

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

2864

Folio

159

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT OF 1985

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 10 ON STRATA PLAN 63910

TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

(T P032545) REGISTERED 4/2/2022

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP63910
PREVIOUS TITLE: 1132-695
PROPERTY STREET ADDRESS: UNIT 10 3 NORMAN ST, FREMANTLE.
LOCAL GOVERNMENT AUTHORITY: CITY OF FREMANTLE



STRATA PLAN

63910

SHEET 2 OF 3 SHEETS

Crossland & Hardy Pty Ltd

CONSULTING LICENSED SURVEYORS
177 RAILWAY PARADE, MAYLANIS 6051
TEL 08 9272 2214 FAX 08 9370 3547
EMAIL info@chsruvey.com.au
A.B.N. 46 008 745 542

GROUND FLOOR PLAN

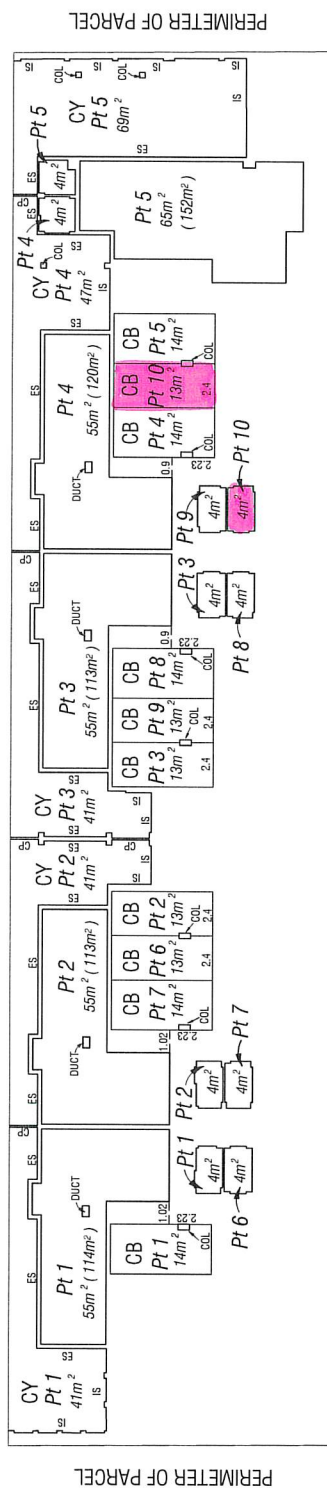
1:250 @ A3



FOR OTHER PARTS OF LOTS 6 - 10 (INCL.) SEE SHEET 3



PERIMETER OF PARCEL



PERIMETER OF PARCEL

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILINGS, AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985

THE STRATUM OF THE COURTYARDS (CY) EXTENDS FROM THE UPPER SURFACE OF THEIR COURTYARD FLOOR TO THE PROLONGATION OF THE UNDERSIDE OF THE CEILING OF THEIR RESPECTIVE ADJOINING PART LOT, EXCEPT WHERE COVERED, WHERE IT IS THE UNDERSIDE OF THEIR CEILING.

THE BOUNDARIES OF THE PART LOTS WHICH ARE COURTYARDS (CY) ARE THE INNER SURFACES OF THE COURTYARD WALLS AND THE EXTERNAL SURFACE OF THE BUILDING WALLS.

THE STRATUM OF THE CAR BAYS (CB) EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO 3.0 METRES ABOVE THE UPPER SURFACE OF THEIR FLOOR, EXCEPT WHERE COVERED, WHERE IT IS THE UNDERSIDE OF THEIR CEILING.

ALL SERVICE DUCTS ARE COMMON PROPERTY
COLUMNS (COL) ARE COMMON PROPERTY
WHERE DIMENSIONS ARE USED TO DEFINE PART LOTS EXTERNAL TO THE BUILDINGS, ALL ANGLES ARE 90°.

ALL DISTANCES MEASURED FROM WALLS ARE MEASURED FROM THE OUTSIDE FACE OF THE WALLS

ALL CARBAYS ARE 2.7m x 5.4m UNLESS SHOWN OTHERWISE

ES - EXTERNAL SURFACE OF WALL
IS - INTERNAL SURFACE OF WALL
CP - CENTRE PLANE OF WALL

STRATA PLAN

63910

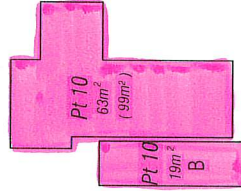
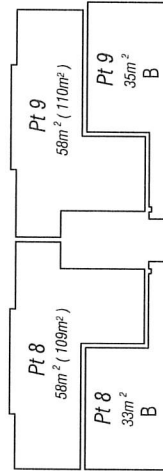
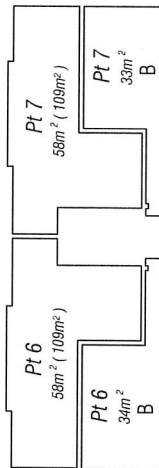
SHEET 3 OF 3 SHEETS

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CONSULTING LICENSED SURVEYORS
177 RAILWAY PARADE, MAYLANDS 6051
TEL 08 9272 2214 FAX 08 9370 3547
EMAIL info@clsurveys.com.au
A.B.N. 46 008 745 542

FOR OTHER PARTS OF LOTS 6 - 10 (INCL.) SEE SHEET 2

FIRST FLOOR PLAN

1:250 @ A3



THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILINGS, AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985

THE BOUNDARIES OF THE PART LOTS WHICH ARE BALCONIES (B) ARE THE INNER SURFACES OF THE BALCONY WALLS AND THE EXTERNAL SURFACES OF THE BUILDING WALLS

THE STRATUM OF THE BALCONIES EXTENDS FROM THE UPPER SURFACE OF THEIR BALCONY FLOOR TO THE UNDERSIDE OF THEIR CEILING, OR, THE PROLONGATION OF THE UNDERSIDE OF THE CEILING OF THEIR RESPECTIVE ADJOINING PART LOT, WHERE NOT COVERED.

FORM 3

STRATA PLAN No. 63910							
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	102	2864	- 150				
2	95	2864	- 151				
3	95	2864	- 152				
4	95	2864	- 153				
5	110	2864	- 154				
6	102	2864	- 155				
7	99	2864	- 156				
8	99	2864	- 157				
9	99	2864	- 158				
10	104	2864	- 159				
				Aggregate	1,000		


DESCRIPTION OF PARCEL AND BUILDING

LOT 12 ON PLAN 4384
A BRICK AND TIN MULTI STOREY COMPLEX

**CERTIFICATE OF LICENSED VALUER
STRATA**

I, **DAVID GLENDINNING**, 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.

14-Jan-2015
Date


 David Glendinning
 2015.01.14
 19:57:41 +08'00'
 Signed

FORM 5

Strata Titles Act 1985

Sections 5B(1), 8A, 22(1)

STRATA PLAN No. 63910

DESCRIPTION OF PARCEL & BUILDING

LOT 12 ON PLAN 4384
A BRICK AND TIN MULTI STOREY COMPLEX

CERTIFICATE OF LICENSED SURVEYOR

I, DANIEL MACEY
....., being a licensed surveyor registered under the
Licensed Surveyors Act 1909 certify that in respect of the strata plan which relates to
the parcel and building described above (in this certificate called "the plan"): —

- (a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel; and either
- * (b) each building shown on the plan is within the external surface boundaries of the parcel; or
- ~~*(c) in a case where a part of a wall or building, or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel —~~
 - ~~(i) all lots shown on the plan are within the external surface boundaries of the parcel;~~
 - ~~(ii) the plan clearly indicates the existence of the encroachment and its nature and extent; and~~
 - ~~(iii) where the encroachment is not on to a public road, street or way, that an appropriate easement has been granted and will be lodged with the Registrar of Titles to enable it to be registered as an appurtenance of the parcel; and~~
- ~~*(d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by-law(s) no(s) on Strata Plan No. registered in respect of (name of scheme) or sufficiently complies with that/those by-law(s) in a way that is allowed by regulation 36 of the *Strata Titles General Regulations 1996*.~~

D J Macey

01-Dec-2014

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable

PERMIT

FORM BA12

Occupancy Permit - Strata

Western Australian Building Act 2011, s.50, s.61
Building Regulations 2012, r.4

OFFICE USE ONLY

Permit number

OPS0003/14

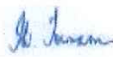
This form is for the purposes of the *Building Act 2011*, s.50 and the *Strata Titles Act 1985*, s.5B(2)(a) & 8A(f)(i)

1. Details of building or structure

Certificate of Title	Lot 12 Plan 4384	Folio 1132-695
Lot on survey	12	
Strata Plan Number	63910	
Property street address (Street number, street name, suburb, postcode)	3 Norman Street FREMANTLE WA 6160	
Description of building	Brick and Steel Residential Units	
BCA class of the building	Main BCA Class 2	
Use/s of building	Dwellings	

2. Permit Details

- This occupancy permit is for: ☒ Whole of building
- Western Australian Planning Commission approval required ☒ Yes ☐ No
- All requirements including those for encroachments under s.76 of the *Building Act 2011*, in addition to those covered in the certificate of building compliance, have been met to the satisfaction of the permit authority.
- This occupancy permit is for the purpose of lodging a strata plan for registration or to re-subdivide a strata scheme under the *Strata Titles Act 1985*.

	Name: (print)	Signature:	Date:
Issuing officer	Ian Townson		27 November 2014
Title	Principal Building Surveyor		
Permit authority	City of Fremantle		

Building Commissioner - date approved: 09 Mar 2012

CITY OF FREMANTLE
Occupancy Permit - Strata
OPS0003/14
Building Act 2011
Building Act 2011
27/11/2014

FORM 26

WAPC Ref.

STRATA PLAN NO 63910

Strata Titles Act 1985

Sections 25(1), 25(4)

**CERTIFICATE OF GRANT OF APPROVAL BY WESTERN AUSTRALIAN PLANNING
COMMISSION TO STRATA PLAN**

It is hereby certified that the approval of the Western Australian Planning Commission has been granted pursuant to section 25(1) of the *Strata Titles Act 1985* to —

* (i) the *Strata Plan/~~plan of re-subdivision/plan of consolidation~~ submitted on
2-Dec-14 and relating to the property
described below;

* (ii) ~~the sketch submitted on of the~~
~~proposed *subdivision of the property described below into lots on a Strata~~
~~Plan/re-subdivision / consolidation of the lots on the Strata Plan specified below,~~
~~subject to the following conditions~~

Property Description: Lot (or Strata Plan) No.
12 ON PLAN 4384
Location
3 NORMAN STREET
Locality
FREMANTLE
Local Government CITY OF FREMANTLE

Lodged by: Crossland & Hardy Surveyors
177 Railway Parade Mayland
Date: 2-Dec-14


Acting Manager Statutory Planning
For Chairman, Western Australian
Planning Commission

3.12.14...
Date

(*To be deleted as appropriate.)

Delegated under Sec. 16 P&D Act 2005

[illegible]

Note: Entries may be affected by subsequent endorsements.

FORM B4

M923624 SM

26 Feb 2015 11:27:32 Perth



REG \$ 160.00

LODGED BY

ADDRESS: Envoy Settlement Agency
PO Box 193
PHONE No. WEST PERTH WA 6872
Phone: 6311 1222 Fax: 6311 1233
FAX No. LTO Box 92Q

REFERENCE No.

ISSUING BOX No. 92Q

PREPARED BY STCS

ADDRESS 1 Riverina Drive, Ascot

PHONE No. 92777202

FAX No. 92777202

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

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. LETTER Received Items
2. Nos. 1
3.
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.

EXAMINED

Accept Non-duplex. as



SIGNATURE OF APPLICANT

Executed by MPL PROPERTY PTY LTD (ACN 166 213 574) in the presence of;

Director

Director

MILNOR CHARLES MARY LAURENCE JOHN CASTELANELLI
Print full name Print full name

SIGNED BY PERSONS HAVING REGISTERED INTERESTS AND CAVEATORS (IF ANY)

ENCUMBRANCE Document & No **Mortgage J552314**

Signed by National Australia Bank

ISH PERIES
BANK OFFICER
NATIONAL AUSTRALIA BANK
C/- 100 ST GEORGES TERRACE
PERTH WA 6000



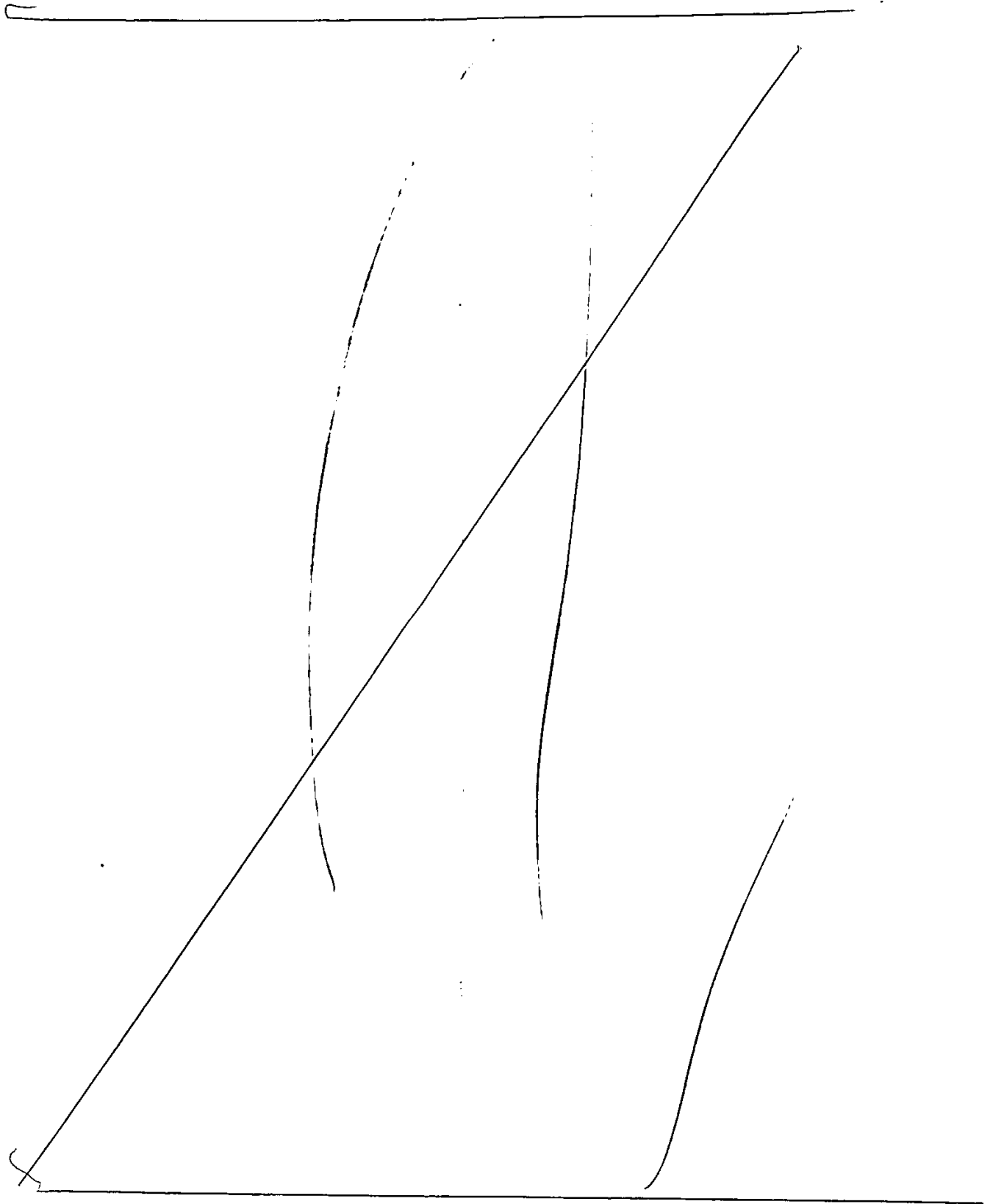
23. FLOOR COVERINGS AND NOISE TRANSMISSION

- (1) A proprietor of a lot shall ensure that all floor space within the lot (other than that comprising the kitchen, laundry, lavatory or bathroom) is covered or otherwise treated to an extent sufficient to prevent the transmission of noise likely to disturb the peaceful enjoyment of the proprietor, occupier or other resident of another lot.
- (2) A proprietor of a lot shall be permitted to install timber, cork or ceramic tile flooring within the floor space within its lot provided the installation of the flooring and noise transmission conforms to the Building Codes of Australia standards for developments of this type.
- (3) A proprietor, occupier or other resident of a lot shall not be permitted to fix speakers, television panels or other entertainment equipment to the walls floors or ceilings that comprises its lot. Speakers must be resiliently isolated in accordance with the manufactures specifications from walls, floors and ceilings.

24. RUBBISH DISPOSAL

- (1) A proprietor, occupier, resident or occupier of a lot shall -
 - (a) comply with all local government authority and strata company by-laws and ordinances relating to garbage disposal;
 - (b) ensure that any waste that is placed in a bin is wrapped and sealed so as not to cause offensive odours or unsanitary conditions;
 - (c) ensure its rubbish bin is placed in position for collection the night before collection and the rubbish bin is returned to its allocated part of each lot.
 - (d) ensure that the health, hygiene and comfort of the proprietor, occupier or other resident of any other lot is not adversely affected by its disposal of garbage.
- (2) Any proprietor, occupier, resident or tenant who is moving into or out of a lot shall at their expense immediately dispose of any rubbish (including cardboard boxes, wrapping material, packaging, broken furniture or similar waste). None of these, or similar, materials are to be stored, kept or remain on a lot, the common property or the proprietor's carport. In the event that a proprietor, occupier, resident or tenant does not dispose of such rubbish immediately, the strata company shall do so and the proprietor, occupier, resident or tenant will be responsible for the costs of doing so.

DATED THIS ELEVENTH DAY OF DECEMBER 2014



- (2) A proprietor, occupier or other resident may only enter upon the common property with a pet for the purpose of access and egress to their lot.
- (3) Any dog or cat belonging to a proprietor, occupier or other resident that enters the common property, must be leashed or carried and under the control of a responsible person.
- (4) The strata company may serve notice on a proprietor, occupier or other resident of a lot whose pet causes a nuisance to other proprietors or breaches these by-laws. The notice shall request the removal of the offending pet within 7 days of service of the notice.

20. SIGNAGE ERECTION AND INSTALLATION

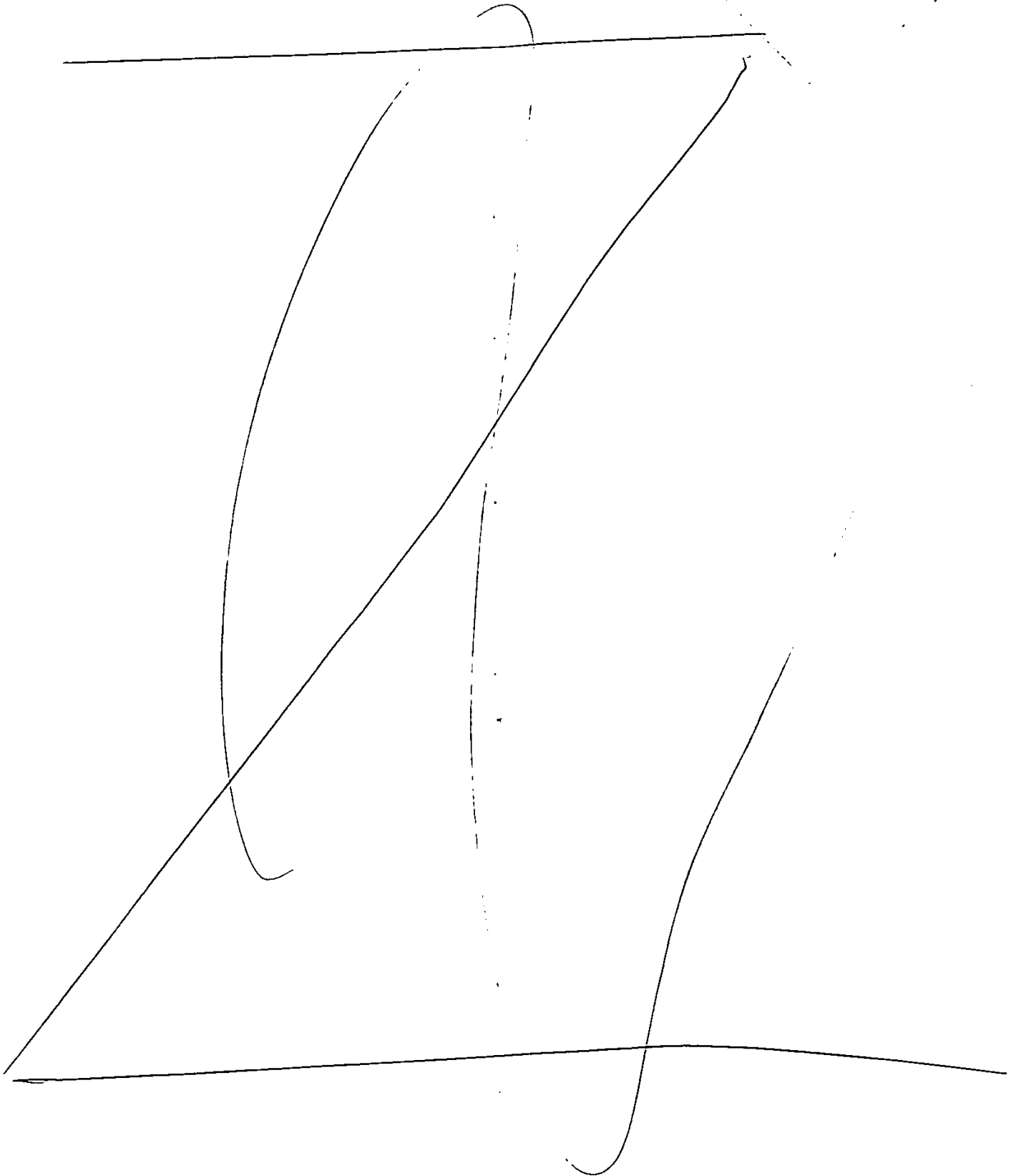
- (1) Except as provided by clause 2 of this by-law, a proprietor, occupier or other resident of a lot must not display any sign, advertisement, placard, banner on any external part of its lot or the common property (including For Sale and For Lease signs) without the prior written consent of the strata company.
- (2) Nothing contained in this by-law shall restrict the right of the original proprietor for a period of twelve months (12) months following the registration of the strata plan (which right is hereby expressly conferred) to display on any part of any lot or any part of the common property such signs as the original proprietor sees fit.

21. PEACEFUL ENJOYMENT

- (1) A proprietor, occupier or other resident or visitors to a lot are advised that all reasonable efforts are to be made by them, to ensure there is no undue noise within the lots or common property.
- (2) A proprietor, occupier or other resident shall not be permitted to make undue noise in or about any lot or common property that contravenes any regulation, by-law, or statute of the local government authority or any other government or regulating authority law.
- (3) In the event that clause (2) of this by law is not complied with, then strata company may make application to the State Administrative Tribunal seeking an orders to enforce this by-law and impose a fine of \$500 on the defaulting proprietor, tenant or visitor.

22. BALCONY APPEARANCE AND FURNITURE

- (1) The external appearance of the buildings is to be maintained to a uniform and aesthetically pleasing demeanour.
- (2) A proprietor, occupier or other resident of a lot shall –
 - (a) not enclose or add any blinds, awnings or other material to the terrace or balcony of a lot without the prior written consent of the strata company;
 - (b) ensure at all times that all outdoor furniture that is on the balcony is fitted with suitable floor pads that will prevent the transmission of noise.



15. VEHICLES PARKING ON COMMON PROPERTY

- (1) The vehicle access way comprising common property must at all times be available for access and egress by pedestrians or motor vehicles.
- (2) A proprietor, occupier, other resident of a lot shall not be permitted at any time to park a motor vehicle, trailer, camper van or boat and trailer either temporarily or permanently on any part of common property or within the designated visitors car parking bay.
- (3) Visitors to a lot shall be permitted to park in the designated visitor's car parking bay for a maximum time of 4 hours in any 24 hour period. A proprietor, occupier, other resident of a lot shall not be permitted to park in the visitors parking bay at any time.
- (4) In the event that clause (2) of this by law is not complied with, then strata company may make application to the State Administrative Tribunal seeking an orders to enforce this by-law and impose a fine of \$500 on the defaulting proprietor or visitor.

16. VEHICLES WITHIN A LOT

A proprietor, occupier or other resident shall use the carport area of its lot for vehicle parking and shall, other than minor repairs and maintenance to a vehicle, not be permitted to conduct major repairs or restorations of any motor vehicle, motorcycle, trailer or other type of vehicle or boat upon any portion of the lots or the common property lot. Unlicensed vehicles or car wrecks are not permitted on the parcel. No vehicle parts, tools or any other debris or rubbish is to be left in a carport.

17. SPEED LIMITS OF MOTOR VEHICLES WITHIN THE SCHEME

No motor vehicle will exceed a speed limit of ten (10) kilometres per hour while traveling within the parcel and it shall be the responsibility of all registered proprietors, occupiers and tenants to ensure this by-law is adhered to by all motor vehicles entering the scheme. In the event that this by law is not complied with, then strata company may make application to the State Administrative Tribunal seeking an orders to enforce this by-law and impose a fine of \$400 on the defaulting proprietor or visitor.

18. NOISY VEHICLES NOT PERMITTED WITHIN THE STRATA SCHEME

To ensure reasonable peace and enjoyment for all occupiers, a proprietor, occupier or other resident shall not be permitted to park a motor vehicle or motor cycle within the parcel boundaries whose exhaust noise emissions does not comply with noise decibel limits imposed by the Road Traffic (Vehicle Standards) Rules 2002 - Reg 144.

19. KEEPING OF PETS

- (1) A proprietor, occupier or other resident of a lot shall be permitted to keep either one small domesticated dog weighing no more than 10 kilograms or thereabouts, or 1 cat on its lot. Indoor aquariums are permitted provided the proprietor, occupier or other resident indemnifies the strata company from any liability for damage caused in the event the aquarium breaks and floods the lot. Domesticated cage birds are permitted provided the birds do not interfere with the quiet and peaceful enjoyment of their lots by the other proprietors.



23. ACCESS OVER A LOT BY THE STRATA COMPANY OR IT'S AGENTS OR LOT PROPRIETORS

Where and to the extent that the strata company resolves that access is necessary or desirable for repairs to the common property, cleaning of the external parts of the windows or painting and maintenance of a lot (or for any other reason they reasonably consider necessary), the proprietor, occupier or resident of a lot shall permit the strata company and its servants, agents, contractors and invitees (with all necessary plant and equipment) to have access to his lot in order to obtain access to any part of the common property or lot.

24. OBLIGATION TO NOTIFY DEFECTS IN SERVICES

A proprietor, occupier or other resident shall give the strata company or managing agent prompt written notice of any accident to or defect in the water pipes, gas pipes, electrical installations, cabling or fixtures that form part of the common property and which are situated in his or her lot. The strata company shall have the discretion to carry out such repairs and renovations as and when they deem necessary for the safety and preservation of the building and services.

25. PERMITTED NUMBER OF OCCUPANTS FOR 1 AND 2 BEDROOM LOTS

(1) A proprietor, occupier or other resident of a lot shall be limited to accommodate 2 adult persons in a 1 bedroom lot and 4 adult persons in a 2 bedroom lot.

(2) A proprietor, occupier or other resident of a lot shall not be permitted to accommodate additional adult person in its lot other than the number of adult persons permitted in clause (1) of this by-law.

26. NO SMOKING

No proprietor, occupier, other resident or invitee shall smoke any tobacco or other substance in or on any part of the common property.

27. HOUSE RULES

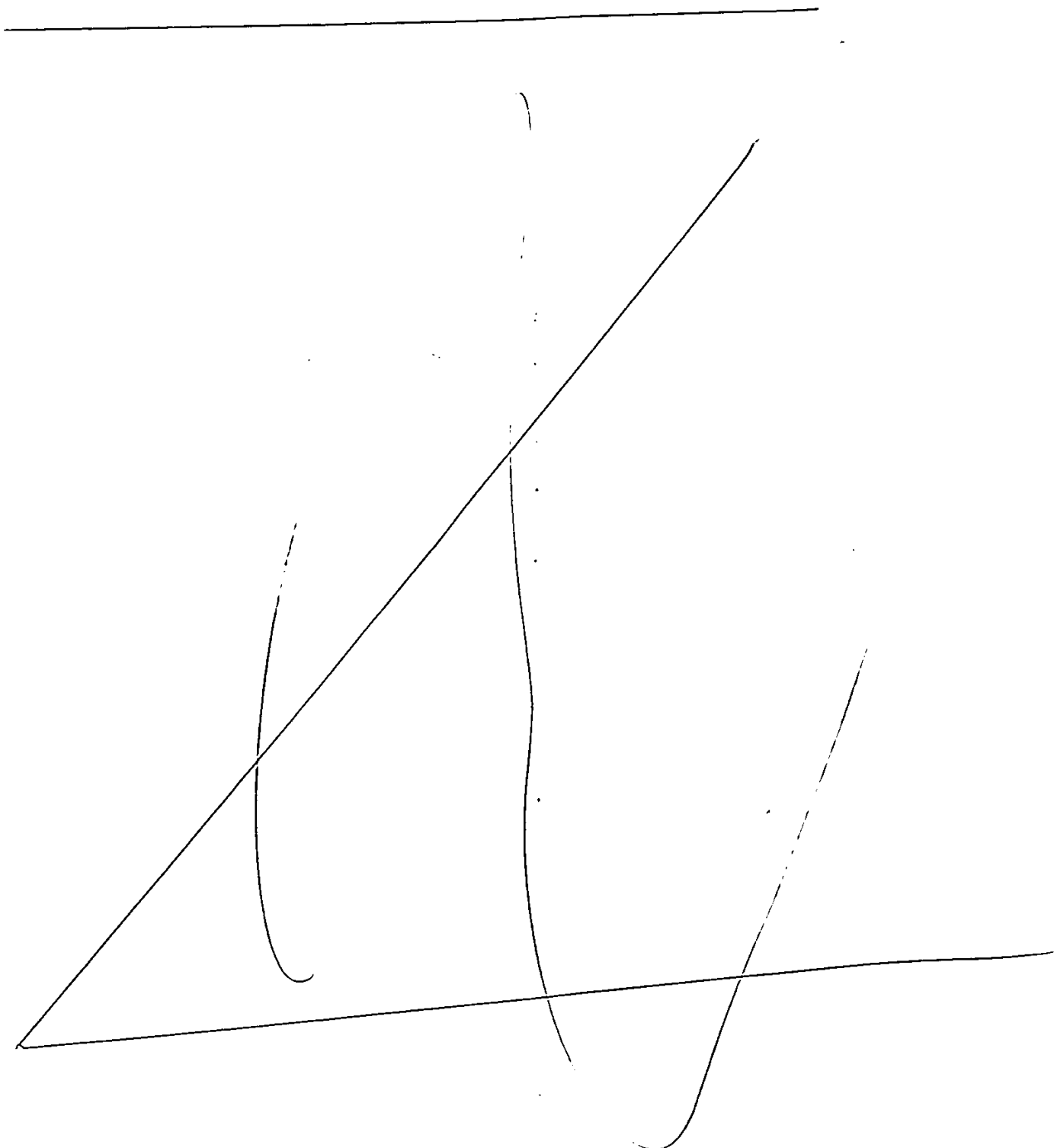
The elected council may make house rules from time to time for the orderly conduct and use of common property from time to time for -

- (a) control of the vehicle access way;
- (b) rubbish bins on rubbish collection day;
- (c) any other activities or use of the common property;

provided such house rules shall be to promote the peaceful and orderly enjoyment of common property for the mutual benefit of all proprietors, tenants and occupiers and that they do not conflict with the by-laws.

2. The Schedule 2 by-laws are amended, repealed or added to as follows-

Schedule 2 by-laws 1, 7(b), 9, 10 and 12(c) are repealed and the following by-laws added -



days of receipt of the notice.

- (3) In the event that clause (2) of this by law is not complied with, then strata company may make application to the State Administrative Tribunal seeking an orders to enforce this by-law and impose a fine of \$500 on the defaulting proprietor.
- (4) The strata company shall be responsible at its cost maintain to maintain all gardens, landscaping and lawns that are on the common property or the road reserve verge.

19. RESERVE FUND

The strata company shall establish and administer a reserve fund in accordance with section 36(2) of the Act for the purpose of accumulating funds to meet contingent expenses that may arise in the future. These funds shall be raised at a rate of 0.05 percent of the insurable value of the building per annum, or another appropriate amount determined by the strata company.

20. SUNDRY ITEMS FOR THE USE OF A LOT

Other than items that are maintained by the strata company, a proprietor of a lot shall be responsible for the replacement, maintenance, repair and servicing of sundry and incidental items (eg. including (but not limited to) air conditioners, fly screens, door locks, lights, etc.) that are installed on or in the relevant proprietor's lot (or the common property if for the exclusive use of the particular lot). In the event a proprietor does not keep these items in good repair, then the strata company may serve a notice on the proprietor requiring these items to be properly maintained.

21. AIR CONDITIONING

- (1) The proprietor of a lot shall be responsible for the insurance, and if necessary the repair, replacement, and installation of any new air conditioning unit or the maintenance and upkeep of an existing system.
- (2) A proprietor wishing to install additional air conditioner must apply to the strata company for approval to install the air conditioner. air conditioners must be positioned in a location where the peaceful enjoyment of another occupier is not affected.

22. WATER LEAKAGE TO OTHER LOTS AND COMMON PROPERTY

- (1) It is the responsibility of the registered proprietor of a lot to ensure that all wet areas within the lot or lots of which they are the registered proprietor or occupier are maintained in a proper sealed manner to prevent the leakage, seepage or transference of any water or other liquid on to any part of the common property or other lot other than waste pipes provided for the disposal of such water or liquid.
- (2) The registered proprietor of a lot will be liable for the repair and replacement of any part of the common property, any part of a lot or any of the contents of a lot that has been damaged by water leakage from its lot.



FORM 25

Strata Titles Act 1985

Section 5C (1)

STRATA PLAN No. 63910

MANAGEMENT STATEMENT

MPL PROPERTY PTY LTD (ACN 166 213 574)

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

(Description of parcel the subject of the plan) **LOT 12 ON PLAN 4384 THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE VOLUME 1132 FOLIO 695.**

This management statement lodged or to be lodged with a Strata Plan in respect of the above land sets out the by-laws of the strata company or amendments to the by-laws contained in Schedules 1 and 2 of the *Strata Titles Act 1985* that are to have effect upon registration of the Strata Plan.

1. The Schedule 1 by-laws are amended, repealed or added to as follows-

Schedule 1 by-law 12(3) is repealed and the following by-laws added -

16. QUORUM FOR A GENERAL MEETING

For a general meeting that is not a requisitioned meeting, one-quarter of the persons entitled to vote present in person or by duly appointed proxy constitutes a quorum.

17. STRATA COMPANY TO RECOVER LEGAL COSTS FOR DEBT COLLECTION OR BREACHES

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 the strata manager, a solicitor and debt collector including further any justifiable expenses of the strata manager outside of his normal duties as detailed in his agreement with the strata company shall, where permitted at law, be payable on demand and if necessary, recoverable as a debt in a Court of competent jurisdiction.

18. GARDENS AND LANDSCAPING WITHIN A LOT

- (1) A proprietor occupier or other resident of a lot that is located on the ground floor level shall at its costs keep the grounds within its lot to a reasonable and acceptable standard. No trees, plants or shrubs can exceed a height of 3 metres above natural ground level.
- (2) If in the opinion of the strata company the appearance of the gardens and landscaping on the part of the lot that can be viewed from the common property, the lot above or public road are not in keeping with the landscaping and gardens on the other lots, then the council shall serve a notice on the offending proprietor requesting rectification of the landscaping to an acceptable standard within 14

Strata Plan 63910

Lot	Certificate of Title	Lot Status	Part Lot
1	2864/150	Registered	
2	2864/151	Registered	
3	2864/152	Registered	
4	2864/153	Registered	
5	2864/154	Registered	
6	2864/155	Registered	
7	2864/156	Registered	
8	2864/157	Registered	
9	2864/158	Registered	
10	2864/159	Registered	