

INSTRUCTIONS

1. This form may be used only when a "Box Type" form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

J 55457 AE

18 Oct, 2004 11:04:37 Midland



REG. \$ 79.00

LODGED BY STOCKER PRESTON

ADDRESS PO BOX 85

MARGARET RIVER
WA 6285

PHONE No. 08 97579777

FAX No. 08 97579888

REFERENCE No. FERN COURT STRATA

ISSUING BOX No.

PREPARED BY STOCKER PRESTON

ADDRESS PO BOX 85 MARGARET RIVER
WA 6285

PHONE No. 97579777 FAX No. 97579888

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. (
3. _____	
4. _____	
5. _____	
6. _____	Receiving Clerk <u>8</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.

EXAMINED

BLANK INSTRUMENT FORM**NOTIFICATION OF CHANGE OF
BY-LAWS**

(Note 1)

Form 21

NOTIFICATION OF CHANGE OF BY-LAWS***Strata Titles Act 1985*****Section 42**

The Owners of **Fearn Court, 23 Fearn Avenue, Margaret River** Strata/Survey-strata Plan No **45270** hereby certifies-

- that by resolution without dissent duly passed at a meeting of the strata company on **29 July 2004** which became unconditional on **27 August 2004** the by-laws in Schedule 1 to the Act

as they apply to the strata company, were added to, amended, or repealed as follows, that is to say by the addition of new Schedule 1 by-laws 16 and 17 as follows:-

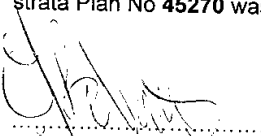
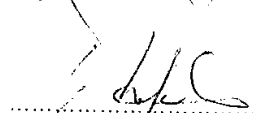
16. Development or Redevelopment

Development or Redevelopment of Lots must comply with an existing approval issued by the Shire of Augusta-Margaret River or such alternative development approval as the Shire of Augusta-Margaret River may grant, which complies with the development requirements of the operative Shire of Augusta-Margaret River Town Planning Scheme.

17. Amendment of By-laws

Notwithstanding any other provision of these By-laws to the contrary, the amendment of or the repeal to By-law 16 in Schedule 1 of these By-laws shall require, in addition to the matters referred to in Section 42(2) of the Strata Titles Act 1985 (as amended), the prior written consent of the Western Australian Planning Commission.

The Common Seal of the Owners of **Fearn Court, 23 Fearn Avenue, Margaret River** Strata/Survey-strata Plan No **45270** was hereunto affixed on 14/08/2004 in the presence of -



Members of the Council.

Signed by Persons having registered interest

NATIONAL AUSTRALIA BANK LIMITED

ENCUMBRANCE Document & No.

Mortgage: **1927252**

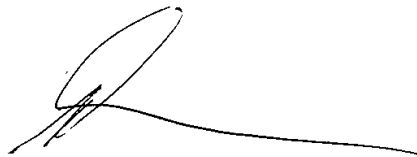
Executed by NATIONAL AUSTRALIA BANK
LIMITED ACN 004044937 by being signed
in Western Australia by its Attorney

MICHAEL SCOTT KILLEEN
under Power of Attorney No. E565042
(who declares that he/she holds the Office in
the Bank indicated under his/her signature)
in the presence of:



Witness *DAVID FERGUSON*
Name
Address *140 BUSSELL HWY*
MARGARET RIVER WA 6285
Occupation *BANK OFFICER*

NATIONAL AUSTRALIA BANK LIMITED
By its Attorney



Office Held: *BANK MANAGER*

Signed by Persons having registered interest

AUSTRALIA & NEW ZEALAND BANKING GROUP LIMITED

ENCUMBRANCE Document & No.


Mortgage: **I905215**

Signature

In the presence of –

SEALED WITH THE SEAL OF
BETTY NIKOLOVSKI
ACTING MANAGER SECURITIES
the Attorney of AUSTRALIA AND
NEW ZEALAND BANKING GROUP
LIMITED A.C.N. 005 357 522
and signed by him/her on behalf
of the said Bank under Power of
Attorney No. F4278 of 1 in the
presence of:

Australia
and New
Zealand
Banking
Group
Limited
by its
Attorney


.....
An Officer of the said Bank

Witness

Name: *Caroline Kuccera*

Address *c/o ANZ Exchange Plaza, Perth*

Occupation *Bank Officer*

Signed by Persons having registered interest

NATIONAL AUSTRALIA BANK LIMITED

ENCUMBRANCE Document & No.

Mortgage: **1906459**

Executed by NATIONAL AUSTRALIA BANK
LIMITED ACN 004044937 by being signed
in Western Australia by its Attorney

MICHAEL SCOTT KILLEN
under Power of Attorney No. E565042
(who declares that he/she holds the Office in
the Bank indicated under his/her signature)
in the presence of:



Witness *DAVID FERGUSON*
Name
Address *140 BSEEN HWY*
Occupation *MARGARET RIVER WA 6215*
BANK OFFICER

NATIONAL AUSTRALIA BANK LIMITED
By its Attorney



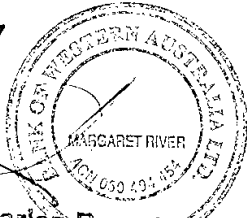
Office Held: *BANK MANAGER*

Signed by Persons having registered interest

BANK OF WESTERN AUSTRALIA LIMITED

ENCUMBRANCE Document & No.

Mortgage: **1913167**



Signature

Frank Charles Beswick
Commissioner for Declarations

In the presence of -

Witness

A handwritten signature in black ink, appearing to be "E. Owen".

Name:

Address

11 AINSIE HUTTON OWEN
11 AINSIE HUTTON OWEN
11 AINSIE HUTTON OWEN

Occupation

Signed by Persons having registered interest

AUSTRALIA & NEW ZEALAND BANKING GROUP LIMITED

ENCUMBRANCE Document & No.

Mortgage: **1903719**


SEALED With the seal of

BETTY NIKOLOVSKI
the Attorney of AUSTRALIA AND
NEW ZEALAND BANKING GROUP
LIMITED A.C.N. 005 357 522
and signed by him/her on behalf
of the said Bank under Power of
Attorney No. F4278 of 1 in the
presence of:

Australia
and New
Zealand
Banking
Group
Limited
by its
Attorney

Signature

In the presence of -


.....
An Officer of the said Bank

Witness

Name: *caroline kucera*

Address *c/o ANZ Exchange Plaza, Sherwood Crt Perth*

Occupation *Bank Officer*



**STOCKER
PRESTON**

**Real Estate Agents
Property Consultants**

Margaret River

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WA 6285

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Augusta
WA 6290

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(08) 9758 0188

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augusta@stockerpreston.com.au

Web

www.stockerpreston.com.au

Licensee

Dreax Pty Ltd
ACN 009 320 138
ABN 67 168 823 474

Directors

RJ Stocker AAV
(Licensed)
KS Preston FIMM
(Licensed)

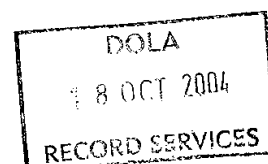
Member



LANDLINK AUSTRALIA (Inc)

14 October 2004

The Registrar of Titles
Department of Land Information
PO Box 2222
MIDLAND WA 6936



Dear Sir

RE: REGISTRATION OF FORM 21 – STRATA PLAN 45270

Please find attached a Form 21 – notification of change of by-laws, dealing with the above strata plan, together with our cheque for \$79 being the registration fee.

Would you please register the change of by-laws on Strata Plan 45270.

Yours faithfully

Ray Stocker

Licensee/Director



Landgate

www.landgate.wa.gov.au