

We encourage you to read the Management Statement in full. Should you require a replacement copy it is available on our website or from the Community Association's Managing Agent.

The common property of Phillips Landing is managed by the Phillips Landing Community Association in accordance with the Community Land Management Act 1989 & the Community Association DP 270051 Management Statement Registered 4 November 1998, as amended. The Association is made up of one representative from each of the 15 Strata Blocks, elected at each Annual General Meeting. Each strata block is managed by its Owners' Corporation in accordance with the Strata Schemes Management Act 1996.



Your strata:

No.

Managing Agent:

Executive Committee:

Your Representative on the
Community Association:

Phillips Landing Community
Association DP 270051
Managing Agent:
Premier Strata Management.
Ph: 9630 7500
Fax: 9630 1915
E: strata@tpg.com.au
Secretary:
E: secretary@phillipslanding.net



Phillips Welcome to Landing

Phillips Landing Community Association
Website: www.phillipslanding.net

We welcome you to the Phillips Landing community – one of the best places to live in the Inner West. We hope you enjoy your time with us whether it be for just a few months or many, many years.



To maintain Phillips Landing as a pleasant & quality environment we ask you to respect the Community Association's By-Laws as set out in our Management Statement. You should have received a copy when you bought your property or entered into a lease.

Some important By-Laws affecting our day-to-day living are:

- **You must not make any change to the appearance of your lot** without the authorisation in writing of your Owners' Corporation & the Community Association - By-Law 1.
- **Car parking** on the roadway & other common areas is prohibited at all times - By-Law 14.
- **Residents' cars** are not permitted to be parked in visitors' parking bays - By-Laws 83 & 84.
- **Driving speed** within the complex is restricted to 10 km/h - By-Law 15.
- **Children** under the specified age must be accompanied by a person of at least 18 years of age in the pools, sauna & gymnasium - By-Laws 22, 59 & 75.



- **Animals** may only be kept with the approval of the owners' corporation of your strata - By-Laws 110-114.
- **Rollerblades, skateboards, bicycles & roller skates** are not permitted on community property - By-Law 18.
- **Washing** & other inappropriate items are not permitted on balconies - By-Law 120.

Enjoy our facilities, please treat them and your neighbours with respect. Be a part of our award-winning lifestyle.