

<p>STRATA PLAN <b>55720</b></p> <p>SHEET 1 OF 4 SHEETS PLAN OF LOT 41 ON P. 4947 (1)</p> <p>CERTIFICATE OF TITLE Volume 1106 Folio 466</p> <p>LOCAL GOVERNMENT SHIRE OF AUGUSTA-MARGARET RIVER</p> <p>INDEX PLAN BF29 (2) 09.02</p> <p>FIELD BOOK NUMBER SEE SHEETS</p> <p>NAME OF SCHEME 34. TOWN VIEW TERRACE, MARGARET RIVER</p> <p>ADDRESS OF PARCEL 34. TOWN VIEW TERRACE, MARGARET RIVER, WA 6285</p>	<p>AMENDMENTS TABLE</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>VERSION</th> <th>AMENDMENT</th> <th>AUTHORISED BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p style="text-align: center;">LOCATION PLAN</p>	VERSION	AMENDMENT	AUTHORISED BY	DATE					<p>SURVEYOR'S CERTIFICATE - Reg 54</p> <p>William S. GUEST hereby certify that this plan is accurate and is a correct representation of the - (a) survey, and/or (b) calculations from measurements, (*delete if inapplicable) 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><i>William S Guest</i> William S Guest 2011.05.09 13:20:27 +08'00'</p> <p>_____ Licensed Surveyor Date</p>	<p style="text-align: center;">TOWN VIEW TERRACE</p> <p style="text-align: center;">NED HIGGINS LANE</p> <p style="text-align: center;">40 P. 4947 (1) (S. 25770)</p> <p style="text-align: center;">42 P. 4947 (1)</p> <p style="text-align: right;">SCALE 1:400 @ A3 ALL DISTANCES ARE IN METRES</p>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>HELD BY LANDGATE IN DIGITAL FORM ONLY.</p> </div> <p style="text-align: center;">LIMITED IN DEPTH TO 60.96 METRES</p>
VERSION	AMENDMENT	AUTHORISED BY	DATE									
INTERESTS AND NOTIFICATIONS												
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED/ SERVIENT LOT	BENEFIT TO/ DOMINANT LOT	COMMENTS						
<p>W. A. P. C. Ref: <b>911-08</b> FORM 26 Strata Titles Act 1985 Sections 25(1), 25(4)</p> <p>CERTIFICATE OF GRANT OF APPROVAL BY WESTERN AUSTRALIAN PLANNING COMMISSION TO STRATA PLAN</p> <p>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 _____ 08-Jun-2011. DATE</p>												
<p><b>Landgate</b> Western Australian Land Information Authority</p>												

**MARGARET RIVER SURVEY CO.**  
a subsidiary of MCDULLEN NOLAN  
margaret@mcduleensurvey.com.au  
Telephone: (08) 6436 1575 MAPS Ref: 917319p-009e  
Fax: (08) 9757 3120 Date :24/4/2008  
Email: mrsurvey@inet.net.au

LOGGED \_\_\_\_\_ CORRECT \_\_\_\_\_ 7.6.2011  
DATE \_\_\_\_\_ TRIM 21.09.1-2010

IN ORDER FOR DEALINGS

SUBJECT TO  
Lodgement of Management Statement

FEE PAID \$677.00

ASSESSES No. 8733142

FOR REGISTRAR OF TITLES DATE 10.6.2011

REGISTERED

1658737 APPLICATION REGISTERED OF TITLES DATE 21.6.2011

*Bob Beards*

FORM 26 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 for  
this Strata Plan submitted on \_\_\_\_\_ and relating to the property described herein

For Chairman, Western Australian Planning Commission \_\_\_\_\_ 08-Jun-2011. DATE

STRATA PLAN  
55720

SHEET 2 OF 4 SHEETS

**MARGARET RIVER  
SURVEY CO.**  
mrsurvey@mtwrsurvey.com.au

Telephone: (08) 6436 1575    MAPS Ref : 94731sp-003E  
Fax: (08) 9757 3120      Date : 24/4/2008  
Email: mrsurvey@inet.net.au

AS TO THIS SHEET ONLY:  
THE BOUNDARIES OF THE LOTS, OR PART LOTS, WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS. THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3 (2) (a) OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE PART LOTS WHICH ARE CARBAYS EXTENDS BETWEEN THE UPPER SURFACE OF THEIR FLOOR TO THE UNDERSIDE OF THEIR CEILING.

ALL DIMENSIONS FROM BUILDINGS ARE FROM EXTERNAL FACE OF WALLS UNLESS OTHERWISE STATED.

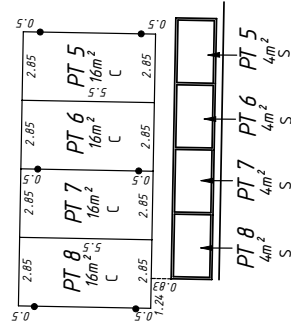
ALL ANGLES ON THE PLAN ARE MULTIPLES OF 45° UNLESS DEFINED BY STRUCTURES; PARCEL BOUNDARIES OR OTHERWISE STATED.

● - PILLAR (ALL PILLARS ARE COMMON PROPERTY)  
C = CARBAY

S = STORE

FOR OTHER PART LOTS 5-8 SEE SHEET 4

BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

STRATA PLAN  
55720

SHEET 3 OF 4 SHEETS

**MARGARET RIVER  
SURVEY CO.**  
120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

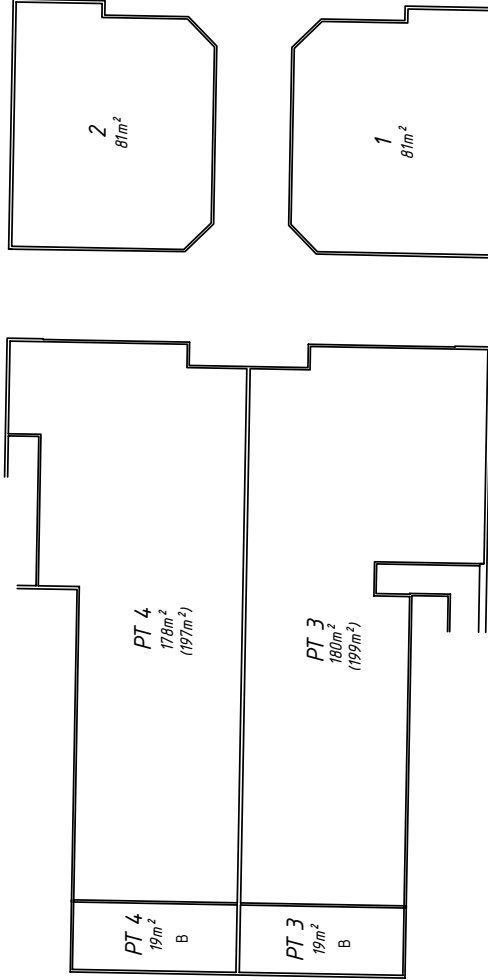
Telephone: (08) 6436 1575      MARS Ref : 94731sp-003e  
 Fax: (08) 9757 3720      Date : 24/4/2008  
 Email: mrsurvey@inet.net.au

AS TO THIS SHEET ONLY:  
 THE BOUNDARIES OF THE LOTS, OR PART LOTS, WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS. THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3 (2) (a) OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE PART LOTS WHICH ARE BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE PROJECTION OF THE UNDERSIDE OF THE FIRST FLOOR SLAB OF THE LOT ABOVE.

THE BOUNDARY OF THE BALCONY PART LOTS IS THE INTERNAL SURFACE OF THE WALLS

B = BALCONY  
 FOR OTHER PART LOTS 3 & 4, SEE SHEET 2



STRATA PLAN

55720

SHEET 4 OF 4 SHEETS

**MARGARET RIVER SURVEY CO.**  
mrsurvey@mtwrsurvey.com.au

Telephone: (08) 6436 1575    MAMS Ref: 94731sp-003e  
Fax: (08) 9757 3120    Date: 24/4/2008  
Email: mrsurvey@inet.net.au

FIRST FLOOR PLAN

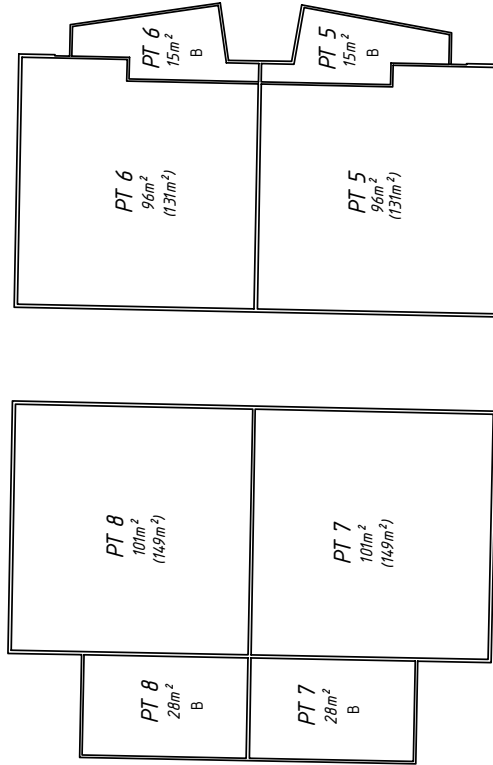
AS TO THIS SHEET ONLY:  
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THE STRATUM OF THE PART LOTS WHICH ARE BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE PROJECTION OF THE UNDERSIDE OF THE CEILING OF THE CORRESPONDING BUILDING PART LOT.

THE BOUNDARY OF THE BALCONY PART LOTS IS THE INTERNAL SURFACE OF THE WALLS

B = BALCONY

FOR OTHER PART LOTS SEE SHEET 2



**FORM 3**

STRATA PLAN No. <span style="float: right;">55720</span>							
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	100	2770	- 547				
2	100	2770	- 548				
3	143	2770	- 549				
4	143	2770	- 550				
5	126	2770	- 551				
6	126	2770	- 552				
7	131	2770	- 553				
8	131	2770	- 554				
				Aggregate	1,000		

**DESCRIPTION OF PARCEL AND BUILDING**

A three storey, brick & concrete walled and iron roofed building, containing 4 ground floor commercial and 4 first floor residential units, with basement level car parking and storage, situated on Lot 41 on Plan 4947, and having a street address of 34 Town View Terrace, Margaret River 6285

**CERTIFICATE OF LICENSED VALUER  
STRATA**

I, **Peter Kreutzer**, 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.

06-May-2011  
Date



Peter Kreutzer  
2011.05.06 14:21:36  
+08'00'

Signed

**FORM 5**

*Strata Titles Act 1985*

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

**STRATA PLAN No. 55720**

**DESCRIPTION OF PARCEL & BUILDING**

A three storey, brick & concrete walled and iron roofed building, containing 4 ground floor commercial and 4 first floor residential units, with basement level car parking and storage, situated on Lot 41 on Plan 4947, and having a street address of 34 Town View Terrace, Margaret River 6285

**CERTIFICATE OF LICENSED SURVEYOR**

I, William Guest, 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*.~~

William S Guest  
2011.05.09 13:21:35 +08'00'

.....  
Licensed Surveyor

.....  
Date

\*Delete if inapplicable

FORM 7

Strata Titles Act 1985

Sections 5B (2), 8A (f), 23 (1)

STRATA PLAN No. 55720

DESCRIPTION OF PARCEL AND BUILDING

A three storey, brick & concrete walled and iron roofed building, containing 4 ground floor commercial and 4 first floor residential units, with basement level car parking and storage, situated on Lot 41 on Plan 4947, and having a street address of 34 Town View Terrace, Margaret River 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.~~

9/5/2011  
.....  
Date

  
.....  
Chief Executive Officer

\* Delete if inapplicable





