

**Attachment "A"**  
**OWNERS CORPORATION PS721535N OC2**  
**SPECIAL RULES FOR OWNERS CORPORATION**  
**1-3 Railway Place Cremorne 3121**  
**Persuant to Section 138 of the Owners Corporation Act 2006 and the Owners**  
**Corporation Regulations 2007**

**Made by Special Resolution on 30 June 2016**

**Application**

- 1) These Rules only apply to Common Property No. 2.
- 2) Except as otherwise provided in these Rules, the rules of Owners Corporation No. 1 PS 721535N are incorporated into these Rules and also apply to Common Property No. 2 as if they were restated in these rules in full.
- 3) Common Property No. 2 may only be used for car parking and for ingress to and egress from the Car Space.

**Carpark rights**

- 4) Each Owner has the right to use the Car Shuffler located on Common Property No. 2 and has the right to use one unreserved Car Space in Common Property No. 2. The Owner may allow an Occupier or Guest to exercise the Owner's rights in lieu of the Owner subject to 6(g).

**Use**

- 5) An Owner's right to use a Car Space is subject to unavailability of the Car Space for maintenance, repair and replacement of the Car Shuffler in the ordinary course and due to unexpected circumstances or emergency events.

**Obligations**

- 6) Each Owner must ensure that it and any Occupiers or Guests:
  - (a) complies with these Rules;
  - (b) does not allow or permit any person to use the Car Shuffler who is not an Owner, Occupier or Guest of the Owner's Lot;
  - (c) only uses the Car Shuffler for the parking of a car which meets the Car Shuffler manufacturer's specifications and the requirements of the Owners Corporation;
  - (d) does not use a Car Space when the Car Shuffler is being maintained, replaced or repaired;
  - (e) removes from the Car Shuffler the Owner's, Occupier's or Guest's cars as and when requested by the Owners Corporation or its authorized repairer for any scheduled, unexpected or emergency maintenance, repair or replacement;
  - (f) does not allow or permit any person to use the Car Shuffler if they have not undertaken an induction and training course on the Car Shuffler's use;
  - (g) provides to the Owners Corporation the contact details, including telephone number and address of all persons exercising rights under these Rules in relation to the Owner's Lot;

- (h) provides particulars of the Owner's, Occupier's or Guest's car or cars including registration numbers and advises the Owners Corporation of any change;
  - (i) does not do anything to damage or misuse the Car Shuffler equipment;
  - (j) does not do anything which interferes with the use of the Car Shuffler by other Owners, Occupiers and Guests entitled to use it;
  - (k) does not do or permit to be done anything which is illegal or which may be a nuisance or annoyance to anyone else using the Car Shuffler or Car Space;
  - (l) only uses the Car Shuffler and Car Space for cars that are owned or used by the Owner, Occupier or Guest of the Owner's Lot;
  - (m) complies with any Rules, requirements or directions about any security device which activates or operates the Car Shuffler;
  - (n) promptly reports any damage, malfunction or failure of the Car Shuffler to operate;
  - (o) reimburses the Owners Corporation for all loss, damage or cost incurred by the Owners Corporation because of any damage caused to the Car Shuffler by the Owner or an Occupier or Guest of the Owner's Lot;
  - (p) does not assign, sublet, license or otherwise part with any of its rights under these Rules to anyone other than an Occupier or Guest of the Owner's Lot;
  - (q) co-operates with other Owners, Occupiers and Guests using the Car Shuffler and the Car Space on the Common Property;
  - (r) refers any disputes concerning the use or operation of the Car Shuffler and Car Space to the manager of the Owners Corporation for resolution; and
- (s) If required by the Owners Corporation, enters into an agreement about the use of the Car Shuffler and the Common Property.

### Definitions

In these Rules unless the context otherwise requires the following definitions apply:

"Car Space" means a platform within the Car Shuffler;

"Car Shuffler" means the car stacking machinery and associated equipment located on Common Property No. 2;

"Common Property" means the common property as shown and described on the Plan of Subdivision as Common Property No. 2;

"Guest" means a person who is visiting an Owner or Occupier of a Lot;

"Lot" means the lot on the Plan of Subdivision; "Occupier" means a person who occupies a Lot;

"Owner" means the registered proprietor of a Lot affected by Owner's Corporation No. 2;

"Owners Corporation" means Owners Corporation No. 2 on Plan of Subdivision No. 721535N;

"Plan of Subdivision" means Plan of Subdivision No. 721535N;

"Rules" means the rules in this document

Signed by Chairperson \_\_\_\_\_