

FOR SALE



Offers Above \$399,000

5 / 50 CAMPBELL ROAD, MIRA MAR



RENOVATED UNIT IN PRIME MIRA MAR LOCATION

- Fully renovated double brick & tile unit
- Light, modern open-plan living and dining area
- Stylish upgraded kitchen with modern appliances
- Two generous bedrooms; contemporary bathroom
- Fresh flooring, décor and finishes throughout
- Single carport; neat, well-kept complex
- Minutes from town, beach, shops and medical facilities
- Ideal as a first home, downsizer or investment property

 **2**  **1**  **1**  **62 m2**

Merrifield
REAL ESTATE

Lee Stonell

0409 684 653

0898414022

lee@merrifield.com.au



Disclaimer: All details on the brochure are presented on the vendor's advice. Prospective purchasers should take necessary actions on their own behalf to satisfy themselves of the details of conditions, contents, fixtures and improvements in regards to this property. **Merrifield Real Estate Pty Ltd JR Stewart Trust T/A Merrifield Real Estate, 258 York Street, Albany WA 6330 ABN 66 768 696 418**

Merrifield
REAL ESTATE

Asking Price	Offers Above \$399,000	Land Size	62.00 m2
Bedrooms	2	Frontage	N/A
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	1	Zoning	Residential, R25
Parking	1	School Zone	Albany P.S & A.S.H.S
Sheds	N/A	Sewer	Connected
HWS	Gas	Water	Scheme Connected
Solar	N/A	Internet Connection	NBN Available
Council Rates	\$1,999.14	Building Construction	Double Brick / Tile
Water Rates	\$1,603.19	Insulation	Unknown
Strata Levies	\$1,800.00	Built/Builder	1975
Weekly Rent	\$360 - \$400	BAL Assessment	N/A



© Copyright, Warpan Australia (and Information Authority. No part of this document or any content appearing on it may be reproduced or published without the prior written permission of Landgate.
Disclaimer: The accuracy and completeness of the information on this document is not guaranteed and is supplied by Landgate "as is" with no representation or warranty as to its reliability, accuracy, completeness, or fitness for purpose.
Please refer to original documentation for all legal purposes.



Author:

Created: 20/11/2025
https://map-viewer-plus.landgate.wa.gov.au/address=Unit%205%2C%2050%20Campbell%20Road%2C%20MIRA%20MAR%206300&theme=hybrid

1:564

0 0.007 0.014 0.02 0.027 km

© Copyright, Western Australian Land Information Authority. No part of this document or any content appearing on it may be reproduced or published without the prior written permission of Landgate.

Disclaimer: The accuracy and completeness of the information on this document is not guaranteed and is supplied by Landgate 'as is' with no representation or warranty as to its reliability, accuracy, completeness, or fitness for purpose.

Please refer to original documentation for all legal purposes.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1593

166

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT OF 1985

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.

BG Roberts

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 5 ON STRATA PLAN 8677

TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)



(T N929725) REGISTERED 27/6/2018

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

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.
2. TITLE EXCLUDES THE LAND SHOWN ON DIAGRAM 91953. AS TO PORTION OF COMMON PROPERTY ONLY.
3. N929726 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 27/6/2018.

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.

-----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: SP8677
PREVIOUS TITLE: SP8677
PROPERTY STREET ADDRESS: UNIT 5 50 CAMPBELL RD, MIRA MAR.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

Strata Plan 8677

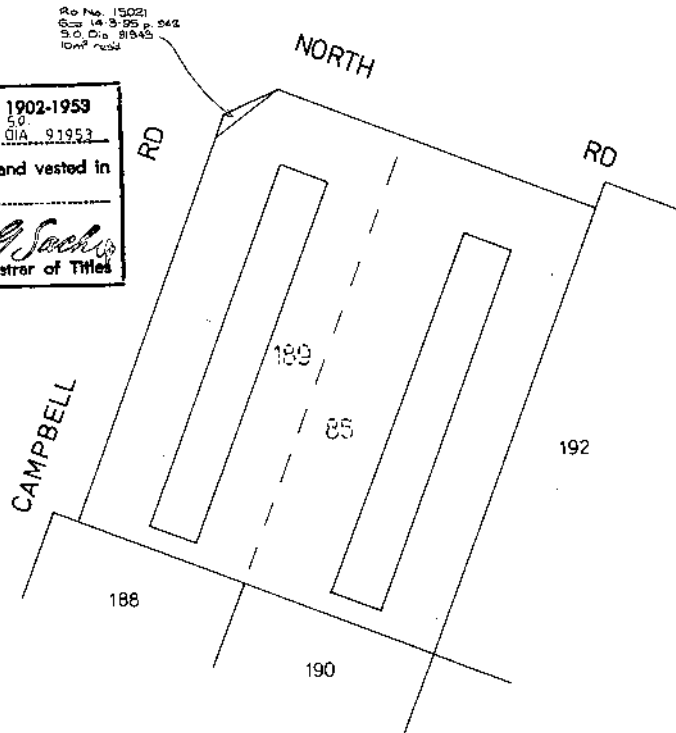
Lot	Certificate of Title	Lot Status	Part Lot
1	1593/162	Registered	
2	1593/163	Registered	
3	1593/164	Registered	
4	1593/165	Registered	
5	1593/166	Registered	
6	1593/167	Registered	
7	1593/168	Registered	
8	1593/169	Registered	
9	1593/170	Registered	
10	1977/946	Registered	
11	1593/172	Registered	
12	1593/173	Registered	

PARCEL OF LAND BEING ALBANY SUB LOTS 85 & 189 AND BEING LOT 3 ON DIAGRAM 49883	STRATA PLAN 8677
CERTIFICATE OF TITLE: VOLUME 1443 FOLIO 732	OFFICE USE ONLY
LOCAL AUTHORITY TOWN OF ALBANY	LODGED 6.11.80
LOCALITY ALBANY INDEX PLAN 2000 11.06	EXAMINED 11.10.11-50
NAME OF BUILDING WILLOW COURT	REGISTERED 11.6.81 App. C.155775
ADDRESS FOR SERVING OF 50-56 CAMPBELL ROAD & NOTICES ON COMPANY 21-23 NORTH ROAD, ALBANY 6330	  REGISTRAR OF TITLES

DEPTH LIMIT 60-96 METRES

STRATA PLAN 8677

PUBLIC WORKS ACT, 1902-1953
 Gaz. 14.3.95 Plan 91953
 PORTION resumed and vested in
 HER MAJESTY
C. J. Sachin
 Registrar of Titles



DRAWN IN L.T.O.
 I.D.C. 1-10-80

SCALE 1:750

HELD BY LANDGATE
 IN DIGITAL FORM ONLY.

HARLEY & HEDDERWICK
LICENSED SURVEYORS
 118 SERPENTINE ROAD
 ALBANY — Tele: (098) 413 643

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY		SURVEYOR'S CERTIFICATE
LOT No.	UNIT ENTITLEMENT	CURRENT Cs. of TITLE	VOL. FOL.	
				I hereby certify that the building shown on the plan is within the external surface boundaries of the parcel and where eaves or guttering project beyond those boundaries, that a registered easement has been granted as an appurtenance of the parcel or, where the projection is over a road that the Local Authority has consented thereto.
	SEE ANNEXURE 'A'			
AGGREGATE				DATE 6.10.80. <i>S. H. S.</i> LICENSED SURVEYOR. APPROVED BY THE TOWN PLANNING BOARD FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1986 <i>[Signature]</i> DATE 11.10.80. CHAIRMAN.

77241/5/78-2M-MS/893

FORM 3

STRATA PLAN No. 8677

CERTIFICATE OF LOCAL AUTHORITY

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

TOWN OF ALBANY, THE LOCAL AUTHORITY,

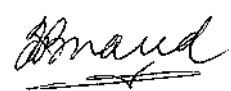
HEREBY CERTIFIES THAT:—

- (1) The building shown on the plan has been inspected and that it is consistent with the building plans and specifications in respect thereof that have been approved by the Local Authority.
- (2) The building, in the opinion of the local authority, is of sufficient standard and suitable to be divided into lots pursuant to the Strata Titles Act, 1966.

DESCRIPTION OF BUILDING:—

A SINGLE STOREY DOUBLE BRICK AND TILE ROOF RESIDENTIAL
COMPLEX CONSISTING OF 12 UNITS.

DATE 29. 10. 80


SHIRE/TOWN CLERK

HARLEY & HEDDERWICK
LICENSED SURVEYORS
116 SERPENTINE ROAD
ALBANY — Tele: (088) 413 843

62067/ 5/69-200 - F802

ANNEXURE 'A' OF STRATA PLAN No. 8677

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE
LOT No.	UNIT ENTITLEMENT	VOL. FOL.	LOT No.	UNIT ENTITLEMENT	VOL. FOL.
1	1	1593-162			
2	1	1593-163			
3	1	1593-164			
4	1	1593-165			
5	1	1593-166			
6	1	1593-167			
7	1	1593-168			
8	1	1593-169			
9	1	1593-170			
10	1	1593-171, 1971-1946			
11	1	1593-172			
12	1	1593-173			
AGGREGATE		12			

APPROVED

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966 AS AMENDED

TOWN PLANNING BOARD



Date

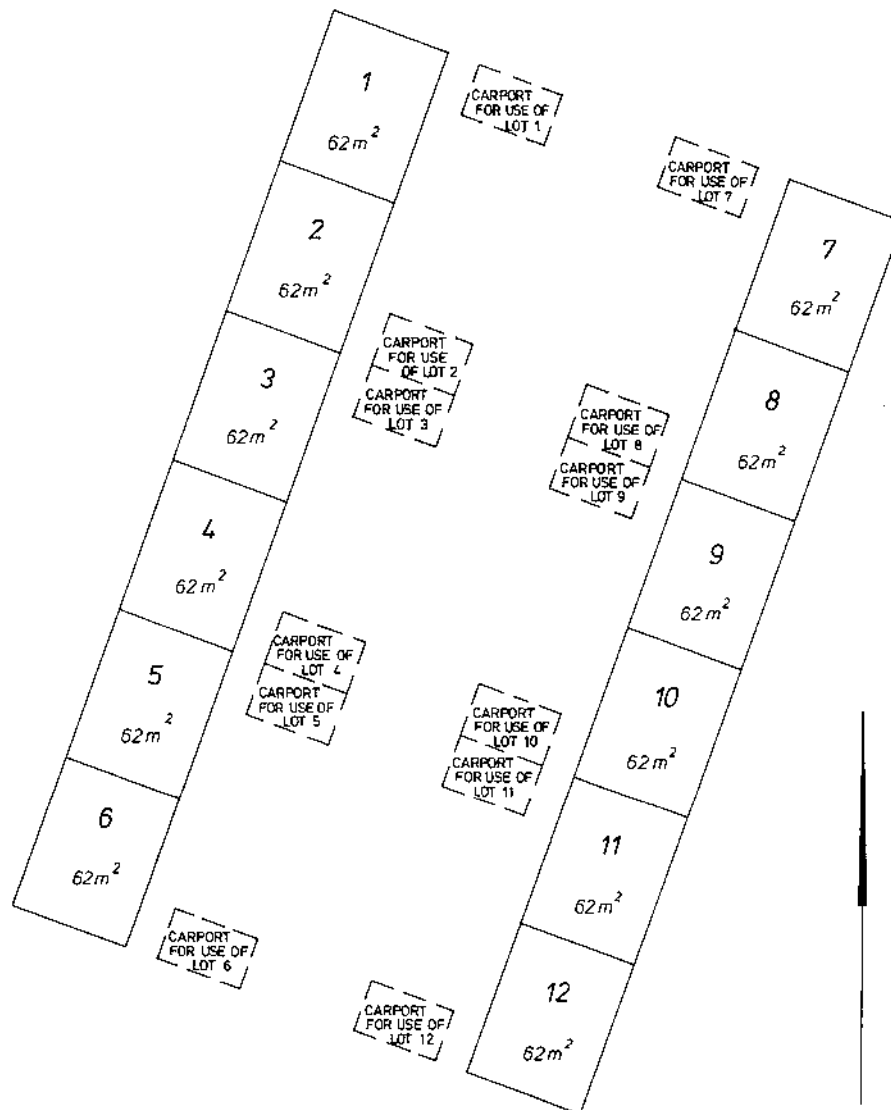
CHAIRMAN.

LOCAL AUTHORITY..... TOWN OF ALBANY

Date 29.10.80

SHIRE/TOWN CLERK.

GROUND FLOOR



SCALE 1:300

HARLEY & HEDDERWICK
LICENSED SURVEYORS
118 SERPENTINE ROAD
ALBANY — Tele: (088) 413 843

APPROVED

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966 AS AMENDED

TOWN PLANNING BOARD

DATE

CHAIRMAN

LOCAL AUTHORITY TOWN OF ALBANY

DATE 29. 10. 80.

SHIRE TOWN CLERK

[illegible]

SCHEDULE OF ENCUMBRANCES, ETC.					
INSTRUMENT		PARTICULARS	REGIST'D	SIGNATURE OF REGISTRAR OF TITLES	CANCELLATION
NATURE	NUMBER				
Notification	K516832	Notification of Change of by-laws.	25.2.08		

NOTE : ENTRIES RULED THROUGH AND AUTHENTICATED BY THE REGISTRAR OF TITLES ARE CANCELLED.

[illegible]

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..



Department of Land Information
Government of Western Australia

EXAMINED

K516832 AE

25 Feb 2008 08:00:00 Midland



REG \$ 15.00

LODGED BY **ALBANY STRATA MANAGEMENT SERVICES**

Colin & Elizabeth Davies

ADDRESS 9 Hillman Street Albany 6330

Ph/Fax 9842 5402 Email cdavies@bigpond.net.au

PHONE No. ABN 66 012 030 176

FAX No.

REFERENCE No.

ISSUING BOX No.

PREPARED BY

ALBANY STRATA MANAGEMENT SERVICES

ADDRESS 9 HILLMAN ST ALBANY

PHONE No. 9842 5402

FAX No. 9842 5402

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

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. <u>LETTER</u>	Received Items
2. _____	Nos. 1
3. _____	
4. _____	
5. _____	
6. _____	Receiving Clerk <u>PP</u>

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.



BLANK INSTRUMENT FORM

(Note 1)

Form 21

NOTIFICATION OF CHANGE OF BY-LAWS

Strata Titles Act 1985

Section 42

The Owners of Willow Court Strata Plan No 8677 hereby certifies -

that by resolution without dissent duly past at a meeting of the strata company on 6 December 2007 which became unconditional on 3 January 2008 by-laws in Schedule 1 to the Act

as they applied to the strata company were added to, ~~amended, or repealed~~ as follows -

Security Screen Doors & Windows

By-law 16 ✓

that each lot proprietor may install aluminium framed window security screens and aluminium framed security doors to the common property exterior of their lot under the following conditions:

- 1) all costs for installation, repair and maintenance shall be borne by the lot proprietor;
- 2) the installation shall be completed in a workmanlike manner and all materials used shall be new & trade quality, and shall match the existing colour scheme of the buildings;
- 3) the lot proprietor shall maintain the window screens & doors in good repair.

The Common Seal of the Owners of Willow Court Strata Plan No. 8677 was hereunto affixed on the 18 February 2008 in the presence of -

CG Winton
Christopher George Winton

W.P.M.
Members of the Council
William Peter Miller



(see Annex)

ALBANY STRATA MANAGEMENT SERVICES

Colin & Elizabeth Davies

Telephone: 9842 5402
Mobile: 0400 160 349
Facsimile: 9842 5402
ABN 66 012 030 176

9 Hillman Street
Albany 6330

Email: cdavies@bigpond.net.au

19 February 2008

The Registrar
Landgate
Land Registration Centre
PO Box 2222
Midland 6936



Dear Sir,

RE: **DOCUMENT REGISTRATION**
NOTIFICATION OF CHANGE OF BY-LAWS

We enclose document Form 21 and cheque for \$85.00 being registration fee to effect the Change of By-Laws. ^{LA}

Yours faithfully

A handwritten signature in black ink, appearing to read "Elizabeth Davies".

Elizabeth Davies

Encl: Form 21
Chq for \$85.00

FORM B2

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1993 AS AMENDED

COPY

Page of Pages.

Date

BLANK INSTRUMENT FORM

(Note 1)

Form 21

NOTIFICATION OF CHANGE OF BY-LAWS

Strata Titles Act 1985

Section 42

The Owners of Willow Court Strata Plan No 8677 hereby certifies -

that by resolution without dissent duly past at a meeting of the strata company on 6 December 2007 which became unconditional on 3 January 2008 by-laws in Schedule 1 to the Act

as they applied to the strata company were added to, ~~amended, or repealed~~ as follows -

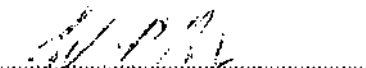
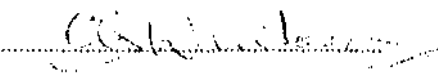
Security Screen Doors & Windows

By-law 16

that each lot proprietor may install aluminium framed window security screens and aluminium framed security doors to the common property exterior of their lot under the following conditions:

- 1) all costs for installation, repair and maintenance shall be borne by the lot proprietor;
- 2) the installation shall be completed in a workmanlike manner and all materials used shall be new & trade quality, and shall match the existing colour scheme of the buildings;
- 3) the lot proprietor shall maintain the window screens & doors in good repair.

The Common Seal of the Owners of Willow Court Strata Plan No. 8677 was hereunto affixed on the 18 February 2008 in the presence of -



Members of the Council



ALBANY STRATA MANAGEMENT SERVICES

Colin & Elizabeth Davies

Telephone: 9842 5402
Mobile: 0400 160 349
Facsimile: 9842 5402
ABN 66 012 030 176

9 Hillman Street
Albany 6330

Email: cdavies@bigpond.net.au

14 April 2008

The Registrar
Landgate Registration Centre
PO Box 2222
Midland 6936

Fax: 9273 7678
Attn: Geok

Dear Sir

RE: *REGISTRATION DOCUMENT K516832*
NOTIFICATION OF CHANGE OF BY-LAWS S/P 8677

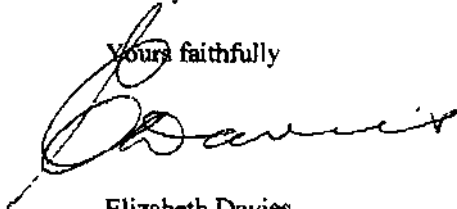
As requested we advise that Albany Strata Management Services are managing agents for Willow Court Strata Plan No 8677 and Elizabeth Anne Davies (as strata manager) is authorised to sign on behalf of the company.

The signatories to the Form 21 are strata council members and their full names are as follows:

Christopher George Winton (strata councillor)
Unit 4 Willow Court
50-56 Campbell Road
Albany 6330

William Peter Miller (strata councillor)
5 Warrangoo Rd
Bayonet Head
Albany 6330

Yours faithfully



Elizabeth Davies
Strata Manager

PS: Your fax of even date refers. Form 21 with the amended notation is attached indicating the intention to add by-law 16.

ALBANY STRATA MANAGEMENT SERVICES

Colin & Elizabeth Davies

Telephone: 9842 5402
Mobile: 0400 160 349
Facsimile: 9842 5402
ABN 66 012 030 176

9 Hillman Street
Albany 6330

Email: cdavies@bigpond.net.au

FAX

TO: Landgate

FROM: Elizabeth Davies

ATTN: Gook

DATE: 14/4/08

FAX: 9273 7678

PHONE:

SUBJECT: Notification of By law change

CC:

Re: Document K516832

Attached letter and Form 21 with amendments as requested.

Precontractual Disclosure Statement to the Buyer

Part A | General Information about strata titles schemes

What you need to know

This information applies to a lot in a strata scheme or survey-strata scheme (scheme), which is subject to the *Strata Titles Act 1985* (the Act). Section 156 of the Act sets out that the seller of a strata lot or survey-strata lot (lot) must give the buyer certain information before the buyer signs the contract of sale.

Instruction for the seller

The seller must give the information incorporated in this document to a buyer before the buyer signs a contract for the sale and purchase of a lot in a scheme. Failure to do so may give the buyer the right to avoid the contract and/or delay the proposed settlement date.

Information for the buyer

The buyer should keep this document including any attachments in a safe place as it contains important information which might be needed at a later date.

It is strongly recommended that the buyer read all the information provided by the seller before signing the contract. The buyer should consider obtaining independent professional legal advice before signing the contract.

There are different rights, restrictions and obligations that apply in relation to a lot in a scheme than those that apply to a 'green title' lot. Those rights, restrictions and obligations can be found in the Act, the *Strata Titles (General) Regulations 2019* (regulations), scheme by-laws, the certificate of title, the strata / survey-strata plan for the lot and, if the scheme is a leasehold scheme, the strata lease for the lot. Your right to deal with the lot and to use the common property is restricted by these, as well as by any resolutions and decisions made by the strata company. You will not be able to build on the lot or make any alterations to (including removal of) a building on the lot without the approval of the strata company, except in certain circumstances.

As an owner of a lot, you will also have a share in any common property in the scheme. You will be a member of the strata company, along with all of the other lot owners, and have a right to participate in managing the scheme.

Each lot owner has to abide by the rules of the strata company, known as by-laws. By-laws can be different for each strata scheme and you should understand which by-laws apply to your scheme. The seller must give you the current by-laws before you sign the contract for sale. A strata company can make, amend or repeal by-laws by voting on them, and registering them with the Registrar of Titles at Landgate within 3 months.

As the owner of a lot, you will be liable to pay a strata levy or contribution to the strata company for expenses including for maintenance, repair and insurance of the common property unless the lot is in a scheme of 2 to 5 lots which may be exempt from these requirements. Be aware that if the unpaid amounts for the lot are not paid by the seller before you complete the purchase (settle), you as the new owner will have to pay the strata company these unpaid amounts.

As part of this disclosure you must receive the strata or survey-strata plan (the plan) which includes the lot you are proposing to buy. This plan will show all of the lots and the common property in the scheme. The common property is all the land within the scheme boundary that is not a lot. In a strata plan each lot is clearly identified, but the common property is not; it is everything that is not a lot. In comparison, in a survey-strata plan common property areas are clearly identified as common property. It is important to understand what is your lot, as you will be responsible for repairing and maintaining it, whereas the strata company will generally be responsible for the common property, unless there are by-laws which set out something different.

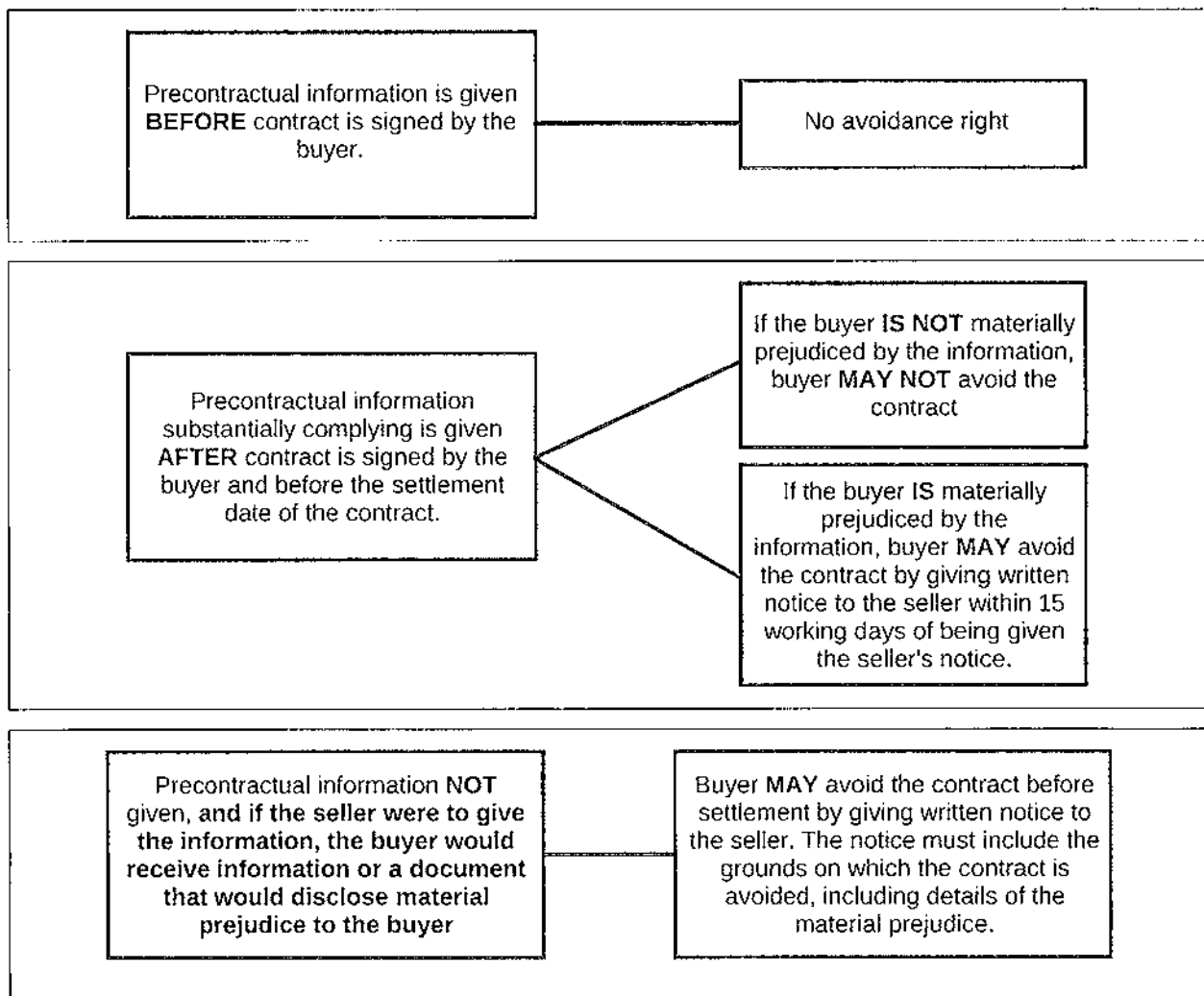
A buyer may consider seeking more information about the lot, the strata company and the strata / survey-strata scheme by asking the seller to provide it, or by making an application to the strata company for more information under section 107 of the Act.

The buyer should consider reading Landgate's publication *A Guide to Strata Titles* as this provides extra information about schemes.

Buyer's avoidance rights

Avoidance rights for failure to give precontractual information to the buyer

The buyer's right to avoid the contract for precontractual information is as follows:



Avoidance rights for notifiable variations

After the buyer has signed the contract, it is possible a particular type of event known as a type 1 or type 2 notifiable variation may occur. If this happens, the seller must provide written notice of the variation to the buyer before the proposed settlement date.

Type 1 and Type 2 notifiable variations are as follows:

Type 1 Notifiable Variation

- The area or size of the lot/proposed lot is reduced by 5% or more from the area or size notified to the buyer before the buyer entered into the contract.
- The proportion that the unit entitlement, or a reasonable estimate of the unit entitlement of the lot bears to the sum of the unit entitlements of all the lots is increased/decreased by 5% or more in comparison to that which was notified to the buyer before the buyer entered into the contract.
- Anything relating to a proposal for the termination of the strata titles scheme is served on the seller by the strata company.
- Any other event classified by the regulations as a type 1 notifiable variation.

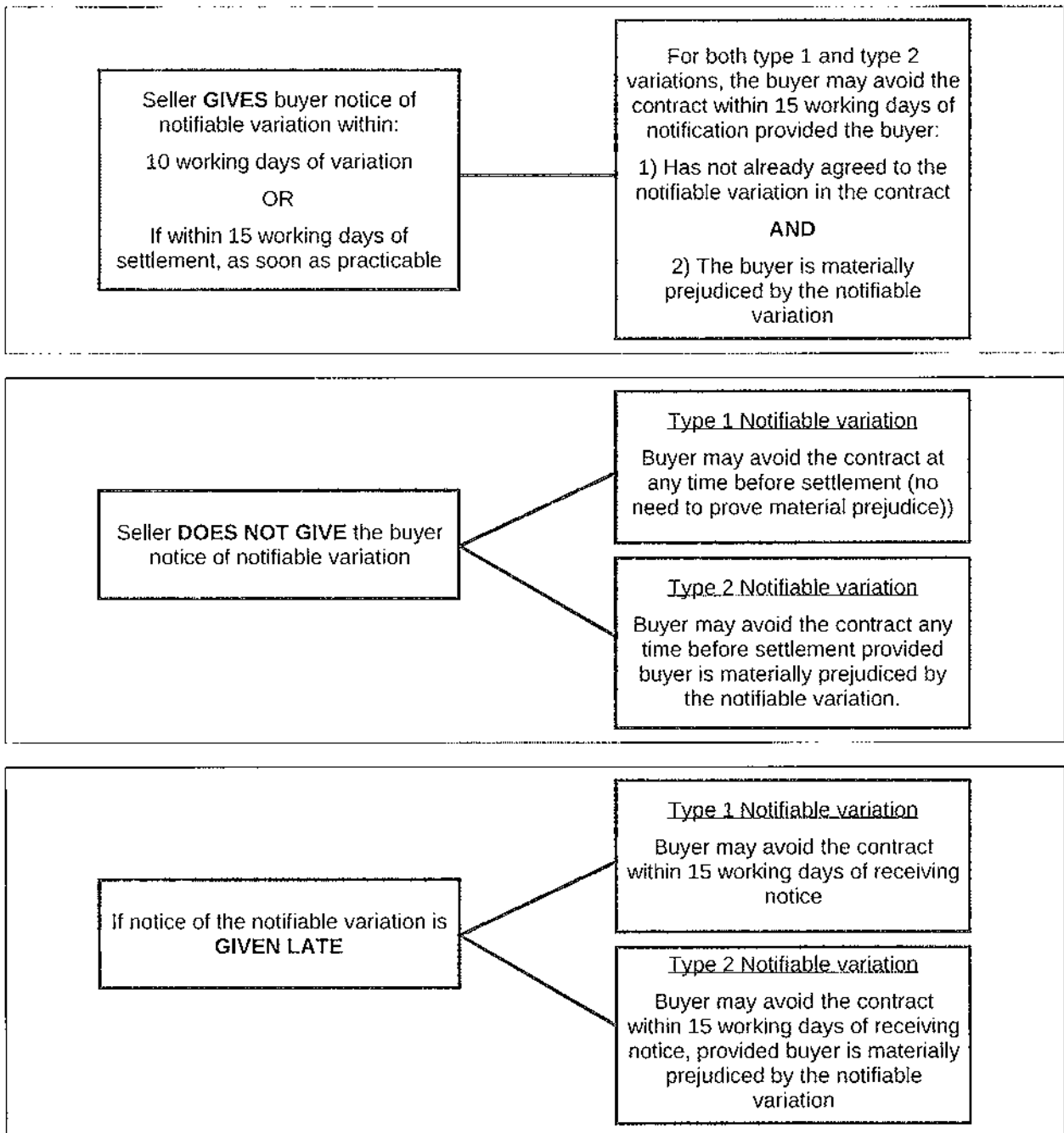
Type 2 Notifiable Variation

- The current/proposed scheme plan or amendment of the scheme plan for the scheme is modified in a way that affects the lot or the common property (that is not a type 1 notifiable variation).
- The current/proposed schedule of unit entitlements or amendment of the schedule of unit entitlements for the scheme is modified in a way that affects the lot (that is not a type 1 variation).
- The strata company or a scheme developer-
 - (i) enters into a contract for the provision of services or amenities to the strata company or to members of the strata company or a contract that is otherwise likely to affect the rights of the buyer; OR
 - (ii) varies an existing contract of that kind in a way that is likely to affect the rights of the buyer
- The current/proposed scheme by-laws are modified.
- A lease, licence, right or privilege over the common property in the strata titles scheme is granted or varied.
- Any other event classified by the regulations as a type 2 notifiable variation.

See section 161 and 162 of the Act for further details.

Regulation 106 describes when certain notifiable variations are deemed to have occurred.

The buyer's right to avoid the contract for notifiable variations is as follows:



See section 163 of the Act for special protections which apply if the lot has not yet been created by the registration of the scheme or an amendment of the scheme - that is, an 'off the plan' sale.

Buyer's right to postpone settlement

The buyer has a right to postpone settlement date of the contract for the sale and purchase of the lot, by providing written notice to the seller, if the seller has not complied with their obligation to provide pre-contractual information or particulars of a notifiable variation to the buyer. The buyer may postpone settlement date by no more than 15 working days after the latest date that the seller complies with the relevant disclosure requirement.

Disputes about avoidance rights to be heard in the State Administrative Tribunal

If the buyer or seller has a dispute about a right to avoid or whether a seller has provided the notifiable information / notifiable variations as required and within the time required, the buyer and or seller may apply to the State Administrative Tribunal for orders to resolve the dispute.

Precontractual Disclosure Statement to the Buyer

Part B | Information specific to the sale of the strata lot

This form sets out the information requirements in section 156 of the *Strata Titles Act 1985* (the Act), that the seller must give the buyer. It is the information designated as information specific to the sale of a strata lot, which, if included in the contract, must be included in a prominent position (such as the first page). The term 'lot' includes strata and survey-strata lot.

Personal information

The seller(s)

Name [REDACTED]

Address

Telephone/mobile [REDACTED] Email [REDACTED]

Name _____

Address

Telephone/mobile _____ Email _____

Scheme Information

The term 'scheme' includes strata and survey-strata schemes

Scheme Details

Scheme name	Willow Court
-------------	--------------

Name of the strata company	Owners of Strata Plan 8677
Strata Plan 8677	100%

Address for service of the strata company (taken from scheme notice) 50-56 Campbell Road and 21-23 North Road, Albany 6330

Name of Strata Manager Merrifield Real Estate

Address of Strata Manager 258 York Street, Albany WA 6330

Telephone/Mobile 08 9841 4022

Email selena@merrifield.com.au

The status of the scheme is:

proposed

|✓| registered

The scheme type is:

☒ strata

• survey-strata

The tenure type is

☒ freehold

leasehold

For leasehold only:

The scheme has a term of _____ years _____ months _____ days commencing on registration of the scheme _____

If there is a registered scheme notice, the expiry day for the leasehold scheme is _____

For any attachments, please include the attachment number in the column titled 'Att.' on the right-hand side of this document.

Att.

Scheme Documents (must be attached)

Schemes created on or after 1/5/2020 must provide a copy of the scheme notice (Schemes created before 1/5/2020 only have to provide a scheme notice if a change of scheme name or address was registered on or after 1 May 2020). _____

A copy of the scheme plan showing the exact location and definition of the lot _____ 1 _____

A copy of the scheme by-laws _____ 2 _____

A copy of the scheme by-laws made but not yet registered by the Registrar of Titles at Landgate _____

Do the scheme by-laws include staged subdivision by-laws ☒ no ☐ yes

☐ If yes, they are included with this form _____

☐ If yes, they are not included but a notice concerning staged subdivision by-laws that are spent has been provided _____

A copy of the schedule of unit entitlements showing the unit entitlement of the lot AND sum of unit entitlements of all the lots in the scheme _____ 1 _____

If this is a leasehold lot, a copy of the strata lease for the lot _____

Additional comments: _____

Minutes (choose one option)

☒ A copy of the minutes of the most recent annual general meeting and any subsequent extraordinary general meeting(s) _____ 3 _____

☐ A statement that the strata company does not keep minutes of its meetings* _____

☐ A statement of why the seller has been unable to obtain the minutes _____

Additional comments: _____

Statement of accounts (choose one option)

☒ The statement of accounts last prepared by the strata company _____ 4 _____

☐ A statement that the strata company does not prepare a statement of accounts* _____

☐ A statement of why the seller has been unable to obtain a statement of accounts _____

** Note that section 140(1) sets out that 2-lot schemes are not required to keep minutes or statements of account, and section 140(2) provides that 3, 4 and 5-lot schemes are allowed to have a by-law exempting them from these requirements. If this applies to the scheme, write that down in these fields.*

Additional comments: _____

Termination proposal

Has the seller received a copy of any notice from the strata company in relation to any current termination proposal for the scheme? ☒ no ☐ yes

If yes, attach a copy.

Lot information (choose all that apply)

Att.

☒ This lot is on a registered scheme plan

☐ This lot has not yet been created

☐ This lot is a leasehold strata expiring on _____
(being the expiry day of the scheme set out in the scheme notice)

Street address of the lot (if known)

5/50-56 Campbell Road, Mira Mar

Lot 5 on scheme plan no. 8677

(The lot owner will also own a share in the common property of the scheme)

Voting right restrictions

Does the contract contain any voting right restriction which has the meaning in regulation 103 of the *Strata Titles (General) Regulations 2019*? * ☒ no ☐ yes

If yes, describe the restriction _____

* A voting right restriction includes if the contract requires the buyer to grant an enduring proxy or power of attorney to the seller.

Exclusive use by-laws

This lot is a 'special lot', subject to exclusive use by-laws giving exclusive use of an area of common property ☒ no ☐ yes

If yes, please give details _____

Strata levy/contributions for the lot (choose one option)

(Local government rates are payable by the lot owner in addition to the strata levy/contributions)

☒ Contributions that have been determined within the previous 12 months

☐ If not determined, estimated contributions for 12 months after proposed settlement date

	Actual (\$)	OR	Estimated (\$) 12 months after the proposed settlement date
Administrative fund:	\$1,400		
Reserve fund:	\$400		
Other levy (attach details)			

☒ Actual ☐ Estimated total contribution for the lot \$ 1,800

Payable ☐ annually ☐ bi-annually ☒ quarterly ☐ other: _____

Due dates \$450 on 01/11/2024 \$450 on 01/02/2025
\$450 on 01/05/2025 \$450 on 01/08/2025

Strata levy/contributions/other debts owing

If the seller has a debt owed to the strata company, the total amount owing is \$ _____

If the seller has a debt owed to a utility company, the total amount owing is \$ _____

Details of who is owed, how the debt arose, date on which it arose and the amount outstanding is attached.

Additional comments: _____

Scheme developer specific information

Information specific to the sale of a strata lot - only to be
completed if the seller of the lot is a scheme developer

Att.

The scheme developer is defined as:

- The registered owner(s) of a lot(s) before it is subdivided by a strata titles scheme
- The registered owner/s of a lot in a staged strata development that is to be subdivided by the registration of an amendment of scheme to which staged subdivision by-laws apply

This part applies where the seller of the lot is a scheme developer in any of the following circumstances:

- The scheme has not been registered
- The first annual general meeting of the strata company has not been held
- The scheme developer owns 50% or more of the lots
- The scheme developer owns lots with an aggregate unit entitlement of 50% or more of the sum of the unit entitlements of all lots in the scheme

Statement of estimated income and expenditure

A statement of the estimated income and expenditure of the strata company for the 12 months after the proposed settlement date is attached.

Additional comments: _____

Agreements for amenity or service

Are there any current or proposed contracts for the provision of any amenity or service to the strata company or members of the strata company entered into or arranged by the scheme developer or strata company? ☐ no ☐ yes

If yes, attach details including terms and conditions, the consideration and estimated costs to members of the strata company

Additional comments: _____

Lease, licence, exclusive right or use and enjoyment or special privilege over common property

Are there any current or proposed leases, licences, right of exclusive use and enjoyment, restricted right of use and enjoyment, or special privilege over common property? ☐ no ☐ yes

If yes, attach details including terms and conditions.

Additional comments: _____

Section 79 Disclosure of remuneration and other benefits

Has the scheme developer and/or their associate received or reasonably expects to receive remuneration or other benefit arising out of a contract for the provision of services or amenities described above, any other contract that binds the strata company or a lease or licence of the common property in the strata titles scheme? ☐ no ☐ yes

Is there any other direct or indirect pecuniary interest the scheme developer and/or their associate has in the contract, lease or licence other than as a member of the strata company?

☐ no ☐ yes

If yes, attach details of any remuneration, other benefit and/or pecuniary interest disclosed in accordance with s.79 of the Act, including its value. _____

Additional comments: _____

Acknowledgement by seller and buyer

The statements by the seller and buyer relate to the following precontractual disclosures:

- **Part A, general information about strata titles schemes.** This information can be included in a form that is separate from the rest of the contract; and
 - **Part B, information specific to the sale of a strata lot.** This information can be included in a separate form, or within the contract in a prominent position.
- Both the Part A and Part B disclosures can be provided electronically if the buyer has consented to this.

Statement by the seller(s) / seller's representative

☐ I / ☒ We¹, hereby certify that Part A and Part B of the required precontractual disclosures were given to the buyer before the buyer signed the contract of sale.

Signature

[Redacted Signature]

Name

[Redacted Name]

Date

5/11/2025

Signature

[Redacted Signature]

Name

[Redacted Name]

Date

5/11/2025

Statement by the buyer(s) / buyer's representative

☐ I / ☐ We¹, the buyer/s, acknowledge that ☐ I / ☐ we¹ received Part A and Part B of the required precontractual disclosures before ☐ I / ☐ We¹ signed the contract of sale.

☐ I / ☐ We¹ understand that the disclosures given by the seller(s) or by the seller's representative are not an offer or a contract to purchase a lot (though they may be included in such contract) but only provide information to ☐ me / ☐ us¹.

Signature

Name

Date

Signature

Name

Date

¹ Select one.

Attachment 1 - Page 1 of 7

FORM 1

Ca. 1

PARCEL OF LAND BEING ALBANY SUB LOTS 85 & 189 AND
BEING LOT 3 ON DIAGRAM 49883
CERTIFICATE OF TITLE: VOLUME 1443 FOLIO 732
LOCAL AUTHORITY TOWN OF ALBANY
LOCALITY ALBANY INDEX PLAN 2000 11.05
NAME OF BUILDING WILLOW COURT
ADDRESS FOR SERVING OF 50-56 CAMPBELL ROAD &
NOTICES ON COMPANY 21-23 NORTH ROAD, ALBANY 6330

STRATA PLAN 8677

OFFICE USE ONLY

LODGED 6.11.80

EXAMINED 11.11.80

REGISTERED 11.6.81 App. C 155775



Registrar of Titles
REGISTRAR OF TITLES

DEPTH LIMIT 60.96 METRES

STRATA PLAN 8677

PUBLIC WORKS ACT, 1902-1953
Gaz. 14.3.95 Plan 005 91553
PORTION resumed and vested in
HER MAJESTY
G. Sach
Registrar of Titles



DRAWN BY L.T.O.
I.O.C. 1-10-80

SCALE 1:750

HELD BY LANDGATE
IN DIGITAL FORM ONLY.

HARLEY & HEDDERWICK
LICENSED SURVEYORS
118 SERPENTINE ROAD
ALBANY - Tel: (088) 413 643

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY		SURVEYOR'S CERTIFICATE
LOT No.	UNIT ENTITLEMENT	CURRENT Ca. of TITLE	VOL. FOL.	
				I hereby certify that the building shown on the plan is within the external surface boundaries of the parcel and where eaves or guttering project beyond those boundaries, that a registered easement has been granted as an appurtenance of the parcel or, where the projection is over a road that the Local Authority has consented thereto. DATE 6.11.80. <i>G. Sach</i> LICENSED SURVEYOR. APPROVED BY THE TOWN PLANNING BOARD FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966 <i>David Carr</i> DATE 9.11.80 CHAIRMAN.
	SEE ANNEXURE 'A'			
AGGREGATE				

77241/6/78-DH-402/883

FORM 3

STRATA PLAN No. 8677

CERTIFICATE OF LOCAL AUTHORITY

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

TOWN OF ALBANY

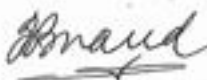
THE LOCAL AUTHORITY,

HEREBY CERTIFIES THAT:—

- (1) The building shown on the plan has been inspected and that it is consistent with the building plans and specifications in respect thereof that have been approved by the Local Authority.
- (2) The building, in the opinion of the local authority, is of sufficient standard and suitable to be divided into lots pursuant to the Strata Titles Act, 1966.

DESCRIPTION OF BUILDING:—

A SINGLE STOREY DOUBLE BRICK AND TILE ROOF RESIDENTIAL
COMPLEX CONSISTING OF 12 UNITS.

DATE 29. 10. 80

SHIRE/TOWN CLERK

HARLEY & HEDDERWICK
LICENSED SURVEYORS
118 SERPENTINE ROAD
ALBANY — Tele: (085) 413 543

88987/1/66-000-P662

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE
LOT No.	UNIT ENTITLEMENT	VOL. FOL.	LOT No.	UNIT ENTITLEMENT	VOL. FOL.
1	1	1593-162			
2	1	1593-163			
3	1	1593-164			
4	1	1593-165			
5	1	1593-166			
6	1	1593-167			
7	1	1593-168			
8	1	1593-169			
9	1	1593-170			
10	1	1593-171, 1711-144			
11	1	1593-172			
12	1	1593-173			
AGGREGATE	12				

APPROVED

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1964 AS AMENDED

TOWN PLANNING BOARD

TOWN PLANNING BOARD
Dad Can

Date _____

CHAIRMAN.

LOCAL AUTHORITY.....TOWN OF ALBANY

Date 29. 10. 80

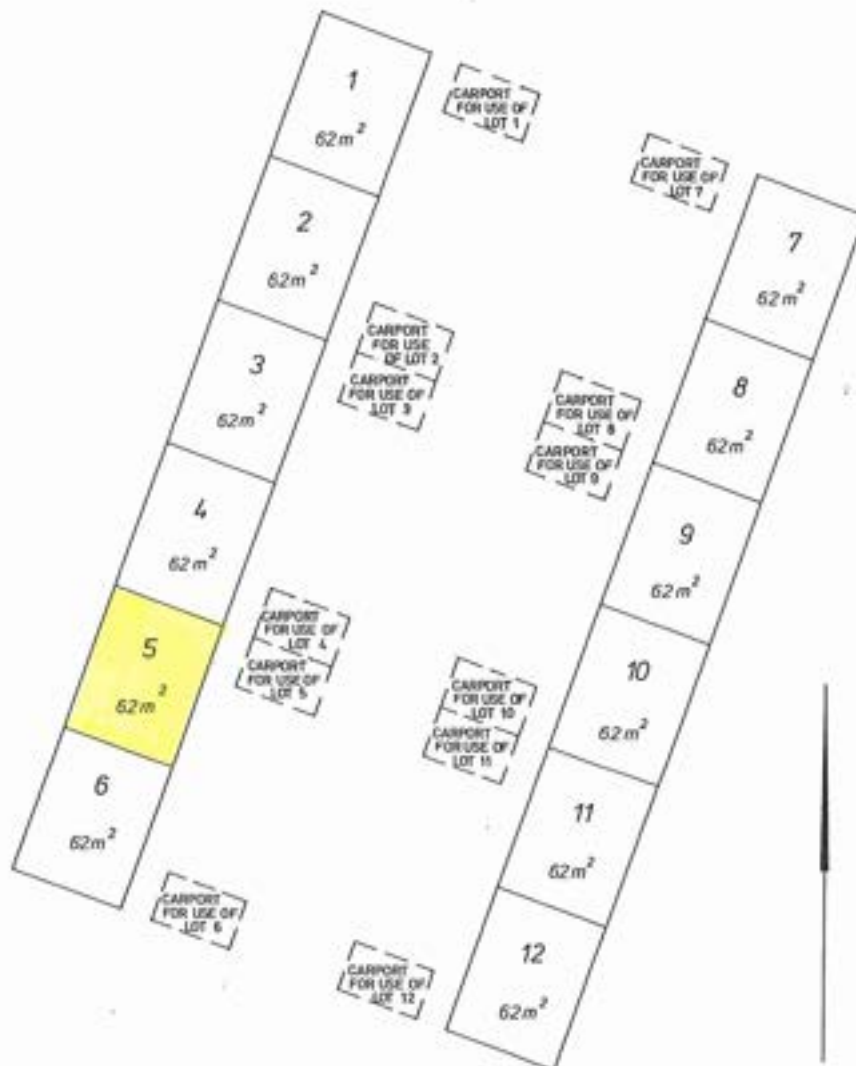
SHIRE-TOWN CLERK

CA. 4

SHEET No. 1 OF 1 SHEETS

STRATA PLAN No. 8677

GROUND FLOOR



SCALE 1:300

HARLEY & HEDDERWICK
 LICENSED SURVEYORS
 118 SERPENTINE ROAD
 ALBANY — Tele: (008) 413 643

APPROVED

FOR THE PURPOSES OF THE STRATA TITLES ACT 29 OF 1986 AS AMENDED

TOWN PLANNING BOARD

DATE

CHAIRMAN

LOCAL AUTHORITY TOWN OF ALBANYDATE 29. 10. 80.

SHIRE TOWN CLERK

6728/8/75-2M-C387

Ca. 5

ANNEXURE 'B' OF STRATA PLAN No. 8577		REGISTRAR OF TITLES		
SCHEDULE OF REGISTERED PROPRIETORS		INSTRUMENT		SIGNATURE OF REGISTRAR OF TITLES
REGISTERED PROPRIETOR		NATURE	NUMBER	
SEE RECORD OF STRATA TITLES SCHEME FOR FURTHER ENDORSEMENTS				

SCHEDULE OF ENCUMBRANCES, ETC.				SIGNATURE OF REGISTRAR OF TITLES	CANCELLATION
INSTRUMENT	PARTICULARS	REGIST'D			
NATURE Notification K536832	Notification of Change of by-laws.	25.2.08			

NOTE : ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SIGNATURE OF THE REGISTRAR OF TITLES ARE CANCELLED.

03/17/10/08-005-0472

[illegible]

Strata Plan 8677

Lot	Certificate of Title	Lot Status	Part Lot
1	1593/162	Registered	
2	1593/163	Registered	
3	1593/164	Registered	
4	1593/165	Registered	
5	1593/166	Registered	
6	1593/167	Registered	
7	1593/168	Registered	
8	1593/169	Registered	
9	1593/170	Registered	
10	1977/946	Registered	
11	1593/172	Registered	
12	1593/173	Registered	

STRATA TITLES ACT 1985 SCHEDULES.

SCHEDULE 1 & SCHEDULE 2 (section 42 (2)) BY-LAWS.

SCHEDULE 1. (SECTION 42 (2))

Duties of proprietor,
occupiers etc.

1. (1) A proprietor shall -
 - (a) forthwith carry out all work that may be ordered by any competent public or local government authority in respect of his lot other than such work as may be for the benefit of the building generally and pay all rates, taxes, charges, outgoings and assessments that may be payable in respect of his lot;
 - (b) repair and maintain his lot, and keep it in a state of good repair, reasonable wear and tear, and damage by fire, storm, tempest or act of God excepted.
- (1a) A proprietor shall -
 - (a) notify the strata company forthwith upon any change of ownership, including in the notice an address of the proprietor for service of notices and other documents under this Act; and
 - (b) if required in writing by the strata company, notify the strata company of any mortgage or other dealing in connection with his lot, including in the case of a lease of a lot, the name of the lessee and the term of the lease.
- (2) A proprietor, occupier or other resident of a lot shall-
 - (a) use and enjoy the common property in such a manner as not unreasonably to interfere with the use and enjoyment thereof by other proprietors, occupiers or residents, or of their visitors;
 - (b) not use the lot or permit it to be used in such manner or for such purpose as causes a nuisance to any occupier of another lot (whether a proprietor or not) or the family of such an occupier;
 - (c) take all reasonable steps to ensure that his visitors do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor, occupier or other resident of another lot or of any person lawfully using common property; and
 - (d) take all reasonable steps to ensure that his visitors comply with the by-laws of the strata company relating to the parking of motor vehicles.

Power of proprietor
to decorate etc.

2. A proprietor may, without obtaining the consent of the strata company, paint, wallpaper, or otherwise decorate the structure which forms the inner surface of the boundary of his lot or affix locking devices, flyscreens, furnishings, furniture, carpets and other similar things to that surface, if and so long as such action does not unreasonably damage the common property.

Power of strata
company regarding
submeters.

3. (1) Where the supply of gas or electricity to a lot is regulated by means of a submeter, the strata company may require the proprietor or other occupier of the lot to pay the strata company by way of security for the payment of charges arising through the submeter an amount not exceeding \$200 and, if any amount so paid is applied by the strata company under sub-by-law (2) of this by-law, to pay such further amount or amounts by way of such security as may be necessary to maintain the amount of the security as, subject to this sub-by-law, the strata company may require.
- (2) The strata company shall lodge every sum received under this by-law to the credit of an interest-bearing account with a savings bank or building society and all interest accruing in respect of amounts so received shall, subject to this by-law, be held on trust for the proprietor or occupier who made the payment.
- (3) If the proprietor or other occupier of a lot in respect of which a submeter is used for the supply of gas or electricity refuses or fails to pay any charges due for the supply of gas or electricity to that lot, the strata company may apply in payment of those charges all, or such part as is necessary, of any amount paid to the strata company by that proprietor or occupier under this by-law, including any interest that may have accrued in respect of that amount.
- (4) Where a person who has paid an amount under this by-law to a strata company satisfies the strata company that he is no longer the proprietor or occupier of a lot and that the strata company no longer has any liability or contingent liability for the supply of gas or electricity to that lot during the period when that person was a proprietor or occupier of the lot, the strata company shall refund to that person the amount then held on his behalf under this by-law.

Constitution of the
council.

4. (1) The powers and duties of the strata company shall, subject to any restriction imposed or direction given at a general meeting, be exercised and performed by the council of the strata company and a meeting of the council at which a quorum is present shall be competent to exercise all or any of the authorities, functions or powers of the council.



- (2) Until the first annual general meeting of the strata company, the proprietors of all the lots shall constitute the council.
- (3) Where there are not more than 3 proprietors the council shall consist of all proprietors and where there are more than 3 proprietors the council shall consist of not less than 3 nor more than 7 proprietors as is determined by the strata company.
- (4) Where there are more than 3 proprietors the members of the council shall be elected at each annual general meeting of the strata company or, if the number of proprietors increases to more than 3, at an extraordinary general meeting convened for the purpose.
- (5) In determining the number of proprietors for the purposes of this by-law, co-proprietors of a lot or more than one lot shall be deemed to be one proprietor and a person who owns more than one lot shall also be deemed to be one proprietor.
- (6) If there are co-proprietors of a lot, one only of the co-proprietors shall be eligible to be, or to be elected to be, a member of the council and the co-proprietor who is so eligible shall be nominated by his co-proprietors, but, if the co-proprietors fail to agree on a nominee, the co-proprietor who owns the largest share of the lot shall be the nominee or if there is no co-proprietor who owns the largest share of the lot, the co-proprietor whose name appears first in the certificate of title for the lot shall be the nominee.
- (7) On an election of members of the council, a proprietor shall have one vote in respect of each lot owned by him.
- (8) Except where the council consists of all the proprietors, the strata company may by special resolution remove any member of the council before the expiration of his term of office.
- (9) A member of the council vacates his office as a member of the council-
 - (a) if he dies or ceases to be a proprietor or a co-proprietor of a lot;
 - (b) upon receipt by the strata company of notice in writing of his resignation from the office of member;
 - (c) at the conclusion of an annual general meeting of the strata company at which an election of members of the council takes place and at which he is not elected or re-elected;
 - (d) in a case where he is a member of the council by reason of there being not more than 3 proprietors, upon an election of members of the council (as a result of there being an increase in the number of proprietors to more than 3) at which he is not elected; or
 - (e) where he is removed from office under sub-bylaw (8) of this by-law.
- (10) Any casual vacancy on the council may be filled by the remaining members of the council, except that, in a case where a casual vacancy arises because of the removal from office of a member under sub-bylaw (8), the strata company may resolve that the casual vacancy shall be filled by the strata company at a general meeting.
- (11) Except where there is only one proprietor, a quorum of the council shall be 2 where the council consists of 3 or 4 members; 3, where it consists of 5 or 6 members; and 4, where it consists of 7 members.
- (12) The continuing members of the council may act notwithstanding any vacancy in the council, but so long as the number of members is reduced below the number fixed by these by-laws as the quorum of the council, the continuing members or member of the council may act for the purpose of increasing the number of members of the council or convening a general meeting of the strata company, but for no other purpose.
- (13) All acts done in good faith by the council shall, notwithstanding that it is afterwards discovered that there was some defect in the appointment or continuance in office of any member of the council, be as valid as if that member had been duly appointed or had duly continued in office.

Election of council.

5. The procedure for nomination and election of members of a council shall be in accordance with the following rules-

- (1) The meeting shall determine, in accordance with the requirements of by-law 4 (3) of this schedule the number of persons of whom the council shall consist.
- (2) The chairman shall call upon those persons present and entitled to nominate candidates to nominate candidates for election to the council.
- (3) A nomination is ineffective unless supported by the consent of the nominee to his nomination, given-
 - (a) in writing, and furnished to the chairman at the meeting; or
 - (b) orally by a nominee who is present at the meeting.
- (4) When no further nominations are forthcoming, the chairman-
 - (a) where the number of candidates equals the number of members of the council determined in accordance with requirements of by-law 4 (3) of this schedule, shall declare those candidates to be elected as members of the council;



schedules

- (b) where the number of candidates exceeds the number of members of the council as so determined, shall direct that a ballot be held.
- (5) If a ballot is to be held, the chairman shall-
- (a) announce the names of the candidates; and
- (b) cause to be furnished to each person present and entitled to vote a blank paper in respect of each lot in respect of which he is entitled to vote for use as a ballot-paper.
- (6) A person who is entitled to vote shall complete a valid ballot paper by-
- (a) writing thereon the names of candidates, equal in number to the number of members of the council so that no name is repeated;
- (b) indicating thereon the number of each lot in respect of which his vote is cast and whether he so votes as proprietor or first mortgagee of each such lot or as proxy of the proprietor or first mortgagee;
- (c) signing the ballot-paper; and
- (d) returning it to the chairman.
- (7) The chairman, or a person appointed by him, shall count the votes recorded on valid ballot-papers in favour of each candidate.
- (8) Subject to sub by-law (9) of this by-law, candidates, being equal in number to the number of members of the council determined in accordance with by-law 4 (3) of this schedule, who receive the highest numbers of votes shall be declared elected to the council.
- (9) Where the number of votes recorded in favour of any candidate is the lowest of the numbers of votes referred to in sub by-law (8) of this by-law and-
- (a) that number equals the number of votes recorded in favour of any other candidates; and
- (b) if each of those candidates were to be declared elected the number of persons elected would exceed the number of persons required to be elected, as between those candidates, the election shall be decided by a show of hands of those present and entitled to vote.
- Chairman, secretary and treasurer of council. 6. (1) The members of a council shall, at the first meeting of the council after they assume office as such members, appoint a chairman, a secretary and a treasurer of the council.
- (2) A person-
- (a) shall not be appointed to an office referred to in sub-by-law (1) of this by-law unless he is a member of the council; and
- (b) may be appointed to one or more of those offices.
- (3) A person appointed to an office referred to in sub-by-law (1) of this by-law shall hold office until-
- (a) he ceases to be a member of the council;
- (b) receipt by the strata company of notice in writing of his resignation from that office; or
- (c) another person is appointed by the council to hold that office,
- whichever first happens.
- (4) The chairman shall preside at all meetings of the council at which he is present and, if he is absent from any meeting, the members of the council present at that meeting shall appoint one of their number to preside at that meeting during the absence of the chairman.

Chairman, secretary and treasurer of strata company

7. (1) Subject to sub-by-law (2) of this by-law, the chairman, secretary and treasurer of the council are also respectively the chairman, secretary and treasurer of the strata company.
- (2) A strata company may at a general meeting authorise a person who is not a proprietor to act as the chairman of the strata company for the purposes of that meeting.
- (3) A person appointed under sub-by-law (2) of this by-law may act until the end of the meeting for which he was appointed to act.

- | | |
|---|---|
| Meetings of council. | <p>8. (1) At meetings of the council, all matters shall be determined by a simple majority vote.</p> <p>(2) The council may-</p> <p>(a) meet together for the conduct of business and adjourn and otherwise regulate its meetings as it thinks fit, but the council shall meet when any member of the council gives to the other members not less than 7 days' notice of a meeting proposed by him, specifying in the notice the reason for calling the meeting;</p> <p>(b) employ on behalf of the strata company such agents and employees as it thinks fit in connection with the control and management of the common property and the exercise and performance of the powers and duties of the strata company;</p> <p>(c) subject to any restriction imposed or direction given at a general meeting of the strata company, delegate to one or more of its members such of its powers and duties as it thinks fit, and at any time revoke the delegation.</p> <p>(3) A member of a council may appoint a proprietor, or an individual authorized under section 45 of the Act by a corporation which is a proprietor, to act in his place as a member of the council at any meeting of the council and any proprietor or individual so appointed shall, when so acting, be deemed to be a member of the council.</p> <p>(4) A proprietor or individual may be appointed under sub-by-law (3) of this by-law whether or not he is a member of the council.</p> <p>(5) If a person appointed under sub-by-law (3) of this by-law is a member of the council he may, at any meeting of the council, separately vote in his capacity as a member and on behalf of the member in whose place he has been appointed to act.</p> <p>(6) The council shall keep minutes of its proceedings.</p> |
| Powers and duties of secretary of strata company. | <p>9. The powers and duties of the secretary of a strata company include-</p> <p>(a) the preparation and distribution of minutes of meetings of the strata company and the submission of a motion for confirmation of the minutes of any meeting of the strata company at the next such meeting;</p> <p>(b) the giving on behalf of the strata company and of the council of the notices required to be given under the Act;</p> <p>(c) the supply of information on behalf of the strata company in accordance with section 43 (1) (a) and (b) of the Act;</p> <p>(d) the answering of communications addressed to the strata company;</p> <p>(e) the calling of nominations of candidates for election as members of the council; and</p> <p>(f) subject to sections 49 and 103 of the Act the convening of meetings of the strata company and of the council.</p> |
| Powers and duties of treasurer of strata company. | <p>10. The powers and duties of the treasurer of a strata company include-</p> <p>(a) the notifying of proprietors of any contributions levied pursuant to the Act;</p> <p>(b) the receipt, acknowledgment and banking of and the accounting for any money paid to the strata company;</p> <p>(c) the preparation of any certificate applied for under section 43 of the Act; and</p> <p>(d) the keeping of the books of account referred to in section 35 (1) (f) of the Act and the preparation of the statement of accounts referred to in section 35 (1) (g) of the Act.</p> |
| General meetings of strata company. | <p>11. (1) General meetings of the strata company shall be held once in each year and so that not more than 15 months shall elapse between the date of one annual general meeting and that of the next.</p> <p>(2) All general meetings other than the annual general meeting shall be called extraordinary general meetings.</p> <p>(3) The council may when ever it thinks fit and shall upon a requisition in writing made by proprietors entitled to a quarter or more of the aggregate unit entitlement of the lots convene an extraordinary general meeting.</p> <p>(4) If the council does not within 21 days after the date of the making of a requisition under this by-law proceed to convene an extraordinary general meeting, the requisitionists, or any of them representing more than one-half of the aggregate unit entitlement of all of them, may themselves, in the same manner as nearly as possible as that in which meetings are to be convened by the council, convene an extraordinary general meeting, but any meeting so convened shall not be held after the expiration of 3 months from the date on which the requisition was made.</p> <p>(5) Not less than 14 days' notice of every general meeting specifying the place, the date and the hour of meeting and in case of special business the general nature of that business, shall be given to all proprietors and</p> |

schedules

registered first mortgagees who have notified their interests to the strata company, but accidental omission to give the notice to any proprietor or to any registered first mortgagee or non-receipt of the notice by any proprietor or by any registered first mortgagee does not invalidate any proceedings at any such meeting.

- (6) If a proprietor gives notice in writing to the secretary of an item of business that the proprietor requires to be included on the agenda for the next general meeting of the strata company, the secretary shall include that item on the agenda accordingly and shall give notice of that item as an item of special business in accordance with sub-bylaw (5) of this by-law.

Proceedings at
general meetings.

12. (1) All business shall be deemed special that is transacted at an annual general meeting, with the exception of the consideration of accounts and election of members to the council, or at an extraordinary general meeting.
- (2) Except where otherwise provided in these by-laws, no business may be transacted at any general meeting unless a quorum of members is present at the time when the meeting proceeds to business.
- (3) One-half of the persons entitled to vote present in person or by duly appointed proxy constitutes a quorum.
- (4) If within half an hour from the time appointed for a general meeting a quorum is not present, the meeting, if convened upon the requisition of proprietors, shall be dissolved and in any other case it shall stand adjourned to the same day in the next week at the same place and time and if at the adjourned meeting a quorum is not present within half an hour from the time appointed for the meeting, the persons entitled to vote and present constitute a quorum.
- (4a) Sub-bylaws (3) and (4) of this by-law do not apply to a general meeting of the strata company referred to in section 50b.
- (5) The chairman, may with the consent of the meeting, adjourn any general meeting from time to time and from place to place but no business may be transacted at an adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place.
- (6) Except where otherwise required by or under the Act, resolutions may be passed at a general meeting by a simple majority vote.
- (7) At any general meeting a resolution by the vote of the meeting shall be decided on a show of hands unless a poll is demanded by any proprietor present in person or by proxy.
- (8) Unless a poll be so demanded a declaration by the chairman that a resolution has on the show of hands been carried is conclusive evidence of the fact without proof of the number or proportion of votes recorded in favor of or against such resolution.
- (9) A demand for a poll may be withdrawn.
- (10) A poll if demanded shall be taken in such manner as the chairman thinks fit and the result of the poll shall be deemed to be the resolution of the meeting at which such poll was demanded.
- (11) In the case of equality in the votes whether on a show of hands or on a poll, the question is determined in the negative.

Restriction on motion
or nominating
candidate.

13. A person is not entitled to move a motion at a general meeting or to nominate a candidate for election as a member of the council unless the person is entitled to vote on the motion or at the election.

Votes of proprietors.

14. (1) On a show of hands each proprietor has one vote.
- (2) On a poll the proprietors have the same number of votes as the unit entitlements of their respective lots.
- (3) On a show of hands or on a poll votes may be given either personally or by duly appointed proxy.
- (4) An instrument appointing a proxy shall be in writing under the hand of the appointer or his attorney and may be either general or for a particular meeting.
- (5) A proxy need not be a proprietor.
- (6) Except in cases where by or under the Act a unanimous resolution or resolution without dissent is required, no proprietor is entitled to vote at any general meeting unless all contributions payable in respect of his lot have been duly paid and any other moneys recoverable under the Act by the strata company from him at the date of the notice given to proprietors of the meeting have been duly paid before the commencement of the meeting.
- (7) Co-proprietors may vote by proxy jointly appointed by them and in the absence of such a proxy are not entitled to vote on a show of hands, except when the unanimous resolution of proprietors is required by the Act.
- (8) On any poll each co-proprietor is entitled to such part of the vote applicable to a lot as is proportionate to his interest in the lot.



schedules

- (9) The joint proxy (if any) on a poll has a vote proportionate to the interests in the lot of such of the joint proprietors as do not vote personally or by individual proxy.
- Common seal. 15. (1) The common seal of the strata company shall at no time be used except by authority of the council previously given and in the presence of the members of the council or at least 2 members of the council, who shall sign every instrument to which the seal is affixed, but where there is only one member of the strata company his signature shall be sufficient for the purpose of this by-law.
- (2) The council shall make provision for the safe custody of the common seal.

SCHEDULE 2. (SECTION 42 (2))

- Vehicles. 1. A proprietor, occupier, or other resident of a lot shall not park or stand any motor or other vehicle upon common property except with the written approval of the strata company.
- Obstruction of common property. 2. A proprietor, occupier, or other resident of a lot shall not obstruct lawful use of common property by any person.
- Damage to lawns, etc., on common property. 3. Except with the approval of the strata company, a proprietor, occupier, or other resident of a lot shall not-
- (a) damage any lawn, garden, tree, shrub, plant or flower upon common property; or
- (b) use any portion of the common property for his own purposes as a garden.
- Behaviour of proprietors and occupiers. 4. A proprietor, occupier, or other resident of a lot shall be adequately clothed when upon common property and shall not use language or behave in a manner likely to cause offence or embarrassment to the proprietor, occupier, or other resident of another lot or to any person lawfully using common property.
- Children playing upon common property in building. 5. A proprietor, occupier, or other resident of a lot shall not permit any child of whom he has control to play upon common property within the building or, unless accompanied by an adult exercising effective control, to be or to remain upon common property comprising a laundry, car parking area or other area of possible danger or hazard to children.
- Depositing rubbish, etc., on common property. 6. A proprietor, occupier, or other resident of a lot shall not deposit or throw upon that lot or any other lot or the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor, occupier, or other resident of another lot or of any person lawfully using the common property.
- Drying of laundry items. 7. A proprietor, occupier, or other resident of a lot shall not, except with the consent in writing of the strata company-
- (a) hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the building, other than for a reasonable period on any lines provided by the strata company for the purpose; or
- (b) display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his lot in such a way as to be visible from outside the building.
- Storage of inflammable liquids, etc. 8. A proprietor, occupier, or other resident of a lot shall not, except with the approval in writing of the strata company, use or store upon the lot or upon the common property any inflammable chemical, liquid or gas or other inflammable material, other than chemicals, liquids, gases or other materials used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.
- Moving furniture etc., on or through common property. 9. A proprietor, occupier, or other resident of a lot shall not transport any furniture or large object through or upon common property within the building unless he has first given to the council sufficient notice of his intention to do so to enable the council to arrange for its nominee to be present at the time when he does so.
- Floor coverings. 10. A proprietor of a lot shall ensure that all floor space within the lot (other than that comprising kitchen, laundry, lavatory or bathroom) is covered or otherwise treated to an extent sufficient to prevent the transmission therefrom of noise likely to disturb the peaceful enjoyment of the proprietor, occupier or other resident of another lot.



schedules

Garbage disposal.

11. A proprietor or occupier of a lot-
- (a) shall maintain within his lot, or on such part of the common property as may be authorized by the strata company, in clean and dry condition and adequately covered, a receptacle for garbage;
 - (b) comply with all local government authority by-laws and ordinances relating to the disposal of garbage;
 - (c) ensure that the health, hygiene and comfort of the proprietor, occupier or other resident of any other lot is not adversely affected by his disposal of garbage.

Additional duties of proprietors, occupiers, etc.

12. A proprietor, occupier or other resident shall not -
- (a) use the lot that he owns, occupies or resides in for any purpose that may be illegal or injurious to the reputation of the building;
 - (b) make undue noise in or about any lot or common property; or
 - (c) subject to section 42(15) of the Act, keep any animals on the lot that he owns, occupies or resides in or the common property after notice in that behalf given to him by the council.

Notice of alteration to lot

13. A proprietor of a lot shall not alter the structure of the lot except as may be permitted and provided for under the Act and the by-laws and in any event shall not alter the structure of the lot without giving to the strata company, not later than 14 days before commencement of the alteration, a written notice describing the proposed alteration.

Appearance of lot

14. A proprietor, occupier or other resident of a lot shall not, without the written consent of the strata company, maintain within the lot anything visible from outside the lot that, viewed from outside the lot, is not in keeping with the rest of the building.



OFFICE USE ONLY

Q307427 SB

06 Feb 2025 15:49:06 Perth

**SB** Scheme By-laws

Lodged by:¹⁴ Dentons Australia

Address: Locked Bag 2500
GPO Perth WA 6001

Phone Number: 9323 0999

Email: darryl.kipping@dentons.com

Reference Number: 44088784

Issuing Box Number: 132F

Instruct if any documents are to
issue to other than Lodging Party

Prepared by: Dentons Australia

Address: Locked Bag 2500
GPO Perth WA 6001

Phone Number: 9323 0999

Email: darryl.kipping@dentons.com

Reference Number: 44088784

Titles, Leases, Evidence, Declarations etc. lodged
herewith

1. _____
2. _____
3. _____
4. _____
5. _____

OFFICE USE ONLY

Landgate Officer

Number of Items Received: _____

Landgate Officer Initial: _____

¹⁴ Lodging Party Name may differ from Applicant Name.
Version #

Please note: As stated in the *Strata Titles Act 1985* (Act) section 59 the Registrar of Titles is not obliged to examine scheme by-laws lodged for registration for compliance with the Act, it must not be presumed that because the Registrar of Titles has registered scheme by-laws, the by-laws are valid or enforceable and the State does not guarantee the validity or enforceability of scheme by-laws.



Approved Form 2023-38056
Effective for use from: 15/06/2023

SB

Part 7 – Execution

1. For existing schemes, strata company to execute here:

Date of Execution: 3/02/2025

Signed for and on behalf of The Owners of Willow Court, Strata Scheme 8677 in accordance with the *Strata Titles Act 1985* section 118(2):

☒ Member of Council / ☐ Strata Manager of strata company¹³:

☒ Member of Council / ☐ Strata Manager of strata company¹³:

Stochs
Signature
CAMERON DARCY STOCHS
Full Name

Julieann McLean
Signature
Julieann McLean
Full Name





Approved Form 2023-38056
Effective for use from: 15/06/2023

SB

Part 6 – Accompanying documents

[Select those documents to be lodged as evidence]

- ☐ **Consent Statement – Designated Interest¹¹ Holders for making / amendment / repeal of staged subdivision by-laws**
- ☐ Written consent of owner of each lot granted exclusive use (owners of special lots)
- ☐ Written consent of Western Australian Planning Commission (WAPC) or Local Government (as relevant) to amendment or repeal of any by-laws created in relation to a planning (scheme by-laws) condition
- ☐ **Consent of the Owner of the Leasehold Scheme¹² to leasehold by-laws or staged subdivision by-laws**
- ☐ Approval of WAPC to making, amendment or repeal of leasehold by-laws providing for postponement of the expiry day for the scheme

¹¹ Refer to section 3(1) of the *Strata Titles Act 1985* for the meaning of designated interest.

¹² Owner of the leasehold scheme has the meaning in section 3(1) of the *Strata Titles Act 1985*.

Version #

Page 12 of 14

Please note: As stated in the *Strata Titles Act 1985* (Act) section 59 the Registrar of Titles is not obliged to examine scheme by-laws lodged for registration for compliance with the Act, it must not be presumed that because the Registrar of Titles has registered scheme by-laws, the by-laws are valid or enforceable and the State does not guarantee the validity or enforceability of scheme by-laws.



Approved Form 2023-38056
Effective for use from: 15/05/2023

58

Part 5 – By-laws of significance

[Please complete Parts 5 and 6 if making, amending or repealing a governance by-law of the kind described in Part 5 and ensure that relevant consents/approvals accompany the Scheme by-laws form]

The Applicant acknowledges that the following governance by-laws need consent from a party other than the strata company if they are to be made, amended or repealed. For more information about who these parties are, refer to the *Strata Titles Act 1985* and the *Strata Titles (General) Regulations 2019*.

By-law number(s)

Staged subdivision by-laws⁶: N/A

By-law under planning
(scheme by-laws) condition⁷: N/A

Exclusive use by-laws⁸: N/A
(existing and new)

Western Australian Planning
Commission (WAPC) approval
number (if applicable)⁹:

Leasehold by-laws¹⁰: N/A

⁶ Refer *Strata Titles Act 1985* section 42.

⁷ Refer *Strata Titles Act 1985* section 22.

⁸ Refer *Strata Titles Act 1985* section 43.

⁹ Refer *Strata Titles Act 1985* section 20. Will not be applicable for schemes registered prior to 1/5/2020.

¹⁰ Refer *Strata Titles Act 1985* section 40. Will not be applicable for schemes registered prior to 1/5/2020.

Version #

Page 11 of 14

Please note: As stated in the *Strata Titles Act 1985* (Act) section 59 the Registrar of Titles is not obliged to examine scheme by-laws lodged for registration for compliance with the Act, it must not be presumed that because the Registrar of Titles has registered scheme by-laws, the by-laws are valid or enforceable and the State does not guarantee the validity or enforceability of scheme by-laws.





Approved Form 2023-38056
Effective for use from: 15/06/2023

SB

16. Security screen doors and windows

That each lot proprietor may install aluminium framed window security screens and aluminium framed security doors to the common property exterior of their lot under the following conditions:

- (1) All costs for installation, repair and maintenance shall be borne by the lot proprietor;
- (2) The installation shall be completed in a workmanlike manner and all materials used shall be new & trade quality, and shall match the exterior colour scheme of the buildings;
- (3) The lot proprietor shall maintain the window screens and doors in good repair.

17. Power of proprietor to decorate etc.

A proprietor may, without obtaining the consent of the strata company, paint, wallpaper or otherwise decorate the structure which forms the inner surface of the boundary of his lot or affix locking devices, flyscreens, furnishings, furniture, carpets and other similar things to that surface, if and so long as such action does not unreasonably damage the common property.



10. Floor coverings

A proprietor of a lot shall ensure that all floor space within the lot (other than that comprising kitchen, laundry, lavatory or bathroom) is covered or otherwise treated to an extent sufficient to prevent the transmission therefrom of noise likely to disturb the peaceful enjoyment of the proprietor, occupier or other resident of another lot.

11. Garbage disposal

A proprietor or occupier of a lot —

- (a) shall maintain within his lot, or on such part of the common property as may be authorised by the strata company, in clean and dry condition and adequately covered, a receptacle for garbage;
- (b) comply with all local laws relating to the disposal of garbage;
- (c) ensure that the health, hygiene and comfort of the proprietor, occupier or other resident of any other lot is not adversely affected by his disposal of garbage.

12. Additional duties of proprietors, occupiers etc.

A proprietor, occupier or other resident shall not —

- (a) use the lot that he owns, occupies or resides in for any purpose that may be illegal or injurious to the reputation of the building; or
- (b) make undue noise in or about any lot or common property; or
- (c) subject to section 46(h) and (i) of the Act, keep any animals on the lot that he owns, occupies or resides in or the common property after notice in that behalf given to him by the council.

13. Notice of alteration to lot

A proprietor of a lot shall not alter the structure of the lot except as may be permitted and provided for under the Act and the by-laws and in any event shall not alter the structure of the lot without giving to the strata company, not later than 14 days before commencement of the alteration, a written notice describing the proposed alteration.

14. Appearance of lot

A proprietor, occupier or other resident of a lot shall not, without the written consent of the strata company, maintain within the lot anything visible from outside the lot that, viewed from outside the lot, is not in keeping with the rest of the building.

15. Use of common property

A proprietor, occupier or other resident of a lot shall —

- (a) use and enjoy the common property in such a manner as not unreasonably to interfere with the use and enjoyment thereof by other proprietors, occupiers or residents, or of their visitors; and
- (b) not use the lot or permit it to be used in such manner or for such purpose as causes a nuisance to any occupier of another lot (whether a proprietor or not) or the family of such an occupier; and
- (c) take all reasonable steps to ensure that his visitors do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor, occupier or other resident of another lot or of any person lawfully using common property; and
- (d) take all reasonable steps to ensure that his visitors comply with the by-laws of the strata company relating to the parking of motor vehicles.



Approved Form 2023-38056
Effective for use from: 15/06/2023

SB

Conduct by-laws

1. Vehicles

A proprietor, occupier, or other resident of a lot shall not park or stand any motor or other vehicle upon common property except with the written approval of the strata company.

2. Obstruction of common property

A proprietor, occupier, or other resident of a lot shall not obstruct lawful use of common property by any person.

3. Damage to lawns etc. on common property

Except with the approval of the strata company, a proprietor, occupier, or other resident of a lot shall not —

- (a) damage any lawn, garden, tree, shrub, plant or flower upon common property; or
- (b) use any portion of the common property for his own purposes as a garden.

4. Behaviour of proprietors and occupiers

A proprietor, occupier, or other resident of a lot shall be adequately clothed when upon common property and shall not use language or behave in a manner likely to cause offence or embarrassment to the proprietor, occupier, or other resident of another lot or to any person lawfully using common property.

5. [Deleted]

6. Depositing rubbish etc. on common property

A proprietor, occupier, or other resident of a lot shall not deposit or throw upon that lot or any other lot or the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of another proprietor, occupier or resident or of any person lawfully using the common property.

7. Drying of laundry items

A proprietor, occupier, or other resident of a lot shall not, except with the consent in writing of the strata company —

- (a) hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the building, other than for a reasonable period on any lines provided by the strata company for the purpose; or
- (b) display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his lot in such a way as to be visible from outside the building.

8. Storage of inflammable liquids etc.

A proprietor, occupier, or other resident of a lot shall not, except with the approval in writing of the strata company, use or store upon the lot or upon the common property any inflammable chemical, liquid or gas or other inflammable material, other than chemicals, liquids, gases or other materials used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

9. Moving furniture etc. on or through common property

A proprietor, occupier, or other resident of a lot shall not transport any furniture or large object through or upon common property within the building unless he has first given to the council sufficient notice of his intention to do so to enable the council to arrange for its nominee to be present at the time when he does so.

Version II

Page 8 of 14

Please note: As stated in the Strata Titles Act 1985 (Act) section 59 the Registrar of Titles is not obliged to examine scheme by-laws lodged for registration for compliance with the Act, it must not be presumed that because the Registrar of Titles has registered scheme by-laws, the by-laws are valid or enforceable and the State does not guarantee the validity or enforceability of scheme by-laws.



Approved Form 2023-38056
Effective for use from: 15/06/2023

SB

(6) *[deleted]*

9. Powers and duties of secretary of strata company

The powers and duties of the secretary of a strata company include —

- (a) the preparation and distribution of minutes of meetings of the strata company and the submission of a motion for confirmation of the minutes of any meeting of the strata company at the next such meeting; and
- (b) the giving on behalf of the strata company and of the council of the notices required to be given under the Act; and
- (c) the supply of information on behalf of the strata company in accordance with section 108 and 109 of the Act; and
- (d) the answering of communications addressed to the strata company; and
- (e) the calling of nominations of candidates for election as members of the council; and
- (f) subject to sections 127, 128, 129, 200(2)(f) and (g) of the Act the convening of meetings of the strata company and of the council.

10. Powers and duties of treasurer of strata company

The powers and duties of the treasurer of a strata company include —

- (a) the notifying of proprietors of any contributions levied pursuant to the Act; and
- (b) the receipt, acknowledgment and banking of and the accounting for any money paid to the strata company; and
- (c) the preparation of any certificate applied for under section 110 of the Act; and
- (d) the keeping of the books of account referred to in section 101 of the Act and the preparation of the statement of accounts referred to in section 101 of the Act.

11. *[Deleted]*

12. *[Deleted]*

13. *[Deleted]*

14. *[Deleted]*

15. *[Deleted]*

16. *[Reclassified]*

17. Financial Year

The financial year for the strata company is the period of 12 months ending 31 October each year.

Version #

Page 7 of 14

Please note: As stated in the Strata Titles Act 1985 (Act) section 59 the Registrar of Titles is not obliged to examine scheme by-laws lodged for registration for compliance with the Act, it must not be presumed that because the Registrar of Titles has registered scheme by-laws, the by-laws are valid or enforceable and the State does not guarantee the validity or enforceability of scheme by-laws.





Approved Form 2023-38056
Effective for use from: 15/06/2023

SB

6. Chairman, secretary and treasurer of council

- (1) The members of a council shall, at the first meeting of the council after they assume office as such members, appoint a chairman, a secretary and a treasurer of the council.
- (2) A person —
 - (a) shall not be appointed to an office referred to in sub-bylaw (1) unless he is a member of the council; and
 - (b) may be appointed to one or more of those offices.
- (3) A person appointed to an office referred to in sub-bylaw (1) shall hold office until —
 - (a) he ceases to be a member of the council; or
 - (b) receipt by the strata company of notice in writing of his resignation from that office; or
 - (c) another person is appointed by the council to hold that office,
 whichever first happens.
- (4) The chairman shall preside at all meetings of the council at which he is present and, if he is absent from any meeting, the members of the council present at that meeting shall appoint one of their number to preside at that meeting during the absence of the chairman.

7. Chairman, secretary and treasurer of strata company

- (1) Subject to sub-bylaw (2), the chairman, secretary and treasurer of the council are also respectively the chairman, secretary and treasurer of the strata company.
- (2) A strata company may at a general meeting authorise a person who is not a proprietor to act as the chairman of the strata company for the purposes of that meeting.
- (3) A person appointed under sub-bylaw (2) may act until the end of the meeting for which he was appointed to act.

8. Meetings of council

- (1) At meetings of the council, all matters shall be determined by a simple majority vote.
- (2) The council may —
 - (a) meet together for the conduct of business and adjourn and otherwise regulate its meetings as it thinks fit, but the council shall meet when any member of the council gives to the other members not less than 7 days' notice of a meeting proposed by him, specifying in the notice the reason for calling the meeting;
 - (b) employ on behalf of the strata company such agents and employees as it thinks fit in connection with the control and management of the common property and the exercise and performance of the powers and duties of the strata company;
 - (c) subject to any restriction imposed or direction given at a general meeting of the strata company, delegate to one or more of its members such of its powers and duties as it thinks fit, and at any time revoke the delegation.
- (3) A member of a council may appoint a proprietor, or an individual authorised under section 136 of the Act by a corporation which is a proprietor, to act in his place as a member of the council at any meeting of the council and any proprietor or individual so appointed shall, when so acting, be deemed to be a member of the council.
- (4) A proprietor or individual may be appointed under sub-bylaw (3) whether or not he is a member of the council.
- (5) If a person appointed under sub-bylaw (3) is a member of the council he may, at any meeting of the council, separately vote in his capacity as a member and on behalf of the member in whose place he has been appointed to act.

Version #

Page 6 of 14

Please note: As stated in the Strata Titles Act 1985 (Act) section 59 the Registrar of Titles is not obliged to examine scheme by-laws lodged for registration for compliance with the Act, it must not be presumed that because the Registrar of Titles has registered scheme by-laws, the by-laws are valid or enforceable and the State does not guarantee the validity or enforceability of scheme by-laws.



- (13) All acts done in good faith by the council shall, notwithstanding that it is afterwards discovered that there was some defect in the appointment or continuance in office of any member of the council, be as valid as if that member had been duly appointed or had duly continued in office.

5. Election of council

The procedure for nomination and election of members of a council shall be in accordance with the following rules —

- (1) The meeting shall determine, in accordance with the requirements of by-law 4(3) the number of persons of whom the council shall consist.
- (2) The chairman shall call upon those persons present and entitled to nominate candidates to nominate candidates for election to the council.
- (3) A nomination is ineffective unless supported by the consent of the nominee to his nomination, given —
 - (a) in writing, and furnished to the chairman at the meeting; or
 - (b) orally by a nominee who is present at the meeting.
- (4) When no further nominations are forthcoming, the chairman —
 - (a) where the number of candidates equals the number of members of the council determined in accordance with the requirements of by-law 4(3), shall declare those candidates to be elected as members of the council;
 - (b) where the number of candidates exceeds the number of members of the council as so determined, shall direct that a ballot be held.
- (5) If a ballot is to be held, the chairman shall —
 - (a) announce the names of the candidates; and
 - (b) cause to be furnished to each person present and entitled to vote a blank paper in respect of each lot in respect of which he is entitled to vote for use as a ballot-paper.
- (6) A person who is entitled to vote shall complete a valid ballot-paper by —
 - (a) writing thereon the names of candidates, equal in number to the number of members of the council so that no name is repeated; and
 - (b) indicating thereon the number of each lot in respect of which his vote is cast and whether he so votes as proprietor or first mortgagee of each such lot or as proxy of the proprietor or first mortgagee; and
 - (c) signing the ballot-paper; and
 - (d) returning it to the chairman.
- (7) The chairman, or a person appointed by him, shall count the votes recorded on valid ballot-papers in favour of each candidate.
- (8) Subject to sub-bylaw (9), candidates, being equal in number to the number of members of the council determined in accordance with by-law 4(3), who receive the highest numbers of votes shall be declared elected to the council.
- (9) Where the number of votes recorded in favour of any candidate is the lowest of the numbers of votes referred to in sub-bylaw (8) and —
 - (a) that number equals the number of votes recorded in favour of any other candidate; and
 - (b) if each of those candidates were to be declared elected the number of persons elected would exceed the number of persons required to be elected,

as between those candidates, the election shall be decided by a show of hands of those present and entitled to vote.

Version #

Page 5 of 14

Please note: As stated in the *Strata Titles Act 1985* (Act) section 59 the Registrar of Titles is not obliged to examine scheme by-laws lodged for registration for compliance with the Act, it must not be presumed that because the Registrar of Titles has registered scheme by-laws, the by-laws are valid or enforceable and the State does not guarantee the validity or enforceability of scheme by-laws.



Approved Form 2023-38056
Effective for use from: 15/06/2023

SB

4. Constitution of council

- (1) The powers and duties of the strata company shall, subject to any restriction imposed or direction given at a general meeting, be exercised and performed by the council of the strata company and a meeting of the council at which a quorum is present shall be competent to exercise all or any of the authorities, functions or powers of the council.
- (2) Until the first annual general meeting of the strata company, the proprietors of all the lots shall constitute the council.
- (3) Where there are not more than 3 proprietors the council shall consist of all proprietors and where there are more than 3 proprietors the council shall consist of not less than 3 nor more than 7 proprietors as is determined by the strata company.
- (4) Where there are more than 3 proprietors the members of the council shall be elected at each annual general meeting of the strata company or, if the number of proprietors increases to more than 3, at an extraordinary general meeting convened for the purpose.
- (5) *[deleted]*
- (6) If there are co-proprietors of a lot, one only of the co-proprietors shall be eligible to be, or to be elected to be, a member of the council and the co-proprietor who is so eligible shall be nominated by his co-proprietors, but, if the co-proprietors fail to agree on a nominee, the co-proprietor who owns the largest share of the lot shall be the nominee or if there is no co-proprietor who owns the largest share of the lot, the co-proprietor whose name appears first in the certificate of title for the lot shall be the nominee.
- (7) *[deleted]*
- (8) Except where the council consists of all the proprietors, the strata company may by special resolution remove any member of the council before the expiration of his term of office.
- (9) A member of the council vacates his office as a member of the council —
 - (a) if he dies or ceases to be a proprietor or a co-proprietor of a lot; or
 - (b) upon receipt by the strata company of notice in writing of his resignation from the office of member; or
 - (c) at the conclusion of an annual general meeting of the strata company at which an election of members of the council takes place and at which he is not elected or re-elected; or
 - (d) in a case where he is a member of the council by reason of there being not more than 3 proprietors, upon an election of members of the council (as a result of there being an increase in the number of proprietors to more than 3) at which he is not elected; or
 - (e) where he is removed from office under sub-bylaw (8).
- (10) Any casual vacancy on the council may be filled by the remaining members of the council, except that, in a case where a casual vacancy arises because of the removal from office of a member under sub-bylaw (8), the strata company may resolve that the casual vacancy shall be filled by the strata company at a general meeting.
- (11) Except where there is only one proprietor, a quorum of the council shall be 2 where the council consists of 3 or 4 members; 3, where it consists of 5 or 6 members; and 4, where it consists of 7 members.
- (12) The continuing members of the council may act notwithstanding any vacancy in the council, but so long as the number of members is reduced below the number fixed by these by-laws as the quorum of the council, the continuing members or member of the council may act for the purpose of increasing the number of members of the council or convening a general meeting of the strata company, but for no other purpose.

Version #

Page 4 of 14

Please note: As stated in the Strata Titles Act 1985 (Act) section 59 the Registrar of Titles is not obliged to examine scheme by-laws lodged for registration for compliance with the Act, it must not be presumed that because the Registrar of Titles has registered scheme by-laws, the by-laws are valid or enforceable and the State does not guarantee the validity or enforceability of scheme by-laws.



Part 4 – Consolidated set of by-laws

[In this part provide the full text of the current set of scheme by-laws for the scheme classified as governance or conduct and with the relevant by-law number]

The strata company certifies that the consolidated set of by-laws set out below is the current full set of by-laws for the scheme with the scheme number specified on page 1.

Governance by-laws

1. Duties of proprietor, occupiers etc.

(1) A proprietor shall —

- (a) forthwith carry out all work that may be ordered by any competent public authority or local government in respect of his lot other than such work as may be for the benefit of the building generally and pay all rates, taxes, charges, outgoings and assessments that may be payable in respect of his lot;
- (b) repair and maintain his lot, and keep it in a state of good repair, reasonable wear and tear, and damage by fire, storm, tempest or act of God excepted.

(1a) A proprietor shall —

- (a) notify the strata company forthwith upon any change of ownership, including in the notice an address of the proprietor for service of notices and other documents under this Act; and
- (b) if required in writing by the strata company, notify the strata company of any mortgage or other dealing in connection with his lot, including in the case of a lease of a lot, the name of the lessee and the term of the lease.

(2) [reclassified]

2. [Reclassified]

3. Power of strata company regarding submeters

- (1) Where the supply of gas or electricity to a lot is regulated by means of a submeter, the strata company may require the proprietor or other occupier of the lot to pay the strata company by way of security for the payment of charges arising through the submeter an amount not exceeding \$200 and, if any amount so paid is applied by the strata company under sub-by-law (2), to pay such further amount or amounts by way of such security as may be necessary to maintain the amount of the security as, subject to this sub-by-law, the strata company may require.
- (2) The strata company shall lodge every sum received under this by-law to the credit of an interest-bearing account with an ADI (authorised deposit-taking institution) as defined in section 5 of the Banking Act 1959 of the Commonwealth and all interest accruing in respect of amounts so received shall, subject to this by-law, be held on trust for the proprietor or occupier who made the payment.
- (3) If the proprietor or other occupier of a lot in respect of which a submeter is used for the supply of gas or electricity refuses or fails to pay any charges due for the supply of gas or electricity to that lot, the strata company may apply in payment of those charges all, or such part as is necessary, of any amount paid to the strata company by that proprietor or occupier under this by-law, including any interest that may have accrued in respect of that amount.
- (4) Where a person who has paid an amount under this by-law to a strata company satisfies the strata company that he is no longer the proprietor or occupier of a lot and that the strata company no longer has any liability or contingent liability for the supply of gas or electricity to that lot during the period when that person was a proprietor or occupier of the lot, the strata company shall refund to that person the amount then held on his behalf under this by-law.





Approved Form 2023-38056
Effective for use from: 15/05/2023

SB

Regulations 2019 regulation 56 and 180(1) apply to the by-laws of the strata company, the Applicant applies to the Registrar of Titles for registration of an amendment to the strata titles scheme by amending the scheme by-laws at Part 3 and including a consolidated set of scheme by-laws at Part 4.

Part 3 – Application to Amend

[In this part specify additions, amendments and repeals of by-laws]

The Applicant certifies that:

By resolution without dissent, the voting period for which opened on _____ and closed on _____ (and which must be registered within 3 months after the closing date) the
☐ additions/ ☐ amendments/ ☐ repeal⁵ to the Governance by-laws were made as detailed here.

☐ and / ☐ or⁵

By special resolution, the voting period for which opened on _____ and closed on _____ (and which must be registered within 3 months after the closing date) the
☐ additions/ ☐ amendments/ ☐ repeal⁵ to the Conduct by-laws were made as detailed here.

☐ and / ☒ or⁵

By ordinary resolution passed on 29.11.2024 a by-law specifying a period of 12 months ending on a different date to 30 June was made as detailed here and taken to be a governance by-law in accordance with Strata Titles (General) Regulations 2019 regulation 175(4).

17. Financial Year

The financial year for the strata company is the period of 12 months ending 31 October each year.

⁵ Select one.
Version #



Approved Form 2023-38056
Effective for use from: 15/06/2023

SB

Scheme By-laws

Strata Titles Act 1985 (STA)

Part 4 Division 4

Scheme Number: 8677

Part 1 – Applicant

(a) For existing schemes:

The Owners of Willow Court, Strata Scheme 8677 (strata company); or

(b) For new schemes:

The owner(s)² _____ of land the subject of the plan described as³

Part 2 – Select Option

☐ Option 1 – Voluntary Consolidation⁴

[This option is to be selected by schemes registered prior to 1/5/2020 that choose to lodge a consolidated set of by-laws updated solely to take account of changes to by-laws made by *Strata Titles Act 1985* Schedule 5 clause 4]

In compliance with the *Strata Titles Act 1985* section 56 and Schedule 5 clause 4 and the *Strata Titles (General) Regulations 2019* regulation 180(2), the Applicant applies to the Registrar of Titles for registration of an amendment to the strata titles scheme by registration of a consolidated set of scheme by-laws at Part 4.

☐ Option 2 – New Scheme

[This option is to be selected if this form is being lodged together with the **Application to register strata titles scheme** and the governance by-laws in Schedule 1 and conduct by-laws in Schedule 2 of the *Strata Titles Act 1985* are being added to, amended or repealed.]

The Applicant applies to the Registrar of Titles to have the consolidated set of scheme by-laws as set out in Part 4 registered with the **Application to register strata titles scheme** in respect of the above land.

☒ Option 3 – Application to Amend

[This option is to be selected by schemes registered under the *Strata Titles Act 1985* that are making additions, amendments or repeals to the existing scheme by-laws.]

In compliance with the *Strata Titles Act 1985* section 56 and *Strata Titles (General) Regulations 2019* regulation 56 and if *Strata Titles Act 1985* Schedule 5 clause 4 and the *Strata Titles (General)*

¹ To be completed as "[scheme name + scheme type + scheme number]" under s.14(2) of the Act, e.g. Pretty Ponds Survey-Strata Scheme 12345.

² Insert the full name(s) of the owners of land the subject of the plan as shown on the certificate of title.

³ Insert the description of parcel, e.g. Lot 1 on Deposited Plan 12345.

⁴ No resolution is required for by-law changes set out in the *Strata Titles Act 1985* Schedule 5 clause 4 and renumbering consequential on those changes.

Version #

Page 1 of 14

Please note: As stated in the *Strata Titles Act 1985* (Act) section 59 the Registrar of Titles is not obliged to examine scheme by-laws lodged for registration for compliance with the Act, it must not be presumed that because the Registrar of Titles has registered scheme by-laws, the by-laws are valid or enforceable and the State does not guarantee the validity or enforceability of scheme by-laws.



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.



Department of Land Information
Government of Western Australia

EXAMINED

K516832 AE

25 Feb 2008 08:00:00 Midland



REG 6 15.00

LODGED BY **ALBANY STRATA MANAGEMENT SERVICES**

Colin & Elizabeth Davies

ADDRESS 9 Hillman Street Albany 6330

Ph/Fax 9842 5402 Email cdavies@bigpond.net.au

PHONE No. ABN 66 012 030 176

FAX No.

REFERENCE No.

ISSUING BOX No.

PREPARED BY **ALBANY STRATA MANAGEMENT SERVICES**

ADDRESS 9 HILLMAN ST ALBANY

PHONE No. 9842 5402

FAX No. 9842 5402

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

TITLES, LEASES, DECLARATIONS ETC LODGED HERELWITH

1. LETTER

Received Items

2. _____

Nos.

3. _____

4. _____

5. _____

6. _____

Receiving Clerk *AP*

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.



FORM B2

Page of Pages.

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1993 AS AMENDED

Date

BLANK INSTRUMENT FORM

(Note 1)

Form 21

NOTIFICATION OF CHANGE OF BY-LAWS

Strata Titles Act 1985

Section 42

The Owners of Willow Court Strata Plan No 8677 hereby certifies -

that by resolution without dissent duly past at a meeting of the strata company on 6 December 2007 which became unconditional on 3 January 2008 by-laws in Schedule 1 to the Act

as they applied to the strata company were added to, amended, or repealed as follows -

Security Screen Doors & Windows

By-law 16

that each lot proprietor may install aluminium framed window security screens and aluminium framed security doors to the common property exterior of their lot under the following conditions:

- 1) all costs for installation, repair and maintenance shall be borne by the lot proprietor;
- 2) the installation shall be completed in a workmanlike manner and all materials used shall be new & trade quality, and shall match the existing colour scheme of the buildings;
- 3) the lot proprietor shall maintain the window screens & doors in good repair.

The Common Seal of the Owners of Willow Court Strata Plan No. 8677 was hereunto affixed on the 18 February 2008 in the presence of -

CG Winton
Christopher George Winton



W.P.M.
Members of the Council
William Peter Miller

(see fax)

ALBANY STRATA MANAGEMENT SERVICES

Colin & Elizabeth Davies

Telephone: 9842 5402
Mobile: 0400 160 349
Facsimile: 9842 5402
ABN 66 012 030 176

9 Hillman Street
Albany 6330

Email: cdavies@bigpond.net.au

19 February 2008

The Registrar
Landgate
Land Registration Centre
PO Box 2222
Midland 6936



Dear Sir,

RE: **DOCUMENT REGISTRATION**
NOTIFICATION OF CHANGE OF BY-LAWS

We enclose document Form 21 and cheque for \$85.00^{LA} being registration fee to effect the Change of By-Laws.

Yours faithfully

A handwritten signature in cursive script, appearing to read "Elizabeth Davies".

Elizabeth Davies

Encl: Form 21
Chq for \$85.00



FORM 02

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1993 AS AMENDED

COPY

Page of Pages

Date

BLANK INSTRUMENT FORM

(Rule 1)

Form 21

NOTIFICATION OF CHANGE OF BY-LAWS

Strata Titles Act 1985

Section 42

The Owners of Willow Court Strata Plan No 8677 hereby certifies -

that by resolution without dissent duly past at a meeting of the strata company on 6 December 2007 which became unconditional on 3 January 2008 by-laws in Schedule 1 to the Act

as they applied to the strata company were added to, ~~amended~~, or ~~repealed~~ as follows -

Security Screen Doors & Windows

By-law 16

that each lot proprietor may install aluminium framed window security screens and aluminium framed security doors to the common property exterior of their lot under the following conditions:

- 1) all costs for installation, repair and maintenance shall be borne by the lot proprietor;
- 2) the installation shall be completed in a workmanlike manner and all materials used shall be new & trade quality, and shall match the existing colour scheme of the buildings;
- 3) the lot proprietor shall maintain the window screens & doors in good repair.

The Common Seal of the Owners of Willow Court Strata Plan No. 8677 was hereunto affixed on the 18 February 2008 in the presence of -




Members of the Council



FROM : Albany Strata Mngmt Services

FAX NO. : 98425482

14 Apr. 2008 01:38PM P2

ALBANY STRATA MANAGEMENT SERVICES

Colin & Elizabeth Davies

Telephone: 9842 5402
Mobile: 0400 160 349
Facsimile: 9842 5402
ABN 66 012 030 176

9 Hillman Street
Albany 6330

Email: cdavies@bigpond.net.au

14 April 2008

The Registrar
Landgate Registration Centre
PO Box 2222
Midland 6936

Fax: 9273 7678
Attn: Geok

Dear Sir

RE: **REGISTRATION DOCUMENT K516832**
NOTIFICATION OF CHANGE OF BY-LAWS S/P 8677

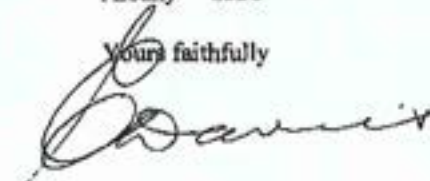
As requested we advise that Albany Strata Management Services are managing agents for Willow Court Strata Plan No 8677 and Elizabeth Anne Davies (as strata manager) is authorised to sign on behalf of the company.

The signatories to the Form 21 are strata council members and their full names are as follows:

Christopher George Winton (strata councillor)
Unit 4 Willow Court
50-56 Campbell Road
Albany 6330

William Peter Miller (strata councillor)
5 Warrangoo Rd
Bayonet Head
Albany 6330

Yours faithfully



Elizabeth Davies
Strata Manager

PS: Your fax of even date refers. Form 21 with the amended notation is attached indicating the intention to add by-law 16.

FROM : Albany Strata Mngmt Services FAX NO. : 98425482

14 Apr. 2008 01:38PM P1

ALBANY STRATA MANAGEMENT SERVICES

Colin & Elizabeth Davies

Telephone: 9842 5402
Mobile: 0400 160 349
Facsimile: 9842 5402
ABN 66 012 030 176

9 Hillman Street
Albany 6330

Email: cdavies@bigpond.net.au

FAX

TO: Landgate

FROM: Elizabeth Davies

ATTN: Gook

DATE: 14/4/08

FAX: 9273 7678

PHONE:

SUBJECT: Notification of By law change

CC:

Re: Document K516832

Attached letter and Form 21 with amendments as requested.



258 York Street
PO Box 5001
Albany WA 6332
(08) 9841 4022
admin@merrifield.com.au
www.merrifield.com.au

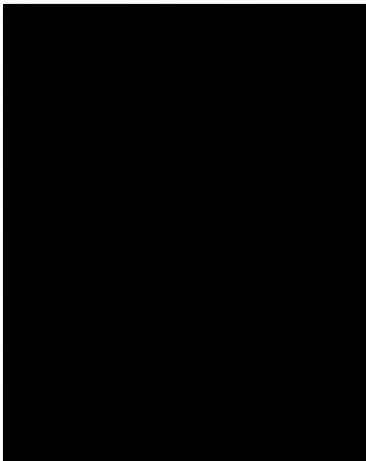
MINUTES OF AN ANNUAL GENERAL MEETING THE OWNERS - STRATA PLAN 8677

ADDRESS OF THE STRATA SCHEME:

Willow Court
Willow Court, 50 Campbell Road, Mira Mar WA 6330

DATE, PLACE & TIME OF MEETING: An Annual General Meeting of The Owners - Strata Plan 8677 was held on 29/11/2024 at Merrifield Real Estate, Unit 2, 87 Aberdeen Street, Albany and commenced at 10:00 AM.

PRESENT:

Lot #	Unit #	Attendance	Owner Name Representative
2	2	Apology	
3	3	Apology	
4	4	Apology	
5	5	Apology	
8	8	Yes	
9	9	Apology	
11	11	Apology	

CHAIRPERSON (acting): Selena Taylor

Minutes of the meeting:

1 Appointment of Chairperson for the Meeting

Resolved that Selena Taylor be authorised to act as Chairman of the strata company for the purposes of the meeting.

Moved: J McLean Seconded: S Taylor as proxy for E Martin

2 Confirmation of Previous Minutes

Resolved that the previously circulated minutes of the General Meeting held on 24/11/2023 be verified as a true record of those proceedings.

Business arising from the previous minutes: Nil

Moved: J McLean Seconded: S Taylor as proxy for J Pearce

3 Consideration of Statement of Accounts

Resolved that the Statement of accounts for the period ended 31/10/2024 be adopted as presented.

Cash at Bank - Admin: \$3756.04

Cash at Bank - Capital Works: \$20,488.79

Moved: J McLean Seconded: S Taylor as proxy for E Martin

4 Constitution of the Council

Resolved that the Council of the Strata Company consists of three proprietors.

The Chairman called for nominations of candidates for election to the Council and the following valid nominations were received:

[REDACTED]

As there were no additional nominations, the Chairman declared the following candidates as the elected Council (unopposed):

[REDACTED]

Moved: S Taylor as Proxy for E Martin Seconded: S Taylor as proxy for R Mouchacca

SPECIAL BUSINESS

5 Insurance

Resolved:

- That the Honan Insurance Group Financial Services Guide and the QBE Insurance (Australia) Limited Product Disclosure Statement, as tabled, be received and incorporated into the records of the Strata Company
- That the Council be directed to renew the current insurance policy prior to its expiry date in such sums as are suggested by the insurer or as are recommended by qualified professional advisors.
- That pursuant to section 53B of the Strata Titles Act, 1985 and until otherwise determined it is a function of the strata company to insure in respect of:
 - a. any building on a lot in the scheme; or
 - b. damage to property, death or bodily injury for which the proprietor of a lot in the scheme could become liable in damages;and, the strata company will comply with the provision of section 53D.

Resolved that the owners discussed and approved a 12 month insurance policy with CHU.

Moved: J McLean Seconded: S Taylor as proxy for E Martin

6 Consolidate By-laws

A discussion took place regarding the changes to the Strata Titles Act, and to consolidate the strata company's by-laws, and to include the strata company's financial year date.

Amended motion resolved that, by Ordinary Resolution, the owners discuss and approve to consolidate the strata company's by-laws to include the strata company's financial year date, to a maximum of \$930.00. This cost includes solicitor, Merrifield Real Estate and Landgate fees.

Moved: J McLean Seconded: S Taylor as proxy for R Mouchacca

7 Managing Agent

Resolved that Merrifield Real Estate be appointed Agent Manager of the Strata Company for a period of 12 months at a fee of \$3,300.00 per annum.

Moved: J McLean Seconded: S Taylor as proxy for J Pearce

8 Items of business notified or proposed by proprietors/Council or others

A discussion took place regarding the following:

- a. Fencing to the front of units 1-6, it was agreed to leave the front fencing as not all owners were wanting to install fencing. I hedge is would be another option for privacy.
- b. Water consumption accounts. As there was only one owner present who agreed with invoicing each owner/tenant for their share of the water consumption account, MRE will contact all owners to discuss further.
- c. State of carports; it was agreed to replace a double carport each year.

Resolved that the owners discussed and approved for the next double carport to be replaced, to a maximum of \$15,000, with this expense to come from the Capital Works Fund.

Moved: J McLean Seconded: S Taylor as proxy for E Martin

Attachment 3 - Page 3 of 3

9 Budget

Amended motion resolved that the statement of estimated receipts and payments (budget) for the period ended 31/10/2025 be tabled and adopted.

Changes made to insurance and general repairs.

Moved: J McLean Seconded: S Taylor as proxy for C Stocks

10 Levy of Contributions

Amended motion resolved:

- (a) That contributions to the Administrative Fund are estimated and determined at \$16,800.00; and
- (b) That contributions to the Capital Works Fund are estimated and determined at \$4,800.00 ; and
- (c) That both contributions be paid in equal quarterly instalments, the first such instalment being due on 15/12/2024 and subsequent instalments being due on first days of 1/02/2025, 1/05/2025 and 1/08/2025.

For those owners that would prefer to pay levies annually this option is still available.

Moved: J McLean Seconded: S Taylor as proxy for E Martin

11 Next AGM

Resolved that the AGM next year be held on Friday, 28th November 2025 commencing at 10.00am.

Moved: J McLean Seconded: S Taylor as proxy for J Pearce

12 Matters without notice for discussion and referral to the Council

Julieann mentioned that the tree roots from unit 9 are damaging unit 8's paving. MRE will confirm that the tree has been removed and advise Julieann.

CLOSURE: There being no further business, the chairperson declared the meeting closed at 10:40 AM.



Approved Budget to apply from 01/11/2024

258 York Street
PO Box 5001
Albany WA 6332
(08) 9841 4022
admin@merrifield.com.au
www.merrifield.com.au

Willow Court

Willow Court, 50 Campbell Road, Mira Mar WA 6330

Administrative Fund

	Approved budget	Actual 01/11/2023-31/10/2024	Previous budget
Revenue			
Levies Due--Admin	16,800.00	16,800.00	16,800.00
<i>Total revenue</i>	16,800.00	16,800.00	16,800.00
Less expenses			
Admin--Management Fees--Standard	3,300.00	3,300.00	3,300.00
Admin--Other Expenses--Admin	120.00	0.00	120.00
Admin--Postage & Petties	0.00	120.00	0.00
Admin--Transfer to Capital Works Fund	0.00	4,000.00	4,000.00
Insurance--Premiums	5,980.00	6,041.30	6,100.00
Insurance--Valuation	0.00	660.00	660.00
Maint Bldg--General Repairs	2,000.00	264.00	2,000.00
Maint Bldg--Gutter Cleaning	400.00	400.00	400.00
Maint Bldg--Plumbing & Drainage	500.00	495.00	500.00
Maint Grounds--Lawns & Gardening	2,500.00	2,486.00	2,880.00
Utility--Water & Sewerage	2,000.00	2,265.82	1,500.00
<i>Total expenses</i>	16,800.00	20,032.12	21,460.00
Surplus/Deficit	0.00	(3,232.12)	(4,660.00)
Opening balance	3,756.04	6,988.16	6,988.16
Closing balance	\$3,756.04	\$3,756.04	\$2,328.16
 Total units of entitlement	 12		 12
Levy contribution per unit entitlement	\$1,400.00		\$1,400.00

Willow Court

Willow Court, 50 Campbell Road, Mira Mar WA 6330

Capital Works Fund

	Approved budget	Actual 01/11/2023-31/10/2024	Previous budget
Revenue			
Levies Due--Capital Works	4,800.00	4,200.00	4,200.00
Transfer from Admin Fund	0.00	4,000.00	4,000.00
<i>Total revenue</i>	4,800.00	8,200.00	8,200.00
Less expenses			
Maint Bldg--Structural Improvements	15,000.00	12,870.00	10,000.00
Maint Grounds--Fencing--Boundary	0.00	0.00	15,000.00
<i>Total expenses</i>	15,000.00	12,870.00	25,000.00
Surplus/Deficit	(10,200.00)	(4,670.00)	(16,800.00)
Opening balance	20,488.79	25,158.79	25,158.79
Closing balance	\$10,288.79	\$20,488.79	\$8,358.79
 Total units of entitlement	12		12
Levy contribution per unit entitlement	\$400.00		\$350.00



Approved Levy Schedule to apply from 01/11/2024

258 York Street
PO Box 5001
Albany WA 6332
(08) 9841 4022
admin@merrifield.com.au
www.merrifield.com.au

Willow Court

Willow Court, 50 Campbell Road, Mira Mar WA 6330

Quarterly levy instalments that apply to each lot from budgets accepted by the general meeting:

Lot	Unit	Unit Entitlement	Admin Fund	Capital Works Fund	Quarterly Total	Annual Total
1	1	1.00	350.00	100.00	450.00	1,800.00
2	2	1.00	350.00	100.00	450.00	1,800.00
3	3	1.00	350.00	100.00	450.00	1,800.00
4	4	1.00	350.00	100.00	450.00	1,800.00
5	5	1.00	350.00	100.00	450.00	1,800.00
6	6	1.00	350.00	100.00	450.00	1,800.00
7	7	1.00	350.00	100.00	450.00	1,800.00
8	8	1.00	350.00	100.00	450.00	1,800.00
9	9	1.00	350.00	100.00	450.00	1,800.00
10	10	1.00	350.00	100.00	450.00	1,800.00
11	11	1.00	350.00	100.00	450.00	1,800.00
12	12	1.00	350.00	100.00	450.00	1,800.00
		12.00	\$4,200.00	\$1,200.00	\$5,400.00	\$21,600.00

Attachment 4 - Page 4 of 4



Statement of Financial Position As at 20/11/2025

Willow Court

Willow Court, 50 Campbell Road, Mira Mar WA 6330

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	4,200.00
Owners Equity--Admin	2,729.01
	<u>6,929.01</u>
Reserve Fund	
Operating Surplus/Deficit--Capital Works	1,200.00
Owners Equity--Capital Works	19,238.79
	<u>20,438.79</u>
Net Owners' funds	<u>\$27,367.80</u>
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	5,879.01
Receivable--Levies--Admin	1,050.00
	<u>6,929.01</u>
Reserve Fund	
Cash at Bank--Capital Works	12,768.79
Receivable--Levies--Capital Works	300.00
	<u>13,068.79</u>
Unallocated Money	<u>0.00</u>
Total assets	<u>19,997.80</u>
Less liabilities	
Administrative Fund	<u>0.00</u>
Reserve Fund	<u>0.00</u>
Unallocated Money	<u>0.00</u>
Total liabilities	<u>0.00</u>
Net assets	<u>\$19,997.80</u>



Page No: 1



Page No: 1



Scale: 1:750
Job No.: 51747704
Sequence No.: 264522309
Print Date: 20 Nov 2025



The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission of the Water Corporation. The Water Corporation may need to be advised of any planned ground disturbing activities near facilities on this map. Refer to Brochure - "Protecting Buried Pipelines". Please report any inaccuracies to Asset Registration Team by email to asset.registration@watercorporation.com.au.

Plan Legend (summary)

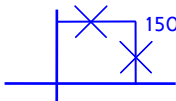
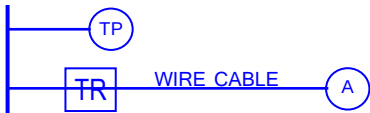
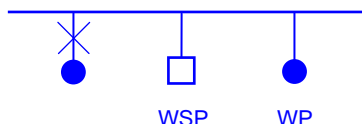
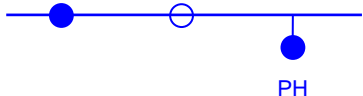
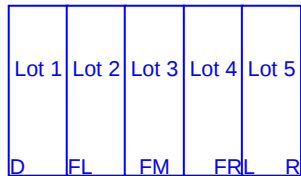
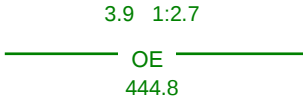
INFORMATION BROCHURE



This legend is provided to [Dial Before You Dig](#) users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from www.watercorporation.com.au. (Your business > Working near pipelines > Downloads)

WARNING - Plans may not show all pipes or associated equipment at a site, or their accurate location. **Pothole by hand** to verify asset location before using powered machinery.

	WATER, SEWERAGE AND DRAINAGE PIPELINES CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED A risk assessment may be required if working near this pipe. Refer to your Dial Before You Dig information or call 131375. Pipes are not always labelled on plans as shown here – assume all pipes are significant and pothole to prove location and depth. P.M. pressure main M.S. main sewer R rising main (i.e. drainage pressure main) Common material abbreviations: AC asbestos cement e.g. 100AC NOTE: AC is brittle and is easily damaged. CI cast iron GRP glass reinforced plastic P PVC - class follows pipe material (e.g.100P-12) RC reinforced concrete S steel VC vitrified clay
	NON-STANDARD ALIGNMENT Pipes are not always located on standard alignments due to local conditions. (i.e. Other than 2.1 m for reticulation mains and 4.5 m for distribution mains.)
	OTHER PIPE SYMBOLS Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.
	CONCRETE ENCASEMENT, SLEEVING AND TUNNELS May be in different forms: steel, poured concrete, box sections, slabs.
	CHANGE INDICATOR ARROW Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).
	PIPE OVERPASS The overpass symbol indicates the shallower of the two pipes.
	VALVES Many different valve types are in use. Valve may be in a pit or have a visible valve cover. There may be no surface indication. Valves may be shallower than the main or offset from it. e.g. A scour valve (SC) may have a pipe coming away from main pipeline on the opposite side to that indicated on the plan.

 	FIRE SERVICES 100 mm polythene domestic (DOMS) service FS Fire service FHS Fire hydrant service Hydrant may be visible external to the building. Even if not visible a substantial fire service may still be present.	
	PIPE BYPASS Bypass will not be on the same alignment as the main pipeline.	
	CATHODIC PROTECTION (CP) Buried CP equipment may be located some distance from the pipeline being protected interconnected by buried cable. All CP fittings may not be visible. A buried anode – various sizes and configurations TP test point - may be visible on a post or in-ground TR transformer rectifier	
	ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT NOTE: Opening any manhole or pit is dangerous and is prohibited. Below ground. May not be any visible signs at ground level or may be located in a pit.	
	WASTEWATER ACCESS CHAMBERS (MANHOLES) -- Manhole (shown not labelled) -- Tee or maintenance shaft (shown not labelled) MS maintenance shaft (labelled) WARNING: Opening any manhole or pit is dangerous and is prohibited.	
	WASTEWATER MANHOLE INFORMATION BOXES Square non-trafficable Do not drive vehicles over or place loads. Round trafficable In general if not located in the road treat as if non-trafficable.	
	HAZARDOUS MANHOLE Indicates a potential health hazard from risk of exposure to toxic waste. WARNING: Opening any manhole is dangerous and is prohibited.	
	FLOWMETER Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)	
	STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP) May be located adjacent to mains. Usually there will be some visible indication.	
	Hydrant May not be visible. Hydrant Tee May not be visible. Pillar hydrant Visible	
	PRE-LAID SERVICES D Deferred FL Fully Prelaid Left FM Fully Prelaid Front Middle FR Fully Prelaid Right L Left R Right Code indicates on which side of a lot the water service is located: May be no visible indication at site.	
	SEWER OR DRAINAGE PUMP STATION Several pipes and a pressurised main will be in the vicinity.	
	OPEN CHANNEL OA Landscaped OE Normal Open Earth OF Open channel with flood levee OH Half Pipe OL Lined Channel OS Swale-Shallow Depression OW Natural Water Course Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.	





UNDERGROUND LEGEND

Structures	
 Pillar	 UG Crossing *
 Metal Pole	 Ring Main Unit
 Transformer Site	 LV Distribution Frame

Distribution Cables	
 High Voltage Cable (1kV - 33kV)	 Low Voltage Cable (< 1kV)
 Street Light Circuit (< 1kV)	 Street Light Pilot (< 1kV)
 Earth Wire	

Cable Pole Terminations	
 HV Termination	 LV Termination

Proposed Construction Assets	
 Design Area *	 High Voltage Underground Cable
 Low Voltage Underground Cable	 Metal Pole
 Pillar	 HV Termination
 Transformer site	 LV Termination

State Underground Power Project	
 CURRENT Work Area *	 COMPLETED Area *

Feature	
 Area of Interest	

*** Please refer to coversheet**

Privately owned cables NOT SHOWN (including house services)

This map is INDICATIVE ONLY. Hand exposure via pothole method is MANDATORY.

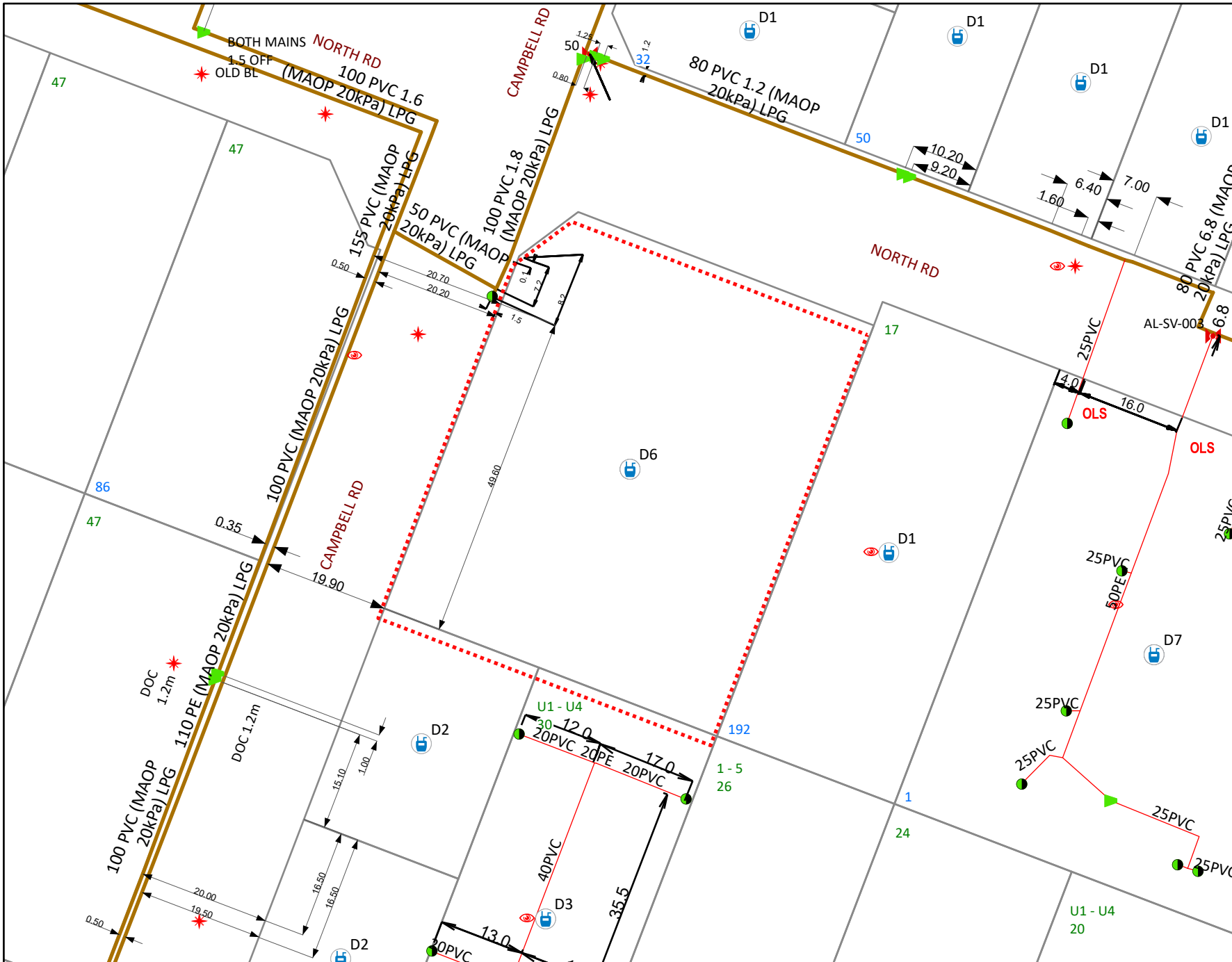
**Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30**

Information valid for 30 days from date of issue

A4	Scale : 1:1500
----	----------------

WARNING! Look out for overhead power lines

Tile No: 1



WARNING

Refer to Cover Sheet for Further Information

- BYDA Enquiry
- Transmission Pipelines MAOP > 1900kPa
- Distribution Pipelines MAOP > 500kPa ≤ 1900kPa
- Not Gassed 0kPa
- Distribution Pipe MAOP ≤ 7kPa
- Distribution Pipe MAOP > 7kPa ≤ 100kPa
- Distribution Pipe MAOP > 100kPa ≤ 350kPa
- Common Trench
- Standard Laying
- Relay Program
- Abandoned Pipe
- Abandoned Pipe Sold
- Service Pipe
- Meter
- Interval Meter
- Proposed Meter
- Removed Meter
- Linked Documents
- See Details
- OL Offline Service
- BL End of Main Building
- CoD End of Main on Direction Peg
- SV Gas Service
- NC Not Connected
- Obstacle
- SC Side Elevation
- Sign
- PLS Pre Laid Service
- PLSS Pre Laid Service Stairs

Please refer to Symbols Sheet for Further Information

Disclaimer:
Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for only **30 days** from date of request, indicative only and not warranted to be accurate. It is your responsibility to carefully locate underground assets and follow safe work practises and procedures (eg pot-holing). ATCO Gas Australia will seek compensation for damage caused to assets.

part or parts of the Documents or Information.

- e) By using any Document or Information, each Recipient is taken to represent and warrant to ATCO that the Recipient will comply with the conditions and other terms referred to in the Documents or Information, including but not limited to conditions that:
- i) the Recipient **Must** comply with the conditions in numbered paragraphs 1 to 4 above and this paragraph 5;
 - ii) as between ATCO and each Recipient, ATCO owns the Information and all rights and title in and to the Information are to remain vested in ATCO;
 - iii) no Recipient has any right, title or interest in the Information or, except as expressly provided for in the Documents, any license or right to copy, alter, modify, publish or otherwise use or deal with the Information without prior written approval from ATCO;
 - iv) ATCO makes no representation and gives no warranty as to its right to disclose any Information;
 - v) the Recipient relies on any Information entirely at its own risk and expense;
 - vi) the Recipient **Must** undertake its own independent due diligence and investigations in relation to the Information;
 - vii) none of ATCO or their respective Associates owes the Recipient any duty of care in respect of the Information; and
 - viii) none of ATCO or their respective Associates is under any obligation to correct, update or revise any Documents or Information.

GAS MAIN AND SERVICE IDENTIFICATION

LEGEND

1. Critical Asset (See **WARNINGS** page 1)
2. Pipe Diameter (millimetres)
3. Pipe Material
CI = Cast Iron PE = Polyethylene
GI = Galvanised Iron PVC = PVC
ST = Steel
4. Alignment (in metres from property line)
5. Pressure in main (MP 70 kPa = Medium Pressure and MAOP (Maximum Allowable Operating Pressure)
6. Off-line Service – service may not be straight line to meter. (**WARNING – OLS may not always be shown on plan.** See item **Error: Reference source not found** above)
7. Service Valve in the vicinity
(**NOTE:** Service Valve may be “BURIED”)
8. Pre-laid Service laid in Common Trench
9. Main Status: (See **WARNINGS** page 1)
9a. AB = Abandoned Mains
9b. PROP = Proposed Mains
10. Customer Connection: Does not indicate actual location of Meter Position
D2 (D = Domestic & 2 = Number of Meters)
C1 (C = Commercial & 1 = Number of Meters)
11. Additional detail available and Must be obtained if within area of proposed works – see page 2 above.
12. Depth of Cover (DOC) in metres.



IF UNSURE, PLEASE CONTACT ATCO ON **1300 926 755**

Document No:

Revision No:

Issue Date:

SYMBOLS SHEET

GAS UTILITY NETWORK

EXISTING GAS NETWORK

- Transmission Pipelines
- Distribution Pipelines
- Distribution Pipe MAOP 350kPa
- Distribution Pipe MAOP 70kPa
- Distribution Pipe MAOP 7kPa
- Not Gassed (none)
- Service Pipe

PROPOSED GAS ASSETS

- Proposed Meter
- Proposed Main
- Common Trenching
- Replacement Program

ABANDONED GAS NETWORK

- Inactive / Removed Meter
- Abandoned Fitting
- Abandoned Valve
- Abandoned Gas Main
- Abandoned Fitting SOLD
- Abandoned Valve SOLD
- Abandoned Gas Main SOLD

COMPOUNDS

- Gate Station
- Pressure Reducing Station
- L.P.G. Tank
- Hydrogen Plant

VALVES

- Isolation Valves
- Service Valves

MONITORING DEVICES

- Flow Monitoring Device
- Pressure Monitoring Device

ASSOCIATED INFRASTRUCTURE

- Associated Asset

DUCTS AND SLEEVES

- Duct
- Horizontal Boring
- Sleeve
- Road Crossing
- Concrete Slabbing

REGULATOR SETS

- Regulator Set
- Boundary Regulator

DELIVERY POINTS

- Meter
- Interval Meter
- Meter Set

PIPE JUNCTIONS

- End Cap
- Expansion Joint
- Reducer
- Tee
- Transition
- Weld
- Monolithic Joint
- Stoppie
- Odorizer
- Junctions

PROTECTION DEVICES

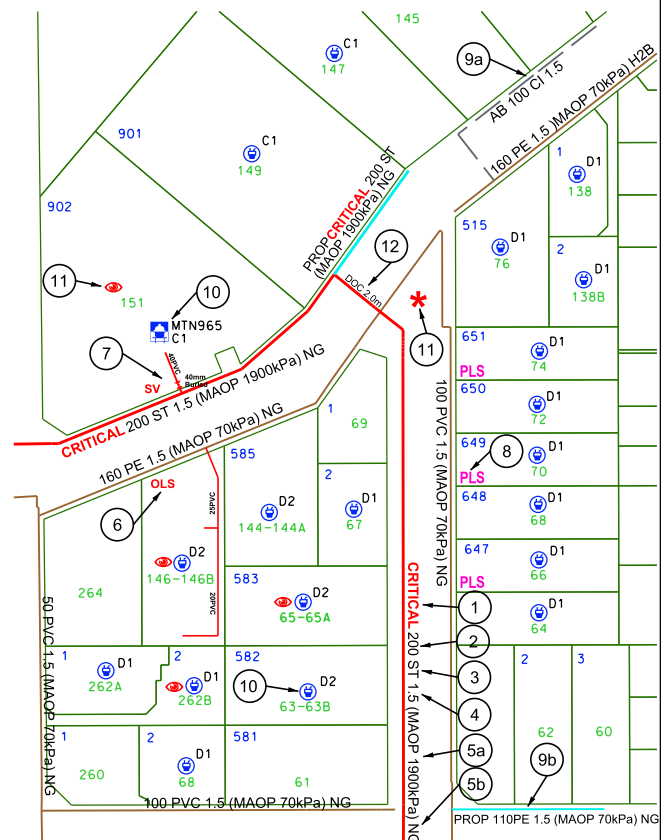
- Test Point
- Anode
- Rectifier

FEATURES

- SC Side Elevation
- Obstacle
- See Details
- Not Connected
- Gas Service
- Sign
- Offline Service
- Linked Document
- Pre-Laid Service
- Pre-Laid Service Stairs
- Pre-Laid Service Tee
- Asset end on Main
- Asset ends on Direction Peg
- Reference Line
- Gas Pit
- Arrow Pointer
- Proving Location
- Pressure Upgrade
- Not Gassed
- Suburb
- Local Government

Asset Identification Legend

- Critical Asset (See Cover Sheet WARNINGS)**
- Pipe Diameter (millimetres)
- Pipe Material:
CI = Cast Iron, PE = Polyethylene, GI = Galvanised Iron, PVC = PVC, ST = Steel
- Alignment (in metres from property line)
- Pressure in main & Gas Type
5a) MAOP (Maximum Allowable Operating Pressure)
5b) Gas Type:
NG = Natural Gas.
H2B = Natural Gas Blended with % Hydrogen.
LPG = Liquefied Petroleum Gas.
- Off-line Service service may not be straight line to meter.
(WARNING OLS may not always be shown on plan).
See Cover Sheet for More Information.
- Service Valve in the vicinity
(NOTE: Service Valve may be "BURIED")
- Pre-laid Service laid in Common Trench
- Main Status: (See **Cover Sheet WARNINGS**)
9a. AB & ABS = Abandoned Mains, Ab Sold.
9b. PROP = Proposed Mains
- Customer Connection: Does not indicate actual location of Meter Position
D2 (D = Domestic & 2 = Number of Meters)
C1 (C = Commercial & 1 = Number of Meters)
- Additional detail available and Must be obtained if within area of proposed works see Cover Sheet.**
- Depth of Cover (DOC) in metres.



General Information



Before you Dig Australia – BEST PRACTISE GUIDES
<https://www.byda.com.au/before-you-dig/best-practice-guides/>

OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types.
Dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.



DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) <https://viewer.autodesk.com/> or
Autodesk Design Review <http://usa.autodesk.com/design-review/> for DWF files.
(Windows PC)



PDF Map Files (max size A3)
Adobe Acrobat Reader <http://get.adobe.com/reader/>



Telstra New Connections / Disconnections
13 22 00



Telstra Protection & Relocation: 1800 810 443 (AEST business hours only).
[Email](#)
Telstra Protection & Relocation Fact Sheet: [Link](#)
Telstra Protection & Relocation Home Page [Link](#)



Telstra Aerial Assets Group (overhead network)
1800 047 909

Protect our Network:

by maintaining the following distances from our assets:

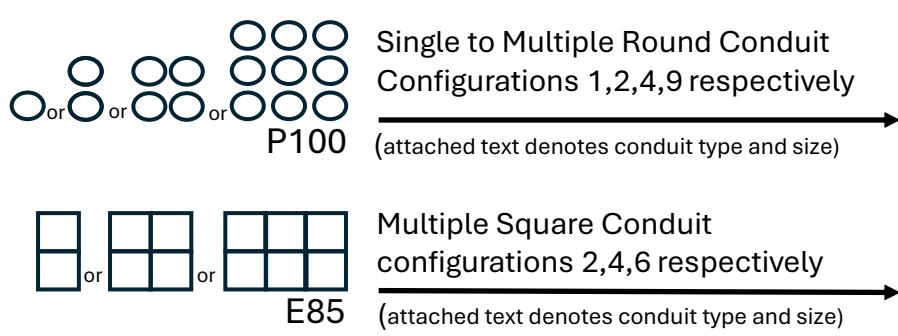
- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
- 500mm Vibrating Plate or Wacker Packer Compactor
- 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
- 1.0m Jackhammers/Pneumatic Breakers
- 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or
Telstra Location Intelligence Team 1800 653 935

LEGEND



	Leadin terminates at a Customer Address		Cable Joining Pit Number / Letter indicating Pit type/size
	Exchange Major Cable Present		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet Above ground Free Standing		Telstra Plant in shared Utility trench
	Above ground Complex Equipment Please note: Powered by 240v electricity		Aerial cable / or cable on wall
OC	Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned		Aerial cable (attached to joint use Pole e.g., Power Pole)
DIST	Distribution cables in Main Cable Ducts		Marker Post Installed
MC	Main Cable ducts on a Distribution Plan		Buried Transponder
	Blocked or Damaged Duct		Marker Post & Transponder
	Footway Access Chamber (can vary between 1-lid to 12-lid)		Optical Fibre Cable Direct Buried
	NBN Pillar		Direct Buried Cable
	Third Party Owned Network Non-Telstra		nbn owned network



Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware

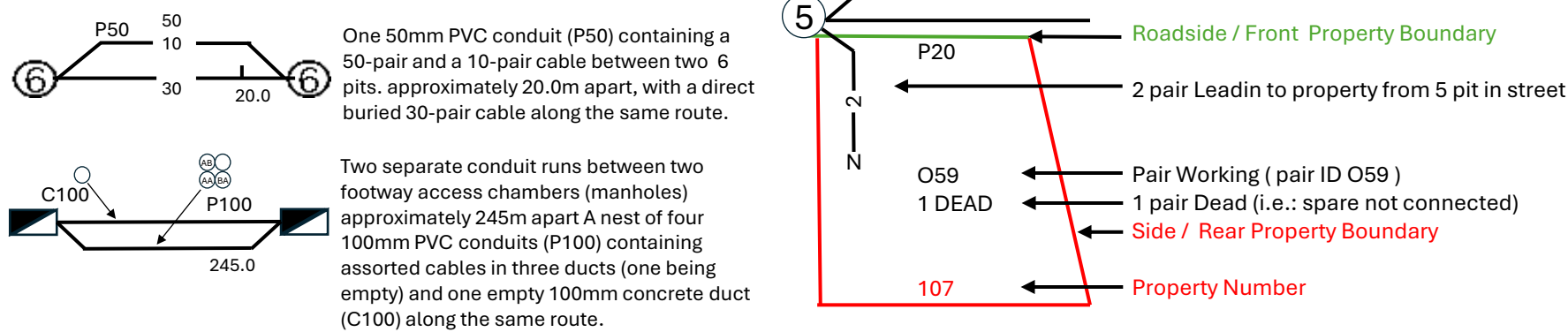
Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit

P100 100mm PVC conduit

A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

<https://www.byda.com.au/before-you-dig/best-practice-guides/>

Plan	Prepare	Pothole	Protect	Proceed
Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.	Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.	Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.	Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.	Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.



LEGEND



	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST"
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

26/11/2025

The Client
C/- Merrifield Real Estate
258 York Street
ALBANY WA 6330

To whom it may concern,

RE: RENTAL APPRAISAL – 5/50 CAMPBELL ROAD, MIRA MAR

We wish to thank you for the opportunity to provide a rental appraisal for the above-mentioned property.

After viewing the property and taking into consideration its location and condition, we feel we can expect to achieve circa **\$360.00 - \$400.00 per week** in the current rental market.

In accordance with requirements to minimum security, internal blind cords and RCD and Smoke Alarm checks, please make your own investigations as to whether this property is compliant. Information can be obtained through the below websites:

Smoke Alarm guidelines:

[DFES_fireinthehome-smokealarm-renting-selling-FAQs.pdf](#)

Internal Blind cord requirements:

[Obligations of landlords - corded internal window coverings | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

Minimum Security Requirements:

[Rental property security standards | Department of Mines, Industry Regulation and Safety \(commerce.wa.gov.au\)](#)

Should you have any questions, please feel free to contact me on (08) 9841 4022.

Yours faithfully,



Lisa Dunham

Senior Property Manager

Please note, as per our Professional Indemnity Policy, we must state the following: The Statements have been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the Statements or any part thereof be incorrect or incomplete in any way. This appraisal is deemed valid for 30 days from the date completed, or such earlier date if you become aware of any factors that have any effect on the property value.