

**NOTIFICATION**

**FORM 21**

**NOTIFICATION OF CHANGE OF BY-LAWS  
STRATA TITLES ACT 1985  
SECTION 42**

The Owners of 147-159 Charles Street West Perth Strata Plan 5629 hereby certifies that by Resolution Without Dissent duly passed at a meeting of the Strata Company on 13 November 2012 and which became unconditional on 11 December 2012 the by-laws in Schedule 1 to the Act as they applied to the Strata Company were added to as follows:

**New Schedule 1 By-law 16 is added**

**16. Service of notices and documents**

16.1 Pursuant to section 125 and the *Electronic Transactions Act 2003* (WA) notices and documents, including but not limited to notices and minutes of general meetings, notices of infringement of by-laws and invoices, may be served by the strata company by email or by other electronic means on any proprietor who has given written consent to that method of service.

16.2 The proprietors acknowledge that the Act obliges the strata company to allow any qualified applicant to inspect and obtain copies of all records relating to those notices and documents and their service on any proprietor.

**And further,**

That by Special Resolution duly passed at a meeting of the Strata Company on 13 November 2012 and which became unconditional on 11 December 2012 the by-laws in Schedule 2 to the Act as they applied to the Strata Company were repealed and added to as follows:

Schedule 2 By-law 1 is <sup>amended</sup> ~~repealed~~ and new Scheduled 2 by-law 1 is inserted in its place

**New Schedule 2 By-law 1**

**1. Vehicles and Parking**

1.1. A proprietor, occupier and other resident shall not allow or cause any vehicle to park or stand:

1.1.1. on any part of the common property without the consent of the strata company;

See letter dated  
12/11/12.



- 1.1.2. in such a position where it is likely to be a nuisance or obstruct access to or egress from any car parking area; nor
- 1.1.3. on the parcel if its length or width exceeds the marked limits of the designated car bay on the parcel.
- 1.2. A proprietor, occupier or other resident shall not:
  - 1.2.1. cause or permit a vehicle to park or stand on any area marked as visitor parking;
  - 1.2.2. grant any lease, licence or other occupancy right over any part of their lot or the common property used for parking to any person who is not a proprietor or occupier of a lot;
  - 1.2.3. allow or cause any caravan, camper van, trailer or marine craft to be brought or kept on the parcel;
  - 1.2.4. drive any vehicle at more than 10 km/h on the parcel;
  - 1.2.5. conduct repairs on or restoration to any vehicle on any part of the parcel, other than for the purpose of removing it from the parcel;
  - 1.2.6. use a designated parking bay for any purpose other than parking one vehicle; and
  - 1.2.7. on any part of their lot intended for use as a car bay:
    - 1.2.7.1. erect any form of structure;
    - 1.2.7.2. store any commercial, household, recreational or other goods; or
    - 1.2.7.3. allow any accumulation of rubbish.

By-law 7(b) is ~~repealed~~ <sup>amended</sup> and new by-law 7(b) is inserted in its place

**New Schedule 2 By-law 7(b)**

7(b) A proprietor, occupier or other resident shall not, except with the consent of the strata company, display any sign, any 'for sale', 'to let' or any other advertising, placard, banner, pamphlet or like matter on the parcel.

**New Schedule 2 By-law 17 is added. ✓**

**17. Nuisance**

- 17.1 A proprietor, occupier and other resident shall not allow or cause:
  - 17.1.1 the volume of musical instruments, radios, sound systems, televisions and the like to be at a level;
  - 17.1.2 any loud or objectionable noise to be made within the parcel;
  - 17.1.3 any noxious odours; and
  - 17.1.4 any activity upon the parcel, that may interfere with the peaceful enjoyment of or cause a nuisance to another proprietor, occupier or other resident;
- 17.2 A proprietor, occupier and other resident shall not allow or cause horns, whistles, bells or other sound devices (other than security and warning devices used exclusively for that purpose), noisy or smoky vehicles, power equipment or power tools or items which interfere with television or radio reception to be conducted, located, used or placed on the parcel, without the consent of the strata company.

See letter dated  
 12/1/13.  
 B  


17.3 A proprietor, occupier and other resident shall not allow or cause any fire to be lit on the parcel including, but not limited to, fires used for heating, wood fired pizza ovens, burning of garden or other rubbish.

**New Schedule 2 By-law 18 is added ✓**

**18. Alcohol, tobacco and drugs**

18.1 Pursuant to section 42(1)(c) and Item 7 Schedule 2A of the Act and for the benefit of all the proprietors, occupiers and other residents, a proprietor, occupier or other resident shall not allow or cause the:

18.1.1 sale or consumption of alcohol; or

18.1.2 sale or use of any tobacco product,

on the common property and will take all reasonable steps will to ensure their visitors comply with this by-law.

18.2 Pursuant to section 42(1)(c) and Item 7 Schedule 2A of the Act and for the benefit of all the proprietors, occupiers and other residents, a proprietor, occupier or other resident shall take all reasonable steps to ensure that the:

18.2.1 consumption of alcohol; or

18.2.2 use of any tobacco product,

on the lot does not interfere with the peaceful enjoyment of or cause a nuisance to another proprietor, occupier or other resident.

18.3 Pursuant to section 42(1)(c) and Item 7 Schedule 2A of the Act and for the benefit of all the proprietors, occupiers and other residents, a proprietor, occupier or other resident shall not allow or cause the sale or use of any drug prohibited by law on the parcel and will take all reasonable steps to ensure their visitors comply with this by-law.

The common seal of The Owners of 147-159 Charles Street West Perth Strata Plan 5629 was hercunto affixed on.....06/02/13.....in the presence of-

.....Signature  
Sean Spindler.....Print name  
.....Signature  
SAVON MAILEH.....Print name



Members of the Council

FORM B4

M179862 AE

08 Feb 2013 08:30:04 Midland



REQ \$ 160.00

LODGED BY Exclusive Strata Management Service

ADDRESS PO Box 779  
Victoria Park WA 6979

PHONE No. (08) 9362 1166

FAX No. (08) 9362 1133

REFERENCE No.

ISSUING BOX No.

9992



PREPARED BY Ian Laird

ADDRESS PO Box 139  
Fremantle WA 6959

PHONE No. (08) 9430 4468  
FAX No. (08) 9430 9951

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

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1.		Received
2.		Items
3.		Nos.
4.		
5.		Receiving
6.		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



- 1.2.5. conduct repairs on or restoration to any vehicle on any part of the parcel, other than for the purpose of removing it from the parcel;
- 1.2.6. use a designated parking bay for any purpose other than parking one vehicle; and
- 1.2.7. on any part of their lot intended for use as a car bay:
  - 1.2.7.1. erect any form of structure;
  - 1.2.7.2. store any commercial, household, recreational or other goods; or
  - 1.2.7.3. allow any accumulation of rubbish.

Bylaw 7(b) is *amended* as follows:

**New Schedule 2 By-law 7(b)**

7(b) A proprietor, occupier or other resident shall not, except with the consent of the strata company, display any sign, any 'for sale', 'to let' or any other advertising, placard, banner, pamphlet or like matter on the parcel.

Yours faithfully,



Rebecca Hamann on behalf of

Laura Chapman  
Exclusive Strata Management

12 April 2013

**Landgate**  
PO BOX 2222  
Midland WA 6056

To Whom it may Concern

**Re: Requisition Notice – “The Mews”  
Strata Plan 5629**

Document number : M179862  
Ref : Helen Turner

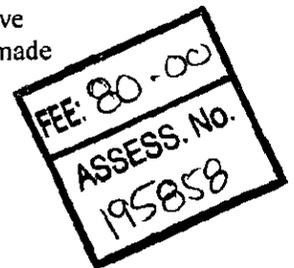
The Council of Owners of “The Mews”, 147 – 159 Charles Street West Perth, have given authority for the following amendments, highlighted in italic below, to be made to the Change of Bylaws recently submitted at Landgate.

Bylaw 1 is *amended* as follows:

**New Schedule 2 By-law 1**

**1. Vehicles and Parking**

- 1.1. A proprietor, occupier and other resident shall not allow or cause any vehicle to park or stand:
  - 1.1.1. on any part of the common property without the consent of the strata company;
  - 1.1.2. in such a position where it is likely to be a nuisance or obstruct access to or egress from any car parking area; nor
  - 1.1.3. on the parcel if its length or width exceeds the marked limits of the designated car bay on the parcel.
- 1.2. A proprietor, occupier or other resident shall not:
  - 1.2.1. cause or permit a vehicle to park or stand on any area marked as visitor parking;
  - 1.2.2. grant any lease, licence or other occupancy right over any part of their lot or the common property used for parking to any person who is not a proprietor or occupier of a lot;
  - 1.2.3. allow or cause any caravan, camper van, trailer or marine craft to be brought or kept on the parcel;
  - 1.2.4. drive any vehicle at more than 10 km/h on the parcel;



17/443 Albany Highway Victoria Park WA 6100  
PO. BOX 779 Victoria Park WA 6979  
Tel 08 9362 1166 Fax 08 9362 1133  
[info@exclusivestrata.com.au](mailto:info@exclusivestrata.com.au)

ATF The KO Unit Trust T/A Exclusive Strata Management  
Bureau Pty Ltd (ABN 20 422 677 948)

*A better way...*

**File Copy Do Not Destroy.**

**Stopped Document Disposal Instructions**

Fees to be Refunded	Document Type	Fee \$
Form 10 No.:		
Date:		
To:		
Address: .....		
Parties: .....		
Reference: .....		
Document Numbers:		
Computer Records Adjusted: <u>SMR</u> – WFR or REJECT <u>Crown</u> – SMP/CAL/RES		
Documents to be Rejected:		
Documents to be Withdrawn:		
Documents for Registration: M179862		
Caveats to be made Null & Void:		
Authorised by: 		

**Examiner's notes:**

**Stopped Case:179862**

Original Cs/T:

SP5629

Notice Sent:

8/4/13 - OT

Action:

**Examination Instructions**

Allocate New C/T

Complete Nom. Index

**Examiner: HT, Senior Registration Officer**

**Supervisor: Allan Riley, NSD 25**



# Requisition Notice

Section 192 of the Transfer of Land Act

Western Australian Land Information Authority ABN 86 574 793 858

Document Nos: M179862

Section 192

Your Ref: Nil (Change of By-Laws SP5629)

Our Ref: Helen Turner Ph: 9273 7388 Fax: 9273 7673

Date: 8 April 2013

**Lodging Party:**

**Other Parties Contacted:**

EXCLUSIVE STRATA MANAGEMENT SERVICE

**Registration of the above documents cannot be effected until all requisitions listed below are complied with and the fee payable is received. A time limit of 14 days applies from the date stated above after which all documents may be rejected.**

### Requisitions

Doc. No	Description	Req. Fee
M179862	It appears as though the intention of this document is to AMEND Schedule 2 By-Laws 1 and 7(b), not REPEAL, as the same By-Law number has been used.	80.00

If this is correct, authority will be required to amend this Notification of Change of By-Laws by striking through the word REPEAL in both instances and replace with the word AMEND. Also, by giving Landgate clear instructions on how to amend each of these By-Laws (for example, "Amend Schedule 2 By-Law 1 by deletion of the words 'A proprietor, ...' and insertion of the words as follows:" clearly setting out the words to be deleted).

✓ fixed.

If this is not correct and the By-Laws are to be repealed, the original By-Law number cannot be used. The By-Laws must be added to (using the next available By-Law number).

Requisition Sub Total \$	80.00
Additional Fee \$	0.00
<b>TOTAL FEE Payable \$</b>	<b>80.00</b>

If all requisitions satisfied and the Reduced Total Fee paid \* by close of business next business day after service,

Deduct \$	28.00*
<b>Reduced Total Fee \$</b>	<b>52.00</b>

**Jean Villani**  
Registrar of Titles

\$80 paid 15/4/13  
PIA 195858.

Requisitions may be attended to by;

1. Fax direct to the Examiner referred to above.
2. Personal attendance Landgate, Midland Square. (all documents held at Midland Office)
3. The lodging of evidence at Landgate's Perth Business Office, QBE Building, 200 St. Georges Terrace, Perth or Bunbury Regional Office 61 Victoria St, Bunbury (note: no advice/discussions re: requisitions)
4. Post to P O Box 2222, Midland WA 6936.

Correspondence by representatives of parties to documents must state the capacity in which they act and confirm that they are duly authorised to do so. Amendment by letter is at the discretion of the Registrar of Titles.

Unless these requisitions are complied with, the documents will be rejected. Upon notification of such rejection 75% of the registration fees paid are forfeitable. Documents may be withdrawn from registration, for which a withdrawal fee of \$80.00 per document is payable. Registration fees returnable in full or in part will be set-off against requisition and withdrawal fees. See payment options on page 2.

\*Proof of payment to be provided at time requisition satisfied by copy of receipted assessment or provision of credit card payment authority.