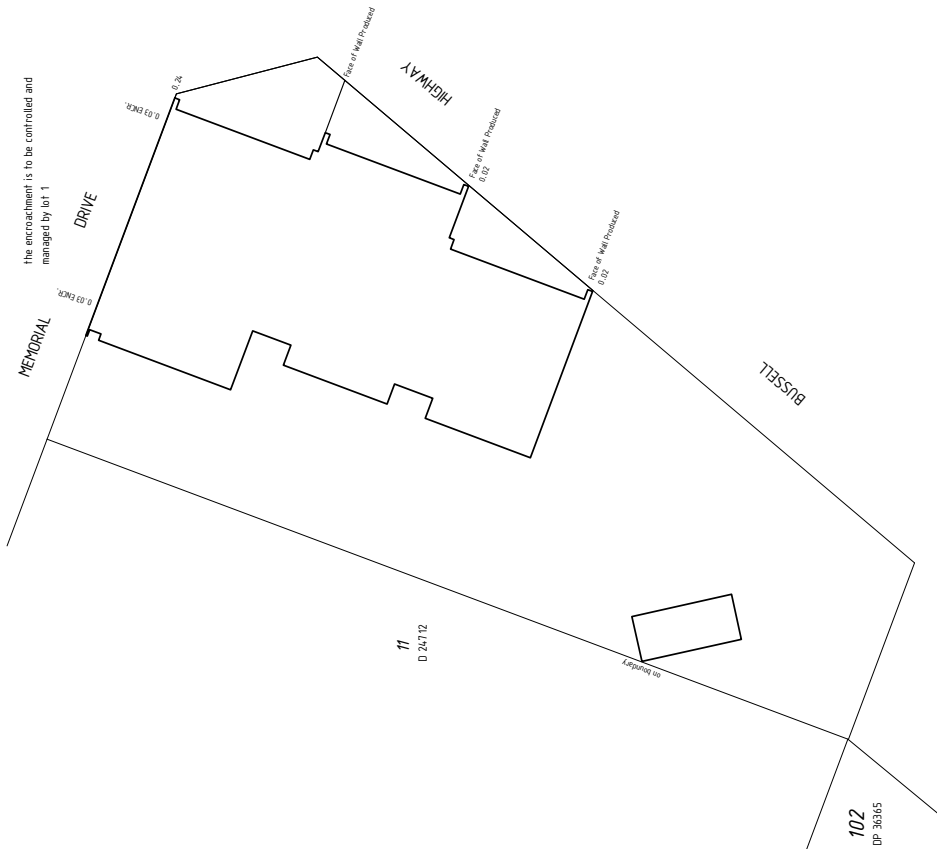


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LOCATION PLAN

LIMITED IN DEPTH TO 60.96 METRES



ADDITIONAL SHEETS

SHEET 2

OF 3

VERSION NUMBER 1

STRATA PLAN 77795

GROUND FLOOR PLAN

AS TO THIS SHEET ONLY, THE CLAUSE 34B OF THE STRATA TITLES ACT 1986, THE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THESE BUILDINGS.

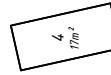
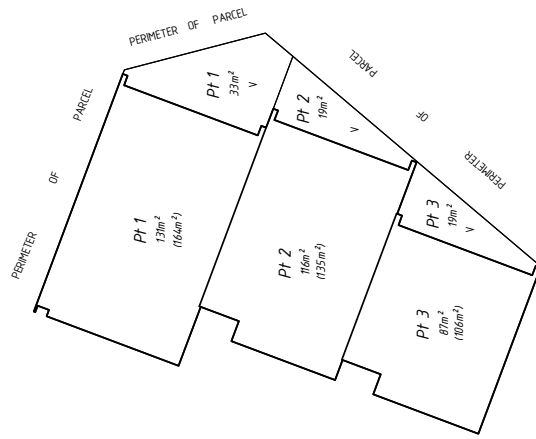
WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THAT WALL OR THE PLANE AT WHICH THEY ARE JOINED, IS THE BOUNDARY.

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.

THE STRATUM OF THE PART LOTS, INCLUDING THE CUBIC SPACE ABOVE AND BELOW THE PART LOTS COMPRISING BUILDINGS, IS LIMITED TO THE LEVEL OF THE LONGEST GROUND FLOOR OF THE MAIN BUILDING APPURTENANT TO THEIR CORRESPONDING LOT NUMBER, INCLUDING WHERE COVERED.

V - DENOTES VERANDAH



NO NOTION HOLDINGS GROUP
 10000 SOUTH WILMINGTON ROAD
 WILMINGTON, WEST AUSTRALIA 6155
 Phone: 08 9477 2200 Fax: 08 9477 2201

ADDITIONAL SHEETS

SHEET 3

OF 3

VERSION NUMBER 1

STRATA PLAN
77795



Schedule of Unit Entitlements

Approved form number 2021-47738
Effective for use from 07/07/2021



Legislation

Strata Titles Act 1985

Section 37, Schedule 2A cl. 21T(1)(d) & Schedule 2A cl. 31E(1)(c)

Unit Entitlement Schedule

Scheme Number SP77795

Scheme Address 90 Bussell Highway, Cowaramup WA 6284

Lot Number	Unit Entitlement
1	36
2	31
3	26
4	7

Sum of all unit entitlements of all lots in the strata titles scheme: 100

CERTIFICATE OF LICENSED VALUER

I, **Damien Schifferli**, being a Licensed Valuer, licensed under the *Land Valuers Licensing Act 1978*, certify that the proportion that the unit entitlement of a lot as stated in the Schedule of Unit Entitlements above bears to the sum of the unit entitlements of all lots in the strata titles scheme is not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 37(3) of the *Strata Titles Act 1985*) of that lot bears to the sum of the value of all the lots in the strata titles scheme.

27th June 2023

Date

Damien Schifferli AAPI Lic
Val No. 37986
2023.06.27 16:08:26+08'00'

Licensed Valuer Signature

Occupancy Permit

*Building Act 2011, section 46, 47, 48, 49, 51, 52, 61
Building Regulations 2012, regulation 4*

OFFICE USE ONLY

223379

1. Details of building or structure

Property street address (provide lot number where street number is not known)	Unit No	Street No 90	Level	Lot No
	Street Name Bussell		Street Type Hwy	Street suffix
	Suburb COWARAMUP		State WA	Postcode 6284
Strata Plan No	If provided by the applicant for the purposes of the <i>Strata Titles Act 1985</i>			
Building Code of Australia (BCA) class of the building(s) (refer to the relevant certificate of compliance)	Main BCA class 6			
	Secondary BCA class (for multi-purpose buildings)		Third BCA class (for multi-purpose buildings)	
Use(s) of the building	Retail outlets mixed use developments		Each restriction on use (if applicable)	

2. Certificate of construction compliance or certificate of building compliance

Certificate of construction compliance or certificate of building compliance issued by:

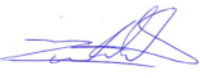
Building surveying contractor/public authority's name	Riverside Building Approvals (Kim Wayne Luciano)		
Phone/fax	Phone no 0439404432	Fax	
Email address	kim@riversidebuildingapprovals.com.au		Date 19 July 2023

3. Permit details

This occupancy permit is for	<input checked="" type="checkbox"/> Whole of building	<input type="checkbox"/> Part of building
Permit details	BLD/219524	
Permit has been granted under the <i>Building Act 2011</i>	Section 58	
Date of permit validity	<input checked="" type="checkbox"/> Indefinite validity	<input type="checkbox"/> Valid until (day/month/year): _____

Permit is issued subject to the following conditions being met

N/A

Issuing officer	Name Matt Cuthbert	Job title Manager Planning and Regulatory Services
	Signature 	Date 11.10.2023
Permit authority	Shire of Augusta Margaret River	

Note: Information about or contained in the occupancy permit must be displayed in accordance with regulation 35 of the Building Regulations 2012.



Form 15C | ENDORSEMENT CERTIFICATE

LG/WAPC Ref:

Strata Plan No: 77795

Strata Titles Act 1985 Section 15 (4)

Certificate Endorsing Strata Plan or Amendment to a Strata Plan by Western Australian Planning Commission

Proposal Description: Strata Plan / ~~Amendment to Strata Plan~~*

Property Description: 4 Commercial Units + Common Property

Lot (or Strata Plan) No.: LOT 6 ON DIAGRAM 14369

Location: 90 BUSSELL HWY

Locality: SUCCESS

Local Government: SHIRE OF AUGUSTA MARGARET RIVER

Lodged by: 6964

Date Submitted: 22/06/2023

It is hereby certified that the approval of the Western Australian Planning Commission has been granted pursuant to section 15 (4) of the *Strata Titles Act 1985*.

Signed:

Dated:

For and on behalf of the ~~Western Australian Planning Commission~~
and ~~for~~ the City / ~~Town~~ / ~~Shire~~* of:

SHIRE OF AUGUSTA MARGARET RIVER

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

* Strike out as required





Record of Strata Titles Scheme
Limitations, Interests, Encumbrances and Notifications

Approved Form 2020-27588
Version 3 – 1/07/2020

OFFICE USE ONLY		REGISTRAR OF TITLES			
ANNEXURE A		Document	Cancellation		
STRATA PLAN 77795			Nature	Number	Registered
Number	Particulars	Date recorded/ lodged/registered			
P667356	SCHEME NOTICE	11/10/2023			

