FORM B4

O301134SM

10 Dec 2019 13:34:50 Perth

LODGED BY

ADDRESS ELIZABETH REISS & ASSOCIATES
SUITE D1/118 RAILWAY PDE
WEST PERTH WA 6005

PHONE No. PH: 9485 0666

FAX No. FAX: 9485 0677

Issuing Box: 1239

REFERENCE No 1239

ISSUING BOX No.

PREPARED BY

ADDRESS

PHONE No.

FAX No.

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

1/2

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1 _____
2 _____
3. _____
4 _____
5. _____
6 _____

Received Items

Nos.

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

Landgate

GOVERNMENT OF WESTERN AUSTRALIA

FORM 3

STRATA PLAN No.					81061
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	147				
2	104				
3	99				
4	91				
5	84				
6	104				
7	99				
8	91				
9	84				
10	97				
			Aggregate	1,000	

DESCRIPTION OF PARCEL AND BUILDING

PRELIMINARY ONLY
Ten warehouse units of concrete and steel construction
situated on Lot 801 on Deposited Plan (TBA).
The address is 17 Lithic Way, Wangara, WA, 6065.

CERTIFICATE OF LICENSED VALUER
STRATA

I, **Darren Starcevich**, 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.

23-Aug-2019
Date

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

STRATA PLAN 81061

PRELIMINARY

SHEET 3 OF 3 SHEETS

SEE SHEET 1 FOR INTERESTS AND NOTIFICATIONS

Land Surveys
19 Brennan Way
Belmont WA 6104
PO Box 746 Belmont WA 6984
T (08) 9477 4477
F (08) 9477 4499
E projects@landsurveys.net.au
www.landsurveys.net.au

CAD File: SP 81061 Preliminary Rev B.dwg

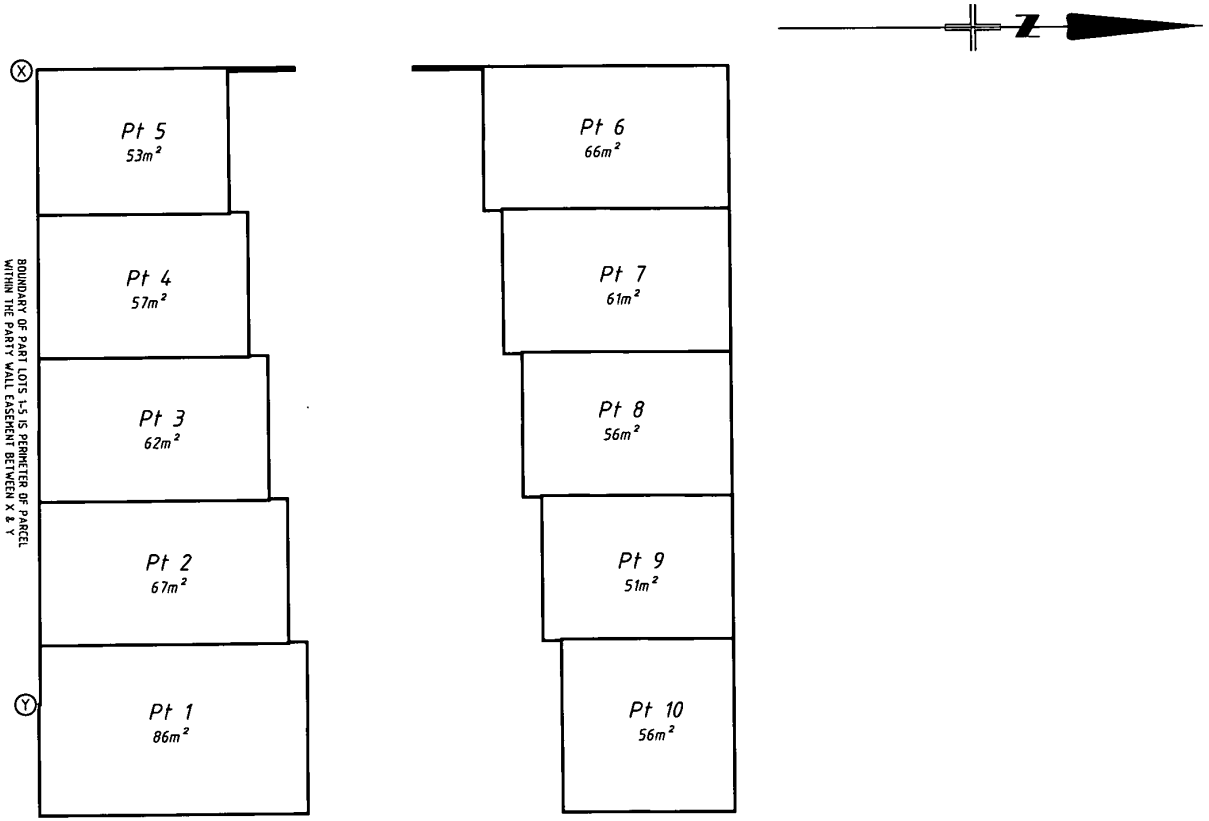
JOB No: 1900894

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THOSE BUILDINGS, AS PROVIDED BY SECTION 3AB OF THE STRATA TITLES ACT 1985, EXCEPT SHOWN OTHERWISE.

THE STRATUM OF THE PART LOTS, INCLUDING THE CUBIC SPACE ABOVE AND BELOW THE PART LOTS COMPRISING BUILDINGS, IS LIMITED BETWEEN 5 METRES BELOW AND 15 METRES ABOVE THE UPPER SURFACE LEVEL OF THE LOWEST GROUND FLOOR OF THE MAIN BUILDING APPURTENANT TO THEIR CORRESPONDING LOT NUMBER, INCLUDING WHERE COVERED.

WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THAT WALL, OR THE PLANE AT WHICH THEY ARE JOINED, IS THE BOUNDARY.

FOR OTHER PARTS OF PART LOTS 1-10 SEE SHEET 2.



MEZZANINE FLOOR PLAN

2 0 2 4 6 8 10

1:200 @ A3

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

STRATA PLAN

PRELIMINARY

81061

SHEET 2 OF 3 SHEETS

SEE SHEET 1 FOR INTERESTS AND NOTIFICATIONS

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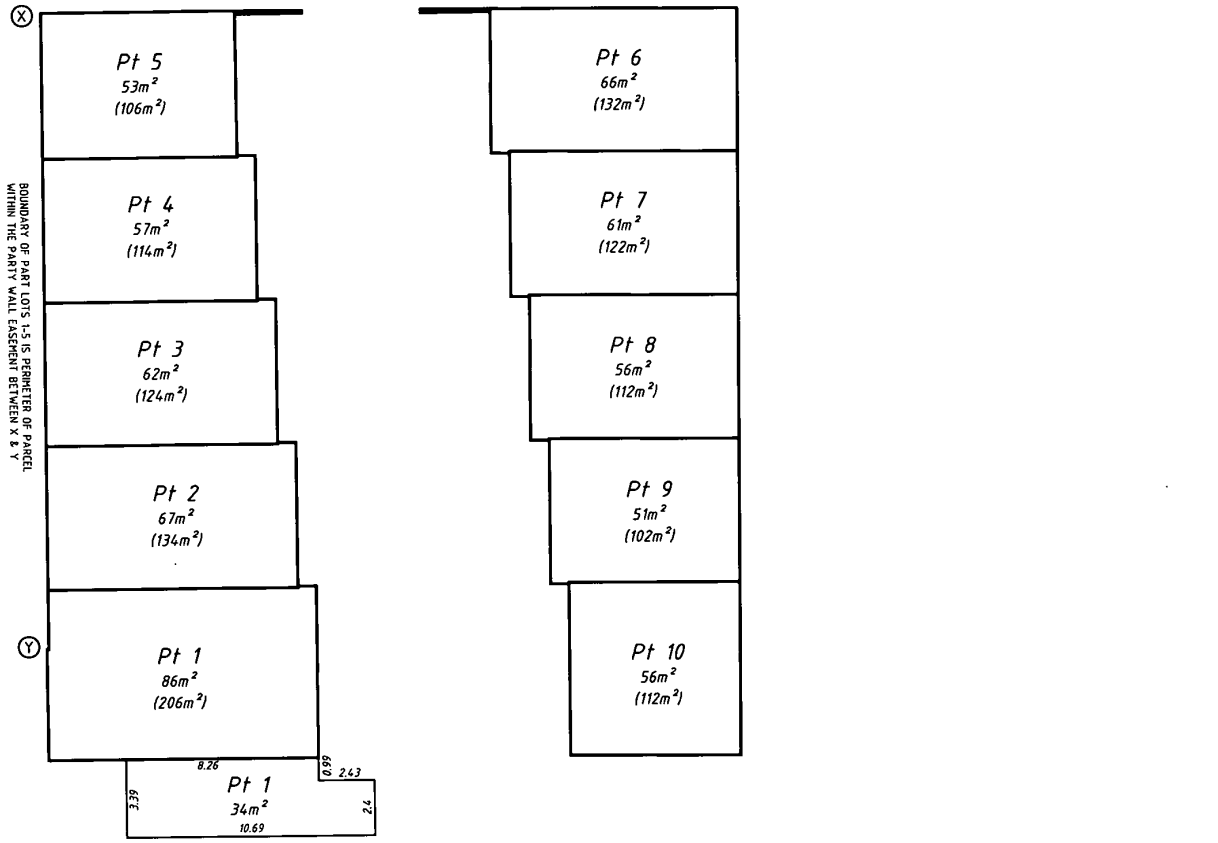
EXCLUDING PERIMETER OF PARCEL, ANGLES ARE MULTIPLES OF 45° UNLESS STATED OTHERWISE OR ARE PERMANENT MONUMENTS.

ALL DISTANCES MEASURED FROM WALLS ARE MEASURED FROM THE EXTERNAL FACES OF WALLS.

FOR OTHER PARTS OF PART LOTS 1-10 SEE SHEET 3.



GROUND FLOOR PLAN

2 0 2 4 6 8 10

1:200 @ A3

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

Future potential 10 lot Strata

STRATA PLAN 81061

PRELIMINARY

SHEET 1 OF 3 SHEETS

PLAN OF
LOT 801 ON DP (NOT YET REGISTERED)

CERTIFICATE OF TITLE
VOL. FOL.

LOCAL GOVERNMENT
CITY OF WANNEROO

FIELD RECORD

NAME OF SCHEME
17 LITHIC WAY
WANGARA

ADDRESS OF PARCEL
17 LITHIC WAY
WANGARA WA 6065

MANAGEMENT STATEMENT YES

SURVEYOR'S CERTIFICATE - REG 54
I,
hereby certify that this plan is accurate and is a correct representation of the -
(a) *survey; and/or
(b) *calculations from measurements recorded in the field records,
[* delete if inapplicable]
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

LICENSED SURVEYOR DATE

LODGED
DATE FEE PAID ASSESS No.

EXAMINED
DATE

WESTERN AUSTRALIAN PLANNING COMMISSION
W.A.P.C. REF:
Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985

Delegated under S.16 P&D Act 2005 DATE

PLAN APPROVED
INSPECTOR OF PLANS AND SURVEYS DATE
(S. 18 Licensed Surveyors Act 1909)

IN ORDER FOR DEALINGS
SUBJECT TO

FOR REGISTRAR OF TITLES DATE

REGISTERED
APPLICATION
DATE REGISTRAR OF TITLES SEAL

GOVERNMENT OF WESTERN AUSTRALIA

Landgate

VER.	AMENDMENT	AUTHORISED BY	DATE

STRATA PLAN DERIVED FROM CONCEPTUAL ARCHITECTURAL DESIGN. SUBJECT TO FINAL SURVEY AFTER CONSTRUCTION AND W.A PLANNING COMMISSION APPROVAL.

NOTE: SUBJECT TO CREATION OF PARENT LOT AND CANCELLATION OF SP81059

Land Surveys
19 Brennan Way
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PO Box 746 Belmont WA 6984
T (08) 9477 4477
F (08) 9477 4499
E projects@landsurveys.net.au
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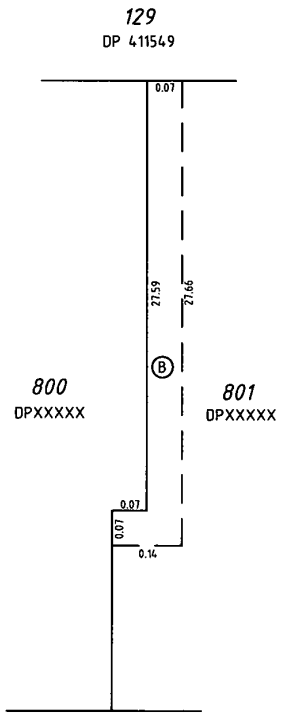
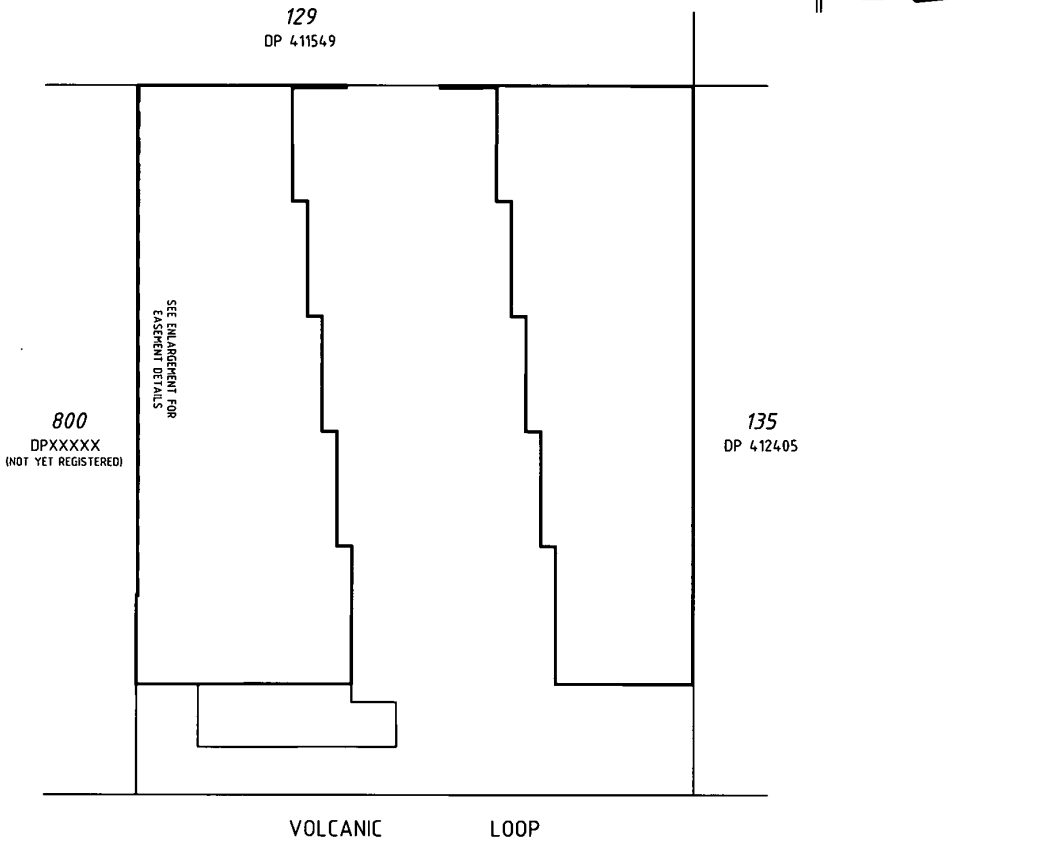
CAD File: SP 81061 Preliminary Rev B.dwg
JOB No: 1900894

FOR EASEMENT BENEFIT REFER TO DOC XXXXXX



ENLARGEMENT
NOT TO SCALE



PRELIMINARY
REVISION B

LOCATION PLAN

0 5 10 15

1:250 @ A3

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
B	EASEMENT		DOC	LOTS 1-5 INC	LOT 800 ON DPXXXX	SHARED WALL, SLAB & FOOTINGS

FORM 3

STRATA PLAN No.				81059		
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	97					
2	69					
3	66					
4	61					
5	56					
6	69					
7	66					
8	61					
9	56					
10	64					
11	144					
12	191					
				Aggregate	1,000	

DESCRIPTION OF PARCEL AND BUILDING

Twelve warehouse units of concrete and steel construction
situated on Lot 130 on Deposited Plan 411549.
The address is 17 Lithic Way, Wangara, WA, 6065.

CERTIFICATE OF LICENSED VALUER
STRATA

I, **Darren Starcevich**, 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.

12-Nov-2019
Date

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

STRATA PLAN

81059

SHEET 3 OF 3 SHEETS

SEE SHEET 1 FOR INTERESTS AND NOTIFICATIONS

LandSurveys
19 Brennan Way
Belmont WA 6104
PO Box 746 Belmont WA 6984
T (08) 9477 4477
F (08) 9477 4499
E projects@landsurveys.net.au
www.landsurveys.net.au

CAD File: SP81059
JOB No: 1900894

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THOSE BUILDINGS, AS PROVIDED BY SECTION 3AB OF THE STRATA TITLES ACT 1985.

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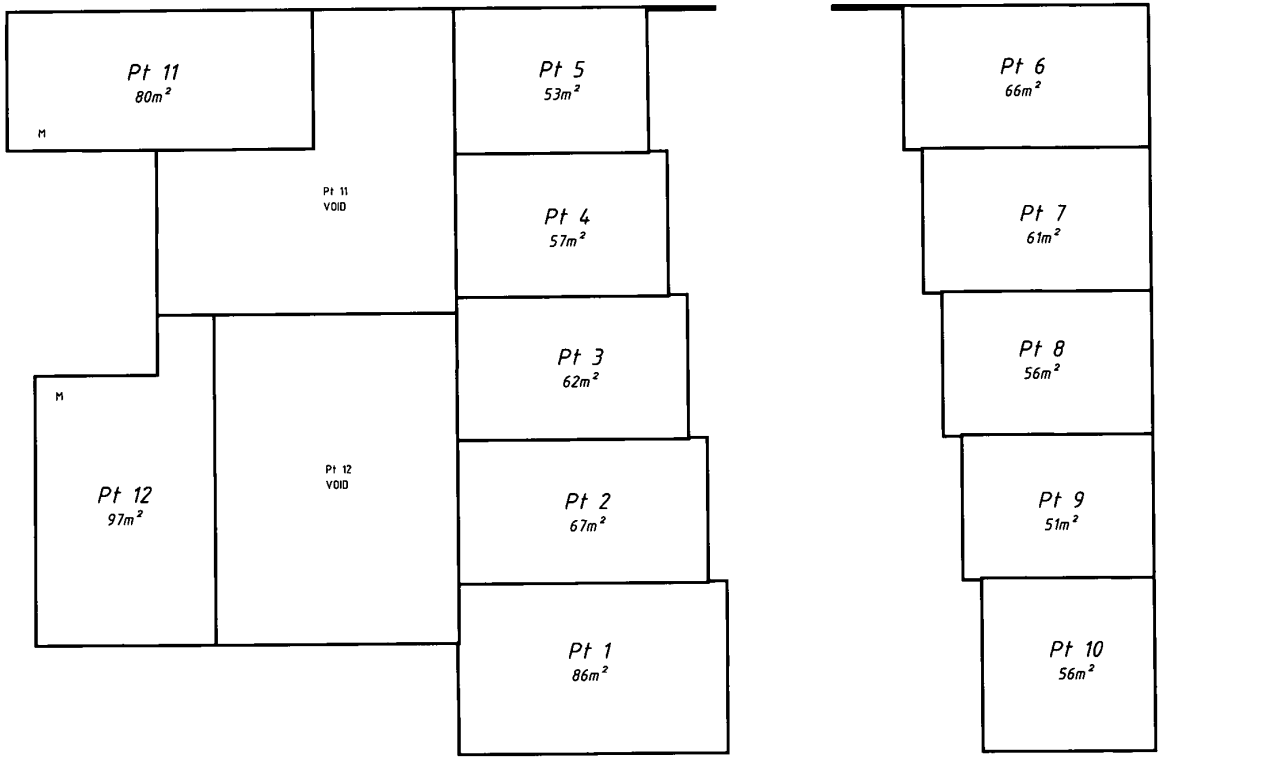
THE BOUNDARIES OF THE PART LOTS WHICH ARE MEZZANINES (M) ARE THE EXTERNAL SURFACES OF THE BUILDING WALLS OR THE EDGE OF THE CONCRETE SLAB.

FOR OTHER PARTS OF PART LOTS 1-12 SEE SHEET 2.



MEZZANINE FLOOR PLAN

2 0 2 4 6 8 10

1:200 @ A3

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

STRATA PLAN

81059

SHEET 2 OF 3 SHEETS

SEE SHEET 1 FOR INTERESTS AND NOTIFICATIONS

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CAD File: SP81059
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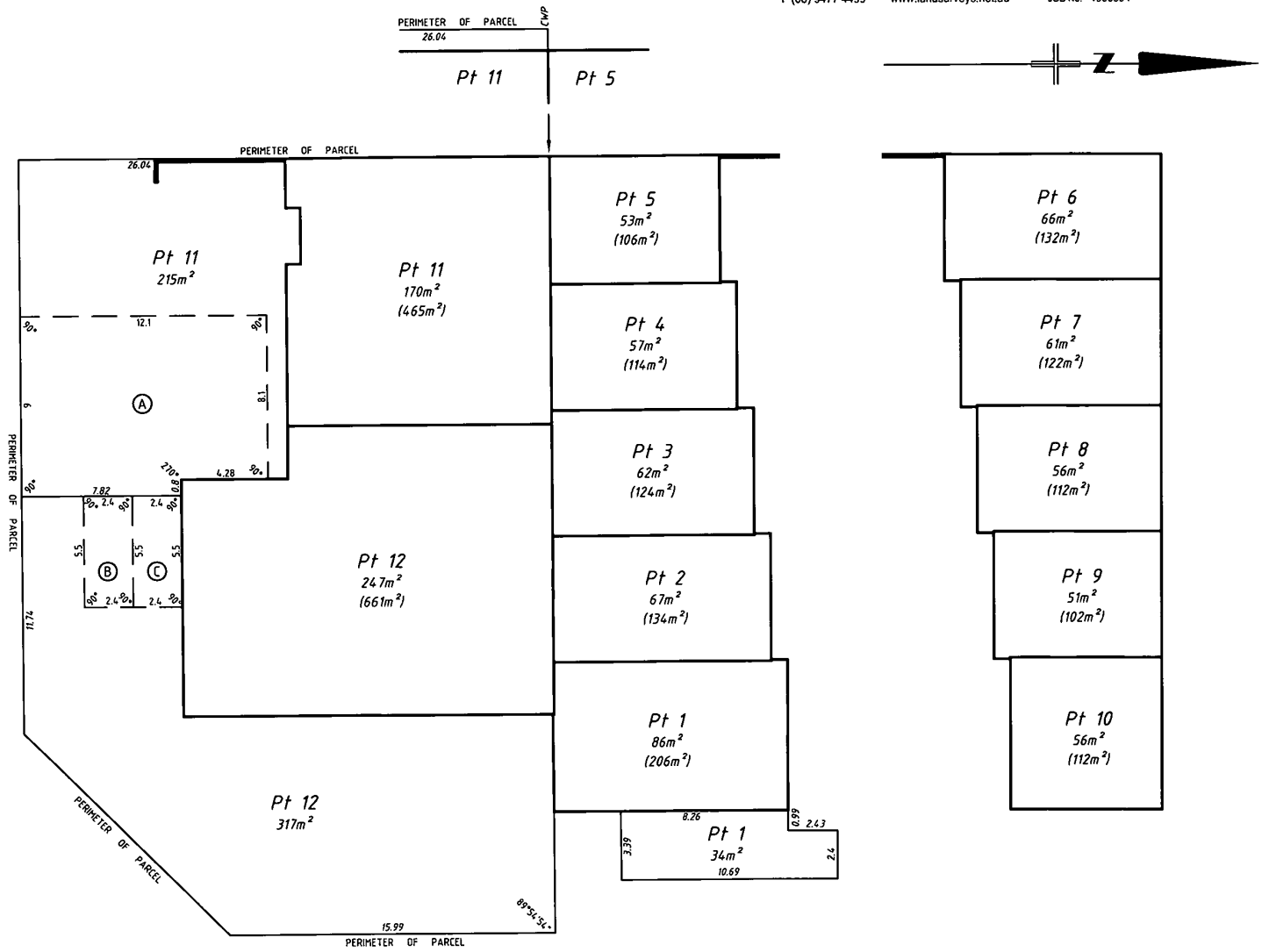
CWP = CENTRLINE OF WALL PRODUCED IS BOUNDARY

FOR OTHER PARTS OF PART LOTS 1-12 SEE SHEET 3.

ENLARGEMENT

NOT TO SCALE



GROUND FLOOR PLAN

2 0 2 4 6 8 10

1:200 @ A3

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

current Strata Plan.

STRATA PLAN 81059

SHEET 1 OF 3 SHEETS

VER.	AMENDMENT	AUTHORISED BY	DATE

Land Surveys
19 Brennan Way
Belmont WA 6104
PO Box 746 Belmont WA 6984
T (08) 9477 4477
F (08) 9477 4499
E projects@landsurveys.net.au
www.landsurveys.net.au
CAD File: SP81059
JOB No: 1900894

PLAN OF
LOT 130 ON DP 411549

CERTIFICATE OF TITLE
VOL. 2933 FOL. 296

LOCAL GOVERNMENT
CITY OF WANNEROO

FIELD RECORD
148946

NAME OF SCHEME
17 LITHIC WAY
WANGARA

ADDRESS OF PARCEL
17 LITHIC WAY
WANGARA WA 6065

MANAGEMENT STATEMENT YES

SURVEYOR'S CERTIFICATE - REG 54
I, ROBERT JAMES TAYLOR
hereby certify that this plan is accurate and is a correct representation of the -
(a) *survey; and/or
(b) *calculations from measurements recorded in the field records,
[* delete if inapplicable]
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Robert James Taylor
2019.11.15 14:55:03 +08'00'

LICENSED SURVEYOR DATE

LODGED
DATE FEE PAID ASSESS No.

EXAMINED
DATE

WESTERN AUSTRALIAN PLANNING COMMISSION
W.A.P.C. REF:
Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985

Delegated under S.16 P&D Act 2005 DATE

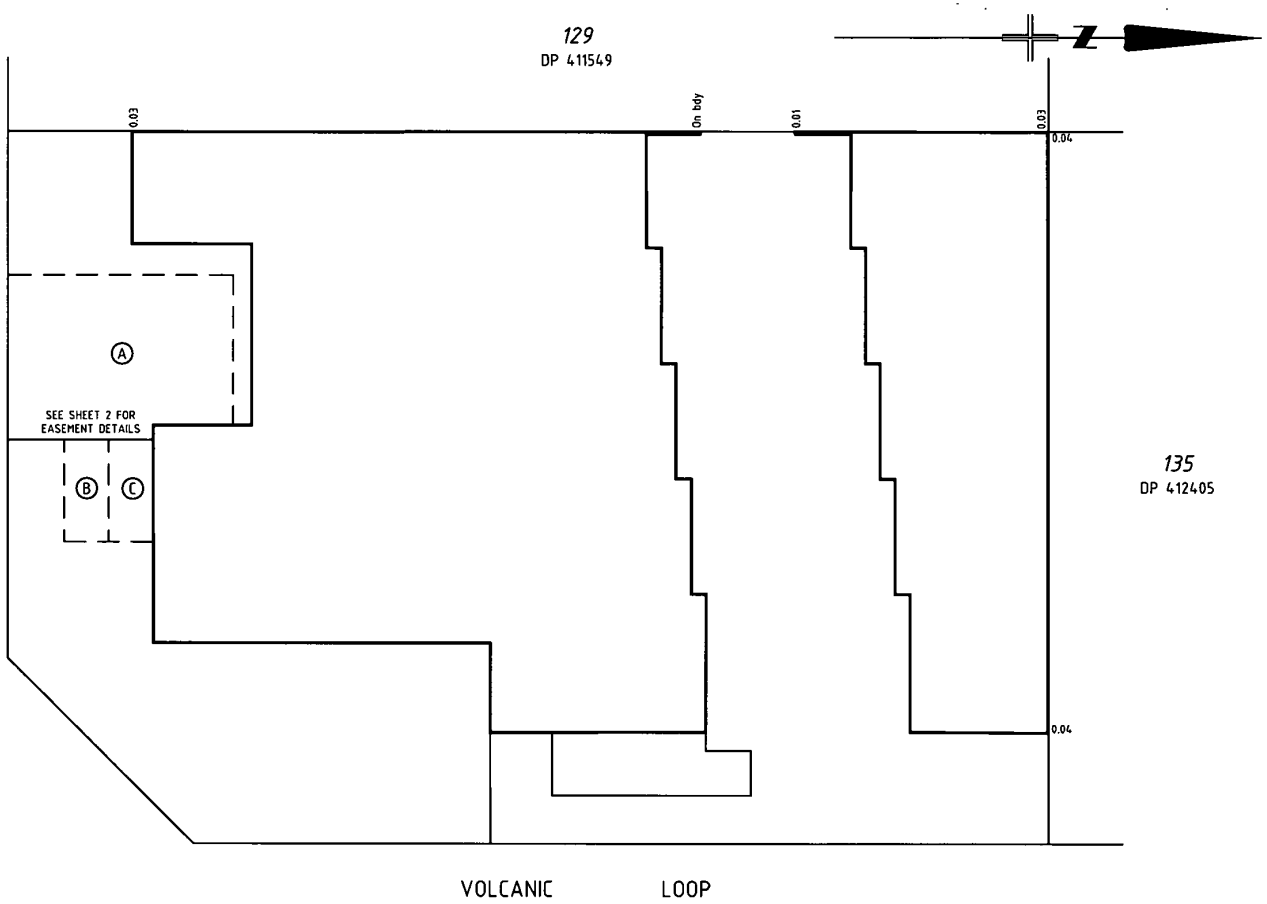
PLAN APPROVED
INSPECTOR OF PLANS AND SURVEYS (S. 18 Licensed Surveyors Act 1909) DATE

IN ORDER FOR DEALINGS
SUBJECT TO

FOR REGISTRAR OF TITLES DATE

REGISTERED
APPLICATION
DATE REGISTRAR OF TITLES SEAL

GOVERNMENT OF WESTERN AUSTRALIA
Landgate



LOCATION PLAN
0 5 10 15
1:250 @ A3

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
A	RIGHT OF CARRIAGE WAY	SEC 136C OF THE TLA	THIS PLAN	LOT 11	LOTS 11 & 12	
B	EASEMENT (MOTOR VEHICLE PARKING)	SEC 136C OF THE TLA	THIS PLAN	LOT 12	LOTS 11 & 12	ACROD CARBAY
C	EASEMENT (RIGHT OF FOOTWAY)	SEC 136C OF THE TLA	THIS PLAN	LOT 12	LOTS 11 & 12	ACROD SHARED SPACE

"Annexure A" Future potential sub division

VER.	AMENDMENT	AUTHORISED BY	DATE

Land Surveys
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Belmont WA 6104
PO Box 746 Belmont WA 6984
T (08) 9477 4477
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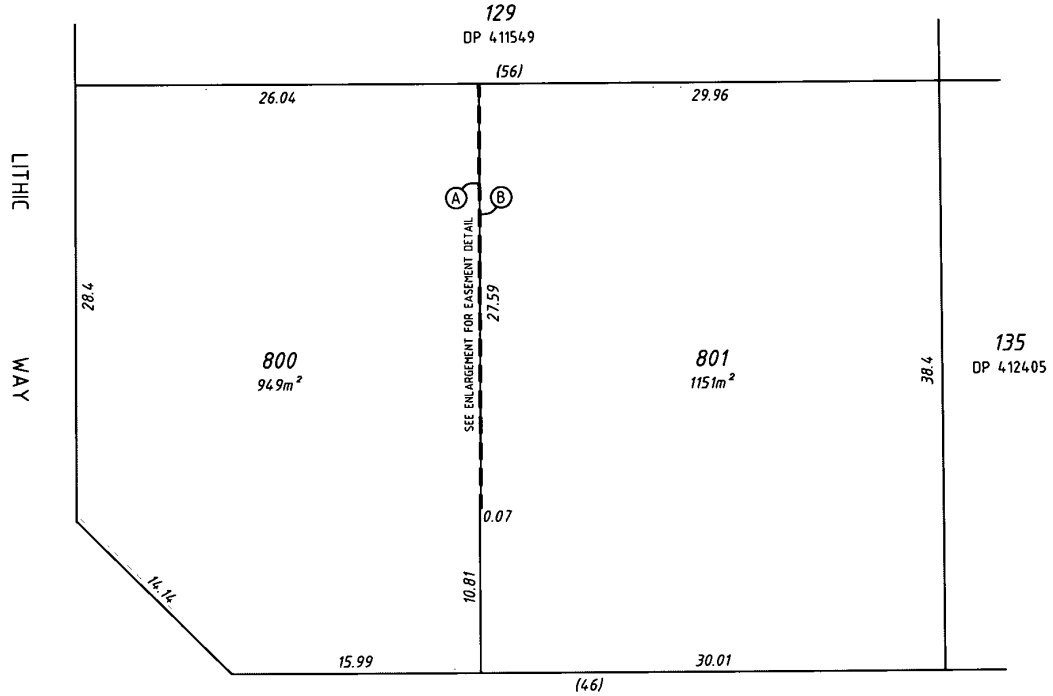
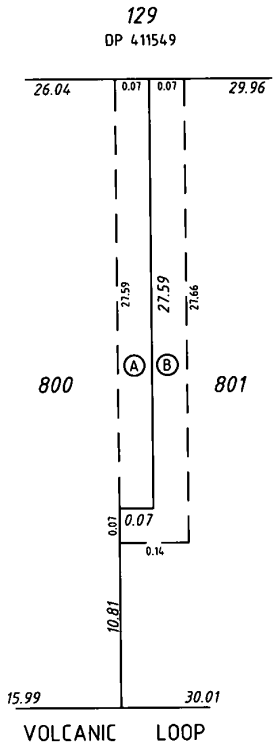
E projects@landsurveys.net.au
www.landsurveys.net.au

CAD File: DP Preliminary RevB.dwg
JOB No: 1900894

NOTE: SOLICITOR TO PREPARE EASEMENT DOCUMENT TO PROTECT EXISTING BUILDINGS JOINT WALL, SLAB & FOOTINGS
EASEMENT LOCATION AND EXTENT SUBJECT TO SURVEY OF CONSTRUCTED BUILDING.
ALL DISTANCES AND ANGLES SUBJECT TO SURVEY.





ENLARGEMENT
NOT TO SCALE

UNLODGED VERSION SUBJECT TO LANDGATE AUDIT & WAPC APPROVAL
This plan is
-Current as at REVISION B
-Subject to change without notice
-Not intended for design use, a LANDGATE CERTIFIED CORRECT copy should be obtained for such purposes.

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
A	EASEMENT		DOC	LOT 800	LOT 801	SHARED WALL, SLAB & FOOTINGS
B	EASEMENT		DOC	LOT 801	LOT 800	SHARED WALL, SLAB & FOOTINGS

NOTE: SUBJECT TO A FORMAL WAPC APPLICATION BEING SUBMITTED AND ASSESSED.
ADDITIONAL EASEMENTS/ENCUMBRANCES MAY BE REQUIRED.

5 0 5 10 15
1:300 @ A3

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

TYPE FREEHOLD S.S.A. NO

PURPOSE

PLAN OF
LOTS 800 & 801

FORMER TENURE
LOT 130 ON DP411549
C/T
LOCAL AUTHORITY
CITY OF WANNEROO
LOCALITY
WANGARA
D.O.L. FILE

FIELD RECORD

SURVEYOR'S CERTIFICATE - REG 54
I,
hereby certify that this plan is accurate and is a correct representation of the -
(a) *survey; and/or
(b) *calculations from measurements recorded in the field records,
(* delete if inapplicable)
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

LICENSED SURVEYOR DATE

LODGED
DATE FEE PAID ASSESS No.

I.S.C.

EXAMINED
DATE

WESTERN AUSTRALIAN PLANNING COMMISSION
FILE NOT YET ISSUED (PRELIM PLAN ONLY)
Delegated under S.16 P&D Act 2005 DATE

IN ORDER FOR DEALINGS
SUBJECT TO
INSPECTOR OF PLANS & SURVEYS DATE

APPROVED
INSPECTOR OF PLANS AND SURVEYS DATE
(S. 18 Licensed Surveyors Act 1909)

GOVERNMENT OF WESTERN AUSTRALIA
Landgate

DEPOSITED PLAN
PRELIMINARY
SHEET 1 OF 1 SHEET
VERSION 1

SIGNATURE OF APPLICANT

Executed by DEV WA PTY LTD (ACN 623194810) in accordance with section 127 of the Corporations Act 2001:

Director

Howard

GAVIN DONNE

Print full name

Director/Secretary

~~KATLY B~~

Print full name katherine Evelyn Bierma

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

ENCUMBRANCE Document & No. NIL

The following by laws are repealed: 1, 3, 8 and 11.

The following by-laws are hereby added:

15. VEHICLES PARKING ON COMMON PROPERTY

(1) The strata company may allocate car parking bays on the common property to a lot. these car bays are to be used for parking of licensed vehicles only.

(2) A proprietor, occupier or their assign shall:

(a) not obstruct or permit to obstruct any driveway or access areas within the common areas at any time, without prior written consent of the Strata Company (which may be granted or withheld in its absolute discretion);

(b) ensure that every vehicle is parked wholly within their allocated parking bay;

(c) ensure that the visitor bays are left free for visitor parking only.

16. DAMAGE TO COMMON PROPERTY

A proprietor, of a lot will be responsible for any damage to any part of the common property (including any common property equipment provided) through misuse by the proprietor, occupier or an assign and other invitees and shall be liable to pay for any repairs to make good the damage or replacement costs for the respective item.

17. DANGEROUS GOODS OR CHEMICALS

No registered proprietor, occupier, or their assign shall permit or allow any contraband, illegal goods, volatile or explosive goods or chemicals which may become dangerous, inflammable or offensive and any other material likely to cause environmental damage onto the common property or their respective lot.

18. GARBAGE DISPOSAL

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

(i) ensure that their bin is kept inside their lot at all times;

(ii) comply with all local government authority by-laws and ordinances relating to garbage disposal;

(iii) ensure that any waste that is placed in the garbage bin is wrapped and sealed so as not to cause offensive odours or unsanitary conditions;

(iv) ensure that the bin is kept in a clean condition and regularly washed down;

(v) ensure that their bin is taken out and brought back in (within 12 hours) on each bin collection day.

(b) No proprietor, occupier or their assign shall allow the storage of any rubbish or materials (including boxes, wrapping materials, packaging, broken furniture or similar waste) on the common property or within any car parking bay. In the event that a proprietor, occupier or their assign does not dispose of such rubbish immediately, the Strata Company shall do so and the proprietor shall be responsible for the costs of doing so.

DATED THIS FIFTH DAY OF SEPTEMBER 2019

(a) The registered proprietors of lots 11 and 12, shall not be responsible to contribute toward any costs associated with the management and maintenance of the scheme except for their proportionate share of the insurances required to be held by the Strata Company.
(b) The registered proprietors of Lots 11 and 12, shall not be responsible to contribute toward any reserve fund contributions.

31. RESERVE FUND

The Strata Company shall establish and administer a reserve fund and allocate an adequate amount of funds for maintenance, improvements and replacement of common property and infrastructure on the parcel.

32. RECOVERY OF EXPENSES

The Strata Company reserves the right to recover from any registered proprietor of any lot within the strata scheme any expenses eg debt collection agency fees, strata managing agents' costs, solicitors' fees, etc associated with any contravention of Act eg breach of by-laws, debt recovery, etc. These expenses shall be levied to the registered proprietor of the lot, where any registered proprietor, occupier or their assigns or visitors of that lot are in contravention of Act, as if levied in accordance with Section 36(1) of Act.

33. ELECTRONIC DELIVERY OF DOCUMENTS

Where within the Act or the Strata Titles General Regulations 1996 it is implied that either notice of meetings, minutes of meetings, levies or any other document that is required to be issued via post, should a registered proprietor request that they want documents issued electronically such as email, sms, etc, then that registered proprietor shall acknowledge that due service has been given as if by post.

34. HOUSE RULES

Subject to the above by law 18, the Strata Company may from time to time make, withdraw or amend rules for the use and management of the common property, including (but not limited to) the management or control of:
(a) the vehicle access ways and parking;
(b) security;
(c) rubbish collection;
(d) the security of the common property;
(e) any other rule that the Strata Company reasonably considers necessary.
provided such rules shall be intended to promote the peaceful and orderly enjoyment of building and common property for the mutual benefit of all proprietor/s, occupier/s and their assign/s and must not conflict with the By-laws.

35. PENALTY FOR BREACH OF BY-LAW

Subject to section 42A(2) of the Strata Titles Act 1985, the penalty for breaching any Schedule 1 or 2 By-law shall be $500.00 or such amount as may from time to time be prescribed by the Strata Titles Act 1985.

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

the scheme), display "for sale" or "for lease" signage on any part of any lot or any part of the common property.

24. LEASING OF LOTS

The proprietor shall-

(a) provide their lessee with a copy of the Strata Company by-laws;

(b) ensure the executed lease includes an obligation on the Lessee to comply with the by-laws and rules (if any) of the Strata Company, and states that any non-compliance with the by-laws of the Strata Company shall be a default under the terms of such Lease, which may allow the Landlord to terminate the Lease (but subject to compliance with the requirements of any relevant laws); and

(c) on request, provide to the Strata Company a copy of the executed lease showing the above conditions.

25. FIRE EQUIPMENT

Each lot proprietor, occupier or their assigns is responsible to maintain the fire equipment within their lot, including but not limited to smoke and fire detectors, fire alarms, fire extinguishers, fire hose reels, etc and any callout resulting from a defect or other cause associated with any fire equipment contained within a lot will be reimbursed to the Strata Company by that lot proprietor, whether by fault or accidental cause.

26. PEST CONTROL

All registered proprietors, occupiers or their assigns at their cost shall ensure that adequate pest treatments or baits shall be applied to the internal of their respective lots so as to prevent vermin and insect infestation.

27. SMOKING

(1) No proprietor, occupier, other resident of a lot or their invitees shall smoke any tobacco or other substance including vaping devices and e-cigarettes in or on any part of the common property including the car parking areas.

(2) No proprietor, occupier, other resident of a lot or invitees shall smoke any tobacco or other substance, vaping devices or e-cigarettes within their lot where smoke or vapour drift is likely to disturb the peaceful enjoyment of other proprietors or occupiers.

28. INSURANCE

The Strata Company shall ensure continuance of the insurance policy of the Strata Company and, in the event that the Strata Company is unable to meet its financial responsibility to renew the policy at the time of renewal, shall be authorised to issue a levy in accordance with Section 36 of the Act.

29. INSURANCE EXCESSES

Where an insurance excess is endorsed on the insurance policy for the Strata Company any claim made by a registered proprietor whereby an excess is applied by the insurers in respect of that claim, then that excess shall be recovered from the respective registered proprietor.

30. ALTERNATIVE METHOD OF CALCULATING CONTRIBUTIONS

Pursuant to Section 42B of the Strata Titles Act 1985, the method of calculating contributions to the Strata Company shall be varied in the following manner.

(3) The proprietors of lots 1 to 10 shall and agree to sign all documents, execute all deeds and do all such acts, matters and things incidental to or associated with procuring the issue of titles to the proprietors of lot 800 on the proposed Deposited Plan on Annexure "A" including such as may facilitate the grant of easements, rights of support and any other rights or interests associated with maintaining existing fixed building structures, walls and fences on and across the boundary along lots 800 and 801.
Any costs attributed to lots 1-10, due to the undertaking of the above will be solely covered by the owners of lots 11 and 12.

19. IMPROVEMENTS OR ALTERATIONS

Notwithstanding any other by-laws contained in the Act, all proprietors, occupiers or their assigns, excluding lots 11 and 12, must seek written approval from the Strata Company prior to any proposed installation or alteration of any item to the external surface of the building, including the façade or the roof (such approval will not be unreasonably withheld).

20. TEMPORARY STRUCTURES

(a) Excluding lots 11 and 12, no temporary outbuilding, shed or any other structure may be placed upon any part of the common property without prior written approval of the Strata Company (which may be granted or withheld at its absolute discretion).

(b) No lot or parts of the common property shall be used to park a trailer, camper, motor home or recreational vehicle to be used as a temporary or permanent residence within the parcel.

21. STRATA COMPANY TO BE ADVISED OF ANY FAULTS WITH SUPPLY OF SERVICES

A proprietor, occupier or their assign shall advise the Strata Company without delay of any failure, defect or accident to the supply of sewer, water, gas, electricity, telephone or any other service located within their lot or the common property and the Strata Company or its agents or servants shall have the power to enter upon any lot to carry out any repairs and maintenance as may be deemed necessary.

22. INSTRUCTING OF CONTRACTORS

A proprietor, occupier or their assign shall not directly instruct any contractors or workmen employed by the Strata Company, unless prior authorisation is given by the Strata Company. Any proprietor, occupier or their assign who does not comply with this by-law shall be responsible for the payment of the contractor or workman's fees, and shall be responsible for the cost or removing or altering any works carried out by the contractor or workman which the Strata Company deems unsatisfactory.

23. SIGNAGE ERECTION AND INSTALLATION ON LOTS

(a) A proprietor, occupier or an assign of a lot must not display any sign, advertisement, placard, banner (including for sale signs) on any external part of their lot or the common property, except with the prior written consent of the Council (such approval shall not be unreasonably withheld).

(b) All signage shall be uniform in size, colour and styling so as to maintain the theme and appearance of the complex.

(c) Notwithstanding the above, the original proprietor may (whilst a proprietor in

FORM 25

Strata Titles Act 1985

Section 5C (1)

STRATA PLAN No 81059
MANAGEMENT STATEMENT

(Name of original proprietors of land the subject of the plan)
DEV WA PTY LTD (ACN 623194810)

(Description of parcel the subject of the plan)
LOT 130 ON DEPOSITED PLAN 411549 THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE VOLUME 2933 FOLIO 296

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

The following Schedule 1 By-Laws are hereby added -

16. ORIGINAL PROPRIETOR

Where the Original Proprietor remains the proprietor of any lot, provided that the Original Proprietor was properly nominated for such election to the Council as prescribed in the Schedule 1 by-laws, the Original Proprietor (or where a corporation, its duly authorised nominee) shall be entitled to be a member of the Council without the requirement to participate in any election of the Council held in a General Meeting by the Strata Company.

17. USE OF PREMISES

All registered proprietors, occupiers, or their assigns shall acknowledge and ensure that their respective lot is not used for conducting business involving noxious trades, including but not limited to, panel beating or powder coating, without the prior written consent of the Strata Company.

18. POTENTIAL EXCISION OF LOTS 11 & 12

(1) The proprietors of lots 1 to 10 acknowledge and agree that the proprietors of lots 11 and 12 are entitled to excise lots 11, 12 and part of the common property from the strata scheme as delineated and shown on the proposed Deposited Plan shown at Annexure "A".

(2) This agreement is conditional on the proprietors of lots 11 and 12:
   (a) paying for all costs associated with the subdivision proposal and re-subdivision of the Strata Plan;
   (b) the approvals of the Western Australian Planning Commission and the City of Wanneroo and any other government agency that are required to approve the proposed subdivision.