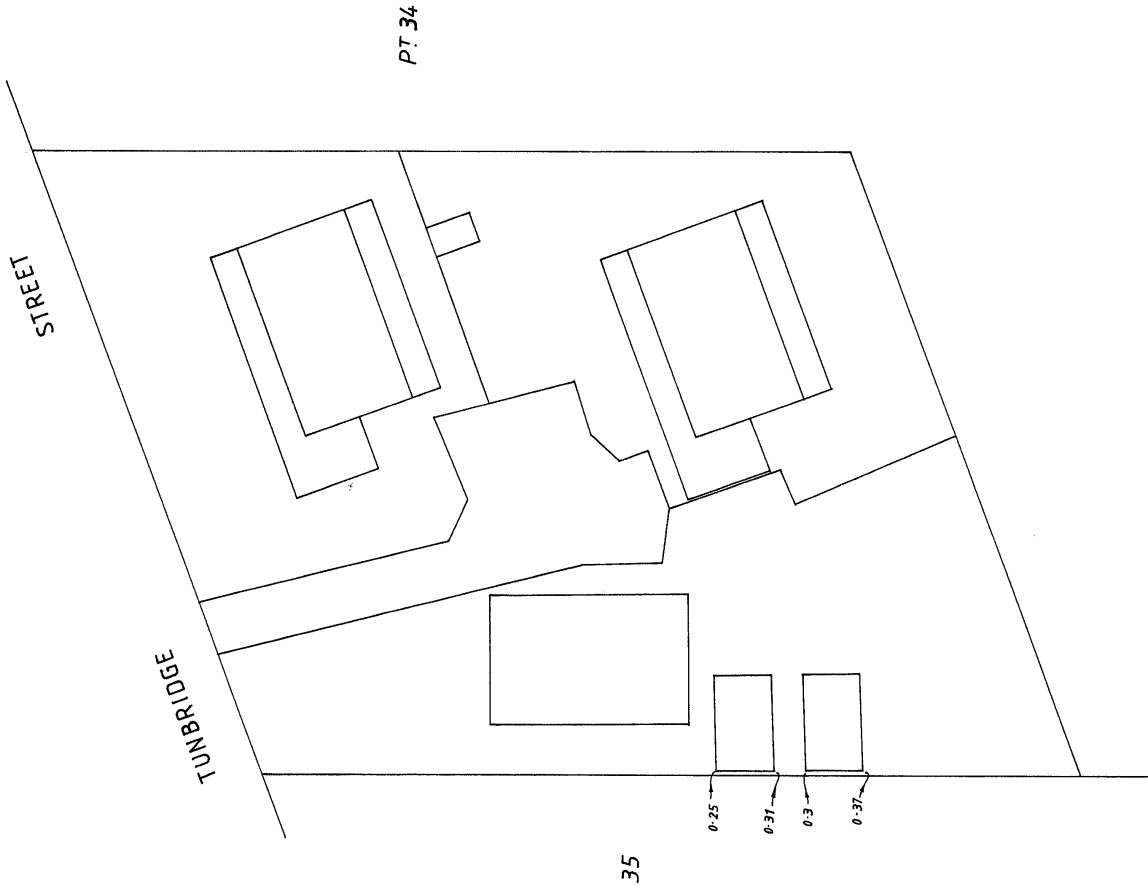




*Charles A. Young*  
 Charles A. Young  
 Licensed Surveyor  
 HAWKER MOSS SURVEYORS  
 A.C.N. 009 137 615

LIMITED TO A DEPTH OF 60.96 METRES



LOCALITY PLAN

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

<b>STRATA SURVEY</b>	
STRATA PLAN 36096	
SHEET 1 OF 2 SHEETS	
MANAGEMENT STATEMENT	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Lodged	23.4.99 23/7/15
Examined	11.5.99 C.
Registered	5.5.2000 Application HA37121
REGISTRAR OF TITLES <b>WESTERN AUSTRALIAN PLANNING COMMISSION</b> Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985	
FOR CHAIRMAN	DATE
<b>PLAN OF</b> LOT 6 OF MARGARET RIVER LOT 34 ON DIAGRAM 17157	
CERT. OF TITLE	FOLIO 85
VOLUME 1887	
LOCAL GOVERNMENT	SHIRE OF AUGUSTA - MARGARET RIVER
INDEX PLAN	
BF 29 (2) 09-02	
FIELD BOOK NUMBER	
SCALE	1 : 300
NAME OF SCHEME	45-47 TUNBRIDGE STREET MARGARET RIVER
ADDRESS OF PARCEL	45-47 TUNBRIDGE STREET MARGARET RIVER WA 6285

Lot 34-1779 W.P.C.

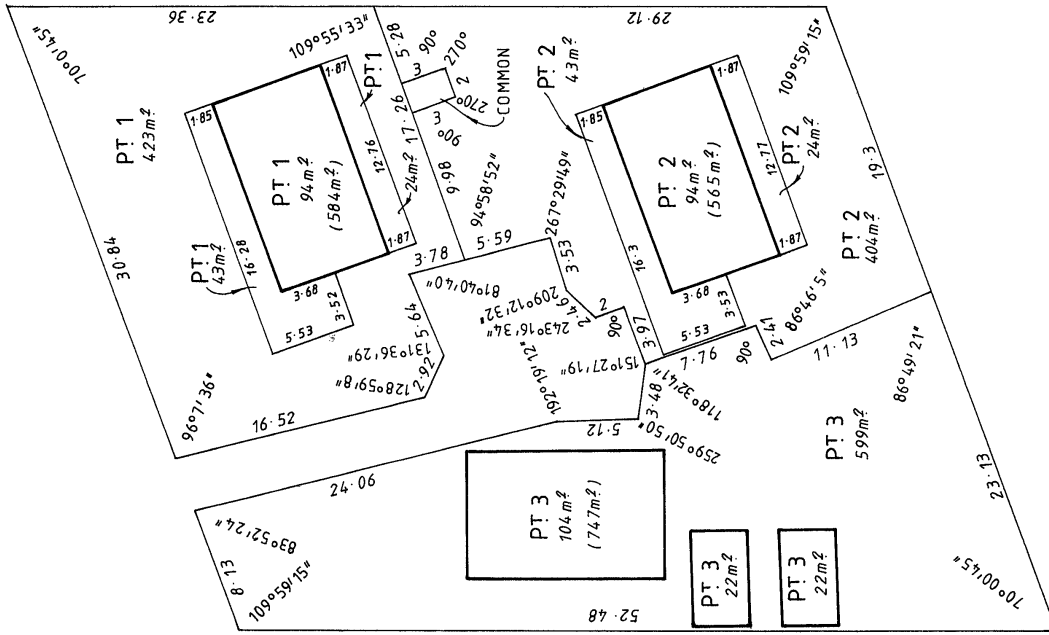
STRATA SURVEY

STRATA PLAN 36096

SHEET 2 OF 2 SHEETS

The stratum of the lots extends between 10 metres above and 5 metres below the upper surface of the floor slab of the building part lot comprising part of each lot.

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.



*C. A. Young*  
 Charles A. Young  
 Licensed Surveyor  
 HAWKER MOSS SURVEYORS  
 A.C.N. 009 137 615

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

GROUND FLOOR SHEET

FORM 3

ANNEXURE ..... A ..... OF STRATA / SURVEY STRATA PLAN NO. 30096

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs OF TITLE		SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs OF TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.	LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	32	2188-037					
2	33	2188-038					
3	35	2188-939					
				AGGREGATE	100		

CERTIFICATE OF LICENSED VALUER STRATA / SURVEY STRATA

BLAKE WILLIAM SMITH

I, ..... 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 .

26th August 1998

Date

[Signature] Signed



FORM 5

STRATA PLAN No 30096

DESCRIPTION OF PARCEL & BUILDING

One single storey fibro and iron residential unit and two single storey weatherboard and iron residential units situated on Lot 6 of Margaret River Lot 34 on Diagram 17157 and having an address of 45-47 Tunbridge Street, Margaret River WA 6285.

CERTIFICATE OF SURVEYOR

I, CHARLES A. YOUNGE, 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 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-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.

13th AUGUST 1998
Date

[Signature]
Licensed Surveyor

\* Delete if inapplicable

FORM 7

STRATA PLAN No .30096

DESCRIPTION OF PARCEL & BUILDING

One single storey fibro and iron residential unit and two single storey weatherboard and iron residential units situated on Lot 6 of Margaret River Lot 34 on Diagram 17157 and having an address of 45-47 Tunbridge 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 .

16.2.99  
.....  
Date

M. S. ...  
.....  
Shire / Town Clerk

\* Delete if inapplicable

**FORM 8**

ANNEXURE: ..... B ..... OF STRATA / SURVEY - STRATA PLAN No. .... 36096 ..... REGISTRAR OF TITLES

**SCHEDULE OF DEALINGS ON STRATA / SURVEY - STRATA PLAN**

Dealings registered or recorded on Strata / Survey - Strata Plan	Instrument			Signature of Registrar of Titles
	Nature	Number	Regist'd Time	

Note: Entries may be affected by subsequent endorsements.

**FORM 8**

ANNEXURE ..... C ..... OF STRATA / SURVEY STRATA PLAN No. .... **36096** ..... REGISTRAR OF TITLES

**SCHEDULE OF ENCUMBRANCES ETC.**

INSTRUMENT		REGIST'D	SIGNATURE OF REGISTRAR OF TITLES	CANCELLATION			
NATURE	NUMBER			NATURE	NUMBER	REGIST'D	TIME

Note: Entries may be affected by subsequent endorsements.