

SURVEYOR'S CERTIFICATE - Reg 54

I, William S. Guest

herby 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

William S Guest

2010:10:21 09:44:16

+08'00"

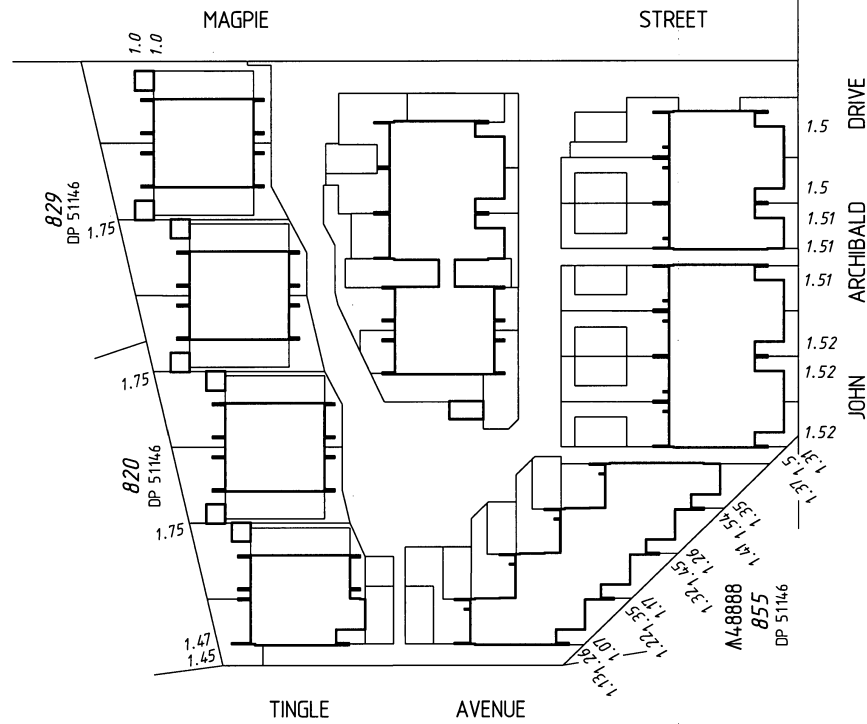
William S. Guest

Licensed Surveyor

Date



VERSION	AMENDMENT	AUTHORISED BY	DATE



LIMITED IN DEPTH TO 60.96 METRES

INTERESTS AND NOTIFICATIONS						
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED/ SERVIENT LOT	BENEFIT TO/ DOMINANT LOT	COMMENTS

SHEET 1 OF 5 SHEETS	
PLAN OF	LOT 852 ON DP 51146 Volume 2634 Folio 947 LOCAL GOVERNMENT SHIRE OF AUGUSTA-MARGARET RIVER
CERTIFICATE OF TITLE	BF29 (2) 10, 01 BF29 (10) 02, 01
LOCAL GOVERNMENT	
SHIRE OF AUGUSTA-MARGARET RIVER	
INDEXTITLE	
FIELD BOOK NUMBER	
SCALE	SEE SHEETS
NAME OF SCHEME	16 MAGPIE STREET MARGARET RIVER
ADDRESS OF PARCEL	16 MAGPIE STREET MARGARET RIVER, W.A., 6285
MANAGEMENT STATEMENT	YES NO
 MARGARET RIVER SURVEY CO. a subsidiary of MC MULLEN NOLAN Telephone: (08) 6436 1575 Fax: (08) 9757 3120 Email: info@margaretriversurvey.com.au MAPS Ref: 95714sp-006e	
LOGGED	CERTIFIED CURRENT
DATE	01-Dec-10
22-Oct-10	COR. 454-2010 vol 3 p109.
FEE PAID	IN ORDER FOR DEALINGS
\$1805.00	SUBJECT TO
ASSESS No.	NIL
7763854	FOR REGISTRAR OF TITLES
	01-Dec-10
	REGISTERED
	
L495210 APPLICATION	REGISTRAR OF TITLES
W.A.P.C. Ref: P210158	FORM 26
CERTIFICATE OF GRANT OF APPROVAL BY WESTERN AUSTRALIAN PLANNING COMMISSION FOR STRATA PLAN	Strata Titles Act 1985 Section 26(7)(3)(a)
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 this Strata Plan submitted on and relating to the property described herein for Chairman, Western Australian Planning Commission	
 Landgate Western Australian Land Information Authority	

STRATA PLAN 60230

SHEET 2 OF 5 SHEETS



Telephone: (08) 6436 1575
Fax: (08) 9757 3120
info@margaretriversurvey.com.au

MAPS Ref: 95774sp-006e

GROUND FLOOR PLAN

AS TO THIS SHEET ONLY:

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.

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.

THE STRATUM OF THE PART LOTS, INCLUDING THE CUBIC SPACE ABOVE AND BELOW THE PART LOTS COMPRISING BUILDINGS, IS LIMITED TO BETWEEN 5 METRES BELOW AND 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.

ALL DIMENSIONS FROM BUILDINGS ARE FROM EXTERNAL FACE OF WALLS UNLESS OTHERWISE STATED.

ALL ANGLES ON THE PLAN ARE MULTIPLES OF 45° UNLESS DEFINED BY STRUCTURES, PARCEL BOUNDARIES OR OTHERWISE STATED.

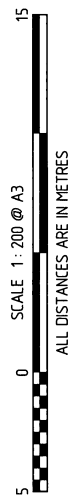
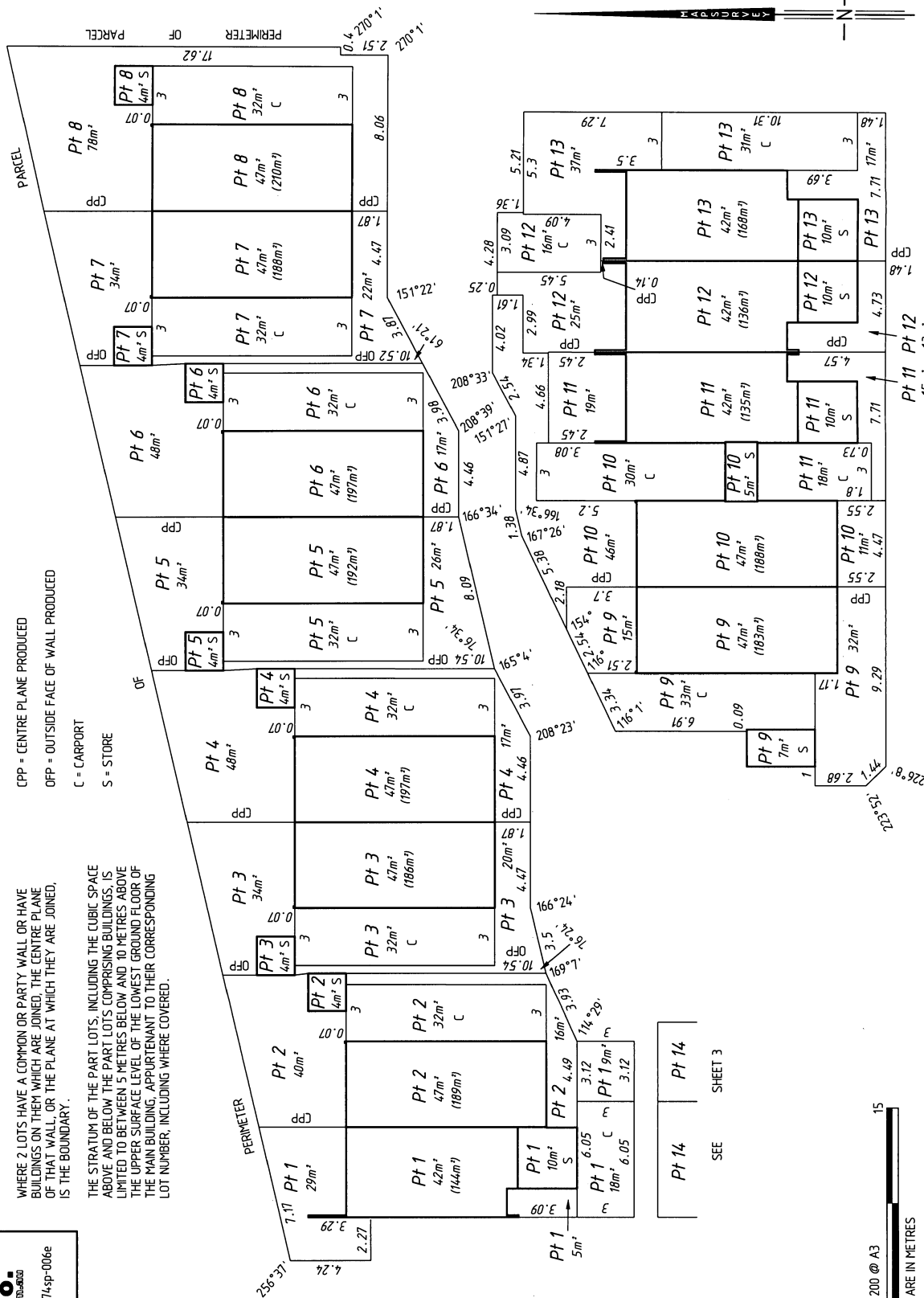
CPP = CENTRE PLANE PRODUCED

OPF = OUTSIDE FACE OF WALL PRODUCED

C = CARPORT

S = STORE

FOR OTHER PART OF LOTS 1 - 13 SEE SHEET 4 OF 5



STRATA PLAN 60230

SHEET 3 OF 5 SHEETS



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GROUND FLOOR PLAN

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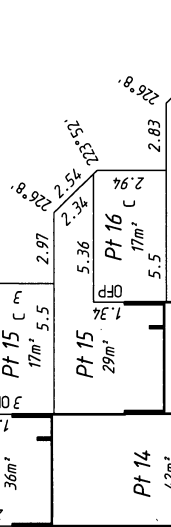
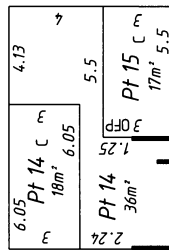
C = CARPORT

S = STORE

FOR OTHER PART OF LOTS 14 - 24, SEE SHEET 5 OF 5

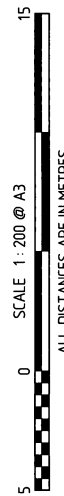
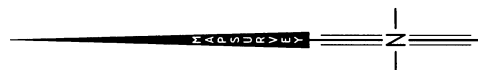
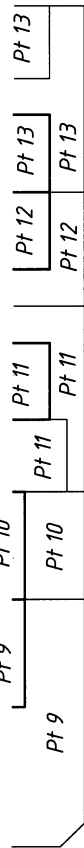
SEE SHEET 2

Pt 1 Pt 1



SEE SHEET 2

SEE SHEET 2



ALL DISTANCES ARE IN METRES

STRATA PLAN

60230

SHEET 4 OF 5 SHEETS

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

 Telephone: (08) 6436 1575
 Fax: (08) 9757 3120
 Info@margaretriversurvey.com.au

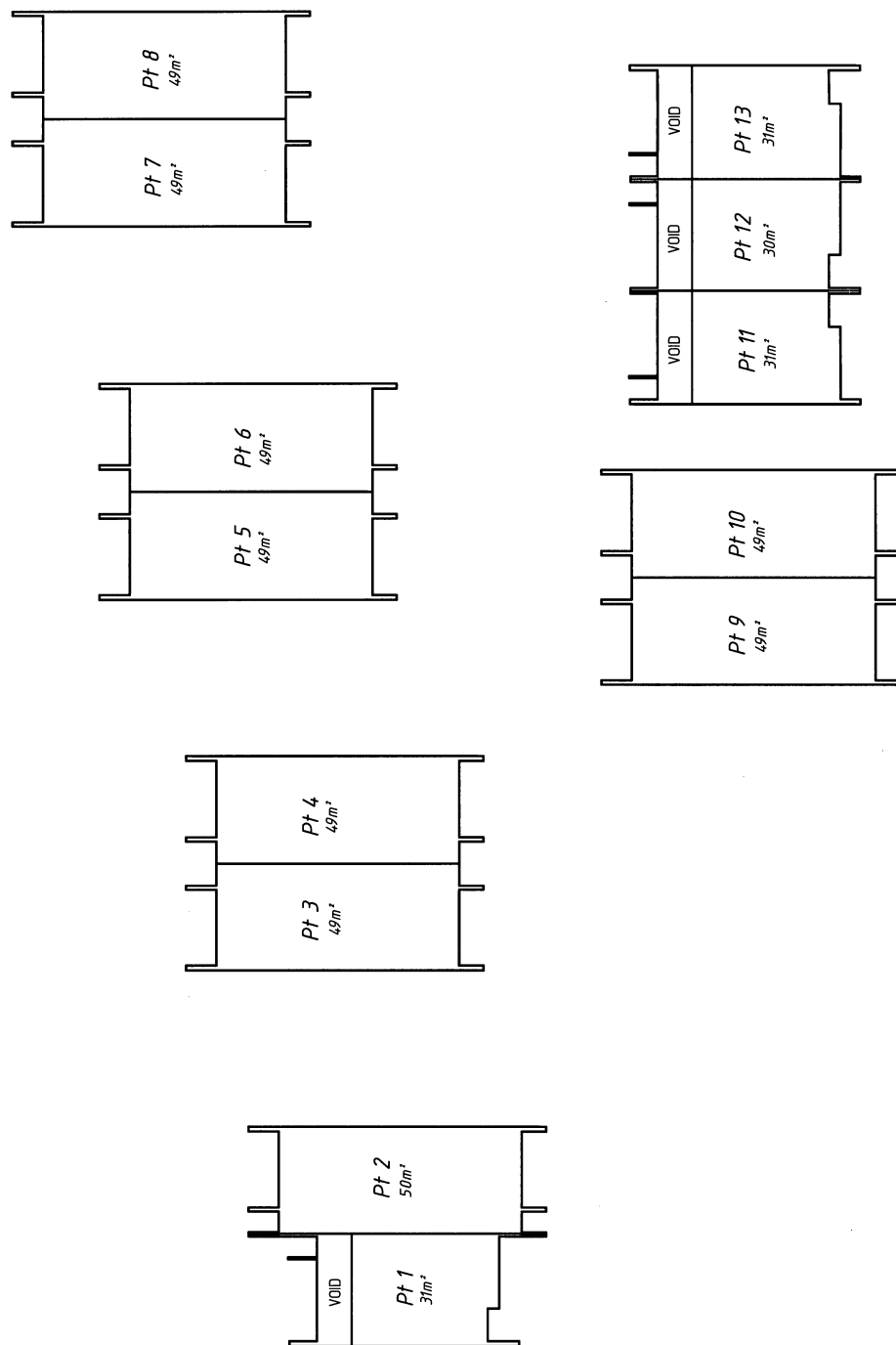
MAPS Ref : 95714sp-006e

FIRST FLOOR PLAN

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 SECTION 3AB OF THE STRATA TITLES ACT 1985.

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 BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE
 OF THAT WALL, OR THE PLANE AT WHICH THEY ARE JOINED,
 IS THE BOUNDARY.

FOR OTHER PART OF LOTS 1 - 13 SEE SHEET 2 OF 5



SEE SHEET 5

STRATA PLAN
60230

SHEET 5 OF 5 SHEETS



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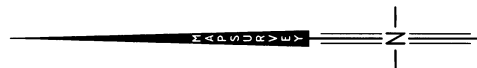
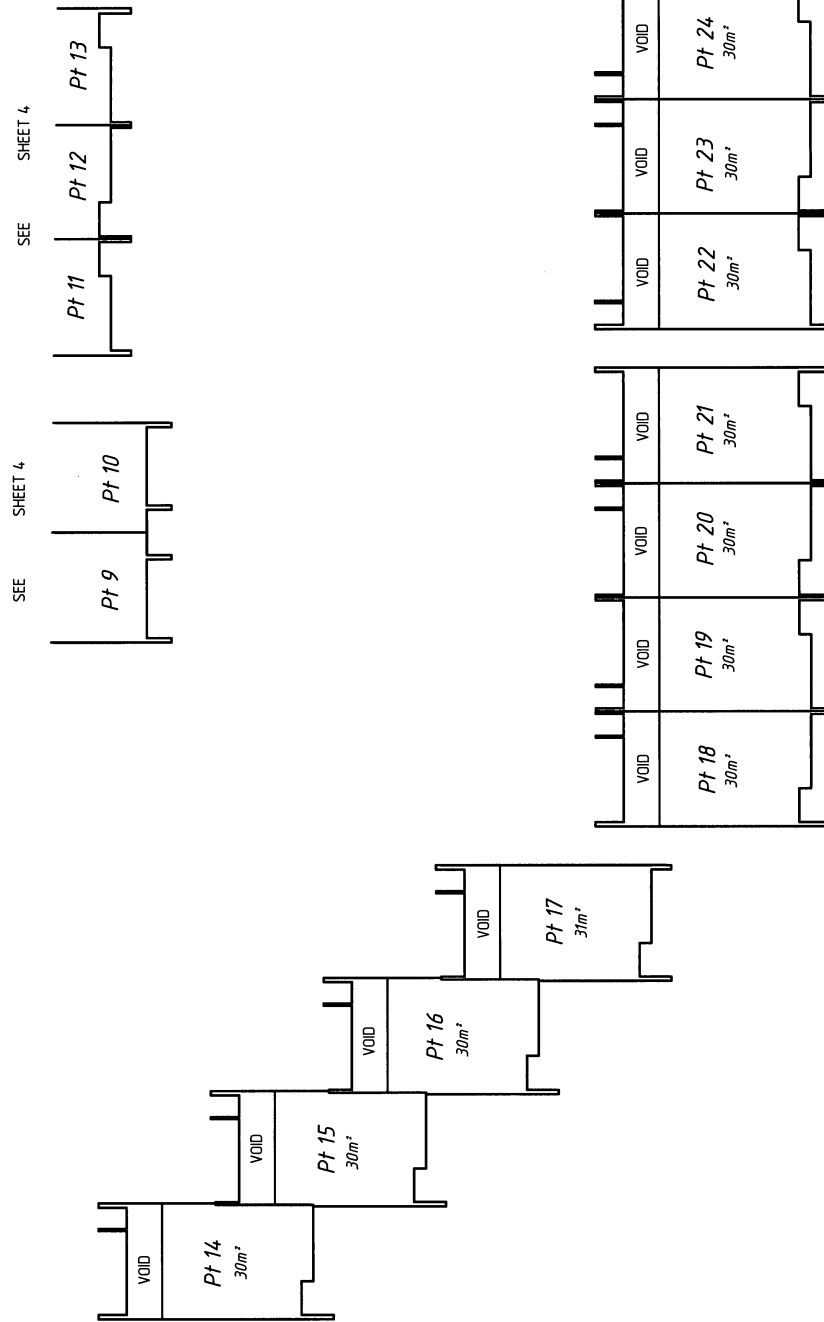
MAPS Ref : 95774sp-006e

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FOR OTHER PART OF LOTS 14 - 24, SEE SHEET 3 OF 5



FORM 3

ORIGINAL

STRATA PLAN No.				60230			
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	38	2758	- 57	16	38	2758	- 72
2	48	2758	- 58	17	38	2758	- 73
3	48	2758	- 59	18	38	2758	- 74
4	48	2758	- 60	19	38	2758	- 75
5	48	2758	- 61	20	38	2758	- 76
6	48	2758	- 62	21	38	2758	- 77
7	48	2758	- 63	22	38	2758	- 78
8	48	2758	- 64	23	38	2758	- 79
9	47	2758	- 65	24	38	2758	- 80
10	47	2758	- 66				
11	38	2758	- 67				
12	38	2758	- 68				
13	38	2758	- 69				
14	38	2758	- 70				
15	38	2758	- 71	Aggregate	1,000		

DESCRIPTION OF PARCEL AND BUILDING

Twenty four Strata Lots comprising fifteen, one bedroom townhouses and nine, two bedroom townhouses upon Lot 852 on Diagram 51146 and being the whole of the land contained in Certificate of Title Volume 2634 Folio 947 known as 16 Magpie Street, Margaret River WA 6285

CERTIFICATE OF LICENSED VALUER

STRATA

I, **Stephen Miguel Lester**, 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



Stephen Lester
Quantia Valuation
Consultants
2010-10-13 11:39+08:00

Signed

FORM 5

ORIGINAL

Strata Titles Act 1985

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

STRATA PLAN No. 60230**DESCRIPTION OF PARCEL & BUILDING**

LOT 852 ON DEPOSITED PLAN 51146 - TWENTY FOUR TWO STOREY RESIDENTIAL
UNITS CONSTRUCTED WITH BRICK DIVIDING WALLS, TIMBER FRAME EXTERNAL
WALLS AND ZINCALUME ROOFING, AT 16 MAGPIE STREET, MARGARET RIVER WA 6285

CERTIFICATE OF LICENSED SURVEYOR

I, William S 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**2010.10.21 09:55:14 +08'00'**.....
Licensed Surveyor.....
Date

*Delete if inapplicable

FORM 7

Strata Titles Act 1985

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

STRATA PLAN No. 60230

DESCRIPTION OF PARCEL AND BUILDING

Lot 852 on Deposited Plan 51146 - Twenty four two storey residential units constructed with brick dividing walls, timber frame external walls and zincalume roofing, at 16 Magpie Street, 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 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.~~

28/10/10

Date


Chief Executive Officer

* Delete if inapplicable

FORM 26

Shire of Augusta-Margaret River
WAPC Ref. P210158

STRATA PLAN NO: 60230

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 23/9/2010 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 No 852 on DP 51146

Location: 16 Magpie Street

Locality: Margaret River

Local Government: Shire of Augusta Margaret River

Lodged by: Margaret River Survey Co.

Date: 23 September 2010

Director
and Development
Pursuant to Delegation

Instrument No. 21

S.5.42 and S.11.14

Local Government Act 1995

3/

[Signature]
For Chairman, Western Australian

Planning Commission

(Delegated under section 16 (3)(e)
Planning and Development Act 2005)

18/10/10

Date

(*To be deleted as appropriate.)

ANNEXURE 'A'	OF STRATA PLAN No.	60230	REGISTRAR OF TITLES
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[illegible]

ORIGINAL

REGISTRAR OF TITLES

OF STRATA PLAN No.

60230

REGISTRAR OF TITLES

SCHEDULE OF ENCUMBRANCES ETC.

[illegible]

Note: Entries may be affected by subsequent endorsements.