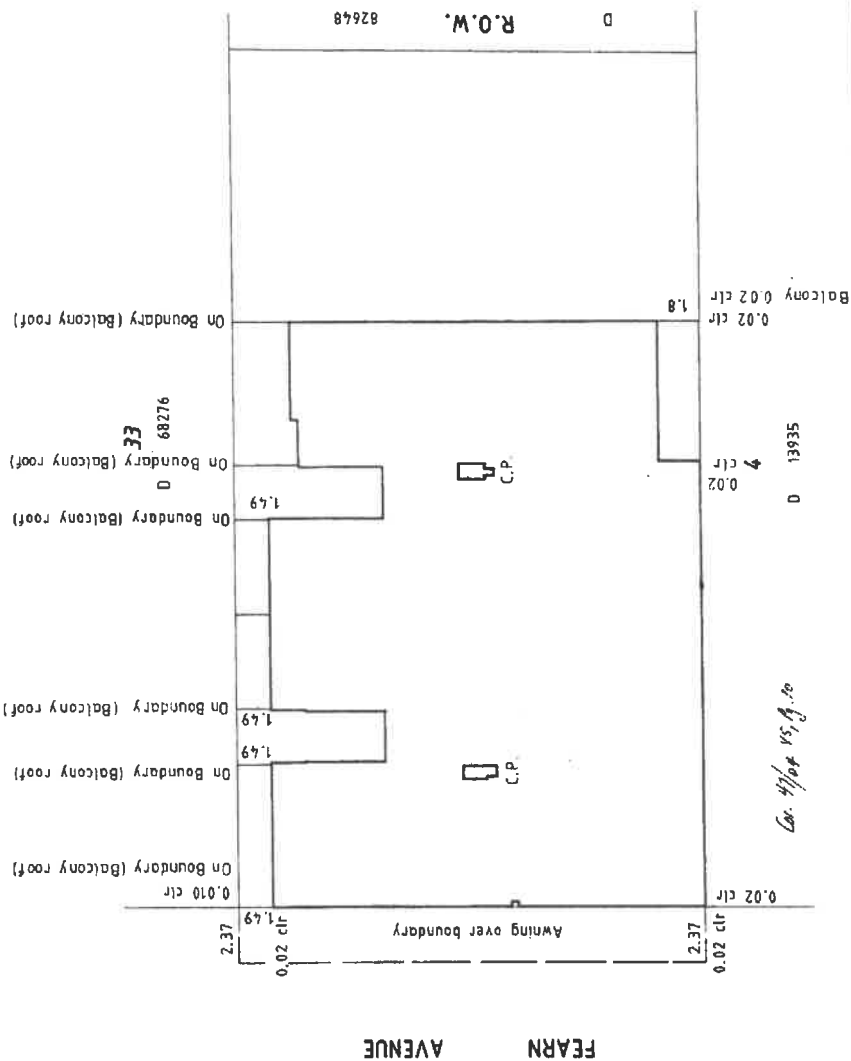


STRATA/SURVEY STRATA PLAN 45270		SHEET 1 OF 2 SHEETS	
MANAGEMENT STATEMENT ☒ YES ☐ NO		Lodged 4.5.2004. \$390. 4/7067.	
Examined 4.5.2004. <i>[Signature]</i>		Registered 13.5.04. AppT86997	
REGISTRAR OF TITLES 		WESTERN AUSTRALIAN PLANNING COMMISSION W.A.P.C. Ref: 1592 - 83 Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985.	
DELEGATED UNDER S70 WAPC ACT 1985		DATE	
PLAN OF LOT 29 ON D 44556		CERT. OF TITLE Volume 1347 Folio 820	
LOCAL GOVERNMENT SHIRE OF AUGUSTA-MARGARET RIVER		FIELD BOOK NUMBER 92232	
INDEX PLAN BF29 (2) 09.02		SCALE 1 : 200	
NAME OF SCHEME FEARN COURT 23 FEARN AVENUE MARGARET RIVER		ADDRESS OF PARCEL 23 FEARN AVENUE MARGARET RIVER, W.A., 6285	
LICENSED SURVEYOR <i>[Signature]</i>		Date 20.4.2007	
		Department of Land Information	



INTERESTS AND NOTIFICATIONS						
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

**STRATA/SURVEY STRATA
 PLAN 45270**

SHEET 2 OF 2 SHEETS

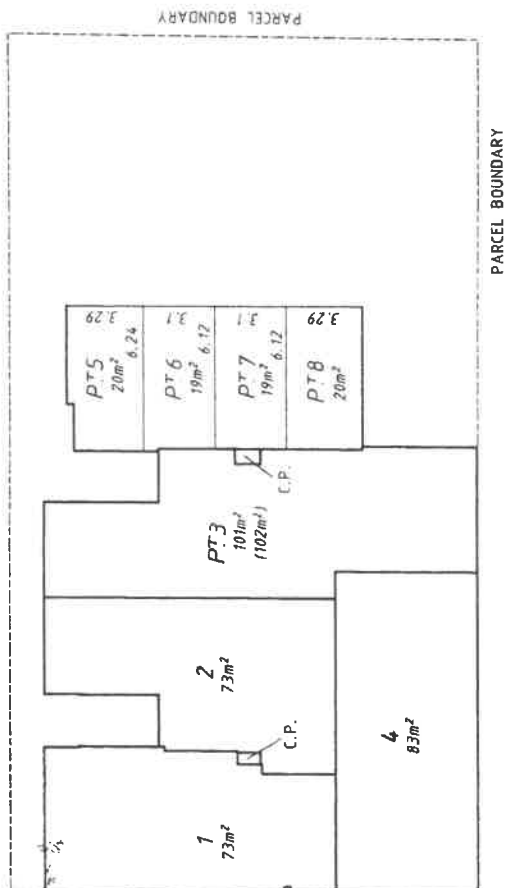
THE BOUNDARIES OF THE LOTS OR PART LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE CENTRE PLANES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, UNDER SECTION 3 (2) (b) OF THE STRATA TITLES ACT 1985

THE STRATUM OF LOTS EXTERNAL TO THE BUILDINGS EXTEND FROM 5 METRES BELOW THE UPPER SURFACE OF THE LOWEST GROUND FLOOR OF THE BUILDING ON LOT 3 TO THE UNDERSIDE OF THE FLOOR OF THE LOT ABOVE, EXCLUDING THE BALCONIES.

ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN.

ALL MEASUREMENTS ARE TO THE EXTERNAL FACE OF WALLS.

PARCEL BOUNDARY



FIRST FLOOR PLAN

THE BOUNDARIES OF THE LOTS OR PART LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE CENTRE PLANES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, UNDER SECTION 3 (2) (b) OF THE STRATA TITLES ACT 1985

THE STRATUM OF THE BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE UNDERSIDE OF THE CEILING PROJECTED OF THE RESPECTIVE LOT.

THE EDGE OF CONCRETE SLAB FORMS THE BOUNDARY OF THE BALCONY PART LOTS, FROM THE OUTSIDE SURFACE OF THE BUILDING WALLS.

THE USE OF LOTS 5 TO 8 ON THIS STRATA PLAN IS RESTRICTED AS FOLLOWS, PURSUANT TO SEC 6(1) OF THE STRATA TITLES ACT 1985:

1. NO ONE PERSON IS TO OCCUPY THE TOURIST ACCOMMODATION FOR MORE THAN 3 MONTHS IN ANY 12 MONTH PERIOD, AS STATED IN SHIRE OF AUGUSTA-MARGARET RIVER'S TOWN PLANNING SCHEME No. 17

Cor. 47/14 vs. 19.10



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

FORM 3

STRATA/SURVEY STRATA PLAN NO. 45270

[illegible]

DESCRIPTION OF PARCEL AND BUILDING

TWO STOREY RENDERED BRICK AND CORRUGATED IRON ROOFED
CONSTRUCTION SITUATED ON LOT 29 ON DIAGRAM 44556, KNOWN
AS FEARN COURT AND HAVING A STREET ADDRESS OF 23 FEARN

AVENUE, MARGARET RIVER, W.A., 6285

**CERTIFICATE OF LICENSED VALUER
STRATA/SURVEY STRATA**

I, ROD DAVIDSON, 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 per cent more or 5 per cent 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.

21.04.04.
Date

Signed _____

FORM 5

STRATA PLAN No. 45270

Strata Titles Act 1985
Sections 5B(1), 8A, 22(1)

DESCRIPTION OF PARCEL & BUILDING

TWO STOREY RENDERED BRICK AND CORRUGATED IRON
 ROOFED CONSTRUCTION SITUATED ON LOT 29 ON DIAGRAM
 44556, KNOWN AS FEARN COURT AND HAVING A STREET
 ADDRESS OF 23 FEARN AVENUE, MARGARET RIVER, W.A., 6285

CERTIFICATE OF LICENSED SURVEYOR

I, J. 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 it's 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-laws(e) No(e) 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.~~

27.04.2004

Date

Cor. 47/04 VS, Pg. 10

J.M. Walker

Licensed Surveyor

* Delete if inapplicable

FORM 7

STRATA PLAN No. 45270

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

DESCRIPTION OF PARCEL AND BUILDING

TWO STOREY RENDERED BRICK AND CORRUGATED IRON
ROOFED CONSTRUCTION SITUATED ON LOT 29 ON DIAGRAM
44556, KNOWN AS FEARN COURT AND HAVING A STREET
ADDRESS OF 23 FEARN 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 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;~~

24th April 2004
Date
Delete if inapplicable

K. Williams
for Chief Executive Officer
under delegated authority
pursuant to Section 23(4)
Strata Titles Act, 1985.

FORM 26

WAPC Ref. 1592 - 03

STRATA PLAN No: 45270

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 28.04.2004 and relating to the property described below:

- ~~*(ii) The sketch submitted on 28.04.2004 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 29 ON DIAGRAM 44556
Location	MARGARET RIVER LOT 32
Locality	MARGARET RIVER
Local Government	SHIRE OF AUGUSTA - MARGARET RIVER

Lodged by: LEEUWIN SURVEYING

Date: 28.4.2004


For Chairman, Western Australian
Planning Commission

29 April 2004
Date

(*To be deleted as appropriate.)

Cor. 47/04 VS, Pg. 10

ANNEXURE A OF STRATA/SURVEY- STRATA PLAN No. 45270 , REGISTRAR OF TITLES

SCHEDULE OF DEALINGS ON STRATA/SURVEY--STRATA PLAN

[illegible]

Note: Entries may be affected by subsequent endorsements.

SCHEDULE OF ENCUMBRANCES ETC.

[illegible]

Note: Entries may be affected by subsequent endorsements.

343270

Lot Number	Part	Register Number	Unit Entitlement	Lot Number	Part	Register Number	Unit Entitlement
1		2562/974	136	2		2562/975	125
3		2562/976	136	4		2562/977	126
5		2562/978	125	6		2562/979	119
7		2562/980	119	8		2562/981	114

