

INSTRUCTIONS

1. This form may be used only when a "Box Type" form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. Insert document type
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person stated.

Relates to P131135/36. 8

EXAMINED

N 64638 SM

10 Jul 2015 14:26:17 Perth

22/10/15 @ 13:07:57



REG \$ 164.00

Re-attached by letter dated 23/11/15 - see P131135. 8



LODGED BY:

ADDRESS:

Vicki Philipoff Settlements
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REFERENCE NO:

146 954.

PREPARED BY: Chalmers Legal Studio

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Our Ref: LC:42287M:ii-03
Revised 16/02/2015

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INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

Followed to dealing
NOS 7565

TITLES, LEASES, DECLARATIONS ETC. LODGED HERewith

1.	_____	Received Items
2.	_____	
3.	_____	Nos.
4.	_____	
5.	_____	Receiving Clerk
6.	_____	

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.



7/10632 N 064638

FORM B2

Form Approval No. B1331

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

BLANK INSTRUMENT FORM

MANAGEMENT STATEMENT

FORM 25

STRATA TITLES ACT 1985

SECTION 5C(1)

THE OWNERS OF NICHELIVING MADELEY STAGE 1

SURVEY STRATA PLAN NO. 70632

MANAGEMENT STATEMENT

(Name of original proprietors of land the subject of the plan)

MADELEY DEVELOPMENT ALLIANCE PTY LTD (ACN 147 250 271).

(Description of parcel the subject of the Plan)

Lot 750 on Deposited Plan 404097, the whole of the land in Certificate of Title Volume 2872 Folio 280

This Management Statement lodged or to be lodged with a survey strata plan in respect of the above land sets out the bylaws of the strata company or amendments to the bylaws contained in schedule 1 and schedule 2 of the *Strata Titles Act 1985* that are to have effect upon registration of the survey strata plan.

1. The Schedule 1 Bylaws are amended and repealed or added to as follows:-
The bylaws in Schedule 1 to the Act and numbered 1 to 15 inclusive, as they apply to the scheme referred to in the survey strata plan are repealed and the Schedule 1 Bylaws numbered 1 to 40 inclusive as appears in the Schedule hereto are added.
2. The Schedule 2 Bylaws are amended, repealed or added to as follows:
The Bylaws in Schedule 2 to the Act are repealed.

Dated this 16th day of July 2015

EXECUTED by MADELEY DEVELOPMENT
ALLIANCE PTY LTD (ACN 147 250 271)
pursuant to section 127 of the Corporations
Act 2001:

Director

Paul Bitdorf

Full Name (Please Print)

* Delete if inapplicable

Director/Secretary *

Ronnie Michel-Elhaj

Full Name (Please Print)

PLEASE REFER NEXT PAGE

See letter dated 23/9/15. R



ENCUMBRANCE

Mortgage _____ to _____

We, NAB LTD, being the Mortgagee under Mortgage Number M391695 registered as an encumbrance against Certificate of Title Volume 2812 Folio 280 hereby consent to this Deed.

SIGNED in my presence for and on behalf of)
)
by the duly constituted Attorney of the said)
Mortgagee who is personally known to me:)

Signature of Attorney

Signature of Witness

Name of Witness (Please Print)

Address of Witness

Occupation of Witness

Executed By NATIONAL AUSTRALIA BANK LIMITED
by being signed by its Attorney HANS WINMIBER
who holds the position of Level 3 Attorney under Power of Attorney
No. K117403 who states that they have received no notice of
revocation of the power of attorney in the presence of:

Signature Signature of Attorney [Signature]

Name Office Held

Maria Catena
Address C/- 100 St Georges Terrace
Perth WA 6000
Bank Officer

Executed By NATIONAL AUSTRALIA BANK LIMITED
by being signed by its Attorney
who holds the position of Level 3 Attorney under Power of Attorney
No. K117403 who states that they have received no notice of
revocation of the power of attorney in the presence of:

..... Signature of Attorney

..... Office Held

.....

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SCHEDULE 1

BY-LAWS

1. Definitions

1.1 The following words have these meanings in the Schedule 1 Bylaws unless the contrary intention appears:

"Common Property" has the same meaning as in the Act;

"Local Authority" means the local authority as may from time to time have jurisdiction over the scheme;

"lot" means a survey-strata lot contained on the survey strata plan;

"Original Proprietor" means the registered proprietor of the land before the scheme was constituted by registration of the survey strata plan;

"Premises" means the proprietor's lot together with the fixtures and fittings and that portion of the common property which is exclusive use property;

"Proprietor" means the proprietor from time to time of a lot and the proprietors successors in title, personal representatives, permitted assigns and transferees or registered mortgagee in possession;

"Invitee" means each of the proprietor's agents, contractors, tenants, lessees, licensees, invitees and those persons who at any time are under the control of and in or upon a lot or the common property with the consent (express or implied) of a proprietor;

"Schedule 1 Bylaws" means the Schedule 1 Bylaws 1 to ⁴⁰~~29~~ inclusive;

"Services" means the supply of electricity, gas, water, sewer, drainage, telephone and any other pipe or cable which delivers those things to a lot or the parcel;

"Signage" means any sign affixed to, painted, erected or attached to any building or within the boundaries of a lot or within the boundaries of the parcel;

"the Act" means the *Strata Titles Act 1985*, as amended.

1.2 Interpretation

In the Schedule 1 Bylaws:

1.2.1 Reference to any statute or statutory provision includes a reference to:

1.2.1.1 that statute or statutory provision as from time to time amended, extended, re-enacted or consolidated; and

1.2.1.2 all statutory instruments or orders made pursuant to it.

1.2.2 Words denoting the singular number shall include the plural and vice versa.

1.2.3 Words denoting any gender include all genders and words denoting persons shall include firms and corporations and vice versa.

1.2.4 Headings are inserted for convenience only and shall not affect the construction or interpretation of

the Schedule 1 Bylaws.

1.3 Severability

If any Schedule 1 Bylaw is invalid or unenforceable, then the remaining Schedule 1 Bylaws shall be valid and enforceable.

2. Duties of Proprietor, occupiers, etc.

2.1 A proprietor shall:

2.1.1 forthwith carry out all work that may be ordered by any competent public authority or local government in respect of his lot other than such work as may be for the benefit of the building generally and pay all rates, taxes, charges, outgoings and assessments that may be payable in respect of his lot;

2.1.2 repair and maintain his lot, and keep it in a state of good repair, reasonable wear and tear, and damage by fire, storm, tempest or act of God excepted.

2.2 A proprietor shall:

2.2.1 notify the strata company forthwith upon any change of ownership, including in the notice an address of the proprietor for service of notices and other documents under the Act; and

2.2.2 if required in writing by the strata company, notify the strata company of any mortgage or other dealing in connection with his lot, including in the case of a lease of a lot, the name of the lessee and the term of the lease.

2.3 A proprietor, occupier or other resident of a lot shall:

2.3.1 use and enjoy the common property in such a manner as not unreasonably to interfere with the use and enjoyment thereof by other proprietors, occupiers or residents, or of their visitors; and

2.3.2 not use the lot or permit it to be used in such manner or for such purpose as causes a nuisance to any occupier of another lot (whether a proprietor or not) or the family of such an occupier;

2.3.3 take all reasonable steps to ensure that his visitors do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor, occupier or other resident of another lot or of any person lawfully using common property; and

2.3.4 take all reasonable steps to ensure that his visitors comply with the bylaws of the strata company relating to the parking of motor vehicles.

3. Constitution of the Council

3.1 The powers and duties of the strata company shall, subject to any restriction imposed or direction given at a general meeting, be exercised and performed by the council of the strata company and a meeting of the council at which a quorum is present shall be competent to exercise all or any of the authorities, functions or powers of the council.

3.2 Until the inaugural meeting of the strata company, the original proprietor of all the lots shall constitute the

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council. So long as the original proprietor is the proprietor of a lot it may nominate one person to be a member of the Council without the necessity of the nominee requiring to nominate for election each year. When the original proprietor no longer is the proprietor of a lot its nominee shall resign and this bylaw shall no longer apply.

- 3.3 The council shall consist of not less than 3 nor more than 7 proprietors as is determined by the strata company.
- 3.4 The members of the council shall be elected at each annual general meeting of the strata company.
- 3.5 In determining the number of proprietors for the purposes of this bylaw, co-proprietors of a lot or more than one lot shall be deemed to be one proprietor and a person who owns more than one lot shall also be deemed to be one proprietor.
- 3.6 If there are co-proprietors of a lot, one only of the co-proprietors shall be eligible to be, or to be elected, a member of the council and the co-proprietor who is so eligible shall be nominated by his co-proprietors, but, if the co-proprietors fail to agree on a nominee, the co-proprietor who owns the largest share of the lot shall be the nominee or if there is no co-proprietor who owns the largest share of the lot, the co-proprietor whose name appears first in the certificate of title for the lot shall be the nominee.
- 3.7 On an election of members of the council, a proprietor shall have one vote in respect of each lot owned by him.
- 3.8 The strata company may by special resolution remove any member of the council before the expiration of his term of office.
- 3.9 A member of the council vacates his office as a member of the council:
- 3.9.1 if he dies or ceases to be a proprietor or a co-proprietor of a lot;
 - 3.9.2 upon receipt by the strata company of notice in writing of his resignation from the office of member;
 - 3.9.3 at the conclusion of an annual general meeting of the strata company at which an election of members of the council takes place and at which he is not elected or re-elected; or
 - 3.9.4 where he is removed from office under bylaw 3.8 of the Schedule 1 Bylaws.
- 3.10 Any casual vacancy on the council may be filled by the remaining members of the council, except that, in a case where a casual vacancy arises because of the removal from office of a member under bylaw 3.8 of the Schedule 1 Bylaws, the strata company may resolve that the casual vacancy shall be filled by the strata company at a general meeting.
- 3.11 Except where the original proprietor constitutes the council, a quorum of the council shall be 2 where the council consists of 3 or 4 members 3, where it consists of 5 or 6 members and 4, where it consists of 7 members.
- 3.12 The continuing members of the council may act notwithstanding any vacancy in the council, but so long as the number of members is reduced below the number fixed by these bylaws as the quorum of the council, the continuing members or member of the council may act for the purpose of increasing the number of members of the council or convening a general meeting of the strata company, but for no other purpose.

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- 3.13 All acts done in good faith by the council shall, notwithstanding that it is afterwards discovered that there was some defect in the appointment or continuance in office of any member of the council, be as valid as if that member had been duly appointed or had duly continued in office.
- 4. Election of council**
- 4.1 The procedure for nomination and election of members of a council shall be in accordance with the following rules:
- 4.1.1 the meeting shall determine, in accordance with the requirements of bylaw 3.3 of the Schedule 1 Bylaws the number of persons of whom the council shall consist;
 - 4.1.2 the chairman shall call upon those persons entitled to nominate candidates to nominate candidates for election to the council.
- 4.2 A nomination is ineffective unless supported by the consent of the nominee to his nomination, given:
- 4.2.1 in writing, and furnished to the chairman at the meeting;
 - 4.2.2 orally by nominee who is present at the meeting.
- 4.3 When no further nominations are forthcoming, the chairman:
- 4.3.1 where the number of candidates equals the number of members of the council determined in accordance with the requirements of bylaw 3.3 of the Schedule 1 Bylaws, shall declare those candidates to be elected as members of the council;
 - 4.3.2 where the number of candidates exceeds the number of members of the council as so determined, shall direct that a ballot be held.
- 4.4 If a ballot is to be held, the chairman shall:
- 4.4.1 announce the names of the candidates; and
 - 4.4.2 cause to be furnished to each person present and entitled to vote a blank paper in respect of each lot in respect of which he is entitled to vote for use as a ballot-paper.
- 4.5 A person who is entitled to vote shall complete a valid ballot paper by:
- 4.5.1 writing thereon the names of candidates, equal in number to the number of members of the council so that no name is repeated;
 - 4.5.2 indicating thereon the number of each lot in respect of which his vote is cast and whether he so votes as proprietor or first mortgagee of each such lot or as proxy of the proprietor or first mortgagee;
 - 4.5.3 signing the ballot-paper; and
 - 4.5.4 returning it to the chairman.
- 4.6 The chairman, or a person appointed by him, shall count the votes recorded on valid ballot-papers in favour of each candidate.

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4.7 Subject to bylaw 4.8 of Schedule 1, candidates, being equal in number to the number of members of the council determined in accordance with bylaw 3.3 of the Schedule 1 Bylaws, who receive the highest numbers of votes shall be declared elected to the council.

4.8 Where the number of votes recorded in favour of any candidate is the lowest of the numbers of votes referred to in bylaw 4.7 of the Schedule 1 Bylaws:

4.8.1 that number equals the number of votes recorded in favour of any other candidate; and

4.8.2 if each of those candidates were to be declared elected the number of persons elected would exceed the number of persons required to be elected, as between those candidates, the election shall be decided by a show of hands of those present and entitled to vote.

5. Chairman, secretary and treasurer of council

5.1 The members of a council shall, at the first meeting of the council after they assume office as such members, appoint a chairman, a secretary and a treasurer of the council.

5.2 A person:

5.2.1 shall not be appointed to an office referred to in bylaw 5.1 of the Schedule 1 Bylaws unless he is a member of the council; and

5.2.2 may be appointed to one or more of those offices.

5.3 A person appointed to an office referred to in bylaw 5.1 of the Schedule 1 Bylaws shall hold office until:

5.3.1 he ceases to be a member of the council;

5.3.2 receipt by the strata company of notice in writing of his resignation from that office; or

5.3.3 another person is appointed by the council to hold that office,

whichever first happens.

5.4 The chairman shall preside at all meetings of the council at which he is present and, if he is absent from any meeting, the members of the council present at that meeting shall appoint one of their number to preside at that meeting during the absence of the chairman.

6. Chairman, secretary and treasurer of strata company

6.1 Subject to bylaw 6.2 of the Schedule 1 Bylaws the chairman, secretary and treasurer of the council are also respectively the chairman, secretary and treasurer of the strata company.

6.2 A strata company may at a general meeting authorise a person who is not a proprietor to act as the chairman of the strata company for the purposes of that meeting.

6.3 A person appointed under bylaw 6.2 of the Schedule 1 Bylaws may act until the end of the meeting for which he was appointed to act.

7. Meetings of council

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- 7.1 At meetings of the council, all matters shall be determined by a simple majority vote.
- 7.2 The council may meet together for the conduct of business and adjourn and:
- 7.2.1 otherwise regulate its meetings as it thinks fit, but the council shall meet when any member of the council gives to the other members not less than 7 days' notice of a meeting proposed by him, specifying in the notice the reason for calling the meeting;
 - 7.2.2 subject to any restriction imposed or direction given at a general meeting of the strata company, delegate to one or more of its members such of its powers and duties as it thinks fit, and at any time revoke the delegation.
- 7.3 A member of a council may appoint a proprietor, or an individual authorised under section 45 of the Act by a corporation which is a proprietor, to act in his place as a member of the council at any meeting of the council and any proprietor or individual so appointed shall, when so acting, be deemed to be a member of the council.
- 7.4 A proprietor or individual may be appointed under bylaw 7.3 of the Schedule 1 Bylaws whether or not he is a member of the council.
- 7.5 If a person appointed under bylaw 7.3 of the Schedule 1 Bylaws is a member of the council he may, at any meeting of the council, separately vote in his capacity as a member and on behalf of the member in whose place he has been appointed to act.
- 7.6 The council shall keep minutes of its proceedings.
- 8. Powers and duties of secretary of strata company**
- 8.1 The powers and duties of the secretary of a strata company include:
- 8.1.1 the preparation and distribution of minutes of meetings of the strata company and the submission of a motion for confirmation of the minutes of any meeting of the strata company at the next such meeting;
 - 8.1.2 the giving on behalf of the strata company and of the council of the notices required to be given under the Act;
 - 8.1.3 the supply of information on behalf of the strata company in accordance with section 43 (1)(a) and (b) of the Act;
 - 8.1.4 the answering of communications addressed to the strata company;
 - 8.1.5 the calling of nominations of candidates for election as members of the council; and
 - 8.1.6 subject to sections 49 and 103 of the Act the convening of meetings of the strata company and of the council.
- 9. Powers and duties of treasurer of strata company**
- 9.1 The powers and duties of the treasurer of a strata company include:
- 9.1.1 the notifying of proprietors of any contributions levied pursuant to the Act;

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- 9.1.2 the receipt, acknowledgment and banking of and the accounting for any money paid to the strata company;
- 9.1.3 the preparation of any certificate applied for under section 43 of the Act; and
- 9.1.4 the keeping of the books of account referred to in section 35(1) (f) of the Act and the preparation of the statement of accounts referred to in section 35 (1) (g) of the Act.

10. General meetings of strata company

- 10.1 General meetings of the strata company shall be held once in each year and so that not more than 15 months shall elapse between the date of one annual general meeting and that of the next.
- 10.2 All general meetings other than the annual general meeting shall be called extraordinary general meetings.
- 10.3 The council may whenever it thinks fit and shall upon a requisition in writing made by proprietors entitled to a quarter or more of the aggregate unit entitlement of the lots convene an extraordinary general meeting.
- 10.4 If the council does not within 21 days after the date of the making of a requisition under the bylaw 10.3 of the Schedule 1 Bylaws proceed to convene an extraordinary general meeting, the requisitionists, or any of them representing more than one-quarter of the aggregate unit entitlement of all of them, may themselves, in the same manner as nearly as possible as that in which meetings are to be convened by the council, convene an extraordinary general meeting, but any meeting so convened shall not be held after the expiration of 3 months from the date on which the requisition was made.
- 10.5 Not less than 14 days' notice of every general meeting specifying the place, the date and the hour of meeting and in case of special business the general nature of that business, shall be given to all proprietors and registered first mortgagees who have notified their interests to the strata company, but accidental omission to give the notice to any proprietor or to any registered first mortgagee or non-receipt of the notice by any proprietor or by any registered first mortgagee does not invalidate any proceedings at any such meeting.
- 10.6 If a proprietor gives notice in writing to the secretary of an item of business that the proprietor requires to be included on the agenda for the next general meeting of the strata company, the secretary shall include that item on the agenda accordingly and shall give notice of that item as an item of special business in accordance with bylaw 10.5 of the Schedule 1 Bylaws.

11. Proceedings at general meetings

- 11.1 All business shall be deemed special that is transacted at an annual general meeting, with the exception of the consideration of accounts and election of members to the council, or at an extraordinary general meeting.
- 11.2 Except as otherwise provided in these bylaws, no business may be transacted at any general meeting unless a quorum of members is present at the time when the meeting proceeds to business.
- 11.3 One-quarter of the persons entitled to vote present in person or by duly appointed proxy constitutes a quorum.
- 11.4 If within half an hour from the time appointed for a general meeting a quorum is not present, the meeting, if convened upon the requisition of proprietors, shall be dissolved and in any other case it shall stand adjourned to the same day in the next week at the same place and time and if at the adjourned meeting a quorum is not present within half an hour from the time appointed for the meeting, the persons entitled to vote and present constitute a quorum.

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- 11.5 Bylaws 11.3 and 11.4 of the Schedule 1 Bylaws do not apply to a general meeting of a strata company referred to in Section 50B.
- 11.6 The chairman, may with the consent of the meeting, adjourn any general meeting from time to time and from place to place but no business may be transacted at an adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place.
- 11.7 All resolutions must be proposed by a proprietor or his or her duly appointed proxy and seconded by another proprietor or his or her duly appointed proxy.
- 11.8 Except where otherwise required by or under the Act, resolutions may be passed at a general meeting by a simple majority vote.
- 11.9 At any general meeting a resolution by the vote of the meeting shall be decided on a show of hands unless a poll is demanded by any proprietor present in person or by proxy.
- 11.10 Unless a poll be so demanded a declaration by the chairman that a resolution has on the show of hands been carried is conclusive evidence of the fact without proof of the number or proportion of votes recorded in favour of or against such resolution.
- 11.11 A demand for a poll may be withdrawn.
- 11.12 A poll if demanded shall be taken in such manner as the chairman thinks fit and the result of the poll shall be deemed to be the resolution of the meeting at which such poll was demanded.
- 11.13 In the case of equality in the votes whether on a show of hands or on a poll, the question is determined in the negative.

12. Restriction on moving motion or nominating candidate

A person is not entitled to move a motion at a general meeting or to nominate a candidate for election as a member of the council unless the person is entitled to vote on the motion or at the election.

13. Votes of Proprietors

- 13.1 On a show of hands each proprietor has one vote.
- 13.2 On a poll the proprietors have the same number of votes as the unit entitlements of their respective lots.
- 13.3 On a show of hands or on a poll votes may be given either personally or by duly appointed proxy.
- 13.4 An instrument appointing a proxy shall be in writing under the hand of the appointee or his attorney and may be either general or for a particular meeting.

14. A proxy need not be a Proprietor.

- 14.1 Except in cases where by or under the Act a unanimous resolution or resolution without dissent is required, no proprietor is entitled to vote at any general meeting unless all contributions payable in respect of his lot have been duly paid and any other moneys recoverable under the Act by the strata company from him at the date of the notice given to proprietors of the meeting have been duly paid before the commencement of the meeting.

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- 14.2 Co-proprietors may vote by proxy jointly appointed by them and in the absence of such a proxy are not entitled to vote on a show of hands, except when the unanimous resolution of proprietors is required by the Act.
- 14.3 On any poll each co-proprietor is entitled to such part of the vote applicable to a lot as is proportionate to his interest in the lot.
- 14.4 The joint proxy (if any) on a poll has a vote proportionate to the interests in the lot of such of the joint proprietors as do not vote personally or by individual proxy.

15. Common seal

- 15.1 The common seal of the strata company shall at no time be used except by authority of the council previously given and in the presence of the members of the council or at least 2 members of the council, who shall sign every instrument to which the seal is affixed, but where there is only one member of the strata company his signature shall be sufficient for the purpose of the Schedule 1 Bylaws.
- 15.2 The council shall make provision for the safe custody of the common seal.

16. Appointment of a strata company manager

- 16.1 The strata company may employ the services of a person, firm or corporation to act as the strata manager for the purposes of administering the affairs of the strata company and to carry out the normal tasks of the secretary and the treasurer in respect to all of the responsibilities and obligations of the strata company as contained within the by-laws and the Act and as directed by the council of the strata company.
- 16.2 Should the strata company or the council of the strata company resolve to appoint a strata manager, the strata company shall resolve to authorise the council of the strata company to execute under seal of the strata company, a management agreement which shall set out the duties, obligations and remuneration of the strata manager and the term for which such agreement shall remain in effect in accordance with Bylaw 16.1 and shall be signed by the strata manager.

17. Reserve Fund

- 17.1 The strata company shall agree to implement and cause to be administered at the first annual general meeting of the strata company and thereafter at each and every general meeting, a reserve fund, in accordance with Section 36(2) of the Act, for the purpose of accumulating funds to meet expenses other than those of a routine nature applicable only to the common property lot, but may decide at each annual general meeting on the amount of contributions as it sees fit.

18. Air-conditioning units

- 18.1 A proprietor shall not install or, cause to be installed, any roof or other externally mounted air-conditioning unit including a split air-conditioning system, evaporative cooling system or solar heating panel unless it is positioned where the plans and specifications provide or the plans and specifications any future residence provide.
- 18.2 A proprietor may only install or, cause to be installed, any roof or other externally mounted air-conditioning unit including a split air-conditioning system, evaporative cooling system or solar heating panel other than where indicated in the plans and specifications if first the position, sound abatement measures and screening of the

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unit has been approved in writing by the council of the strata company.

18.3 In the case of By-law 18.2, a proprietor shall ensure that he observes all the requirements of the Environmental Protection (Noise) Regulations 1997 as amended.

18.4 A proprietor shall be responsible for the repair, maintenance and replacement of any air-conditioning unit or evaporative cooling system and any ancillary equipment pertaining to his lot and shall keep it in good condition, free of rust and meet all costs associated with repair, maintenance or replacement of all or any of those items.

19. Antennae

19.1 A television, radio or other electronic antennae or device of any type may be erected, constructed, placed on a roof of a residence within any lot provided It complies with requirements of the Local Authority Town Planning Scheme which refers to the control of satellite dishes, microwave antennae and radio masts but provided further;

19.1.1 in the case of a microwave dish, shall not have a diameter of greater than 750mm.

19.1.2 in the case of a radio mast or television antennae, shall not exceed a height above the apex of a roof of three metres.

19.2 A television, radio or other electronic antennae or device may be placed or installed within a roof void without approval of the strata company.

20. Strata company may make rules

20.1 The council of the strata company shall be entitled from time to time to make and prescribe rules and regulations relating to the use of the common property lot(s)(not Inconsistent with these by-laws), for the proper management of the strata scheme or any improvements thereon and may display or circulate these rules within the areas to which they apply. Without limiting the generality of this clause, the council of the strata company may make regulations in regard to the following matters:

20.1.1 the use, safely and cleanliness of all parts of the common property and the conduct of the proprietors, other occupiers and their invitees;

20.1.2 the removal of garbage and other rubbish;

20.1.3 the installation and duration of signs whether for letting or for sale,

20.1.4 the control of traffic and the parking of vehicles on such parts of the common property as shall be set aside for the same;

20.1.5 the manner and times of delivery of goods;

20.1.6 the fire and emergency exercises and access for such services;

20.1.7 the maximum speed limit not to be exceeded by any vehicle, or cycle travelling upon or within the common property.

21. Mediation and conflict resolution

- 21.1 Where a dispute of any kind arises between proprietors or a proprietor(s) and the strata company, any party to the dispute may serve notice of (he dispute ("dispute notice") on the other party and to the council of the strata company.
- 21.2 Notwithstanding, nothing in this by-law shall prevent the strata company from taking any action which may be required to obtain payment of outstanding monies properly due and payable by a proprietor.
- 21.3 The parties to the dispute shall confer with each other within 14 days of service of the dispute notice following notification to the council of the strata company of their intention to do so and shall endeavour to resolve the dispute by negotiation in good faith.
- 21.4 In the event that (he parties in dispute have been unable to resolve the dispute within 14 days of service of the dispute notice, they shall notify the council of the strata company of their failure to agree. The council of the strata company shall as soon as practicable thereafter refer the dispute for mediation.
- 21.5 The parties to (he dispute shall endeavour to resolve the dispute at the mediation.
- 21.6 Unless otherwise agreed by the parties to the dispute, the mediator shall be selected by the President of the Institute of Arbitrators and Mediators Australia, Western Australian Branch.
- 21.7 The mediation shall be conducted in accordance with the mediation rules of the Institute of Arbitrators and Mediators Australia at such place and time as the mediator reasonably nominates.
- 21.8 The costs of the mediation shall be borne by the parties to the dispute equally and paid, if requested by (he mediator, before the mediation commences.
- 21.9 Subject to Bylaw 21.10, neither party to the dispute shall apply to the State Administrative Tribunal in relation to the dispute until the processes set out in sub Bylaws 21.1 to 21.8 have been exhausted or a period of 30 days has elapsed from the date the dispute notice was given, whichever first occurs.
- 21.10 This by-law shall not prevent any party applying to the Slate Administrative Tribunal for an interim order or an injunction.

22. Vehicles and obstruction of motor vehicle access way

- 22.1 A proprietor, occupier or other resident shall not:
- 22.1.1 park or stand any motor vehicle, boat or other aquatic craft, caravan or camper or any similar vehicle including a commercial vehicle on the common property lot used for the motor vehicle access way ("motor vehicle access way"), whether at the entrance to the parcel, the driveways or any other part of the motor vehicle access way so as to Impede, obstruct or hinder access by another person lawfully using the motor vehicle access way;
- 22.1.2 use as if it is his own parking bay any area of the motor vehicle access way designated for use by visitors;
- 22.1.3 allow any portion of the motor vehicle access way used by him to park his vehicle to become unsafe or unclean and shall ensure that any grease or other stains upon the surface of such areas are removed promptly or when requested to do so by the council of the strata company;

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- 22.1.4 drive a vehicle of any description in excess of the permitted speed limit in the common property motor vehicle access way.

23. Children playing upon motor vehicle access way

- 23.1 A proprietor, occupier, or other resident of a lot shall not permit any child of whom he has control to play upon any motor vehicle access way unless accompanied by an adult exercising effective control.

24. Alteration to a lot or common property building

- 24.1 A proprietor or other occupier of a lot shall not:

- 24.1.1 alter or add to the structure of the lot except as may be permitted and provided for under the Act;
- 24.1.2 erect or cause to be erected any form of pergola or like structure within his lot without first submitting plans and a specification of materials and colour required to the council of the strata company in the manner and detail as required by the council of the strata company;
- 24.1.3 the council of the strata company shall be under no obligation to approve such plans where the council considers the design, location and materials to be used are not in keeping with the rest of the development;
- 24.1.4 where approval to erect a pergola or like structure is granted by the council of the strata company, the proprietor shall apply to the local authority for a building license but, in any event shall provide sufficient written evidence from the local authority to the council of the strata company prior to commencing erection of the pergola or like structure.

25. Power of proprietor to decorate etc

- 25.1 A proprietor may, without obtaining the consent of the strata company, paint, wallpaper or otherwise decorate the structure which forms the inner surface of the building within his lot or affix locking devices, fly screens, exterior furnishings and fixtures for outside entertaining.

26. Display of signs, items

- 26.1 A proprietor, occupier, or other resident of a lot shall not, except with consent in writing of the council of the strata company, display any sign, advertisement, placard, banner or pamphlet of like matter on any part of his lot either external or internal to the building with the exception of a lot being marketed for sale or lease, provided that such sign is in a good state of repair at all times and shall not be positioned anywhere within the parcel for longer than 60 days unless with the approval of the council of the strata company.
- 26.2 Bylaw 26.1 shall not apply to the original proprietor or his agent whilst the original proprietor is the owner of any lot which is being marketed for sale.

27. Storage of flammable liquids etc

- 27.1 A proprietor, occupier, or other resident of a lot shall not, except with the approval in writing of the strata company, use or store upon his lot any flammable chemical, liquid or gas or other flammable material, other than any such chemical, liquid, gas or other material to be used for domestic purposes, or in a fuel tank of a motor vehicle or outboard engine or boat or internal combustion engine.

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28. Garbage disposal

28.1 A proprietor, occupier or other resident of a lot shall:

- 28.1.1 comply with all local government authority by-laws and ordinances relating to the disposal of garbage;
- 28.1.2 ensure that the health, hygiene and comfort of the proprietor, occupier or other visitor of any other lot are not adversely affected by his disposal of garbage;
- 28.1.3 not deposit or throw upon his lot or any other lot any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor, occupier, or other resident of another lot;
- 28.1.4 ensure that his rubbish receptacle is kept in a location within the respective lot which is not visible from outside the lot.
- 28.1.5 must place the weekly waste collection bin for his lot:
 - 28.1.5.1 at such place or places within the parcel or adjacent to the parcel as the council may from time to time designate; and
 - 28.1.5.2 in default of any such designation, at a place within the parcel along the route traversed by the relevant local government waste collection vehicles accessible by such vehicles;
 - 28.1.5.3 in such manner as will cause as least disruption to other occupiers and residents as possible, and prior to the time such vehicles traverse such route. But shall ensure that it is returned to the lot as soon as possible thereafter.

29. Fencing

29.1 Both boundary fencing whether it be constructed of any material including brick, masonry, limestone, 'Colorbond', cement panel or timber surrounding the parcel and internal fencing dividing lots shall be maintained in accordance with the Dividing Fences Act of 1961 and as set out in Sections 123(3) and 123B(1) of the Act for survey - strata schemes.

30. Additional obligations of proprietors, occupiers etc

30.1 A proprietor, occupier or other resident shall not:

- 30.1.1 use the lot that he owns, occupies or resides in for the purpose of operating a home office or for any other business purposes except with the written approval of the council of the strata company and approval in writing which may be required from the Local Authority.
- 30.1.2 use the lot that he owns, occupies or resides in for any purpose that may be illegal or injurious to the reputation of the parcel including both soliciting and the engaging in prostitution.

31. Lot appearance

31.1 In addition to complying with the requirements of the Act, no proprietor or occupier shall:

- 31.1.1 alter the structure of their lot without giving at least 14 days written notice to the council before

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starling works;

- 31.1.2 maintain within the lot anything visible from outside their lot that, viewed from outside that lot, is not in the opinion of the council in keeping with the rest of the development comprised on the parcel;
- 31.1.3 interfere with any reticulation system serving the parcel;
- 31.1.4 prevent access to external parts of their lot by employees, agents or contractors of the strata company for the purpose of repairing, maintaining and where necessary renewing or replacing any such reticulation system; nor
- 31.1.5 fail to maintain all lawn and garden areas within their lot to a standard reasonably required by the strata council.

32. Animals

- 32.1 Subject to Bylaw 32.2, proprietors and occupiers of lots shall be entitled to keep animals as pets within their lots.
- 32.2 Subject to Section 42(15) of the Act, a proprietor or occupier must not keep any animal within his lot:
 - 32.2.1 contrary to any local government bylaw; or
 - 32.2.2 after the council:
 - 32.2.2.1 has given notice to the proprietor or occupier on reasonable grounds to show cause why the animal should not be removed from the parcel; and
 - 32.2.2.2 In the absence of a satisfactory response from the proprietor or occupier, has given notice to the proprietor or occupier requiring the animal to be removed from the parcel.

33. Development or Redevelopment

- 33.1 The development or redevelopment of any of the Lots must comply with a Development Approval issued by the Local Authority.
- 33.2 The consent of the Western Australian Planning Commission is required to any amendment, substitution or repeal of this Bylaw.

34. Penalty

- 34.1 The strata company shall have the right to apply to any Court or tribunal of competent jurisdiction to impose a specified sum by way of penalty on any of the proprietors who after notice in writing, continue to breach any bylaws of the Strata Company. Such penalty to be the amount specified within the regulations of the Act and shall where permitted include recovery of any costs associated with such application.

35. Strata company to recover legal costs for debt collection

- 35.1 Notwithstanding the rights imposed by Bylaw 21, any costs incurred by the strata company in the pursuit and recovery of monies owing by a proprietor, including interest chargeable in accordance with the Act and the Regulations of the Act, the cost of engaging a solicitor and debt collector including further any justifiable

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expenses of the strata manager outside of his normal duties as detailed in his agreement with the strata company shall be payable on demand and if necessary, recoverable as a debt in a Court of competent jurisdiction.

36. Insurances

36.1 A Proprietor shall:

36.1.1 insure and keep insured his building and any fixed improvements including fencing for full replacement value of the buildings and fixed improvements;

36.1.2 obtain public liability insurances for all risks as outlined within the Act for an amount not less than that required under the Act; and

36.1.3 obtain cover in accordance with the *Workers Compensation and Rehabilitation Act*.

36.2 The strata company shall remain responsible for all insurances required for the common property lot(s) as set out within the Act.

37. Construction of dwellings in accordance with Development Approval

37.1 It is essential for the theme of the development that there be unity in the built form of dwellings within the scheme

37.2 In this Bylaw and throughout this Management Statement

37.2.1 "Development Application" means the development application made to the Local Authority with respect to the Scheme; and

37.2.2 "Development Approval" means the Development Application as approved by the relevant Local Authority.

37.3 Each Proprietor must erect or cause to be erected on the Proprietor's lot a dwelling in accordance with the Development Approval as soon as practicable following registration of the scheme.

37.4 Failure to comply with Bylaw 37.3 may result in the inability of the strata company to maintain unity in the built form of dwellings within the scheme in breach of Bylaw 37.1.

37.5 Delay in compliance with Bylaw 37.3 may result in disturbance to other Proprietors and obstruction of common property when other lots within the scheme are occupied, in breach of these Bylaws.

38. Strata company to maintain garden areas

38.1 In this Bylaw

38.1.1 "Garden Area" means those portions of a Lot intended for use as a garden, lawn or external feature but excluding a courtyard;

38.1.2 "Garden Maintenance Services" means all those services necessary or incidental to the proper maintenance and the keeping in good order of the Garden Area;

38.1.3 "Nominated Period" means each financial year for the strata company;

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- 38.1.4 "Services Fee" means a Proprietor's share of the cost of the Garden Maintenance Services calculated in accordance with this Bylaw.
- 38.2 By reason of the density of the scheme and the small size of the Garden Areas and to better ensure the continuing amenity of all Proprietors the strata company will perform the Garden Maintenance Services for all Proprietors on the terms set out in this Bylaw.
- 38.3 The strata company shall by its employees, agents or contractors provide the Garden Maintenance Services to the Lot in a proper and professional manner.
- 38.4 The strata company shall endeavour to ensure equitable treatment as between the Proprietors in respect of the provision of the Garden Maintenance Services.
- 38.5 If the provision of the Garden Maintenance Services requires substantial expenditure of a non-routine nature, the strata company may but shall not be obliged to develop a program of works and shall keep the Proprietors informed of progress in relation to any such program of works.
- 38.6 Each Proprietor authorises the strata company and its employees, agents or contractors to enter and remain upon the Lot at all reasonable times in order to provide the Garden Maintenance Services.
- 38.7 Each Proprietor shall provide the strata company with a key to the Proprietor's lot to enable people providing the Garden Maintenance Services to have access to the Lot.
- 38.8 If a Proprietor fails to provide access to the Lot, the strata company is not obliged to provide the Garden Maintenance Services to the Lot.
- 38.9 In exercising the right of access to a Lot, the strata company shall exercise all due care causing as little disruption to the Proprietor or any occupiers as is reasonably necessary in all the circumstances.
- 38.10 Pursuant to Section 36(1) of the Act the strata company must at each Annual General Meeting or an Extraordinary General Meeting called for the purpose, review and amend as considered necessary the administration fund of the strata company for the purpose of recovering the costs of performing the Garden Maintenance Services for each nominated period. The proportion by which costs referred to in this Bylaw are allocated to lots must be determined in each instance by the strata company in a fair and equitable manner. The strata company must notify the Proprietor as to the method of allocation. An allocation of costs pursuant to this Bylaw may but need not bear any relationship to the unit entitlement of any or all of the Lots.
- 38.11 Each Proprietor shall pay the Services Fee to the strata company when demanded by the strata company and, unless otherwise specified by the strata company, in advance for each Nominated Period.
- 38.12 The Services Fee is payable irrespective of the specific level of the Garden Maintenance Services provided to the Proprietor's lot.
- 38.13 If the Proprietor fails or refuses to pay the Services Fee for the Nominated Period, the strata company is not obliged to provide the Garden Maintenance Services to the Proprietor's lot.
- 38.14 The strata company shall provide an account of the expenditure of the aggregate Services Fee to the Proprietor as soon as practicable following the end of the relevant Nominated Period.

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39. Notices

- 39.1 Any notice or other communication required to be given under these Bylaws shall be deemed duly given if left at or sent by pre-paid post or by facsimile transmission or other means of telecommunication in permanent written form to the address of the party receiving such notice.
- 39.2 Any such notice or other communication shall be deemed to be given to or received by the addressee:
- 39.2.1 at the time the same is left at the address of or handed to the party to be served;
- 39.2.2 by post on the day not being a Sunday or public holiday 2 days following the date of posting; and
- 39.2.3 in the case of a facsimile transmission or other means of telecommunication on the next following day.
- 39.3 In proving the giving of the notice it shall be sufficient to prove that the notice was left, or that the envelope containing the notice was properly addressed and posted, or that the applicable means of telecommunication was addressed and despatched as the case may be.

40. Re-subdivision Lot ~~40~~ 43

40.1 Definitions

In this Bylaw the following words and phrases have the meanings assigned to them below whether appearing in capitals or not:

"approvals" means all the approvals required pursuant to the Act and all other approvals permits and licences of any local or other competent authority which may from time to time be necessary to enable the proprietor of Lot 40 to re-subdivide Lot ~~40~~ 43 in accordance with the survey strata plan of re-subdivision;

"Lot ~~40~~ 43" means lot ~~40~~ 43 of the survey strata plan;

"proposed unit entitlements" means the proposed unit entitlement for each lot of the survey strata plan of re-subdivision described in the annexure hereto marked Attachment "MS2";

"survey strata plan of re-subdivision" means a survey strata plan of re-subdivision in the form annexed hereto and marked Attachment "MS1" and which complies in all respects with Sections 8, 8A, 8B and Item 8 of Schedule 2A of the *Strata Titles Act*.

40.2 Re-subdivision of Lot ~~40~~ 43

The re-subdivision of Lot ~~40~~ 43 may be undertaken by the proprietor of Lot ~~40~~ 43 strata lot at any time after the survey strata plan is registered.

40.3 Re-subdivision Costs

The proprietor of Lot ~~40~~ 43 will be responsible for all costs associated with the re-subdivision of Lot ~~40~~ 43 and the registration of the survey strata plan of re-subdivision.

40.4 Services

All of the survey strata lots created by the survey strata plan of re-subdivision will be serviced by sewer, water,

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See letter dated 23/11/15.



power, gas and internal access ways where required.

40.5 Approvals

The proprietor of Lot ⁴³40 will obtain all the approvals necessary to complete the re-subdivision of Lot ⁴³40 and to register the survey strata plan of re-subdivision.

40.6 Local Government Approval

The re-subdivision of Lot ⁴³40 must comply with an existing development approval issued by the Local Authority or such alternative development approval as the Local Authority may grant which complies with its town planning scheme and planning policies.

40.7 Re-Subdivision

40.7.1 When the common property works for the of the re-subdivision of Lot ⁴³40 are completed Lot ⁴³40 will be re-subdivided.

40.7.2 The survey strata plan of re-subdivision shall be in accordance with Sections 8, 8A, 8B and 8C and Item 8 of the Schedule 2A of the *Strata Titles Act*.

40.7.3 The unit entitlement for each of the lots created on the survey strata plan of re-subdivision will be allocated in accordance with the proposed unit entitlements.

WARNING

This Bylaw 40 is not binding on the Western Australian Planning Commission, local government or any other public or statutory authority. Any of these authorities may not approve, or may require changes before approving the proposed re-subdivision.

40.8 Affixing of Common Seal

The Council is authorised to affix the seal to any document necessary to effect the registration of the survey strata plan of re-subdivision and the re-allocation of unit entitlements.

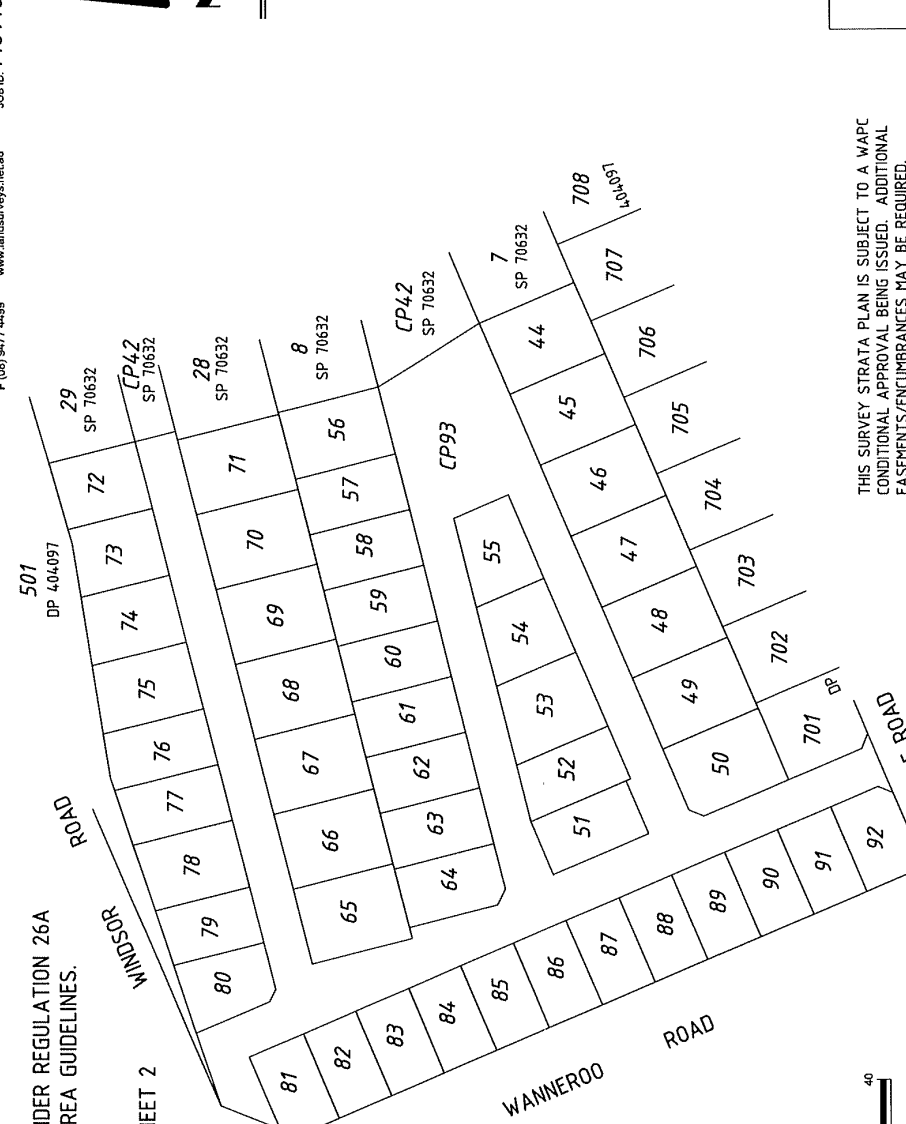
See LTR dated 23/01/15. S



ATTACHMENT "MS1"

RE-SUBDIVISION SURVEY STRATA PLAN

SURVEY-STRATA PLAN PRELIMINARY SHEET 1 OF 2 SHEETS	PLAN OF RE-SUBDIVISION OF LOT 43 ON SURVEY-STRATA PLAN 70632 CERTIFICATE OF TITLE VOL. FOL. NOT YET ISSUED LOCAL GOVERNMENT CITY OF WANNEROO INDEX PLAN SEE SHARP PLAN FIELD BOOK SCALE AS SHOWN NAME OF SCHEME NICHOLIVING MADELEY	ADDRESS OF PARCEL LOT 750 WANNEROO ROAD MADELEY WA 6065	MANAGEMENT STATEMENT YES <input checked="" type="radio"/> NO LODGED CERTIFIED DATE CORRECT IN ORDER FOR DEALINGS SUBJECT TO FEE PAID ASSESS No. FOR REGISTRAR OF TITLES DATE REGISTERED APPLICATION DATE REGISTRAR OF TITLES SEAL WESTERN AUSTRALIAN PLANNING COMMISSION W.A.P.C. REF: NOT YET ISSUED Certificate of Approval under s. 115(1) of the Planning and Design Act 2005 Delegated under s. 16 P&D Act 2005 DATE	VER. AMENDMENT AUTHORISED BY DATE SURVEY-STRATA PLAN IS SUBJECT TO A WAPC CONDITIONAL APPROVAL BEING ISSUED. ADDITIONAL EASEMENTS/ENCUMBRANCES MAY BE REQUIRED.	INTERESTS AND NOTIFICATIONS SUBJECT PURPOSE STATUTORY REFERENCE ORIGIN LAND BURDENED BENEFIT TO COMMENTS
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PRELIMINARY
VERSION B
28th OCTOBER 2014

1:800 @ A3

10 0 10 20 30 40

19 Brennan Way
 Belmont WA 6104
 PO Box 746 Belmont WA 6984
 E projects@landsurveys.net.au
 F (08) 9477 4499
 www.landsurveys.net.au
 JOB ID: 1401194 (P4)

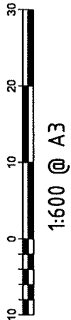
THIS SURVEY STRATA PLAN IS SUBJECT TO A WAPC
 CONDITIONAL APPROVAL BEING ISSUED. ADDITIONAL
 EASEMENTS/ENCUMBRANCES MAY BE REQUIRED.

SURVEY STRATA PLAN
PRELIMINARY
 SHEET 2 OF 2 SHEETS

Land Surveys
 19 Epreen Way
 Belmont WA 6104
 PO Box 746 Belmont WA 6984
 E projects@landsurveys.net.au
 T (08) 9477 4477
 F (08) 9477 4459
 JOB ID: 1401194 (P4)



THIS SURVEY STRATA PLAN IS SUBJECT TO A WAPC
 CONDITIONAL APPROVAL BEING ISSUED. ADDITIONAL
 EASEMENTS/ENCUMBRANCES MAY BE REQUIRED.



ATTACHMENT "MS2"

UNIT ENTITLEMENTS & FORM 27

SURVEY-STRATA PLAN No.				70632			
Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Current Cs of Title				Current Cs of Title	
Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
1	123			28	126		
2	126			29	108		
3	126			30	111		
4	126			31	116		
5	126			32	116		
6	126			33	116		
7	126			34	118		
8	113			35	135		
9	104			36	111		
10	104			37	117		
11	113			38	100		
12	113			39	107		
13	104			40	119		
14	104			41	130		6088
15	104			CP42	Common Property		
16	104			43	Now Resubdivided		
17	112			44	126		
18	117			45	126		
19	104			46	126		
20	104			47	126		
21	123			48	126		
22	126			49	126		
23	126			50	118		
24	126			51	104		
25	126			52	104		
26	126			53	118		
27	126			54	111		6099

Continued Overleaf

SURVEY-STRATA PLAN No.				70632			
Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Current Cs of Title				Current Cs of Title	
Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
55	104			82	84		
56	113			83	84		
57	104			84	84		
58	104			85	84		
59	104			86	84		
60	104			87	84		
61	104			88	84		
62	104			89	84		
63	104			90	84		
64	107			91	84		
65	126			92	91		
66	126			CP93	Common Property	10000	
67	126						
68	126						
69	126						
70	126						
71	126						
72	104						
73	104						
74	113	8354					
75	115						
76	104						
77	104						
78	114						
79	94						
80	100						
81	84						

Continued Overleaf

[illegible]**DESCRIPTION OF PARCEL**

PRELIMINARY ONLY

Re-Subdivision of Lot 43 on Survey Strata Plan 70632.

**CERTIFICATE OF LICENSED VALUER
SURVEY-STRATA**

I, **Darren Starcevich AAPI**, being a Licensed Valuer licensed under the *Land Valuers Licensing Act 1978* certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 14 (2a) of the *Strata Titles Act 1985*) of that lot bears to the aggregate value of all the lots delineated on the plan.

22-Oct-2014

Date _____

Digitally signed by
Darren Starcevich
AAPI Licensed Valuer
No. 44415
Signed

FORM 27

Strata Titles Act 1985

Regulation 37 (1)(a)

SURVEY-STRATA PLAN No. 70632

CERTIFICATE OF LICENSED VALUER

I, Darren Starceвич being a Licensed Valuer under the *Land Valuers Licensing Act 1978* certify that if a re-subdivision were effected in accordance with a by-law of the strata/survey-strata scheme made under clause 8 of Schedule 2A of the Act, on the basis of information provided in the by-law pursuant to clause 8(a) of Schedule 2A, a licensed valuer would be able to provide a certificate required under section 14(2) in respect of the proposed unit entitlement.

D Starceвич

Digitally signed by Darren Starceвич
AAPI Licensed Valuer No. 44415

.....
Licensed Valuer

.....
Date

Date

Subject to Dealing

VICKI PHILOPOFF
SETTLEMENTS

SETTLE WITH EASE

23 September 2015

Our ref: 146954 SLR

Landgate
Midland Square
MIDLAND

Dear Sir/Madam

32 Delhi Street West Perth WA 6005
PO Box 1800 West Perth WA 6872
Telephone +61 8 6311 4888
Facsimile +61 8 6311 4899
Email info@vickiphilipoff.com.au
www.vickiphilipoff.com.au



**RE: 360 WANNEROO ROAD, MADELEY
MANAGEMENT STATEMENT n064638**

We advise there is an error on pages 17 and 18 of the Management statement whereby the lot number quoted in the title of clause 40 and in the sub clauses 40.1 to 40.7.1 should be lot 43 not lot 40

In our capacity as agents for the registered proprietor I am authorized and have the authority to request this amendment be made to the management statement by your office.

Yours faithfully
VICKI PHILOPOFF SETTLEMENTS

STEVE ROWLES
Licensee with over 20 years experience
steve@vickiphilipoff.com.au
Direct Line 6311 4888

EV000017051 LTR

Members of: Australian Institute of Conveyancers WA Division Inc
Strata Community Australia
Property Council of Australia
Real Estate Institute of WA

Independent Settlement Agents Association (Inc)
Urban Development Institute of Australia
Chamber of Commerce

INDEPENDENT REAL ESTATE SETTLEMENT AGENCY
Licensee: Vicki Philipoff Settlements Pty Ltd
T/F The V Philipoff Family Discretionary Trust No 2 T/A Vicki Philipoff Settlements
ACN 085 689 470 ABN 11 105 947 750



27 October 2015

Our ref: 146954 SLR

SETTLE WITH EASE

Landgate Examinations
PO Box 2222
MIDLAND WA

32 Delhi Street, West Perth WA 6005
PO Box 1800 West Perth WA 6872
Telephone +618 6311 4888
Facsimile +618 6311 4899
Email info@vickiphilippoff.com.au
www.vickiphilippoff.com.au



Dear Sir/Madam

RE: 360 WANNEROO ROAD, MADELEY—DEALING N131135-36
MADELEY DEVELOPMENT ALLIANCE PTY LTD

Further to requisition issued 26th October we advise that in our capacity as agent for the applicant we request the following

Document N131136 add to page 4, item 12.1.1

M994909 Restrictive covenant to Main Roads Commissioner
Covenant burden created under section 150 P&D act to City of Wanneroo
M994910 Notification contains factors affecting the within land.

Document N64638 please add the date of the document being 16th July 2015

Add to the parcel description Volume 2872 and Folio 280

Add the word "Contents" before the number 2 on the second page listing the contents of the Management Statement

Amend the first page of Schedule 1 in the definition for "Schedule 1 bylaws" amend the number 29 to the number 40.

Yours faithfully

VICKI PHILOFF SETTLEMENTS

STEVE ROWLES

Licensee with over 20 years experience
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