





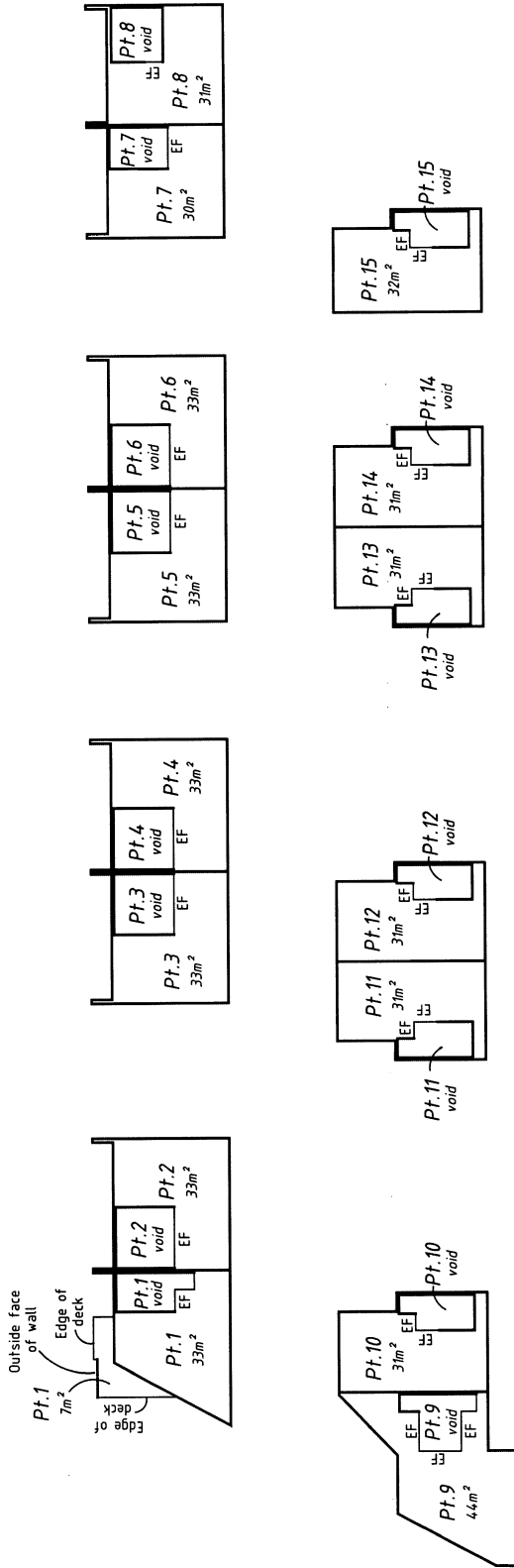
STRATA PLAN

60829

SHEET 3 OF 3 SHEETS

NOTES:

1. 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.
2. 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.
3. The stratum of part lot 1 external to the buildings on this sheet, extends from the upper surface of its floor for a height of 2.5 metres above the upper surface of its floor. Where covered the stratum extends to the underside of the ceiling.
4. Distances are from boundaries or external surfaces of walls unless shown otherwise.
5. Angles are 90° unless shown otherwise or defined by monument or parcel boundary.
6. EF - denotes Edge of Floor or Step
7. For other parts of lots 1-15 see sheet 2.



FIRST FLOOR PLAN

SCALE 1:250 AT A3 SIZE

ARNEY & WATSON  
2010 10:07 AM 10/2/202

Licensed Surveyor.....

**FORM 5**

ORIGINAL

*Strata Titles Act 1985*

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

**STRATA PLAN No. 60829**

**DESCRIPTION OF PARCEL & BUILDING**

The buildings the subject of this plan are 15 x 2 storey rendered brick and timber construction with corrugated iron roofs situated on Lot 11 on Plan 4838 and contained in Certificate of Title Volume 1069, Folio 701, with a postal address of 17 Station Road, Margaret River WA 6285.

**CERTIFICATE OF LICENSED SURVEYOR**

I, Jeffrey Michael 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 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*.~~



*Jeff M Walker*

Jeffrey M Walker  
2010.08.19 06:18:54  
Z

.....  
Licensed Surveyor

.....  
Date

\*Delete if inapplicable

**FORM 3**

SURVEY-STRATA PLAN No. 60829							
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	65	2754	301				
2	67	2754	302				
3	67	2754	303				
4	67	2754	304				
5	67	2754	305				
6	67	2754	306				
7	67	2754	307				
8	65	2754	308				
9	68	2754	309				
10	67	2754	310				
11	67	2754	311				
12	67	2754	312				
13	67	2754	313				
14	67	2754	314				
15	65	2754	315	Aggregate	1,000		

**DESCRIPTION OF PARCEL**

The buildings subject of this plan are 15 x 2 storey rendered brick and timber constructions with corrugated iron roofs situated on Lot 11 on Plan 4838, and contained in Certificate of title Volume: 1069, Folio: 701, with a postal address of 17 Station Road, Margaret River, W.A. 6285

**CERTIFICATE OF LICENSED VALUER  
SURVEY-STRATA**

I, **Damien Schifferli**, 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.

Date

15 September 2010

Signed



Form 7  
Strata Titles Act 1985  
Sections 5B(2), 8A(f), 23(1)

Strata Plan No. 60829

**DESCRIPTION OF PARCEL AND BUILDING**

The buildings subject of this plan are 15 x 2 storey rendered brick and timber constructions with corrugated iron roofs situated on Lot 11 on Plan 4838, and contained in Certificate of title Volume: 1069, Folio: 701, with a postal address of 17 Station Road, 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 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.

14.9.2010  
Date

\*Delete if inapplicable.

  
.....  
Chief Executive Officer

Shire of Augusta-Margaret River  
GEOFF BROAD  
Director  
Planning and Development Services

~~WAPC Ref.~~

STRATA PLAN NO 60829

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 .....  
27-Aug-10 ..... and relating to the property  
described below;

~~\*(ii) the sketch submitted on ..... 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 (or Strata Plan) No. **LOT 11 ON PLAN 4838**  
Now Being Strata Lots 1 to 15 on Strata Plan 60829

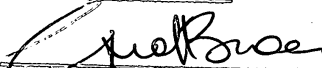
Location .....

Locality ..... **MARGARET RIVER** .....

Local Government ..... Shire of Augusta-Margaret River .....

Lodged by: ..... Leeuwin Surveying .....

Date: ..... 27-Aug-10 .....

Director Planning  
and Development Services  
Pursuant to Delegation  
Instrument No. \_\_\_\_\_  
S.5.42 and S.5.44  
Local Government Act 1995  
and/or under CI \_\_\_\_\_  
of TPS No \_\_\_\_\_  
Signature 

(\*To be deleted as appropriate.)



Shire of Augusta-Margaret River  
**GEOFF BROAD**  
Director  
Planning and Development Services

For Chairman, Western Australian  
Planning Commission

13/9/2010  
Date

*Delegated under Section 16 (3) (e) of  
the P & D Act 2005*





