

Plan Information

Tenure Type	Freehold Strata
Plan Type	Survey-Strata Plan
Plan Purpose	Re-Subdivision - Type 4

Plan Heading

RE-SUBDIVISION OF STRATA LOT 6

Strata Scheme Details

Scheme Name	3 HALL ROAD, COWARAMUP
Lodgement of scheme by-laws	No

Parcel Address

3 HALL ROAD, COWARAMUP

Locality and Local Government

Locality	COWARAMUP
Local Government	SHIRE OF AUGUSTA MARGARET RIVER

Planning Approval


Planning Authority	Western Australian Planning Commission
Reference	1062-20

Survey Details

Survey Method	Conventional Survey
Field Records	15271
Declared as Special Survey Area	No

Survey Certificate - Regulation 54

I hereby certify that this plan is accurate and is a correct representation of the:
 (a) survey and/or
 (b) survey and measurements;
 undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

 Jeff Walker
 2021.02.01 19:03:49 +08:00

JEFFREY MICHAEL WALKER
 Licensed Surveyor

Survey Organisation

Name	SURVEY SOUTH
Address	MARGARET RIVER 6285
Phone	97572290
Fax	92005778
Email	admin@surveysouth.com.au
Reference	1675 - SL6 HALL ROAD

Former Tenure

New Lot / Land	Parent Plan Number	Parent Lot Number	Title Reference	Parent Subject Land Description
7-8	SP77418	LOT 6	2986-410	

Former Tenure Interest and Notifications

Subject	Former Tenure	Action	Lots On This Plan	Origin	Endorsement	Comments
	6/SP77418	Brought forward (in full)	LOTS 7-8	SP77418.DOC O075609		NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 20/3/2019.
	6/SP77418	Brought forward (in full)	LOTS 7-8	SP77418		EASEMENT BENEFIT CREATED UNDER SECTION 136C T.L.A. FOR UNDERGROUND ELECTRICITY PURPOSES - SEE SURVEY-STRATA PLAN 77418
	6/SP77418	Brought forward (in full)	LOTS 7-8	SP77418.DOC O075608		NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHINLAND. LODGED 20/3/2019.



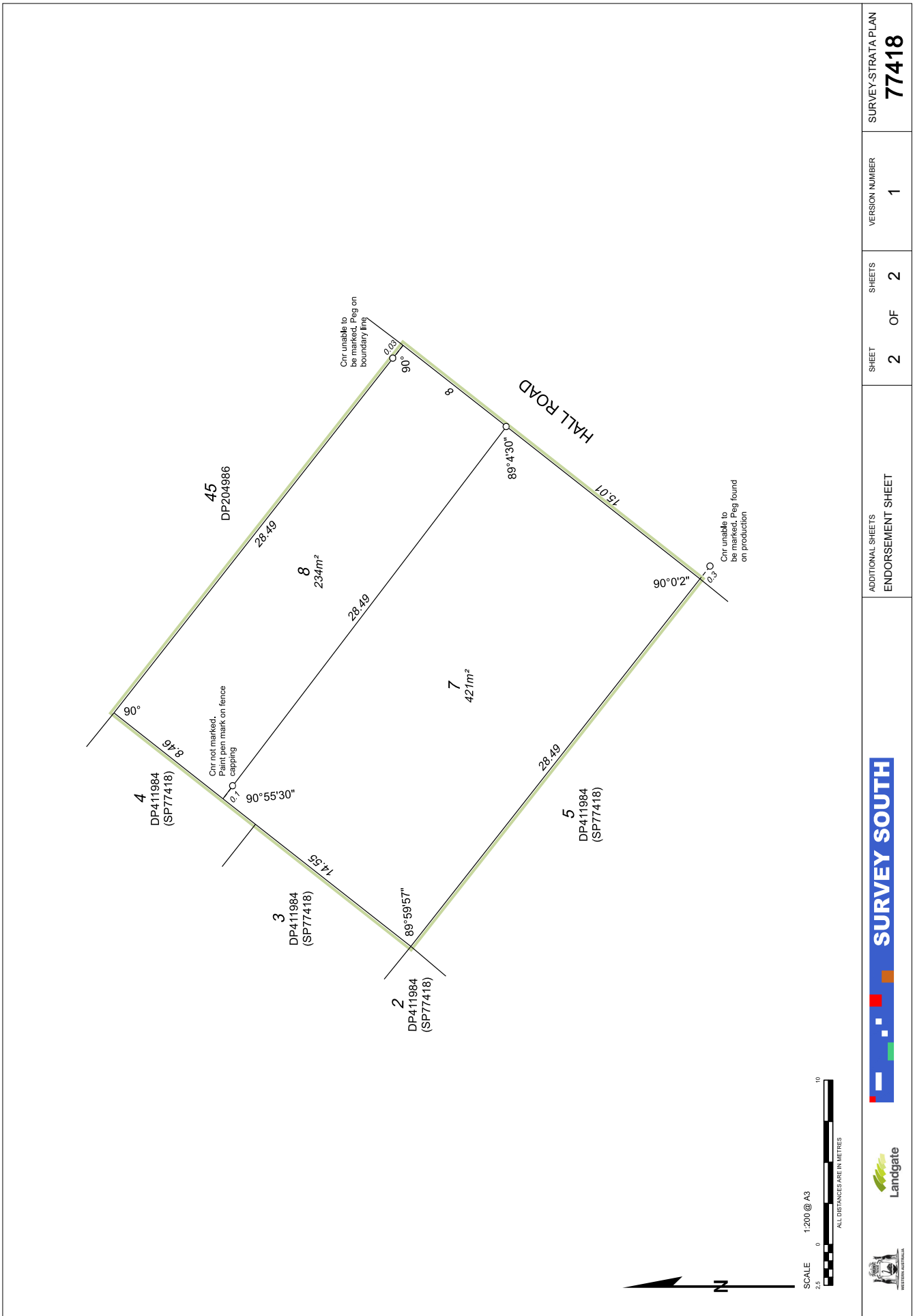
ADDITIONAL SHEETS
ENDORSEMENT SHEET

SHEET
1 OF 2

SHEETS
1

VERSION NUMBER
77418

SURVEY-STRATA PLAN



ADDITIONAL SHEETS	ENDORSEMENT SHEET		VERSION NUMBER	SURVEY STRATA PLAN	
2	OF	2	1	77418	

Lodgement and Examination

Lodgement Date | 01/02/2021
Examination Date | 03/02/2021

Western Australian Planning Commission

Planning Approval | Yes
Reference | 1062-20


15-Mar-2021

Delegate under S. 16 P&D Act 2005 | Date

In Order For Dealings

Subject | Application to Register Strata Titles Scheme
To |


For Registrar Of Titles | Date | 15-Mar-2021

Plan Approved


Inspector of Plans and Surveys | Date | 30-Mar-2021

Registered

Application | O687949

30-Mar-2021 |  | Seal
Date | Registrar of Titles

B. Roberts



ENDORSEMENT SHEET

VERSION NUMBER

1

SURVEY/STRATA PLAN

77418

Schedule of Unit Entitlements

Strata Titles Act 1985

Section 37, Schedule 2A cl. 21T(1)(d) & Schedule 2A cl. 31E(1)(c)

Scheme Number: 77418

Scheme Name: 3 Hall Road, Cowaramup

Lot Number	Lot Type ¹	Unit Entitlement	Lot Number	Lot Type ¹	Unit Entitlement
1	Vacant Land	125			
2	Vacant Land	125			
3	Vacant Land	125			
4	Vacant Land	125			
5	Residential	230			
6	Other	Now re-subdivided			
7	Residential	145			
8	Vacant Land	125			

Sum of the unit entitlements of all lots in the strata titles scheme: 1,000

CERTIFICATE OF LICENSED VALUER

I, Peter Kreutzer, being a Licensed Valuer, licensed under the *Land Valuers Licensing Act 1978* certify that the proportion that the unit entitlement of a lot as stated in the Schedule of Unit Entitlements above bears to the sum of the unit entitlements of all lots in the strata titles scheme is not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 37(3) of the *Strata Titles Act 1985*) of that lot bears to the sum of the value of all the lots in the strata titles scheme.

If applicable:

I have determined that in the Schedule of Unit Entitlements above there **is / is not²** a significant variation of the kind described in Regulation 49(1)(a) to the proposed Schedule of Unit Entitlements in the agreed stage of subdivision in staged subdivision by-laws number(s) _____ registered on _____.

11/01/2021

Date

Peter
Kreutzer

Digitally signed by
Peter Kreutzer
Date: 2021.01.11
15:09:13 +08'00'

Licensed Valuer Signature

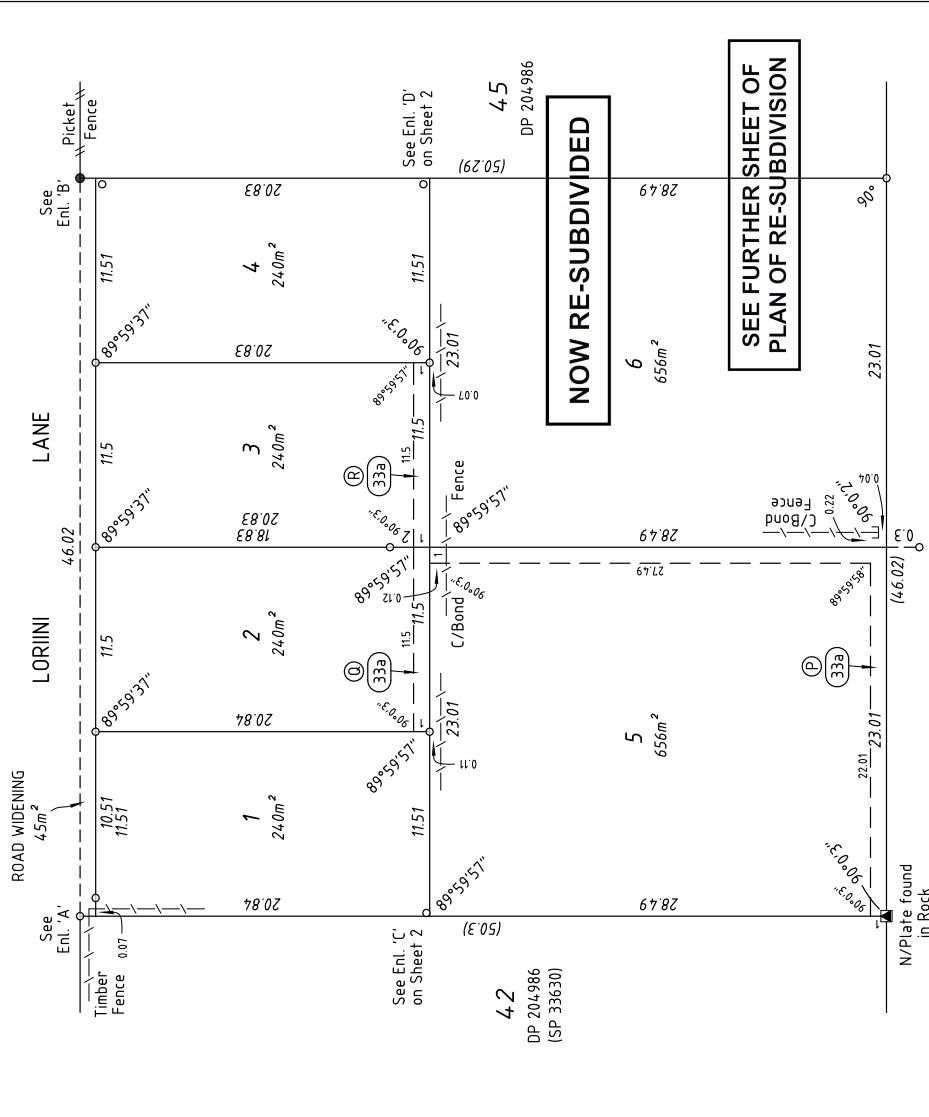
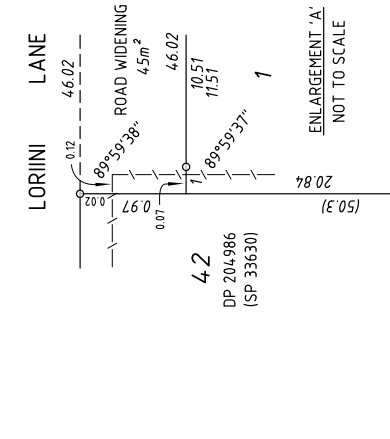


¹ Select Residential/Commercial/Industrial/Vacant Land/Other.

² Select one.

<p>SURVEY-STRATA PLAN 77418</p> <p>SHEET 1 OF 2 SHEETS</p>	<p>LIMITED IN DEPTH TO 60.96 METRES FOR INTERESTS AND NOTIFICATIONS SEE SHEET 2</p>	<p>AMENDMENT</p> <p>AUTHORISED BY</p> <p>DATE</p>
<p>PLAN OF LOT 4344 ON DP 411984 Volume 2966 Folio 401</p>	<p>VER.</p>	
<p>CERTIFICATE OF TITLE DP 411984 Volume 2966 Folio 401</p>		
<p>LOCAL GOVERNMENT SHIRE OF AUGUSTA-MARGARET RIVER FIELD RECORD 144682</p>		
<p>NAME OF SCHEME 3 HALL ROAD, COWARAMUP</p>		
<p>ADDRESS OF PARCEL 3 HALL ROAD, COWARAMUP, W.A., 6284</p>		
<p>MANAGEMENT STATEMENT NO SURVEYOR'S CERTIFICATE - REG 54</p> <p>I, Aaron F. O'BISON hereby certify that this plan is accurate and is a correct representation of the survey records and/or calculations from measurements recorded in the field 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>Aaron F. O'Bison</i> 30/08/2018</p>		
<p>LICENSED SURVEYOR LODGED DATE</p> <p>30-Aug-2018 FEE PAID ASSESS No.</p> <p>EXAMINED 13-Sep-2018 DATE</p>		
<p>WESTERN AUSTRALIAN PLANNING COMMISSION W.A.P.C. REF: 315-17 Certificate of Approval of W.A.P.C. under Section 258(2) of Strata Titles Act 1985</p> <p>Delegated under S.16 P&D Act 2005</p> <p>13-Sep-2018 DATE</p>		
<p>PLAN APPROVED</p> <p>INSPECTOR OF PLANS AND SURVEYS (S. 18 Licensed Surveyors Act 1909)</p> <p>13-Sep-2018 DATE</p>		
<p>IN ORDER FOR DEALINGS SUBJECT TO Prior Approval of DP411984 Application to Register Survey Strata Plan Sec's 165, 167 & 168(3) of P&D Act Sec's 70A & 136C of TLA</p> <p>FOR REGISTRAR OF TITLES</p> <p>0075607 REGISTERED APPLICATION 20-Mar-2019 DATE FOR REGISTRAR OF TITLES</p>		
<p>GOVERNMENT OF WESTERN AUSTRALIA</p>		

DENADA SURVEYS
LICENSED LAND & ENGINEERING SURVEYORS
Unit 1A/30 Faure Lane, DUNSBOROUGH WA, 6281
Tel: (08) 9756 8540 Fax: (08) 9277 8099
Email: solutions@denada.net.au
ABN: 61 606 090 786
DE NADA Ref: 20611 sp-004d
CSD File: DP77418.CSD



SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION

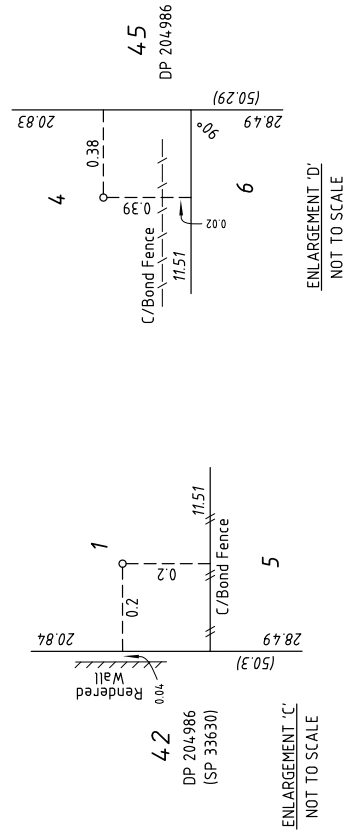
NOW RE-SUBDIVIDED



Unit 1A / 30 Faure Lane, DUNSBOROUGH WA, 6281
 Tel: (08) 9726 6680 Fax: (08) 9277 8099
 Email: info@denada.com.au
 DE NADA Ref: 20611SP-004d Date 27/8/2018

INTERESTS & NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
33a	EASEMENT (DRAINAGE)	SEC 167 OF THE P & D ACT REGULATION 33(a)	THIS PLAN	LOTS 2,3 AND 5	SHIRE OF AUGUSTA-MARGARET RIVER	
P	EASEMENT (TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE)	SEC 136C OF THE TLA	THIS PLAN	LOT 5	LOTS 1-4 AND 6	
Q	EASEMENT (TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE)	SEC 136C OF THE TLA	THIS PLAN	LOT 2	LOT 1	
R	EASEMENT (TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE)	SEC 136C OF THE TLA	THIS PLAN	LOT 3	LOT 4	
	NOTIFICATION	SEC 70A OF THE TLA	D0C: O075610	LOTS 1 - 4	SHIRE OF AUGUSTA-MARGARET RIVER	LOCAL DEVELOPMENT PLAN
	NOTIFICATION	SEC 70A OF THE TLA	D0C: O075608	LOTS 1 - 6	DEPARTMENT OF BIODIVERSITY CONSERVATION & ATTRACTIONS	WILDLIFE HABITAT CLEARING PROTOCOLS
	NOTIFICATION	SEC 165 OF THE P & D ACT	D0C: O075609	LOTS 1 - 6	WESTERN AUSTRALIAN PLANNING COMMISSION	BUSHFIRE PRONE AREA



FORM 3

SURVEY-STRATA PLAN No. 77418							
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	13						
2	13						
3	13						
4	13						
5	24						
6	24						
				Aggregate	100		

DESCRIPTION OF PARCEL

LOTS 1, 2, 3, 4, 5 AND 6 FROM THE SURVEY-STRATA SUBDIVISION OF LOT 4344 ON DEPOSITED PLAN 411984, HOUSES 3 AND 5 HALL ROAD, COWARAMUP W.A. 6284.

**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.

14-Aug-2018
Date


 Damien Schifferli Certified
 Practising Valuer AAPI LIC
 Val No 37986
 2018.08.14 14:36:27 +08'00'
 Signed

FORM 8

ANNEXURE 'A' OF SURVEY-STRATA PLAN NO. 77418						REGISTRAR OF TITLES							
SCHEDULE OF DEALINGS													
Dealing registered or recorded on Survey-Strata Plan				Instrument				Signature of Registrar of Titles					
Nature		Number		Registered		Time		Nature		Registered		Time	
EASEMENT BENEFIT CREATED UNDER SECTION 136C TLA FOR UNDERGROUND ELECTRICITY PURPOSES - SEE SURVEY-STRATA PLAN 77418													
SEE RECORD OF STRATA TITLES SCHEME FOR FURTHER ENDORSEMENTS													
SCHEDULE OF ENCUMBRANCES ETC.													
Instrument		Particulars				Registered		Signature of Registrar of Titles		Cancellation		Signature of Registrar of Titles	
Nature		Number		Registered		Time		Nature		Registered		Time	
NOTIFICATION	O075608	CONTAINS FACTORS AFFECTING THE WITHIN LAND				LODGED							
NOTIFICATION	O075609	SECTION 165 PLANNING & DEVELOPMENT ACT 2005				LODGED							
NOTIFICATION	O075610	CONTAINS FACTORS AFFECTING THE WITHIN LAND				LODGED							
		EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE											
		PURPOSES TO LOCAL AUTHORITY - SEE SURVEY-STRATA PLAN 77418.											
		EASEMENT BURDEN CREATED UNDER SECTION 136C TLA FOR UNDERGROUND											
		ELECTRICITY PURPOSES - SEE SURVEY-STRATA PLAN 77418											
		SEE RECORD OF STRATA TITLES SCHEME FOR FURTHER ENDORSEMENTS											

Note: Entries may be affected by subsequent endorsements.





Record of Strata Titles Scheme
 Limitations, Interests, Encumbrances and Notifications

Approved Form 2020-27588
 Version 3 – 1/07/2020

OFFICE USE ONLY ANNEXURE B SURVEY-STRATA PLAN 77418		REGISTRAR OF TITLES		
		CANCELLATION		
Document		Nature	Number	Registered
Number	Particulars	Date recorded/ lodged/registered		
0687949	APPLICATION FOR SUBDIVISION OF LOT 6 INTO LOTS 7 AND 8	30/03/2021		

