

<p>STRATA PLAN 65352 SHEET 01 OF 02 SHEETS</p> <p>PLAN OF LOT 348 ON DP 52476 Volume 2642 Folio 33</p> <p>CERTIFICATE OF TITLE SHIRE OF AUGUSTA - MARGARET RIVER</p> <p>INDEX PLAN BF28 (10) 02.08</p> <p>FIELD BOOK NUMBER SEE SHEET</p> <p>SCALE OLEARIA CRESCENT MARGARET RIVER</p> <p>NAME OF SCHEME 14 OLEARIA CRESCENT MARGARET RIVER, W. A., 6285</p> <p>ADDRESS OF PARCEL MANAGEMENT STATEMENT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	<p>AMENDMENTS TABLE</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>VERSION</th> <th>AMENDMENT</th> <th>AUTHORISED BY</th> <th>DATE</th> </tr> <tr> <td>2</td> <td>Landgate Audit requirement</td> <td>L.KEENE</td> <td>8/10/13</td> </tr> </table>	VERSION	AMENDMENT	AUTHORISED BY	DATE	2	Landgate Audit requirement	L.KEENE	8/10/13	<p>LOCATION PLAN</p> <p style="text-align: center;">OLEARIA CRESCENT</p> <p style="text-align: center;">LIMITED IN DEPTH TO 60.96 METRES</p> <p style="text-align: center;">NEMCIA LANE</p> <p style="text-align: center;">SCALE 1:250 @ A3 ALL DISTANCES ARE IN METRES</p>	<p>SURVEYOR'S CERTIFICATE - Reg 54</p> <p>I, Laurie K. KEENE hereby certify that this plan is accurate and is a correct representation of the -</p> <p>(a) *survey, and/or (b) *calculations from measurements, [*delete if inapplicable]</p> <p>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>Laurie K Keene 2013.10.08 09:40:31 +0800'</p> <p>Licensed Surveyor _____ Date _____</p>	<p>REGISTERED</p> <p>M460550 APPLICATION 12-Nov-13 DATE</p> <p>FOR REGISTRAR OF TITLES 13637192</p> <p>REGISTERED</p> <p>W.A.P.C. Ref: FORM 26 Strata Titles Act 1985 Sections 25(1), 25(4)</p> <p>CERTIFICATE OF GRANT OF APPROVAL BY WESTERN AUSTRALIAN PLANNING COMMISSION FOR 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 This Strata Plan submitted on _____ and relating to the property described herein</p> <p>FOR Chairman, Western Australian Planning Commission _____ DATE _____</p>
VERSION	AMENDMENT	AUTHORISED BY	DATE									
2	Landgate Audit requirement	L.KEENE	8/10/13									
INTERESTS AND NOTIFICATIONS												
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED/SERVIENT LOT	BENEFIT TO/ DOMINANT LOT	COMMENTS						
(A) (B)	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA	DOC J986996	ALL LOTS AND COMMON PROPERTY	SHIRE OF AUGUSTA-MARGARET RIVER	RESTRICTION OF ACCESS						

HELD BY LANDGATE IN DIGITAL FORM ONLY.

STRATA PLAN

65352

SHEET 02 OF 02 SHEETS



Member of the McMULLENMOLAN GROUP
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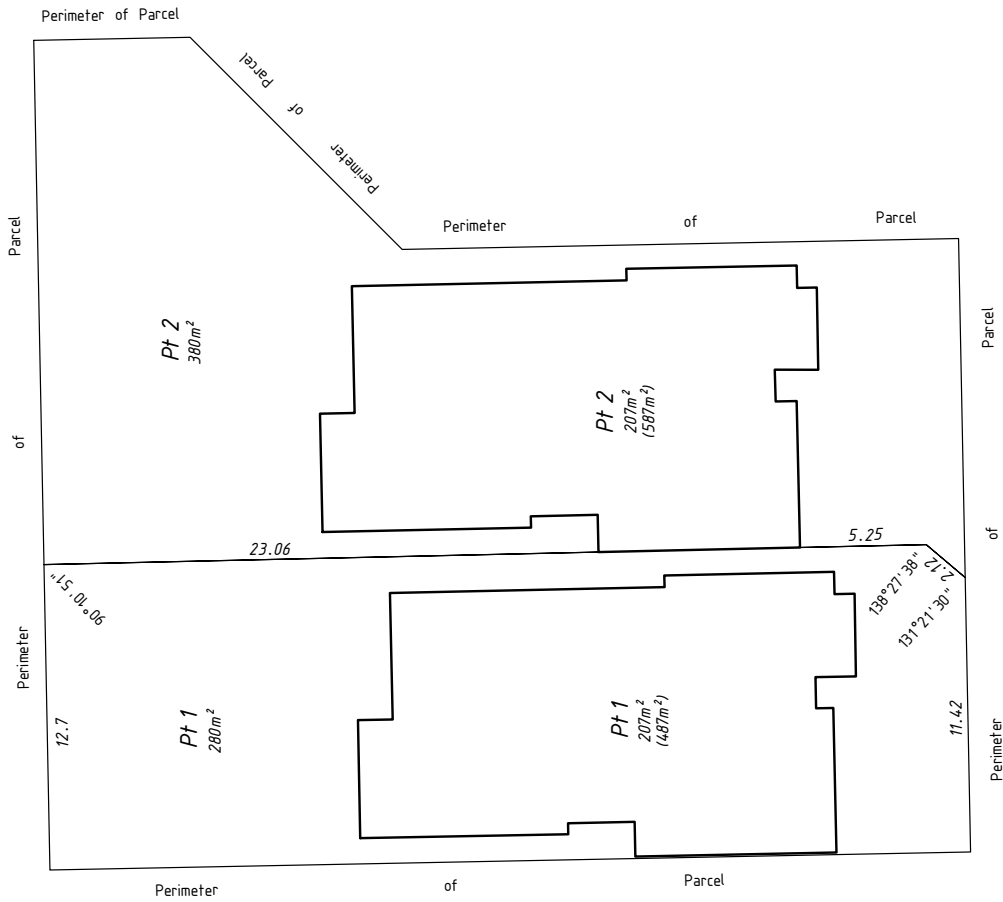
GROUND FLOOR PLAN

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.

THE STRATUM OF THE PART LOTS, INCLUDING THE CURB 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 4.5° UNLESS DEFINED BY STRUCTURES; PARCEL BOUNDARIES OR OTHERWISE STATED.



FORM 3

STRATA PLAN No. 65352							
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	48	2824-886					
2	52	2824-887					
				Aggregate	100		

DESCRIPTION OF PARCEL AND BUILDING

Lot 348 on Deposited Plan 52476 being two single storey brick and colorbond roof residential units and having a street address of 14 Olearia Crescent, 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.

13-Sep-2013
Date

Damien Schifferli
Certified Practising
Valuer AAPI Lic Val
No.37986

Digitally signed by Damien Schifferli Certified Practising Valuer AAPI Lic Val No.37986
DN: cn=Damien Schifferli Certified Practising Valuer AAPI Lic Val No.37986, o=LMMW Hegney, ou, email=Damien.Schifferli@lmmwhegney.com.au, c=AU
Date: 2013.09.13 09:52:45 +08'00'
Signed



FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 65352

DESCRIPTION OF PARCEL & BUILDING

Lot 348 on Deposited Plan 52476 being two single storey brick and colorbond roof residential units and having a street address of 14 Olearia Crescent, Margaret River

CERTIFICATE OF LICENSED SURVEYOR

I, Laurie Keene, 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*.~~

Laurie K Keene
2013.10.09 19:26:22 +08'00'

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable

Building Approval Certificate - Strata

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

OFFICE USE ONLY

Certificate number
213402

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

Certificate of title	Volume 2642		Folio 33		
	Lot 348 on DP 52476		Land being re-subdivided (if applicable)		
Lot on survey	65352				
Strata plan number	Unit no	Level	Street no 14	Lot no 348	Street name Olearia Crescent
	Suburb Margaret River			State WA	6285
Property street address	Description of building Dwelling				
Main BCA class of the building	1a		Secondary BCA class (for multi-purpose buildings)		
	Residential		Each restriction on use (if applicable)		
Use(s) of building					

2. Certificate details

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


Details

2 x Class 1a dwellings

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 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	Title Building Surveyor Level 2
	Signature 	Date 5 November 2013
Permit authority	Shire of Augusta Margaret River	

