

BLANK INSTRUMENT FORM

MANAGEMENT STATEMENT

(Note 1)

Strata Titles Act 1985

Section 5C (1)

STRATA / SURVEY – STRATA PLAN No. 40709.

MANAGEMENT STATEMENT

(Name of original proprietors of land the subject of the plan) KEVCOR Pty. Ltd., ANTHONY KEVIN KELLY AND PATRICIA MARY KELLY

(Description of parcel the subject of the plan) KARRATHA LOT 1925 RIDLEY STREET

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

The Schedule 2 by-laws are added to as follows –

15. By Law 1 is added to as follows:-
A proprietor, occupier or other resident shall not permit, with the express exception of furniture removal vans and emergency vehicles, any heavy vehicle whatsoever including but not limited to trucks or buses, to be driven over or to be parked or stood upon any part of their lot or the common property except with the prior written approval of the strata company.
16. By Law 12 (c) is added to as follows:-
A proprietor, occupier or other resident shall not permit pets to be kept on the premises.
17. A proprietor may plant, grow and maintain shrubs or any plant on his/her lot subject to the following conditions:
 - (i) The height of any flora is to be no more than 2 metres
 - (ii) No flora is to damage the drive way, carport or building in any way or form and if so, the proprietor shall rectify such damage at his/her expense.
18. A proprietor may not enclose the carport in any form, be it building materials or shade cloth.
19. A proprietor may not use the carport or porch space for the drying of clothes or the like.
20. A proprietor, occupier or other resident shall not permit the storage of items in the front carport or porch sections of their strata lot.
21. A proprietor, occupier or other resident must at all times maintain, repair and replace when required the cistern unit located to the common area duct, attached to the outer wall of the subject strata. This property located directly and immediately to the rear of each strata lot wall remains the property of the proprietor.
22. A proprietor, occupier or other resident must at all times maintain, repair and replace when required the electric hot water storage unit located to the common area duct, attached to the outer wall of the subject strata. This property located directly and immediately to the rear of each strata lot wall remains the property of the proprietor.

23. A proprietor, occupier or other resident must at all times maintain, repair and replace when required the electric split system air conditioning unit located to the front outer wall of the subject strata. This improvement directly and immediately to the front of the main strata lot building portion and lies within the strata lot boundary, encompassing the carport envelope.
24. A proprietor, occupier or other resident must at all times maintain, repair and replace when required the barrier grill in the colour white and same design as existing, located to the front outer wall of the subject strata. This improvement is located directly and immediately to the front of the main strata lot building portion and lies within the strata lot boundary, encompassing the carport envelope.
25. Common property is the responsibility of the strata company includes but is not limited to the following:
- (i) Television boosters
 - (ii) Power services external to individual strata lots
 - (iii) Telephone cabling
 - (iv) Water services external to individual strata lots
 - (v) Sewerage services external to individual strata lots
26. A proprietor must at all times ensure repainting of the external surfaces of his/her strata lot that is not common property is in keeping with the identical colour code of the existing paint work, and must obtain the consent of the strata company.
27. A proprietor, occupier or other resident of a lot shall not use the water tap located at the bin enclosure for any purpose whatsoever other than the cleaning of the bin enclosure area.
28. A proprietor, occupier or other resident of a lot shall not use any water to reticulate a garden outside the boundaries of his/her lot.
29. All units under strata title cannot be used for serviced apartment use without the approval of Council.

DATED THIS10th..... DAY OF ...JANUARY..... 2002.....

SIGNATURE OF APPLICANT

in the presence of

Witness

Name

Address

Occupation

IVAN PECICON

160 RISEY ST. Wembley

Manager

Kelly
Kelly
D. M. Kelly

(TO BE SIGNED BY EACH APPLICANT)

DOLA

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

ENCUMBRANCE Document & No MORTGAGE G935295

SIGNATURE

in the presence of

Witness

Name

Address

Occupation

SIGNED BY **Suzanne Gillian McGinness**

The Attorney of

COMMONWEALTH BANK OF AUSTRALIA

ACN 123 123 124 and signed as

Attorney on behalf of the said Bank

in the presence of

An Officer of the said Bank

COMMONWEALTH BANK

OF AUSTRALIA

By its Attorney

Conveyancing Officer
P/A H662979

(ADDITIONAL SIGNATURES AS REQUIRED)

DOLA

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 initialed 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. The address and occupation of the witness must be stated.

OFFICE USE ONLY

H 987403 SM~~18 Jan, 2002~~ 15:37:11 Midland

REG. \$ 75.00

3 Oct, 2002 16:09:14

LODGED BY *MAXIAP Pty Ltd.*ADDRESS *P.O. Box 144
Mount Hawthorn 6915*PHONE No. *94443555*FAX No. *94432987*

REFERENCE No.

ISSUING BOX No.

PREPARED BY *MAXIAP Pty Ltd.*ADDRESS *P.O. Box 144
Mount Hawthorn 6915*PHONE No. *94443555*FAX No. *94432987*

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

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

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

used.