

FORM B4

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

3/3

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. _____	Received Items
2. _____	Nos.
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



FORM 25

Strata Titles Act 1985

Section 5C (1)

SURVEY-STRATA PLAN No. 65480

MANAGEMENT STATEMENT

(Name of original proprietors of land the subject of the plan)
ENDEAVOUR PROPERTIES PTY LTD (ACN. 008 769 364)

(Description of parcel the subject of the plan)
**LOT 25 ON DEPOSITED PLAN 77353, THE WHOLE OF THE LAND COMPRISED IN
CERTIFICATE OF TITLE VOLUME 2822 FOLIO 881**

This management statement lodged or to be lodged with a survey-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 survey-strata plan.

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 The Schedule 1 by-laws are amended, repealed or added to as follows-

The following by-laws are hereby added –

16. ENTRY STATEMENT

- (1) Located at the entrances to common property lot 18 ("CP 18") off Roccella Loop are 1.8 metre high tapered brick screen walls that provide an entry statement to the parcel. These walls are designed to ensure that the owners of lots 24 and 26 on DP 76433 and the owners of lots 42 and 43 on DP 77346 being the abutting land owners will have no vehicle or pedestrian access to CP 18. Located within the wall on the south west part of CP 18 is the switch box for the electrical reticulation to all of the lots.
- (2) The strata company shall be responsible at all time to repair and maintain the said walls.
- (3) The City of Wanneroo has approved a street name for CP 18 being Est Lane. This is a private road and is for the use of the proprietors or occupiers of the lots within the survey-strata scheme and it is not to be used as a public thoroughfare.

STRATA COMPANY'S INSURANCE OBLIGATIONS

- (1) The strata company shall be responsible at all times and at its cost to -
 - (a) insure CP 18 and all its fixtures and fittings for replacement value contained within CP 18;

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- (b) insure CP 18 for public liability in accordance with the requirements of the Act.
- (2) The proprietor of a lot shall be responsible at its cost to insure the buildings contained within its lot for building replacement value and any other appropriate insurance cover and shall include its lot as part of the strata company's insurance policy for CP 18.

18.17.

BOND TO BE PAID BEFORE COMMENCING BUILDING CONSTRUCTION

A proprietor of a lot who is constructing a building on a lot must lodge a bond of \$1,000 with the strata company or its agent before commencement of construction. The bond is available to the strata company to use to repair any damage to the paving, drainage, landscaping and fixtures and fittings on CP 18 caused by the delivery of goods, construction of the dwelling or any other activities associated with the construction of the dwelling on the lot. The onus is on the proprietor to ensure any previous damage to the paving, drainage, landscaping and fixtures and fittings on CP 18 is identified and drawn to the attention of the strata company as part of the bond documentation. The strata company must within 14 days of practical completion of the building on the lot reimburse whole or part of the bond money plus interest, to the proprietor. The strata company shall ensure the bond monies are retained in an interest bearing account and separation from the administrative and reserve funds.

19. 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.

20. 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;
- (d) 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, 9, 10, 13 and 14 are repealed and the following by-laws added -

15. VEHICLES PARKING ON CP 18

- (1) The vehicle access way comprising CP 18 must at all time 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 CP 18, including the visitors car parking bays.
- (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 clauses (2) and (3) of this by law are 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 garage or carport area of their 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.

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 \$500 on the defaulting proprietor or visitor.

18. GARDENS AND LANDSCAPING

- (1) A proprietor occupier or other resident of a lot shall at its costs keep the grounds within its lot and any gardens that abut its lot that is part of CP 18 to a reasonable and acceptable standard.
- (2) If in the opinion of the strata company the appearance of the gardens and landscaping on the part of the lot or verge that can be viewed from the CP 18 or the 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 28 days of receipt of the notice.

19. PEACEFUL ENJOYMENT

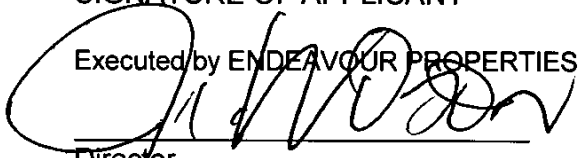
- (1) A proprietor, occupier or other resident or visitors to a lot are advised that all reasonable efforts are to be made by them, to ensure there is no undue noise within the lots or common property.

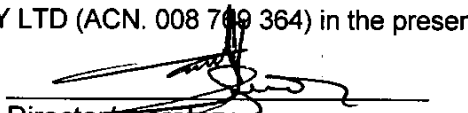
- (2) A proprietor, occupier or other resident shall not be permitted to make undue noise in or about any lot or common property that contravenes any regulation, by-law, or statute of the local government authority or any other government or regulating authority law.

DATED THIS NINETEENTH DAY OF AUGUST 2013

SIGNATURE OF APPLICANT

Executed by ENDEAVOUR PROPERTIES PTY LTD (ACN. 008 769 364) in the presence of :

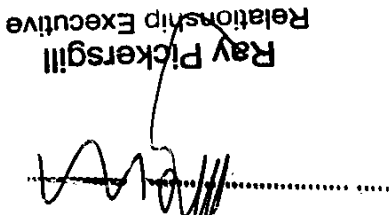

 Director
 John Patrick Wilson
 Print full name

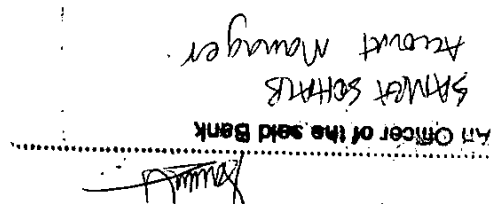

 Director/Secretary
 MARTIN JOHN GANNON
 Print full name

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

ENCUMBRANCE Document & No Mortgage *L747911 & L747912*

Signed by


 Relationship Executive
 Ray Pickersgill
 COMMONWEALTH BANK OF AUSTRALIA
 By its Attorney


 Account Manager
 SPANET SOUTH
 An Officer of the said Bank
 COMMONWEALTH BANK OF AUSTRALIA
 in the presence of
 Attorney on behalf of the said Bank
 N. 123 123 124 and signed as
 COMMONWEALTH BANK OF AUSTRALIA
 Attorney of
 SIGNED BY

SINCE DISCHARGED
