Certificate of Strata Company –

Leasehold Expiry Postponement

*Strata Titles Act 1985*

Section 41

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

The Owners of[[1]](#footnote-2) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (strata company) certifies that:

1. Pursuant to a resolution in favour by \_\_\_\_\_% of the lots in the scheme[[2]](#footnote-3) passed not later than 6 months before the expiry day for the scheme, the expiry day for the scheme was postponed from \_\_\_\_\_\_\_\_\_\_\_\_\_\_ to \_\_\_\_\_\_\_\_\_\_\_\_\_\_ in accordance with leasehold by-laws \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [Governance by-law number] as approved by the Western Australian Planning Commission reference number \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.
2. The provisions in section 41 of the *Strata Titles Act 1985* were complied with.

The strata company acknowledges and declares that the Amendment of Scheme Notice[[3]](#footnote-4) incorporating the above-mentioned postponement of the expiry day of the scheme is true and complete.

**Execution**

|  |  |  |
| --- | --- | --- |
| 1. Common Seal[[4]](#footnote-5)   Date of Execution: \_\_\_\_\_\_\_\_\_\_\_\_\_\_  The common seal of[[5]](#footnote-6)  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  is fixed to this document in accordance with the *Strata Titles Act 1985* section 118(1) in the presence of: | | [AFFIX COMMON SEAL HERE] |
| Member of Council[[6]](#footnote-7): | Member of Council6: | |
| Signature | Signature | |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Full Name | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Full Name | |

**OR**

|  |  |  |
| --- | --- | --- |
| 1. No Common Seal4   Date of Execution: \_\_\_\_\_\_\_\_\_\_\_\_\_\_  Signed for and on behalf of5 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ in accordance with the *Strata Titles Act 1985* section 118(2): | | |
|  | | |
| Member of Council /  Strata Manager of strata company[[7]](#footnote-8): | Member of Council /  Strata Manager of strata company7: |
| Signature | Signature |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Full Name | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Full Name |

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. [↑](#footnote-ref-2)
2. % of lots in favour must be not less than 75%. [↑](#footnote-ref-3)
3. The **Certificate of Strata Company – Leasehold Expiry Postponement** is to be filed as evidence in the **Amendment of Scheme Notice** document. [↑](#footnote-ref-4)
4. See SIG-14 for execution of documents by a strata company. [↑](#footnote-ref-5)
5. Insert the name of the strata company (i.e. The Owners of + scheme name + scheme type + scheme number), e.g. The Owners of Pretty Ponds Survey-Strata Scheme 12345. [↑](#footnote-ref-6)
6. The common seal must be witnessed by 2 members of council. [↑](#footnote-ref-7)
7. Select whichever is applicable. [↑](#footnote-ref-8)