

WESTERN



AUSTRALIA

REGISTER NUMBER

**2/SP6146**DUPLICATE  
EDITION**1**

DATE DUPLICATE ISSUED

**14/8/2003**VOLUME  
**1508**FOLIO  
**191**

# 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.

REGISTRAR OF TITLES

DEPARTMENT OF PLANNING, LANDS  
AND HERITAGEDATE  
12-Aug-2022FILE  
SDAU-047-21**LAND DESCRIPTION:**

LOT 2 ON STRATA PLAN 6146  
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

PEAKFORM INVESTMENTS PTY LTD OF 2A-305 WILLIAM STREET NORTHBRIDGE WA6005  
(T O770735 ) REGISTERED 16/6/2021

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

- 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.
- \*O770736 MORTGAGE TO HARVIS FINANCE NO. 2 PTY LTD OF LEVEL 9 190 ST GEORGES TERRACE PERTH WA 6000 REGISTERED 16/6/2021.

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

-----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: SP6146  
PREVIOUS TITLE: SP6146  
PROPERTY STREET ADDRESS: CHEVRON, UNIT 1, FLOOR 1 122 MARINE PDE, COTTESLOE.  
LOCAL GOVERNMENT AUTHORITY: TOWN OF COTTESLOE

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING I739844

WESTERN



AUSTRALIA

REGISTER NUMBER

**3/SP6146**DUPLICATE  
EDITION**N/A**

DATE DUPLICATE ISSUED

**N/A**VOLUME  
**1508**FOLIO  
**192**

# 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.

*BGRoberts*  
REGISTRAR OF TITLES



### LAND DESCRIPTION:

LOT 3 ON STRATA PLAN 6146  
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

### REGISTERED PROPRIETOR: (FIRST SCHEDULE)

PEAKFORM INVESTMENTS PTY LTD OF 2A-305 WILLIAM STREET NORTHBRIDGE WA6005  
(T O770738 ) REGISTERED 16/6/2021

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

- 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.
- \*O770739 MORTGAGE TO HARVIS FINANCE NO. 2 PTY LTD OF LEVEL 9 190 ST GEORGES TERRACE PERTH WA 6000 REGISTERED 16/6/2021.

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

-----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: SP6146  
PREVIOUS TITLE: SP6146  
PROPERTY STREET ADDRESS: CHEVRON, UNIT 2, FLOOR 1 122 MARINE PDE, COTTESLOE.  
LOCAL GOVERNMENT AUTHORITY: TOWN OF COTTESLOE

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING  
K193323

WESTERN



AUSTRALIA

REGISTER NUMBER

**4/SP6146**DUPLICATE  
EDITION**4**

DATE DUPLICATE ISSUED

**8/11/2018**VOLUME  
**1508**FOLIO  
**193**

# 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.

*BGRoberts*  
REGISTRAR OF TITLES



### LAND DESCRIPTION:

LOT 4 ON STRATA PLAN 6146  
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

### REGISTERED PROPRIETOR: (FIRST SCHEDULE)

PEAKFORM INVESTMENTS PTY LTD OF 2A-305 WILLIAM STREET NORTHBRIDGE WA6005  
(T O770740 ) REGISTERED 16/6/2021

### 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. \*O770741 MORTGAGE TO HARVIS FINANCE NO. 2 PTY LTD OF LEVEL 9 190 ST GEORGES TERRACE PERTH WA 6000 REGISTERED 16/6/2021.

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

-----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: SP6146  
PREVIOUS TITLE: SP6146  
PROPERTY STREET ADDRESS: CHEVRON, UNIT 3, FLOOR 1 122 MARINE PDE, COTTESLOE.  
LOCAL GOVERNMENT AUTHORITY: TOWN OF COTTESLOE

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING  
O770741

WESTERN



AUSTRALIA

REGISTER NUMBER

**5/SP6146**DUPLICATE  
EDITION**2**

DATE DUPLICATE ISSUED

**21/8/2002**VOLUME  
**1508**FOLIO  
**194**

# 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.

*BGRoberts*  
REGISTRAR OF TITLES



### LAND DESCRIPTION:

LOT 5 ON STRATA PLAN 6146  
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

### REGISTERED PROPRIETOR: (FIRST SCHEDULE)

PEAKFORM INVESTMENTS PTY LTD OF 2A-305 WILLIAM STREET NORTHBRIDGE WA6005  
(T O770743 ) REGISTERED 16/6/2021

### 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. \*O770744 MORTGAGE TO HARVIS FINANCE NO. 2 PTY LTD OF LEVEL 9 190 ST GEORGES TERRACE PERTH WA 6000 REGISTERED 16/6/2021.

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

-----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: SP6146  
PREVIOUS TITLE: SP6146  
PROPERTY STREET ADDRESS: CHEVRON, UNIT 4, FLOOR 2 122 MARINE PDE, COTTESLOE.  
LOCAL GOVERNMENT AUTHORITY: TOWN OF COTTESLOE

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING  
K652166

WESTERN



AUSTRALIA

REGISTER NUMBER

**6/SP6146**DUPLICATE  
EDITION**2**

DATE DUPLICATE ISSUED

**8/12/2004**VOLUME  
**1508**FOLIO  
**195**

# 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.

*BGRoberts*  
REGISTRAR OF TITLES



### LAND DESCRIPTION:

LOT 6 ON STRATA PLAN 6146  
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

### REGISTERED PROPRIETOR: (FIRST SCHEDULE)

PEAKFORM INVESTMENTS PTY LTD OF 2A-305 WILLIAM STREET NORTHBRIDGE WA6005  
(T O770746 ) REGISTERED 16/6/2021

### 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. \*O770747 MORTGAGE TO HARVIS FINANCE NO. 2 PTY LTD OF LEVEL 9 190 ST GEORGES TERRACE PERTH WA 6000 REGISTERED 16/6/2021.

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

-----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: SP6146  
PREVIOUS TITLE: SP6146  
PROPERTY STREET ADDRESS: CHEVRON, UNIT 5, FLOOR 2 122 MARINE PDE, COTTESLOE.  
LOCAL GOVERNMENT AUTHORITY: TOWN OF COTTESLOE

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING  
K923420

WESTERN



AUSTRALIA

REGISTER NUMBER

**7/SP6146**DUPLICATE  
EDITION**N/A**

DATE DUPLICATE ISSUED

**N/A**VOLUME  
**1508**FOLIO  
**196**

# 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.

*BGRoberts*  
REGISTRAR OF TITLES



### LAND DESCRIPTION:

LOT 7 ON STRATA PLAN 6146  
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

### REGISTERED PROPRIETOR: (FIRST SCHEDULE)

PEAKFORM INVESTMENTS PTY LTD OF UNIT 2A 305 WILLIAM STREET NORTHBRIDGE WA 6003  
(T 0929886 ) REGISTERED 4/11/2021

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

- 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.
- \*O963226 MORTGAGE TO HARVIS FINANCE NO. 2 PTY LTD OF LEVEL 9 190 ST GEORGES TERRACE PERTH WA 6000 REGISTERED 2/12/2021.

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

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

### STATEMENTS:

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SKETCH OF LAND: SP6146  
PREVIOUS TITLE: SP6146  
PROPERTY STREET ADDRESS: CHEVRON, UNIT 6, FLOOR 2 122 MARINE PDE, COTTESLOE.  
LOCAL GOVERNMENT AUTHORITY: TOWN OF COTTESLOE

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING  
O929886

WESTERN



AUSTRALIA

REGISTER NUMBER

**8/SP6146**DUPLICATE  
EDITION**2**

DATE DUPLICATE ISSUED

**5/10/2009**VOLUME  
**2615**FOLIO  
**564**

**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.

REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 8 ON STRATA PLAN 6146  
 TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

**REGISTERED PROPRIETOR:**  
 (FIRST SCHEDULE)

THERESA INCORONATA PTY LTD OF CARE OF ANDERSON REDMAN, LEVEL 1, 35 OUTRAM STREET, WEST  
 PERTH

(T L063512 ) REGISTERED 4/9/2009

**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. \*L093446 CAVEAT BY THE REGISTRAR OF TITLES LODGED 5/10/2009.

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

-----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:	SP6146
PREVIOUS TITLE:	2039-341
PROPERTY STREET ADDRESS:	122 MARINE PDE, COTTESLOE.
LOCAL GOVERNMENT AUTHORITY:	TOWN OF COTTESLOE

STRATA/SURVEY STRATA  
PLAN 6146

SHEET 1 OF 1 SHEET

MANAGEMENT STATEMENT ☐ YES ☒ NO

Lodged 31.8.05 \$226 467697

Examined 9.11.05 N

Registered J.616423 8.2.06

REGISTRAR OF TITLES

WESTERN AUSTRALIAN PLANNING COMMISSION

Certificate of Approval of W.A.P.C. under  
Section 25B(2) of Strata Titles Act 1985.

DELEGATED UNDER S20 WAPC ACT 1985 DATE

PLAN OF RE-SUBDIVISION OF  
LOT 1 & COMMON PROPERTY  
ON STRATA PLAN 6146

CERT. OF TITLE

Volume 2039 Folio 341

LOCAL GOVERNMENT

TOWN OF COTTESLOE

INDEX PLAN

BG34 (2) 07.20

FIELD BOOK NUMBER

SCALE

AS SHOWN

NAME OF SCHEME

CHEVRON

ADDRESS OF PARCEL

122 MARINE PARADE  
COTTESLOE, 6011

LICENSED SURVEYOR

J. Robb Date 29/8/05

Department of  
Land Information

## FORM 5

Strata Titles Act 1985  
Sections 5B(1), 8A, 22(1)

## DESCRIPTION OF PARCEL &amp; BUILDING

BRICK GROUND FLOOR COMMERCIAL UNIT, SITUATED ON  
LOT 1 & COMMON PROPERTY ON STRATA PLAN 6146 AND  
HAVING A STREET ADDRESS OF 122 MARINE PARADE, COTTESLOE

## CERTIFICATE OF LICENSED SURVEYOR

I, G.A. Robb, being a licensed surveyor registered under the Licensed  
Surveyors Act 1909, certify that in respect of the strata plan which  
relates to the parcel and building described above (in this certificate  
called "the plan"):-(a) each lot that is not wholly within a building shown on the plan is  
within the external surface boundaries of the parcel; and either(b) each building shown on the plan is within the external surface  
boundaries of the parcel; or(c) in a case where a part of a wall or building, or material attached  
to a wall or building, encroaches beyond the external surface  
boundaries of the parcel -(i) all lots shown on the plan are within the external surface  
boundaries of the parcel;(ii) the plan clearly indicates the existence of the encroachment  
and its nature and extent; and(iii) where the encroachment is not on to a public road, street  
or way, that an appropriate easement has been granted and  
will be lodged with the Registrar of Titles to enable it to be  
registered as an appurtenance of the parcel; and

Date

29/8/05

Licensed Surveyor

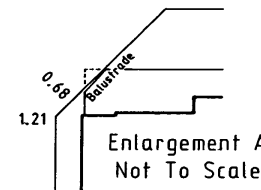
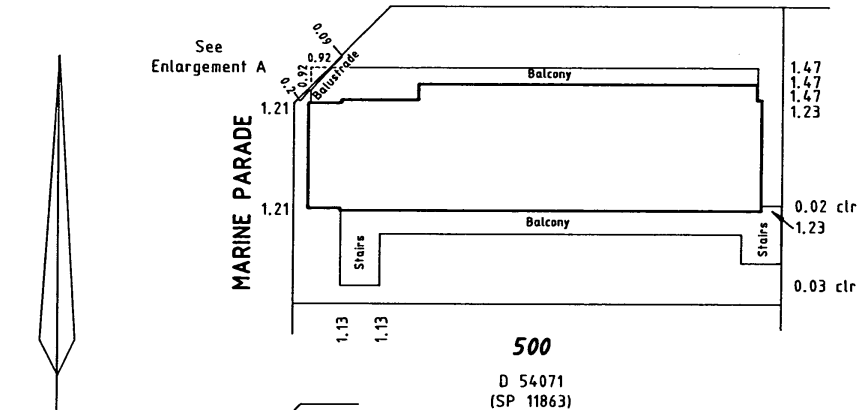
## LOCATION PLAN

FORM 1

LIMITED IN DEPTH TO 60.96 METRES

5 0 SCALE 1:300 25

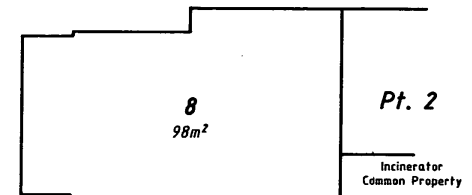
ALL DISTANCES ARE IN METRES



## GROUND FLOOR PLAN

2 0 SCALE 1:200 18

ALL DISTANCES ARE IN METRES

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS  
WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN  
ARE THE INNER SURFACES OF THE WALLS, THE UPPER  
SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE  
CEILING, AS PROVIDED BY SECTION 3 (2) (a) OF THE  
STRATA TITLES ACT 1985

Corr 1715-2005 pg 67

RMSurveys

SUBDIVISIONS • STRATA TITLES • LAND INFORMATION  
GPS SURVEYS • GEODETIC SURVEY AND COMPUTING  
ENGINEERING & CONSTRUCTION SETOUTPO Box 231 Phone: (08) 9457 7900  
Bull Creek WA 6149 Fax: (08) 9457 7922  
RMS Ref:- ATKI-COTT E-mail: rmsurvey@rmsurveys.com.au  
CC: 05505

## INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



STRATA PLAN

6146





## Schedule of Unit Entitlements

*Strata Titles Act 1985*

Section 37, Schedule 2A cl. 21T(1)(d) & Schedule 2A cl. 31E(1)(c)

Scheme Number: 6146

Scheme Name: CHEVRON

Lot Number	Lot Type <sup>1</sup>	Unit Entitlement	Lot Number	Lot Type <sup>1</sup>	Unit Entitlement
2	Residential	20			
3	Residential	10			
4	Residential	9			
5	Residential	20			
6	Residential	10			
7	Residential	9			
8	Commercial	22			

Sum of the unit entitlements of all lots in the strata titles scheme: 100

### CERTIFICATE OF LICENSED VALUER


I, Don Eftos, being a Licensed Valuer, licensed under the *Land Valuers Licensing Act 1978* certify that the proportion that the unit entitlement of a lot as stated in the Schedule of Unit Entitlements above bears to the sum of the unit entitlements of all lots in the strata titles scheme is not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 37(3) of the *Strata Titles Act 1985*) of that lot bears to the sum of the value of all the lots in the strata titles scheme.

If applicable:

I have determined that in the Schedule of Unit Entitlements above there **is / is not**<sup>2</sup> a significant variation of the kind described in Regulation 49(1)(a) to the proposed Schedule of Unit Entitlements in the agreed stage of subdivision in staged subdivision by-laws number(s) \_\_\_\_\_ registered on \_\_\_\_\_.

10/09/2020

Date

  
Don Eftos  
2020.09.10  
12:30:01 +08'00'  
Licensed Valuer Signature

<sup>1</sup> Select Residential/Commercial/Industrial/Vacant Land/Other.

<sup>2</sup> Select one.

FORM 3

STRATA/SURVEY-STRATA PLAN NO. 6146							
Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Current Cs of Title				Current Cs of Title	
Lot No.	Unit Entitlement	Vol.	Fol.	Lot No.	Unit Entitlement	Vol.	Fol.
1	Now subdivided						
2	22	1508	191				
3	13	1508	192				
4	10	1508	193				
5	22	1508	194				
6	13	1508	195				
7	10	1508	196				
8	10	2615	564				
	SEE APPLICATION O531144						
				Aggregate	100		

DESCRIPTION OF PARCEL AND BUILDING/PARCEL

RE-SUBDIVISION OF LOT 1 AND COMMON PROPERTY ON STRATA PLAN 6146  
CONTAINED IN CERTIFICATE OF TITLE VOLUME 2039 FOLIO 341.

THE ADDRESS OF THE PROPERTY IS 122 MARINE PARADE, COTTESLOE.

THE BUILDING SUBJECT IS A BRICK CONSTRUCTION WITH ASBESTOS ROOF. IT INCLUDES  
ONE COMMERCIAL UNIT ON THE GROUND FLOOR, THREE RESIDENTIAL UNITS ON THE  
FIRST FLOOR AND THREE RESIDENTIAL UNITS ON THE SECOND FLOOR.

CERTIFICATE OF LICENSED VALUER  
STRATA/SURVEY STRATA

JOE AGNELLO

I, ....., being a Licensed Valuer licensed under the *Land Valuers Licensing Act 1978* certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5 per cent more or 5 per cent less than the proportion that the value (as that term is defined in section 14 (2a) of the *Strata Titles Act 1985*) of that lot bears to the aggregate value of all the lots delineated on the plan.

15/14/05  
Date

  
Signed

**FORM 7**

*Strata Titles Act 1985*

Section 5B(2), 8A(f), 23(1)

**STRATA PLAN No. 6146**

**DESCRIPTION OF PARCEL & BUILDING**

RE-SUBDIVISION OF LOT 1 AND COMMON PROPERTY ON STRATA PLAN 6146  
CONTAINED IN CERTIFICATE OF TITLE VOLUME 2039 FOLIO 341.

THE ADDRESS OF THE PROPERTY IS 122 MARINE PARADE, COTTESLOE.

**CERTIFICATE OF LOCAL GOVERNMENT**

**TOWN OF COTTESLOE**

....., the local government hereby  
certifies that in respect of the strata plan which relates to the parcel and  
building described above (in this certificate called "the plan"):-

- (1) \*(a) the building and the parcel shown on the plan have been inspected  
and that it is consistent with the approved building plans and  
specifications in respect of the building; or  
  
\*(b) the building has been inspected and the modification is ~~consistent~~  
with the approved building plans and specifications relating to the  
~~modification~~;
- (2) the building, in the opinion of the local government, is of sufficient  
standard to be brought under the *Strata Titles Act 1985*;
- (3) where a part of a wall or building or material attached to a wall or  
building, encroaches beyond the external surface boundaries of the  
parcel on to a public road, street or way the local government is of the  
opinion that retention of the encroachment in its existing state will not  
endanger public safety or unreasonably interfere with the amenity of  
the neighbourhood and the local government does not object to the  
encroachment; and
- (4) \*(a) any conditions imposed by the Western Australian Planning  
Commission have been complied with; or  
  
\*(b) ~~the within strata scheme is exempt from the requirement of approval  
by the Western Australian Planning Commission.~~

*20 OCTOBER 2005*

.....  
Date

  
.....  
Chief Executive Officer

\*Delete if inapplicable

FORM 26

WAPC Ref. No. 648-05

STRATA PLAN No. 6146

STRATA TITLES ACT 1985  
Sections 25(1), 25(4)

**CERTIFICATE OF GRANT OF APPROVAL BY WESTERN AUSTRALIAN  
PLANNING COMMISSION TO STRATA PLAN**

It is hereby certified that the approval of the Western Australian Planning Commission has been granted pursuant to section 25(1) of the *Strata Titles Act 1985* to—

- \* (i) the ~~\* Strata Plan~~/Plan of Re-Subdivision/~~Plan of Consolidation~~ submitted on: 7/11/05  
and relating to the property described below;
- \* (ii) ~~the sketch submitted on~~ .....  
of the ~~\* proposed subdivision of the property described below into lots on a Strata Plan/~~  
~~Re-Subdivision/Consolidation of the lots on the Strata Plan described below, subject to the~~  
~~following conditions—~~

Property Description: Lot (or Strata Plan) No. LOT 1 & CP ON SP 6146  
.....  
.....  
Location .....  
.....  
.....  
Locality ..... MARINE PARADE, COTTESLOE  
.....  
Local Government TOWN OF COTTESLOE


Lodged by: G ROBB  
R M SURVEYS  
Date: 25/10/2005

  
For Chairman, Western Australian  
Planning Commission

9/11/05  
Date

(\*To be deleted as appropriate)

PARCEL OF LAND..... Lot 1 of Cottesloe Lot 40  
 ..... on Plan 5932.  
 CERTIFICATE OF TITLE:..... Volume 1128 Folio 604.  
 LOCAL AUTHORITY..... Town of Cottesloe.  
 LOCALITY..... Cottesloe..... INDEX PLAN..... 814(4).  
 NAME OF BUILDING..... "Chevron".  
 ADDRESS FOR SERVING OF Chevron Management Committee,  
 NOTICES ON COMPANY 122 Marine Parade, Cottesloe, 6011

STRATA PLAN 6146  
 OFFICE USE ONLY  
 LODGED 9.6.78  
 EXAMINED 15.6.78  
 REGISTERED 26-7-78 APP. 8562186  
  
 REGISTRAR OF TITLES

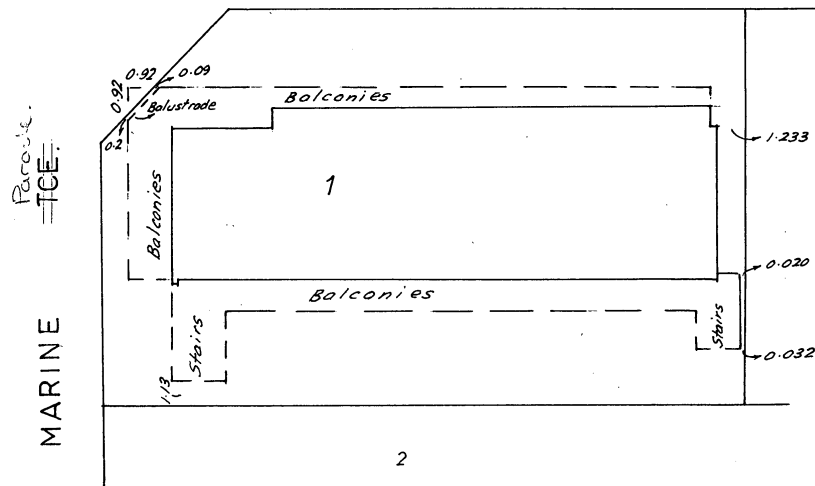
LIMITED TO A DEPTH OF 60.92 metres

B2.

STRATA PLAN 6146



NAPIER ST.



SCALE 1:250

SCALE LINKS TO AN INCH



SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
		CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	5	1508-190	
2	15	1508-191	
3	9	1508-192	
4	7	1508-193	
5	15	1508-194	
6	9	1508-195	
7	7	1508-196	
AGGREGATE			

SEE FORM 3

SEE FURTHER SHEET OF  
PLAN OF RE-SUBDIVISION

29-5-78

DATE 29-5-78

LICENSED SURVEYOR.

APPROVED BY THE TOWN PLANNING BOARD  
FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

David Kan

- 6 JUN 1978

DATE

CHAIRMAN.

SEE FORM 3  
 SEE FURTHER SHEET OF  
 PLAN OF RE-SUBDIVISION

FORM 3

STRATA PLAN No. 6146

## CERTIFICATE OF LOCAL AUTHORITY

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

.....TOWN OF COTTESLOE....., 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:—

The building subject to this plan is of brick construction with corrugated asbestos roof, and incorporates a ground, first and second floor.

It includes six residential units (three on each of the first and second floors) and one unit on the ground floor, which incorporates a shop and store room with lock up garage and toilet facilities.

A further four lock up garages on the ground floor each form a part of a strata lot as designated on the plan.

The common property includes two laundry rooms and an incinerator room on the ground floor, a third laundry room isolated and separate from the principal building, stairways at all levels and access balconies on the first and second floors.

It is erected on that part of Cottesloe Lot 40 shown as Lot 1 on Titles Office plan 5932, and the property is commonly known as "Chevron" number 122 Marine Parade, Cottesloe, Western Australia.

DATE 23 MAY 1976

  
SHIRE/TOWN CLERK

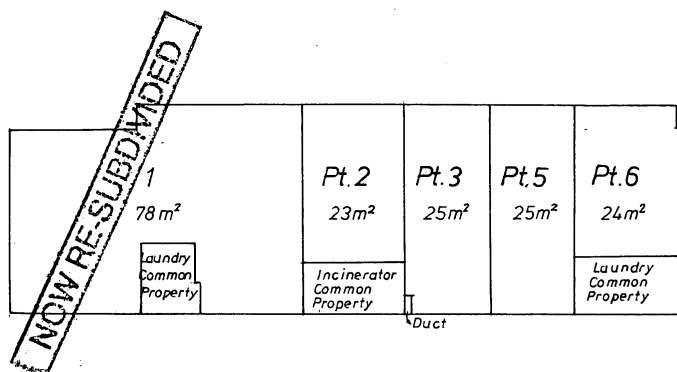
TOWN OF COTTESLOE

C.A. 4

SHEET No. 1 OF 3 SHEETS

STRATA PLAN No. 6145

GROUND FLOOR



Remainder of Lots 2 & 3 shown  
on Sheet 2.  
Remainder of Lots 5 & 6 shown  
on Sheet 3.

SCALE 1:200

APPROVED

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

TOWN PLANNING BOARD

*David Carr*

DATE 6 JUN 1978

CHAIRMAN

LOCAL AUTHORITY TOWN OF COTTESLOE

*D. D. D.*

DATE

SHIRE/TOWN CLERK

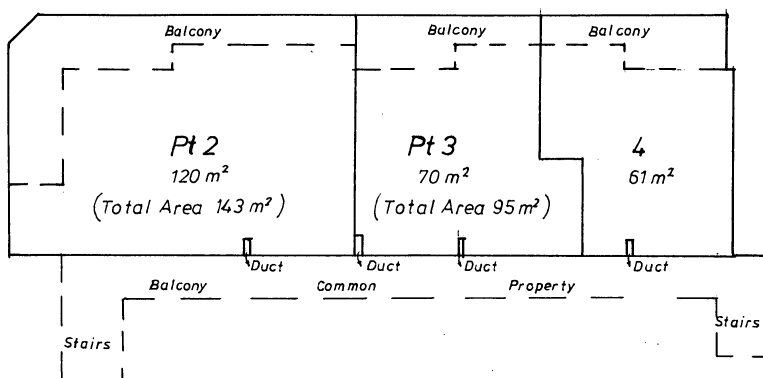
57295/6/76-2M-C397

C.A. 4

SHEET No. 2 OF 3 SHEETS

STRATA PLAN No. 6146

FIRST FLOOR



Remainder of Lots 2 & 3 shown  
on Sheet 1

SCALE 1:200

APPROVED

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

TOWN PLANNING BOARD

LOCAL AUTHORITY TOWN OF GOSFORD

DATE 6 JUN 1978

CHAIRMAN

DATE 23 MAY 1978

SHIRE/TOWN CLERK

57295/6/76-2M-C397

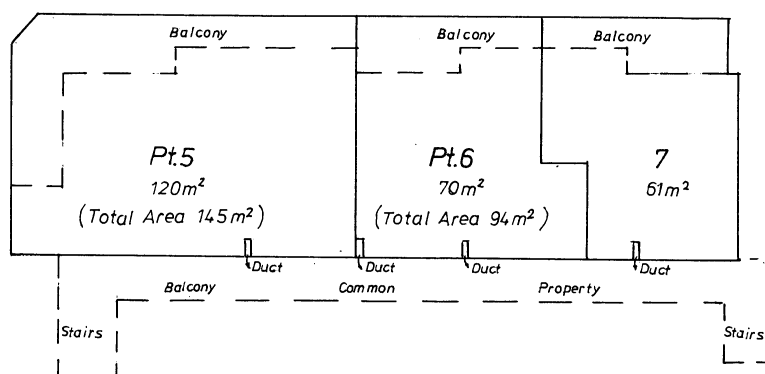


C.A. 4

SHEET No. 3 OF 3 SHEETS

STRATA PLAN No. 6146

SECOND FLOOR



Remainder of Lots 5 & 6  
shown on Sheet 1

SCALE 1:200

APPROVED

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

TOWN PLANNING BOARD

LOCAL AUTHORITY

TOWN OF COTTESLOE

DATE 6 JUN 1978

CHAIRMAN

DATE 23 MAY 1978

SHIRE TOWN CLERK

57295/6/76-2M-C397

[illegible]

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



Record of Strata Titles Scheme  
Limitations, Interests, Encumbrances and Notifications

Approved Form 2020-27588  
Version 3 – 1/07/2020

OFFICE USE ONLY ANNEXURE B STRATA PLAN 6146			BGRoberts REGISTRAR OF TITLES		
Document			Cancellation		
Number	Particulars	Date recorded/ lodged/registered	Nature	Number	Registered
O531144	APPLICATION FOR AMENDMENT OF SCHEDULE OF UNIT ENTITLEMENTS PURSUANT TO STATE ADMINISTRATIVE TRIBUNAL ORDER 7.10.2020	21.10.2020			



**MINUTES OF ANNUAL GENERAL MEETING  
OWNERS OF CHEVRON STRATA SCHEME 6146  
122 MARINE PARADE COTTESLOE**

**HELD ON WEDNESDAY 18<sup>TH</sup> AUGUST 2021 AT 9.00AM  
LAVAN, 1 WILLIAM STREET PERTH**

---

**MEETING OPENED AT 9.40AM**

**1. PRESENT**

Lot 2, 3, 4, 5      Ms Rebecca Cain representing Peakform Investments Pty Ltd ACN 628560065  
Lot 6                Mr Sean Macfarlane representing Peakform Investments Pty Ltd ACN 628560065  
Lot 8                Mr Gaetano Marchesani representing Theresa Incoronata Pty Ltd ATF M&I Marchesani Family Trust

**BY INVITATION**

Nisha McGeough representing Strata Specialists.

**UNFINANCIAL MEMBERS**

All members were financial at the commencement of the Meeting.

**QUORUM**

Management declared a quorum present and opened the Meeting.

**All motions were unopposed by Peakform Investments Pty Ltd and seconded by Incoronata Pty Ltd**

**ELECTION OF CHAIRMAN**

It was moved that Nisha McGeough chair the meeting.

**2. CONFIRMATION OF MINUTES**

The Minutes of the Annual General Meeting held 6<sup>th</sup> February 2020 was accepted as a true and correct record.

**MATTERS ARISING**

Nil

**3. GENERAL BUSINESS**

3.1	Building insurer	Corporate Home Units
	Expiry date	21.3.2022
	Sum insured	\$3,649,959.00
	Legal liability	\$20,000,000.00
	Voluntary workers	\$200,000.00/\$2000.00
	Workers Comp	per the Act
	Fidelity Guarantee	\$100,000.00
	Office Bearers	\$100,000.00
	Machinery breakdown	not selected by owners
	Catastrophe cover	not selected by owners
	Excess	Standard \$750.00 per claim

That Pursuant to section 127(3)(c) of the *Strata Titles Act 1985* the strata Company agrees to the insurance details as listed above.

That pursuant to section 97 of the *Strata Titles Act 1985* the Strata Company agrees:

- a. That Strata Specialists be empowered to renew the insurance policy in the current insurer;  
or
- b. That Body Corporate Insurance Brokers be empowered to obtain quotes for strata insurers prior to the renewal; and
- c. that the Strata Company be empowered to choose a preferred quote from either the current insurer or Body Corporate Brokers

Note :

Strata Specialists is an Authorised Representative for CHU Underwriting Agencies (CHU), Strata Community Insurance (SCI) and Body Corporate Brokers (BCB)

### 3.2 Consolidation of bylaws

- a. Resolved that the Strata Company agrees to engage a qualified lawyer chosen by the Strata Company to prepare the consolidated set of by-laws and sketch plan when required; and
- c. Resolved that the Strata Company be empowered to undertake expenditure as authorised by the approved budget in accordance with Section 102 of the *Strata Titles Act 1985*.

### 3.3 Common seal

Resolved by ordinary resolution that the Strata Company in accordance with section 118(2)(a) of the *Strata Titles Act 1985 (Act)* authorises the following member of the Council to execute documents on behalf of the Strata Company without affixing the common seal of the Strata Company:

- 3.3.1 the individual authorised in accordance with section 136(2) of the *Strata Titles Act 1985* by Peakform Investments Pty Ltd to perform the function of council member on behalf of Peakform Investments Pty Ltd (**Peakform Council Member**),

including executing any documents necessary, desirable or related to the operation or functions of the Strata Company or as deemed appropriate by the Strata Company.

### 3.4 Development Approval

Unanimously resolved that the Strata Company:

- 3.4.1 directs the Council in accordance with section 135(1) of the *Strata Titles Act 1985* to execute and make any application for development approval related to the buildings within strata scheme 6146 (**Scheme Buildings**) or related to strata scheme 6146 (**Scheme**) on:

(a) behalf of the Strata Company; and

(b) all owners,

that the Strata Company or Council considers necessary, desirable or appropriate; and



- 3.4.2 directs the Council in accordance with section 135(1) of the *Strata Titles Act 1985* to arrange for a comprehensive building inspection to be conducted by a structural engineer to ascertain the extent of defects within the Scheme Buildings and the Scheme and provide a report on the same (**Defects Report**).

3.5 **Budget**

Resolved by ordinary resolution that the Strata Company approves the following additional budget items:

- 3.5.1 allocation of \$30,000.00 for the Defect Report; and
- 3.5.2 allocation of \$40,000.00 for legal services related to drafting the by-laws, advising the strata company on *Strata Titles Act 1985* compliance issues and dealing with the defects within the Scheme Buildings.

3.6 **Direction to Council - AGM**

In accordance with section 135(1) of the *Strata Titles Act 1985*, the Strata Company by ordinary resolution directs the Council not to do anything unless permitted by a further ordinary resolution of the Strata Company.

3.7 **Direction to Council – Circular resolutions**

In accordance with section 135(1) of the *Strata Titles Act 1985*, the Strata Company by ordinary resolution directs the Council to authorise the Peakform Council Member to issue circular resolutions in relation to the operation or functions of the Strata Company or as deemed appropriate by the Peakform Council Member.

3.8 **Direction to Council – Common Property Licence**

In accordance with section 135(1) of the *Strata Titles Act 1985*, the Strata Company by ordinary resolution directs the Council to authorise the Peakform Council Member to do the following things:

- (a) enforce the terms of the common property licence between the Strata Company and the tenant of lot 8 on strata plan 6146 (**Licence**); and
- (b) take steps to enforce the scheme by-laws, including, without limitation, issue breach notices in accordance with section 47(2) of the *Strata Titles Act 1985* and bring proceedings in the State Administrative Tribunal to enforce the by-laws.

3.9 **Direction to Council – Common Property Licence**

In accordance with section 135(1) of the *Strata Titles Act 1985* the Strata Company by ordinary resolution directs the Council:

- (a) not to sign any extension of the Licence;
- (b) not to sign a new Licence; and
- (c) authorises the Peakform Council Member to terminate the Licence in accordance with the terms of the Licence and require the licensed area to be made good and the common property restored as directed and to the satisfaction of the Strata Company.

#### 4. FINANCIAL STATEMENT

4.1 That pursuant to Section 127(3)(b) of the *Strata Titles Act 1985* the accounts for the period ending 31.1.2021 as included in the Notice of Meeting were accepted.

4.2 Adoption of proposed budget  
That the statement of estimated payments (budget) be adopted pursuant to Section 102 of the *Strata Titles Act 1985* included within the Notice of Meeting

4.3 Setting of levies – Administrative Fund Contributions.  
That contributions to the administrative fund are estimated in accordance with Section 100 (1) (a) of the *Strata Titles Act 1985* and determined in accordance with Section 100 (1) (c) of the *Strata Titles Act 1985* at \$140,000.00; and

That contributions be due and payable as follows:

\$1400.00 per unit entitlement due in advance on 1.9.2021, 1.12.2021, 1.3.2022, 1.6.2022 and 1.9.2022

Per the *Strata Titles Act 1985*, all payments not made by the due date incur a 11% penalty. The Strata Company is to determine if further debt recovery is required and what action is to be taken.

#### 5. ELECTION OF THE COUNCIL OF THE STRATA COMPANY

- a. Resolved by ordinary resolution that the Strata Council consist of three (3) members.
- b. In accordance with Section 127 (3) (a) of the *Strata Titles Act 1985*; the following councillors were elected

Mr Marchesani advised that due to travel commitments, he withdraws his Strata Council nomination.

Lot 2 Mr MacFarlane nominated Peakform Investments Pty Ltd, seconded by Ms Cain

Lot 3 Ms Cain nominated Peakform Investments Pty Ltd, seconded by Mr MacFarlane

Lot 5 Mr MacFarlane nominated Peakform Investments Pty Ltd, seconded by Ms Cain

- c. Resolved that the Peakform Council Member be appointed to be the Strata Company Representative to the Strata Manager.

#### 6. STRATA MANAGEMENT

It was resolved that Strata Specialists be appointed as Strata Managers, with the Peakform Council Member being authorised to sign the Management Agents Agreement for the terms and conditions agreed to between the parties and fees payable shall be in accordance with the approved budget in accordance with Section 144 of the *Strata Titles Act 1985* which requires that a person authorised under Section 143 of the *Strata Titles Act 1985* to act as a Strata Company Manager for this scheme and meet all the requirements of the regulation under this *Strata Titles Act 1985*.

## 7. ADDITIONAL BY-LAWS

### By-law resolution one

#### **Costs Recovery by-law**

The owners resolved that the Strata Company by resolution without dissent add Schedule 1 by-law 18 as follows:

#### **18 Costs Recovery**

18.1 For the purposes of these by-laws:

18.1.1 **Act** means the *Strata Titles Act 1985*.

18.1.2 **Costs** include, without limitation:

- (a) the strata manager's costs;
- (b) debt recovery costs;
- (c) legal costs and disbursements on a solicitor and own client indemnity basis;
- (d) costs of any consultants and experts; and
- (e) costs of any employees of and contractors to the strata company preparing for or being involved in the Legal Proceedings.

18.1.3 **Legal Proceedings** include, without limitation:

- (a) the issuing of a notice alleging a breach of the Act or by-laws that could lead to an application to the State Administrative Tribunal (**SAT**), a tribunal or any court;
- (b) an application to a court, or any other tribunal:
  - (i) to recover any amount of money owing to the strata company by an owner; or
  - (ii) for any other matter;
- (c) an application to SAT for relief under the Act, which includes without limitation any order, interim order or declaration made by SAT; and
- (d) an application for leave to appeal to the Supreme Court or the Court of Appeal from an order of SAT or another court order and any further appeals related to that appeal.

18.2 An owner will indemnify the strata company and each of its employees, agents, contractors, sub-contractors and authorised representatives against any injury, harm, loss or damage suffered or incurred by them as a result of any breach of these by-laws or the Act by the owner or any of the occupiers of the owner's lot.

18.3 Without limiting by-law 18.2, an owner will pay on demand the whole of the strata company's Costs incurred in relation to any or all of the following:

- 18.3.1 recovering outstanding contributions levied by the strata company on that owner pursuant to either or both section 43 or 100 of the Act;
- 18.3.2 recovering any outstanding amounts otherwise owing from the owner to the strata company under either or both the Act or these by-laws;
- 18.3.3 making good any damage to the common property or personal property of the strata company caused by:



- (a) the owner or an occupier of the owner's lot;
  - (b) an invitee of the owner; or
  - (c) an invitee of the occupier of the owner's lot;
- 18.3.4 remedying a breach of the by-laws or the Act committed by:
  - (a) the owner; or
  - (b) an occupier of the owner's lot;
- 18.3.5 rectifying any unauthorised works on common property undertaken as a result of an instruction or action of the owner or occupier of the owner's lot;
- 18.3.6 all Legal Proceedings taken by the strata company against the owner or an occupier of the owner's lot;
- 18.3.7 all Legal Proceedings taken by the owner against the strata company or in which the strata company becomes involved, and the owner is not successful or is only partly successful in those Legal Proceedings; and
- 18.3.8 all Legal Proceedings taken by:
  - (a) an occupier of the owner's lot; or
  - (b) a mortgagee of the owner's lot,
  - (c) against the strata company or in which the strata company becomes involved and that occupier or mortgagee (as the case may be) is not successful or is only partly successful in those Legal Proceedings.
- 18.4 The strata company is empowered:
  - 18.4.1 to include the amount of the Costs in the amounts to be raised for the purposes of section 100(1)(a) of the Act; and
  - 18.4.2 raise the amount of the Costs by levying a contribution for those Costs solely on that owner referred to in by-law 18.3 in accordance with section 100(1)(c)(ii) of the Act.
- 18.5 The Costs are also recoverable by the strata company against the owner as a liquidated debt and the strata company may take action for the recovery of those amounts in any court of competent jurisdiction.

By-law resolution two

**Insurance Excess By-law**

The owners resolved that the Strata Company by resolution without dissent add Schedule 1 by-law 19 as follows:

**19 Insurance Excess**

- 19.1 An owner is responsible for the cost of any insurance excess payable by the strata company for any insurance claim made against the strata company's insurance policy, including any insurance claim whether such loss or damage occurs:
  - 19.1.1 to any part of the building structure within their lot;
  - 19.1.2 to any part of the common property structure surrounding the owner's lot;
  - 19.1.3 to the fixtures and improvements of the owner of that lot; and

- 19.1.4 to any part of the common property or personal common property of the strata company referred to in by-law 19.1.2, where:
- (a) the owner is directly responsible for the loss of, or damage to, that common property or personal property of the strata company; and
  - (b) the insurance claim is made by the strata company.
- 19.2 The responsibility of the owner under by-law 19.1 extends to, but is not limited to, an insurance claim for damage, breakage or loss, whether accidental or otherwise to:
- 19.2.1 glass (windows, doors, shower screens and mirrors); and
  - 19.2.2 porcelain, vitreous china, or similar fixtures (such as vanity basins).
- 19.3 All amounts payable as an insurance excess referred to in by-law 19.1 become a debt due by the owner of that lot to the strata company and may be recovered by it in a court of competent jurisdiction.

By-law resolution three

**Financial year by-law**

The owners resolved that the Strata Company by ordinary resolution adds Schedule 1 by-law 20 as follows:

**20 Financial year**

The financial year for the strata company is the period of 12 months ending on 31 January.

By-law resolution four

**Conducting a business from the commercial lot by-law**

The owners resolved that the Strata Company by special resolution add Schedule 2 by-law 16 as follows:

**16 Conducting a business from the commercial lot**

- 16.1 The owner of lot 8 (**Commercial Lot**) may conduct a business from the Commercial Lot (**Business**) provided:
- 16.1.1 the conduct of the Business does not contravene or conflict with any by-law, order, direction or regulation of the Town of Cottesloe or any other governmental agency, department or authority;
  - 16.1.2 the conduct of the Business from the lot or the common property does not cause any inconvenience or nuisance to other owners or occupiers;
  - 16.1.3 the trading hours of the Business are limited to conducting business:
    - (a) between 8.00am to 6.00pm on weekdays; and
    - (b) between 8.00am to 6.00pm on weekends and public holidays;
  - 16.1.4 the Business operates in accordance with any directions of the strata company that are given related to ensuring:
    - (a) the strata company can insure the Scheme, the common property, the strata company and the Scheme Buildings (**Insurance Coverage**); and
    - (b) the premiums for the Insurance Coverage are reasonable and not inflated as a result of any business operated on

the Commercial Lot or the common property or as a result of any activity on the Commercial Lot;

16.1.5 the owner or occupier of the Commercial Lot complies fully with by-law 16.2; and

16.1.6 the Business does not involve:

- (a) any activities that are illegal (as may be from time to time) or immoral; or
- (b) the manufacture, storage or vending of goods from its lot.

16.2 The owner or occupier of the Commercial Lot:

- (a) must not operate plant or machinery in a manner which creates a nuisance or disturbance to other owners or occupiers of a lot within the strata scheme;
- (b) must prevent unreasonable transmission from their lot of noise likely to disturb the peaceful enjoyment of, or cause a nuisance to, other owners or occupiers and in any event within the requirements of the Building Code of Australia or local government requirements;
- (c) must not store any cooking oils or similar waste products on common property;
- (d) must not store any drums, crates, pallets or the like on common property;
- (e) must not allow rubbish to accumulate on their lot;
- (f) must not purposely break bottles in any receptacle on the parcel at any time;
- (g) must keep their lot clean;
- (h) must maintain the fixtures, fittings, equipment and furnishings within its lot as frequently as is required to maintain them in a condition appropriate to the business being conducted on the Commercial Lot and to the reasonable satisfaction of the strata company;
- (i) must keep their lot free and clear of all rodents, vermin, insects, termites and other pests, and if the owner or occupier fails to do so, the owner shall employ pest controllers approved by the strata company to carry out the necessary work;
- (j) must arrange and maintain insurance on usual terms with an insurer authorised under the *Insurance Act 1973* (WA) (and will ensure the strata company is noted on the policy of insurance referred to in the by-laws below against public liability insurance in respect of its Commercial Lot for at least \$20,000,000 or any higher amount reasonably required by the strata company, damage to, and loss of, internal and external glass (including plate glass), doors, display cases, fittings, chattels and all other things that are on or in its Commercial Lot and employer's liability in respect of all employees (including workers' compensation insurance);
- (k) must maintain the insurance referred to above at all times during which it conducts business from its Commercial Lot



- and must provide a copy of the policy of insurance to the strata company on request;
- (l) must promptly give the strata company notice of the full name of each tenant and details of the owner's managing agent for its Commercial Lot (if any);
  - (m) must ensure that the tenant signs a valid lease containing an enforceable covenant to comply with these by-laws;
  - (n) must, subject to any law, ensure that the lease can be terminated if the tenant or occupant does not comply with these by-laws;
  - (o) must not commence trade or open for business until it has received all relevant approvals to do so from all relevant government agencies and authorities and must give to the strata company, upon request, copies of all relevant approvals referred to in this by-law;
  - (p) must take all reasonable steps to ensure that the conduct of any business conducted from its Commercial Lot does not unreasonably impact on the peaceful enjoyment of other owners;
  - (q) must not install any electrical equipment which will overload the cables, switchboards or other equipment that supplies electricity to the strata scheme; and
  - (r) must keep the interior of its Commercial Lot, the shop front, shop windows, fixtures, fittings and display clean, orderly and adequately illuminated during the permitted trading hours for its Commercial Lot.

**DATE OF NEXT MEETING**

To be confirmed by the Strata Council

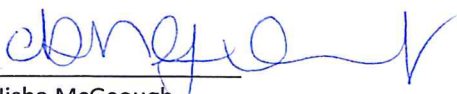
**CLOSURE**

Mr MacFarlane was thanked for hosting the Meeting.

All present were thanked for attending the Meeting.

Meeting closed at 9.52am

I Nisha McGeough, confirm that these Minutes are to the best of my knowledge, as the Chairperson for the Meeting, true and correct.



Nisha McGeough