

FORM B4

N642846 SM

08 Jun 2017 15:18:25 Perth



LODGED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

2016/0023

ISSUING BOX No.

886 ✓

PREPARED BY

ADDRESS

PHONE No.

FAX No.

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

TITLES, LEASES, DECLARATIONS ETC LODGED HERewith

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

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



FORM 25

Strata Titles Act 1985

Section 5C (1)

STRATA PLAN No. 64747

MANAGEMENT STATEMENT

TRINITY DEVELOPMENTS AUSTRALIA PTY LTD (ACN 168 313 844)
(Name of original proprietors of land the subject of the plan)

(Description of parcel the subject of the plan) **LOT 22 ON PLAN 9455 THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE VOLUME 444 FOLIO 20A.**

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 The Schedule 1 by-laws are amended, repealed or added to as follows-

The following by-laws are hereby added –

16. SECURITY GATES

- (1) The proprietors of each lot will be liable to pay by levy for all operating, maintenance and repair costs for the security gates. The levy shall be in the same proportions as the respective unit entitlements to each lot.
- (2) The proprietor of a lot will be issued with two (2) remote controls to gain access to the car park. In the event that the remote control is lost or destroyed, the proprietor will immediately inform the strata manager. The proprietor will be liable for the cost of replacing and recording these items.

17. IMPROVEMENTS TO COURTYARDS, BALCONIES AND EXTERNAL WALLS

Notwithstanding any other by-law, a proprietor of a lot shall not install or affix any structure (including shade sails), improvement or object to a balcony, courtyard, terrace or an external wall or surface of the building unless it has been first approved in writing by the strata company or its agent (which approval may be granted or withheld at their absolute discretion).

18. TENANTS, OCCUPIERS AND INVITEES TO BE BOUND BY THESE BY-LAWS

- (1) A proprietor, occupier or other invitee of a proprietor, occupier or resident, including without limiting the generality of the term, any lessee or licensee of the proprietor, occupier or other resident shall be bound by these by-laws.
- (2) The proprietor of a lot must ensure that their tenants, occupiers, employees, agents, contractors, invitees and all other people on the proprietor's lot or the common property do not do, or fail to do anything, which, if the proprietor did it or failed to do it, would be a breach of the by-laws

19. RESERVE FUND

The strata company shall 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 in the sum of \$1,000 per annum for the first year and thereafter, at an appropriate amount determined by the strata company.

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

Schedule 2 by-law 12(c) is repealed and the following by-laws are added -

15. KEEPING OF PETS

- (1) A proprietor, occupier or other resident of a lot shall be permitted to keep small animals, fish and birds on their lot, provided that the animal does not interfere with the quiet and peaceful enjoyment of their lots by the other proprietors. If the proprietor, occupier or other resident of a lot breaches this by-law then the strata company may revoke the permission or impose any further conditions it considers necessary.
- (2) A proprietor, occupier or other resident may only enter upon the common property with a small animal for the purpose of access to, and egress from, their lot
- (3) The owner of any animal that defecates or urinates on common property shall promptly clean up the mess and disinfect the affected area.
- (4) The strata company may serve notice on a proprietor, occupier or other resident of a lot whose animal causes a nuisance to other proprietors. The notice shall request the removal of the offending animal within 7 days of service of the notice

16. DAMAGE TO COMMON PROPERTY

A proprietor, occupier or other resident (the Occupier) of a lot will be responsible for any damage to any part of the common property caused by them or their employees, agents and other invitees and shall be liable to pay for any repairs to make good the damage (Full Liability), except that, in the event the strata company has insured against such damage and duly receives the proceeds of that policy to pay for such repairs, the Occupier's Full Liability will be reduced to the amount of the excess for each claim under that policy

17. NOT PERMITTED ON COMMON PROPERTY

Every person using the common property must:

- (a) obey all reasonable directions of the strata company with regard to the common property and must not in any way obstruct the strata company in its control of the common property and of persons therein;
- (b) not enter or be in or upon the common property while in an intoxicated condition;

- (c) not park or store a bicycle, pram, wheel chair or other equipment on the common property; and
- (d) not ride a bicycle, skateboard, inline skates or roller skates on the common property.

18. SMOKING ON COMMON PROPERTY

- (1) No person shall smoke tobacco in any part of the common property.
- (2) Any proprietor who breaches this by-law or permits a breach of this by-law hereby indemnifies and will keep indemnified the strata company in respect of any claim by the fire brigade or any other authority or person arising from the breach of this by-law.
- (3) A proprietor who smokes tobacco within the confines of their lot shall take all reasonable precautions to ensure that any secondary smoke or odours do not affect the peaceful enjoyment of other proprietors or occupiers.

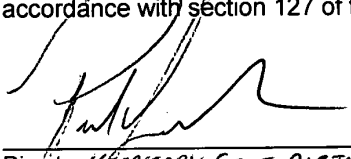
20. TELEVISION ANTENNAS, AERIALS AND SATELLITE DISHES

The original proprietor has arranged for the building to be wired to permit telecommunications, free to air television and internet access from a common wiring. A proprietor, occupier or tenant shall not erect any television antenna, receiving aerial, satellite dish or other transmitting device within or about any lot or on the common property without obtaining the prior written consent of the strata company

DATED THIS FOURTH DAY OF MAY 2017

SIGNATURE OF APPLICANT

Executed by TRINITY DEVELOPMENTS AUSTRALIA PTY LTD (ACN 168 313 844) in accordance with section 127 of the Corporations Act 2001:


 Director/SECRETARY SOLE DIRECTOR AND
 SOLE SECRETARY
 PAUL JAKOVCEVIC
 Print full name

 Director/secretary

 Print full name

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

ENCUMBRANCE Document & No **Mortgage N195520**

**EXECUTED BY SICO PTY LTD (ACN 604-558-723) BY AUTHORITY
OF ITS DIRECTOR AND PURSUANT TO SECTION 127 OF THE CORPORATIONS
LAW BY**



**DIRECTOR
JOHN BERNARD SCHULZ**

EXECUTED BY THE DIRECTOR OF THE BUREAU OF LAND MANAGEMENT
IN ACCORDANCE WITH THE LAND MANAGEMENT ACT 1934
AND THE LAND MANAGEMENT REGULATIONS 1934

DIRECTOR
BUREAU OF LAND MANAGEMENT

Document Notes:

IMPORTANT: THIS PAGE FORMS PART OF DOCUMENT [N642846] AND MAY CONTAIN REFERENCES TO AMENDMENTS OR CORRECTIONS TO THE DOCUMENT

5/7/2017 11:41:04

LOT SYNC DOCUMENT - MANAGEMENT STATEMENT RE-TIMECLOCKED TO 5 JULY 2017. SEE LETTER DATED 8 JUNE 2017 FILED IN N642845

5/7/2017 12:44:08

SCHEDULE 2 BY LAW NUMBER 20 IS AMENDED TO NUMBER "19". SEE LETTER DATED 5 JULY 2017.



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FACSIMILE TRANSMISSION

FROM: iSettlements
DATE: 5, July 2017 12:13: **SHEETS TO FOLLOW :**
TO: Landgate
FAX: 9273 7673

Our Ref: 2016/0021
RE: TRINITY DEVELOPMENTS AUSTRALIA PTY LTD
3 BRINDLEY STREET, BELMONT

MESSAGE:

In relation to the above property and **document number N642846** I can confirm that I act on behalf of Trinity Developments Australia Pty Ltd.

With the clients authority I request that you amended the Management Statement, Schedule 2 point 20. Please change the number 19. This was just a typing error.

Should you have any queries or require any further please do not hesitate to contact this office.

Yours faithfully
ISETLEMENTS

A handwritten signature in black ink, appearing to read 'Nicole Geary'.

NICOLE GEARY
Licensee / Principal
nicole@isettlements.com.au

ABN 68 157 739 930
iSettlements Pty Ltd trading as iSettlements
Licensed Real Estate Settlement Agent