

STRATA PLAN 53405		AMENDMENTS TABLE		LOCATION PLAN		SURVEYOR'S CERTIFICATE - Reg 54	
VERSION	AMENDMENT	AUTHORISED BY	DATE				
2	Add Sewer Easement to Lot 7 & Common Property	William GUEST	8/08/2007	I, <u>William S. GUEST</u> hereby certify that this plan is accurate and is a correct representation of the - (a) *survey, and/or (b) *calculations from measurements, (*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. William S. GUEST 2007.07.26 15:15:30 +08'00' <i>[Signature]</i> Licensed Surveyor Date			
3	Add Pt (of 7 references to sheets 2 & 3. Changed 3(2)(a) to 3(2)(b))	William GUEST	8/08/2007				

PLAN OF	LOT 76 ON DP 24761	Volume 2508 Folio 328	SHIRE OF AUGUSTA-MARGARET RIVER	INDEX PLAN	BF29 (2) 09-01	FIELD BOOK NUMBER	SEE SHEETS	SCALE	45 STATION ROAD MARGARET RIVER	ADDRESS OF PARCEL	45 STATION ROAD MARGARET RIVER, W.A., 6285	MANAGEMENT STATEMENT ☒ YES ☐ NO
MARGARET RIVER SURVEY CO. maningian@river-surveys.com.au Telephone: (08) 6436 1575 MAPS Ref: 6055sp-001d Fax: (08) 9757 3120 Date: 7/09/2007 Email: mrsurvey@inet.net.au												
LODGED	CERTIFIED CORRECT	DATE										
27-Jul-07	10-Sep-07	27-Jul-07										
FEE PAID	SUBJECT TO	IN ORDER FOR DEALINGS										
\$555.00	FORMS 3 & 7											
ASSESS No.	SECTION 167 P&O ACT											
2670308		17.9.2007										
REGISTERED												
												
APPLICATION 173-07 W.A.P.C. Ref: 273-07 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(4) of the Strata Titles Act 1985 for This Strata Plan submitted on 10/09/07 and relating to the property described herein For Chairman, Western Australian Planning Commission 17/9/2007 Date												
 Landgate Western Australian Land Information Authority												

73 D 97484 ROAD

75 DP 24760

77 DP 24761 (SP 50672)

256 DP 192608

36 Meters Parallel Sewerage Easement

0.02 Clear

On Bdy

SCALE 1:500 @ A3

ALL DISTANCES ARE IN METRES

10 0 40

ORIGINAL

STRATA PLAN **53405**



INTERESTS AND NOTIFICATIONS						
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED/ SERVIENT LOT	BENEFIT TO/ DOMINANT LOT	COMMENTS
⑥	EASEMENT (Sewerage)	SEC 167 OF THE P & O ACT, REG 6	THIS PLAN	LOT 7 AND COMMON PROPERTY	WATER CORPORATION	

LIMITED IN DEPTH TO 12.19 METRES

STRATA PLAN

53405

SHEET 3 OF 3 SHEETS
VERSION 3

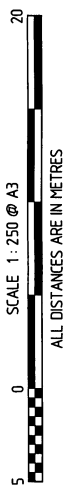
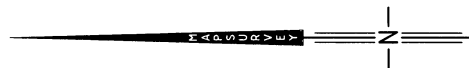
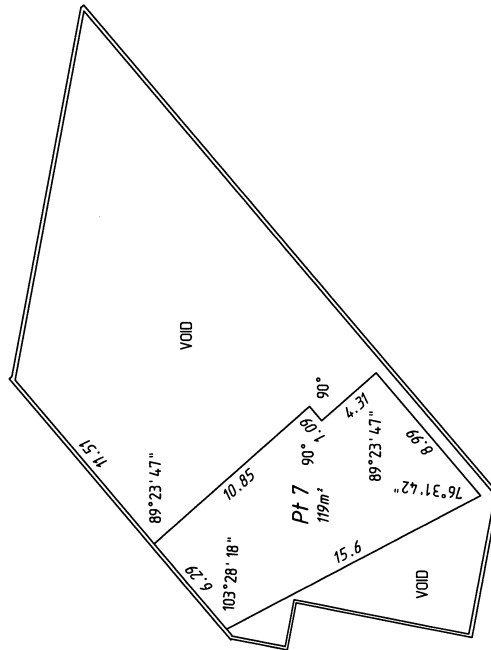
**MARGARET RIVER
SURVEY CO.**
margaretsurveyco.com.au

Telephone: (08) 6436 1575 MAPS Ref: 6055sp-001d
Fax: (08) 9757 3120 Date: 7/09/2007
Email: mrsurvey@inet.net.au

MEZZANINE FLOOR PLAN

M.C.
12/9/2007

AS TO THIS SHEET ONLY:
UNDER SECTION 3 (2) (b) OF THE STRATA TITLES ACT 1985
THE BOUNDARIES OF THE LOTS, OR PART LOTS, WHICH ARE BUILDINGS
SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE
WALLS, THE UNDER SURFACE OF THE MEZZANINE FLOOR AND THE
UNDER SURFACE OF THE CEILING, EXCEPT WHERE DEFINED BY DISTANCE.
FOR OTHER PART LOT 7 SEE SHEET 2 OF 3



FORM 3

STRATA PLAN No.						53405	
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	181	2671-263					
2	88	2671-264					
3	147	2671-265					
4	88	2671-266					
5	88	2671-267					
6	88	2671-268					
7	320	2671-269					
				Aggregate	1,000		

DESCRIPTION OF PARCEL AND BUILDING

**SINGLE STOREY CONCRETE TILT PANEL AND IRON COMMERCIAL UNITS
SITUATED ON LOT 76 ON DP 24761 AND HAVING A STREET ADDRESS OF 45
STATION RD, MARGARET RIVER WA 6285**

**CERTIFICATE OF LICENSED VALUER
STRATA**

ROD DAVIDSON
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% 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.

Date 8/8/07.

Signed _____

FORM 7

Strata Titles Act 1985

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

STRATA PLAN No. 53405

DESCRIPTION OF PARCEL AND BUILDING

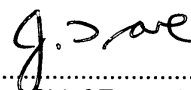
SINGLE STOREY CONCRETE TILT PANEL AND IRON COMMERCIAL
UNITS SITUATED ON LOT 76 ON DP 24761 AND HAVING A STREET
ADDRESS OF 45 STATION RD, MARGARET RIVER WA 6285

CERTIFICATE OF LOCAL GOVERNMENT

Shire of Augusta-Margaret River, 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 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.~~

31/08/07
.....
Date


.....
Chief Executive Officer

* Delete if inapplicable

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 53405

DESCRIPTION OF PARCEL & BUILDING

SINGLE STOREY CONCRETE TILT PANEL AND IRON COMMERCIAL UNITS
SITUATED ON LOT 76 ON DP 24761 AND HAVING A STREET ADDRESS OF 45
STATION RD, MARGARET RIVER WA 6285

CERTIFICATE OF LICENSED SURVEYOR

I, William Guest, 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. 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.~~



William S. GUEST
2007.07.26 15:14:02 +08'00'

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable

FORM 8

ANNEXURE 'A'	OF STRATA PLAN No.	53405	REGISTRAR OF TITLES			
SCHEDULE OF DEALINGS ON Strata Plan						
Dealings registered or recorded on Strata Plan	Instrument				Signature of Registrar of Titles	
	Nature	Number	Regist'd	Time		

Note: Entries may be affected by subsequent endorsements.

ANNEXURE 'B'	OF STRATA PLAN No.	53405	REGISTRAR OF TITLES
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[illegible]

Note: Entries may be affected by subsequent endorsements.