

<p>STRATA PLAN 27826 SHEET 1 OF 4 SHEETS</p> <p>PLAN OF RE-SUBDIVISION OF LOT 25 ON STRATA PLAN 27826 CERTIFICATE OF TITLE VOL 2941 FOL 47 LOCAL GOVERNMENT SHIRE OF AUGUSTA-MARGARET RIVER FIELD RECORD 142262</p> <p>NAME OF SCHEME 14 WILLMOTT AVENUE MARGARET RIVER</p> <p>ADDRESS OF PARCEL 14 WILLMOTT AVENUE MARGARET RIVER WA 6285</p> <p>MANAGEMENT STATEMENT ¥\$ NO SURVEYOR'S CERTIFICATE - REG 54 L. JEFFREY M. WALKER I hereby certify that this plan is accurate and is a correct representation of the - (a) *survey; and/or (b) *calculations from measurements recorded in the field records. (* delete if inapplicable) undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.</p> <p><small>Digitally signed by Jeffrey M Walker DN: cn=L. Jeffrey M Walker, o=Landgate</small></p> <p>LICENSED SURVEYOR DATE</p> <p>16 Feb 2018 \$489.00 369516 DATE FEE PAID ASSESS. No.</p> <p>EXAMINED 21.3.2018 DATE NMI</p> <p>WESTERN AUSTRALIAN PLANNING COMMISSION W.A.P.C. REF: 1395-15 Certificate of Approval of W.A.P.C. under Section 25B(2) of <i>Strata Titles Act 1985</i></p> <p>Delegated under S.16 P&O Act 2005 DATE</p> <p><i>[Signature]</i> PLAN APPROVED DATE INSPECTOR OF PLANS AND SURVEYS 11.1.2019 DATE IS 18 Licensed Surveyors Act 1991</p> <p>SUBJECT TO Sec 70A TLA</p> <p>FOR REGISTRAR OF TITLES 11.1.2019 DATE <i>[Signature]</i> REGISTERED O104029 APPLICATION 6.3.2019 REGISTRAR OF TITLES SEAL</p> <p> </p>	<p>LIMITED IN DEPTH TO 60.96 METRES</p> <p>INTERESTS AND NOTIFICATIONS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>SUBJECT</th> <th>PURPOSE</th> <th>STATUTORY REFERENCE</th> <th>ORIGIN</th> <th>LAND BURDENED</th> <th>BENEFIT TO</th> <th>COMMENTS</th> </tr> </thead> <tbody> <tr> <td></td> <td>NOTIFICATION</td> <td>SEC 70A OF THE TLA</td> <td>O104031</td> <td>LOTS 26 TO 28</td> <td></td> <td>BUSHFIRE MANAGEMENT PLAN</td> </tr> <tr> <td></td> <td>NOTIFICATION</td> <td>SEC 70A OF THE TLA</td> <td>O104030</td> <td>LOTS 26 TO 28</td> <td></td> <td>WILDLIFE PROTECTION MANAGEMENT PLAN</td> </tr> </tbody> </table> <p>LOCATION PLAN</p>	SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS		NOTIFICATION	SEC 70A OF THE TLA	O104031	LOTS 26 TO 28		BUSHFIRE MANAGEMENT PLAN		NOTIFICATION	SEC 70A OF THE TLA	O104030	LOTS 26 TO 28		WILDLIFE PROTECTION MANAGEMENT PLAN	<p>VER. 2</p> <p>AMENDMENT AUDIT REQUIREMENTS</p> <p>AUTHORISED BY J.M. WALKER</p> <p>DATE 27.02.2018</p>
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS																	
	NOTIFICATION	SEC 70A OF THE TLA	O104031	LOTS 26 TO 28		BUSHFIRE MANAGEMENT PLAN																	
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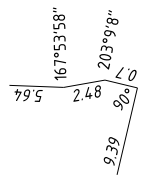
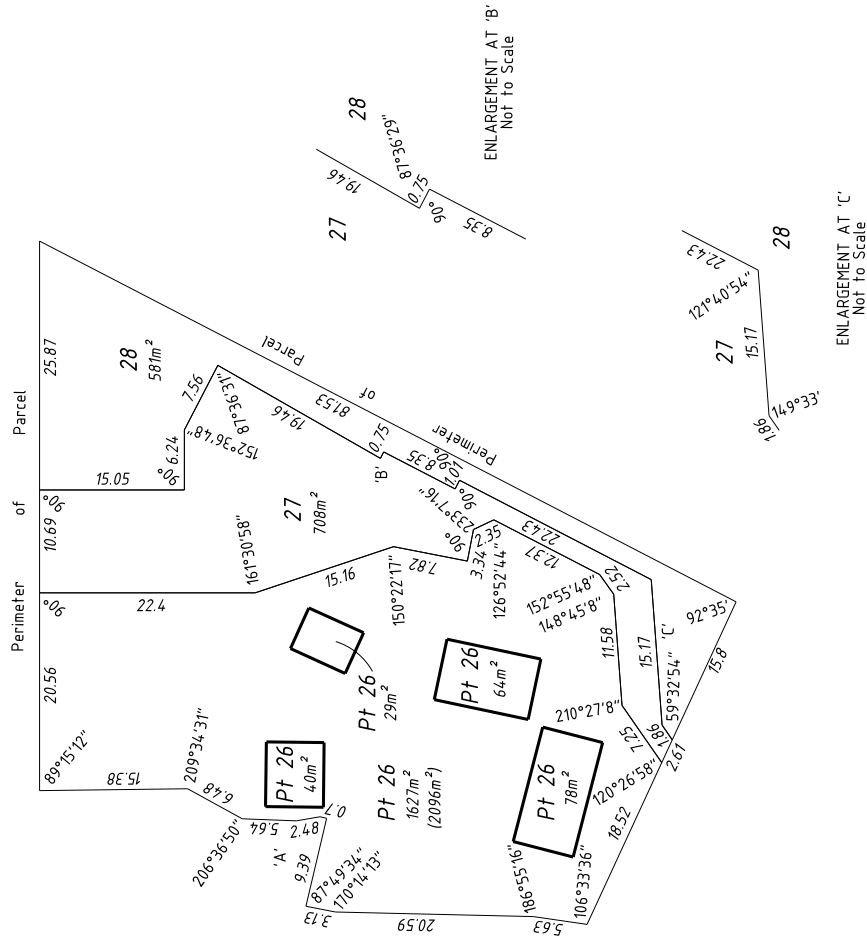


SURVEY SOUTH
Licensed Land & Engineering Survey Firm
Surveying throughout the south west and beyond
Contact:
Ph: (08) 9547 2250
P.O. BOX 102 Margaret River W.A. 6286
Email: admin@surveysouth.com.au

STRATA PLAN
27826

SHEET 2 OF 4 SHEETS

FOR INTERESTS AND NOTIFICATIONS SEE SHEET 1



ENLARGEMENT AT 'A'
NOT TO SCALE

USE RESTRICTION

Lots 27 & 28
Pursuant to Section 6(1) of the Strata Titles Act 1985,
"Occupation by any person is limited to a maximum of
3 months in any 12 month period."

Part of Lot 26 -
Pursuant to Section 6(1) of the Strata Titles Act 1985,
"Occupation by any person of part of the building which
has Shire Planning Approval as a chalet is limited to
a maximum of 3 months in any 12 month period.
Occupation by any person of part of the building which
has Shire Planning Approval as a managers residence
is limited to chalet park management and administration
purposes."

NOTES:

Under Section 3(2)(b) of the Strata Titles Act 1985 the boundaries of the lots or
parts of the lots which are buildings shown on the strata plan are the external
surfaces of the buildings.

FOR OTHER PARTS OF LOT 26 SEE SHEETS 3 & 4.

STRATA OF ALL LOTS EXTENDS BETWEEN 55.0 METRES
TO 85.0 METRES ABOVE THE AUSTRALIAN HEIGHT DATUM.

GROUND FLOOR PLAN



SCALE 1:500 AT A3 SIZE

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

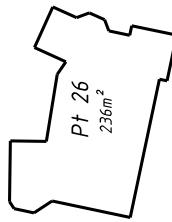


STRATA PLAN

27826

SHEET 3 OF 4 SHEETS

FOR INTERESTS AND NOTIFICATIONS SEE SHEET 1



Part of Lot 26 - Pursuant to Section 6 of the Strata Titles Act 1985, "Occupation by any person of part of the building which has Shire Planning Approval as a chalet is limited to a maximum of 3 months in any 12 month period. Occupation by any person of part of the building which has Shire Planning Approval as a managers residence is limited to chalet park management and administration purposes.

NOTES:

Under Section 3(2)(b) of the Strata Titles Act 1985 the boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of the buildings.

FOR OTHER PARTS OF LOT 26 SEE SHEETS 2 & 4.

STRATA OF ALL LOTS EXTENDS BETWEEN 550 METRES TO 85.0 METRES ABOVE THE AUSTRALIAN HEIGHT DATUM.



FIRST FLOOR PLAN



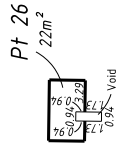
SCALE 1:500 AT A3 SIZE

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

STRATA PLAN
27826

SHEET 4 OF 4 SHEETS

FOR INTERESTS AND NOTIFICATIONS SEE SHEET 1



USE RESTRICTION

Part of Lot 26 - Pursuant to Section 6 of the Strata Titles Act 1985, "Occupation by any person of part of the building which has Shire Planning Approval as a chalet is limited to a maximum of 3 months in any 12 month period. Occupation by any person of part of the building which has Shire Planning Approval as a managers residence is limited to chalet park management and administration purposes.

NOTES:

Under Section 3(2)(b) of the Strata Titles Act 1985 the boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of the buildings.

FOR OTHER PARTS OF LOT 26 SEE SHEETS 2 & 3.

STRATA OF ALL LOTS EXTENDS BETWEEN 55.0 METRES TO 85.0 METRES ABOVE THE AUSTRALIAN HEIGHT DATUM.



SECOND FLOOR PLAN



SCALE 1:500 AT A3 SIZE

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

FORM 3

STRATA PLAN No. 27826							
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	100			16	31		
2	Re-subdivided			17	11		
3	11			18	11		
4	40			19	11		
5	40			20	42		
6	46			21	11		
7	34			22	38		
8	34			23	44		
9	34			24	77		
10	34			25	Re-Subdivided		
11	34			26	103		
12	40			27	26		
13	42			28	26		
14	46						
15	34			Aggregate	1,000		


DESCRIPTION OF PARCEL AND BUILDING

THE SUBJECT OF THIS PLAN IS 1 X 3 STOREY CEMENT RENDERED ZINCALUME ROOF DWELLING AND 2 VACANT STRATA LOTS SITUATED ON STRATA PLAN 27826 BEING KNOWN AS 14 WILLMOTT AVENUE, MARGARET RIVER

**CERTIFICATE OF LICENSED VALUER
STRATA**

I, **Damien Schifferli**, 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% more or 5% 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.

06-Feb-2018
Date


 Damien Schifferli Certified
 Practising Valuer AAPI LIC
 Val No 37986
 2018.02.06 14:56:48 +08'00'
 Signed

FORM 5

Strata Titles Act 1985

Sections 5B(1), 8A, 22(1)

STRATA PLAN No. 27286

DESCRIPTION OF PARCEL & BUILDING

THE SUBJECT OF THIS PLAN IS 1 X 3 STOREY CEMENT RENDERED ZINCALUME ROOF DWELLING AND 2 VACANT STRATA LOTS SITUATED ON STRATA PLAN 27826 BEING KNOWN AS 14 WILLMOTT AVENUE, MARGARET RIVER

CERTIFICATE OF LICENSED SURVEYOR

I, Jeffrey M Walker, 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—~~
- * (d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by-law(s) no(s) on Strata Plan No. 27826 registered in respect of (name of scheme) or sufficiently complies with that/those by-law(s) in a way that is allowed by regulation 36 of the *Strata Titles General Regulations 1996*.

J. Walker
Licensed Surveyor

16-02-2018
Date

*Delete if inapplicable

Building Approval Certificate - Strata

Building Act 2011, section 50, 61
Building Regulations 2012, regulation 4

OFFICE USE ONLY

218440

The form is for the purposes of the *Building Act 2011*, section 50 and the *Strata Titles Act 1985*, section 5B(2)(b) and 8A(f)(ii).

1. Details of building or structure

Property street address (provide lot number where street number is not known)	Unit No	Street No 14	Level	Lot No OLD LOT 61
	Street Name Willmott Ave		Street Type	Street Suffix
	Suburb MARGARET RIVER		State WA	Postcode
Certificate of title	Volume 2026		Folio 324	
Lot(s) on survey				
Strata plan number	27826	Land being re-subdivided (if applicable)	Yes	
Description of building	Strat Registration - Built Strata			
BCA class of the building	Main BCA class 1a		Secondary BCA class (for multi-purpose buildings)	
Use(s) of the building	Residence 2 storey, part 3 storey		Each restriction on use (if applicable)	

2. Certificate details


This building approval certificate strata is for: Whole of building Part of building

Details

Western Australian Planning Commission approval required? Yes No

All requirements including those for encroachments under section 76 of the *Building Act 2011*, in addition to those covered in the certificate of building compliance, have been met to the satisfaction of the permit authority.

This building approval certificate strata is for the purpose of lodging a strata plan for registration or to re-subdivide a strata scheme under the *Strata Titles Act 1985*.

Issuing officer	Name Chris Wenman	Job title Building Surveyor Level 2
	Signature 	Date 02 October 2018
Permit authority	Shire of Augusta Margaret River	

FORM 26

WAPC Ref: 1395-15

STRATA 27826

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 10 August 2018. 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 specified below, subject to the following conditions~~

Property Description: Lot 5 on Strata Lot 2

Willmott Avenue. (Now being Strata Lots Pt 26, 27 & 28)

Location

Locality Margaret River.

Local Government: Shire of Augusta Margaret River. . .

Lodged by: Halsall and Associates

Date: 11 October 2018.

DAVID BRASH
PRINCIPAL PLANNING OFFICER
LAND USE PLANNING
delegated officer under S16 of the
Planning & Development Act 2005

[Handwritten signature]

For Chairman, Western Australian Planning Commission

18/12/2018
Date

(*To be deleted as appropriate.)

STRATA PLAN 27826 SHEET 1 OF 4 SHEETS		LIMITED IN DEPTH TO 60.96 METRES		VER. 2	AMENDMENT AUDIT REQUIREMENTS	AUTHORISED BY J.M. WALKER	DATE 27.11.2015
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>PLAN OF RE-SUBDIVISION OF LOT 2 ON STRATA PLAN 27826 CERTIFICATE OF TITLE VOL 2026 FOL 324 LOCAL GOVERNMENT SHIRE OF AUGUSTA-MARGARET RIVER FIELD RECORD 1314-71</p> <p>NAME OF SCHEME 14 WILLMOTT AVENUE MARGARET RIVER</p> <p>ADDRESS OF PARCEL 14 WILLMOTT AVENUE MARGARET RIVER WA 6285</p> <p>MANAGEMENT STATEMENT YES NO</p> <p>SURVEYOR'S CERTIFICATE - REG 54 I, JEFFREY M WALKER, certify that this plan is accurate and is a correct representation of the - (a) *survey; and/or (b) *calculations from measurements recorded in the field records, (* delete if inapplicable) undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.</p> <p>LICENSED SURVEYOR DATE 30.11.2015</p> <p>W.A.P.C. REF: 18422588 FEE PAID 18422588 ASSESS. No.</p> <p>EXAMINED</p> <p>N. Abdullah DATE 30.11.2015 WESTERN AUSTRALIAN PLANNING COMMISSION W.A.P.C. REF: Certificate of Approval of W.A.P.C. under Section 258(2) of <i>Strata Titles Act 1985</i></p> <p>Delegated under S.16 P&O Act 2005</p> <p>PLAN APPROVED DATE 1.12.2015</p> <p>INSPECTOR OF PLANS AND SURVEYS IS 18 Licensed Surveyors Act 1999</p> <p>IN ORDER FOR DEALINGS APPLICATION TO REGISTER STRATA SURVEY STRATA PLAN Lodgment of Form 3. Lodgment of BA Form.</p> <p>FOR REGISTRAR OF TITLES DATE 1.12.2015</p> <p>N751872 REGISTERED DATE 1.12.2015</p> <p>27.10.2017 REGISTRAR OF TITLES SEAL</p> </div> <div style="width: 45%; text-align: right;"> <p>100 DP 40553</p> <p>▲46589 5422 D 87789</p> <p>SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION</p> <p>LOCATION PLAN</p> <p>SCALE 1:1000 AT A3 SIZE</p> <p>0 10 20 30 40 50 60 70</p> <p>W.A.P.C. REF: 1336-13 FORM 26 Strata Titles Act 1985 Section 26 (1), (2)(a) 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 for the re-subdivision on and relating to the property described here in: * (i) the Strata Plan for the re-subdivision on and relating to the property described here in; * (ii) the Strata Plan for the re-subdivision on and relating to the property described here in;</p> <p>30-Nov-2015 DATE</p> <p>Delegated under S.20 WAPC Act 1985</p> </div> </div>							
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>▲46589 5422 D 87789</p> </div> <div style="width: 45%; text-align: right;"> <p>SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION</p> <p>LOCATION PLAN</p> <p>SCALE 1:1000 AT A3 SIZE</p> <p>0 10 20 30 40 50 60 70</p> </div> </div>							
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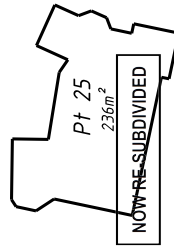
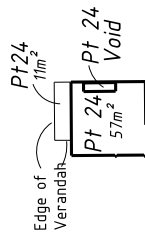
PO BOX 680, MARGARET RIVER WA 6285
 ph(08) 9758 8852 fax (08) 9758 8853
 Ref: 14027

c:/users/spidently/documents/surveyors/leewin/sp27826_RS5ub_in4027.dgn

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

STRATA PLAN
27826

SHEET 3 OF 4 SHEETS



SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISION

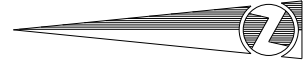
USE RESTRICTION

Lot 24 -
Pursuant to Section 6 of the Strata Titles Act 1985,
"Occupation by any person is limited to a maximum of
3 months in any 12 month period"

Part of Lot 25 -
Pursuant to Section 6 of the Strata Titles Act 1985,
"Occupation by any person of part of the building which
has Shire Planning Approval as a chalet is limited to
a maximum of 3 months in any 12 month period.
Occupation by any person of part of the building which
has Shire Planning Approval as a managers residence
is limited to chalet park management and administration
purposes."

FOR OTHER PARTS OF LOT 24 SEE SHEET 2.
FOR OTHER PARTS OF LOT 25 SEE SHEETS 2 & 4.

STRATA OF ALL LOTS EXTENDS BETWEEN 550 METRES
TO 85.0 METRES ABOVE THE AUSTRALIAN HEIGHT DATUM.



FIRST FLOOR PLAN



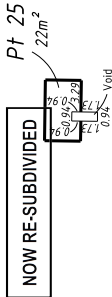
SCALE 1:500 AT A3 SIZE

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STRATA PLAN

27826

SHEET 4 OF 4 SHEETS



SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISION

USE RESTRICTION

Lot 24 -
Pursuant to Section 6 of the Strata Titles Act 1985,
"Occupation by any person is limited to a maximum of
3 months in any 12 month period"

Part of Lot 25 -
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"Occupation by any person of part of the building which
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Occupation by any person of part of the building which
has Shire Planning Approval as a managers residence
is limited to chalet park management and administration
purposes."

FOR OTHER PARTS OF LOT 25 SEE SHEETS 2 & 3.

STRATA OF ALL LOTS EXTENDS BETWEEN 55.0 METRES
TO 85.0 METRES ABOVE THE AUSTRALIAN HEIGHT DATUM.



SECOND FLOOR PLAN



SCALE 1:500 AT A3 SIZE

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

FORM 3

STRATA PLAN No. 27826							
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	110			16	31		
2	Re-subdivided			17	13		
3	13			18	13		
4	44			19	13		
5	13			20	47		
6	50			21	13		
7	36			22	42		
8	36			23	48		
9	36			24	85		
10	36			25	137		
11	38						
12	13						
13	47						
14	50						
15	36			Aggregate	1,000		

**SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISION**

DESCRIPTION OF PARCEL AND BUILDING

THE SUBJECT OF THIS PLAN IS 1 X 3 STOREY CEMENT RENDERED ZINCALUME ROOF DWELLING, 1 X 2 STOREY CEMENT RENDERED ZINCALUME ROOF DWELLING AND 1 X 2 TIMBER CLAD AND IRON ROOF CONSTRUCTION SITUATED ON STRATA PLAN 27826 BEING KNOWN AS 14 WILLMOTT AVENUE, MARGARET RIVER

**CERTIFICATE OF LICENSED VALUER
STRATA**

I, **Damien Schifferli**, 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% more or 5% 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.

29-Oct-2015
Date


 Damien Schifferli
 Certified Practising
 Valuer AAPI Lic Val
 No.37986
 Signed

FORM 5

Strata Titles Act 1985

Sections 5B(1), 8A, 22(1)

STRATA PLAN No. 27826

DESCRIPTION OF PARCEL & BUILDING

THE SUBJECT OF THIS PLAN IS 1 X 3 STOREY CEMENT RENDERED ZINCALUME ROOF DWELLING, 1 X 2 STOREY CEMENT RENDERED ZINCALUME ROOF DWELLING AND 1 X 2 TIMBER CLAD AND IRON ROOF CONSTRUCTION SITUATED ON STRATA PLAN 27826 BEING KNOWN AS 14 WILLMOTT AVENUE, MARGARET RIVER

CERTIFICATE OF LICENSED SURVEYOR

I, Jeffrey M Walker
....., 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~~

* (d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by-law(s) no(s) on Strata Plan No. . . . 27826 . . . registered in respect of (name of scheme) or sufficiently complies with that/those by-law(s) in a way that is allowed by regulation 36 of the *Strata Titles General Regulations 1996*.



Digitally signed by Jeff Walker
 DN: cn=Jeff Walker, gn=Jeff Walker, c=Australia, f=AU, o=Leeuwin Surveying, ou=Surveying, e=jeff@leeuwinsurveying.com.au
 Reason: I am the author of this document
 Date: 2015-11-10 17:00+08:00

.....
Licensed Surveyor


.....
Date

*Delete if inapplicable

PLAN OF PORTION OF SUSSEX LOCATION 1438 AND BEING
 LOT 5 ON DIAGRAM 87789
 CERTIFICATE OF TITLE Vol. 2026 Fol. 322
 LOCAL AUTHORITY SHIRE OF AUGUSTA-MARGARET RIVER
 LOCALITY MARGARET RIVER INDEX PLAN DAWSON 2000 10.02
 NAME OF BUILDING 14 WILLMOIT AVENUE, MARGARET RIVER.
 NAME OF BODY CORPORATE
 (IF STRATA PLAN OF SUBDIVISION OR CONSOLIDATION)
 ADDRESS FOR SERVING OF A.A., T.L.J. & E.A. OVER
 NOTICES ON COMPANY 14 WILLMOIT AVENUE, MARGARET RIVER.
 PURPOSE 6285

STRATA PLAN 27826

OFFICE USE ONLY

LODGED 10.11.94 72510
 EXAMINED 19.12.94
 REGISTERED 19.12.94 F160143

 REGISTRAR OF TITLES

LIMITED TO A DEPTH OF 60.96 METRES

HELD BY LANDGATE
 IN DIGITAL FORM ONLY.

FOR LOCATION PLAN
 SEE ANNEXURE 'A'

SEE FURTHER SHEET OF
 PLAN OF RE-SUBDIVISION

DRAWN: BUSSELTON SURVEY OFFICE
 LIC. SURVEYORS AND TOWN PLANNERS
 72 DUCHESS ST., BUSSELTON
 B.R.J.-B 23/9/94
 FAX. (097)54 2828 PH. (097)54 1188

Scale:

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
LOT No.	UNIT ENTITLEMENT	CURRENT Cs. of TITLE	
		VOL.	FOL.
	SEE		ANNEXURE
AGGREGATE			

CERTIFICATE OF LICENSED VALUER

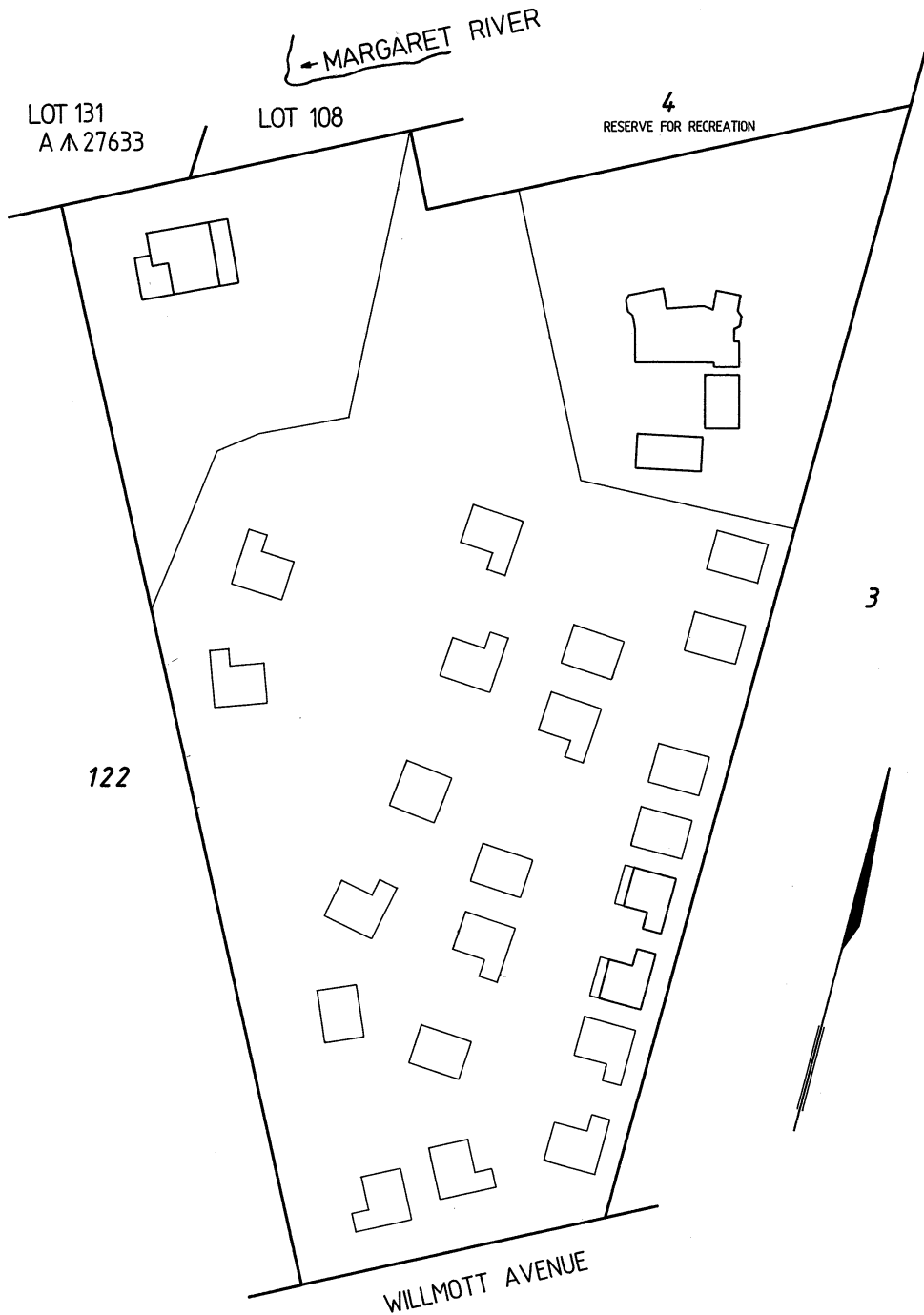
I, being a Licensed Valuer licensed under the Land Valuers Licensing Act 1978 do hereby certify that the unit entitlement of each Lot, as stated in the schedule bears in relation to the aggregate unit entitlement of all Lots delineated on the strata plan a proportion not greater than 5 per cent more or 5 per cent less than the proportion that the capital value of that Lot bears to the aggregate capital value of all the Lots delineated on the plan.

'B'

..... Date Signed

ANNEXURE "A" OF STRATA PLAN No. 27826

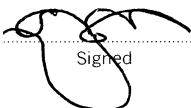
LOCATION PLAN



Scale1:1000.....

E68972/5/09-1M-S/7657

ANNEXURE "B" OF STRATA PLAN No. 27826

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	143	2026-323					
2	207	2026-324					
3	21	2026-325					
4	21	2026-326					
5	21	2026-327					
6	21	2026-328					
7	83	2026-329					
8	83	2026-330					
9	23	2026-331					
10	23	2026-332					
11	44	2026-333					
12	23	2026-334					
13	26	2026-335					
14	23	2026-336					
15	28	2026-337					
16	26	2026-338					
17	28	2026-339					
18	28	2026-340					
19	26	2026-341					
20	23	2026-342					
21	23	2026-343					
22	28	2026-344					
23	28	2026-345					
				AGGREGATE	1000		
SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION				<p>CERTIFICATE OF LICENSED VALUER</p> <p>I, <u>CAMERON ROBERT MCGREGOR</u> being a Licensed Valuer licensed under the Land Valuers Licensing Act 1978 do hereby certify that the unit entitlement of each Lot, as stated in the schedule bears in relation to the aggregate unit entitlement of all Lots delineated on the strata plan a proportion not greater than 5 per cent more or 5 per cent less than the proportion that the capital value of that Lot bears to the aggregate capital value of all the Lots delineated on the plan.</p> <p>COPELAND VALUATION SERVICE (097) 54 1555</p> <p>28 September 1994 Date</p> <p> Signed</p>			

E66748/1/89-1M-S/7653

STRATA PLAN No. 27826

DESCRIPTION OF PARCEL AND BUILDING

THE BUILDINGS SUBJECT OF THIS PLAN ARE 2 DOUBLE STOREY BRICK AND COLOURBOND ROOF DWELLING UNITS, 1 DOUBLE STOREY CEMENT RENDERED BRICK AND ZINCALUME ROOF DWELLING UNIT, 1 THREE STOREY CEMENT RENDERED BRICK AND ZINCALUME ROOF DWELLING AND VACANT STRATA LOTS SITUATED ON PORTION OF SUSSEX LOCATION 1438 AND BEING LOT 5 ON DIAGRAM 87789. THE ADDRESS IS 14 WILLMOTT AVENUE, MARGARET RIVER.

CERTIFICATE OF SURVEYOR

I, ALEX G. MEARES, being a licensed surveyor registered under the Licensed Surveyors Act 1909, as amended, hereby certify that:—

- (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 referred to above 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 thereto, encroaches beyond the external surface boundaries of the parcel—~~
- g.m.* ~~(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 registered as an appurtenance of the parcel.~~

26th SEPTEMBER 1994
Date

Delete whichever is inapplicable

Alex G. Meares
Licensed Surveyor

CERTIFICATE OF LOCAL AUTHORITY

SHIRE OF AUGUSTA-MARGARET RIVER, the local authority hereby certifies that—

- (1) (a) the building and the parcel referred to above has been inspected and that it is consistent with the building plans and specifications in respect of the building thereof that have been approved by the local authority; 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 authority, is of sufficient standard and suitable to be divided into lots pursuant to the Strata Titles Act 1985;
- (3) ~~where a part of a wall or building or material attached thereto encroaches beyond the external surface boundaries of the parcel on to a public road, street or way the Local authority 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 authority does not object to the encroachment;~~
- (4) (a) any conditions imposed by the State Planning Commission have been complied with;
- (b) ~~the within strata scheme is exempt from the requirement of approval by the State Planning Commission.~~

3/11/1994
Date

Delete whichever is inapplicable

L. J. Calmeyer
Town/Shire Clerk

E76327/8/90-2M-S/7654

STRATA PLAN No. 27826

STRATA TITLES ACT 1985

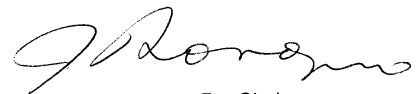
**CERTIFICATE OF APPROVAL BY STATE PLANNING COMMISSION
TO A STRATA PLAN**

It is hereby certified that the approval of the State Planning Commission has been granted pursuant to the provisions of abovementioned Act to:

* (i) the Strata Plan submitted on
..... and relating to the property described
below:

(ii) to the sketch submitted on 0 AUG 1994
of the proposed subdivision of the property described below into lots on a Strata
Plan subject to the following conditions:

Property Description: ~~Whole~~/Part Lot(s) 61
Location(s) PORTION SUSSEX LOCATION 1438
Town MARGARET RIVER
Local Authority District MARGARET RIVER
Property Owner A.A. OVER, T.I.J. OVER &
E.A. OVER.



For Chairman,
STATE PLANNING COMMISSION

Date 11 OCT 1994

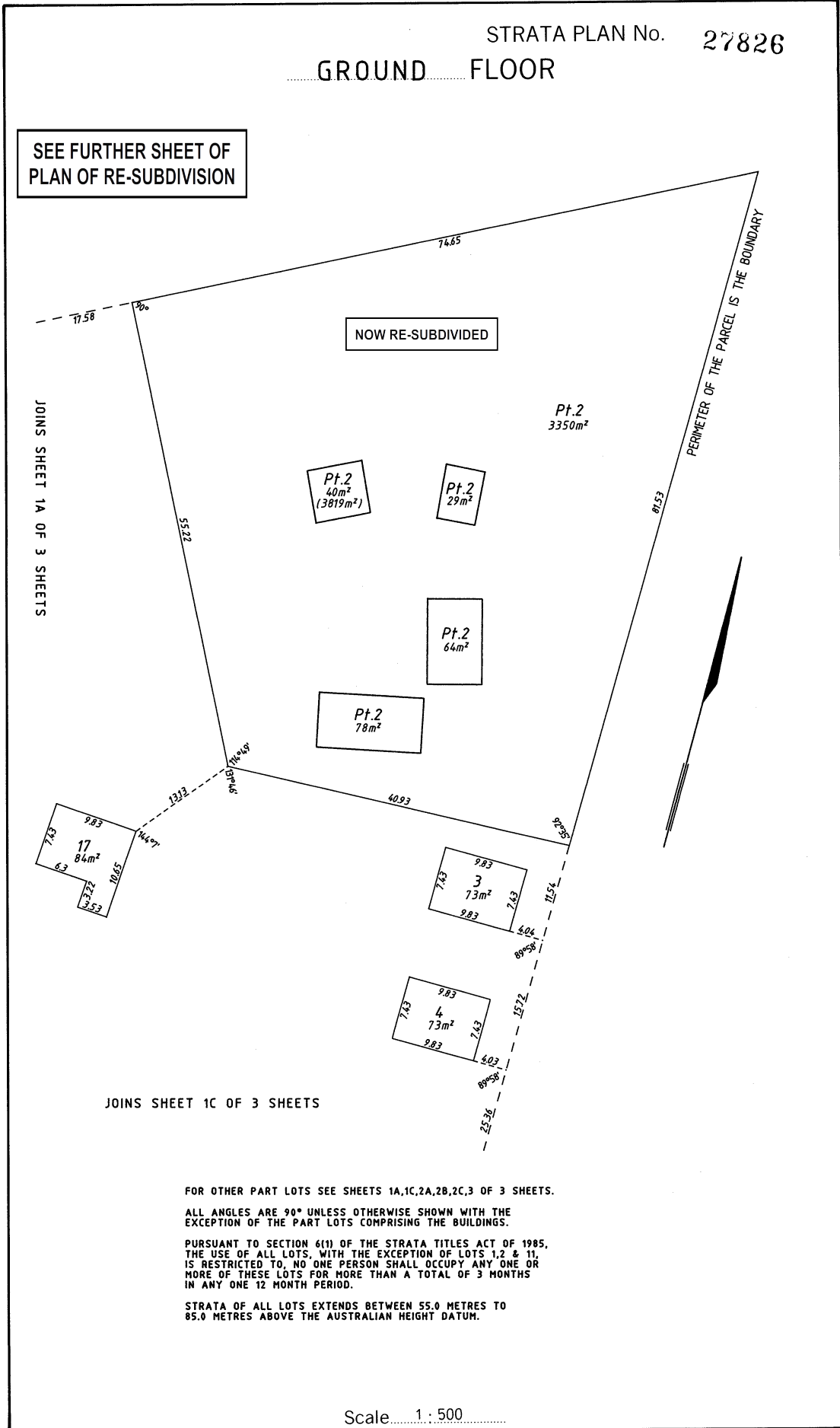
718-94

(*To be deleted as appropriate)

STRATA PLAN No. 27826

GROUND FLOOR

SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION



JOINS SHEET 1C OF 3 SHEETS

FOR OTHER PART LOTS SEE SHEETS 1A,1C,2A,2B,2C,3 OF 3 SHEETS.

ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN WITH THE EXCEPTION OF THE PART LOTS COMPRISING THE BUILDINGS.

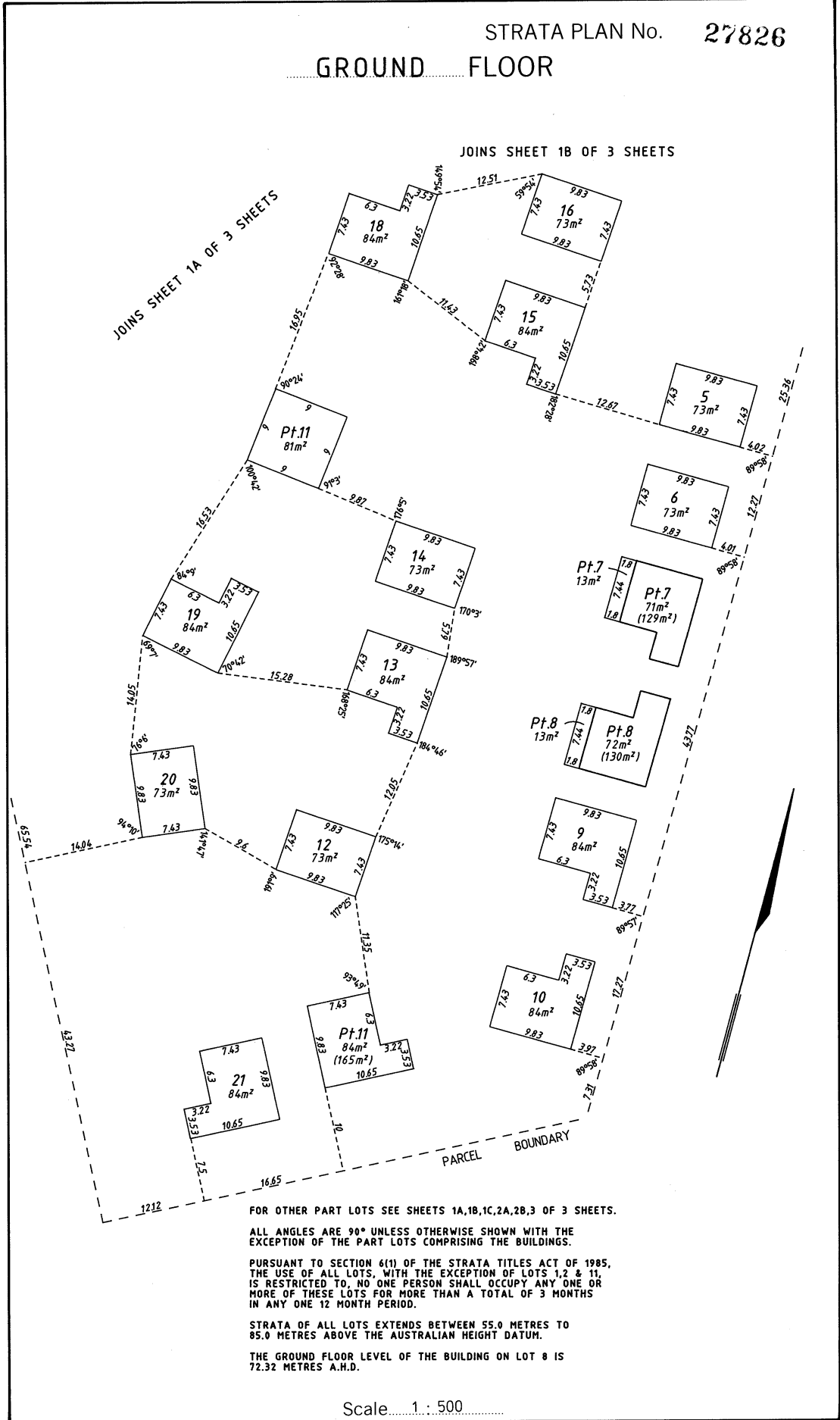
PURSUANT TO SECTION 6(1) OF THE STRATA TITLES ACT OF 1985, THE USE OF ALL LOTS, WITH THE EXCEPTION OF LOTS 1,2 & 11, IS RESTRICTED TO, NO ONE PERSON SHALL OCCUPY ANY ONE OR MORE OF THESE LOTS FOR MORE THAN A TOTAL OF 3 MONTHS IN ANY ONE 12 MONTH PERIOD.

STRATA OF ALL LOTS EXTENDS BETWEEN 55.0 METRES TO 85.0 METRES ABOVE THE AUSTRALIAN HEIGHT DATUM.

Scale 1 : 500

41445/6/85-1M-S/7658

STRATA PLAN No. 27826
GROUND FLOOR



FOR OTHER PART LOTS SEE SHEETS 1A,1B,1C,2A,2B,3 OF 3 SHEETS.

ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN WITH THE EXCEPTION OF THE PART LOTS COMPRISING THE BUILDINGS.

PURSUANT TO SECTION 6(1) OF THE STRATA TITLES ACT OF 1985, THE USE OF ALL LOTS, WITH THE EXCEPTION OF LOTS 1,2 & 11, IS RESTRICTED TO, NO ONE PERSON SHALL OCCUPY ANY ONE OR MORE OF THESE LOTS FOR MORE THAN A TOTAL OF 3 MONTHS IN ANY ONE 12 MONTH PERIOD.

STRATA OF ALL LOTS EXTENDS BETWEEN 55.0 METRES TO 85.0 METRES ABOVE THE AUSTRALIAN HEIGHT DATUM.

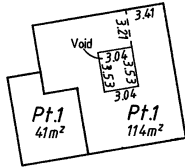
THE GROUND FLOOR LEVEL OF THE BUILDING ON LOT 8 IS 72.32 METRES A.H.D.

Scale 1 : 500

41445/6/85-1M-S/7658

STRATA PLAN No. 27826

FIRST FLOOR



JOINS SHEET 2B OF 3 SHEETS

SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION



JOINS SHEET 2C OF 3 SHEETS

FOR OTHER PART LOTS SEE SHEETS 1A,1B,1C,2B,2C,3 OF 3 SHEETS.

ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN WITH THE EXCEPTION OF THE PART LOTS COMPRISING THE BUILDINGS.

STRATA OF ALL LOTS EXTENDS BETWEEN 55.0 METRES TO 85.0 METRES ABOVE THE AUSTRALIAN HEIGHT DATUM.

ALL VOIDS ARE MEASURED FROM INTERNAL WALL SURFACES.

PURSUANT TO SECTION 6(1) OF THE STRATA TITLES ACT OF 1985, THE USE OF ALL LOTS, WITH THE EXCEPTION OF LOTS 1,2 & 11, IS RESTRICTED TO, NO ONE PERSON SHALL OCCUPY ANY ONE OR MORE OF THESE LOTS FOR MORE THAN A TOTAL OF 3 MONTHS IN ANY ONE 12 MONTH PERIOD.

Scale 1:500

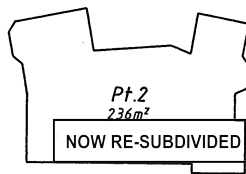
41445/6/85-1M-S/7658

STRATA PLAN No. 27826

FIRST FLOOR

SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISION

JOINS SHEET 2A OF 3 SHEETS



JOINS SHEET 2C OF 3 SHEETS

FOR OTHER PART LOTS SEE SHEETS 1A,1B,1C,2A,2C,3 OF 3 SHEETS.

ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN WITH THE EXCEPTION OF THE PART LOTS COMPRISING THE BUILDINGS.

PURSUANT TO SECTION 6(1) OF THE STRATA TITLES ACT OF 1985, THE USE OF ALL LOTS, WITH THE EXCEPTION OF LOTS 1,2 & 11, IS RESTRICTED TO, NO ONE PERSON SHALL OCCUPY ANY ONE OR MORE OF THESE LOTS FOR MORE THAN A TOTAL OF 3 MONTHS IN ANY ONE 12 MONTH PERIOD.

STRATA OF ALL LOTS EXTENDS BETWEEN 55.0 METRES TO 85.0 METRES ABOVE THE AUSTRALIAN HEIGHT DATUM.

Scale 1 : 500

41445/6/85-1M-S/7658

STRATA PLAN No.

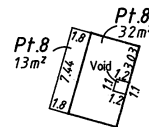
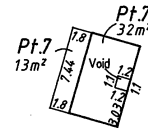
27826

FIRST FLOOR

JOINS SHEET 2B OF 3 SHEETS

JOINS SHEET 2A OF 3 SHEETS

SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISION



FOR OTHER PART LOTS SEE SHEETS 1A,1B,1C,2A,2B,3 OF 3 SHEETS.

ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN WITH THE EXCEPTION OF THE PART LOTS COMPRISING THE BUILDINGS.

PURSUANT TO SECTION 4(1) OF THE STRATA TITLES ACT OF 1985, THE USE OF ALL LOTS, WITH THE EXCEPTION OF LOTS 1,2 & 11, IS RESTRICTED TO, NO ONE PERSON SHALL OCCUPY ANY ONE OR MORE OF THESE LOTS FOR MORE THAN A TOTAL OF 3 MONTHS IN ANY ONE 12 MONTH PERIOD.

STRATA OF ALL LOTS EXTENDS BETWEEN 55.0 METRES TO 85.0 METRES ABOVE THE AUSTRALIAN HEIGHT DATUM.

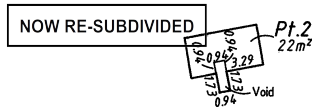
ALL VOIDS ARE MEASURED FROM INTERNAL WALL SURFACES.

Scale 1 : 500

41445/6/85-1M-S/7658

STRATA PLAN No.

SECOND FLOOR



SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISION



FOR OTHER PART LOTS SEE SHEETS 1A,1B,1C,2A,2B,2C OF 3 SHEETS.

ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN WITH THE EXCEPTION OF THE PART LOTS COMPRISING THE BUILDINGS.

PURSUANT TO SECTION 6(1) OF THE STRATA TITLES ACT OF 1985, THE USE OF ALL LOTS, WITH THE EXCEPTION OF LOTS 1,2 & 11, IS RESTRICTED TO, NO ONE PERSON SHALL OCCUPY ANY ONE OR MORE OF THESE LOTS FOR MORE THAN A TOTAL OF 3 MONTHS IN ANY ONE 12 MONTH PERIOD.

STRATA OF ALL LOTS EXTENDS BETWEEN 55.0 METRES TO 85.0 METRES ABOVE THE AUSTRALIAN HEIGHT DATUM.

ALL VOIDS ARE MEASURED FROM INTERNAL WALL SURFACES.

Scale 1 : 500

41445/6/85-1M-S/7658

ANNEXURE C OF STRATA PLAN No. 27826 REGISTRAR OF TITLES

SCHEDULE OF REGISTERED PROPRIETORS

REGISTERED PROPRIETOR		INSTRUMENT			SIGNATURE OF REGISTRAR OF TITLES
NATURE	NUMBER	REGIST'D	CANCELLATION		
RE-SUBDIVISION OF STRATA LOT 2 INTO STRATA LOTS 24 AND 25	N751872	27.10.2017		<i>[Signature]</i>	
RE-SUBDIVISION OF STRATA LOT 25 INTO STRATA LOTS 26, 27 AND 28	O104029	6.3.2018			

SCHEDULE OF ENCUMBRANCES, ETC.

INSTRUMENT		PARTICULARS	SIGNATURE OF REGISTRAR OF TITLES	
NATURE	NUMBER		REGIST'D	CANCELLATION
EASEMENT as shown on Diagram 87789				<i>[Signature]</i>
Notification F833403		20.3.95		
Notification G104674		19.2.96		
Notification N808981		16.1.18		<i>[Signature]</i>

11445.6.85-1M-S-7689

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