

FORM 25

Strata Titles Act 1985

Section 5C (1)

STRATA PLAN No. 70469

MANAGEMENT STATEMENT

J PROJECTS PTY LTD (ACN 145 112 625)

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

(Description of parcel the subject of the plan) **LOT 242 ON DEPOSITED PLAN 67936, THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE VOLUME 2793 FOLIO 177.**

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 The Schedule 1 by-laws are amended, repealed or added to as follows-

Schedule 1 by-law 12(3) is repealed and the following by-laws added -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

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 manger, 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. EXTERNAL APPEARANCE OF BUILDINGS, FENCES AND WALLS

- (1) A proprietor, occupier or other resident of a lot shall not be permitted to alter, change or replace the external walls, roofing or other external features of the buildings on their lot other than with the same materials and in the same external colours that comprised the buildings at the date of registration.
- (2) Any addition or change to the external appearance of a building such as patio, pergola, awning, shade sails or similar additions shall match or be of a similar colour to the current external colour scheme of the building on the lot. These

proposed changes can only be implemented after written approval has been obtained from the strata company.

- (3) The strata company may, at a duly convened general meeting and by an ordinary resolution approve changes to the external colour scheme and the external construction materials of the dwellings on the lots.

19. AIR CONDITIONING

The proprietor of a lot shall be responsible at its cost 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 to its lot. Air conditioners must be positioned in a location where the peaceful enjoyment of another occupier is not affected and must be approved by the strata company..

20. DAMAGE TO COMMON PROPERTY

- (1) A proprietor, occupier or other resident 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.
- (2) The strata company will be responsible to remove any graffiti on any part of the common property and front wall.

21. BACKFLOW PREVENTION DEVICE

If a backflow prevention device has been fitted to the mains water inlet the strata company must ensure this device is tested annually and the costs of such test will be included in the administrative fund.

22. HOUSE RULES

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) security;
- (b) rubbish collection;
- (c) any other rule that the strata company reasonably considers necessary.

provided such house rules shall be intended to promote the peaceful and orderly enjoyment of building and common property for the mutual benefit of all proprietors, tenants and occupiers and must 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 and 12(c) are repealed and the following by-laws are hereby added –

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 HOUSED IN GARAGES

A proprietor, occupier or other resident shall –

- (a) use only the garage or car parking bay of its lot for vehicle parking;
- (b) 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.
- (c) not be permitted to allow unlicensed vehicles or car wrecks on the parcel.

17. 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.

18. 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 \$500 on the defaulting proprietor or visitor.

19. 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) Proprietors, occupiers or other residents and their children are not permitted to use skateboards, foot propelled scooters, any type of skates, BMX bicycles bounce or use any type of ball on any part of the common property that is likely to interrupt an occupiers, peaceful enjoyment.


20. KEEPING OF PETS

- (1) A proprietor, occupier or other resident of a lot shall be permitted to keep up to 2 domesticated dogs and 2 cats on its lot. No other type of pets or animals or additional dogs or cats are permitted to be kept on the lot without the prior written consent of the strata company.
- (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 or pets 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.

DATED THIS NINETEENTH DAY OF OCTOBER 2015

SIGNATURE OF APPLICANT

Executed by J PROJECTS PTY LTD (ACN 145 112 625) in the presence of:



Director

WARREN VICTOR TAYLOR
Print full name



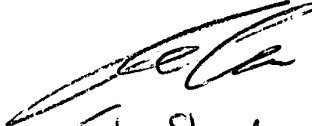
Director/~~secretary~~ [↑]

Dawad Jay Steel
Print full name

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

ENCUMBRANCE Document & No **Mortgage N011759**

Signed by Westpac Banking Corporation


John Sheridan
Business Banking Manager
Westpac Geraldton



FORM B4

N209187 SM

21 Dec 2015 13:24:25 Perth



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LODGED BY Peter Green
 ADDRESS PO Box 1665
 Geraldton WA 6550
 PHONE No. 9966 4696
 FAX No. 9966 4697
 REFERENCE No.
 ISSUING BOX No. 999 L

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

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TITLES, LEASES, DECLARATIONS ETC LODGED HERewith

1.	Received Items
2.	Nos.
3.	
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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

