

# Attachment 3

FORM B4

**0185171 SM**  
01 Jul 2019 13:24:42 Perth



LODGED BY  
**WESTCOAST CONVEYANCING**  
PO BOX Z5291  
ADDRESS  
**ST GEORGES TCE PERTH WA 6831**  
PH 9226 3033 FAX: 9426 6089  
PHONE No  
Email: reception@wccwa.com.au  
FAX No  
Conveyancer: *Janet*

REFERENCE No

ISSUING BOX No **886** ✓

PREPARED BY **STCS**  
ADDRESS **1 Riverina Drive, Ascot**  
PHONE No **9277 7202**  
FAX No **info@stcs-consultancy.com.au**

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

*1/2*

TITLES, LEASES, DECLARATIONS ETC LODGED HERewith

1	_____	Receives 7/1/19
2	_____	Nbs
3	_____	
4	_____	
5	_____	
6	_____	

*[Signature]*

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1993 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. 71921**

**MANAGEMENT STATEMENT**

**DAYTON HOLDINGS WA PTY LTD** (ACN 167 7490 957)  
(Name of original proprietors of land the subject of the plan)

(Description of parcel the subject of the plan) **LOT 359 ON PLAN 402674 THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE VOLUME 2863 FOLIO 467.**

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 The Schedule 1 by-laws are amended, repealed or added to as follows-**

The following by-laws added -

**16. CONDITIONS IMPOSED BY CITY OF ARMADALE ON DEVELOPMENT OR REDEVELOPMENT ON A LOT**

- (1) The following by-laws are required in the Management Statement as a condition of planning approval by the City of Armadale dated 30<sup>th</sup> March 2015, Ref No 10.2015.81.1.
- (2) Development or redevelopment on the survey-strata lots is to comply with a development approval issued by the City of Armadale.
- (3) The strata company must implement and maintain the landscaping within common property lot 10 ("CP 10") in accordance with the approved Landscape Plan issued by the City of Armadale attached at Annexure "A".
- (4) The number of vehicles permitted to be parked on a lot shall not exceed the number of approved parking bays available on each lot. The visitor parking bays located on CP 10 shall be restricted for use by visitors to lots and must not be used by the proprietors, occupiers or other residents of the lots within the survey-strata scheme (see Schedule 2 by-law 16(2)).
- (5) The strata company, proprietors, occupiers or other residents must comply with the approved Waste Management Plan issued by the City of Armadale. A copy of the approved Waste Management Plan will be retained in the strata company records.
- (6) Sub by-laws (2) to (5) cannot be repealed or varied without the approval of the City of Armadale.

**17. ARCHITECTURAL GUIDELINES**

The proprietor of a lot shall not construct, erect or install, or permit to be

constructed or erected on a lot –

- (a) any building alteration or addition on its lot unless it complies with a Detailed Area Plan No. 4 – Piara Central, Piara Waters and a building license issued by the City of Armadale;
- (b) if the proposed building alteration or addition is not in harmony with the existing materials and exterior colour scheme;
- (c) that if required by the Act, any building or building addition without the approval of the strata company obtained in accordance with sections 7A and 7B of the Strata Titles Act 1985.

**18. STRATA COMPANY'S INSURANCE OBLIGATIONS**

- (1) The strata company shall be responsible at all times and at its cost to -
  - (a) insure CP 10 and all its fixtures and fittings contained within CP 10 for replacement value;
  - (b) insure CP 10 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.

**19. STRATA COMPANY'S MAINTENANCE OBLIGATIONS**

The strata company shall be responsible to ensure that CP 10 is kept in a clean, neat and tidy condition and shall be responsible for the costs of maintaining the paving, drainage, landscaping, reticulation and lighting on CP 10 and shall include these costs in the administrative fund.

**20. COMMON SERVICES MAY BE PARTLY LOCATED ON A LOT**

The original proprietor has where possible, located common services to a lot within CP 10. The proprietors acknowledge that some services including, pipes, wires cabling and ducts that carry water, sewer, electricity, gas, storm water and communications that are shared by all lots may be located partly within a lot. The proprietor of the lot will not object, remove or interfere with these services and will comply with section 11 of the Act and permit entry to its lot by the strata company or its agents to repair and maintain a service. A copy of the plan for all services will be retained in the strata company records.

**21. 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 CP 10;

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, 12(c) and 13 are repealed and the following by-laws added –

**15. KEEPING OF PETS**

- (1) A proprietor, occupier or other resident of a lot shall be permitted to keep either one domesticated dog or 1 cat on its lot. Domesticated cage birds are permitted provided the birds do not interfere with the quiet and peaceful enjoyment of their lots by the other proprietors.
- (2) A proprietor, occupier or other resident may only enter upon the common property with a dog or cat 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 council of owners may serve notice on a proprietor, occupier or other resident of a lot whose pet causes a nuisance to other proprietors or breaches these by-laws. The notice shall request the removal of the offending pet within 14 days of service of the notice.

**16. VEHICLES PARKING ON CP 10**

- (1) The vehicle access way comprising CP 10 must at all times be available for access and egress by pedestrians or motor vehicles. 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 10 without the prior written consent of the strata company.
- (2) Any designated visitors' bays may only be used by visitors to a lot. Proprietors, occupiers or other residents are not permitted to park in the designated visitors' bays. A 6 hour limit for parking applies to the use of visitor's car bays by visitors.
- (3) In the event that clauses (1) and (2) of this by law is not complied with, then strata company may make application to the State Administrative Tribunal seeking an order to enforce this by-law and impose a fine of \$500 on the defaulting proprietor or visitor.

**17. 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.

**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.

**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 residents 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.

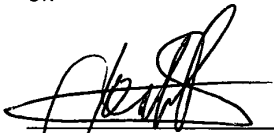
Act 2002  
Section 132(4) of the Electricity Corporations  
authorised by its Board in accordance with  
networks corporation by persons

DATED THIS TWENTY FIRST DAY OF MAY 2019

.....  
Authorised Person - Name

SIGNATURE OF APPLICANT

Executed by DAYTON HOLDINGS-WA-PTY LTD (ACN 167 7490 957) in the presence of:

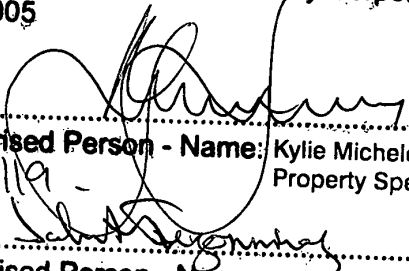
  
\_\_\_\_\_  
Director  
GIUSEPPE RICCARDO MULE  
Print full name

  
\_\_\_\_\_  
Director/Secretary  
FRANK FERRACANE  
Print full name

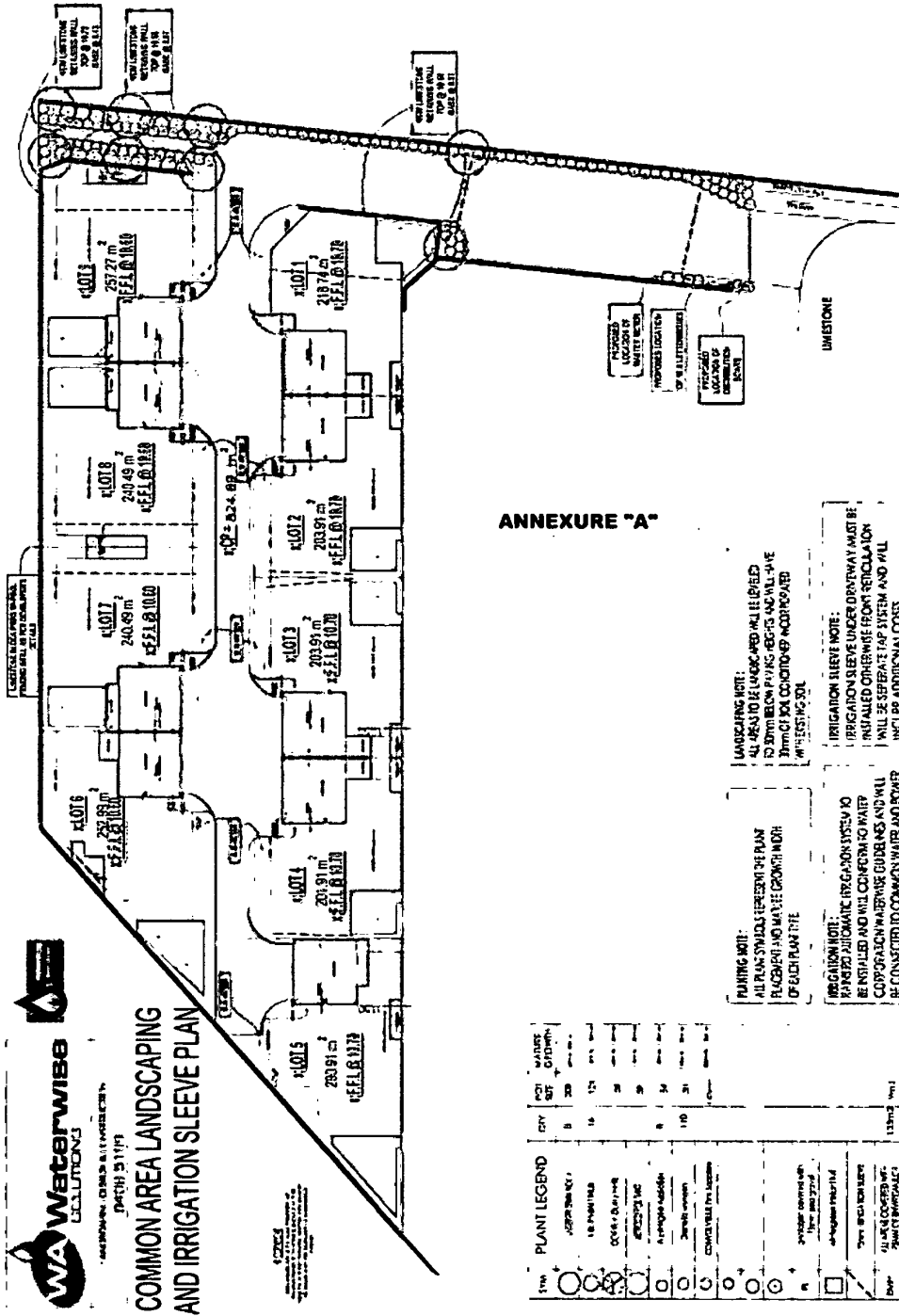
SIGNED BY PERSONS HAVING REGISTERED INTERESTS AND CAVEATORS (IF ANY)

ENCUMBRANCE Document & No **EASEMENT L642047**

Signed on behalf of **ELECTRICITY NETWORKS CORPORATION** by persons authorised by its Board in accordance with **Section 135(4)** of the Electricity Corporations Act 2005

  
.....  
**Authorised Person - Name:** Kylie Michele James  
31/5/19 - Property Specialist

  
.....  
**Authorised Person - Name:** John Alexander Tregonning  
31/5/19 Senior Legal Counsel



**WA Waterwibe SOLUTIONS**  
 WATERWIBE CONSULTANTS PTY LTD  
 1/117  
**COMMON AREA LANDSCAPING AND IRRIGATION SLEEVE PLAN**  
 DATE: 05/11/19

**ANNEXURE "A"**

**LANDSCAPING NOTE:**  
 ALL AREAS TO BE LANDSCAPED WILL BE LEASED TO 20mm BELOW FINISH LEVELS AND WILL HAVE 30mm OF 100% CHOKING SAND ADDED TO INTERESTING SOIL

**IRRIGATION SLEEVE NOTE:**  
 IRRIGATION SLEEVE UNDER DRIVEWAY MUST BE INSTALLED OTHERWISE FRONT SECTION WILL BE SEPARATE TAP SYSTEM AND WILL INCURE ADDITIONAL COSTS

**PLANTING NOTE:**  
 ALL PLANT SYMBOLS REFERRED TO IN THE PLAN TO BE INSTALLED AND WILL CONFORM TO WATER CORPORATION WATERWARE GUIDELINES AND WILL BE CONNECTED TO COMMON WATER AND POWER

SYM	PLANT LEGEND	QTY	UNIT	MAINTENANCE COST (\$/YR)
1	100mm x 100mm x 100mm	10	ea	100
2	150mm x 150mm x 150mm	5	ea	150
3	200mm x 200mm x 200mm	3	ea	200
4	250mm x 250mm x 250mm	2	ea	250
5	300mm x 300mm x 300mm	1	ea	300
6	350mm x 350mm x 350mm	1	ea	350
7	400mm x 400mm x 400mm	1	ea	400
8	450mm x 450mm x 450mm	1	ea	450
9	500mm x 500mm x 500mm	1	ea	500
10	550mm x 550mm x 550mm	1	ea	550
11	600mm x 600mm x 600mm	1	ea	600
12	650mm x 650mm x 650mm	1	ea	650
13	700mm x 700mm x 700mm	1	ea	700
14	750mm x 750mm x 750mm	1	ea	750
15	800mm x 800mm x 800mm	1	ea	800
16	850mm x 850mm x 850mm	1	ea	850
17	900mm x 900mm x 900mm	1	ea	900
18	950mm x 950mm x 950mm	1	ea	950
19	1000mm x 1000mm x 1000mm	1	ea	1000
20	1050mm x 1050mm x 1050mm	1	ea	1050
21	1100mm x 1100mm x 1100mm	1	ea	1100
22	1150mm x 1150mm x 1150mm	1	ea	1150
23	1200mm x 1200mm x 1200mm	1	ea	1200
24	1250mm x 1250mm x 1250mm	1	ea	1250
25	1300mm x 1300mm x 1300mm	1	ea	1300
26	1350mm x 1350mm x 1350mm	1	ea	1350
27	1400mm x 1400mm x 1400mm	1	ea	1400
28	1450mm x 1450mm x 1450mm	1	ea	1450
29	1500mm x 1500mm x 1500mm	1	ea	1500
30	1550mm x 1550mm x 1550mm	1	ea	1550
31	1600mm x 1600mm x 1600mm	1	ea	1600
32	1650mm x 1650mm x 1650mm	1	ea	1650
33	1700mm x 1700mm x 1700mm	1	ea	1700
34	1750mm x 1750mm x 1750mm	1	ea	1750
35	1800mm x 1800mm x 1800mm	1	ea	1800
36	1850mm x 1850mm x 1850mm	1	ea	1850
37	1900mm x 1900mm x 1900mm	1	ea	1900
38	1950mm x 1950mm x 1950mm	1	ea	1950
39	2000mm x 2000mm x 2000mm	1	ea	2000
40	2050mm x 2050mm x 2050mm	1	ea	2050
41	2100mm x 2100mm x 2100mm	1	ea	2100
42	2150mm x 2150mm x 2150mm	1	ea	2150
43	2200mm x 2200mm x 2200mm	1	ea	2200
44	2250mm x 2250mm x 2250mm	1	ea	2250
45	2300mm x 2300mm x 2300mm	1	ea	2300
46	2350mm x 2350mm x 2350mm	1	ea	2350
47	2400mm x 2400mm x 2400mm	1	ea	2400
48	2450mm x 2450mm x 2450mm	1	ea	2450
49	2500mm x 2500mm x 2500mm	1	ea	2500
50	2550mm x 2550mm x 2550mm	1	ea	2550
51	2600mm x 2600mm x 2600mm	1	ea	2600
52	2650mm x 2650mm x 2650mm	1	ea	2650
53	2700mm x 2700mm x 2700mm	1	ea	2700
54	2750mm x 2750mm x 2750mm	1	ea	2750
55	2800mm x 2800mm x 2800mm	1	ea	2800
56	2850mm x 2850mm x 2850mm	1	ea	2850
57	2900mm x 2900mm x 2900mm	1	ea	2900
58	2950mm x 2950mm x 2950mm	1	ea	2950
59	3000mm x 3000mm x 3000mm	1	ea	3000
60	3050mm x 3050mm x 3050mm	1	ea	3050
61	3100mm x 3100mm x 3100mm	1	ea	3100
62	3150mm x 3150mm x 3150mm	1	ea	3150
63	3200mm x 3200mm x 3200mm	1	ea	3200
64	3250mm x 3250mm x 3250mm	1	ea	3250
65	3300mm x 3300mm x 3300mm	1	ea	3300
66	3350mm x 3350mm x 3350mm	1	ea	3350
67	3400mm x 3400mm x 3400mm	1	ea	3400
68	3450mm x 3450mm x 3450mm	1	ea	3450
69	3500mm x 3500mm x 3500mm	1	ea	3500
70	3550mm x 3550mm x 3550mm	1	ea	3550
71	3600mm x 3600mm x 3600mm	1	ea	3600
72	3650mm x 3650mm x 3650mm	1	ea	3650
73	3700mm x 3700mm x 3700mm	1	ea	3700
74	3750mm x 3750mm x 3750mm	1	ea	3750
75	3800mm x 3800mm x 3800mm	1	ea	3800
76	3850mm x 3850mm x 3850mm	1	ea	3850
77	3900mm x 3900mm x 3900mm	1	ea	3900
78	3950mm x 3950mm x 3950mm	1	ea	3950
79	4000mm x 4000mm x 4000mm	1	ea	4000
80	4050mm x 4050mm x 4050mm	1	ea	4050
81	4100mm x 4100mm x 4100mm	1	ea	4100
82	4150mm x 4150mm x 4150mm	1	ea	4150
83	4200mm x 4200mm x 4200mm	1	ea	4200
84	4250mm x 4250mm x 4250mm	1	ea	4250
85	4300mm x 4300mm x 4300mm	1	ea	4300
86	4350mm x 4350mm x 4350mm	1	ea	4350
87	4400mm x 4400mm x 4400mm	1	ea	4400
88	4450mm x 4450mm x 4450mm	1	ea	4450
89	4500mm x 4500mm x 4500mm	1	ea	4500
90	4550mm x 4550mm x 4550mm	1	ea	4550
91	4600mm x 4600mm x 4600mm	1	ea	4600
92	4650mm x 4650mm x 4650mm	1	ea	4650
93	4700mm x 4700mm x 4700mm	1	ea	4700
94	4750mm x 4750mm x 4750mm	1	ea	4750
95	4800mm x 4800mm x 4800mm	1	ea	4800
96	4850mm x 4850mm x 4850mm	1	ea	4850
97	4900mm x 4900mm x 4900mm	1	ea	4900
98	4950mm x 4950mm x 4950mm	1	ea	4950
99	5000mm x 5000mm x 5000mm	1	ea	5000
100	5050mm x 5050mm x 5050mm	1	ea	5050





WESTERN



AUSTRALIA

REGISTER NUMBER	
<b>359/DP402674</b>	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
<b>2</b>	<b>20/2/2019</b>

**RECORD OF CERTIFICATE OF TITLE**  
 UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2863** FOLIO **467**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 359 ON DEPOSITED PLAN 402674

**REGISTERED PROPRIETOR:**  
 (FIRST SCHEDULE)

DAYTON HOLDINGS WA PTY LTD OF PO BOX 501, BALCATT

(T M935194 ) REGISTERED 11/3/2015

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
 (SECOND SCHEDULE)

1. L642047 EASEMENT TO ELECTRICITY NETWORKS CORPORATION - SEE SKETCH ON DEPOSITED PLAN 402674 REGISTERED 1/6/2011.
2. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO LOCAL AUTHORITY - SEE DEPOSITED PLAN 402674
3. COVENANT BURDEN CREATED UNDER SECTION 150 P&D ACT TO CITY OF ARMADALE SEE DEPOSITED PLAN 402674

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
 \* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
 Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP402674  
 PREVIOUS TITLE: 2809-363  
 PROPERTY STREET ADDRESS: 23 LIMESTONE RISE, PIARA WATERS.  
 LOCAL GOVERNMENT AUTHORITY: CITY OF ARMADALE

LANDGATE COPY OF ORIGINAL NOT TO SCALE 22/05/2019 11:11 AM Request number: 59329156



LANDGATE COPY OF ORIGINAL NOT TO SCALE 17/04/2020 02:41 PM Request number: 60510652



