

STRATA PLAN
58267

SHEET 1 OF 7 SHEETS

PLAN OF
LOT 853 DP 51146

CERTIFICATE OF TITLE
VOL. 2634 FOL 948

LOCAL GOVERNMENT
SHIRE OF AUGUSTA-MARGARET RIVER

INDEX PLAN
BF29(2) 10.01

FIELD BOOK

SCALE AS SHOWN

NAME OF SCHEME
7 TINGLE AVENUE,
MARGARET RIVER

ADDRESS OF PARCEL
7 TINGLE AVENUE,
MARGARET RIVER, WA 6285

MANAGEMENT STATEMENT YES NO

LOGGED CORRECT 12-6-09

DATE 5-May-09

COR. FILE 2722-2005/12 P98

IN ORDER FOR DEALINGS

SUBJECT TO -136C of the TLA

FEE PAID \$1385.00

Form 15 3 x 7

ASSES. No. 5191935

FOR REGISTRAR OF TITLES DATE 16.6.09

REGISTERED

APPLICANT *RS Roberts*

DATE 16.6.09

SEAL

FORM 26 SECTION 25(1), 2001

CERTIFICATE OF GRANT OF APPROVAL BY WESTERN AUSTRALIAN PLANNING COMMISSION TO STRATA PLAN

is hereby certified that the approval of the Western Australian Planning Commission is in accordance with section 25(1) of the Strata Titles Act 1985 for:

(i) the Strata Plan (Plan of the Subdivision) of the land described here in, submitted on 12-6-09 and relating to the property described here in, (where appropriate)

16/6/09

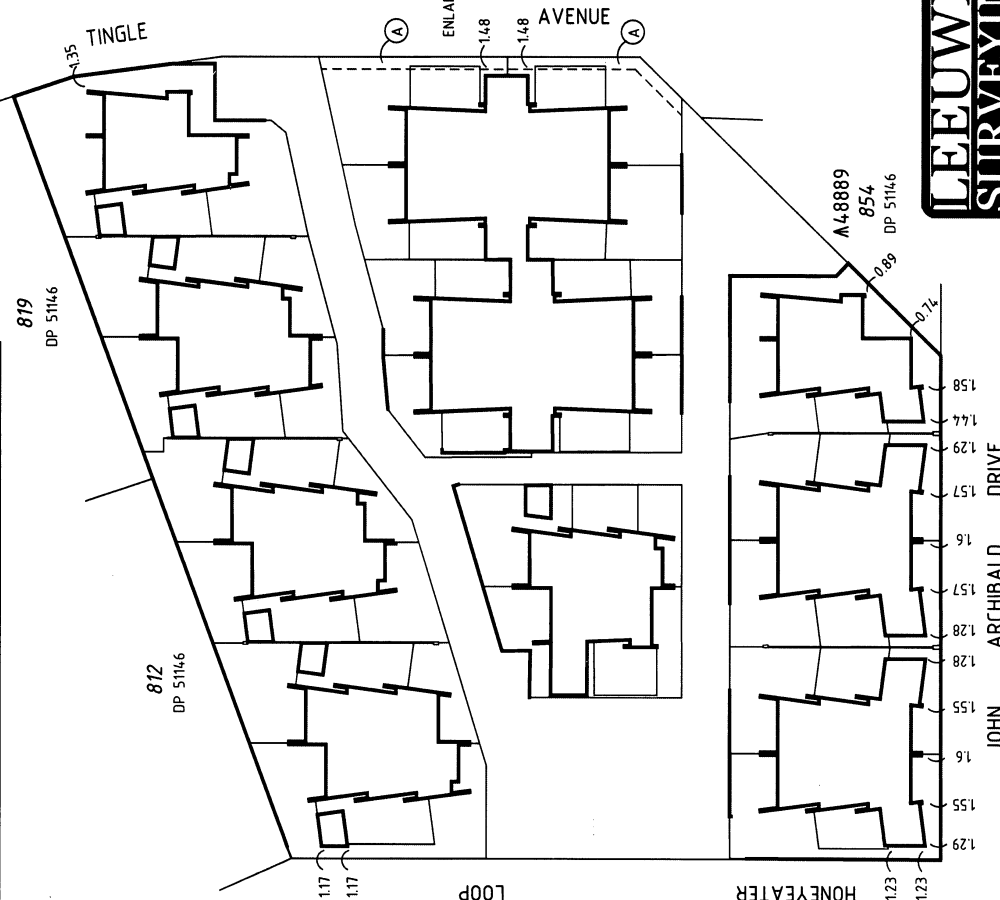
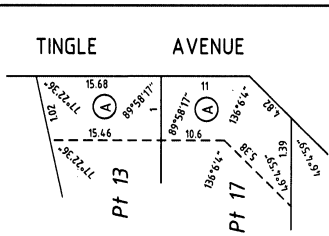
For Chairman, Western Australian Planning Commission

Landgate
Western Australian Land Information Authority

VER	AMENDMENT	AUTHORISED BY	DATE
2	SP replaced - Audit requirements	JMW	09.06.2009

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(A)	EASEMENT (TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE)	SEC 136C OF THE TLA	THIS PLAN	LOTS 13, 17 & COMMON PROPERTY	ALL LOTS	



LOCATION PLAN
SCALE 1:400 AT A3 SIZE

SURVEYORS CERTIFICATE - Reg 54

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,

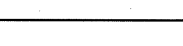
(*delete if inapplicable)

undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

16/6/09

LICENSED SURVEYOR

STRATA PLAN **58267**



LEEUEWIN SURVEYING

PO BOX 680, MARGARET RIVER WA 6285
PH(08) 9756 8852 FAX (08) 9756 8853

Ref: J7090
k:\landmark\leeuewin\982005\7.dgn FP-09812-10031-VER 1.0

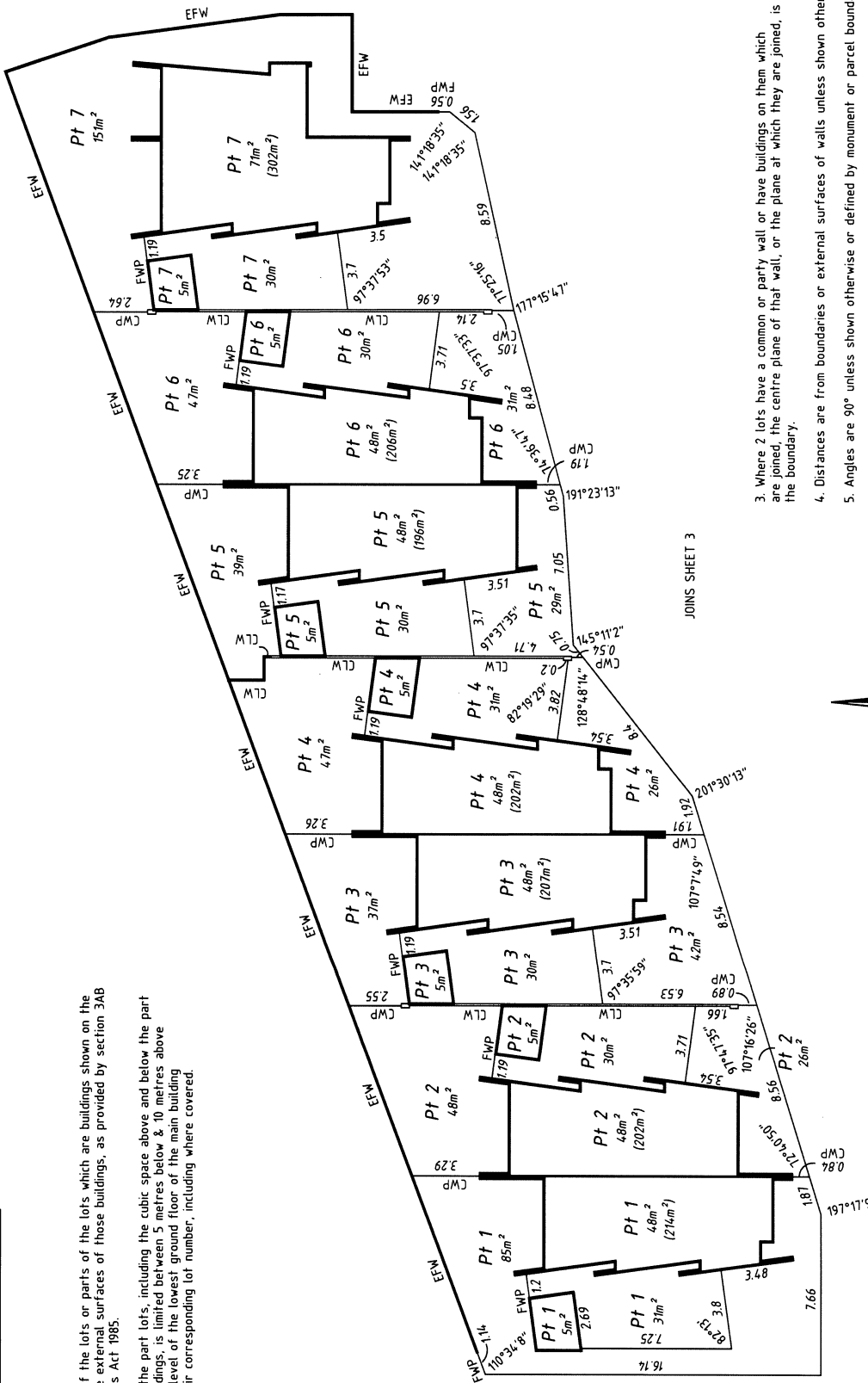
STRATA PLAN
58267

SHEET 2 OF 7 SHEETS

NOTES:

1. The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of those buildings, as provided by section 3AB of the Strata Titles Act 1985.

2. The stratum of the part lots, including the cubic space above and below the part lots comprising buildings, is limited between 5 metres below & 10 metres above the upper surface level of the lowest ground floor of the main building appurtenant to their corresponding lot number, including where covered.



- Where 2 lots have a common or party wall or have buildings on them which are joined, the centre plane of that wall, or the plane at which they are joined, is the boundary.
- Distances are from boundaries or external surfaces of walls unless shown otherwise.
- Angles are 90° unless shown otherwise or defined by monument or parcel boundary.
- 'FWP' denotes External face of Wall Produced.
- 'CLW' denotes Centreline of Wall Produced.
- 'EEM' denotes External face of Wall is boundary.
- 'CLW' denotes Centreline of Wall is boundary.
- For other parts of lots 1-7 see sheet 5.

ORIGINAL

GROUND FLOOR PLAN
SCALE 1:200 AT A3 SIZE

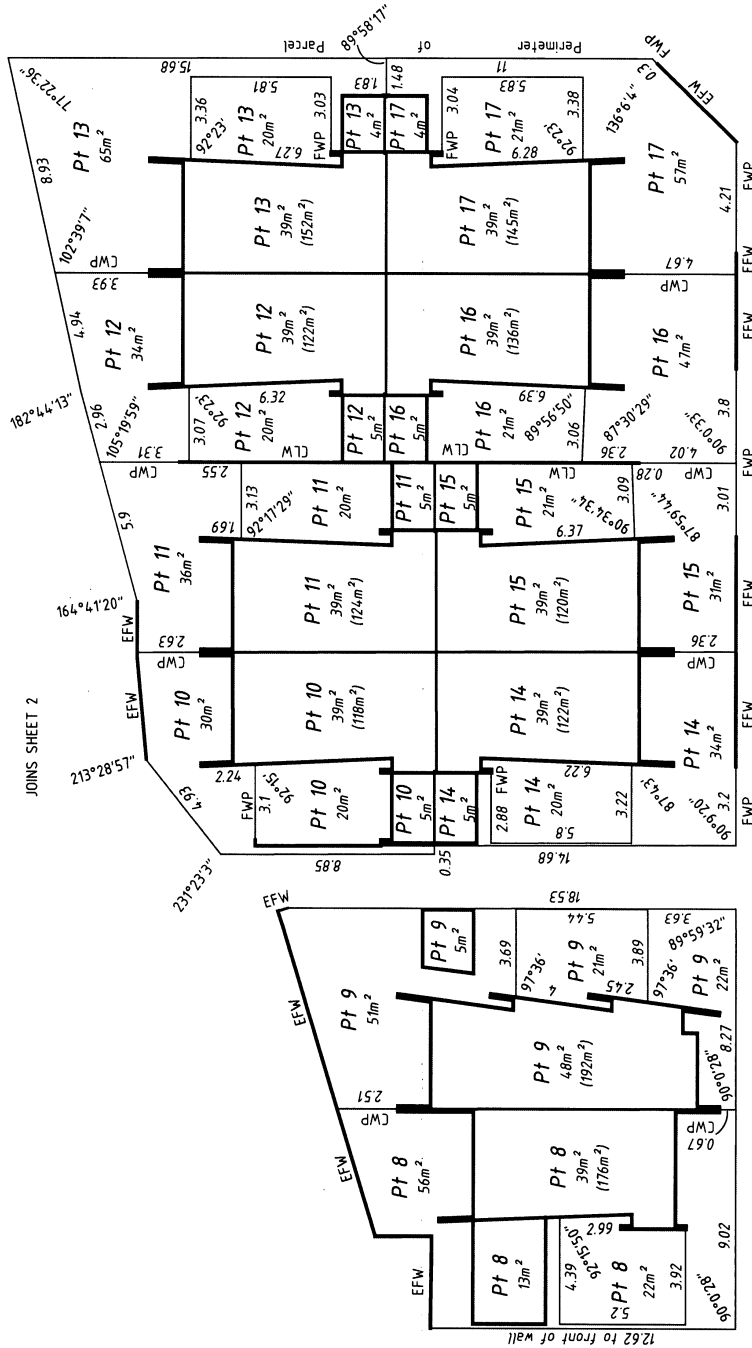
Licensed Surveyor

STRATA PLAN
58267

SHEET 3 OF 7 SHEETS

NOTES:

1. The boundaries of the lots or parts of the lots, which are buildings shown on the strata plan are the external surfaces of those buildings, as provided by section 3AB of the Strata Titles Act 1985.
2. The stratum of the part lots, including the cubic space above and below the part lots comprising buildings, is limited between 5 metres below & 10 metres above the upper surface level of the lowest ground floor of the main building appurtenant to their corresponding lot number, including where covered.
3. Where 2 lots have a common or party wall or have buildings on them which are joined, the centre plane of that wall, or the plane at which they are joined, is the boundary.
4. Distances are from boundaries or external surfaces of walls unless shown otherwise.
5. Angles are 90° unless shown otherwise or defined by monument or parcel boundary.
6. 'FWP' denotes External Face of Wall Produced, 'CWP' denotes Centreline of Wall Produced, 'EFW' denotes External Face of Wall, is boundary, 'CLW' denotes Centreline of Wall is boundary.
7. For other parts of lots 8-17 see sheet 6.



JOINS SHEET 4

Licensed Surveyor...
SCALE 1:200 AT A3 SIZE

GROUND FLOOR PLAN
SCALE 1:200 AT A3 SIZE

ORIGINAL

STRATA PLAN
58267

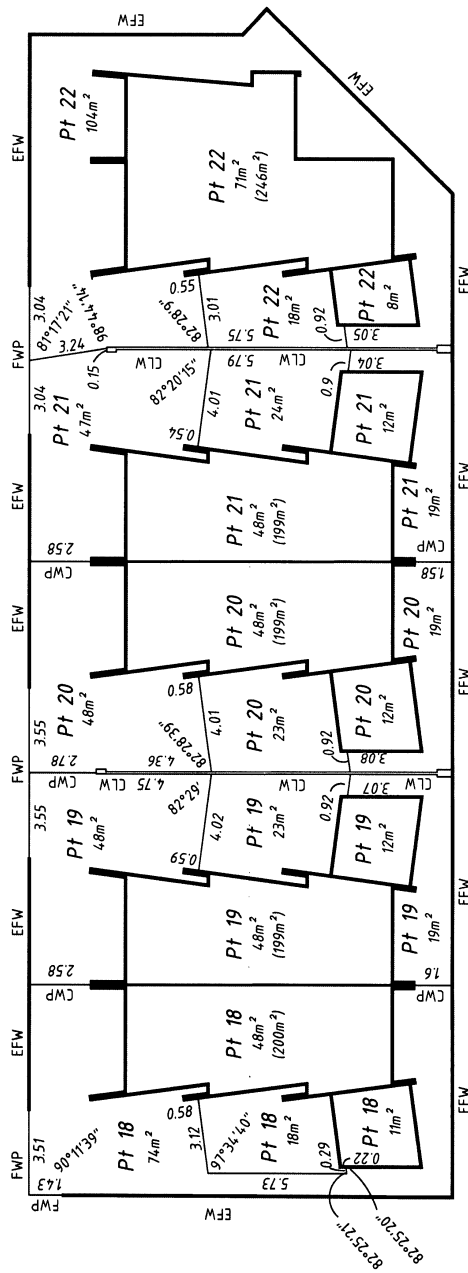
SHEET 4 OF 7 SHEETS

NOTES:

1. The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of those buildings, as provided by section 3AB of the Strata Titles Act 1985.
2. The stratum of the part lots, including the cubic space above and below the part lots comprising buildings, is limited between 5 metres below & 10 metres above the upper surface level of the lowest ground floor of the main building appurtenant to their corresponding lot number, including where covered.

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6. 'FWP' denotes External Face of Wall Produced, 'CWP' denotes Centreline of Wall Produced, 'EFW' denotes External Face of Wall is boundary, 'CLW' denotes Centreline of Wall is boundary.
7. For other parts of lots 18-22 see sheet 7.

JOINS SHEET 3



GROUND FLOOR PLAN

SCALE 1:200 AT A3 SIZE

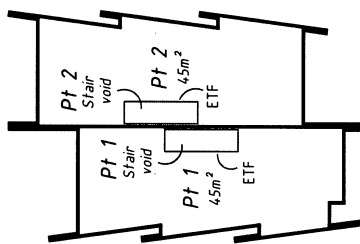
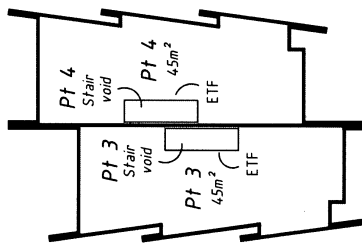
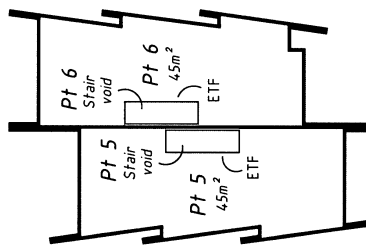
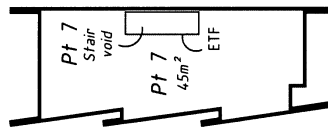
Licensed Surveyor ✓



ORIGINAL

NOTES:

1. The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of those buildings, as provided by section 3A8 of the Strata Titles Act 1985.
2. Where 2 lots have a common or party wall or have buildings on them which are joined, the centre plane of that wall, or the plane at which they are joined, is the boundary.
3. 'ETF' denotes Edge of Timber Floor
3. For other parts of lots 1-7 see sheet 2.



JOINS SHEET 6



FIRST FLOOR PLAN

SCALE 1:200 AT A3 SIZE

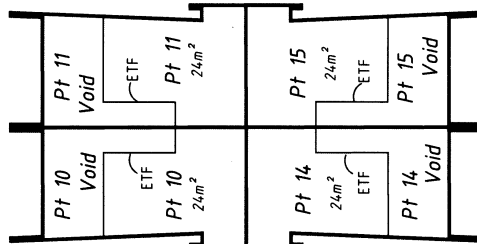
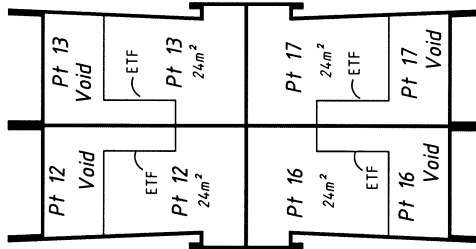
Licensed Surveyor

ORIGINAL

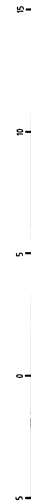
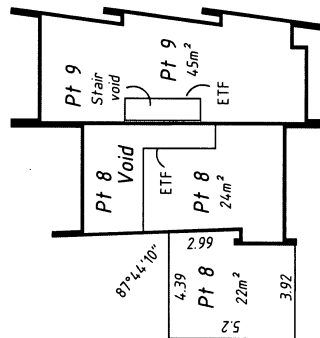
NOTES:

1. The boundaries of the lots or parts of the lots, which are buildings shown on the strata plan are the external surfaces of those buildings, as provided by section 3AB of the Strata Titles Act 1985.
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7. For other parts of Lots 8-17 see sheet 3.

JOINS SHEET 5



JOINS SHEET 7



FIRST FLOOR PLAN

SCALE 1:200 AT A3 SIZE

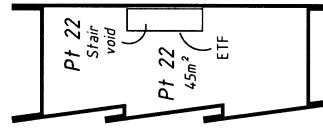
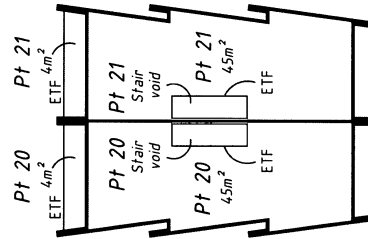
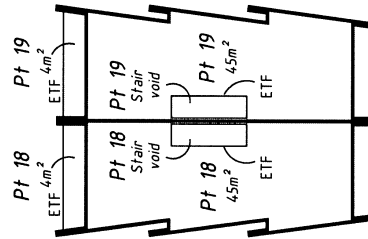
Licensed Surveyor



NOTES:

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6. For other parts of lots 18-22 see sheet 4.

JOINS SHEET 6



FIRST FLOOR PLAN
 SCALE 1:200 AT A3 SIZE

Licensed Surveyor 



ORIGINAL

FORM 3

Strata Plan No. 58267							
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	50	2720-210		16	36	2720-225	
2	50	2720-211		17	36	2720-226	
3	50	2720-212		18	50	2720-227	
4	50	2720-213		19	50	2720-228	
5	50	2720-214		20	50	2720-229	
6	50	2720-215		21	50	2720-230	
7	63	2720-216		22	63	2720-231	
8	36	2720-217					
9	50	2720-218					
10	36	2720-219					
11	36	2720-220					
12	36	2720-221					
13	36	2720-222					
14	36	2720-223					
15	36	2720-224		Aggregate	1,000		

DESCRIPTION OF PARCEL AND BUILDING

The Subject Of This Plan Is Twenty Two, Two Storey Fibro And Timber With Corrugated Iron Roofed Buildings Situated On Lot 853 Of Deposited Plan 51146 And Contained In Certificate Of Title Volume 2634 Folio 948 And Having A Postal Address Of 7 Tingle Avenue, Margaret River, W.A. 6285

CERTIFICATE OF LICENSED VALUER

STRATA

I, Damen 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.

Date 15 MAY 2009


Signed

Form 7
Strata Titles Act 1985
Sections 5B(2), 8A(f), 23(1)

STRATA PLAN No. 58267

DESCRIPTION OF PARCEL AND BUILDING

The Subject Of This Plan Is Twenty Two, Two Storey Fibro And Timber With Corrugated Iron Roofed Buildings Situated On Lot 853 Of Deposited Plan 51146 And Contained In Certificate Of Title Volume 2634 Folio 948 And Having A Postal Address Of 7 Tingle Avenue, Margaret River, W.A. 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 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.~~

1/5/09
Date

*Delete if inapplicable.


Chief Executive Officer

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 58267

DESCRIPTION OF PARCEL & BUILDING

The Subject Of This Plan Is Twenty Two, Two Story Fibro And Timber With Corrugated Iron Roofed Buildings Situated On Lots 853 On Deposited Plan 51146 And Contained in Certificate of Title Volume 2634, Folio 948 And Having A Postal Address Of 7 Tingle Avenue, Margaret River, W.A.

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. 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*.~~



Jeffrey M Walker

Jeffrey M Walker
2009.05.04 14:28:10
+08'00'

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable

FORM 8

ANNEXURE 'A' OF STRATA PLAN No.

58267

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.

FORM 8

ANNEXURE 'B' OF STRATA PLAN No. **58267**

REGISTRAR OF TITLES

SCHEDULE OF ENCUMBRANCES ETC.

Instrument		Signature of Registrar of Titles	Cancellation			
Nature	Number		Regist'd	Number	Regist'd	Time
	Easement Burden created under Section 136C of the TLA for transmission of electricity by underground cable - See Strata Plan 58267					

Note: Entries may be affected by subsequent endorsements.