



PREMIER STRATA MANAGEMENT PTY LIMITED

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Notice to Residents of Phillips Landing

CHANGES TO THE APPEARANCE OF STRATA BLOCKS

We draw your attention to By-Law 1 of the Phillips Landing Community Association (PLCA) DP No. 270051 Management Statement:

“A person or a corporation must not make or allow to be made:-

- (a) Any change to the appearance, design or structure of any improvements or landscaping within its strata scheme that would be visible from outside the strata scheme;
- (b) Any building or construction work, or the installation of any fittings or fixtures, within the strata scheme that would be visible from outside the strata scheme; or
- (c) The erection or display within the strata scheme of any notice, sign or advertisement that would be visible from outside the strata scheme;

unless authorised in writing by the corporation and by the Community Association, the authority in both cases having been given in general meeting.”

The Community Association has the responsibility to preserve Phillips Landing as a high-quality amenity in keeping with its original character. Any deterioration not only affects the enjoyment of living in the complex but has a negative impact on property values. And, there is significant competition from more recent developments!

Changes include, but are not limited to, the installation of air conditioners, external painting, exterior electrical devices, exterior lighting, security doors and screens, exterior blinds and awnings, antennae and satellite dishes and planter boxes. They must firstly be approved by your strata **Owners' Corporation** and then submitted to **the Phillips Landing Community Association**.

In order to facilitate the approval process the PLCA has issued Building and Landscaping Codes. Codes are available from your strata representative on the PLCA and from our web site: www.phillipslanding.net

Premier Strata
Managing Agents for Phillips Landing.
Issued 26 March 2004, Updated 05 December 2006.

