|  |  |
| --- | --- |
| SB |  |

**Scheme By-laws – New Scheme**

*Strata Titles Act 1985*

Part 4 Division 4

Scheme Number: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**I** /  **We**[[1]](#footnote-2) the owner(s)[[2]](#footnote-3) **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** of land the subject of the plan described as[[3]](#footnote-4) **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** apply to the Registrar of Titles to have the scheme by-laws as set out below registered with  **my** /  **our**1 Application to Register Strata Titles Scheme in respect of the above land.

**Part 1 – Consolidated by-laws**

In this part provide the full text of the scheme by-laws classified as governance or conduct and with the relevant by-law number.

**Governance By-Laws**

[Insert Governance by-law(s) and their by-law number here]

**Conduct By-Laws**

[Insert Conduct by-law(s) and their by-law number here]

**Part 2 – By-laws of Significance**

**I** /  **We**[[4]](#footnote-5) acknowledge that the following Governance by-laws need consent from a party other than the strata company if they are to be amended or repealed.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-laws[[5]](#footnote-6)**: | **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** | |
| **By-law under planning (scheme by-laws) condition[[6]](#footnote-7):** | **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** | |
| **Exclusive use by-laws[[7]](#footnote-8)**: | **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** | |
|  |  | Western Australian Planning Commission (WAPC) approval number (if applicable)[[8]](#footnote-9): |
| **Leasehold by-laws[[9]](#footnote-10):** | **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** | **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |

**Part 3 – Accompanying documents**

|  |  |
| --- | --- |
|  | **Consent Statement – Designated Interest[[10]](#footnote-11) Holders for making / amendment / repeal of staged subdivision by-laws** |
|  |  |
|  | **Consent of the Owner of the Leasehold Scheme**[[11]](#footnote-12) to leasehold by-laws or staged subdivision by-laws |
|  |
|  | Written consent of owner of each lot granted exclusive use (owners of special lots) |
|  |  |
|  | Approval of WAPC to making of leasehold by-law providing for postponement of the expiry day for the scheme |

**Part 4 – Execution**

|  |
| --- |
| Date of Execution: \_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
| (To be signed by each Applicant) | |

|  |  |
| --- | --- |
| [Insert corporation clause here, if applicable] | |
| Signature | Signature |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Full Name | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Full Name |
| In the presence of: | In the presence of: |
| Witness Signature | Witness Signature |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Full Name | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Full Name |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Address | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Address |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Occupation | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Occupation |

|  |  |  |  |
| --- | --- | --- | --- |
| Lodged by:[[12]](#footnote-13) | **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |  | Instruct if any documents are to issue to other than Lodging Party  **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |
| Address: | **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |
| Phone Number: | **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |
| Fax Number: | **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |
| Reference Number: | **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |
| Issuing Box Number: | **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |
|  | |  |  |
| Prepared by: | **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |  |  |
| Address: | **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |
| Phone Number: | **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |
| Fax Number: | **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |
| Reference Number: | **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** |
|  | |  |  |
| Titles, Leases, Evidence, Declarations etc. lodged herewith  1. **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**  2. **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**  3. **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**  4. **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**  5. **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** | |  | **OFFICE USE ONLY**  Landgate Officer  Number of Items Received: \_\_\_\_\_    Landgate Officer Initial: \_\_\_\_\_\_ |

1. Select one. [↑](#footnote-ref-2)
2. Insert the name(s) of the owners of land the subject of the plan. [↑](#footnote-ref-3)
3. Insert the description of parcel, e.g. Lot 1 on Deposited Plan 12345. [↑](#footnote-ref-4)
4. Select one. [↑](#footnote-ref-5)
5. Refer *Strata Titles Act 1985* section 42. [↑](#footnote-ref-6)
6. Refer *Strata Titles Act 1985* section 22. [↑](#footnote-ref-7)
7. Refer *Strata Titles Act 1985* section 43. [↑](#footnote-ref-8)
8. Refer *Strata Titles Act 1985* section 20. [↑](#footnote-ref-9)
9. Refer *Strata Titles Act 1985* section 40. [↑](#footnote-ref-10)
10. Refer to section 3(1) of the Act for the meaning of designated interest. [↑](#footnote-ref-11)
11. Owner of the leasehold scheme has the meaning in section 3(1) of the Act. [↑](#footnote-ref-12)
12. Lodging Party Name may differ from Applicant Name. [↑](#footnote-ref-13)