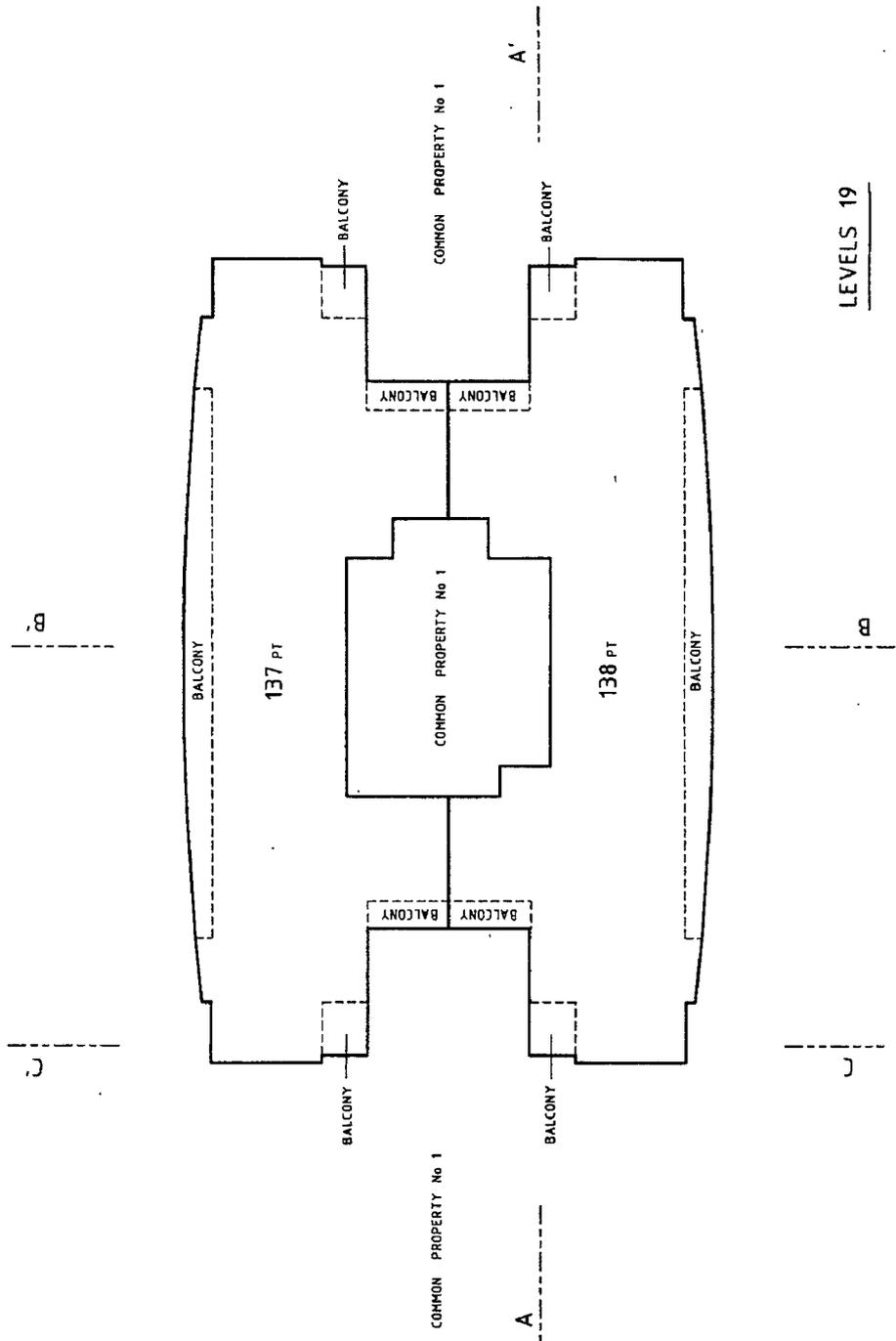
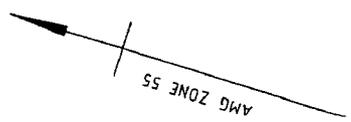
ENGINEERS SURVEYORS
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PLAN OF SUBDIVISION

STAGE NO.

PLAN NUMBER
PS 404635 D



LEVELS 19

ENGINEERS SURVEYORS TOWN PLANNERS ENVIRONMENTAL CONSULTANTS 39 PARK STREET SOUTH MELBOURNE G.P.O. BOX 515 AA MELBOURNE 3001 TEL: 9619 1200 FAX: 9612 8334	SCALE 2.5 0 2.5 5 7.5 10 LENGTHS ARE IN METRES	ORIGINAL SCALE 1:250 SHEET SIZE A3	LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY SIGNATURE _____ DATE _____ REF 0496183-3 VERSION A	SHEET 18 OF 26 SHEETS DATE _____ COUNCIL DELEGATE SIGNATURE _____
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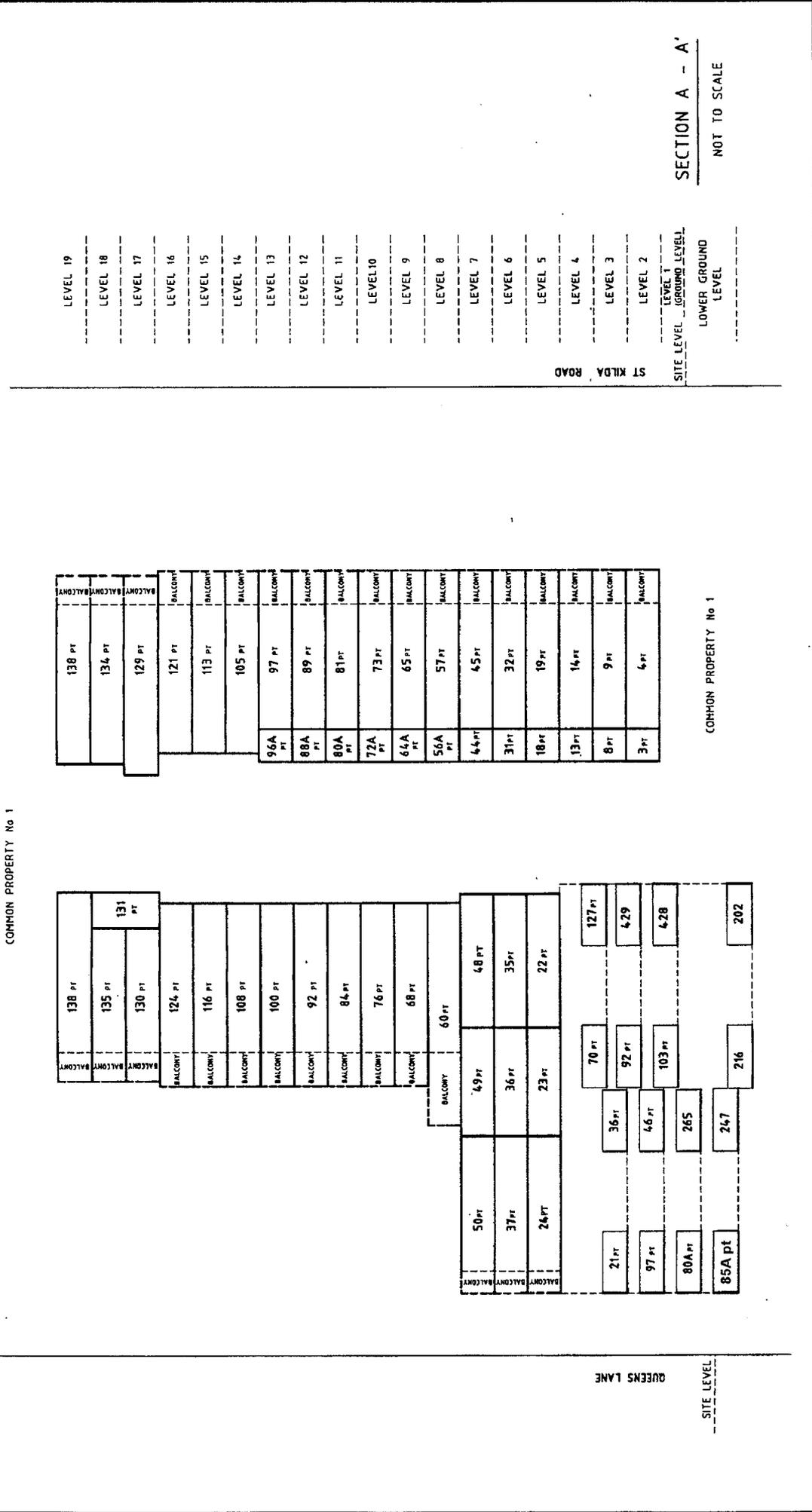


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PLAN OF SUBDIVISION

PLAN NUMBER
PS 404635 D

STAGE NO.



138 PT	BALCONY
134 PT	BALCONY
129 PT	BALCONY
121 PT	BALCONY
113 PT	BALCONY
105 PT	BALCONY
97 PT	BALCONY
89 PT	BALCONY
81 PT	BALCONY
73 PT	BALCONY
65 PT	BALCONY
57 PT	BALCONY
45 PT	BALCONY
32 PT	BALCONY
19 PT	BALCONY
14 PT	BALCONY
9 PT	BALCONY
6 PT	BALCONY

138 PT	BALCONY			
135 PT	BALCONY			
130 PT	BALCONY			
131 PT	BALCONY			
124 PT	BALCONY			
116 PT	BALCONY			
108 PT	BALCONY			
100 PT	BALCONY			
92 PT	BALCONY			
84 PT	BALCONY			
76 PT	BALCONY			
68 PT	BALCONY			
60 PT	BALCONY			
50 PT	49 PT	48 PT		
37 PT	36 PT	35 PT		
24 PT	23 PT	22 PT		
21 PT	70 PT	127 PT		
97 PT	36 PT	92 PT	429	
80A PT	46 PT	103 PT	428	
85A PT	265	247	216	202

SHEET 19 OF 26 SHEETS

LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY
SIGNATURE
DATE
VERSION A

REF 0496183-3

DATE
COUNCIL DELEGATE SIGNATURE

ORIGINAL SCALE SHEET SIZE A3

LENGTHS ARE IN METRES

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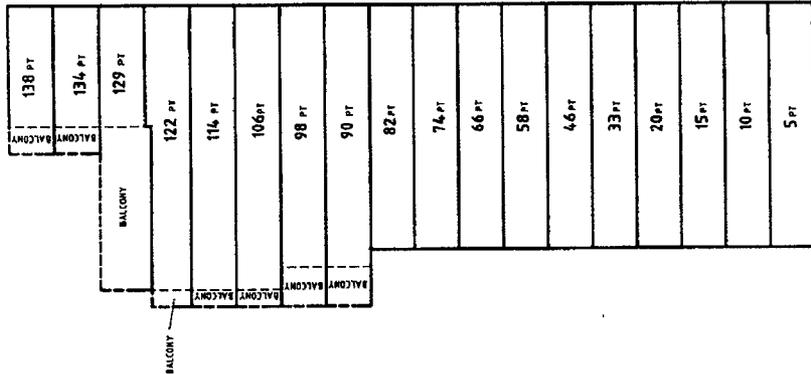
6183-16.dgn

PLAN OF SUBDIVISION

PLAN NUMBER
PS 404635 D

STAGE NO.

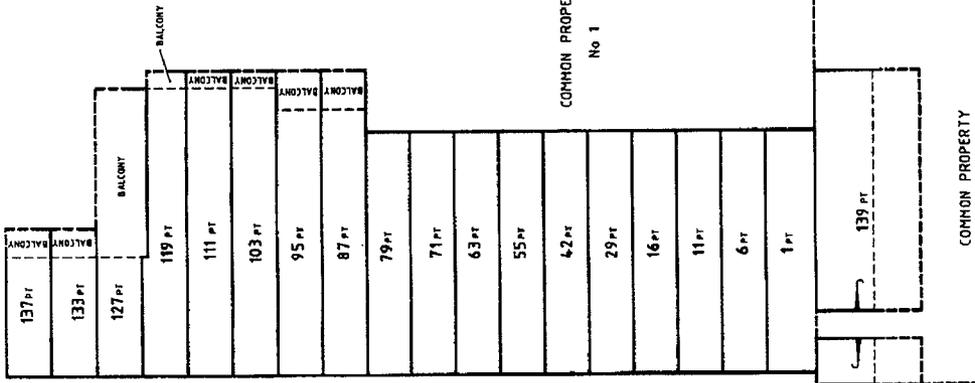
COMMON PROPERTY No 1



SOUTH BOUNDARY OF SITE

SITE LEVEL

COMMON PROPERTY No 1



NORTH BOUNDARY OF SITE

SITE LEVEL (GROUND LEVEL)

LOWER GROUND LEVEL

COMMON PROPERTY No 1

COMMON PROPERTY No 1

SECTION B - B'
NOT TO SCALE

SHEET 20 OF 26 SHEETS

DATE
COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY
SIGNATURE
VERSION A
DATE

REF 0496183-3

ORIGINAL SCALE SHEET SIZE A3

LENGTHS ARE IN METRES

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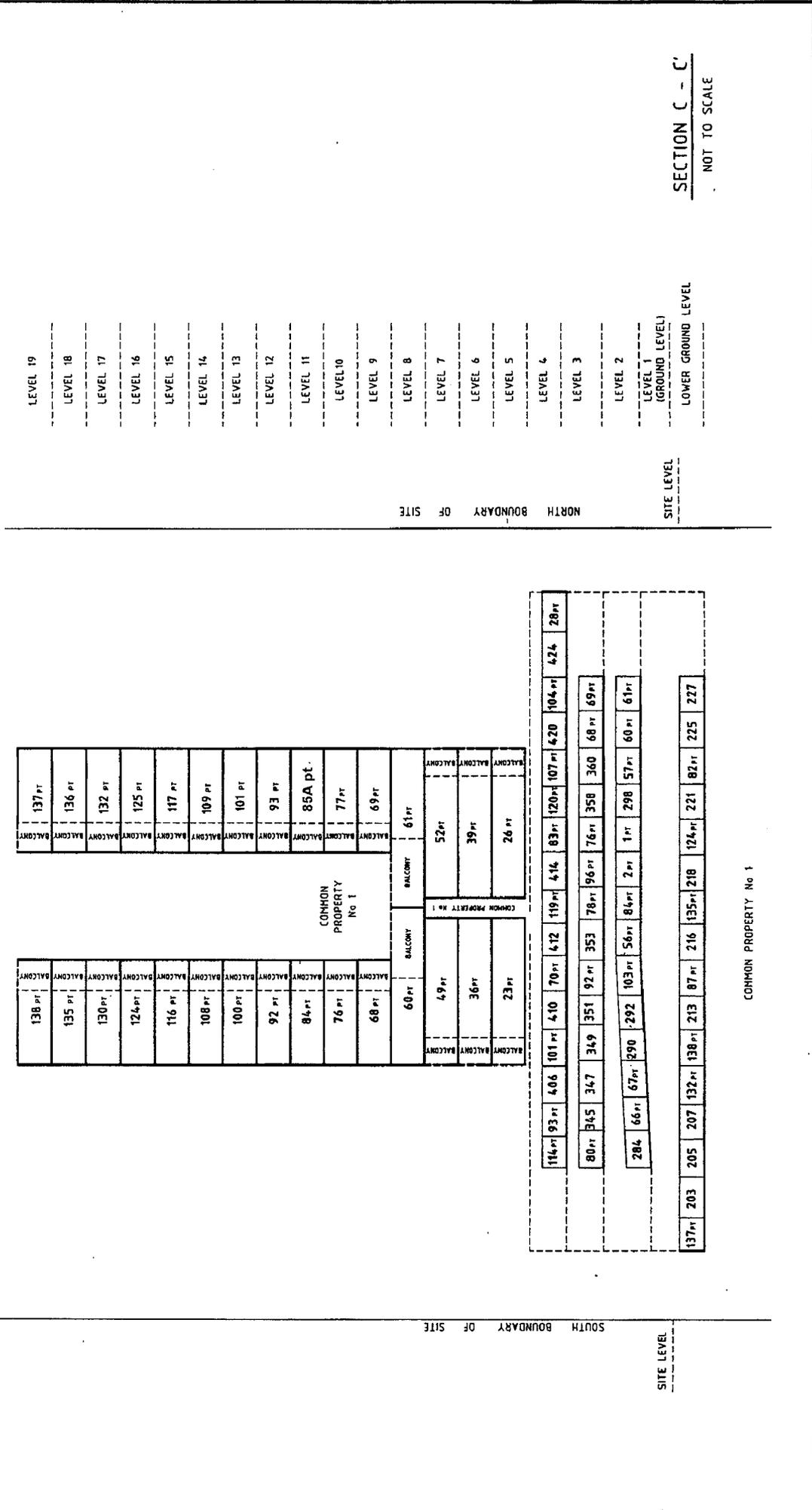
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PLAN OF SUBDIVISION

COMMON PROPERTY No 1

STAGE NO.

PLAN NUMBER
PS 404635 D



138 pt	137 pt	136 pt	132 pt	125 pt	117 pt	109 pt	101 pt	93 pt	85A pt.	77 pt	69 pt	61 pt	52 pt	39 pt	26 pt
135 pt	130 pt	124 pt	116 pt	108 pt	100 pt	92 pt	84 pt	76 pt	68 pt	60 pt	60 pt	49 pt	36 pt	23 pt	
114 pt	93 pt	406	101 pt	410	70 pt	412	119 pt	416	83 pt	120 pt	107 pt	420	104 pt	424	28 pt
80 pt	345	347	349	351	92 pt	353	78 pt	96 pt	76 pt	358	360	68 pt	69 pt		
284	66 pt	67 pt	290	292	103 pt	56 pt	84 pt	2 pt	1 pt	298	57 pt	60 pt	61 pt		
137 pt	203	205	207	132 pt	138 pt	213	87 pt	216	135 pt	218	124 pt	221	82 pt	225	227

SECTION C - C'
NOT TO SCALE

COMMON PROPERTY No 1

LENGTHS ARE IN METRES

ORIGINAL SCALE SHEET SIZE A3

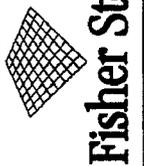
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SIGNATURE _____ DATE _____

REF 0496183-3 VERSION A

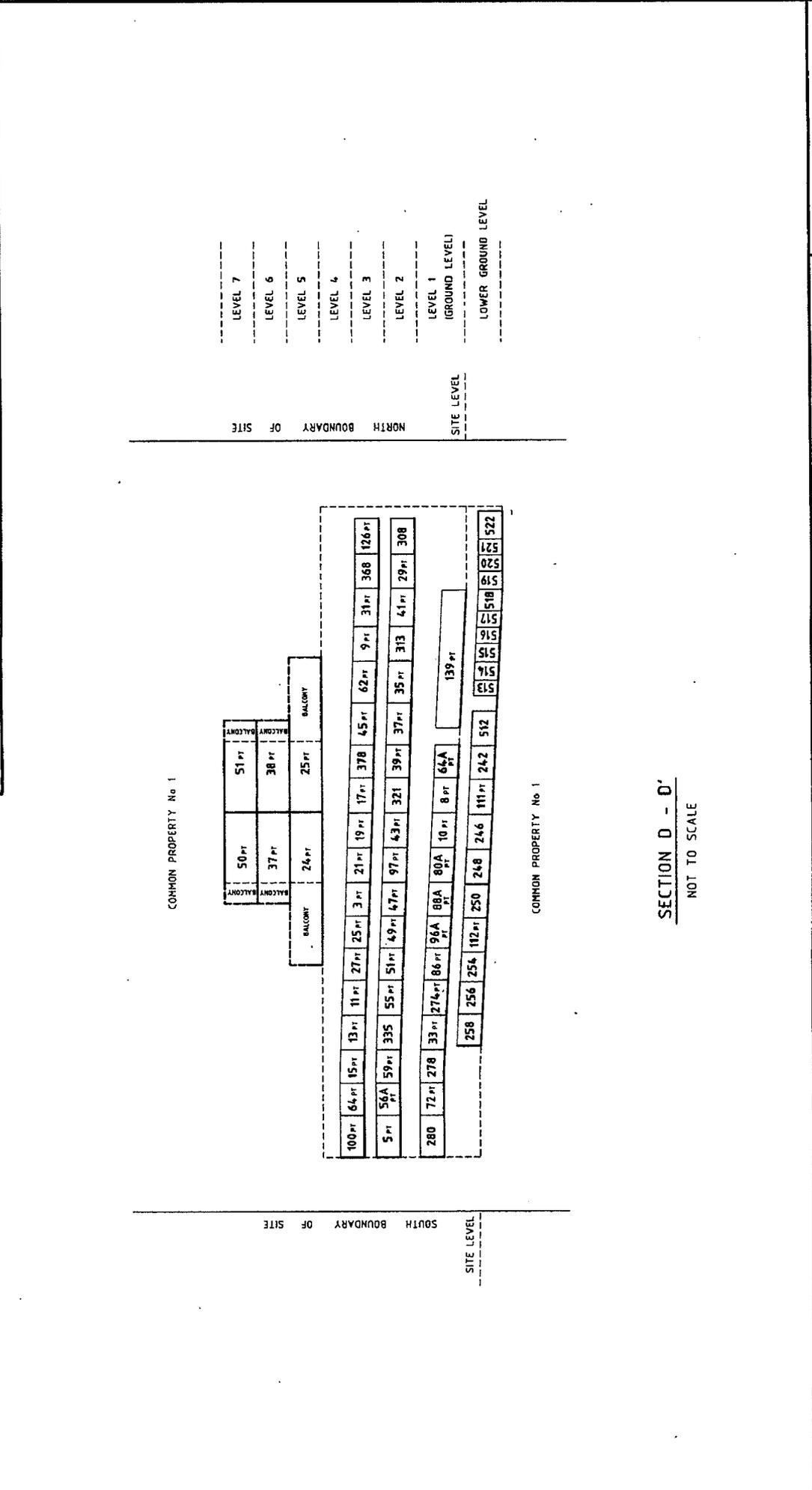
SHEET 21 OF 26 SHEETS

DATE _____ COUNCIL DELEGATE SIGNATURE _____



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PLAN OF SUBDIVISION	STAGE NO.	PLAN NUMBER PS 404635 D
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SECTION D - D'
NOT TO SCALE

Fisher Stewart <small>ENGINEERS SURVEYORS TOWN PLANNERS ENVIRONMENTAL CONSULTANTS</small> <small>39 PARK STREET SOUTH MELBOURNE G.P.O. BOX 5175 AA MELBOURNE 3001 TEL: 9694 1200 FAX: 9682 8534</small>	LENGTHS ARE IN METRES	ORIGINAL SCALE SHEET SIZE A3	LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY SIGNATURE _____ DATE _____ REF 0496183-3 VERSION A
			SHEET 22 OF 26 SHEETS DATE _____ COUNCIL DELEGATE SIGNATURE _____

PS404635D

**Owners corporation information
formerly contained on Sheets**

23, 24, 25, 26

**of this plan is now available in the Owners
Corporation Search Report**

Sheets

24, 25, 26

have been removed from this plan

BODY CORPORATE PLAN NO. PS 404635 D

AURORA

Body Corporate Rules

These rules are made by Body Corporate Plan No PS 404635 D for **Aurora**.

The *Subdivision (Body Corporate) Regulations 1989* provide for the powers of the Body Corporate, the general duties of members, meetings and administration of the Body Corporate, insurance and other miscellaneous matters. These rules must be read in conjunction with the Regulations.

1 Definitions:

“**Body Corporate**” means the Body Corporate of Plan No. PS 404635 D.

“**Common Property**” means that common property shown as Common Property on Plan No PS404635 D.

“**Governmental Agency**” means any government or any governmental, semi-governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity.

“**Lot**” means a lot shown on Plan No. PS 404635 D.

“**Managing Agent**” means the managing agent appointed from time to time by the *Body Corporate* pursuant to Regulation 616 of the *Subdivision (Body Corporate) Regulations 1989*.

“**Member**” means a member of the *Body Corporate*.

“**Aurora**” means the land affected by the *Body Corporate*, being all of the *Lots* and *Common Property*.

“**Special Resolution**” has the same meaning as the *Subdivision (Body Corporate) Regulations 1989*.

2 Use of Lots

A Member must not and must ensure that the occupier of the Member's Lot does not:

- (a) use or permit the Lot to be used for any purpose which may be illegal or injurious to the reputation of Aurora or may cause a nuisance or hazard to any other Member or occupier of any Lot or the invitees of any such Member or occupier;

BODY CORPORATE PLAN NO. PS 404635 D

- (b) make or permit to be made any noise on the Member's Lot which may be heard outside the Member's Lot between the hours of 11.00pm and 8.00am;
- (c) keep any animal as a pet (which shall not be taller than 40cm or heavier than 10kg) after being given notice in writing by the Body Corporate to remove such animal after the Body Corporate in its absolute discretion, resolved that the animal is causing a nuisance;
- (d) make any alterations (including painting and decorating) to the exterior of the Lot;
- (e) erect any television or radio antenna, satellite dish or similar device or any canvas blind or other awning on the outside of any window, balcony or terrace;
- (f) smoke cigarettes or other substances in any designated Common Property area;
- (g) Without the written consent of the Body Corporate:
 - (i) make any structural alterations or additions to the interior of the Lot or any part of it which may diminish the support and shelter of any Lot on the Plan of Subdivision, and for this purpose the Body Corporate has the right to appoint an architect, structural engineer or building contractor at the expense of the Member and in these circumstances the consent of the Body Corporate shall not be unreasonably refused;
 - (ii) use any car space other than for the purpose of parking a vehicle, and shall maintain the car space in a clean and tidy condition;
 - (iii) install any heating or cooling device other than by mounting the plant and equipment for it in an area approved by the Body Corporate.

3 Use of Aurora

A Member must not -

- (a) 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 any other Member or any occupier of any Lot or the invitees of any such a Member or occupier;
- (b) do or allow to be done anything on the Common Property which causes a nuisance to the Body Corporate or a Member or an occupier of a Member's Lot;
- (c) make or permit to be made any undue noise from music or machinery or other noise emitting object in or about the Common Property which would interfere with the peaceful enjoyment of the Member's or occupier's Lot between the hours of 11.00pm and 8.00am;

BODY CORPORATE PLAN NO. PS 404635 D

- (d) hold or permit to be held any social gathering in the Lot which is likely to cause a nuisance to Members or occupiers;
- (e) permit any musical instrument to be practiced or played between the hours of 9.00pm and 8.00am provided that nothing herein shall prevent the quiet playing of musical instruments between the hours of 8.00am and 9.00pm and provided further that the practicing of such musical instruments during the same hours shall be permissible but not for longer than one (1) hour at a time, and not for a total of more than three (3) hours in any day;
- (f) allow radios, television sets, stereos, CDs or the like to cause any such noise as set out above in (c),(d) or (e);
- (g) display or allow to be displayed any placard advertisement or sign in or upon the Common Property other than with the approval of the Body Corporate;
- (h) obstruct any halls, passageways, stairways or lifts of the Common Property;
- (i) install any blind or awning on the Common Property other than with the approval of the Body Corporate which approval may be withdrawn at any time by notice in writing upon which the blinds or awnings must be removed within 7 days of the consent being withdrawn and the Member or occupier must at its own expense comply with any request of the Body Corporate made in connection with the blinds or awnings;
- (j) hold or allow to be held any public auction on or near the Common Property unless written approval is obtained from the Body Corporate;
- (k) park or leave a vehicle either -
 - (i) on the Common Property so as to obstruct any driveway or entrance to a Lot; or
 - (ii) in any place other than a parking area specified for such purpose by the Body Corporate;
- (l) do or permit anything which might cause structural damage to Aurora including, but not limited to, bringing any heavy article onto Aurora without the consent of the Body Corporate;
- (m) do anything to damage or deface any entrance, passages, stairways, landings, pathways or any part of the Common Property or use them for any other purpose for which they are provided;
- (n) interfere with the operation of any equipment installed in the Common Property including but not limited to air-conditioning systems, telecommunication cables, lifts and general electrical services;

Delegate..... B Phyllis
 Date..... 19/5/99

BODY CORPORATE PLAN NO. PS 404635 D

- (o) move any furniture, equipment or goods heavier than 10 kilograms via stairs, lifts or other parts of the Common Property unless the prior written approval of the Body Corporate or its Managing Agent is obtained and the moving of those items upon obtaining that approval is confined to the hours of 9.30am and 4.30pm Monday to Friday, and 10.00am to 4.30pm Saturday and 10.00am to 6.00pm Sunday;
- (p) permit any trades person, contractor or other persons carrying out any works to be on a Lot or the Common Property on a Saturday, Sunday or Public holiday or before 7.00am or after 7.00pm on any other day except in the case of an emergency and the approval of the Managing Agent;
- (q) move any article likely to cause damage or obstruction through the Common Property without first notifying the Managing Agent within 3 days to enable the Managing Agent to arrange for a representative of the Body Corporate to be present at the time of moving;
- (r) use the Common Property other than in accordance with the directions of the Managing Agent, and in the absence of any such directions in accordance with the directions of the Body Corporate;
- (s) store or keep waste or garbage other than in proper receptacles in an area specified for that purpose by the Body Corporate;
- (t) store or accumulate or permit to be stored or accumulated any materials goods or debris on any car parking areas forming a Lot or part of a Lot;
- (u) carry out or permit to be carried out on a Lot any building work requiring a building permit or approval from any municipal or statutory authority unless:
 - (i) at least 21 days written notice of intention to carry out the work accompanied by proper plans and specifications of all permits and approvals relevant to the work, has been given to the Body Corporate by the Member who owns the Lot;
 - (ii) where the works will affect any part of the common property, the plans and specifications are approved by the Body Corporate or any architect or any other consultant appointed by the Body Corporate for that purpose;
 - (iii) the work is carried out in accordance with any reasonable directions the Body Corporate gives;
- (v) Obstruct any fire appliance, cupboard, stairway, landing or lift lobby or permit them to be obstructed;
- (w) Keep or leave open or permit any security door or gate or the door into the stairwell to be kept or left open for any purpose;
- (x) Permit any tradesman, contractor or other people carrying out any works to be on a Lot or the Common Property;

BODY CORPORATE PLAN NO. PS 404635 D

- (i) on a Saturday, Sunday or Public Holiday; or
 - (ii) before 9.30 am or after 4.30 pm on any other day
- (y) erect or display or permit any Agent or person to erect or display any advertising signs, for-sale notices or letting signs until all stages of the Development have been completed and all Lots have been sold in the Development;
 - (z) fail to comply with any reasonable request or direction of any person employed by the Body Corporate to manage the development;
- (a 1) enter into any plant room, machine housing, water disposal room, electricity switch room, machinery room or adjust or cause any adjustments to the thermostat, water control, electricity, gas or heating and/or cooling controls in or on the Common Property without the consent in writing of the Body Corporate.

4 Use of Aurora

A Member must ensure that the occupiers of a Member's Lot will comply with any directions or action taken by the Body Corporate pursuant to the duty of care of the Body Corporate to manage and administer the common property under Regulation 301(f) of the Subdivision (Body Corporate) Regulations 1989.

5 Damage to Common Property

Upon becoming aware of any breakage or defect in air-conditioning ducts, lifts or services related to the Common Property, a Member must promptly notify the Managing Agent.

6 Security

- (a) Each Member must comply with the reasonable requirements of the Managing Agent regarding the security of the Common Property.
- (b) The Body Corporate must take all reasonable steps to ensure the security of Aurora from intruders and to preserve the safety of Aurora from fire or other hazard and if it considers necessary or desirable it may -
 - (i) close off or restrict access to any part of the Common Property not required for access to a Lot on either a temporary or permanent basis;
 - (ii) permit, to the exclusion of Members, any part of the Common Property to be used by any security person as a means of monitoring the security of Aurora; and

BODY CORPORATE PLAN NO. PS 404635 D

- (iii) restrict access of Members of Lots of one level of Aurora to any other level of Aurora.
- (c) The Body Corporate may from time to time, make rules and regulations to ensure the security of Aurora from intruders.
- (d) If the Body Corporate restricts the access of Members under these rules, the Body Corporate must make available to each Member free of charge the number of security keys which the Body Corporate considers reasonably necessary. The Body Corporate may charge a fee for any additional security key required by a Member.
- (e) A Member must exercise a high degree of caution and responsibility in making a security key available for use by an occupier of a Lot including entering into an appropriate agreement (whether a lease or license agreement of the Lot), to ensure return of the security key to the Member or the Managing Agent upon expiry of the occupier's lease or license.
- (f) A Member in possession of a security key:
 - (i) must not duplicate or permit the security key to be duplicated; and
 - (ii) must take all reasonable steps to ensure that the security key is not lost or handed to any person other than another Member and is not disposed of otherwise than by returning it to the Member or the Managing Agent.
- (g) A Member must promptly notify the Managing Agent if a security key is lost or destroyed.
- (h) The Body Corporate may at the Member's cost replace any security key which is issued to the Member by the Managing Agent.

7 Notification

Each Member must advise the Managing Agent of an out of normal business hours contact address and telephone number for each lessee of the Member's lot or any part of it and must promptly advise the Managing Agent of any change in such address or telephone number.

8 Body Corporate Fees

- (a) The fees set by the Body Corporate to cover general administration and maintenance, insurance and other recurrent obligations must be paid quarterly in advance by each Member according to their unit entitlement.
- (b) Any special fees or charges if levied by the Body Corporate to cover extraordinary items of expenditure must be paid on the due date set by the Body Corporate upon the levying of each special fee or charge.

Delegate..... *B Phillips*
 Date..... *19/5/99*

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- (c) If any fees remain outstanding after the date specified in sub-paragraphs (a) and (b) the Body Corporate may charge interest on such fees at a rate of 5% above the rate set from time to time by the *Penalty Interest Rates Act 1983*.

9 Compliance With Laws

A Member must, at the Member's expense promptly comply with all laws relating to the Lot, including any requirements, notices and orders of a Governmental Agency.

10 Car parking

Subject to complying with the requirements of any permit issued under the *Planning and Environment Act 1987* relating to Aurora the Body Corporate may manage the use of car parking spaces allocated to the Members to ensure the orderly use of all car parking spaces.

The Body Corporate may manage visitor parking to ensure that the spaces which have been specifically allocated for Aurora invitees are not utilized by Members or occupiers.

11 Gymnasium/Pool (Recreation Area)

A Member or occupier of a Lot must not

- (a) allow children under the age of fourteen (14) years to use the recreation area unless accompanied and supervised by an adult;
- (b) permit glass or other sharp or cutting objects in the recreation area;
- (c) engage in ball playing, noisy or hazardous activities or run in the recreation area;
- (d) take any action which is in breach of any directions regarding the use of the recreation area given by the Body Corporate from time to time;

12 Appearance of a Lot

A Member must not:

- (a) without the prior written consent of the Body Corporate maintain inside the Lot anything visible from outside the Lot that when viewed from outside the Lot is not in keeping with the rest of Aurora;
- (b) operate or permit to be operated on Aurora any device or electronic equipment which interferes with any domestic appliance lawfully in use on the Common Property, another Lot or another part of Aurora;

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- (c) without the prior written consent of the Body Corporate attach to or hang from the exterior of Aurora any aerial or security device or wires;
- (d) display or hang any item (including, without limitation clothing, towels or other articles) on or from any balcony on the Lot, or such as to be visible from outside the Lot;
- (e) fit any covering over external areas of the Lot including ground floor patio and balconies other than full metal or timber construction tables and chairs and as the Body Corporate shall determine from time to time;
- (f) allow any balcony, terrace or garden area which forms part of the Lot to become unkept, overgrown or unsightly and that when watering or cleaning to ensure that minimal disturbance to other Members or occupiers occurs;
- (g) construct or erect any enclosure or structure of any nature or description on a balcony, terrace or garden area which forms part of the Lot without having first obtained the written consent of the Body Corporate. (The Body Corporate shall not in any case consent to the erection of any structure if such structure detracts from the general appearance of the Building or if it interferes with the views or use and enjoyment of another Lot);
- (h) install any curtains, blinds or other window furnishings on the interior of any windows in any Lot which are visible externally other than with an ivory coloured backing.

13 Fire Control

- (a) A Member must not use or interfere with any fire safety equipment except in the case of an emergency and must not obstruct any fire stairs or fire escape.
- (b) The Body Corporate or a Member must, in respect of Aurora or the Lot, as appropriate: -
 - (i) consult with any Governmental Agency as to an appropriate fire alarm and fire sprinkler system for Aurora or the Lot;
 - (ii) ensure the provision of all adequate equipment to prevent fire or the spread of fire in or from Aurora or the Lot to the satisfaction of all relevant Governmental Agencies; and
 - (iii) take all reasonable steps to ensure compliance with fire laws in respect of Aurora or the Lot.
- (c) A Member or occupier of the Lot must not store on the Lot or the Common Property any flammable, chemical, liquid, gases or other materials other than chemicals, liquids, gases or other materials used or intended to be used in connection with the permitted use of the Lot.

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14 Air Conditioning

A Member or occupier of a Lot must not install, maintain and operate an air conditioning unit to service the Lot which: -

- (a) is of a type or brand which has not been approved by the Body Corporate; and
- (b) when operated, damages or detrimentally affects the operation of the Common Property air-conditioning water reticulation system.

15 Planter Boxes

A Member or occupier who has planter boxes or pots on the balcony servicing their Lot must: -

- (a) ensure that all planter boxes are of a copper or terracotta nature and are of a size and type which are not unsightly and which are in accordance with the overall character and style of Aurora;
- (b) ensure that the planter boxes and the plants within them are properly maintained;
- (c) refrain from watering the plants and the soil in the planter boxes in such a way that water may escape onto the Common Property or other Lots; and
- (d) refrain from using the planter boxes in a manner which may cause damage, nuisance or hazard to the Common Property.

16 Objects on the balcony

A Member or occupier of a Lot must not leave objects or equipment on any balcony other than timber or metal tables and chairs and planter boxes, other than with the approval of the Body Corporate which approval may be withdrawn at any time by notice in writing upon which the objects or equipment must be removed within 7 days of the consent being withdrawn. The Member or occupier must, at its own expense, comply with any request of the Body Corporate made in connection with such objects or equipment.

17 Storage Lots

A Member or occupier must:

- (a) ensure that no flameable or corrosive liquids are stored in the storage Lots;
- (b) ensure that the storage Lots are properly maintained and locked at all times;
- (c) refrain from using the storage Lots in a manner which may cause nuisance, damage or hazard to the adjoining Lots and or Common Property.

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18 Occupiers and Invitees

- (1) A Member must use his or her best endeavors to ensure that any occupier of the Member's lot complies with these rules;
- (2) A Member must not lease, license or grant any other occupancy rights to an occupier of a Lot for a term of less than 6 months without first obtaining the approval of the Body Corporate to that occupation.



Department of Sustainability and Environment

Owners Corporation Search Report

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Produced: 22/10/2008 06:23:30 PM

**OWNERS CORPORATION 1
PLAN NO. PS404635D**

The land in PS404635D is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 1, Lots 1 - 56, 56A, 57 - 64, 64A, 65 - 72, 72A, 73 - 80, 80A, 81 - 84, 85A, 86 - 88, 88A, 89 - 96, 96A, 97 - 127, 129 - 139, 202, 203, 205, 207, 208, 212 - 214, 216, 218, 221, 225 - 227, 230, 235, 237, 242, 246, 247, 250, 251, 254, 256 - 258, 265, 269, 271, 274, 275, 278, 280, 281, 284, 290, 292, 298, 299, 303, 305, 307, 308, 313, 321, 335, 342, 345, 347, 349, 351, 353, 357 - 360, 365 - 368, 373, 377, 378, 393, 399, 401, 403, 406, 407, 410, 412, 414, 420, 421, 424, 425, 427 - 431, 500 - 534.

Limitations on Owners Corporation:

Unlimited

Postal Address for Service of Notices:

BODY CORPORATE SERVICES LEVEL 14 575 BOURKE STREET MELBOURNE VIC 3000
AF987144C 29/07/2008

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

1. PS404635D 19/08/1999

Notations:

NIL

Entitlement and Liability:

NOTE - Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 1	460	460
Lot 2	468	468
Lot 3	329	329
Lot 4	468	468
Lot 5	460	460
Lot 6	476	476
Lot 7	485	485
Lot 8	345	345
Lot 9	485	485
Lot 10	476	476
Lot 11	493	493
Lot 12	501	501
Lot 13	362	362
Lot 14	501	501
Lot 15	493	493
Lot 16	509	509
Lot 17	517	517
Lot 18	378	378
Lot 19	517	517

Land Parcel	Entitlement	Liability
Lot 20	509	509
Lot 21	493	493
Lot 22	362	362
Lot 23	362	362
Lot 24	362	362
Lot 25	362	362
Lot 26	362	362
Lot 27	362	362
Lot 28	493	493
Lot 29	526	526
Lot 30	534	534
Lot 31	394	394
Lot 32	534	534
Lot 33	526	526
Lot 34	509	509
Lot 35	378	378
Lot 36	378	378
Lot 37	378	378
Lot 38	378	378
Lot 39	378	378
Lot 40	378	378

Land Parcel	Entitlement	Liability
Lot 41	509	509
Lot 42	542	542
Lot 43	550	550
Lot 44	411	411
Lot 45	550	550
Lot 46	542	542
Lot 47	526	526
Lot 48	394	394
Lot 49	394	394
Lot 50	394	394
Lot 51	394	394
Lot 52	394	394
Lot 53	394	394
Lot 54	526	526
Lot 55	575	575
Lot 56	553	553
Lot 56A	365	365
Lot 57	553	553
Lot 58	575	575
Lot 59	575	575
Lot 60	723	723



Department of Sustainability and Environment

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Land Parcel	Entitlement	Liability
Lot 61	723	723
Lot 62	575	575
Lot 63	591	591
Lot 64	564	564
Lot 64A	391	391
Lot 65	564	564
Lot 66	591	591
Lot 67	624	624
Lot 68	788	788
Lot 69	788	788
Lot 70	624	624
Lot 71	608	608
Lot 72	581	581
Lot 72A	407	407
Lot 73	581	581
Lot 74	608	608
Lot 75	649	649
Lot 76	821	821
Lot 77	821	821
Lot 78	649	649
Lot 79	624	624
Lot 80	598	598
Lot 80A	423	423
Lot 81	598	598
Lot 82	624	624
Lot 83	673	673
Lot 84	854	854
Lot 85A	854	854
Lot 86	673	673
Lot 87	641	641
Lot 88	614	614
Lot 88A	439	439
Lot 89	614	614
Lot 90	641	641
Lot 91	698	698
Lot 92	887	887
Lot 93	887	887
Lot 94	698	698
Lot 95	657	657
Lot 96	631	631
Lot 96A	455	455
Lot 97	631	631
Lot 98	657	657
Lot 99	723	723
Lot 100	920	920
Lot 101	920	920
Lot 102	723	723
Lot 103	821	821
Lot 104	870	870
Lot 105	870	870
Lot 106	821	821
Lot 107	870	870
Lot 108	903	903
Lot 109	903	903

Land Parcel	Entitlement	Liability
Lot 110	870	870
Lot 111	854	854
Lot 112	903	903
Lot 113	903	903
Lot 114	854	854
Lot 115	903	903
Lot 116	936	936
Lot 117	936	936
Lot 118	903	903
Lot 119	887	887
Lot 120	936	936
Lot 121	936	936
Lot 122	887	887
Lot 123	936	936
Lot 124	969	969
Lot 125	969	969
Lot 126	936	936
Lot 127	1,043	1,043
Lot 129	1,888	1,888
Lot 130	1,092	1,092
Lot 131	927	927
Lot 132	1,082	1,082
Lot 133	1,156	1,156
Lot 134	1,578	1,578
Lot 135	1,222	1,222
Lot 136	1,222	1,222
Lot 137	2,886	2,886
Lot 138	2,886	2,886
Lot 139	939	939
Lot 202	25	25
Lot 203	25	25
Lot 205	25	25
Lot 207	25	25
Lot 208	25	25
Lot 212	25	25
Lot 213	25	25
Lot 214	25	25
Lot 216	25	25
Lot 218	25	25
Lot 221	25	25
Lot 225	25	25
Lot 226	25	25
Lot 227	25	25
Lot 230	25	25
Lot 235	25	25
Lot 237	25	25
Lot 242	25	25
Lot 246	25	25
Lot 247	25	25
Lot 250	25	25
Lot 251	25	25
Lot 254	25	25
Lot 256	25	25
Lot 257	25	25

Land Parcel	Entitlement	Liability
Lot 258	25	25
Lot 265	25	25
Lot 269	25	25
Lot 271	25	25
Lot 274	25	25
Lot 275	25	25
Lot 278	25	25
Lot 280	25	25
Lot 281	25	25
Lot 284	25	25
Lot 290	25	25
Lot 292	25	25
Lot 298	25	25
Lot 299	25	25
Lot 303	25	25
Lot 305	25	25
Lot 307	25	25
Lot 308	25	25
Lot 313	25	25
Lot 321	25	25
Lot 335	25	25
Lot 342	25	25
Lot 345	25	25
Lot 347	25	25
Lot 349	25	25
Lot 351	25	25
Lot 353	25	25
Lot 357	25	25
Lot 358	25	25
Lot 359	25	25
Lot 360	25	25
Lot 365	25	25
Lot 366	25	25
Lot 367	25	25
Lot 368	25	25
Lot 373	25	25
Lot 377	25	25
Lot 378	25	25
Lot 393	25	25
Lot 399	25	25
Lot 401	25	25
Lot 403	25	25
Lot 406	25	25
Lot 407	25	25
Lot 410	25	25
Lot 412	25	25
Lot 414	25	25
Lot 420	25	25
Lot 421	25	25
Lot 424	25	25
Lot 425	25	25
Lot 427	25	25
Lot 428	25	25
Lot 429	25	25



Department of Sustainability and Environment

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Land Parcel	Entitlement	Liability
Lot 430	25	25
Lot 431	25	25
Lot 500	4	4
Lot 501	4	4
Lot 502	4	4
Lot 503	4	4
Lot 504	4	4
Lot 505	4	4
Lot 506	4	4
Lot 507	4	4
Lot 508	4	4
Lot 509	4	4
Lot 510	4	4
Lot 511	8	8
Lot 512	8	8
Lot 513	4	4
Lot 514	4	4
Lot 515	4	4
Lot 516	4	4
Lot 517	4	4
Lot 518	5	5
Lot 519	4	4
Lot 520	4	4
Lot 521	4	4
Lot 522	8	8
Lot 523	8	8
Lot 524	4	4
Lot 525	4	4
Lot 526	4	4
Lot 527	5	5
Lot 528	4	4
Lot 529	4	4
Lot 530	4	4
Lot 531	4	4
Lot 532	4	4
Lot 533	4	4
Lot 534	4	4
Total	100,705	100,705

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.