

BLANK INSTRUMENT FORM:

NOTIFICATION

(Note 1)

FORM 21

NOTIFICATION OF CHANGE OF BY - LAWS
STRATA TITLES ACT 1985

Section 42

The Owners of 147 - 159 Charles St, West Perth Strata Plan No 5629 hereby certifies :

that by special resolution duly passed at a meeting of the strata company on 25 August 2003 which became unconditional on 22 September 2003 the by - laws in Schedule 2 to the Act as they applied to the strata company, were added to as follows -

ADDITIONAL SCHEDULE 2 BY-LAWS NUMBERED 15 AND 1615. SECURITY15.1 Security gate and access

Proprietors, tenants or other occupiers shall ensure that any gate affixed at the entrance to the common property lot is closed and properly secured at all times when not in use.

15.2 Security Key Devices

1. Proprietors, tenants or other occupiers are to remain responsible at all times for security keyed devices supplied by the strata company and must take all reasonable steps to ensure that the security key is not lost or handed to any person other than another proprietor, occupier or other resident, and is not disposed of otherwise than by returning it to the proprietor or the strata company.
2. Supply of any security keyed device shall only be made to the proprietor, tenant or other occupier during the hours of 9.00am to 5.00pm weekdays or such other times as may be decided by the council of the strata company.
3. A proprietor must exercise a high degree of caution and responsibility in making a security key available for use by an occupier or resident of the lot and must take all reasonable steps including, without limitation, an appropriate

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agreement in any lease or license of a lot to an occupier, to ensure the return of the security key to that proprietor or the strata company.

4. A proprietor, occupier or other residents of the lot shall within fourteen days of demand reimburse the strata company for all costs of replacing a security access key and the recording of the security system, if a security access key is lost or damaged, however that occurs.

5. A proprietor, occupier or other resident of a lot must promptly notify the strata company if a security key is lost or destroyed.

6. If the loss or damage is covered by a policy of insurance effected by the strata company, the strata company shall remit to the proprietor, occupier or other resident of a lot (as the case may be) such amount as the strata company receives under the policy of insurance.

7. The Strata company may recover all amounts payable pursuant to this by-law as a liquidated debt in any Court of competent jurisdiction and interest shall be paid on such amounts due but paid, as if such monies were unpaid levy raised pursuant to section 36 of the act.

8. The strata company is to provide to each proprietor two original controllers together with any further controllers that the strata council may approve to enable a proprietor, occupier or other resident of a lot to operate the security gates. The cost of supply of any additional controllers is to be determined from time to time by the council and is to be at the expense of the proprietor, occupier or other resident who requests the additional controller.

9. The council of the strata company may appoint a proprietor, tenant or other occupier as a key-care taker (referred to as 'key caretaker') of the security key devices as it sees fit. The appointee shall maintain a register of all proprietors, tenants or other occupiers who have been given a security key device. Upon sale of a lot or upon cessation of any tenant or other occupier within the parcel, any security key devices shall be returned to the key-care taker or other nominated person.

16. STRATA COMPANY MAY MAKE RULES

The council of the strata company shall be entitled from time to time to make and prescribe rules and regulations relating to the use of the common property (not inconsistent with any of the Schedule 1 or Schedule 2 by-laws or these by-laws), for the proper management of the strata scheme or any improvements thereon and may display signs or circularise these rules within the areas to which they apply. Without limiting the generality of this clause the council of the strata company may make regulations.

The Common Seal of the Owners of 147 - 159 Charles St, West Perth Strata
Plan 5629 was hereunto affixed on 20 October 2003 in the presence of -

a. P. B. MIA
.....

P. H. S. H.
.....

Members of the Council



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 initialled 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

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25 Nov, 2003 09:40:24 Perth



REG. \$ 77.00

LODGED BY

Quin BARNARD

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Como WA 6952

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08-9474 1302

REFERENCE No.

ISSUING BOX No.

999

PREPARED BY

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

TITLES, LEASES, DECLARATIONS ETC LODGED HERewith

1. _____	Received Items Nos.
2. _____	
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.



RW3L

EXAMINED

Charge BY-Laws
RB 26