

PLAN OF LOT 69 OF SUSSEX LOC. 1438 ON DIAGRAM 50565
 CERTIFICATE OF TITLE VOLUME 1785 FOLIO 059
 LOCAL AUTHORITY SHIRE OF AUGUSTA MARGARET RIVER
 LOCALITY MARGARET RIVER INDEX PLAN DAWSON 2000.09.02
 NAME OF BUILDING 2 CHURCHILL AVENUE, MARGARET RIVER
 NAME OF BODY CORPORATE
 (IF STRATA PLAN OF SUBDIVISION OR CONSOLIDATION)
 ADDRESS FOR SERVING OF 2 CHURCHILL AVENUE,
 NOTICES ON COMPANY MARGARET RIVER W.A. 6285
 PURPOSE

STRATA PLAN 25177

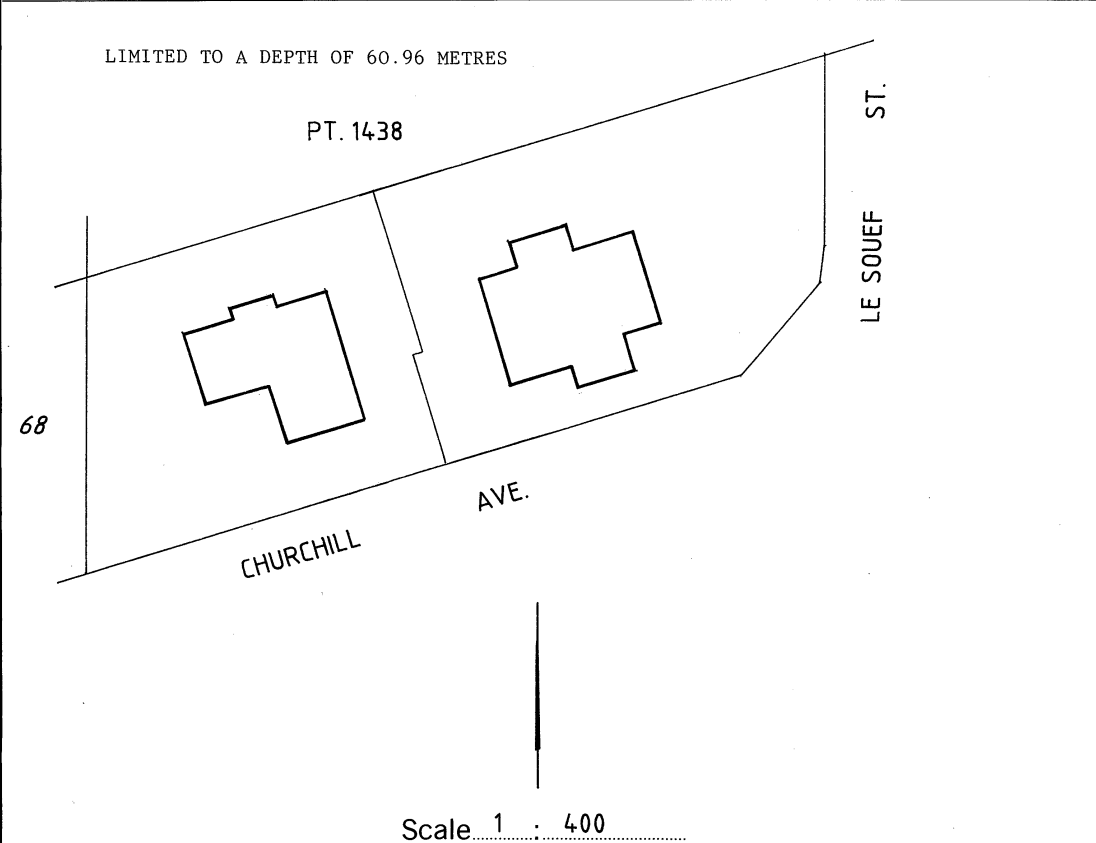


OFFICE USE ONLY

LODGED 21.9.93 24209
 EXAMINED 1-10-93 e
 REGISTERED 4-11-93 App. F356/82



G. Sack
 REGISTRAR OF TITLES



SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
LOT No.	UNIT ENTITLEMENT	CURRENT Cs. of TITLE	
		VOL.	FOL.
1	47	1978	937
2	53	1978	938
AGGREGATE		100	

CERTIFICATE OF LICENSED VALUER

I, Raymond John STOCKER being a Licensed Valuer licensed under the Land Valuers Licensing Act 1978 do hereby certify that the unit entitlement of each Lot, as stated in the schedule bears in relation to the aggregate unit entitlement of all Lots delineated on the strata plan a proportion not greater than 5 per cent more or 5 per cent less than the proportion that the capital value of that Lot bears to the aggregate capital value of all the Lots delineated on the plan.

14th September 1993
 Date

Alfred
 Signed

02181/5/91-2M-S/7652

STRATA PLAN No. 25177

DESCRIPTION OF PARCEL AND BUILDING

TWO DOUBLE STOREY TIMBER AND STEEL RESIDENTIAL UNITS SITUATED ON LOT 69 OF SUSSEX LOCATION 1438 ON DIAGRAM 50565 AND HAVING AN ADDRESS OF 2 CHURCHILL AVENUE, MARGARET RIVER 6285.

CERTIFICATE OF SURVEYOR

I, ANTHONY K. KING, being a licensed surveyor registered under the Licensed Surveyors Act 1909, as amended, hereby certify that:—

- (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 referred to above 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 thereto, 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 registered as an appurtenance of the parcel.~~

3. 9. 93

Date

Delete whichever is inapplicable



Licensed Surveyor

CERTIFICATE OF LOCAL AUTHORITY

SHIRE OF AUGUSTA MARGARET RIVER, the local authority hereby certifies that—

- (1) (a) the building and the parcel referred to above has been inspected and that it is consistent with the building plans and specifications in respect of the building thereof that have been approved by the local authority; 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 authority, is of sufficient standard and suitable to be divided into lots pursuant to the Strata Titles Act 1985;
- (3) ~~where a part of a wall or building or material attached thereto encroaches beyond the external surface boundaries of the parcel on to a public road, street or way the Local authority 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 authority does not object to the encroachment;~~
- (4) (a) ~~any conditions imposed by the State Planning Commission have been complied with;~~
- (b) the within strata scheme is exempt from the requirement of approval by the State Planning Commission.

11/9/93

Date

Delete whichever is inapplicable



Town/Shire Clerk

E76327/6/90-2M-S/7654

STRATA PLAN No. 25177

FIRST FLOOR



FOR OTHER PARTS OF LOTS SEE SHEET 1 OF 2 SHEETS

As at 20th July 1997 unless a notice of resolution under section 21H or an objection under 21O has been recorded on the strata plan -

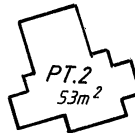
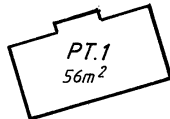
The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of those buildings, as provided by section 3AB of the *Strata Titles Act 1985*;

The scheme may not be a single tier scheme, as defined in section 3(1) of the *Strata Titles Act 1985*;

The areas of the lots shown on the strata plan may have changed;

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 horizontal boundaries of the lots or parts of the lots which are not buildings shown on the plan (if any) remain as provided on this strata plan.



Scale 1 : 400

41445/6/85-1M-S/7658

STRATA PLAN No. 25177

GROUND FLOOR



THE STRATUM OF THE LOTS EXTENDS BETWEEN 5 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE RESPECTIVE ADJOINING UNITS.

EXTERNAL FACES OF WALLS ARE BOUNDARIES OF PART LOTS.

ANGLES ARE 90° EXCEPT WHERE STATED.

FOR OTHER PARTS OF LOTS SEE SHEET 2 OF 2 SHEETS

As at 20th July 1997 unless a notice of resolution under section 21H or an objection under 21O has been recorded on the strata plan -

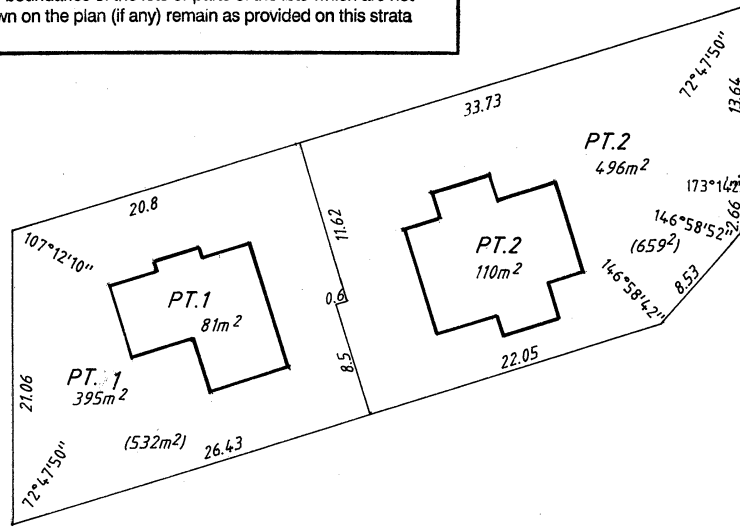
The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of those buildings, as provided by section 3AB of the Strata Titles Act 1985;

The scheme may not be a single tier scheme, as defined in section 3(1) of the Strata Titles Act 1985;

The areas of the lots shown on the strata plan may have changed;

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 horizontal boundaries of the lots or parts of the lots which are not buildings shown on the plan (if any) remain as provided on this strata plan.



Scale 1 : 400

41445/6/85-1M-S/7658

