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REIWA
REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA

Approved Form 2022-938
Effective for use from: 07/01/2022

Precontractual Disclosure Statement to the Buyer

Part A | General Information about strata titles schemes

What you need to know

This information applies to a lot in a strata scheme or survey-strata scheme (scheme), which is subject to the *Strata Titles Act 1985* (the Act). Section 156 of the Act sets out that the seller of a strata lot or survey-strata lot (lot) must give the buyer certain information before the buyer signs the contract of sale.

Instruction for the seller

The seller must give the information incorporated in this document to a buyer before the buyer signs a contract for the sale and purchase of a lot in a scheme. Failure to do so may give the buyer the right to avoid the contract and/or delay the proposed settlement date.

Information for the buyer

The buyer should keep this document including any attachments in a safe place as it contains important information which might be needed at a later date.

It is strongly recommended that the buyer read all the information provided by the seller before signing the contract. The buyer should consider obtaining independent professional legal advice before signing the contract.

There are different rights, restrictions and obligations that apply in relation to a lot in a scheme than those that apply to a 'green title' lot. Those rights, restrictions and obligations can be found in the Act, the *Strata Titles (General) Regulations 2019* (regulations), scheme by-laws, the certificate of title, the strata / survey-strata plan for the lot and, if the scheme is a leasehold scheme, the strata lease for the lot. Your right to deal with the lot and to use the common property is restricted by these, as well as by any resolutions and decisions made by the strata company. You will not be able to build on the lot or make any alterations to (including removal of) a building on the lot without the approval of the strata company, except in certain circumstances.

As an owner of a lot, you will also have a share in any common property in the scheme. You will be a member of the strata company, along with all of the other lot owners, and have a right to participate in managing the scheme.

Each lot owner has to abide by the rules of the strata company, known as by-laws. By-laws can be different for each strata scheme and you should understand which by-laws apply to your scheme. The seller must give you the current by-laws before you sign the contract for sale. A strata company can make, amend or repeal by-laws by voting on them, and registering them with the Registrar of Titles at Landgate within 3 months.

As the owner of a lot, you will be liable to pay a strata levy or contribution to the strata company for expenses including for maintenance, repair and insurance of the common property unless the lot is in a scheme of 2 to 5 lots which may be exempt from these requirements. Be aware that if the unpaid amounts for the lot are not paid by the seller before you complete the purchase (settle), you as the new owner will have to pay the strata company these unpaid amounts.

As part of this disclosure you must receive the strata or survey-strata plan (the plan) which includes the lot you are proposing to buy. This plan will show all of the lots and the common property in the scheme. The common property is all the land within the scheme boundary that is not a lot. In a strata plan each lot is clearly identified, but the common property is not; it is everything that is not a lot. In comparison, in a survey-strata plan common property areas are clearly identified as common property. It is important to understand what is your lot, as you will be responsible for repairing and maintaining it, whereas the strata company will generally be responsible for the common property, unless there are by-laws which set out something different.

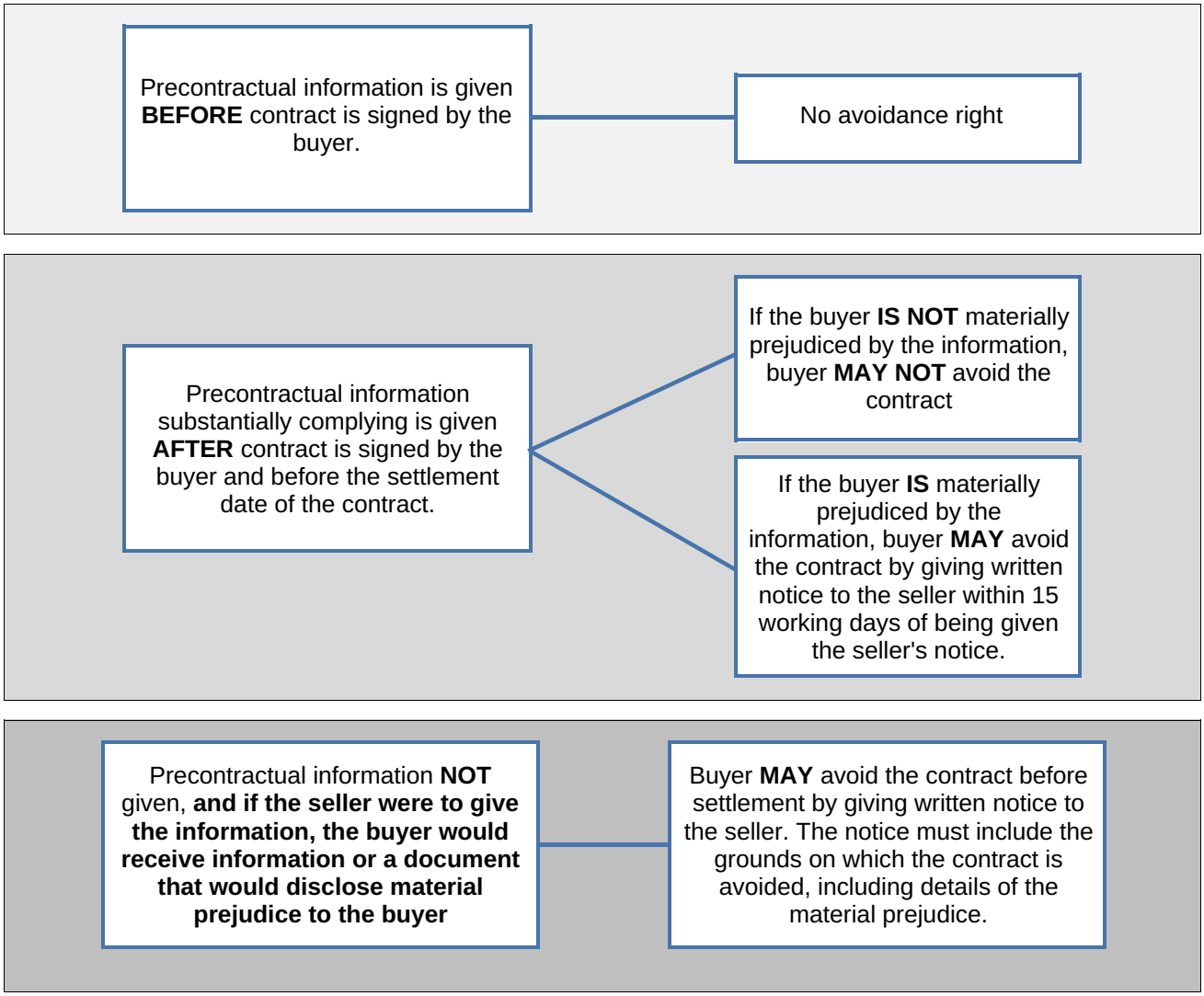
A buyer may consider seeking more information about the lot, the strata company and the strata / survey-strata scheme by asking the seller to provide it, or by making an application to the strata company for more information under section 107 of the Act.

The buyer should consider reading Landgate's publication *A Guide to Strata Titles* as this provides extra information about schemes.

Buyer's avoidance rights

Avoidance rights for failure to give precontractual information to the buyer

The buyer's right to avoid the contract for precontractual information is as follows:



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Avoidance rights for notifiable variations

After the buyer has signed the contract, it is possible a particular type of event known as a type 1 or type 2 notifiable variation may occur. If this happens, the seller must provide written notice of the variation to the buyer before the proposed settlement date.

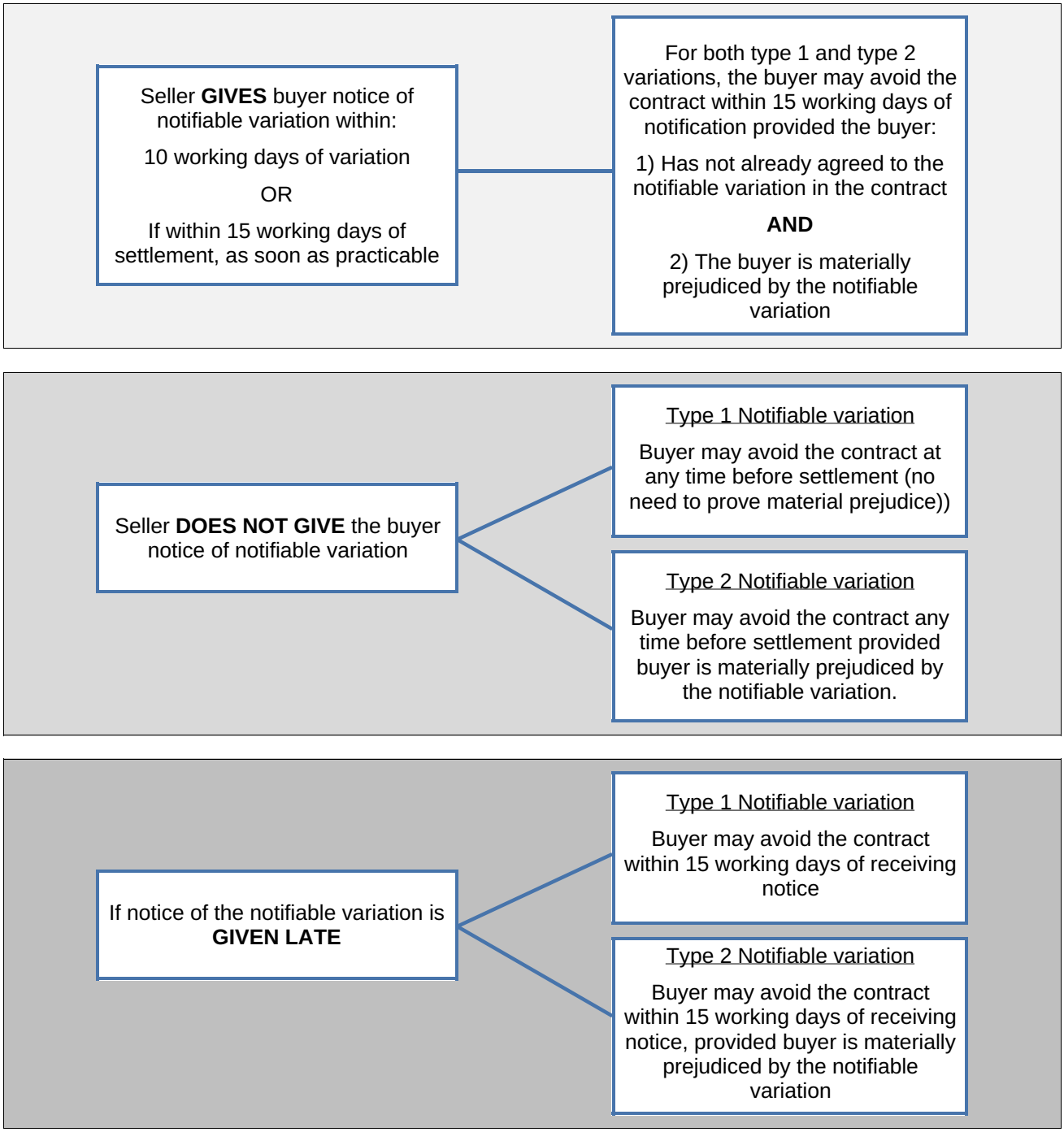
Type 1 and Type 2 notifiable variations are as follows:

Type 1 Notifiable Variation	Type 2 Notifiable Variation
• The area or size of the lot/proposed lot is reduced by 5% or more from the area or size notified to the buyer before the buyer entered into the contract. • The proportion that the unit entitlement, or a reasonable estimate of the unit entitlement of the lot bears to the sum of the unit entitlements of all the lots is increased/decreased by 5% or more in comparison to that which was notified to the buyer before the buyer entered into the contract. • Anything relating to a proposal for the termination of the strata titles scheme is served on the seller by the strata company. • Any other event classified by the regulations as a type 1 notifiable variation.	• The current/proposed scheme plan or amendment of the scheme plan for the scheme is modified in a way that affects the lot or the common property (that is not a type 1 notifiable variation). • The current/proposed schedule of unit entitlements or amendment of the schedule of unit entitlements for the scheme is modified in a way that affects the lot (that is not a type 1 variation). • The strata company or a scheme developer- (i) enters into a contract for the provision of services or amenities to the strata company or to members of the strata company or a contract that is otherwise likely to affect the rights of the buyer; OR (ii) varies an existing contract of that kind in a way that is likely to affect the rights of the buyer • The current/proposed scheme by-laws are modified. • A lease, licence, right or privilege over the common property in the strata titles scheme is granted or varied. • Any other event classified by the regulations as a type 2 notifiable variation.

See section 161 and 162 of the Act for further details.

Regulation 106 describes when certain notifiable variations are deemed to have occurred.

The buyer's right to avoid the contract for notifiable variations is as follows:



See section 163 of the Act for special protections which apply if the lot has not yet been created by the registration of the scheme or an amendment of the scheme - that is, an 'off the plan' sale.

Buyer's right to postpone settlement

The buyer has a right to postpone settlement date of the contract for the sale and purchase of the lot, by providing written notice to the seller, if the seller has not complied with their obligation to provide pre-contractual information or particulars of a notifiable variation to the buyer. The buyer may postpone settlement date by no more than 15 working days after the latest date that the seller complies with the relevant disclosure requirement.

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Disputes about avoidance rights to be heard in the State Administrative Tribunal

If the buyer or seller has a dispute about a right to avoid or whether a seller has provided the notifiable information / notifiable variations as required and within the time required, the buyer and or seller may apply to the State Administrative Tribunal for orders to resolve the dispute.

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Part B | Information specific to the sale of the strata lot

This form sets out the information requirements in section 156 of the *Strata Titles Act 1985* (the Act), that the seller must give the buyer. It is the information designated as information specific to the sale of a strata lot. which, if included in the contract, must be included in a prominent position (such as the first page). The term 'lot' includes strata and survey-strata lot.

Personal information

The seller(s)

Name: PLATINUM GLOBAL INVESTMENT GROUP PTY LTD

Address: C/- Realmark Commercial, 658 Newcastle St, Leederville WA 6007

Telephone/mobile: 0439 443 191 Email: ataylor@realmark.com.au

Name:

Address:

Telephone/mobile: Email:

Scheme Information

The term 'scheme' includes strata and survey-strata schemes

Scheme Details

Scheme name: Queens Riverside

Name of the strata company: The Owners of Queens Riverside Strata 55728

Address for service of the strata company (taken from scheme notice): PO BOX 779, VICTORIA PARK WA 6979

Name of Strata Manager: Cygnet West

Address of Strata Manager: Level 26, 197 St Georges Terrace PERTH WA 6000

Telephone/Mobile: 08 6375 6000

Email: strata.wa@cygnetwest.com

The status of the scheme is:

- ☐ proposed
- ☑ registered

The scheme type is:

- ☑ strata
- ☐ survey-strata

The tenure type is

- ☑ freehold
- ☐ leasehold

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For leasehold only:

The scheme has a term of _____ years _____ months _____ days commencing on registration of the scheme _____

If there is a registered scheme notice, the expiry day for the leasehold scheme is N/A

For any attachments, please include the attachment number in the column titled 'Att.' on the right-hand side of this document.

Att.

Scheme Documents (must be attached)

Schemes created on or after 1/5/2020 must provide a copy of the scheme notice (Schemes created before 1/5/2020 only have to provide a scheme notice if a change of scheme name or address was registered on or after 1 May 2020). — N/A

A copy of the scheme plan showing the exact location and definition of the lot — Att 1

A copy of the scheme by-laws — Att 2

A copy of the scheme by-laws made but not yet registered by the Registrar of Titles at Landgate — N/A

Do the scheme by-laws include staged subdivision by-laws ☑ no ☐ yes

☐ If yes, they are included with this form — N/A

☐ If yes, they are not included but a notice concerning staged subdivision by-laws that are spent has been provided

A copy of the schedule of unit entitlements showing the unit entitlement of the lot AND sum of unit entitlements of all the lots in the scheme — Att 1

If this is a leasehold lot, a copy of the strata lease for the lot — N/A

Additional comments: PT23 shown on sheet 12 of 59 (pg 109 of Strata plan) and sheet 28 of 59 (pg 125)

Minutes (choose one option)

☑ A copy of the minutes of the most recent annual general meeting and any subsequent extraordinary general meeting(s) — Att 3

☐ A statement that the strata company does not keep minutes of its meetings* — N/A

☐ A statement of why the seller has been unable to obtain the minutes — N/A

Additional comments: _____

Statement of accounts (choose one option)

☑ The statement of accounts last prepared by the strata company — Att 3

☐ A statement that the strata company does not prepare a statement of accounts* — N/A

☐ A statement of why the seller has been unable to obtain a statement of accounts — N/A

** Note that section 140(1) sets out that 2-lot schemes are not required to keep minutes or statements of account, and section 140(2) provides that 3, 4 and 5-lot schemes are allowed to have a by-law exempting them from these requirements. If this applies to the scheme, write that down in these fields.*

Additional comments: _____

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Termination proposal

Has the seller received a copy of any notice from the strata company in relation to any current termination proposal for the scheme? ☑ no ☐ yes N/A

If yes, attach a copy.

Lot information (choose all that apply) **Att.**

☐ This lot is on a registered scheme plan

☐ This lot has not yet been created

☐ This lot is a leasehold strata expiring on _____
(being the expiry day of the scheme set out in the scheme notice)

Street address of the lot (if known)

_____

Lot _____ on scheme plan no. _____

(The lot owner will also own a share in the common property of the scheme)

Voting right restrictions

Does the contract contain any voting right restriction which has the meaning in regulation 103 of the *Strata Titles (General) Regulations 2019*? * ☐ no ☐ yes

If yes, describe the restriction _____

** A voting right restriction includes if the contract requires the buyer to grant an enduring proxy or power of attorney to the seller.*

Exclusive use by-laws

This lot is a 'special lot', subject to exclusive use by-laws giving exclusive use of an area of common property ☑ no ☐ yes

If yes, please give details _____ N/A

Strata levy/contributions for the lot (choose one option)

(Local government rates are payable by the lot owner in addition to the strata levy/contributions)

☑ Contributions that have been determined within the previous 12 months

☐ If not determined, estimated contributions for 12 months after proposed settlement date

	Actual ($)	**OR**	**Estimated ($) 12 months after the proposed settlement date**	
Administrative fund:	$3,461.88			
Reserve fund:	$413.52			
Other levy (attach details)	$1,812.03		Special levy	Att 4

☑ Actual ☐ Estimated total contribution for the lot $ 5,687.99

Payable ☐ annually ☐ bi-annually ☑ quarterly ☐ other: _____

Due dates $968.99 on 1/1/2025 $968.99 on 1/4/2025

$968.99 on 1/7/2025 $968.99 on 1/10/2025

Strata levy/contributions/other debts owing

If the seller has a debt owed to the strata company, the total amount owing is $ Nil

If the seller has a debt owed to a utility company, the total amount owing is $ Nil

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Details of who is owed, how the debt arose, date on which it arose and the amount outstanding is attached. N/A

Additional comments: _____

Scheme developer specific information

Information specific to the sale of a strata lot - only to be **completed if the seller of the lot is a scheme developer** **Att.**

The scheme developer is defined as:

- The registered owner(s) of a lot(s) before it is subdivided by a strata titles scheme
- The registered owner/s of a lot in a staged strata development that is to be subdivided by the registration of an amendment of scheme to which staged subdivision by-laws apply

This part applies where the seller of the lot is a scheme developer in any of the following circumstances:

- The scheme has not been registered
- The first annual general meeting of the strata company has not been held
- The scheme developer owns 50% or more of the lots
- The scheme developer owns lots with an aggregate unit entitlement of 50% or more of the sum of the unit entitlements of all lots in the scheme

Statement of estimated income and expenditure

A statement of the estimated income and expenditure of the strata company for the 12 months after the proposed settlement date is attached. N/A

Additional comments: `

Agreements for amenity or service

Are there any current or proposed contracts for the provision of any amenity or service to the strata company or members of the strata company entered into or arranged by the scheme developer or strata company? ☐ no ☐ yes

If yes, attach details including terms and conditions, the consideration and estimated costs to members of the strata company N/A

Additional comments: _____

Lease, licence, exclusive right or use and enjoyment or special privilege over common property

Are there any current or proposed leases, licences, right of exclusive use and enjoyment, restricted right of use and enjoyment, or special privilege over common property? ☐ no ☐ yes

If yes, attach details including terms and conditions. N/A

Additional comments: _____

Section 79 Disclosure of remuneration and other benefits

Has the scheme developer and/or their associate received or reasonably expects to receive remuneration or other benefit arising out of a contract for the provision of services or amenities described above, any other contract that binds the strata company or a lease or licence of the common property in the strata titles scheme? ☐ no ☐ yes

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Is there any other direct or indirect pecuniary interest the scheme developer and/or their associate has in the contract, lease or licence other than as a member of the strata company? ☐ no ☐ yes

If yes, attach details of any remuneration, other benefit and/or pecuniary interest disclosed in accordance with s.79 of the Act, including its value. N/A

Additional comments: _____

Acknowledgement by seller and buyer

The statements by the seller and buyer relate to the following precontractual disclosures:

- **Part A, general information about strata titles schemes**. This information can be included in a form that is separate from the rest of the contract; and
- **Part B, information specific to the sale of a strata lot**. This information can be included in a separate form, or within the contract in a prominent position.
  Both the Part A and Part B disclosures can be provided electronically if the buyer has consented to this.

Statement by the seller(s) / seller's representative

☐ **I** / ☐ **We**[1], hereby certify that Part A and Part B of the required precontractual disclosures were given to the buyer before the buyer signed the contract of sale.

Signature Signed by: KAREEM HASSAN 9E42F6B3CCAB45A... _____

Name Platinum Global Investment Group Pty Ltd _____

Date 14-Nov-25 _____

Signature _____ _____

Name _____ _____

Date _____ _____

Statement by the buyer(s) / buyer's representative

☐ **I** / ☐ **We**[1], the buyer/s, acknowledge that ☐ **I** / ☐ **we**[1] received Part A and Part B of the required precontractual disclosures before ☐ **I** / ☐ **We**[1] signed the contract of sale.

☐ **I** / ☐ **We**[1] understand that the disclosures given by the seller(s) or by the seller's representative are not an offer or a contract to purchase a lot (though they may be included in such contract) but only provide information to ☐ **me** / ☐ **us**[1].

Signature _____ _____

Name _____ _____

Date _____ _____

Signature _____ _____

Name _____ _____

Date _____ _____

[1] Select one.

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Attachment #1 - Strata Plan

STRATA PLAN
55728
SHEET 1 OF 41 SHEETS

PLAN OF — RE-SUBDIVISION OF LOT 392 ON SP 55728

CERTIFICATE OF TITLE — Volume 2877 Folio 104

LOCAL GOVERNMENT — CITY OF PERTH

FIELD RECORD — 134384

NAME OF SCHEME — QUEENS RIVERSIDE

ADDRESS OF PARCEL — 10-20 ADELAIDE TCE, EAST PERTH, W.A., 6004

MANAGEMENT STATEMENT — YES

SURVEYOR'S CERTIFICATE - REG 54

I, Stephen PINKER
hereby certify that this plan is accurate and is a correct representation of the -
(a) *survey, and/or
(b) *calculations from measurements recorded in the field records,
[* 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.

Stephen Pinker 2016.01.15 16:11:11 +08'00'
LICENSED SURVEYOR — DATE

LODGED
21-Jan-2016 $9496.00 18778378
DATE — FEE PAID — ASSESS No.

EXAMINED
N. PALLOTTA 23.2.16
DATE

WESTERN AUSTRALIAN PLANNING COMMISSION
W.A.P.C. REF:
Certificate of Approval of W.A.P.C. under Section 25B(2) of *Strata Titles Act 1985*
Delegated under S. 16 P&D Act 2005 — DATE

PLAN APPROVED
23.2.16
INSPECTOR OF PLANS AND SURVEYS (S. 18 Licensed Surveyors Act 1909) — DATE

IN ORDER FOR DEALINGS
SUBJECT TO APPLICATION TO REGISTER STRATA/SURVEY-STRATA PLAN
FORM 26; BA12; SEC 129BA TLA
FOR REGISTRAR OF TITLES — 23.2.16 DATE

REGISTERED
N266774 APPLICATION
15.4.2016 DATE — REGISTRAR OF TITLES — SEAL

GOVERNMENT OF WESTERN AUSTRALIA
Landgate

MNG
MC MULLEN NOLAN GROUP
PO Box 3526, Success W.A. 6964
Tel: (08) 6436 1599
Fax: (08) 6436 1500
Email: info@mngsurvey.com.au
MNG Ref : 94838sp-007af

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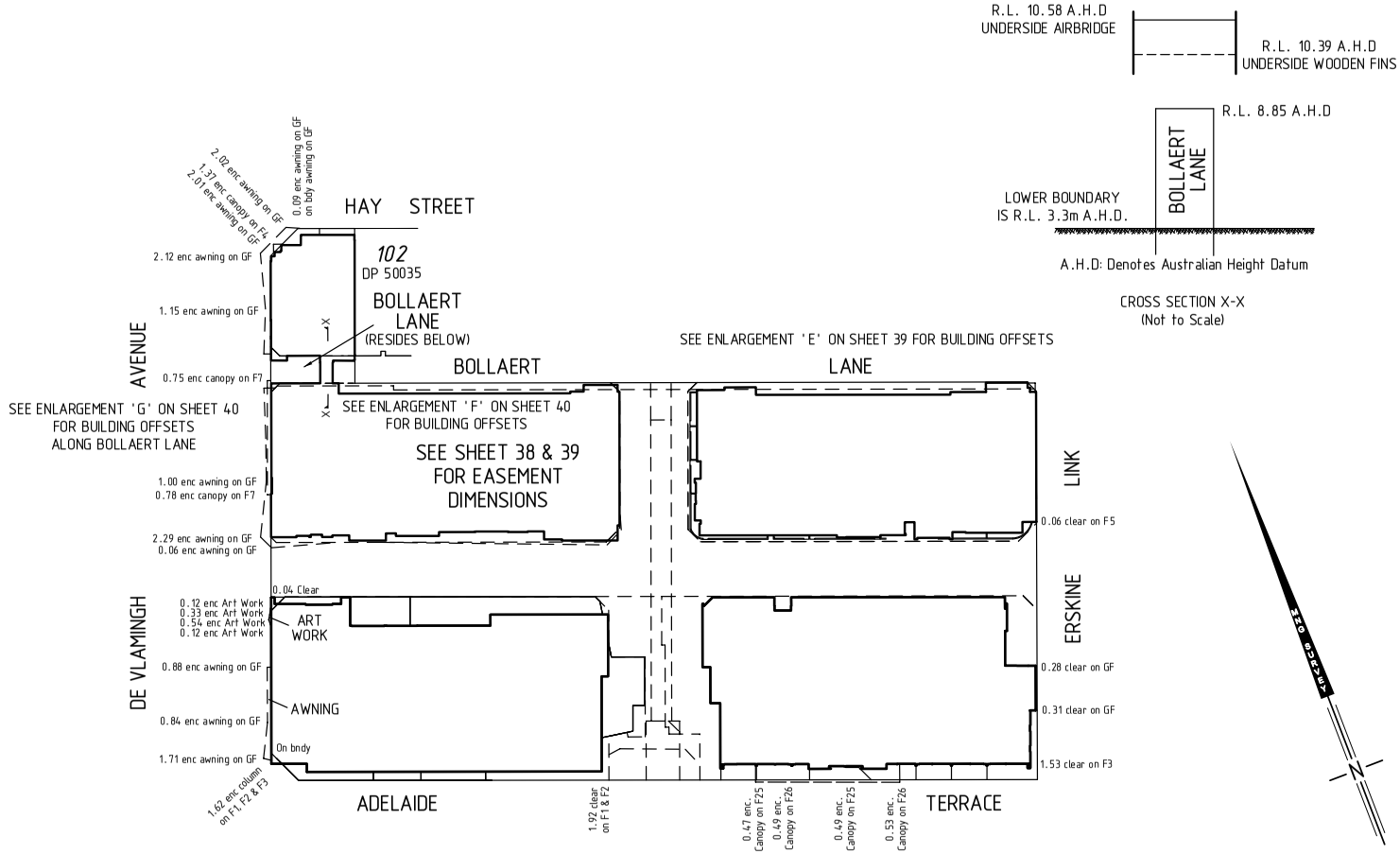
VERSION	AMENDMENT	AUTHORISED BY	DATE

LOCATION PLAN



LIMITED IN DEPTH TO 12.19 METRES UNLESS OTHERWISE SHOWN

SURVEY CARRIED OUT UNDER REG 26A SPECIAL SURVEY AREA GUIDELINES

FOR INTERESTS AND NOTIFICATIONS SEE SHEET 41

20 0 SCALE 1 : 1000 @ A3 80
ALL DISTANCES ARE IN METRES

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STRATA PLAN

55728

SHEET 2 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007af

LOWER BASEMENT FLOOR PLAN

THE BOUNDARIES OF THE 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*.

LOWER BASEMENT FLOOR LEVELS RANGE FROM -2.55m A.H.D. TO -3.27m A.H.D.

ALL DIMENSIONS FROM BUILDINGS ARE FROM INTERNAL 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 (COMMON PROPERTY)

ALL WALLS ARE COMMON PROPERTY.

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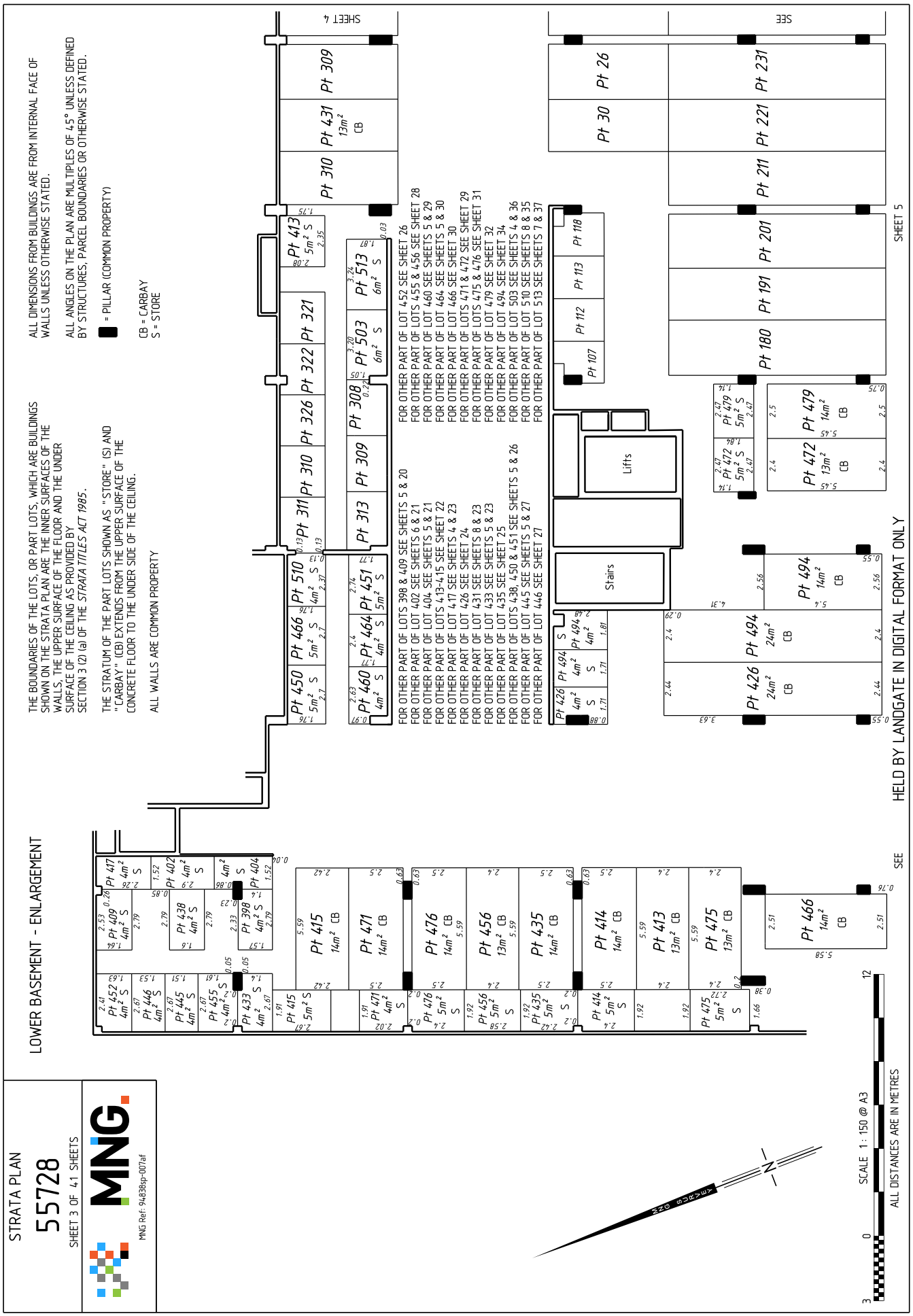

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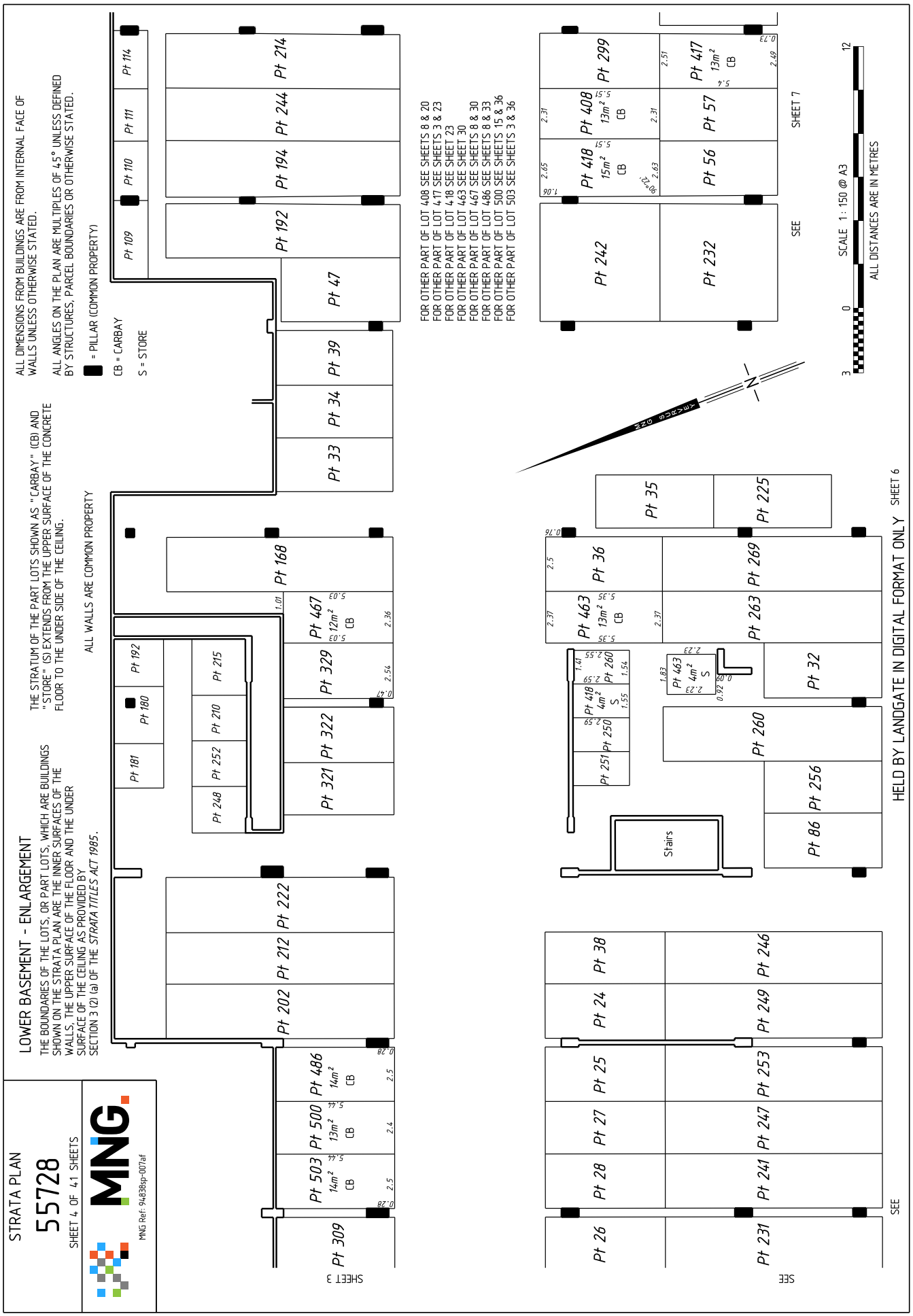

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STRATA PLAN

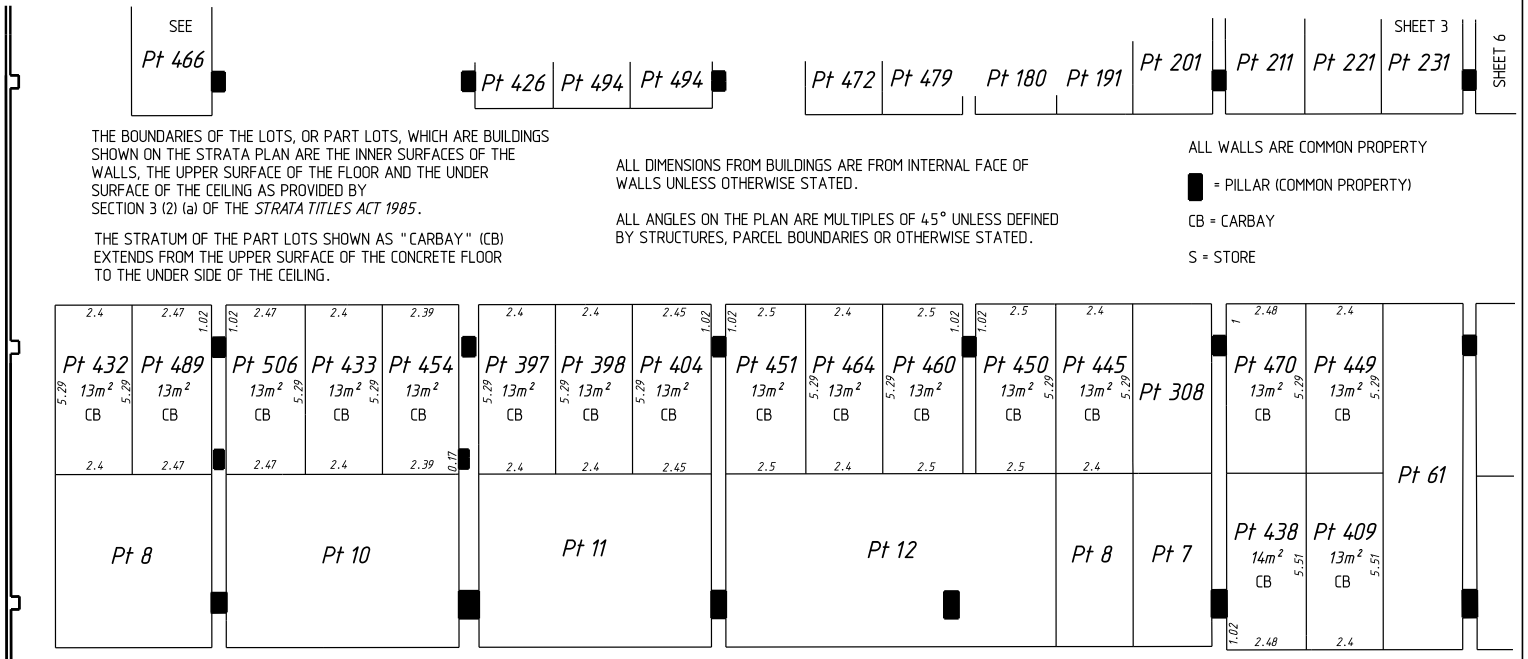
55728

SHEET 5 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007af

LOWER BASEMENT - ENLARGEMENT



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 SHOWN AS "CARBAY" (CB) EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

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

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

ALL WALLS ARE COMMON PROPERTY

= PILLAR (COMMON PROPERTY)

CB = CARBAY

S = STORE

FOR OTHER PART OF LOT 397 SEE SHEETS 8 & 20
FOR OTHER PART OF LOTS 398 & 409 SEE SHEETS 3 & 20
FOR OTHER PART OF LOT 404 SEE SHEETS 3 & 21
FOR OTHER PART OF LOT 432 SEE SHEETS 17 & 23
FOR OTHER PART OF LOT 433 SEE SHEETS 3 & 23
FOR OTHER PART OF LOTS 438, 450 & 451 SEE SHEETS 3 & 26
FOR OTHER PART OF LOT 445 SEE SHEETS 3 & 27
FOR OTHER PART OF LOTS 449 & 454 SEE SHEETS 8 & 26
FOR OTHER PART OF LOT 460 SEE SHEETS 3 & 29
FOR OTHER PART OF LOT 464 SEE SHEETS 3 & 30
FOR OTHER PART OF LOT 470 SEE SHEETS 8 & 29
FOR OTHER PART OF LOT 489 SEE SHEETS 8 & 32
FOR OTHER PART OF LOT 495 SEE SHEET 19
FOR OTHER PART OF LOT 506 SEE SHEETS 8 & 35
FOR OTHER PART OF LOT 523 SEE SHEET 17

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STRATA PLAN

55728

SHEET 6 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007af

LOWER BASEMENT - ENLARGEMENT

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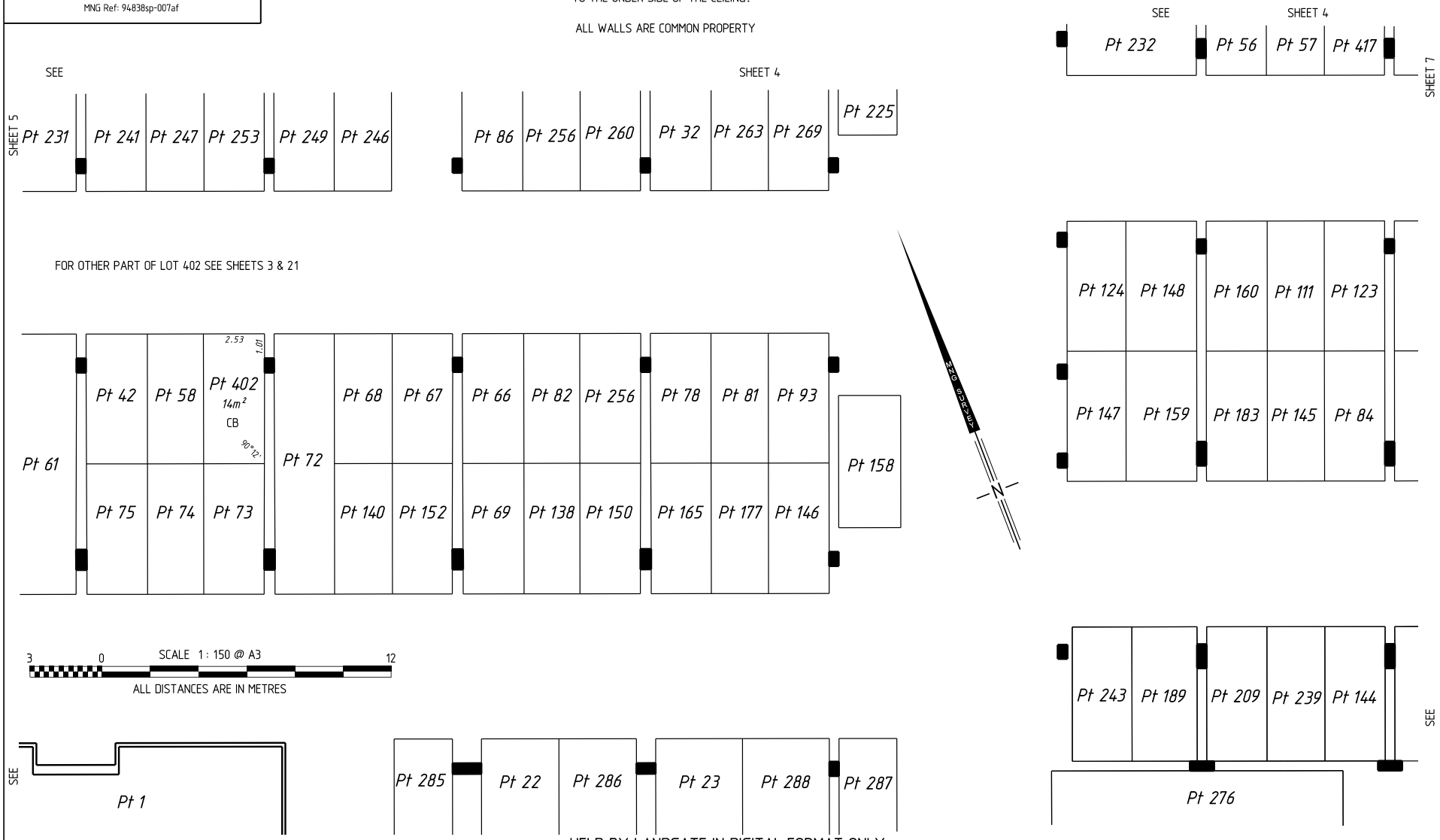
■ = PILLAR (COMMON PROPERTY)

CB = CARBAY



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STRATA PLAN

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SHEET 7 OF 41 SHEETS

MNG Ref: 94838sp-007af

LOWER BASEMENT - ENLARGEMENT

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 SHOWN AS "CARBAY" (CB) EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

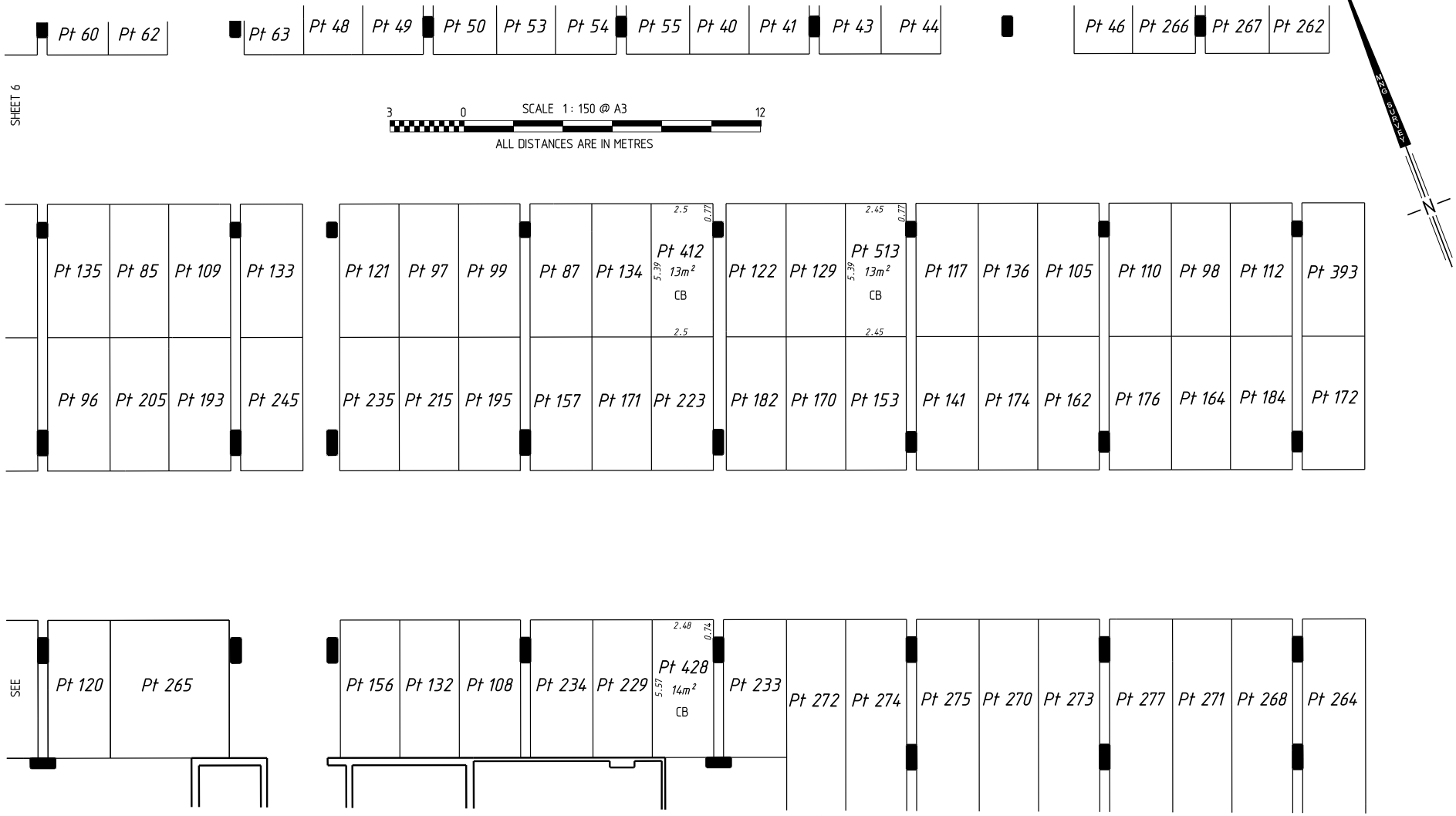
ALL DIMENSIONS FROM BUILDINGS ARE FROM INTERNAL FACE OF WALLS UNLESS OTHERWISE STATED.

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

■ = PILLAR (COMMON PROPERTY)

CB = CARBAY

FOR OTHER PART OF LOT 412 SEE SHEETS 17 & 20
FOR OTHER PART OF LOT 428 SEE SHEETS 8 & 23
FOR OTHER PART OF LOT 513 SEE SHEETS 3 & 37



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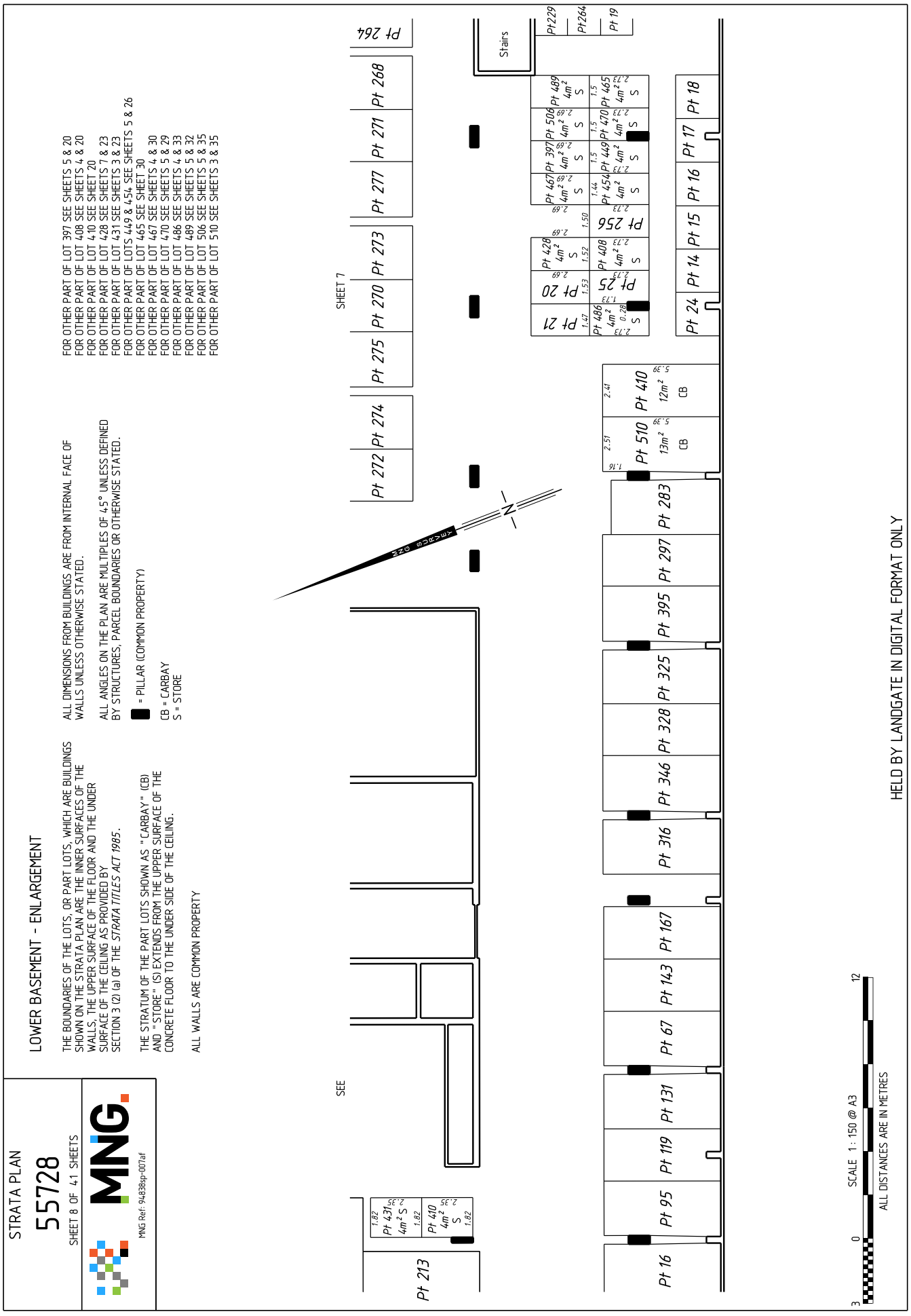

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STRATA PLAN

55728

SHEET 9 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007af

BASEMENT FLOOR PLAN

THE BOUNDARIES OF THE 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*.

ALL DIMENSIONS FROM BUILDINGS ARE FROM INTERNAL 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 (COMMON PROPERTY)

ALL WALLS ARE COMMON PROPERTY

10 0 SCALE 1 : 600 @ A3 50

ALL DISTANCES ARE IN METRES

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STRATA PLAN

55728

SHEET 10 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007af

BASEMENT - ENLARGEMENT

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 SHOWN AS "CARBAY" (CB) AND "STORE" (S) EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

ALL WALLS ARE COMMON PROPERTY

ALL DIMENSIONS FROM BUILDINGS ARE FROM INTERNAL 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 (COMMON PROPERTY)

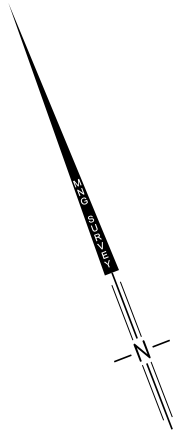
CB = CARBAY

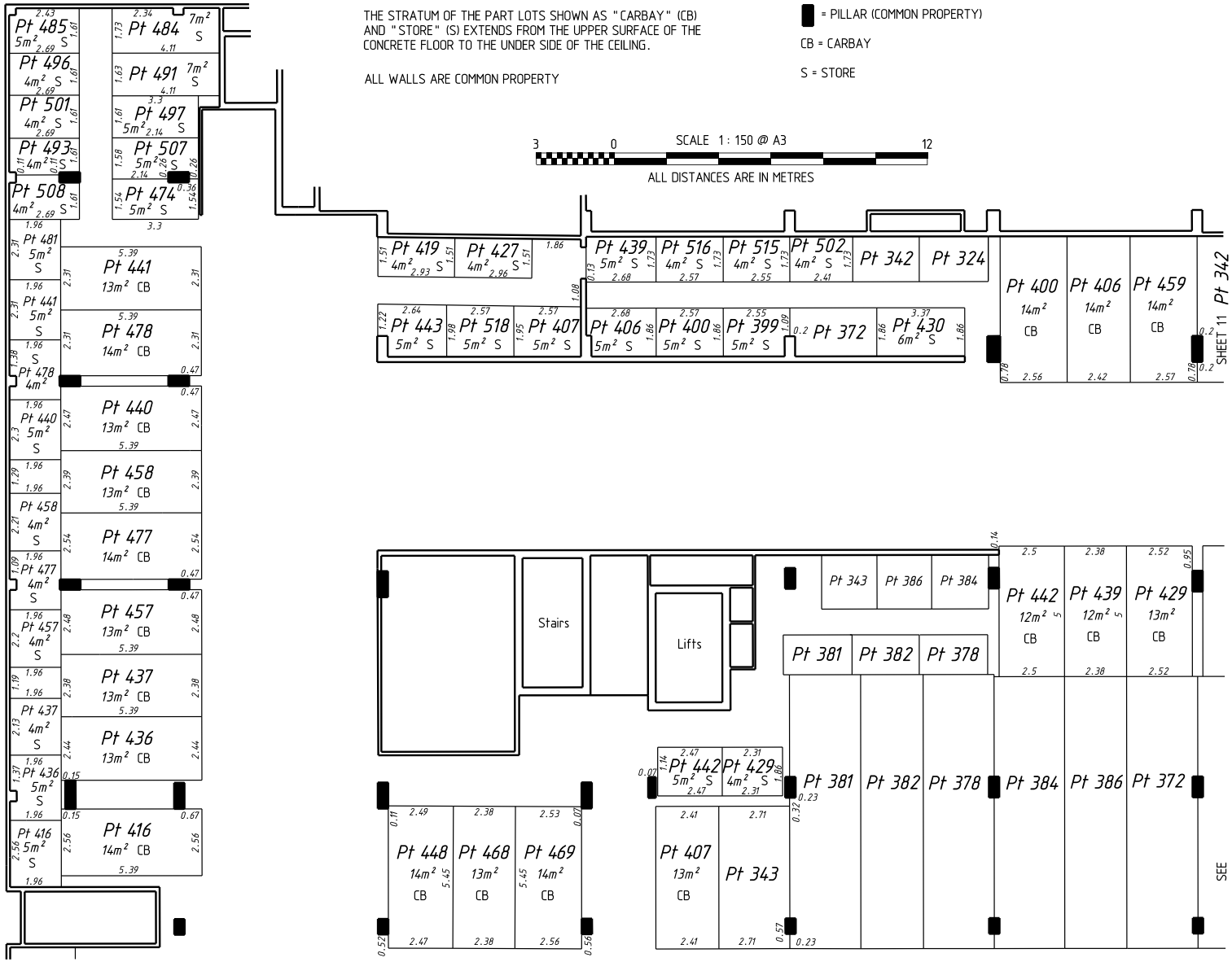
S = STORE

SCALE 1 : 150 @ A3

3 0 12

ALL DISTANCES ARE IN METRES





FOR OTHER PART OF LOT 399 SEE SHEETS 11 & 21
FOR OTHER PART OF LOTS 400, 406 & 407 SEE SHEET 21
FOR OTHER PART OF LOT 416 SEE SHEET 22
FOR OTHER PART OF LOT 419 SEE SHEETS 13 & 24
FOR OTHER PART OF LOT 427 SEE SHEETS 11 & 24
FOR OTHER PART OF LOT 429 SEE SHEET 23
FOR OTHER PART OF LOT 430 SEE SHEETS 11 & 23
FOR OTHER PART OF LOTS 436 & 437 SEE SHEET 25
FOR OTHER PART OF LOT 439 SEE SHEET 26
FOR OTHER PART OF LOTS 440-442 SEE SHEET 27
FOR OTHER PART OF LOT 443 SEE SHEETS 11 & 27
FOR OTHER PART OF LOT 448 SEE SHEETS 13 & 27
FOR OTHER PART OF LOTS 457 & 458 SEE SHEETS 28
FOR OTHER PART OF LOT 459 SEE SHEETS 15 & 29
FOR OTHER PART OF LOTS 468 & 469 SEE SHEETS 13 & 30
FOR OTHER PART OF LOT 474 SEE SHEETS 14 & 29
FOR OTHER PART OF LOTS 477 & 478 SEE SHEET 31
FOR OTHER PART OF LOTS 491 & 493 SEE SHEETS 14 & 32
FOR OTHER PART OF LOTS 496 & 507 SEE SHEETS 14 & 35
FOR OTHER PART OF LOT 497 SEE SHEETS 11 & 35
FOR OTHER PART OF LOT 501 SEE SHEETS 11 & 36
FOR OTHER PART OF LOT 502 SEE SHEETS 13 & 36
FOR OTHER PART OF LOT 508 SEE SHEETS 13 & 35
FOR OTHER PART OF LOT 515 SEE SHEETS 13 & 37
FOR OTHER PART OF LOTS 516 & 518 SEE SHEETS 11 & 37
FOR OTHER PART OF LOTS 481, 484 & 485 SEE SHEETS 14 & 33

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STRATA PLAN

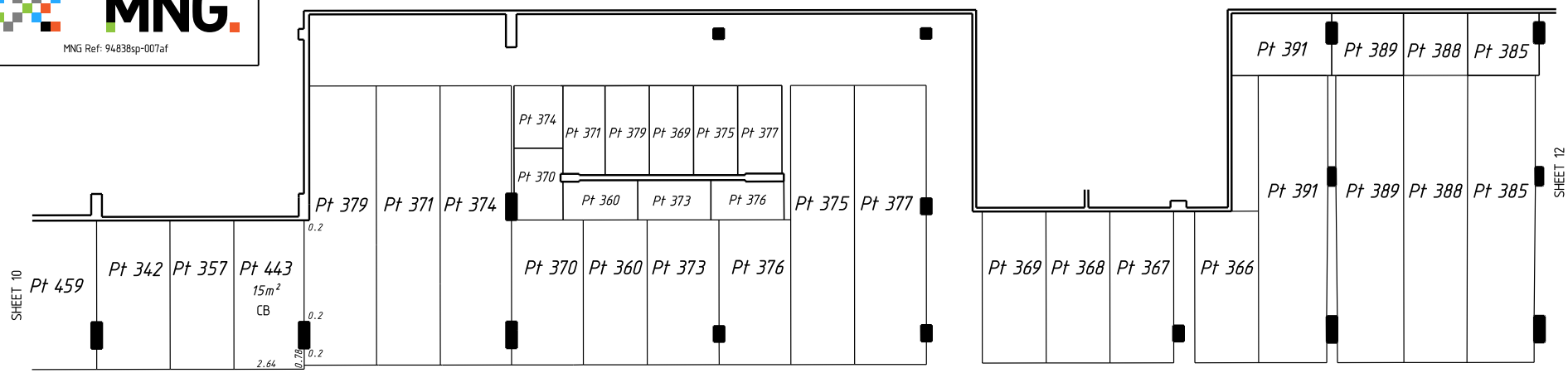
55728

SHEET 11 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007af

BASEMENT - ENLARGEMENT



FOR OTHER PART OF LOT 399 SEE SHEETS 10 & 21
FOR OTHER PART OF LOTS 422 & 424 SEE SHEETS 15 & 24
FOR OTHER PART OF LOT 427 SEE SHEETS 10 & 24
FOR OTHER PART OF LOT 430 SEE SHEETS 10 & 23
FOR OTHER PART OF LOT 443 SEE SHEETS 10 & 27
FOR OTHER PART OF LOT 480 SEE SHEET 32
FOR OTHER PART OF LOT 497 SEE SHEETS 10 & 35
FOR OTHER PART OF LOT 501 SEE SHEETS 10 & 36
FOR OTHER PART OF LOTS 516 & 518 SEE SHEETS 10 & 37
FOR OTHER PART OF LOTS 524-526 SEE SHEET 17

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 SHOWN AS "CARBAY" (CB) AND "STORE" (S) EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

ALL WALLS ARE COMMON PROPERTY

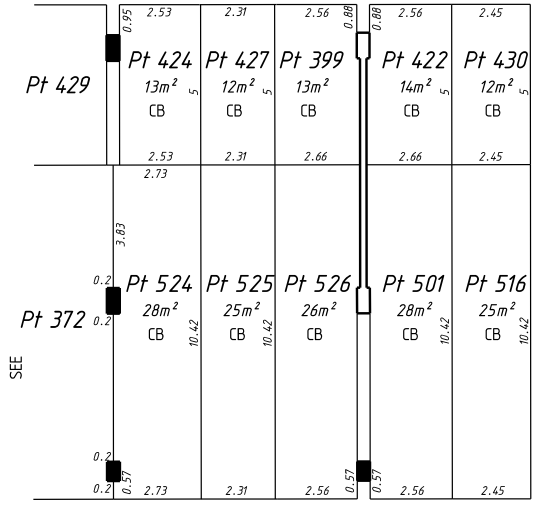
ALL DIMENSIONS FROM BUILDINGS ARE FROM INTERNAL FACE OF WALLS UNLESS OTHERWISE STATED.

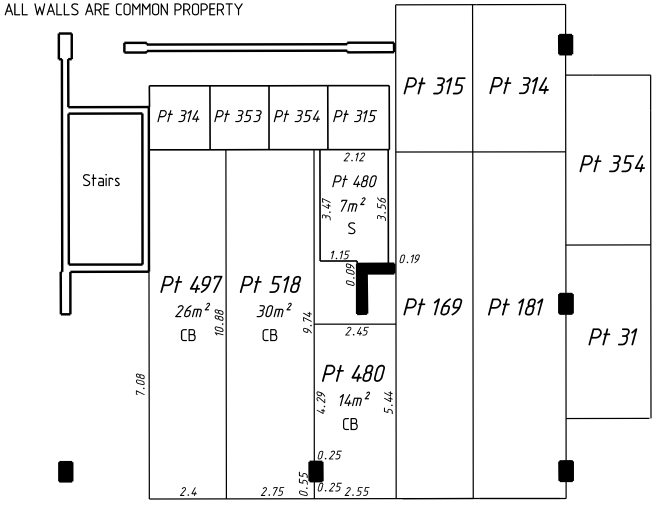
ALL ANGLES ON THE PLAN ARE MULTIPLES OF 45° UNLESS DEFINED BY STRUCTURES, PARCEL BOUNDARIES OR OTHERWISE STATED.

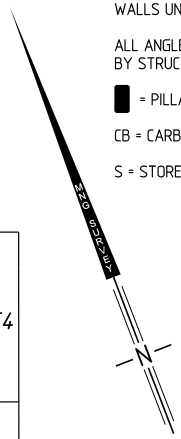
■ = PILLAR (COMMON PROPERTY)

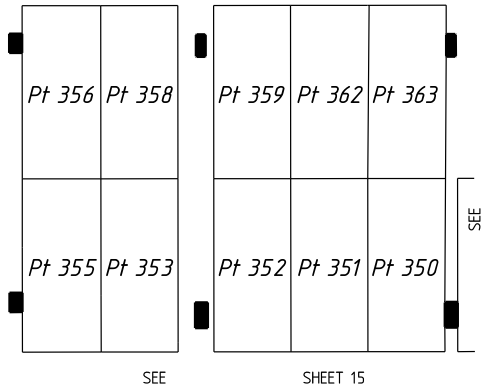
CB = CARBAY

S = STORE









SCALE 1 : 150 @ A3

ALL DISTANCES ARE IN METRES

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STRATA PLAN
55728
SHEET 12 OF 41 SHEETS

MNG Ref: 94838sp-007af

BASEMENT - ENLARGEMENT

FOR OTHER PART OF LOT 423 SEE SHEETS 14 & 24
FOR OTHER PART OF LOT 473 SEE SHEETS 14 & 29
FOR OTHER PART OF LOT 490 SEE SHEETS 14 & 32

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 SHOWN AS "STORE" (S) EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

ALL DIMENSIONS FROM BUILDINGS ARE FROM INTERNAL 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 (COMMON PROPERTY)

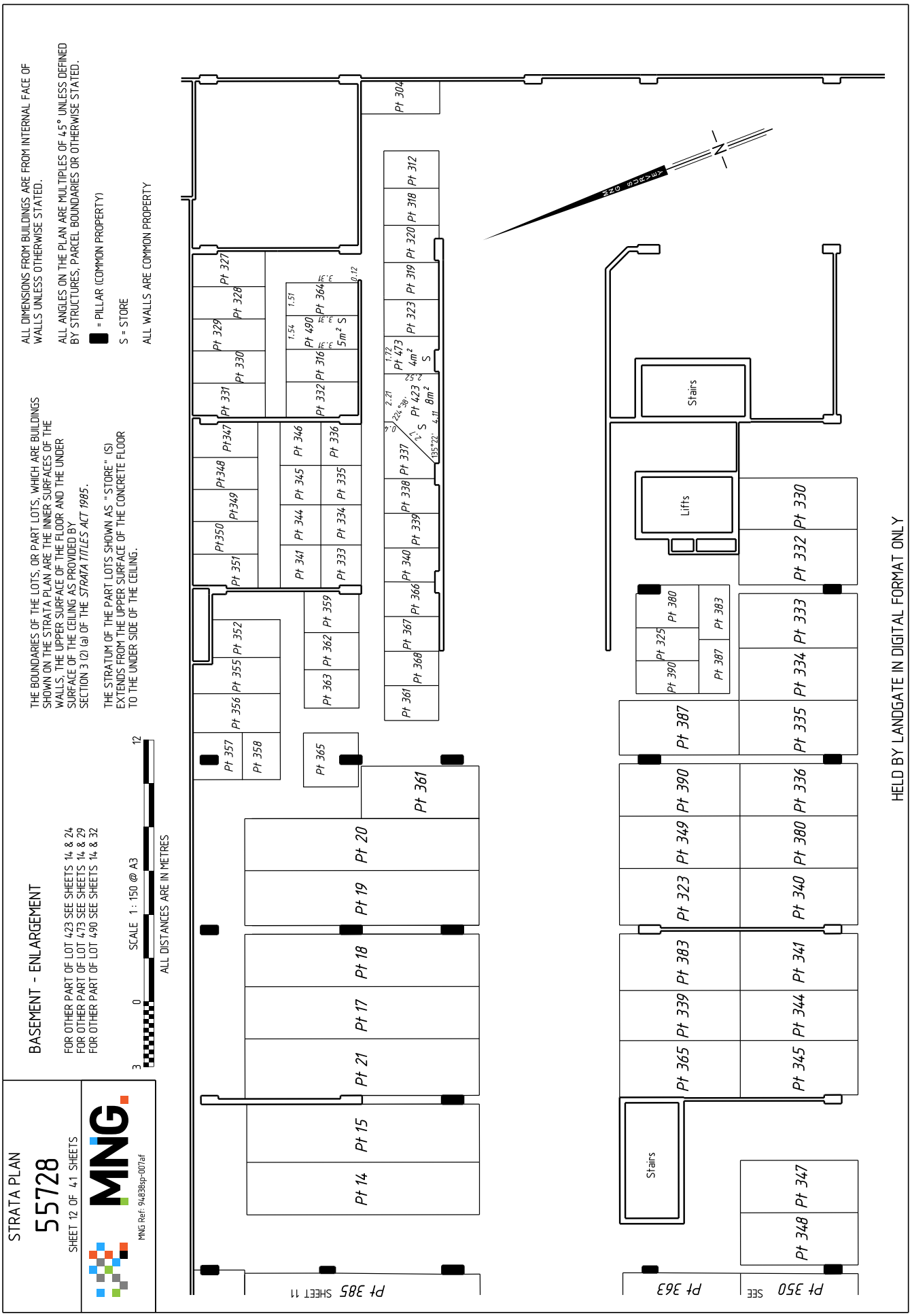
S = STORE

ALL WALLS ARE COMMON PROPERTY

SCALE 1 : 150 @ A3

0 3 12

ALL DISTANCES ARE IN METRES



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STRATA PLAN

55728

SHEET 13 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007af

BASEMENT - ENLARGEMENT

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*.

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ALL WALLS ARE COMMON PROPERTY

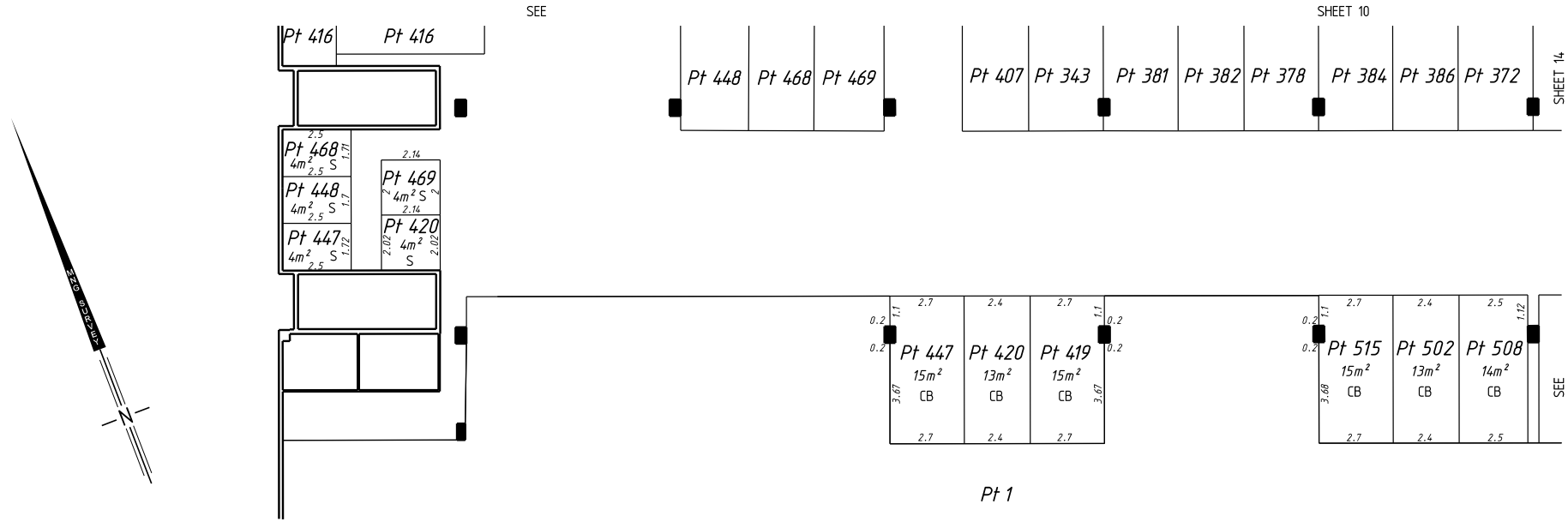
ALL DIMENSIONS FROM BUILDINGS ARE FROM INTERNAL FACE OF WALLS UNLESS OTHERWISE STATED.

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

■ = PILLAR (COMMON PROPERTY)

CB = CARBAY

S = STORE



FOR OTHER PART OF LOT 419 SEE SHEETS 10 & 24
FOR OTHER PART OF LOT 420 SEE SHEET 24
FOR OTHER PART OF LOT 447 SEE SHEET 27
FOR OTHER PART OF LOT 448 SEE SHEETS 10 & 27
FOR OTHER PART OF LOTS 468 & 469 SEE SHEETS 10 & 30
FOR OTHER PART OF LOT 502 SEE SHEETS 10 & 36
FOR OTHER PART OF LOT 508 SEE SHEETS 10 & 35
FOR OTHER PART OF LOT 515 SEE SHEETS 10 & 37

3 0 SCALE 1 : 150 @ A3 12

ALL DISTANCES ARE IN METRES

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STRATA PLAN

55728

SHEET 14 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007af

BASEMENT - ENLARGEMENT

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*.

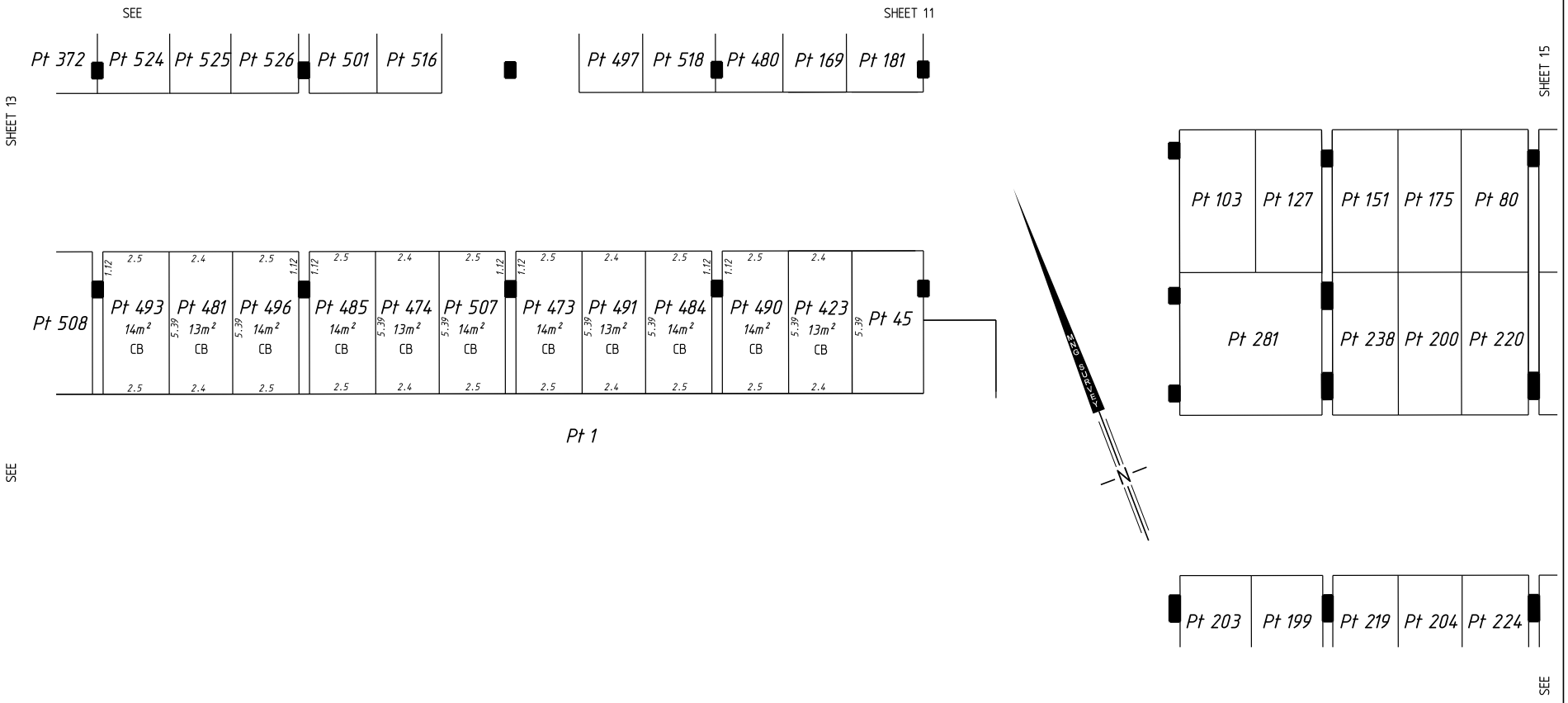
THE STRATUM OF THE PART LOTS SHOWN AS "CARBAY" (CB) EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

ALL DIMENSIONS FROM BUILDINGS ARE FROM INTERNAL 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 (COMMON PROPERTY)

CB = CARBAY



FOR OTHER PART OF LOT 423 SEE SHEETS 12 & 24
FOR OTHER PART OF LOT 473 SEE SHEETS 12 & 29
FOR OTHER PART OF LOT 474 SEE SHEETS 10 & 29
FOR OTHER PART OF LOTS 481, 484 & 485 SEE SHEETS 10 & 33
FOR OTHER PART OF LOT 490 SEE SHEETS 12 & 32
FOR OTHER PART OF LOTS 491 & 493 SEE SHEETS 10 & 32
FOR OTHER PART OF LOTS 496 & 507 SEE SHEETS 10 & 35

SCALE 1 : 150 @ A3

3 0 12

ALL DISTANCES ARE IN METRES

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STRATA PLAN

55728

SHEET 15 OF 41 SHEETS

MNG Ref: 94838sp-007af

BASEMENT - ENLARGEMENT

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 SHOWN AS "STORE" (S) EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

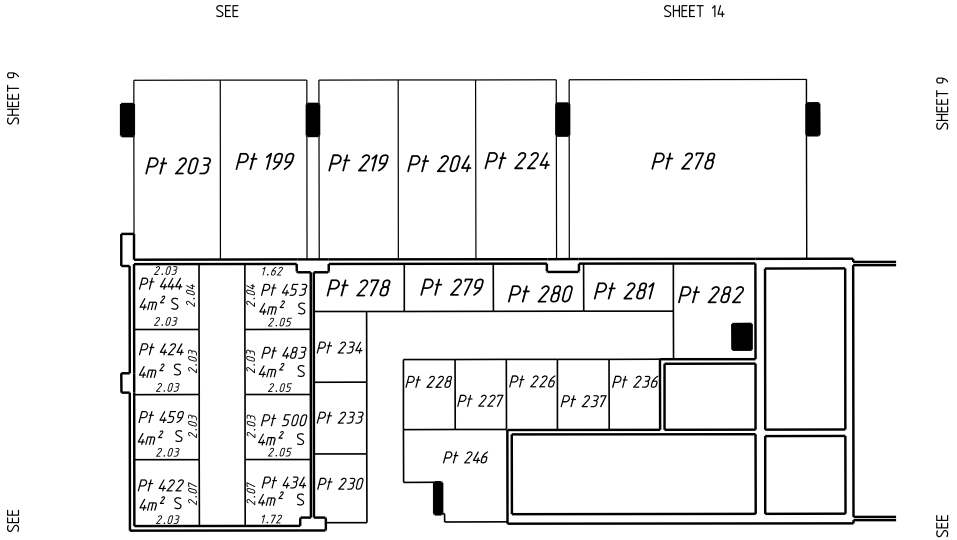
ALL WALLS ARE COMMON PROPERTY

ALL DIMENSIONS FROM BUILDINGS ARE FROM INTERNAL 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 (COMMON PROPERTY)

S = STORE



FOR OTHER PART OF LOTS 422 & 424 SEE SHEETS 11 & 24
FOR OTHER PART OF LOT 434 SEE SHEET 25
FOR OTHER PART OF LOT 444 SEE SHEET 27
FOR OTHER PART OF LOT 453 SEE SHEET 26
FOR OTHER PART OF LOT 459 SEE SHEETS 10 & 29
FOR OTHER PART OF LOT 483 SEE SHEET 33
FOR OTHER PART OF LOT 500 SEE SHEETS 4 & 36

SCALE 1 : 150 @ A3

3 0 12

ALL DISTANCES ARE IN METRES

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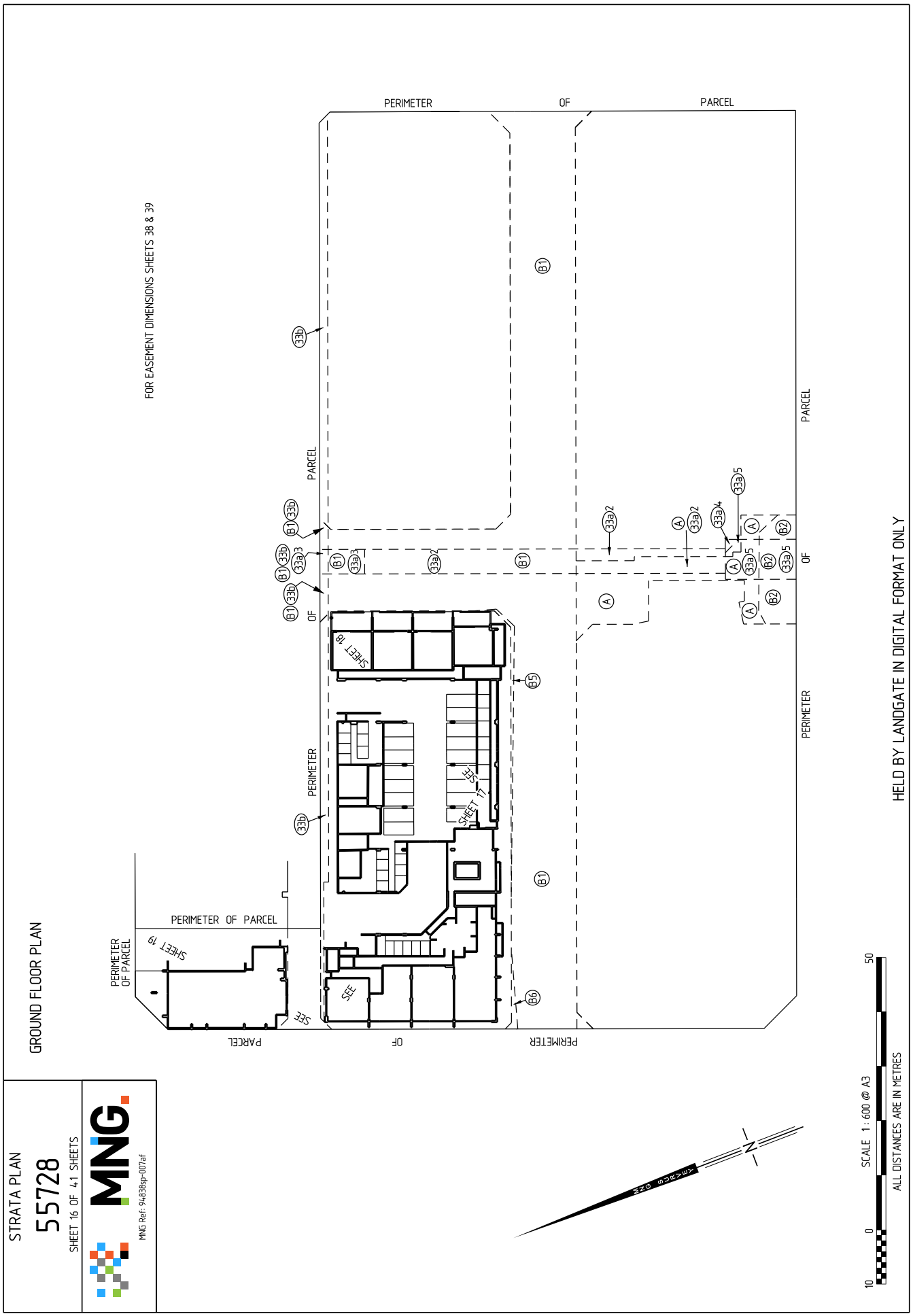

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STRATA PLAN
55728
SHEET 17 OF 41 SHEETS

MNG
MNG Ref: 94838sp-007af

GROUND FLOOR PLAN

SEE SHEET 19

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*.

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■ = PILLAR (COMMON PROPERTY)

S = STORE

ALL WALLS ARE COMMON PROPERTY

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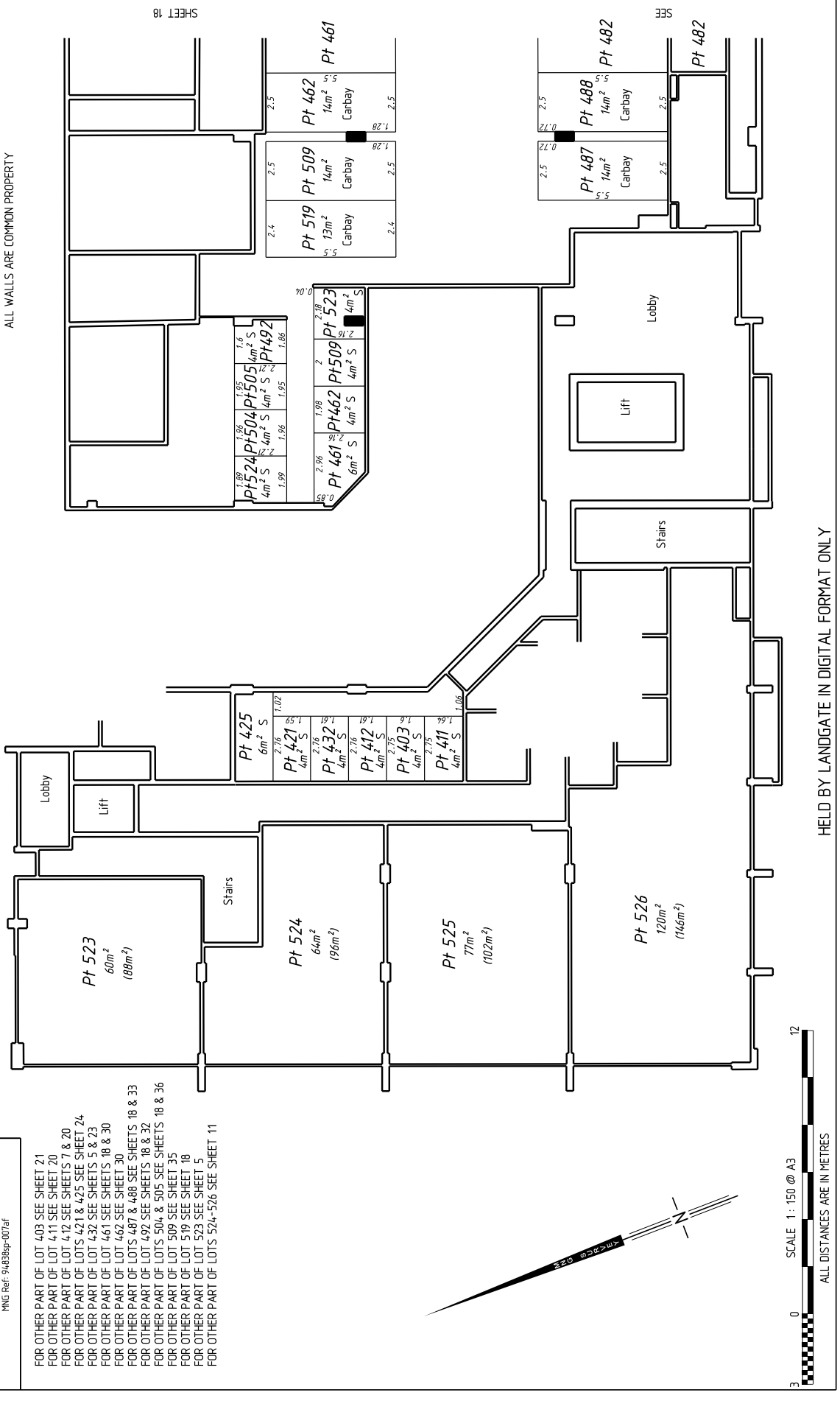
ALL ANGLES ON THE PLAN ARE MULTIPLES OF 45° UNLESS DEFINED BY STRUCTURES, PARCEL BOUNDARIES OR OTHERWISE STATED.



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FOR OTHER PART OF LOT 403 SEE SHEET 21
FOR OTHER PART OF LOT 411 SEE SHEET 20
FOR OTHER PART OF LOT 412 SEE SHEETS 7 & 20
FOR OTHER PART OF LOTS 421 & 425 SEE SHEET 24
FOR OTHER PART OF LOT 432 SEE SHEETS 5 & 23
FOR OTHER PART OF LOT 461 SEE SHEETS 18 & 30
FOR OTHER PART OF LOT 462 SEE SHEET 30
FOR OTHER PART OF LOTS 487 & 488 SEE SHEETS 18 & 33
FOR OTHER PART OF LOT 492 SEE SHEETS 18 & 32
FOR OTHER PART OF LOTS 504 & 505 SEE SHEETS 18 & 36
FOR OTHER PART OF LOT 509 SEE SHEET 35
FOR OTHER PART OF LOT 519 SEE SHEET 18
FOR OTHER PART OF LOT 523 SEE SHEET 5
FOR OTHER PART OF LOTS 524-526 SEE SHEET 11

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STRATA PLAN

55728

SHEET 18 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007ae

GROUND FLOOR PLAN

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 SHOWN AS "CARBAY" AND "STORE" (S) EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

THE BOUNDARYS OF THE PART LOTS SHOWN AS "TERRACE" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE TERRACE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

ALL WALLS ARE COMMON PROPERTY

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

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

S = STORE

■ = PILLAR (COMMON PROPERTY)

FOR OTHER PART OF LOTS 401 & 405 SEE SHEET 21
FOR OTHER PART OF LOT 461 SEE SHEETS 17 & 30
FOR OTHER PART OF LOT 482 SEE SHEET 33
FOR OTHER PART OF LOTS 487 & 488 SEE SHEETS 17 & 33
FOR OTHER PART OF LOT 492 SEE SHEETS 17 & 32
FOR OTHER PART OF LOTS 498 & 499 SEE SHEET 36
FOR OTHER PART OF LOTS 504 & 505 SEE SHEETS 17 & 36
FOR OTHER PART OF LOTS 511, 512, 514 & 517 SEE SHEET 37
FOR OTHER PART OF LOT 519 SEE SHEET 17

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STRATA PLAN

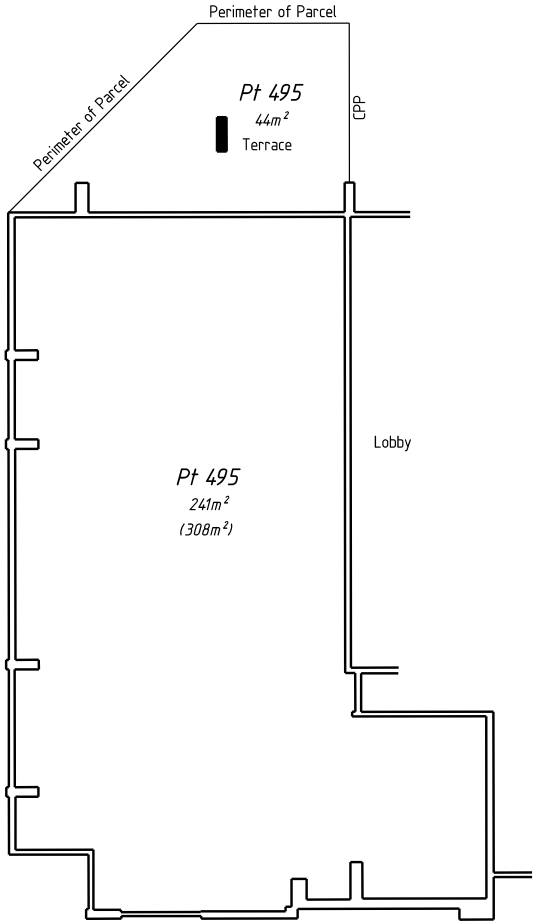
55728

SHEET 19 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007ae

GROUND FLOOR PLAN



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*.

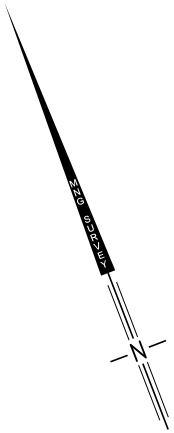
THE BOUNDARYS OF THE PART LOTS SHOWN AS "TERRACE" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE TERRACE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

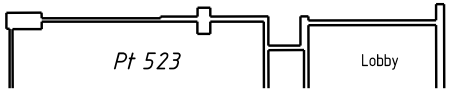
ALL WALLS ARE COMMON PROPERTY

CPP = CENTRE OF PLANE PRODUCED

= PILLAR (COMMON PROPERTY)

FOR OTHER PART OF LOT 495 SEE SHEET 5





SEE SHEET 17

3 0 SCALE 1 : 150 @ A3 12

ALL DISTANCES ARE IN METRES

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STRATA PLAN

55728

SHEET 20 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007ae

FIRST FLOOR PLAN

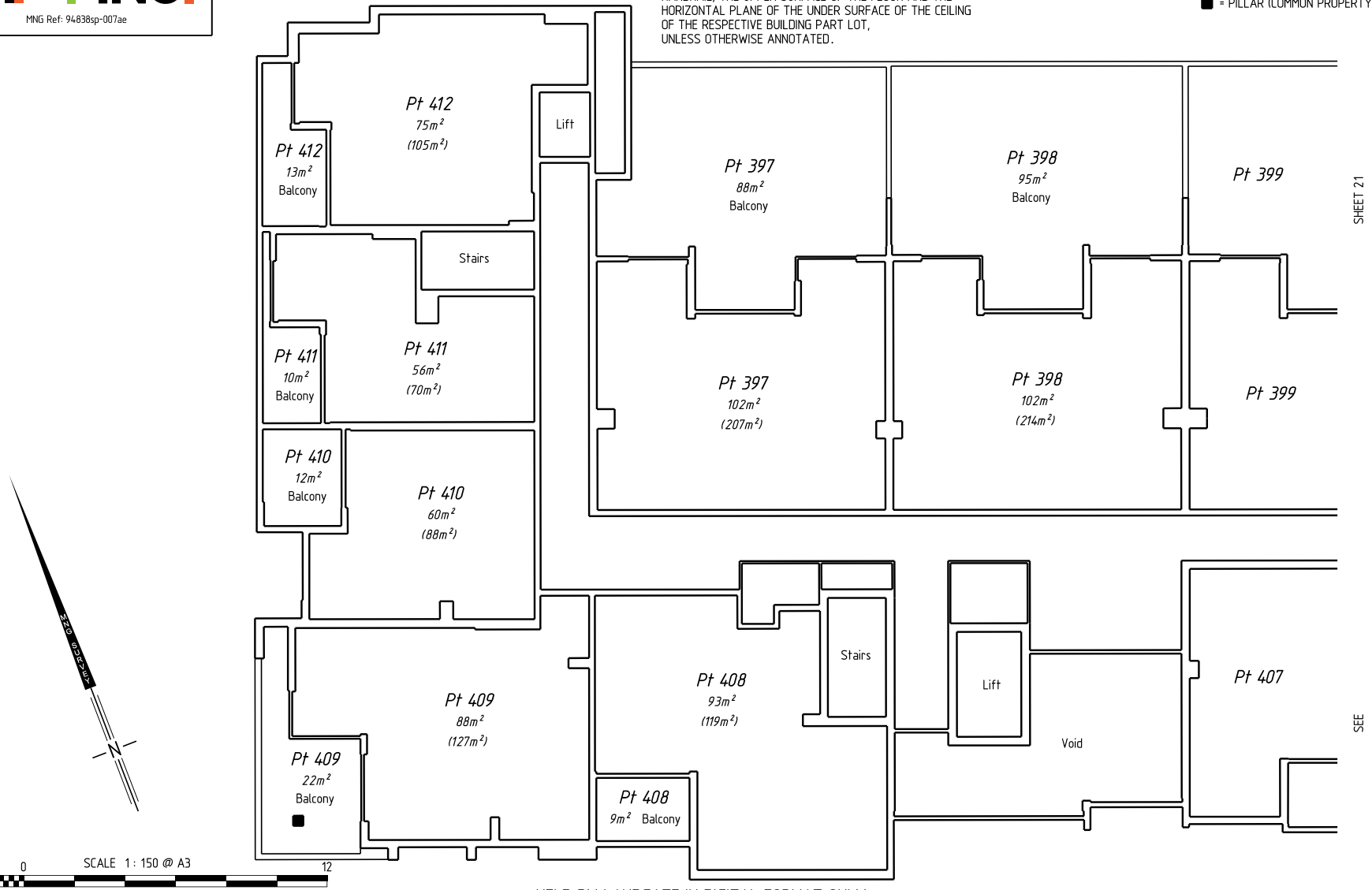
THE BOUNDARIES OF THE LOTS, OR PART LOTS, WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3 (2) (a) OF THE *STRATA TITLES ACT 1985*.

THE BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY" ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

FOR OTHER PART OF LOT 397 SEE SHEETS 5 & 8
FOR OTHER PART OF LOTS 398 & 409 SEE SHEETS 3 & 5
FOR OTHER PART OF LOT 408 SEE SHEETS 4 & 8
FOR OTHER PART OF LOT 410 SEE SHEET 8
FOR OTHER PART OF LOT 411 SEE SHEET 17
FOR OTHER PART OF LOT 412 SEE SHEETS 7 & 17

■ = PILLAR (COMMON PROPERTY)

SEE SHEET 22



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STRATA PLAN

55728

SHEET 21 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007ae

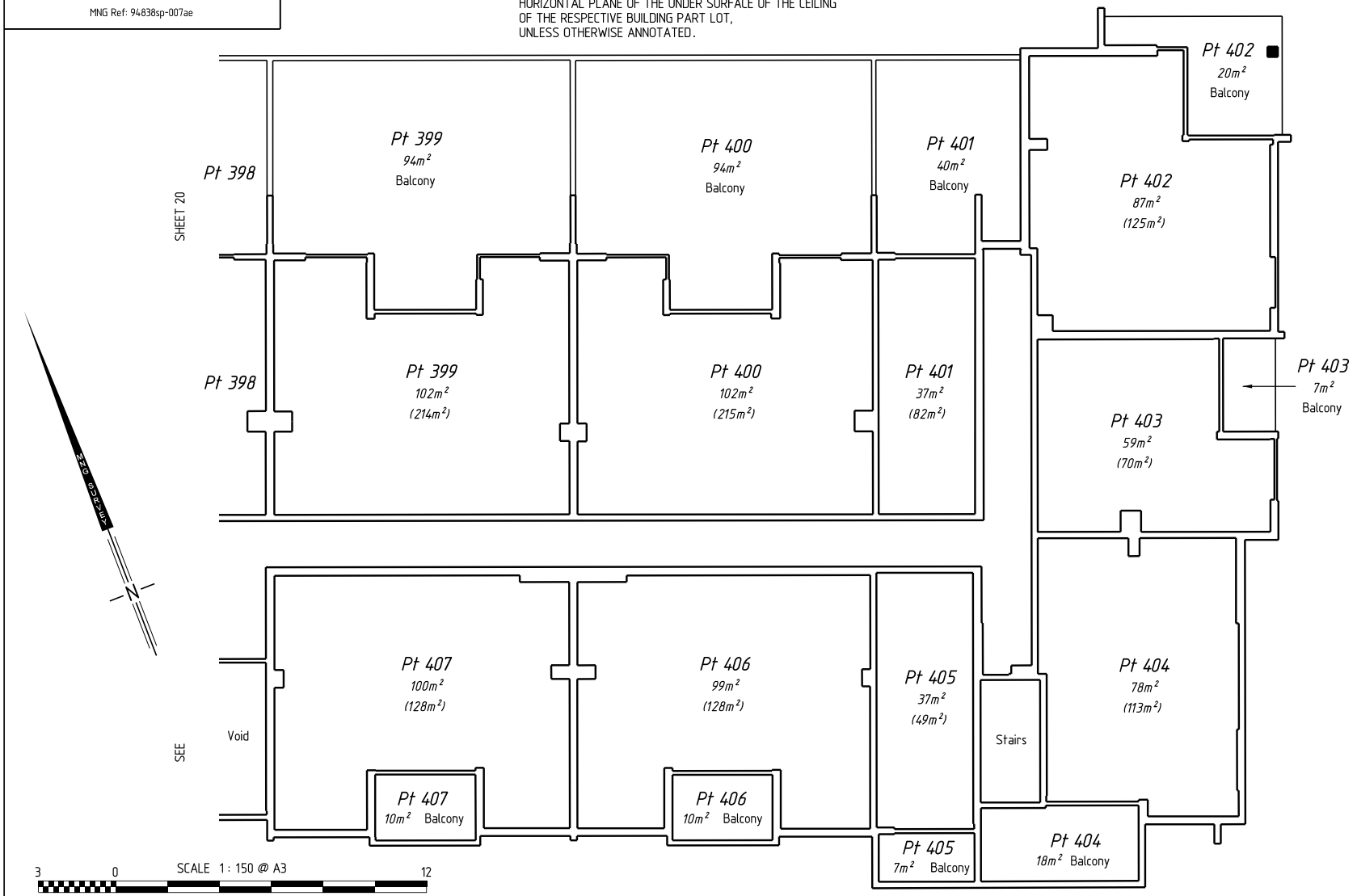
FIRST FLOOR PLAN

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 BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY" ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

■ = PILLAR (COMMON PROPERTY)

FOR OTHER PART OF LOT 399 SEE SHEETS 10 & 11
FOR OTHER PART OF LOTS 400, 406 & 407 SEE SHEET 10
FOR OTHER PART OF LOTS 401 & 405 SEE SHEET 18
FOR OTHER PART OF LOT 402 SEE SHEETS 3 & 6
FOR OTHER PART OF LOT 403 SEE SHEET 17
FOR OTHER PART OF LOT 404 SEE SHEETS 3 & 5



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STRATA PLAN

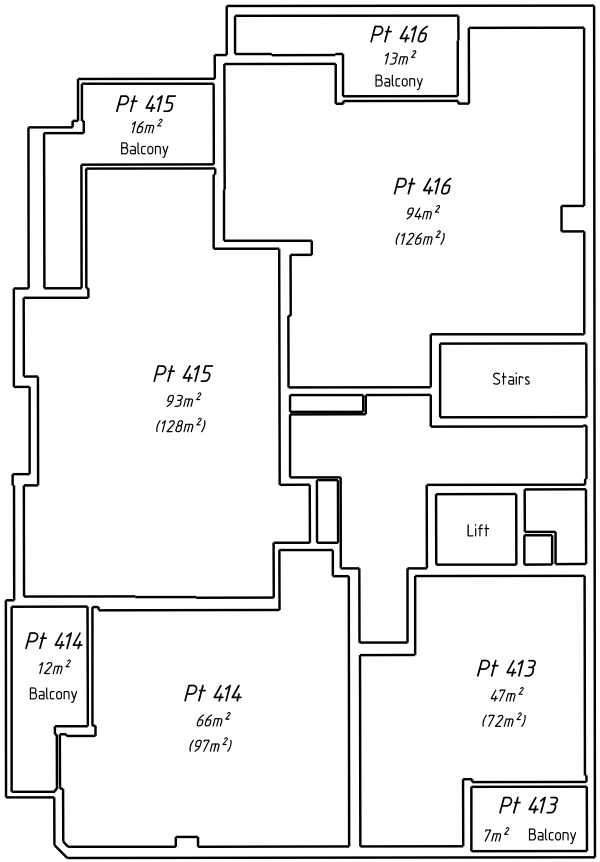
55728

SHEET 22 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007ae

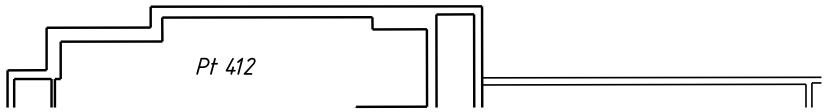
FIRST FLOOR PLAN



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 BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY " ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

FOR OTHER PART OF LOTS 413-415 SEE SHEET 3
FOR OTHER PART OF LOT 416 SEE SHEET 10



SEE SHEET 20

3 0 SCALE 1 : 150 @ A3 12

ALL DISTANCES ARE IN METRES

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STRATA PLAN
55728
SHEET 23 OF 41 SHEETS

MNG Ref: 94838sp-007af

SECOND FLOOR PLAN

SEE SHEET 25

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*.

■ = PILLAR (COMMON PROPERTY)

THE BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY" ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

FOR OTHER PART OF LOT 4,17 SEE SHEETS 3 & 4
FOR OTHER PART OF LOT 4,18 SEE SHEET 4
FOR OTHER PART OF LOT 428 SEE SHEETS 7 & 8
FOR OTHER PART OF LOT 429 SEE SHEET 10
FOR OTHER PART OF LOT 430 SEE SHEETS 10 & 11
FOR OTHER PART OF LOT 431 SEE SHEETS 3 & 8
FOR OTHER PART OF LOT 432 SEE SHEETS 5 & 17
FOR OTHER PART OF LOT 433 SEE SHEETS 3 & 5

Pt 433 58m² (85m²)
Pt 433 10m² Balcony
Stairs
Pt 432 56m² (80m²)
Pt 432 7m² Balcony
Pt 431 60m² (87m²)
Pt 431 10m² Balcony
Lift
Pt 417 102m² (127m²)
Pt 417 8m² Balcony
Pt 418 101m² (128m²)
Pt 418 8m² Balcony
Pt 419
SHEET 24
Pt 430 88m² (125m²)
Pt 430 19m² Balcony
Stairs
Pt 429 92m² (118m²)
Pt 429 9m² Balcony
Pt 428 66m² (91m²)
Pt 428 7m² Balcony
Lift
Pt 427
SEE

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STRATA PLAN

55728

SHEET 24 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007ae

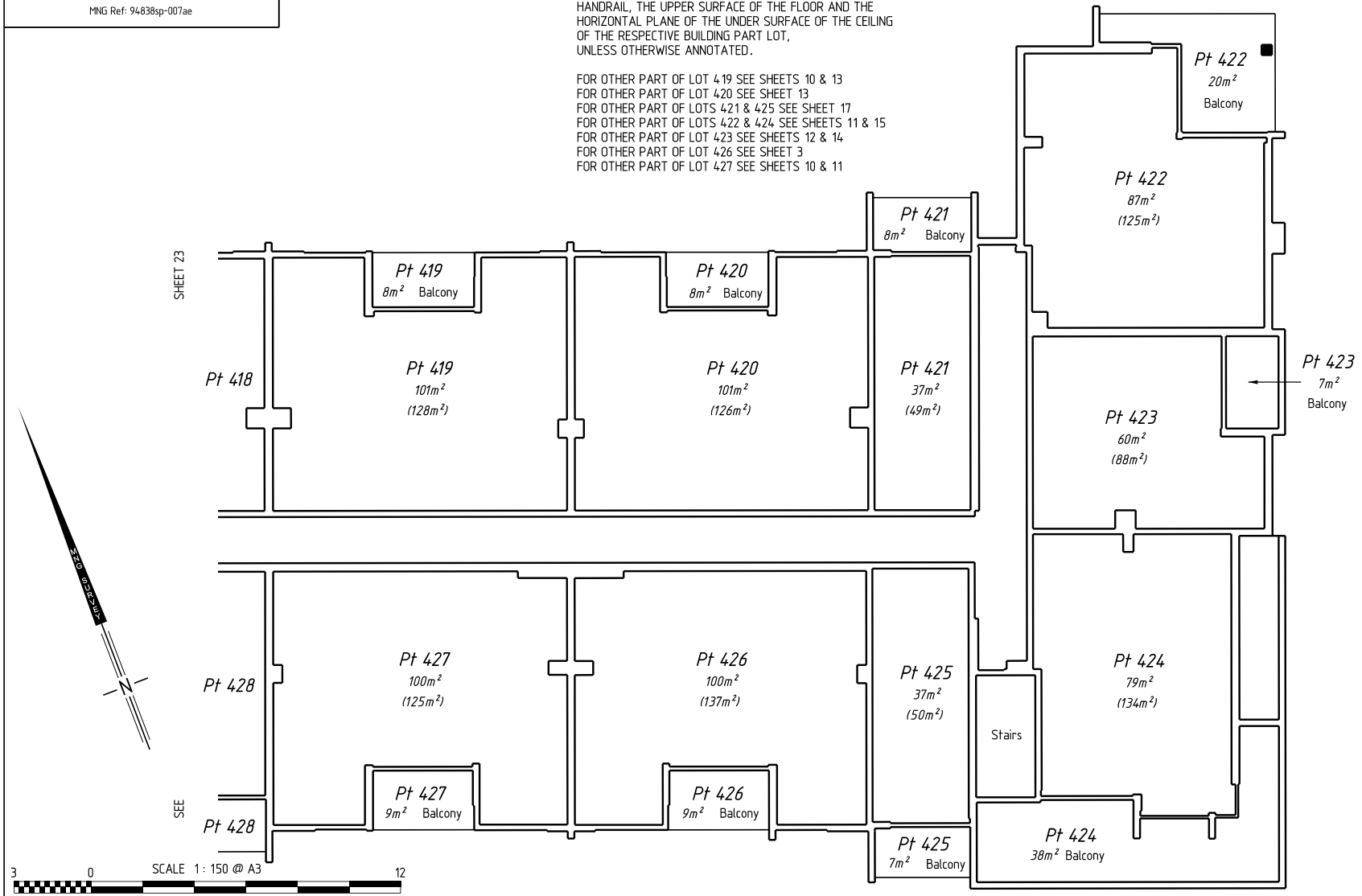
SECOND FLOOR PLAN

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 BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY" ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

FOR OTHER PART OF LOT 419 SEE SHEETS 10 & 13
FOR OTHER PART OF LOT 420 SEE SHEET 13
FOR OTHER PART OF LOTS 421 & 425 SEE SHEET 17
FOR OTHER PART OF LOTS 422 & 424 SEE SHEETS 11 & 15
FOR OTHER PART OF LOT 423 SEE SHEETS 12 & 14
FOR OTHER PART OF LOT 426 SEE SHEET 3
FOR OTHER PART OF LOT 427 SEE SHEETS 10 & 11

■ = PILLAR (COMMON PROPERTY)



3 0 SCALE 1 : 150 @ A3 12

ALL DISTANCES ARE IN METRES

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STRATA PLAN

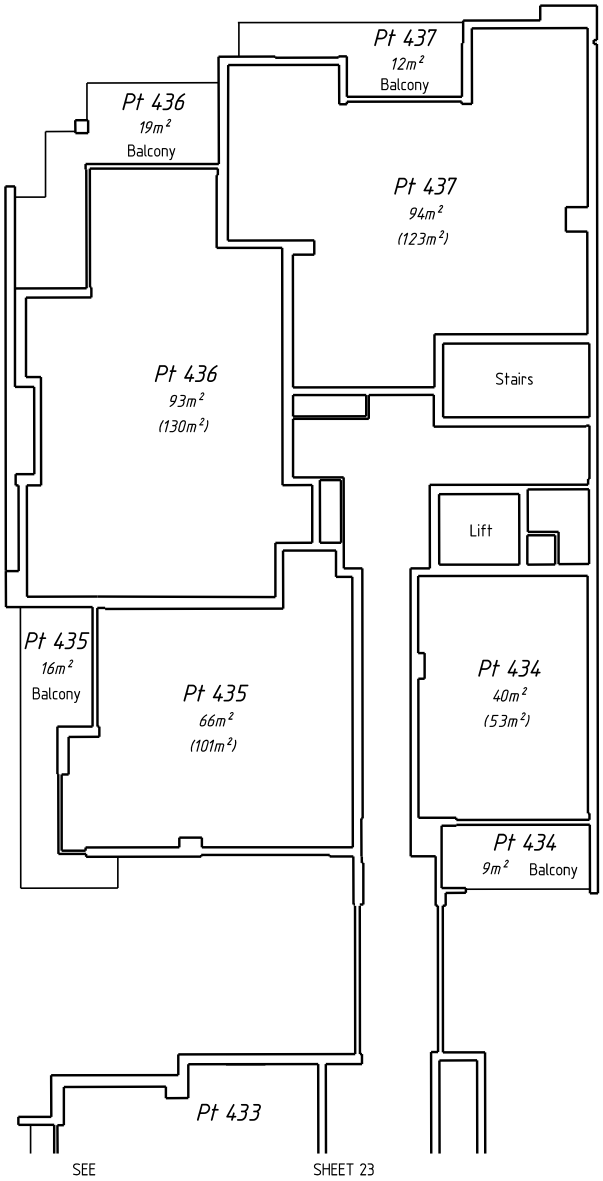
55728

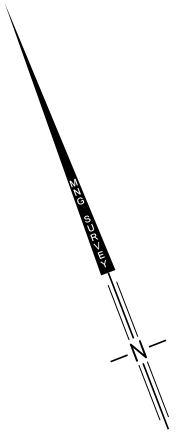
SHEET 25 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007ae

SECOND FLOOR PLAN





3 0 SCALE 1 : 150 @ A3 12

ALL DISTANCES ARE IN METRES

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 BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY" ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

FOR OTHER PART OF LOT 434 SEE SHEET 15
FOR OTHER PART OF LOT 435 SEE SHEET 3
FOR OTHER PART OF LOTS 436 & 437 SEE SHEET 10

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STRATA PLAN

55728

SHEET 26 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007ae

THIRD FLOOR PLAN

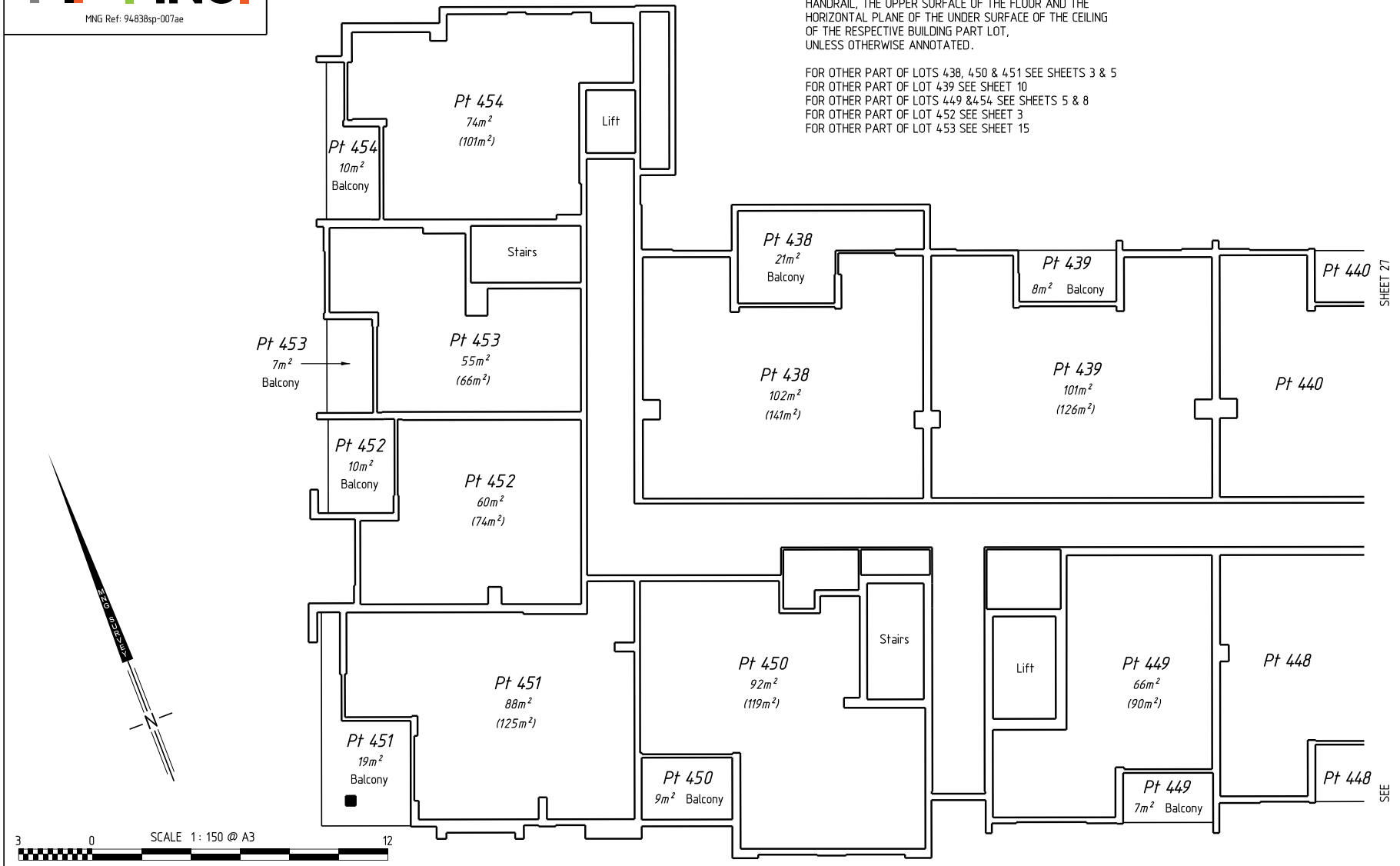
THE BOUNDARIES OF THE LOTS, OR PART LOTS, WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3 (2) (a) OF THE *STRATA TITLES ACT 1985*.

THE BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY" ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

FOR OTHER PART OF LOTS 438, 450 & 451 SEE SHEETS 3 & 5
FOR OTHER PART OF LOT 439 SEE SHEET 10
FOR OTHER PART OF LOTS 449 &454 SEE SHEETS 5 & 8
FOR OTHER PART OF LOT 452 SEE SHEET 3
FOR OTHER PART OF LOT 453 SEE SHEET 15

■ = PILLAR (COMMON PROPERTY)

SEE SHEET 28



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STRATA PLAN

55728

SHEET 27 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007ae

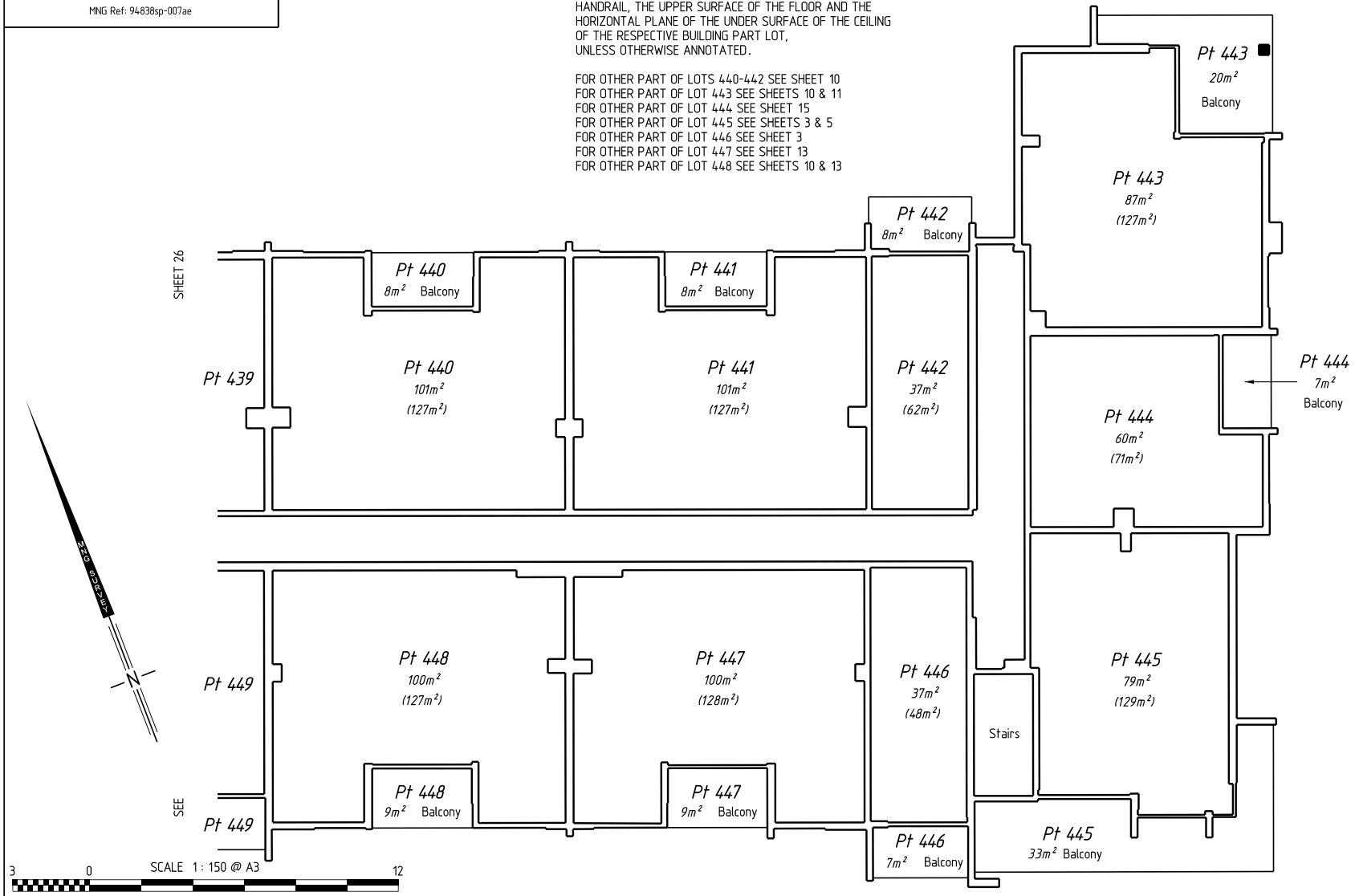
THIRD FLOOR PLAN

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 BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY" ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

FOR OTHER PART OF LOTS 440-442 SEE SHEET 10
FOR OTHER PART OF LOT 443 SEE SHEETS 10 & 11
FOR OTHER PART OF LOT 444 SEE SHEET 15
FOR OTHER PART OF LOT 445 SEE SHEETS 3 & 5
FOR OTHER PART OF LOT 446 SEE SHEET 3
FOR OTHER PART OF LOT 447 SEE SHEET 13
FOR OTHER PART OF LOT 448 SEE SHEETS 10 & 13

■ = PILLAR (COMMON PROPERTY)



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ALL DISTANCES ARE IN METRES

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STRATA PLAN

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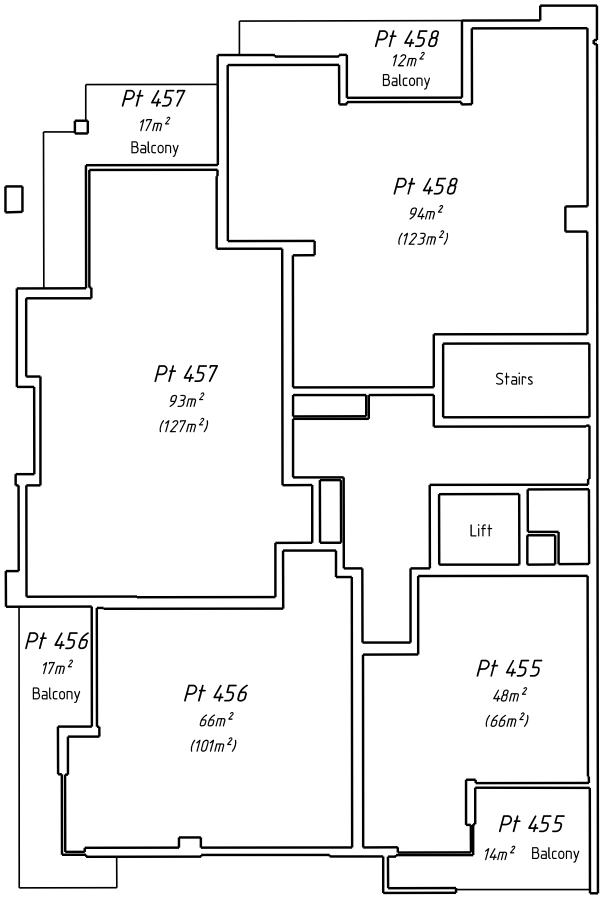
SHEET 28 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007ae

THIRD FLOOR PLAN



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*.

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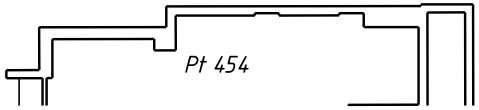
FOR OTHER PART OF LOTS 455 & 456 SEE SHEET 3
FOR OTHER PART OF LOTS 457 & 458 SEE SHEET 10



SEE SHEET 26

3 0 SCALE 1 : 150 @ A3 12

ALL DISTANCES ARE IN METRES

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STRATA PLAN

55728

SHEET 29 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007ae

FOURTH FLOOR PLAN

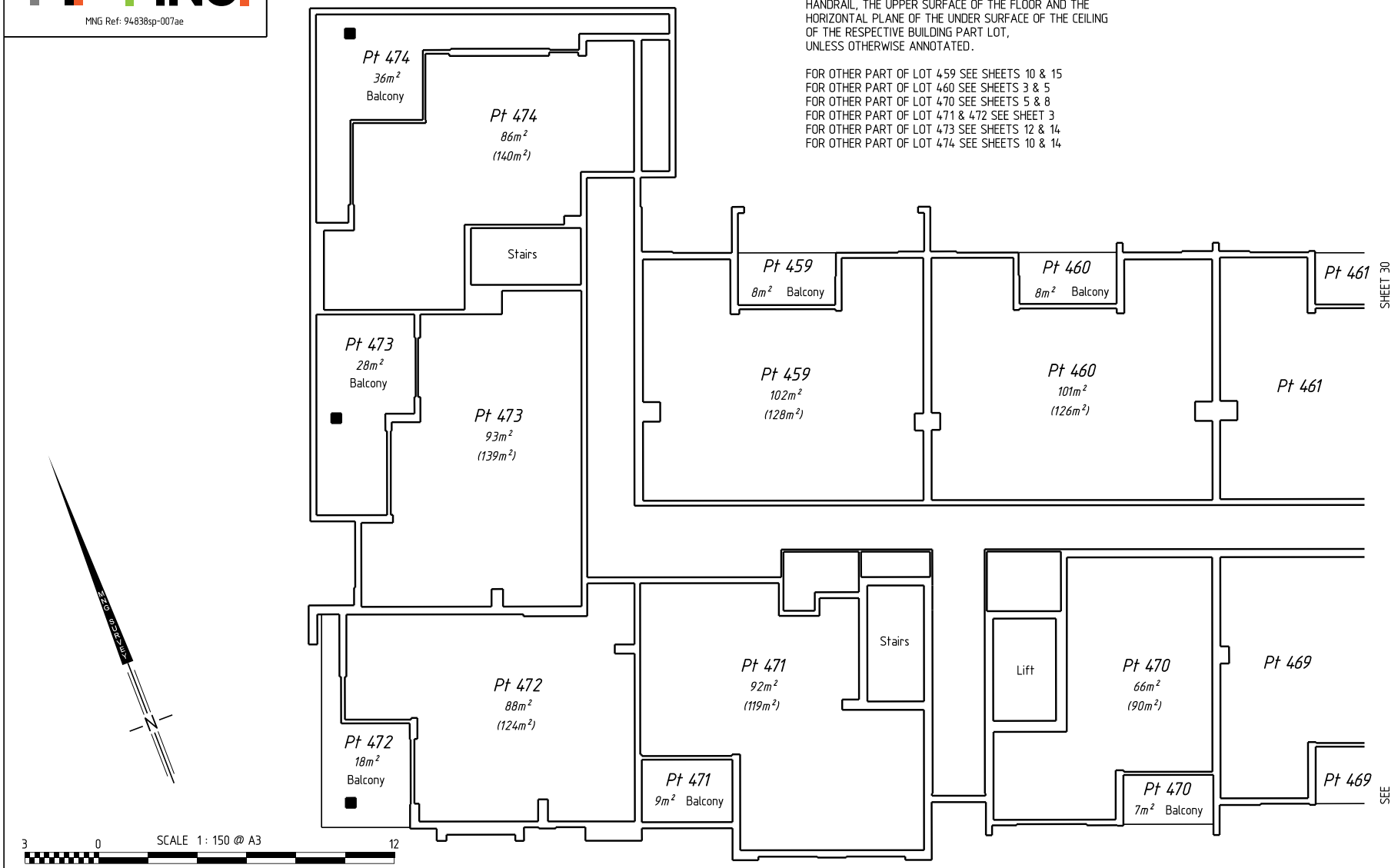
SEE SHEET 31

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 BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY" ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

FOR OTHER PART OF LOT 459 SEE SHEETS 10 & 15
FOR OTHER PART OF LOT 460 SEE SHEETS 3 & 5
FOR OTHER PART OF LOT 470 SEE SHEETS 5 & 8
FOR OTHER PART OF LOT 471 & 472 SEE SHEET 3
FOR OTHER PART OF LOT 473 SEE SHEETS 12 & 14
FOR OTHER PART OF LOT 474 SEE SHEETS 10 & 14

■ = PILLAR (COMMON PROPERTY)



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STRATA PLAN

55728

SHEET 30 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007af

FOURTH FLOOR PLAN

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*.

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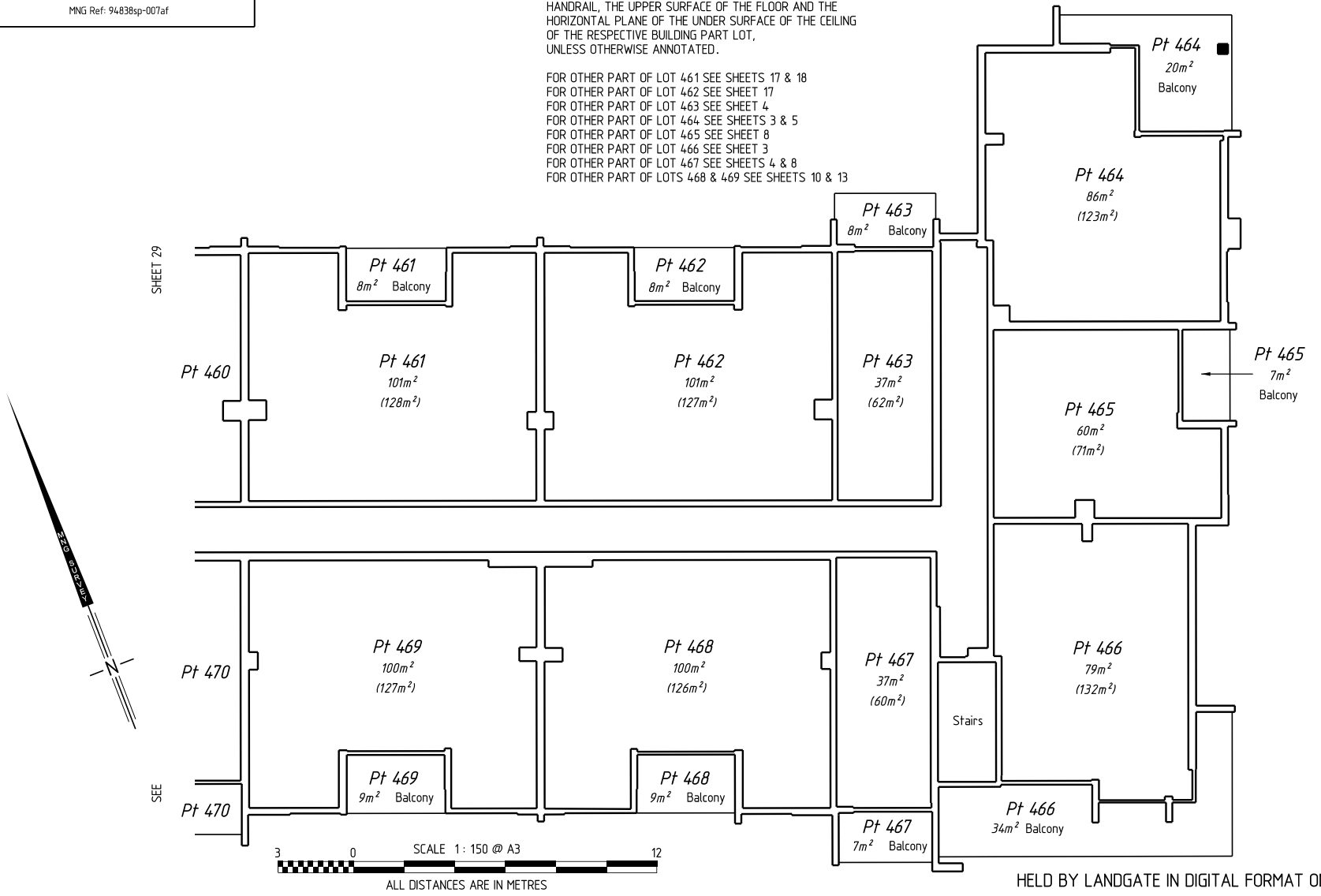
FOR OTHER PART OF LOT 461 SEE SHEETS 17 & 18
FOR OTHER PART OF LOT 462 SEE SHEET 17
FOR OTHER PART OF LOT 463 SEE SHEET 4
FOR OTHER PART OF LOT 464 SEE SHEETS 3 & 5
FOR OTHER PART OF LOT 465 SEE SHEET 8
FOR OTHER PART OF LOT 466 SEE SHEET 3
FOR OTHER PART OF LOT 467 SEE SHEETS 4 & 8
FOR OTHER PART OF LOTS 468 & 469 SEE SHEETS 10 & 13

■ = PILLAR (COMMON PROPERTY)



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STRATA PLAN

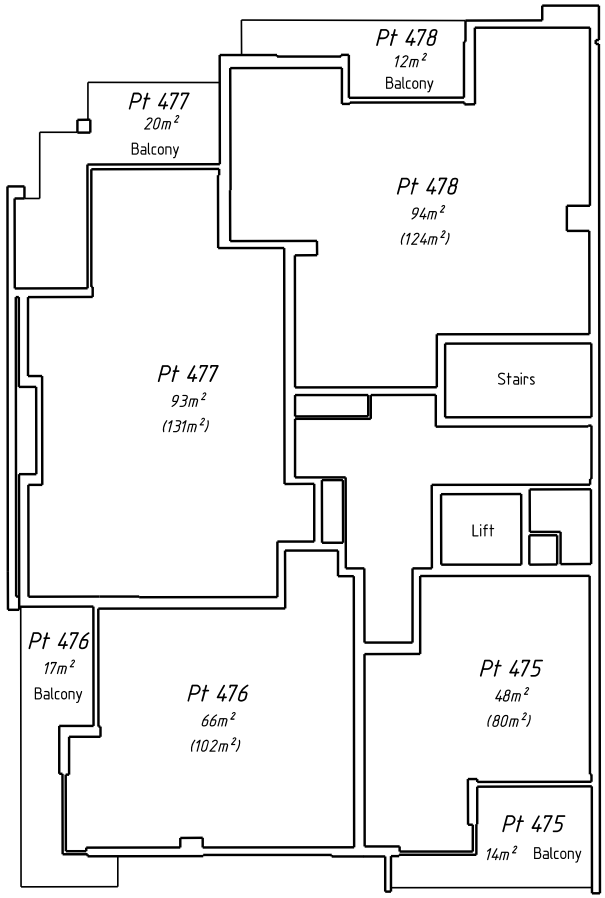
55728

SHEET 31 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007af

FOURTH FLOOR PLAN



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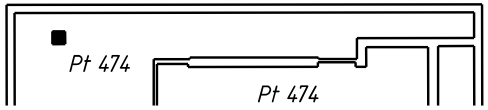
FOR OTHER PART OF LOTS 475 & 476 SEE SHEET 3
FOR OTHER PART OF LOTS 477 & 478 SEE SHEET 10



SEE SHEET 29

3 0 SCALE 1 : 150 @ A3 12

ALL DISTANCES ARE IN METRES

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STRATA PLAN
55728
SHEET 32 OF 41 SHEETS

MNG Ref: 94838sp-007ae

FIFTH FLOOR PLAN

SEE SHEET 34

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*.

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FOR OTHER PART OF LOT 479 SEE SHEET 3
FOR OTHER PART OF LOT 480 SEE SHEET 11
FOR OTHER PART OF LOT 489 SEE SHEETS 5 & 8
FOR OTHER PART OF LOT 490 SEE SHEETS 12 & 14
FOR OTHER PART OF LOTS 491 & 493 SEE SHEETS 10 & 14
FOR OTHER PART OF LOT 492 SEE SHEETS 17 & 18

■ = PILLAR (COMMON PROPERTY)

SHEET 33

Pt 481

Pt 481

Pt 480 8m² Balcony

Pt 480 101m² (130m²)

Pt 479 8m² Balcony

Pt 479 102m² (129m²)

SEE

Pt 488

Pt 488

Pt 489 66m² (90m²)

Pt 489 7m² Balcony

Lift

Stairs

Pt 490 92m² (121m²)

Pt 490 10m² Balcony

Pt 493 23m² Balcony

Pt 493 85m² (126m²)

Stairs

Pt 492 96m² (142m²)

Pt 492 28m² Balcony

Pt 491 88m² (127m²)

Pt 491 19m² Balcony

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SCALE 1 : 150 @ A3

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STRATA PLAN

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SHEET 33 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007ae

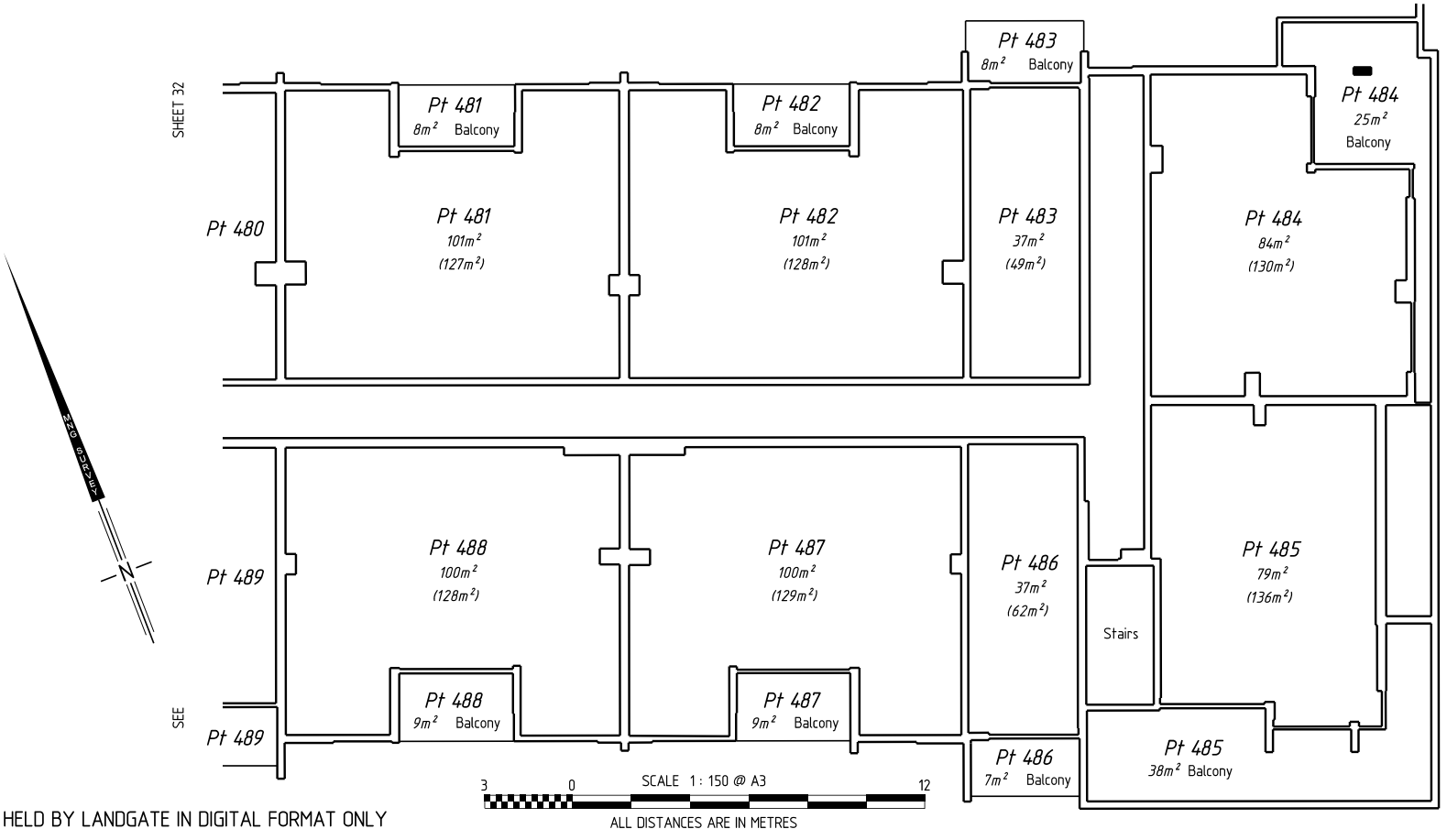
FIFTH FLOOR PLAN

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 BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY" ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

FOR OTHER PART OF LOTS 481, 484 & 485 SEE SHEETS 10 & 14
FOR OTHER PART OF LOT 482 SEE SHEET 18
FOR OTHER PART OF LOT 483 SEE SHEET 15
FOR OTHER PART OF LOT 486 SEE SHEETS 4 & 8
FOR OTHER PART OF LOTS 487 & 488 SEE SHEETS 17 & 18

■ = PILLAR (COMMON PROPERTY)



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STRATA PLAN

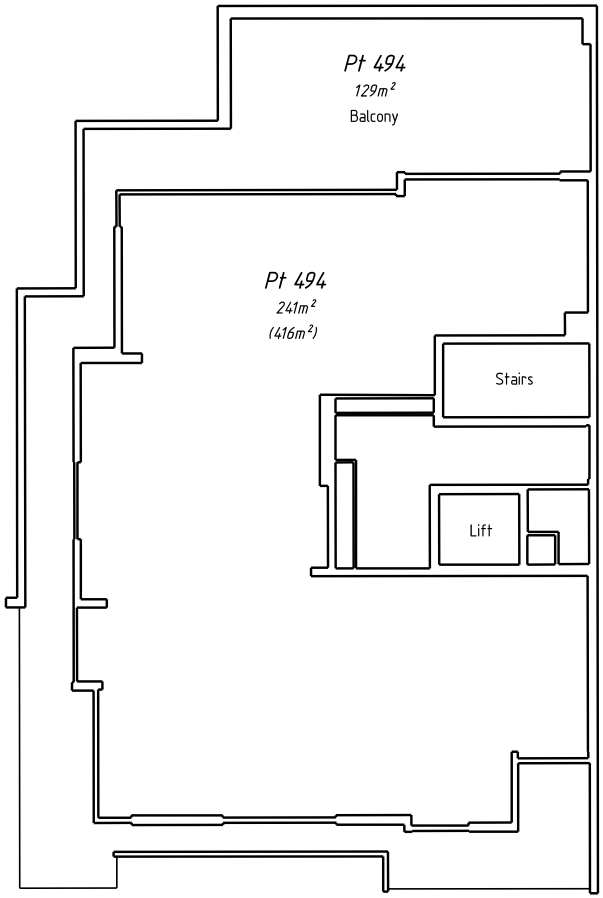
55728

SHEET 34 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007ae

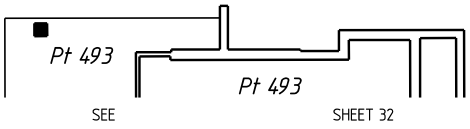
FIFTH FLOOR PLAN



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 BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY" ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

FOR OTHER PART OF LOT 494 SEE SHEET 3



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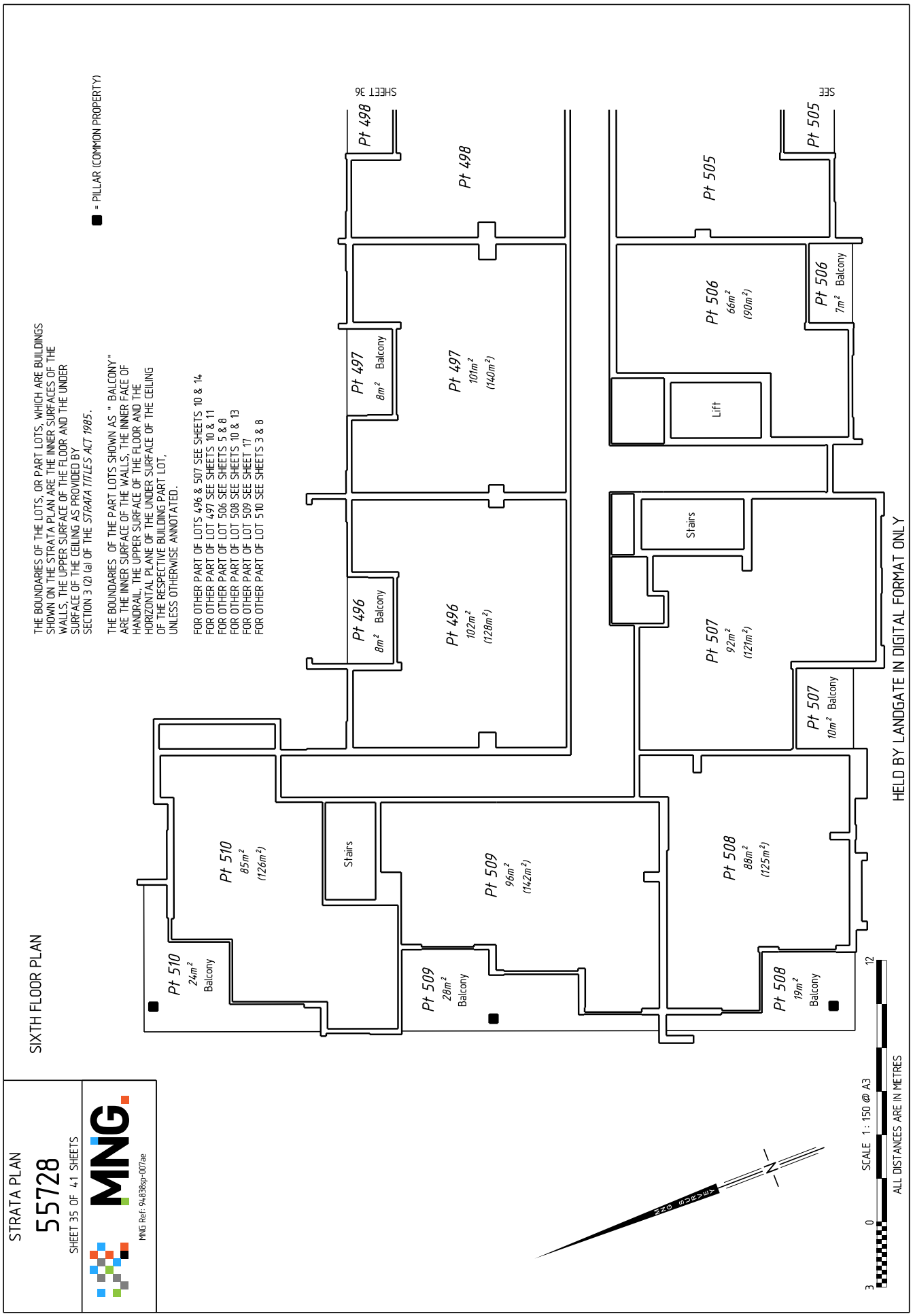

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STRATA PLAN

55728

SHEET 36 OF 41 SHEETS

MNG Ref: 94838sp-007ae

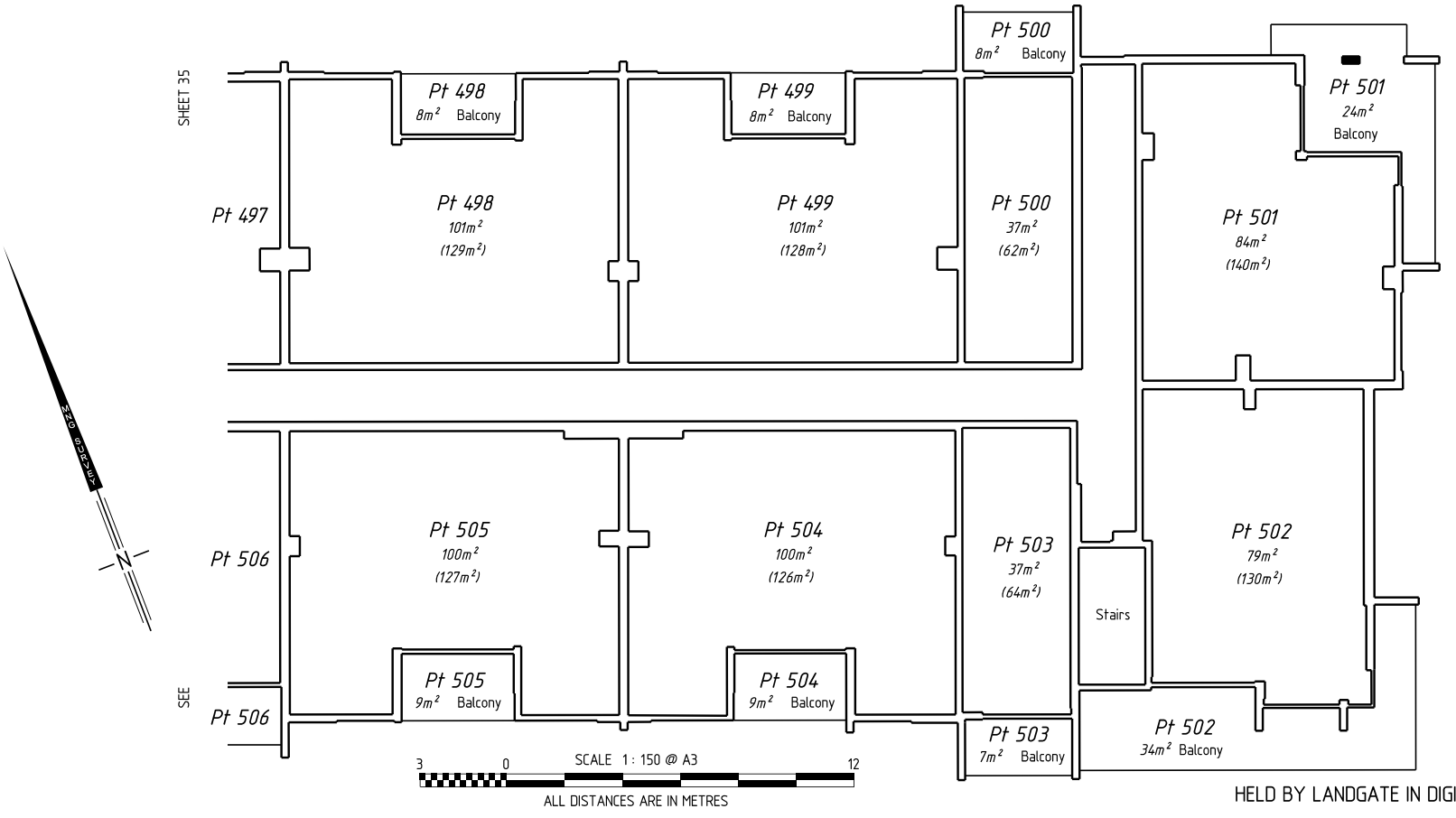
SIXTH FLOOR PLAN

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 BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY " ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

FOR OTHER PART OF LOTS 498 & 499 SEE SHEET 18
FOR OTHER PART OF LOT 500 SEE SHEETS 4 & 15
FOR OTHER PART OF LOT 501 SEE SHEETS 10 & 11
FOR OTHER PART OF LOT 502 SEE SHEETS 10 & 13
FOR OTHER PART OF LOT 503 SEE SHEETS 3 & 4
FOR OTHER PART OF LOTS 504 & 505 SEE SHEETS 17 & 18

■ = PILLAR (COMMON PROPERTY)



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STRATA PLAN

55728

SHEET 37 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007ae

SEVENTH FLOOR PLAN

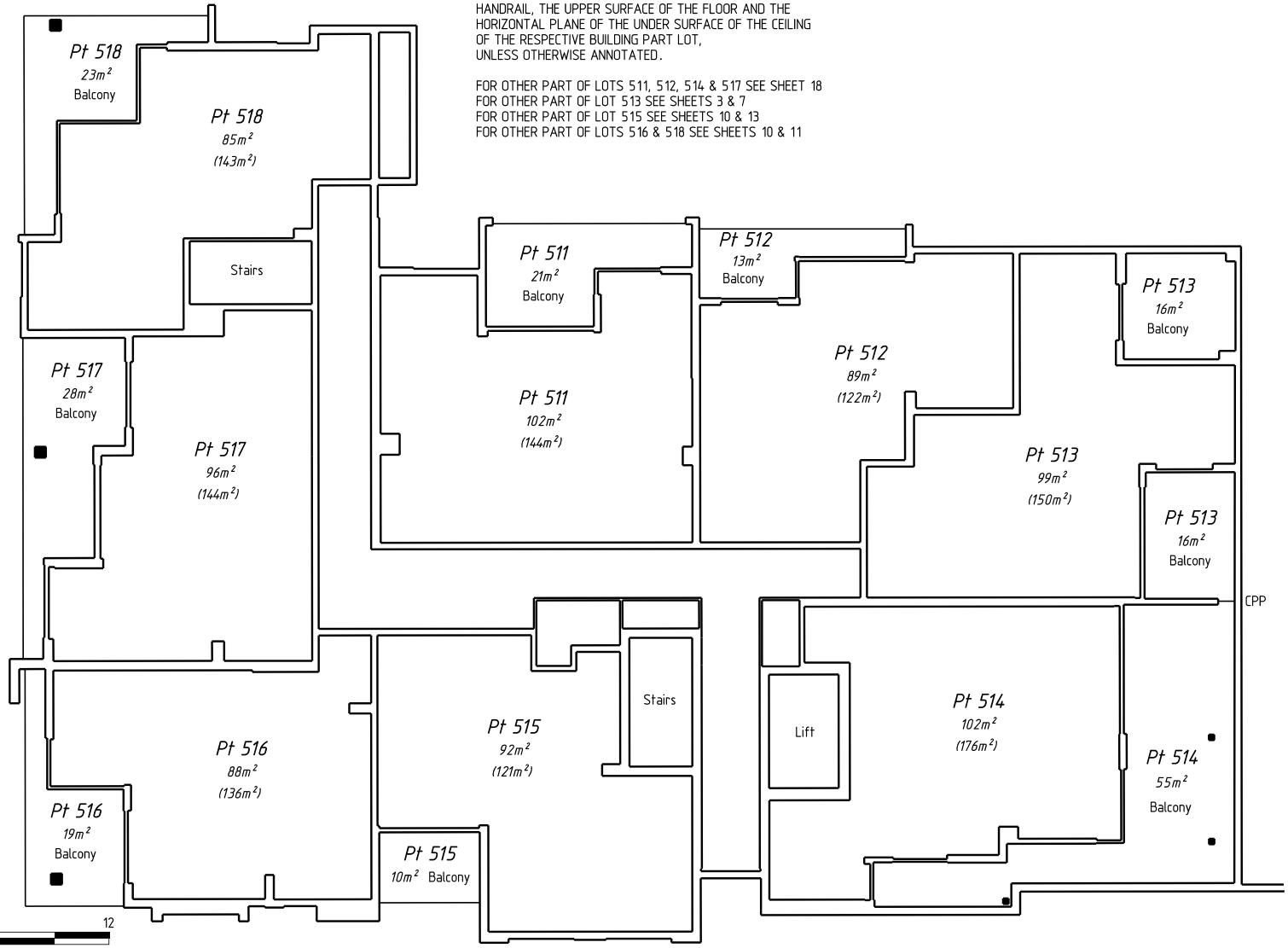
THE BOUNDARIES OF THE LOTS, OR PART LOTS, WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3 (2) (a) OF THE *STRATA TITLES ACT 1985*.

THE BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY" ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

FOR OTHER PART OF LOTS 511, 512, 514 & 517 SEE SHEET 18
FOR OTHER PART OF LOT 513 SEE SHEETS 3 & 7
FOR OTHER PART OF LOT 515 SEE SHEETS 10 & 13
FOR OTHER PART OF LOTS 516 & 518 SEE SHEETS 10 & 11

■ = PILLAR (COMMON PROPERTY)

CPP = CENTRE OF PLANE PRODUCED



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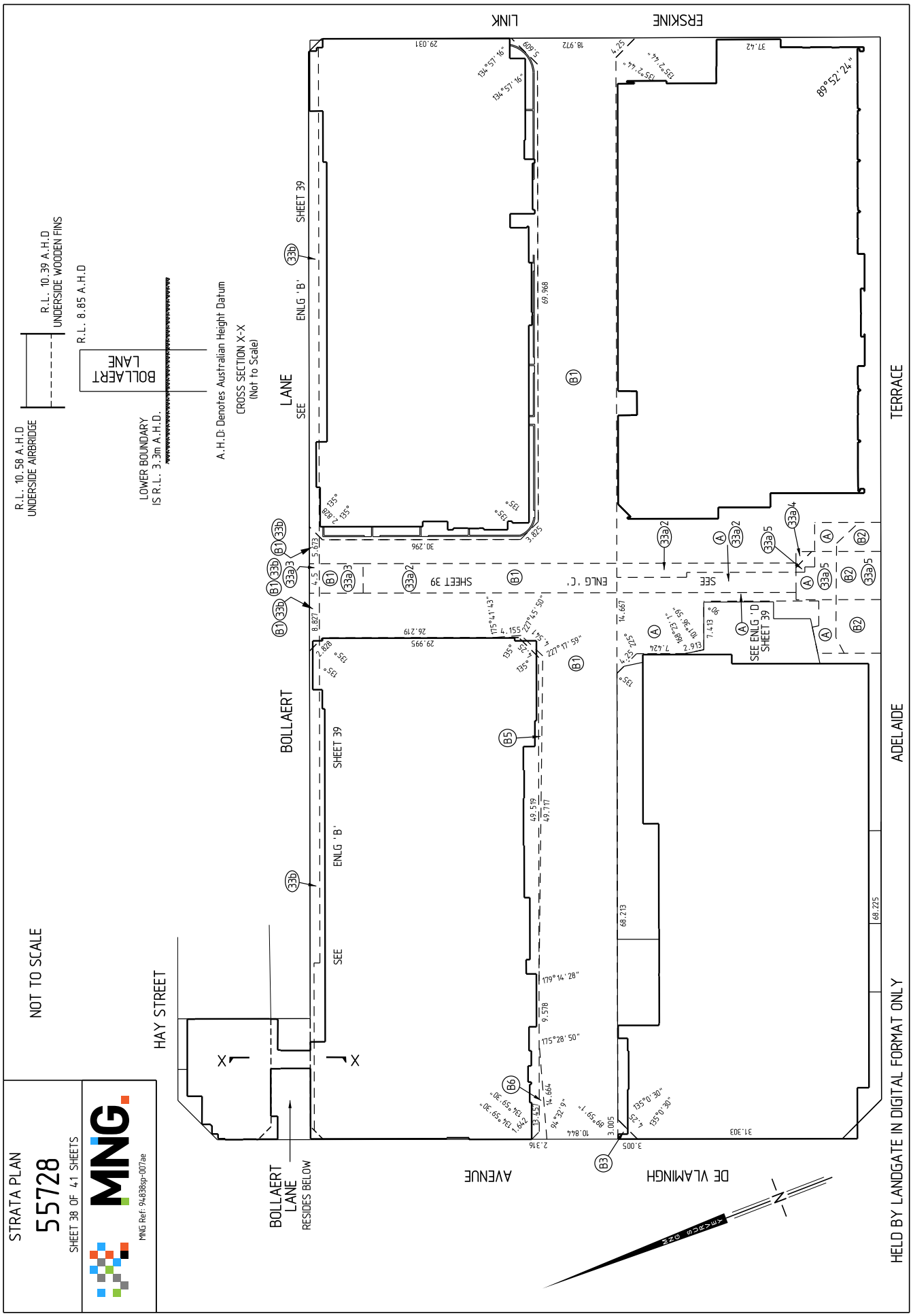

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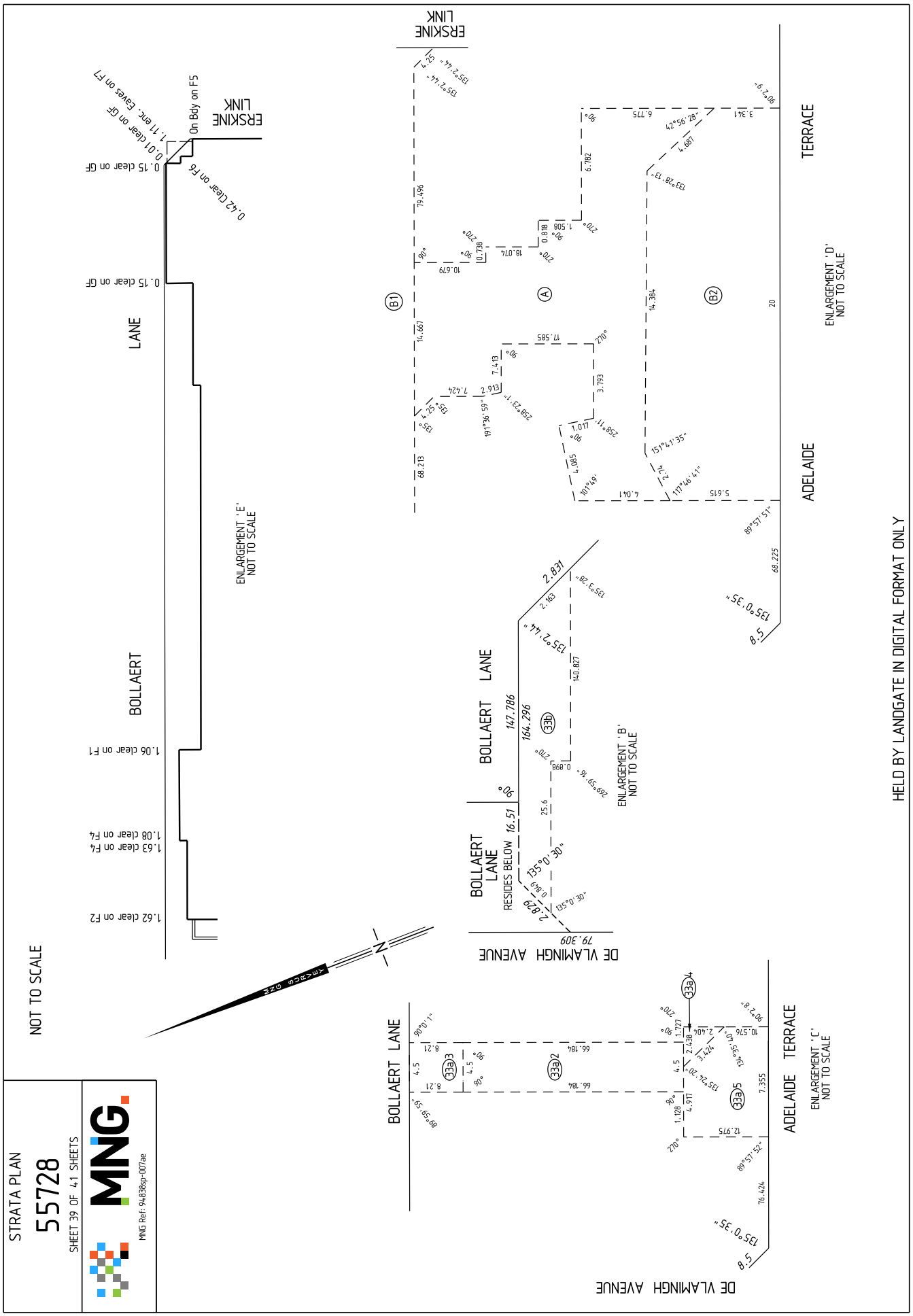

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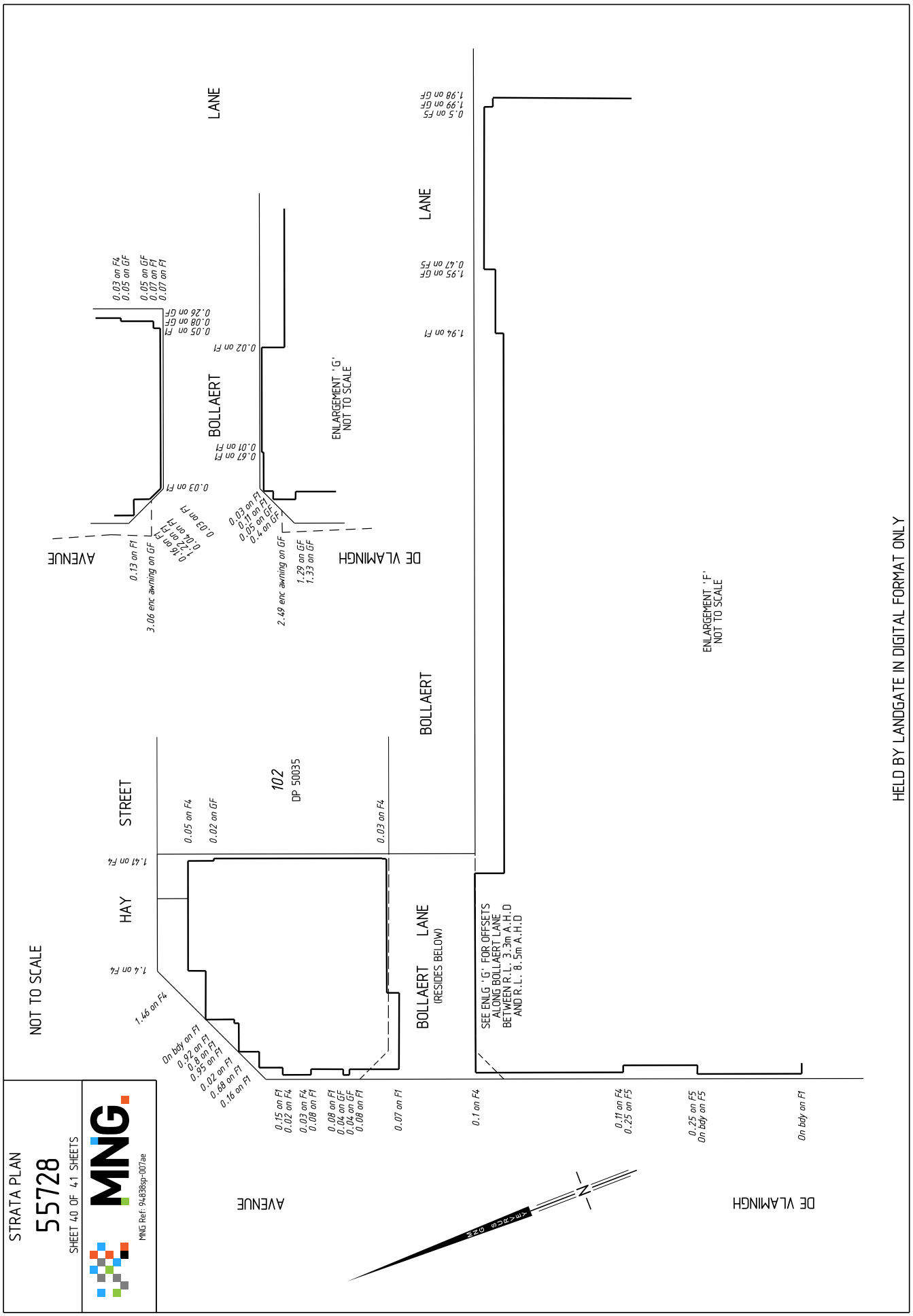

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STRATA PLAN

55728

SHEET 41 OF 41 SHEETS

MNG

MNG Ref: 94838sp-007af

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED/ SERVIENT LOT	BENEFIT TO/ DOMINANT LOT	COMMENTS
(33a) 2	EASEMENT (DRAINAGE)	SEC 167 OF THE P & D ACT, REG 33a	DP 64742	COMMON PROPERTY	CITY OF PERTH	LIMITED IN HEIGHT FROM -3.85 A.H.D TO -6.5 A.H.D
(33a) 3	EASEMENT (DRAINAGE)	SEC 167 OF THE P & D ACT, REG 33a	DP 64742	COMMON PROPERTY	CITY OF PERTH	
(33b)	EASEMENT (SEWERAGE)	SEC 167 OF THE P & D ACT, REG 33b	DP 64742	COMMON PROPERTY	WATER CORPORATION	LIMITED IN HEIGHT TO 4.3 A.H.D. AS MODIFIED BY DOC N029025
(A)	EASEMENT (PUBLIC ACCESS)	SEC 195 & 196 OF THE LAA	DOC M233471	COMMON PROPERTY	CITY OF PERTH & THE PUBLIC AT LARGE	LIMITED IN HEIGHT FROM 3.12 A.H.D. TO 8.85 A.H.D
(B1)	EASEMENT (PUBLIC ACCESS)	SEC 195 & 196 OF THE LAA	DOC M233471	COMMON PROPERTY	CITY OF PERTH & THE PUBLIC AT LARGE	LIMITED IN HEIGHT FROM 3.12 A.H.D. TO 8.85 A.H.D AS MODIFIED BY DOC M750710 AND SEE DP402957
(B2)	EASEMENT (PUBLIC ACCESS)	SEC 195 & 196 OF THE LAA	DOC M233471	COMMON PROPERTY	CITY OF PERTH & THE PUBLIC AT LARGE	LIMITED IN HEIGHT FROM 3.12 A.H.D. TO 8.85 A.H.D
(B3)	EASEMENT (PUBLIC ACCESS)	SEC 195 & 196 OF THE LAA	DOC M233471	COMMON PROPERTY	CITY OF PERTH & THE PUBLIC AT LARGE	LIMITED IN HEIGHT FROM 3.12 A.H.D. TO 8.35 A.H.D
(B5), (B6)	EASEMENT (PUBLIC ACCESS)	SEC 195 & 196 OF THE LAA	DOC M233471	COMMON PROPERTY	CITY OF PERTH & THE PUBLIC AT LARGE	LIMITED IN HEIGHT FROM 3.12 A.H.D. TO 6.62 A.H.D AS MODIFIED BY DOC M750711 AND SEE DP402957
(33a) 4	EASEMENT (DRAINAGE)	SEC 167 OF THE P & D ACT, REG 33a	SP 55728	COMMON PROPERTY	CITY OF PERTH	LIMITED IN HEIGHT TO -3.85m A.H.D.
(33a) 5	EASEMENT (DRAINAGE)	SEC 167 OF THE P & D ACT, REG 33a	SP 55728	COMMON PROPERTY	CITY OF PERTH	LIMITED IN HEIGHT TO 8.5m A.H.D.
	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA	DOC N302602	LOTS 401, 403, 410, 421, 425, 431, 433, 444, 446, 449, 452, 453, 455, 465, 470, 483, 520 AND 521	SEE DOCUMENT	AFFORDABLE HOUSING

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FORM 3

STRATA PLAN No. 55728					
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	2056	2800 - 845	28	12	2850 - 15
2	27	2800 - 846	29	17	2850 - 16
3	28	2800 - 847	30	12	2850 - 17
4	23	2800 - 848	31	15	2850 - 18
5	26	2800 - 849	32	14	2850 - 19
6	20	2800 - 850	33	12	2850 - 20
7	19	2800 - 851	34	12	2850 - 21
8	27	2800 - 852	35	12	2850 - 22
9	24	2800 - 853	36	12	2850 - 23
10	17	2800 - 854	37	12	2850 - 24
11	24	2800 - 855	38	12	2850 - 25
12	17	2800 - 856	39	12	2850 - 26
13	Now Subdivided		40	16	2850 - 27
14	22	2850 - 1	41	13	2850 - 28
15	22	2850 - 2	42	10	2850 - 29
16	21	2850 - 3	43	13	2850 - 30
17	22	2850 - 4	44	13	2850 - 31
18	22	2850 - 5	45	17	2850 - 32
19	22	2850 - 6	46	13	2850 - 33
20	22	2850 - 7	47	15	2850 - 34
21	22	2850 - 8	48	15	2850 - 35
22	11	2850 - 9	49	12	2850 - 36
23	11	2850 - 10	50	12	2850 - 37
24	16	2850 - 11	51	12	2850 - 38
25	12	2850 - 12	52	12	2850 - 39
26	10	2850 - 13	53	12	2850 - 40
27	12	2850 - 14	54	12	2850 - 41

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Lot No,	Unit Entitlement	Vol. Fol.	Lot No,	Unit Entitlement	Vol. Fol.
55	12	2850 - 42	82	10	2850 - 69
56	16	2850 - 43	83	8	2850 - 70
57	13	2850 - 44	84	16	2850 - 71
58	10	2850 - 45	85	17	2850 - 72
59	13	2850 - 46	86	17	2850 - 73
60	13	2850 - 47	87	12	2850 - 74
61	18	2850 - 48	88	10	2850 - 75
62	13	2850 - 49	89	8	2850 - 76
63	15	2850 - 50	90	15	2850 - 77
64	7	2850 - 51	91	13	2850 - 78
65	7	2850 - 52	92	12	2850 - 79
66	15	2850 - 53	93	12	2850 - 80
67	12	2850 - 54	94	10	2850 - 81
68	12	2850 - 55	95	8	2850 - 82
69	11	2850 - 56	96	17	2850 - 83
70	8	2850 - 57	97	17	2850 - 84
71	8	2850 - 58	98	13	2850 - 85
72	17	2850 - 59	99	13	2850 - 86
73	17	2850 - 60	100	10	2850 - 87
74	13	2850 - 61	101	7	2850 - 88
75	12	2850 - 62	102	16	2850 - 89
76	9	2850 - 63	103	13	2850 - 90
77	7	2850 - 64	104	12	2850 - 91
78	15	2850 - 65	105	12	2850 - 92
79	12	2850 - 66	106	11	2850 - 93
80	12	2850 - 67	107	8	2850 - 94
81	12	2850 - 68	108	17	2850 - 95

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Lot No,	Unit Entitlement	Vol. Fol.	Lot No,	Unit Entitlement	Vol. Fol.
109	18	2850 - 96	136	10	2850 - 123
110	14	2850 - 97	137	8	2850 - 124
111	13	2850 - 98	138	16	2850 - 125
112	10	2850 - 99	139	13	2850 - 126
113	8	2850 - 100	140	13	2850 - 127
114	16	2850 - 101	141	13	2850 - 128
115	13	2850 - 102	142	11	2850 - 129
116	13	2850 - 103	143	8	2850 - 130
117	12	2850 - 104	144	18	2850 - 131
118	11	2850 - 105	145	18	2850 - 132
119	8	2850 - 106	146	14	2850 - 133
120	17	2850 - 107	147	13	2850 - 134
121	18	2850 - 108	148	10	2850 - 135
122	14	2850 - 109	149	8	2850 - 136
123	13	2850 - 110	150	16	2850 - 137
124	10	2850 - 111	151	14	2850 - 138
125	8	2850 - 112	152	13	2850 - 139
126	16	2850 - 113	153	13	2850 - 140
127	13	2850 - 114	154	11	2850 - 141
128	13	2850 - 115	155	8	2850 - 142
129	13	2850 - 116	156	18	2850 - 143
130	11	2850 - 117	157	18	2850 - 144
131	8	2850 - 118	158	14	2850 - 145
132	17	2850 - 119	159	14	2850 - 146
133	18	2850 - 120	160	10	2850 - 147
134	14	2850 - 121	161	8	2850 - 148
135	13	2850 - 122	162	16	2850 - 149

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Lot No,	Unit Entitlement	Vol. Fol.	Lot No,	Unit Entitlement	Vol. Fol.
163	14	2850 - 150	190	14	2850 - 177
164	13	2850 - 151	191	18	2850 - 178
165	13	2850 - 152	192	19	2850 - 179
166	11	2850 - 153	193	15	2850 - 180
167	8	2850 - 154	194	18	2850 - 181
168	18	2850 - 155	195	14	2850 - 182
169	19	2850 - 156	196	17	2850 - 183
170	15	2850 - 157	197	14	2850 - 184
171	14	2850 - 158	198	14	2850 - 185
172	10	2850 - 159	199	17	2850 - 186
173	8	2850 - 160	200	15	2850 - 187
174	17	2850 - 161	201	19	2850 - 188
175	14	2850 - 162	202	19	2850 - 189
176	14	2850 - 163	203	15	2850 - 190
177	13	2850 - 164	204	18	2850 - 191
178	11	2850 - 165	205	14	2850 - 192
179	9	2850 - 166	206	17	2850 - 193
180	18	2850 - 167	207	15	2850 - 194
181	19	2850 - 168	208	14	2850 - 195
182	15	2850 - 169	209	17	2850 - 196
183	14	2850 - 170	210	15	2850 - 197
184	10	2850 - 171	211	19	2850 - 198
185	8	2850 - 172	212	20	2850 - 199
186	17	2850 - 173	213	15	2850 - 200
187	14	2850 - 174	214	18	2850 - 201
188	14	2850 - 175	215	14	2850 - 202
189	17	2850 - 176	216	18	2850 - 203

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Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
217	15	2850	204	244	19	2850	231
218	15	2850	205	245	15	2850	232
219	18	2850	206	246	18	2850	233
220	15	2850	207	247	16	2850	234
221	19	2850	208	248	27	2850	235
222	20	2850	209	249	25	2850	236
223	16	2850	210	250	22	2850	237
224	18	2850	211	251	22	2850	238
225	14	2850	212	252	29	2850	239
226	18	2850	213	253	23	2850	240
227	15	2850	214	254	19	2850	241
228	15	2850	215	255	16	2850	242
229	18	2850	216	256	28	2850	243
230	15	2850	217	257	25	2850	244
231	20	2850	218	258	23	2850	245
232	20	2850	219	259	23	2850	246
233	16	2850	220	260	29	2850	247
234	19	2850	221	261	24	2850	248
235	14	2850	222	262	19	2850	249
236	18	2850	223	263	16	2850	250
237	15	2850	224	264	28	2850	251
238	15	2850	225	265	26	2850	252
239	18	2850	226	266	23	2850	253
240	15	2850	227	267	23	2850	254
241	20	2850	228	268	20	2850	255
242	21	2850	229	269	25	2850	256
243	16	2850	230	270	19	2850	257

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Lot No,	Unit Entitlement	Vol. Fol.	Lot No,	Unit Entitlement	Vol. Fol.
271	17	2850 - 258	298	13	2877 - 10
272	29	2850 - 259	299	13	2877 - 11
273	26	2850 - 260	300	13	2877 - 12
274	24	2850 - 261	301	13	2877 - 13
275	24	2850 - 262	302	13	2877 - 14
276	30	2850 - 263	303	13	2877 - 15
277	25	2850 - 264	304	14	2877 - 16
278	73	2850 - 265	305	10	2877 - 17
279	57	2850 - 266	306	14	2877 - 18
280	68	2850 - 267	307	14	2877 - 19
281	57	2850 - 268	308	11	2877 - 20
282	68	2850 - 269	309	11	2877 - 21
283	21	2850 - 270	310	11	2877 - 22
284	Now Subdivided		311	10	2877 - 23
285	13	2850 - 272	312	10	2877 - 24
286	9	2850 - 273	313	11	2877 - 25
287	9	2850 - 274	314	11	2877 - 26
288	12	2850 - 275	315	13	2877 - 27
289	13	2877 - 1	316	9	2877 - 28
290	9	2877 - 2	317	13	2877 - 29
291	10	2877 - 3	318	13	2877 - 30
292	10	2877 - 4	319	13	2877 - 31
293	15	2877 - 5	320	13	2877 - 32
294	11	2877 - 6	321	13	2877 - 33
295	11	2877 - 7	322	13	2877 - 34
296	9	2877 - 8	323	14	2877 - 35
297	9	2877 - 9	324	10	2877 - 36

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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.
325	14	2877 - 37	352	15	2877 - 64
326	13	2877 - 38	353	18	2877 - 65
327	11	2877 - 39	354	13	2877 - 66
328	9	2877 - 40	355	13	2877 - 67
329	12	2877 - 41	356	13	2877 - 68
330	13	2877 - 42	357	13	2877 - 69
331	9	2877 - 43	358	13	2877 - 70
332	15	2877 - 44	359	15	2877 - 71
333	17	2877 - 45	360	11	2877 - 72
334	15	2877 - 46	361	16	2877 - 73
335	18	2877 - 47	362	15	2877 - 74
336	13	2877 - 48	363	12	2877 - 75
337	13	2877 - 49	364	9	2877 - 76
338	13	2877 - 50	365	13	2877 - 77
339	13	2877 - 51	366	13	2877 - 78
340	13	2877 - 52	367	11	2877 - 79
341	15	2877 - 53	368	16	2877 - 80
342	11	2877 - 54	369	17	2877 - 81
343	16	2877 - 55	370	16	2877 - 82
344	15	2877 - 56	371	25	2877 - 83
345	12	2877 - 57	372	20	2877 - 84
346	9	2877 - 58	373	16	2877 - 85
347	13	2877 - 59	374	23	2877 - 86
348	13	2877 - 60	375	22	2877 - 87
349	10	2877 - 61	376	18	2877 - 88
350	15	2877 - 62	377	21	2877 - 89
351	17	2877 - 63	378	25	2877 - 90

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FORM 3

STRATA PLAN No. 55728					
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.
379	20	2877 - 91	406	15	2899 - 410
380	16	2877 - 92	407	15	2899 - 411
381	24	2877 - 93	408	14	2899 - 412
382	23	2877 - 94	409	14	2899 - 413
383	18	2877 - 95	410	10	2899 - 414
384	21	2877 - 96	411	9	2899 - 415
385	25	2877 - 97	412	11	2899 - 416
386	21	2877 - 98	413	9	2899 - 417
387	17	2877 - 99	414	12	2899 - 418
388	24	2877 - 100	415	15	2899 - 419
389	23	2877 - 101	416	15	2899 - 420
390	19	2877 - 102	417	15	2899 - 421
391	22	2877 - 103	418	15	2899 - 422
392	Now Subdivided		419	15	2899 - 423
393	8	2877 - 106	420	15	2899 - 424
394	12	2877 - 107	421	7	2899 - 425
395	9	2877 - 108	422	14	2899 - 426
396	12	2877 - 109	423	10	2899 - 427
397	15	2899 - 401	424	13	2899 - 428
398	15	2899 - 402	425	7	2899 - 429
399	15	2899 - 403	426	15	2899 - 430
400	15	2899 - 404	427	15	2899 - 431
401	7	2899 - 405	428	10	2899 - 432
402	14	2899 - 406	429	14	2899 - 433
403	10	2899 - 407	430	14	2899 - 434
404	13	2899 - 408	431	10	2899 - 435
405	7	2899 - 409	432	7	2899 - 436

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FORM 3

STRATA PLAN No. 55728					
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.
433	12	2899 - 437	460	16	2899 - 464
434	8	2899 - 438	461	16	2899 - 465
435	12	2899 - 439	462	16	2899 - 466
436	15	2899 - 440	463	8	2899 - 467
437	14	2899 - 441	464	14	2899 - 468
438	15	2899 - 442	465	10	2899 - 469
439	15	2899 - 443	466	14	2899 - 470
440	15	2899 - 444	467	8	2899 - 471
441	15	2899 - 445	468	16	2899 - 472
442	7	2899 - 446	469	16	2899 - 473
443	18	2899 - 447	470	10	2899 - 474
444	10	2899 - 448	471	15	2899 - 475
445	13	2899 - 449	472	15	2899 - 476
446	7	2899 - 450	473	15	2899 - 477
447	15	2899 - 451	474	14	2899 - 478
448	15	2899 - 452	475	9	2899 - 479
449	10	2899 - 453	476	12	2899 - 480
450	14	2899 - 454	477	16	2899 - 481
451	14	2899 - 455	478	17	2899 - 482
452	10	2899 - 456	479	16	2899 - 483
453	10	2899 - 457	480	16	2899 - 484
454	12	2899 - 458	481	16	2899 - 485
455	9	2899 - 459	482	16	2899 - 486
456	12	2899 - 460	483	8	2899 - 487
457	16	2899 - 461	484	14	2899 - 488
458	16	2899 - 462	485	14	2899 - 489
459	16	2899 - 463	486	8	2899 - 490

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FORM 3

STRATA PLAN No. 55728					
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.
487	16	2899 - 491	514	18	2899 - 518
488	16	2899 - 492	515	15	2899 - 519
489	10	2899 - 493	516	15	2899 - 520
490	15	2899 - 494	517	16	2899 - 521
491	15	2899 - 495	518	14	2899 - 522
492	15	2899 - 496	519	9	2899 - 523
493	14	2899 - 497	520	9	2899 - 524
494	40	2899 - 498	521	9	2899 - 525
495	40	2899 - 499	522	9	2899 - 526
496	17	2899 - 500	523	11	2899 - 527
497	17	2899 - 501	524	12	2899 - 528
498	17	2899 - 502	525	16	2899 - 529
499	17	2899 - 503	526	20	2899 - 530
500	8	2899 - 504			
501	15	2899 - 505			
502	14	2899 - 506			
503	8	2899 - 507			
504	17	2899 - 508			
505	17	2899 - 509			
506	10	2899 - 510			
507	15	2899 - 511			
508	15	2899 - 512			
509	16	2899 - 513			
510	14	2899 - 514			
511	18	2899 - 515			
512	18	2899 - 516			
513	10	2899 - 517			

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FORM 3

STRATA PLAN No. 55728					
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.
				Aggregate	10,000		

DESCRIPTION OF PARCEL

Subdivision of Lot 392 on Strata Plan 55728 comprising
125 Residential Apartments and 5 Commercial Suites
Known as Queens Riverside

CERTIFICATE OF LICENSED VALUER
SURVEY-STRATA

I, ……**Don Eftos**……, 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.

30-Nov-2015
Date

Digitally signed by Don Eftos
Date: 2015.11.30 17:56:57 +08'00'
Signed

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FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 55728

DESCRIPTION OF PARCEL & BUILDING

Lot 392 on SP 55728 CT 2877/104
Multi storey residential building of concrete and steel construction situated at 10-20 Adelaide Terrace, East Perth WA 6004

CERTIFICATE OF LICENSED SURVEYOR

I, Stephen Pinker . . . . . ., 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*.~~

Stephen Pinker
2016.01.15 10:38:00 +08'00'

. . . . . .
Licensed Surveyor Date

*Delete if inapplicable

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PERMIT

FORM BA12

Occupancy Permit - Strata

Western Australian Building Act 2011, section 50, 61
Building Regulations 2012, regulation 4

OFFICE USE ONLY | Permit number OCCPS-2016/33

This form is for the purposes of the *Building Act 2011*, section 50 and the *Strata Titles Act 1985*, section 5B(2)(a) and 8A(f)(i).

1. Details of building or structure

Certificate of title	Volume 2877	Folio 104	
Lot on survey	Lot 392		
Strata plan number	55728	Land being re-subdivided (if applicable)	Lot 284 SP 55728
Property street address	'Vacant Lot', Lot 392/2 Moreau Parade, EAST PERTH WA 6004		
Description of building	130 x Residential Lots - Q1		
Main BCA class of the building	2, 6 & 7a	Secondary BCA class (for multi-purpose buildings)	
Use(s) of building	Residential Units, retail tenancies & car-park	Each restriction on use (if applicable)	

2. Permit details

This occupancy permit is for: ☒ Whole of building ☐ Part of building

Details: Residential Units, retail tenancies & car-park (section 50 - built strata)

Western Australian Planning Commission approval required? ☒ Yes ☐ No

All requirements including those for encroachments under section 76 of the *Building Act 2011*, in addition to those covered in the certificate of building compliance, have been met to the satisfaction of the permit authority.

This occupancy permit is for the purpose of lodging a strata plan for registration or to re-subdivide a strata scheme under the *Strata Titles Act 1985*.

Issuing officer	Name: Mr B Bennett	Title: Principal Building Surveyor
	Signature	Date: 10-Feb-2016
Permit authority	City of Perth	

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FORM 26

WAPC Ref. STRBLT-2015/5333 **STRATA PLAN NO 55728**

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 25-Aug-2015 and relating to the property described below;

~~*(ii) the sketch submitted on 25-Aug-2015 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: Strata Plan 55728

Location: 2 (Lot 392) Moreau Parade, EAST PERTH WA

Locality: East Perth

Local Government: City of Perth

Lodged by: McMullen Nolan Group Pty Ltd
Date: 25 August 2015

(*To be deleted as appropriate.)

For Chairman, Western Australian Planning Commission
9 February 2016
Date

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

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STRATA PLAN 55728

SHEET 1 OF 30 SHEETS

PLAN OF: RE-SUBDIVISION OF LOT 284 ON SP 55728

CERTIFICATE OF TITLE: Volume 2850 Folio 271

LOCAL GOVERNMENT: CITY OF PERTH

INDEX PLAN: SEE SMARTPLAN

FIELD BOOK NUMBER: 130567

SCALE: SEE SHEETS

NAME OF SCHEME: QUEENS RIVERSIDE

ADDRESS OF PARCEL: 10-20 ADELAIDE TCE, EAST PERTH, W.A., 6004

MANAGEMENT STATEMENT ☒ YES ☐ NO

MCMULLEN NOLAN GROUP
PO Box 3526, Success W.A. 6964
Tel: (08) 6436 1599 Fax: (08) 6436 1500
Email: info@mngsurvey.com.au

MNG Ref : 94838sp-009y

LODGED
DATE 21.4.2015
FEE PAID $7820.00
ASSESS No. 17178571

CERTIFIED CORRECT EXAMINED MM 12.5.2015
COR.

IN ORDER FOR DEALINGS
SUBJECT TO Sec 129BA TLA.
Lodgement of BA12, Form 26.
Application to register Strata Plan.
FOR REGISTRAR OF TITLES 12.5.2015 DATE

N29027 APPLICATION
18-Jun-2015 DATE
REGISTERED REGISTRAR OF TITLES SEAL

W.A.P.C. Ref:- 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 to-

This Strata Plan submitted on ..... and relating to the property described herein

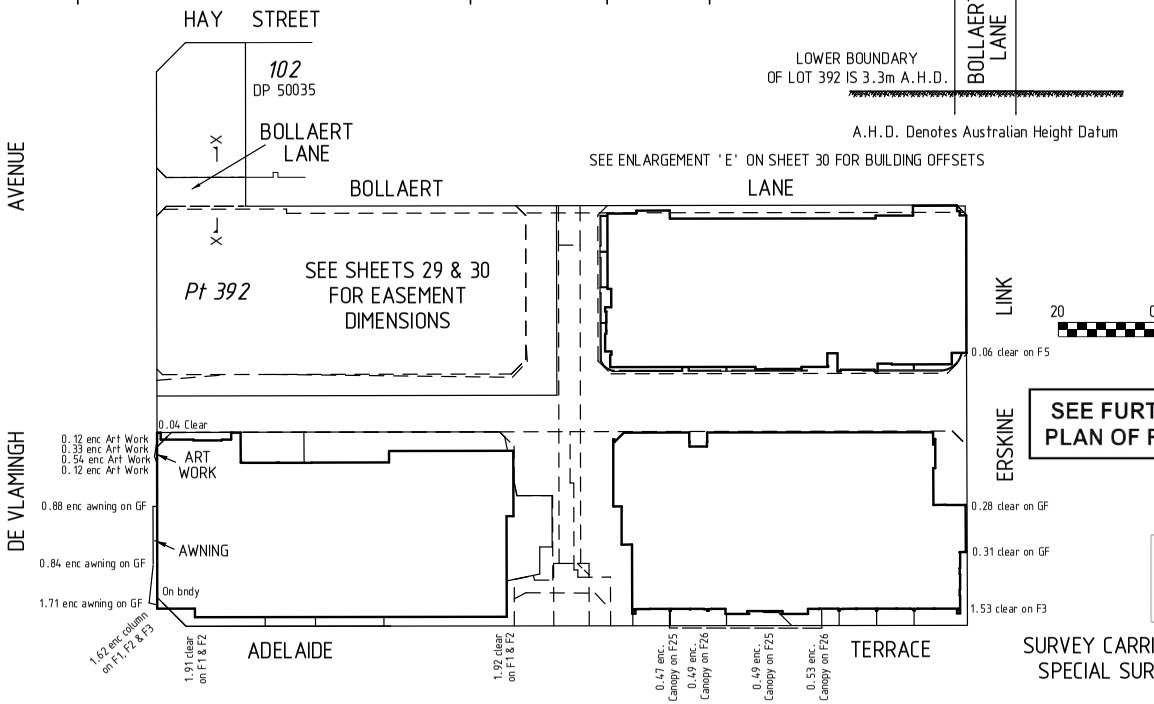
For Chairman, Western Australian Planning Commission DATE

Landgate
Western Australian Land Information Authority

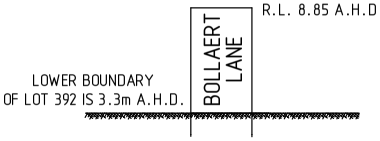
AMENDMENTS TABLE

VERSION	AMENDMENT	AUTHORISED BY	DATE
2	LANDGATE AUDIT REQUIREMENTS	S PINKER	8/5/2015

LOCATION PLAN



CROSS SECTION X-X (Not to Scale)



SEE ENLARGEMENT 'E' ON SHEET 30 FOR BUILDING OFFSETS

SURVEYOR'S CERTIFICATE - Reg 54

I, Stephen PINKER
hereby certify that this plan is accurate and is a correct representation of the -
(a) *survey, and/or
(b) *calculations from measurements recorded in the field records
[*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.

Stephen Pinker 2015.05.08 16:12:54+08'00'
Licensed Surveyor Date

LIMITED IN DEPTH TO 12.19 METRES UNLESS OTHERWISE SHOWN

SCALE 1 : 1000 @ A3
20 0 80
ALL DISTANCES ARE IN METRES

SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION

PLAN APPROVED
12.5.2015
INSPECTOR OF PLANS AND SURVEYS (Sect 18 Licensed Surveyors Act 1909) Date

SURVEY CARRIED OUT UNDER REG 26A SPECIAL SURVEY AREA GUIDELINES

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED/ SERVIENT LOT	BENEFIT TO/ DOMINANT LOT	COMMENTS
(33a) 2	EASEMENT (DRAINAGE)	SEC 167 OF THE P & D ACT, REG 33a	DP 64742	COMMON PROPERTY	CITY OF PERTH	LIMITED IN HEIGHT FROM -3.85 A.H.D TO -6.5 A.H.D
(33a) 3	EASEMENT (DRAINAGE)	SEC 167 OF THE P & D ACT, REG 33a	DP 64742	COMMON PROPERTY	CITY OF PERTH	
(33b)	EASEMENT (SEWERAGE)	SEC 167 OF THE P & D ACT, REG 33b	DP 64742	LOT 392 AND COMMON PROPERTY	WATER CORPORATION	LIMITED IN HEIGHT TO 4.3 A.H.D. AS MODIFIED BY DOC N29025
(A)	EASEMENT (PUBLIC ACCESS)	SEC 195 & 196 OF THE LAA	DOC M233471	COMMON PROPERTY	CITY OF PERTH & THE PUBLIC AT LARGE	LIMITED IN HEIGHT FROM 3.12 A.H.D. TO 8.85 A.H.D
(B1)	EASEMENT (PUBLIC ACCESS)	SEC 195 & 196 OF THE LAA	DOC M233471	LOT 392 AND COMMON PROPERTY	CITY OF PERTH & THE PUBLIC AT LARGE	LIMITED IN HEIGHT FROM 3.12 A.H.D. TO 8.85 A.H.D AS MODIFIED BY DOC M750710 AND SEE DP402957
(B2)	EASEMENT (PUBLIC ACCESS)	SEC 195 & 196 OF THE LAA	DOC M233471	COMMON PROPERTY	CITY OF PERTH & THE PUBLIC AT LARGE	LIMITED IN HEIGHT FROM 3.12 A.H.D. TO 8.85 A.H.D
(B3)	EASEMENT (PUBLIC ACCESS)	SEC 195 & 196 OF THE LAA	DOC M233471	COMMON PROPERTY	CITY OF PERTH & THE PUBLIC AT LARGE	LIMITED IN HEIGHT FROM 3.12 A.H.D. TO 8.35 A.H.D
(B5), (B6)	EASEMENT (PUBLIC ACCESS)	SEC 195 & 196 OF THE LAA	DOC M233471	LOT 392 AND COMMON PROPERTY	CITY OF PERTH & THE PUBLIC AT LARGE	LIMITED IN HEIGHT FROM 3.12 A.H.D. TO 6.62 A.H.D AS MODIFIED BY DOC M750711 AND SEE DP402957
(33a) 4	EASEMENT (DRAINAGE)	SEC 167 OF THE P & D ACT, REG 33a	SP 55728	COMMON PROPERTY	CITY OF PERTH	LIMITED IN HEIGHT TO -3.85m A.H.D.
(33a) 5	EASEMENT (DRAINAGE)	SEC 167 OF THE P & D ACT, REG 33a	SP 55728	COMMON PROPERTY	CITY OF PERTH	LIMITED IN HEIGHT TO 8.5m A.H.D.
	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA	DOC N32562	LOTS 290, 295, 300, 305, 308-310, 318, 319, 322, 324, 327, 329, 331, 364 AND 393	SEE DOCUMENT	AFFORDABLE HOUSING

HELD BY LANDGATE IN DIGITAL FORM ONLY.

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STRATA PLAN
55728
SHEET 2 OF 30 SHEETS

MNG

MNG Ref : 94838sp-009y

LOWER BASEMENT FLOOR PLAN

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 SHOWN AS "CARBAY" (CB) AND "PT 392" EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

LOWER BASEMENT FLOOR LEVELS RANGE FROM -2.55m A.H.D. TO -3.27m A.H.D.

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

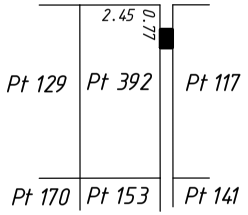
ALL ANGLES ON THE PLAN ARE MULTIPLES OF 45° UNLESS DEFINED BY STRUCTURES, PARCEL BOUNDARIES OR OTHERWISE STATED.

ALL WALLS ARE COMMON PROPERTY

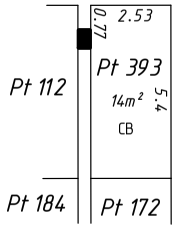
■ = PILLAR (COMMON PROPERTY)

CB = CARBAY

FOR OTHER PARTS TO LOT 392 SEE SHEETS 3-4, 6-15 OF 30 SHEETS
FOR OTHER PARTS TO LOT 393 SEE SHEET 17 OF 30 SHEETS



ENLARGEMENT 'A1'
NOT TO SCALE



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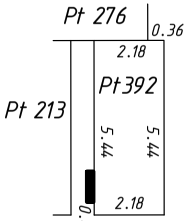
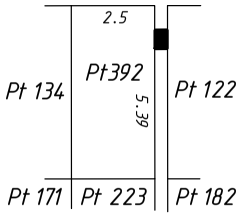


ENLARGEMENT 'A3'
NOT TO SCALE



ENLARGEMENT 'A4'
NOT TO SCALE

10 0 SCALE 1 : 600 @ A3 50

ALL DISTANCES ARE IN METRES

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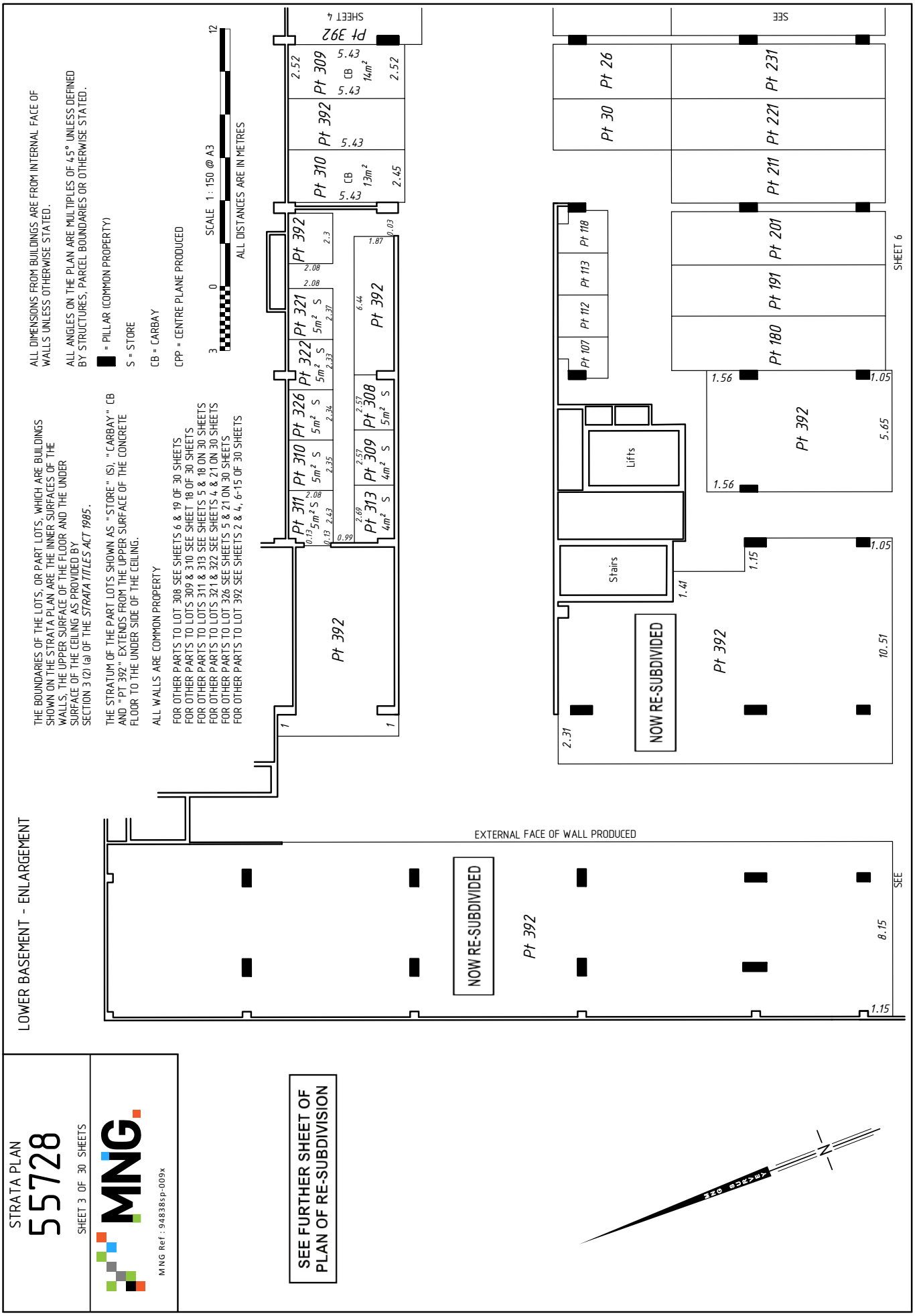
LOWER BASEMENT - ENLARGEMENT
SCALE 1 : 150 @ A3
ALL DIMENSIONS FROM BUILDINGS ARE FROM INTERNAL FACE OF WALLS UNLESS OTHERWISE STATED.
ALL ANGLES ON THE PLAN ARE MULTIPLES OF 45° UNLESS DEFINED BY STRUCTURES, PARCEL BOUNDARIES OR OTHERWISE STATED.
ALL DISTANCES ARE IN METRES
= PILLAR (COMMON PROPERTY)
S = STORE
CB = CARBAY
CPP = CENTRE PLANE PRODUCED
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 SHOWN AS "STORE" (S), "CARBAY" CB AND "PT 392" EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.
ALL WALLS ARE COMMON PROPERTY
FOR OTHER PARTS TO LOT 308 SEE SHEETS 6 & 19 OF 30 SHEETS
FOR OTHER PARTS TO LOTS 309 & 310 SEE SHEET 18 OF 30 SHEETS
FOR OTHER PARTS TO LOTS 311 & 313 SEE SHEETS 5 & 18 ON 30 SHEETS
FOR OTHER PARTS TO LOTS 321 & 322 SEE SHEETS 4 & 21 ON 30 SHEETS
FOR OTHER PARTS TO LOT 326 SEE SHEETS 5 & 21 ON 30 SHEETS
FOR OTHER PARTS TO LOT 392 SEE SHEETS 2 & 4, 6-15 OF 30 SHEETS
SHEET 4
Pt 392
Pt 309
Pt 310
Pt 392
Pt 321
Pt 322
Pt 326
Pt 310
Pt 311
Pt 313
Pt 309
Pt 308
Pt 392
Pt 392
Pt 392

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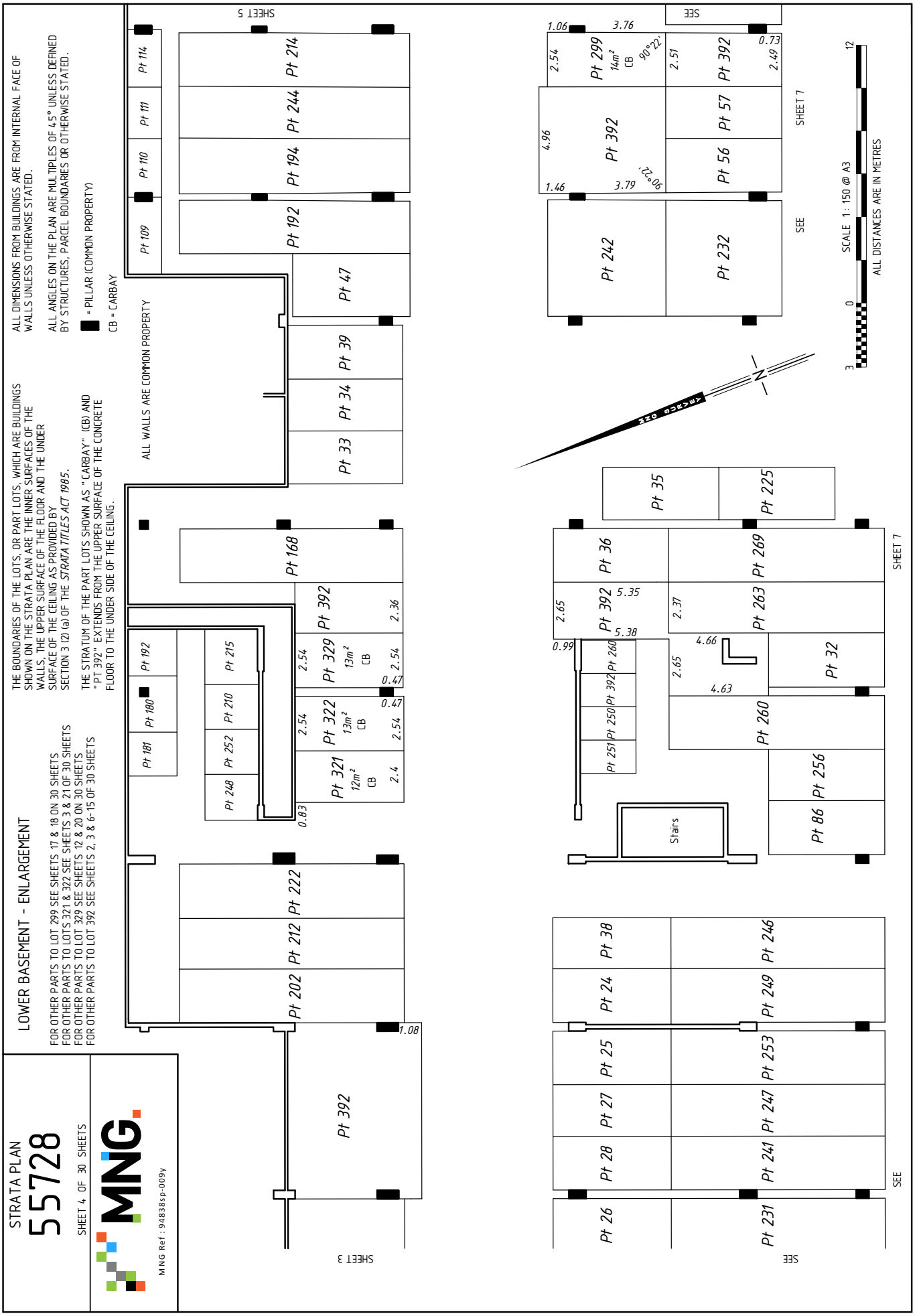

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STRATA PLAN
55728
SHEET 5 OF 30 SHEETS

MNG

MNG Ref : 94838sp-009y

LOWER BASEMENT - ENLARGEMENT

FOR OTHER PARTS TO LOT 298 SEE SHEETS 17 & 18 OF 30 SHEETS
FOR OTHER PARTS TO LOT 304 SEE SHEETS 12 & 19 OF 30 SHEETS
FOR OTHER PARTS TO LOT 306 SEE SHEETS 17 & 19 OF 30 SHEETS
FOR OTHER PARTS TO LOT 307 SEE SHEET 19 OF 30 SHEETS
FOR OTHER PARTS TO LOTS 311 & 313 SEE SHEETS 3 & 18 OF 30 SHEETS
FOR OTHER PARTS TO LOT 318 SEE SHEETS 12 & 20 OF 30 SHEETS
FOR OTHER PARTS TO LOT 319 SEE SHEETS 12 & 21 ON 30 SHEETS
FOR OTHER PARTS TO LOT 326 SEE SHEETS 3 & 21 OF 30 SHEETS

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 SHOWN AS "CARBAY" (CB) AND "STORE" (S) EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

ALL WALLS ARE COMMON PROPERTY

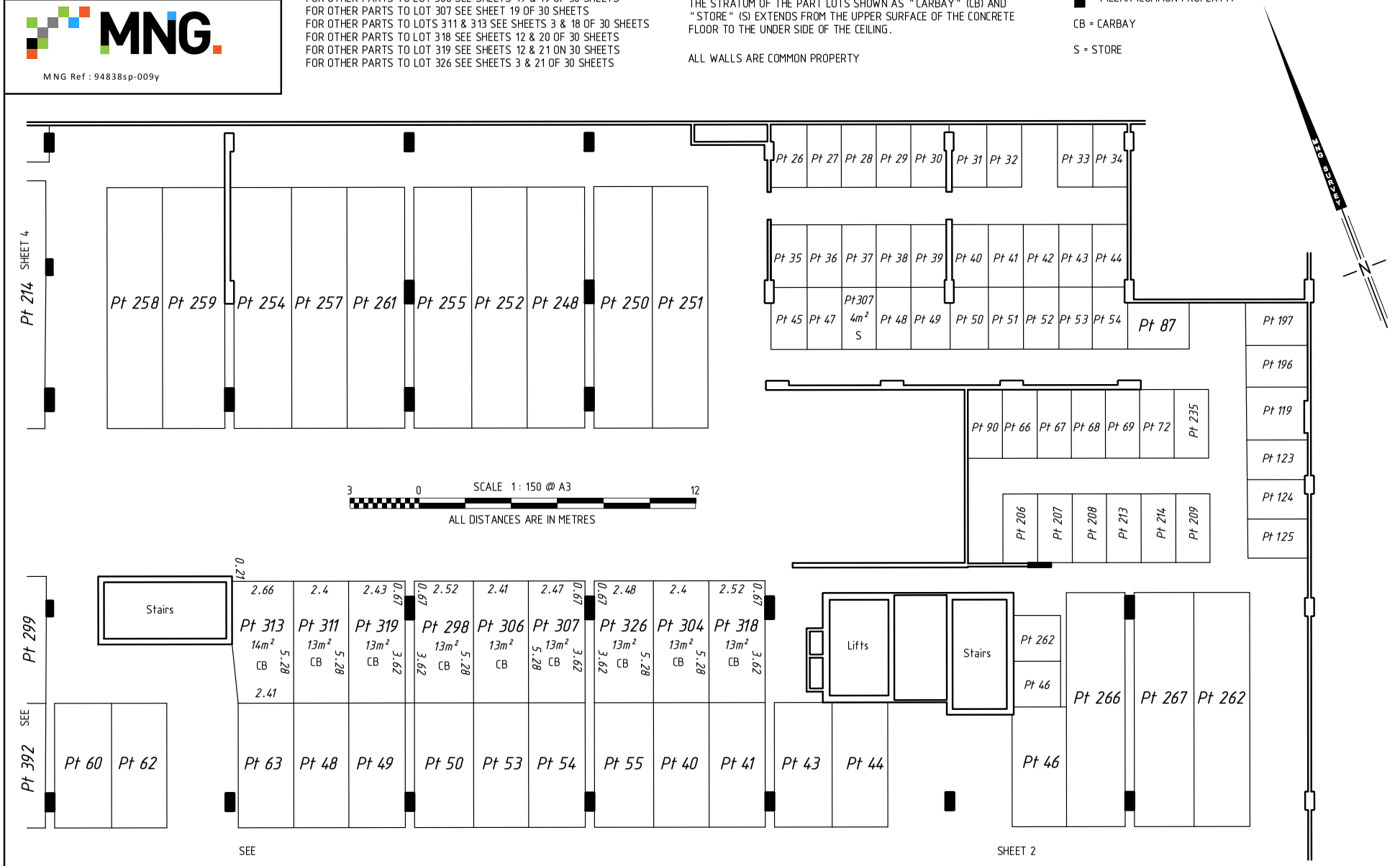
ALL DIMENSIONS FROM BUILDINGS ARE FROM INTERNAL FACE OF WALLS UNLESS OTHERWISE STATED.

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

■ = PILLAR (COMMON PROPERTY)

CB = CARBAY

S = STORE



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STRATA PLAN
55728
SHEET 6 OF 30 SHEETS

MNG Ref : 94838sp-009y

LOWER BASEMENT - ENLARGEMENT

FOR OTHER PARTS TO LOT 308 SEE SHEETS 3 & 19 OF 30 SHEETS
FOR OTHER PARTS TO LOT 392 SEE SHEETS 2-4 & 7-15 OF 30 SHEETS

SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION

SCALE 1 : 150 @ A3
3 0 12
ALL DISTANCES ARE IN METRES

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 LOT SHOWN AS "CARBAY" (CB) AND "PT 392" EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

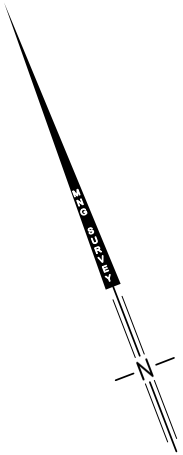
ALL DIMENSIONS FROM BUILDINGS ARE FROM INTERNAL FACE OF WALLS UNLESS OTHERWISE STATED.

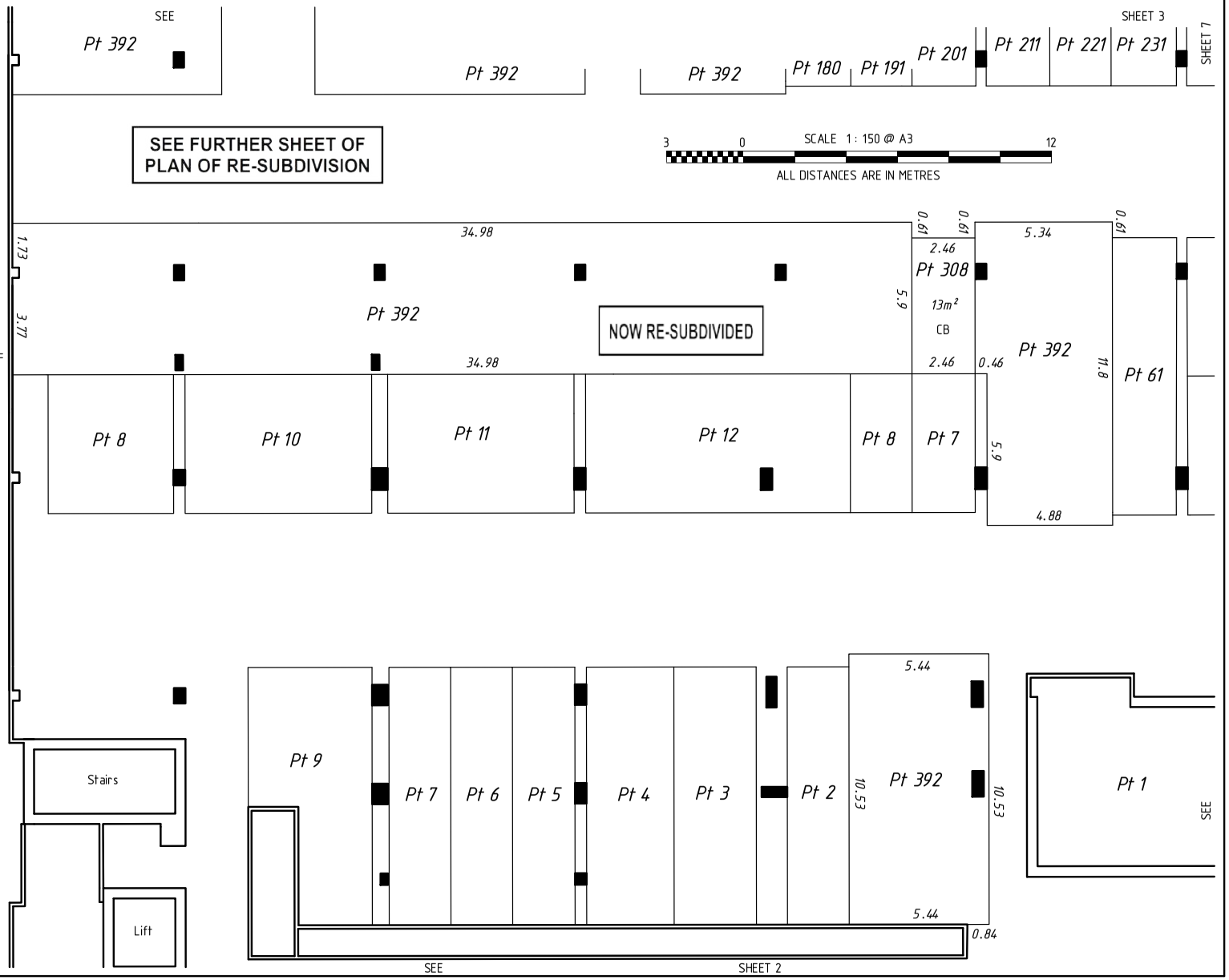
ALL ANGLES ON THE PLAN ARE MULTIPLES OF 45° UNLESS DEFINED BY STRUCTURES, PARCEL BOUNDARIES OR OTHERWISE STATED.

■ = PILLAR (COMMON PROPERTY)

CB = CARBAY

ALL WALLS ARE COMMON PROPERTY





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STRATA PLAN
55728
SHEET 7 OF 30 SHEETS

MNG

MNG Ref : 94838sp-009y

LOWER BASEMENT - ENLARGEMENT

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 SHOWN AS "PT 392" EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

ALL WALLS ARE COMMON PROPERTY

FOR OTHER PARTS TO LOT 392 SEE SHEETS 2-4, 6 & 8-15 OF 30 SHEETS

ALL DIMENSIONS FROM BUILDINGS ARE FROM INTERNAL 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 (COMMON PROPERTY)

CB = CARBAY

S = STORE

SEE SHEET 6

Pt 231 | Pt 241 | Pt 247 | Pt 253 | Pt 249 | Pt 246

SEE SHEET 4

Pt 86 | Pt 256 | Pt 260 | Pt 32 | Pt 263 | Pt 269 | Pt 225

SEE SHEET 4

Pt 232 | Pt 56 | Pt 57 | Pt 392

SEE SHEET 5

Pt 124 | Pt 148 | Pt 160 | Pt 111 | Pt 123

Pt 147 | Pt 159 | Pt 183 | Pt 145 | Pt 84

Pt 61 | Pt 42 | Pt 58 | Pt 392 (2.53 × 1.01, 90° 12') | Pt 72 | Pt 68 | Pt 67 | Pt 66 | Pt 82 | Pt 256 | Pt 78 | Pt 81 | Pt 93 | Pt 158

Pt 75 | Pt 74 | Pt 73 | Pt 140 | Pt 152 | Pt 69 | Pt 138 | Pt 150 | Pt 165 | Pt 177 | Pt 146

120 83'30" W

3 0 SCALE 1 : 150 @ A3 12

ALL DISTANCES ARE IN METRES

SEE

Pt 1

Pt 285 | Pt 22 | Pt 286 | Pt 23 | Pt 288 | Pt 287

SEE SHEET 2

SHEET 8

Pt 243 | Pt 189 | Pt 209 | Pt 239 | Pt 144

Pt 276

SEE

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STRATA PLAN
55728
SHEET 8 OF 30 SHEETS

MNG

MNG Ref : 94838sp-009y

LOWER BASEMENT - ENLARGEMENT

FOR OTHER PARTS TO LOT 297 SEE SHEETS 17 & 18 OF 30 SHEETS
FOR OTHER PARTS TO LOT 316 SEE SHEETS 12 & 20 OF 30 SHEETS
FOR OTHER PARTS TO LOT 325 SEE SHEETS 12 & 21 OF 30 SHEETS
FOR OTHER PARTS TO LOT 328 SEE SHEETS 12 & 21 OF 30 SHEETS
FOR OTHER PARTS TO LOT 346 SEE SHEETS 12 & 23 OF 30 SHEETS
FOR OTHER PARTS TO LOT 392 SEE SHEETS 2-4, 6-7 & 9-15 OF 30 SHEETS
FOR OTHER PARTS TO LOT 395 SEE SHEET 17 OF 30 SHEETS

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 LOT SHOWN AS "CARBAY" (CB) AND "PT 392" EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

ALL WALLS ARE COMMON PROPERTY

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

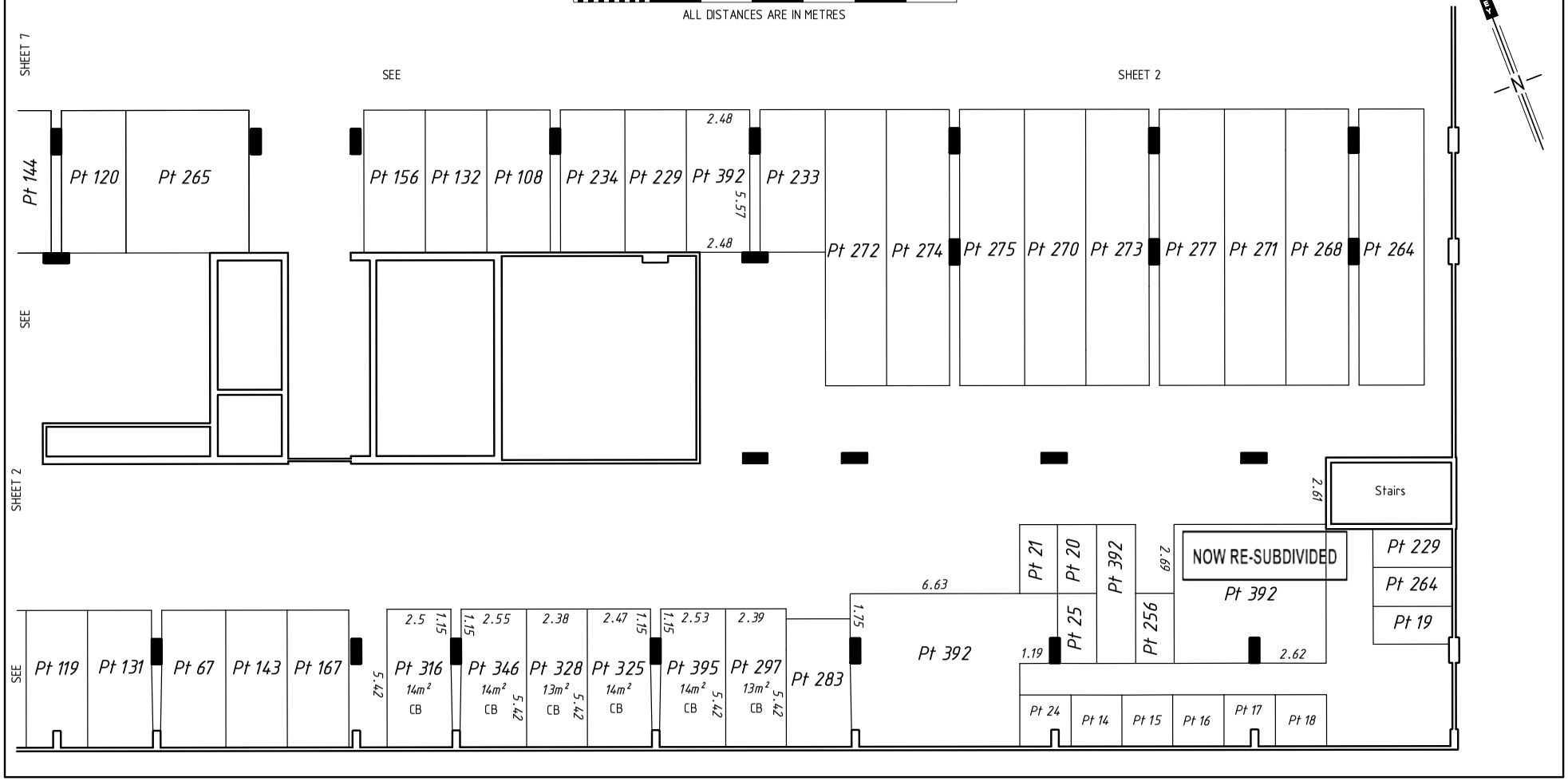
ALL ANGLES ON THE PLAN ARE MULTIPLES OF 45° UNLESS DEFINED BY STRUCTURES, PARCEL BOUNDARIES OR OTHERWISE STATED.

■ = PILLAR (COMMON PROPERTY)

CB = CARBAY

SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION

SCALE 1 : 150 @ A3
3 0 12
ALL DISTANCES ARE IN METRES



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STRATA PLAN
55728
SHEET 9 OF 30 SHEETS

MNG

MNG Ref : 94838sp-009y

BASEMENT FLOOR PLAN

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 SHOWN EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

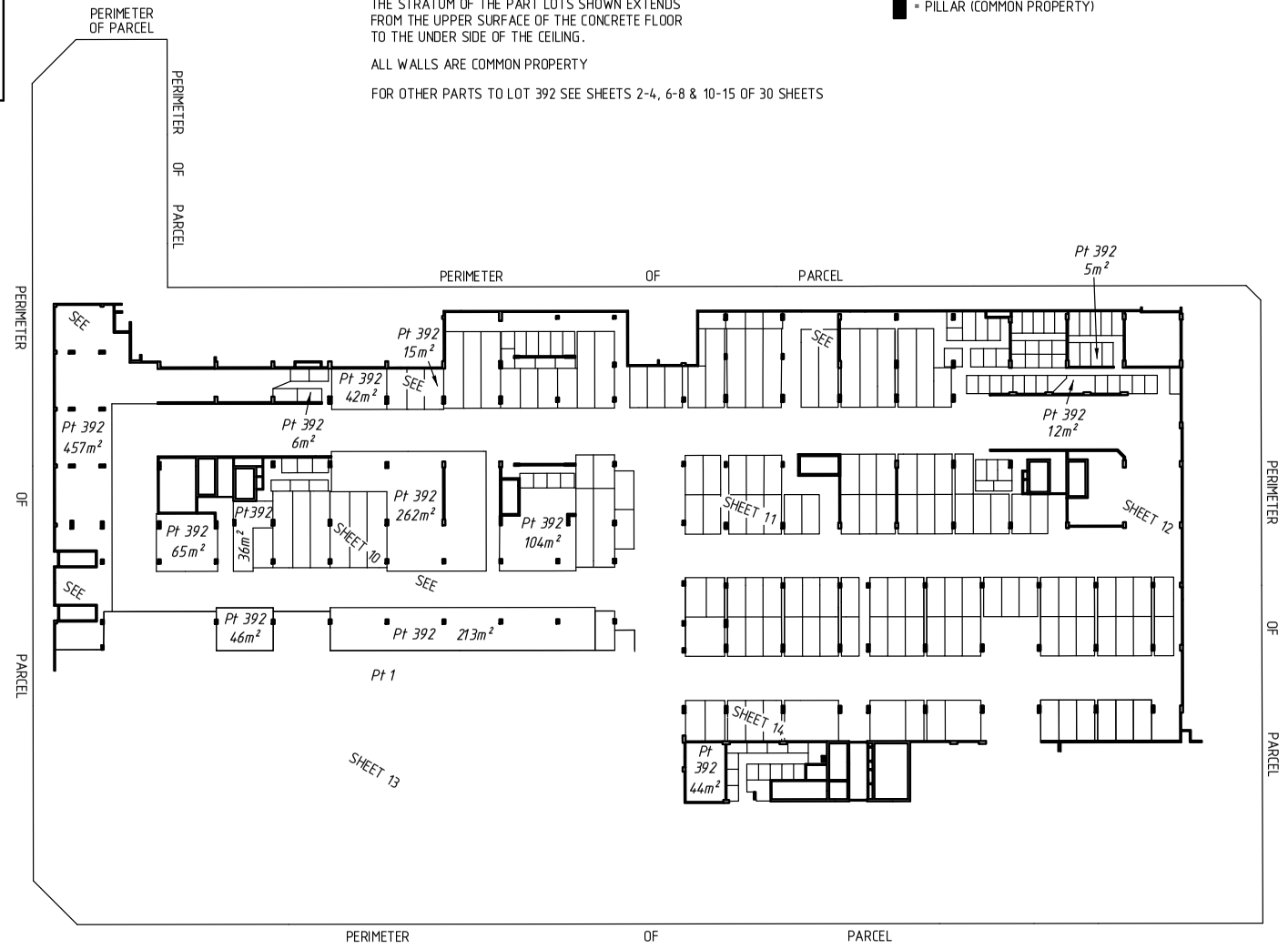
ALL WALLS ARE COMMON PROPERTY

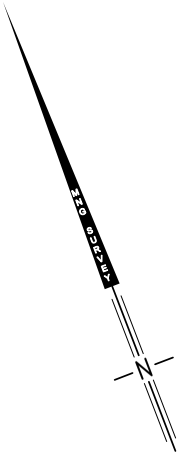
FOR OTHER PARTS TO LOT 392 SEE SHEETS 2-4, 6-8 & 10-15 OF 30 SHEETS

ALL DIMENSIONS FROM BUILDINGS ARE FROM INTERNAL 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 (COMMON PROPERTY)





10 0 SCALE 1 : 600 @ A3 50
ALL DISTANCES ARE IN METRES

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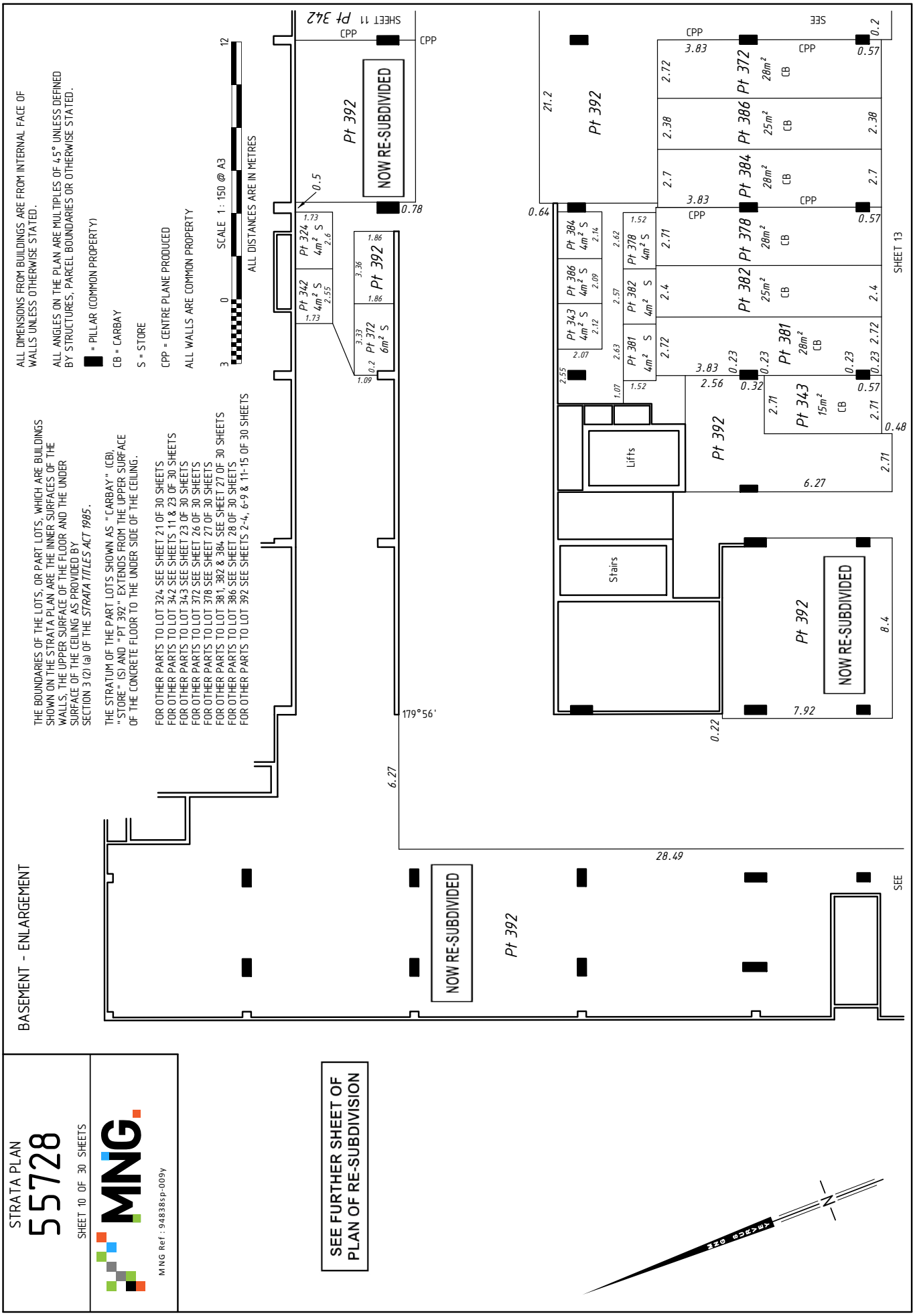

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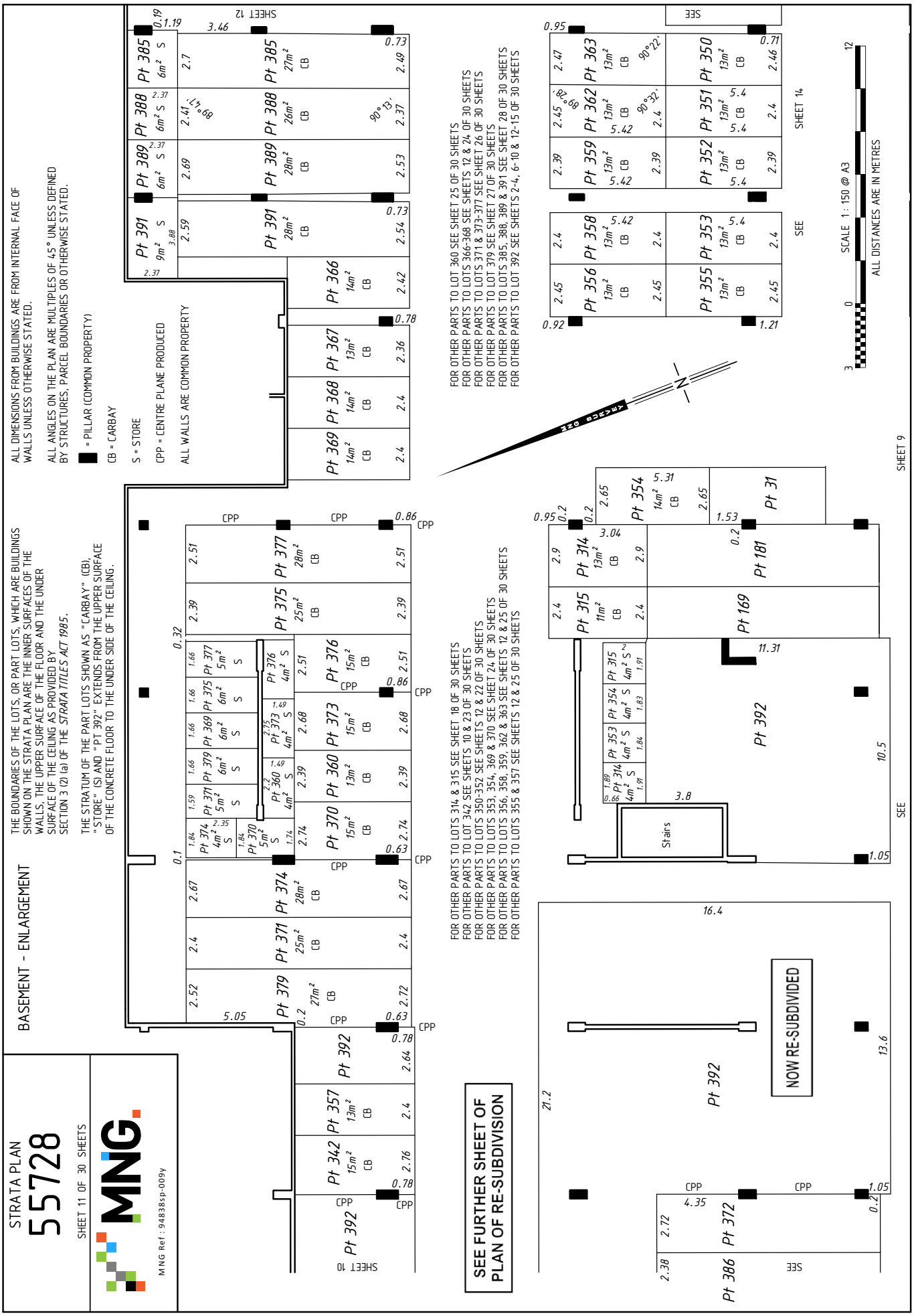

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STRATA PLAN
55728
SHEET 12 OF 30 SHEETS

MNG

MNG Ref : 94838sp-009y

BASEMENT - ENLARGEMENT

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 SHOWN AS "CARBAY" (CB), "STORE" (S) AND "PT 392" EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

ALL WALLS ARE COMMON PROPERTY

ALL DIMENSIONS FROM BUILDINGS ARE FROM INTERNAL 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 (COMMON PROPERTY)

CB = CARBAY

S = STORE

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STRATA PLAN
55728
SHEET 13 OF 30 SHEETS

MNG

MNG Ref : 94838sp-009y

BASEMENT - ENLARGEMENT

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 SHOWN AS "Pt 392" EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

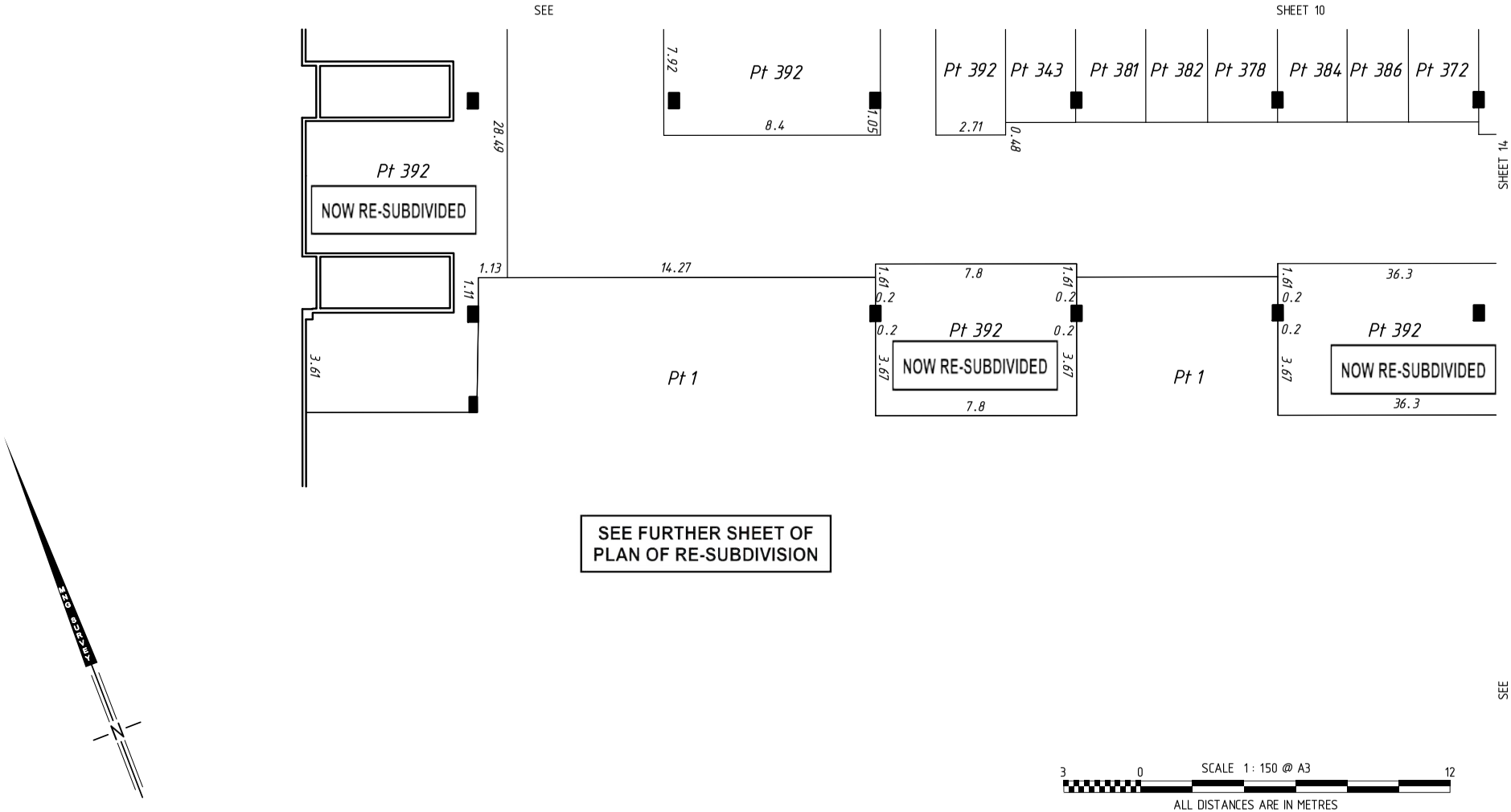
FOR OTHER PARTS TO LOT 392 SEE SHEETS 2-4, 6-12, 14 & 15 OF 30 SHEETS

ALL DIMENSIONS FROM BUILDINGS ARE FROM INTERNAL 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 (COMMON PROPERTY)

ALL WALLS ARE COMMON PROPERTY



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STRATA PLAN
55728
SHEET 14 OF 30 SHEETS

MNG

MNG Ref : 94838sp-009y

BASEMENT - ENLARGEMENT

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*.

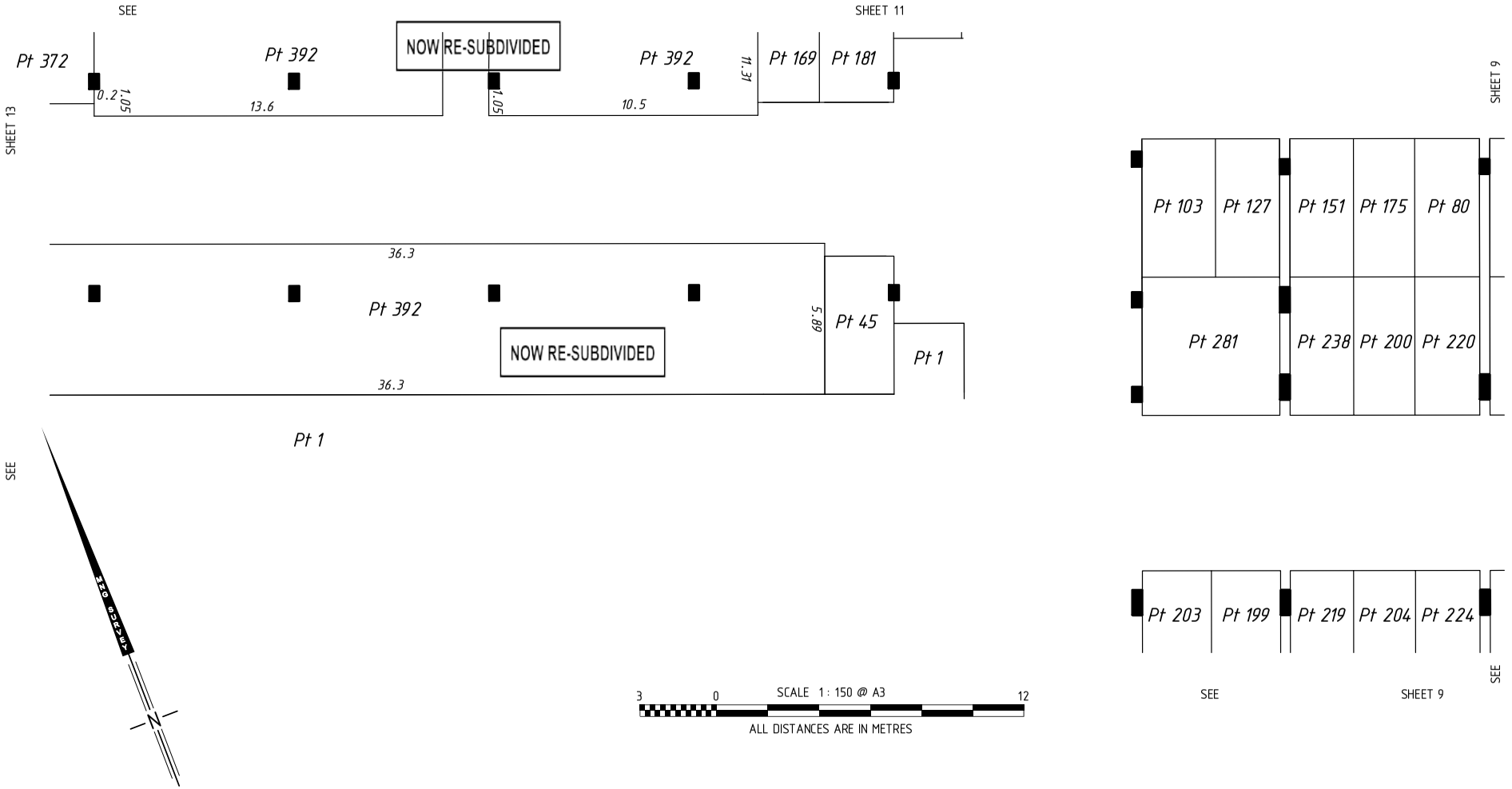
THE STRATUM OF THE PART LOTS SHOWN AS "Pt 392" EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

FOR OTHER PARTS TO LOT 392 SEE SHEETS 2-4, 6-13 & 15 OF 30 SHEETS

ALL DIMENSIONS FROM BUILDINGS ARE FROM INTERNAL 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 (COMMON PROPERTY)



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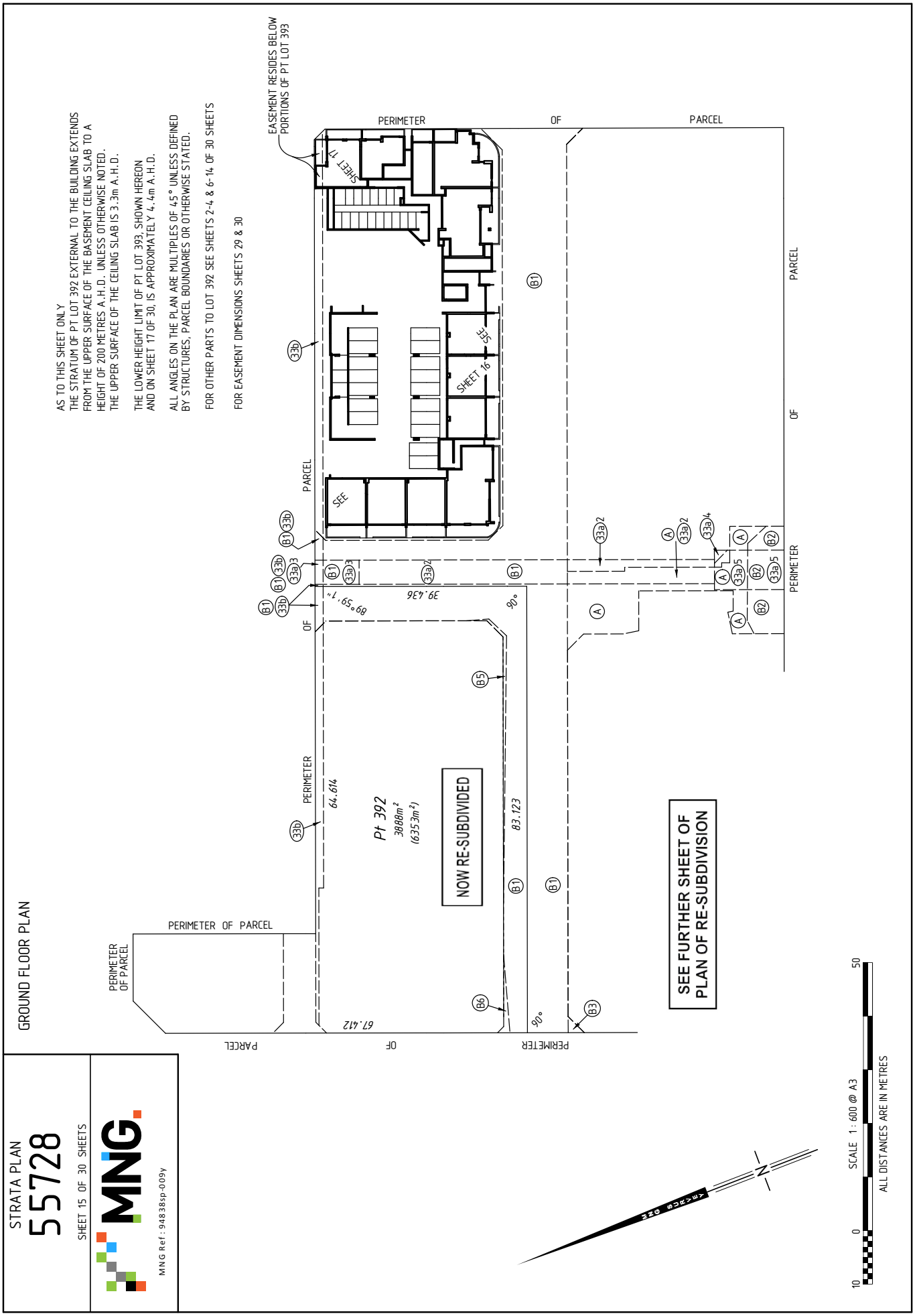

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STRATA PLAN
55728
SHEET 16 OF 30 SHEETS

MNG Ref : 94838sp-009y

GROUND FLOOR PLAN - ENLARGEMENT

SCALE 1 : 150 @ A3
3 0 12
ALL DISTANCES ARE IN METRES

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 BOUNDARYS OF THE PART LOTS SHOWN AS "TERRACE" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE TERRACE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

THE STRATUM OF THE PART LOTS SHOWN AS "CARBAY" (CB) AND "STORE" (S) EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE 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.

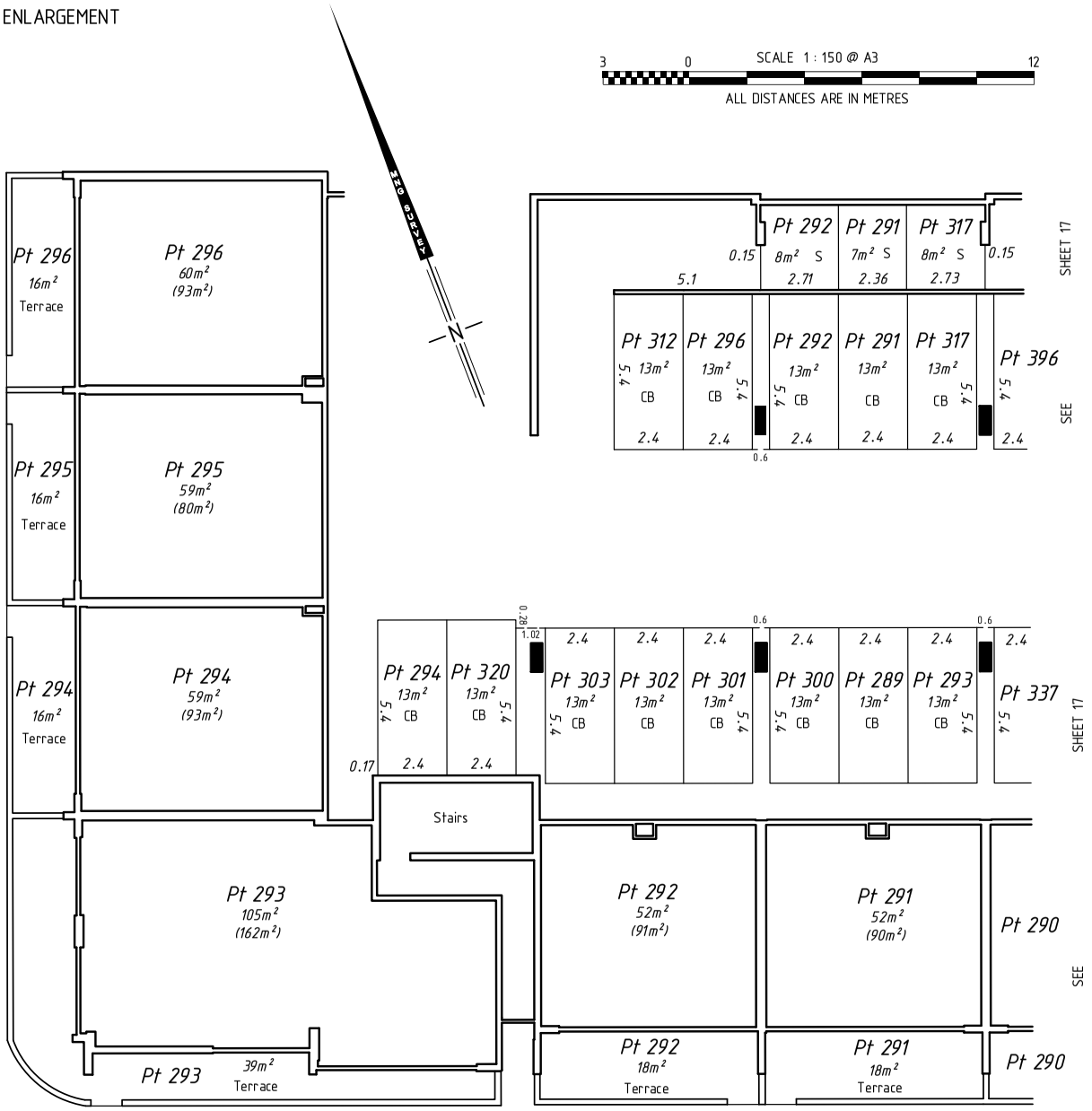
ALL WALLS ARE COMMON PROPERTY

■ = PILLAR (COMMON PROPERTY)

CB = CARBAY

S = STORE

FOR OTHER PARTS TO LOT 289 SEE SHEET 17 OF 30 SHEETS
FOR OTHER PARTS TO LOT 293 SEE SHEET 17 OF 30 SHEETS
FOR OTHER PARTS TO LOTS 294-296 SEE SHEET 17 OF 30 SHEETS
FOR OTHER PARTS TO LOTS 300-303 SEE SHEETS 17 & 19 OF 30 SHEETS
FOR OTHER PARTS TO LOT 312 SEE SHEETS 12 & 18 OF 30 SHEETS
FOR OTHER PARTS TO LOT 317 SEE SHEET 20 OF 30 SHEETS
FOR OTHER PARTS TO LOT 320 SEE SHEETS 12 & 21 OF 30 SHEETS



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STRATA PLAN
55728
SHEET 17 OF 30 SHEETS

MNG Ref : 94838sp-009y

GROUND FLOOR PLAN - ENLARGEMENT

FOR OTHER PARTS TO LOT 289 SEE SHEET 16 OF 30 SHEETS
FOR OTHER PARTS TO LOT 293 SEE SHEET 16 OF 30 SHEETS
FOR OTHER PARTS TO LOTS 294-296 SEE SHEET 16 OF 30 SHEETS
FOR OTHER PARTS TO LOT 297 SEE SHEETS 8 & 18 OF 30 SHEETS
FOR OTHER PARTS TO LOT 298 SEE SHEETS 5 & 18 OF 30 SHEETS
FOR OTHER PARTS TO LOT 299 SEE SHEETS 4 & 18 OF 30 SHEETS
FOR OTHER PARTS TO LOTS 300-303 SEE SHEETS 16 & 19 OF 30 SHEETS
FOR OTHER PARTS TO LOT 305 SEE SHEET 19 OF 30 SHEETS
FOR OTHER PARTS TO LOT 306 SEE SHEETS 5 & 19 OF 30 SHEETS
FOR OTHER PARTS TO LOTS 337 & 338 SEE SHEETS 12 & 23 OF 30 SHEETS
FOR OTHER PARTS TO LOT 393 SEE SHEET 2 OF 30 SHEETS
FOR OTHER PARTS TO LOT 395 SEE SHEET 8 OF 30 SHEETS

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 BOUNDARYS OF THE PART LOTS SHOWN AS "TERRACE" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE TERRACE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

THE STRATUM OF THE PART LOTS SHOWN AS "CARBAY" (CB) AND "STORE" (S) EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

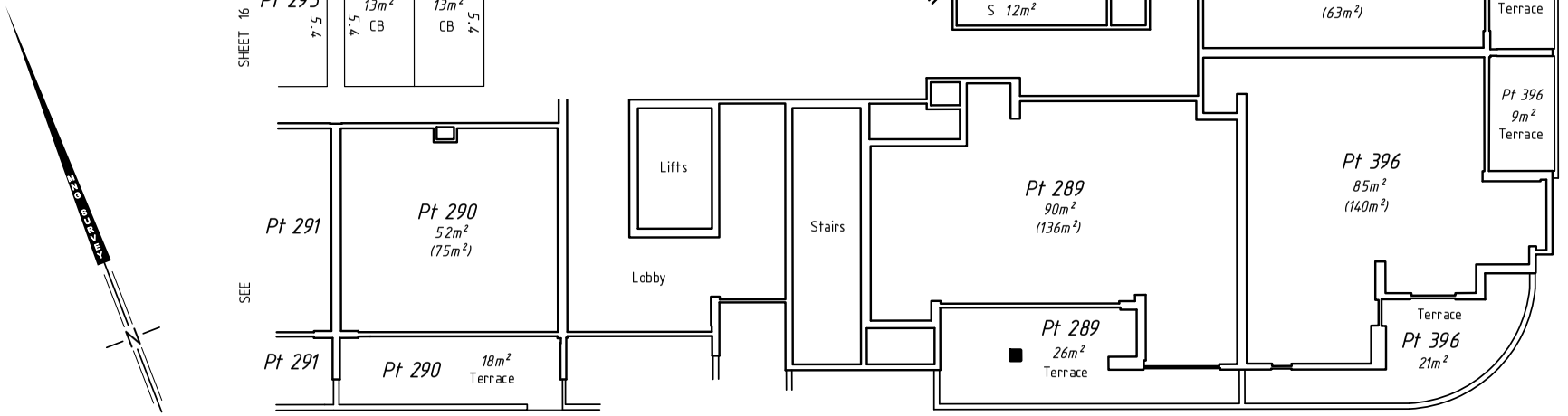
ALL ANGLES ON THE PLAN ARE MULTIPLES OF 45° UNLESS DEFINED BY STRUCTURES, PARCEL BOUNDARIES OR OTHERWISE STATED.

ALL WALLS ARE COMMON PROPERTY

■ = PILLAR (COMMON PROPERTY)

CB = CARBAY.

S = STORE.



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STRATA PLAN
55728
SHEET 18 OF 30 SHEETS

MNG

MNG Ref : 94838sp-009y

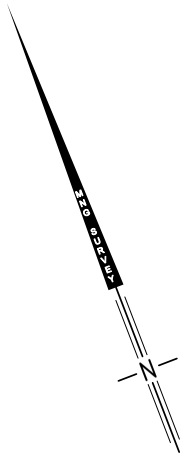
FIRST FLOOR PLAN

SCALE 1 : 150 @ A3
3 0 12
ALL DISTANCES ARE IN METRES

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 BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY" ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

FOR OTHER PARTS TO LOT 297 SEE SHEETS 8 & 17 OF 30 SHEETS
FOR OTHER PARTS TO LOT 298 SEE SHEETS 5 & 17 OF 30 SHEETS
FOR OTHER PARTS TO LOT 299 SEE SHEETS 4 & 17 OF 30 SHEETS
FOR OTHER PARTS TO LOTS 309, 310 SEE SHEET 3 OF 30 SHEETS
FOR OTHER PARTS TO LOTS 311 & 313 SEE SHEETS 3 & 5 OF 30 SHEETS
FOR OTHER PARTS TO LOT 312 SEE SHEETS 12 & 16 OF 30 SHEETS
FOR OTHER PARTS TO LOTS 314 & 315 SEE SHEET 11 OF 30 SHEETS



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STRATA PLAN
55728
SHEET 19 OF 30 SHEETS

MNG

MNG Ref : 94838sp-009y

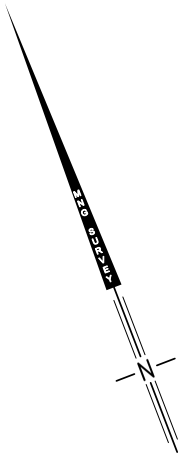
FIRST FLOOR PLAN

SCALE 1 : 150 @ A3
3 0 12
ALL DISTANCES ARE IN METRES

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 BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY " ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

FOR OTHER PARTS TO LOTS 300-303 SEE SHEETS 16 & 17 OF 30 SHEETS
FOR OTHER PARTS TO LOT 304 SEE SHEETS 5 & 12 OF 30 SHEETS
FOR OTHER PARTS TO LOT 305 SEE SHEET 17 OF 30 SHEETS
FOR OTHER PARTS TO LOT 306 SEE SHEETS 5, 8 & 17 OF 30 SHEETS
FOR OTHER PARTS TO LOT 307 SEE SHEET 5 OF 30 SHEETS
FOR OTHER PARTS TO LOT 308 SEE SHEETS 3 & 6 OF 30 SHEETS



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STRATA PLAN
55728
SHEET 20 OF 30 SHEETS

MNG

MNG Ref : 94838sp-009y

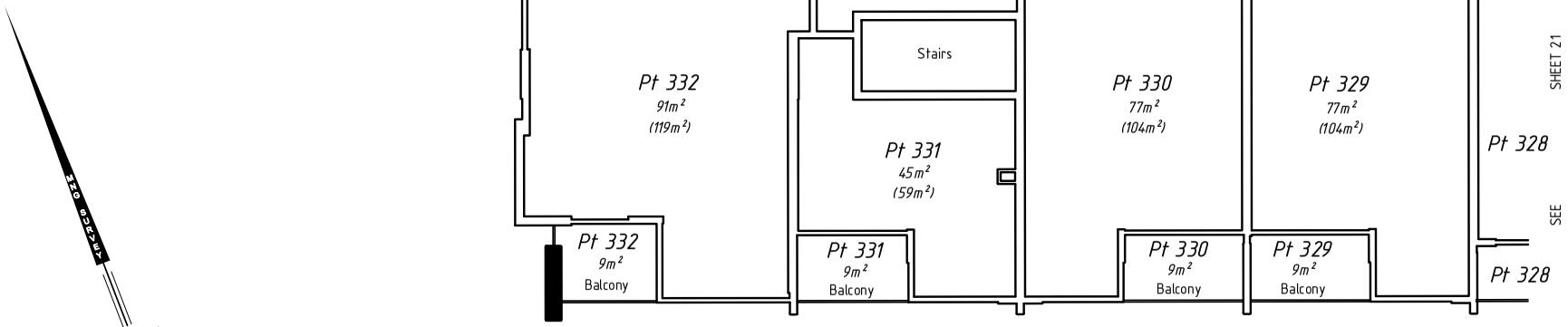
SECOND FLOOR PLAN

SCALE 1 : 150 @ A3
3 0 12
ALL DISTANCES ARE IN METRES

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 BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY " ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

FOR OTHER PARTS TO LOT 316 SEE SHEETS 8 & 12 OF 30 SHEETS
FOR OTHER PARTS TO LOT 317 SEE SHEET 16 OF 30 SHEETS
FOR OTHER PARTS TO LOT 318 SEE SHEETS 5 & 12 OF 30 SHEETS
FOR OTHER PARTS TO LOT 329 SEE SHEETS 4 & 12 OF 30 SHEETS
FOR OTHER PARTS TO LOTS 330-334 SEE SHEET 12 OF 30 SHEETS



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STRATA PLAN
55728
SHEET 21 OF 30 SHEETS

MNG

MNG Ref : 94838sp-009y

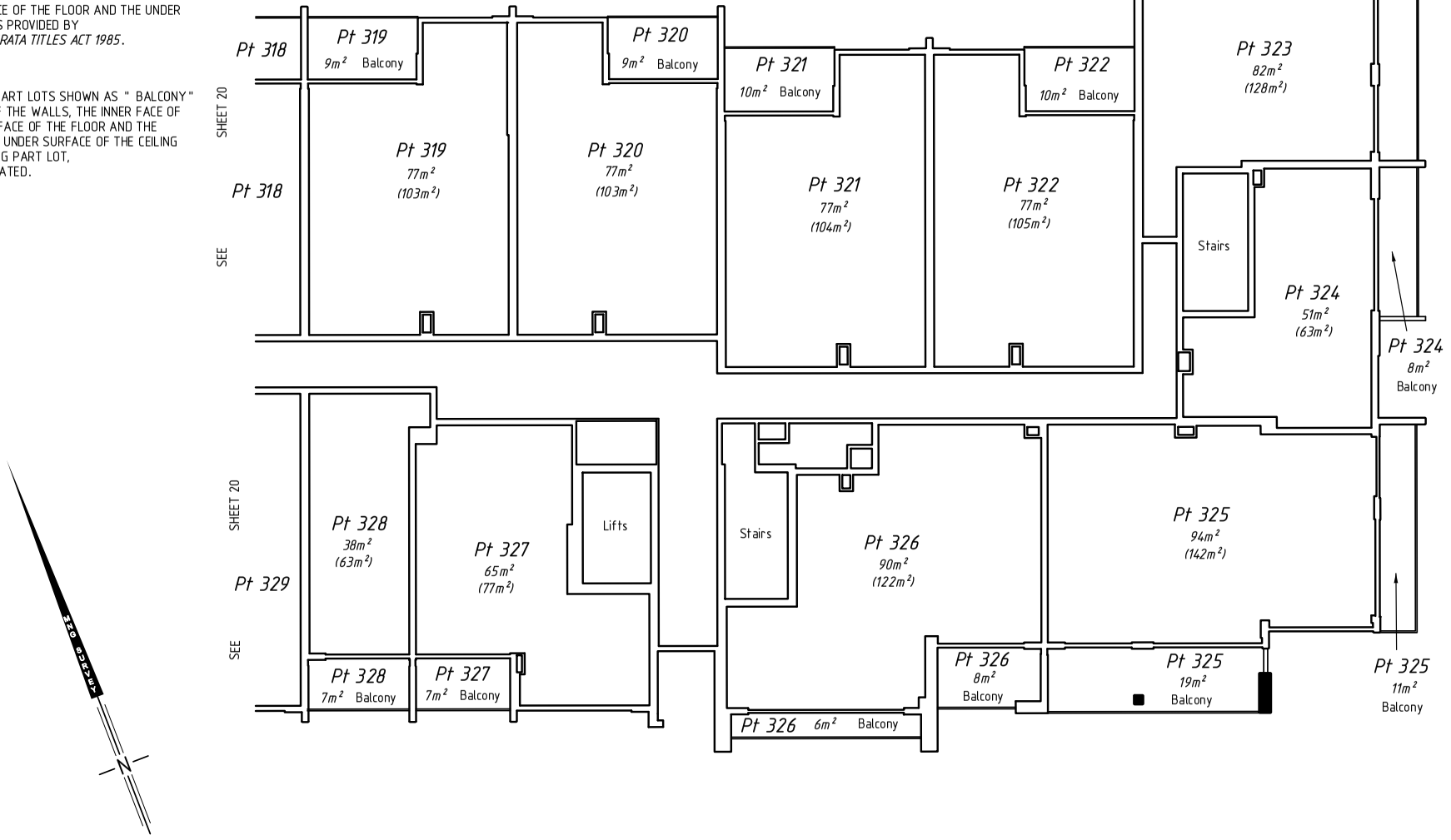
SECOND FLOOR PLAN

FOR OTHER PARTS TO LOT 319 SEE SHEETS 5 & 12 OF 30 SHEETS
FOR OTHER PARTS TO LOT 320 SEE SHEETS 12 & 16 OF 30 SHEETS
FOR OTHER PARTS TO LOTS 321 & 322 SEE SHEETS 3 & 4 OF 30 SHEETS
FOR OTHER PARTS TO LOT 323 SEE SHEET 12 OF 30 SHEETS
FOR OTHER PARTS TO LOT 324 SEE SHEET 10 OF 30 SHEETS
FOR OTHER PARTS TO LOT 325 SEE SHEETS 8 & 12 OF 30 SHEETS
FOR OTHER PARTS TO LOT 326 SEE SHEETS 3 & 5 OF 30 SHEETS
FOR OTHER PARTS TO LOT 327 SEE SHEETS 12 OF 30 SHEETS
FOR OTHER PARTS TO LOT 328 SEE SHEETS 8 & 12 OF 30 SHEETS

SCALE 1 : 150 @ A3
3 0 12
ALL DISTANCES ARE IN METRES

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 BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY " ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.



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STRATA PLAN
55728
SHEET 22 OF 30 SHEETS

MNG Ref : 94838sp-009y

THIRD FLOOR PLAN

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 BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY" ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

FOR OTHER PARTS TO LOTS 335, 336 & 347-349 SEE SHEET 12 OF 30 SHEETS
FOR OTHER PARTS TO LOTS 350-352 SEE SHEETS 11 & 12 OF 30 SHEETS

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STRATA PLAN
55728
SHEET 23 OF 30 SHEETS

MNG

MNG Ref : 94838sp-009y

THIRD FLOOR PLAN

SCALE 1 : 150 @ A3
3 0 12
ALL DISTANCES ARE IN METRES

FOR OTHER PARTS TO LOTS 337 & 338 SEE SHEETS 12 & 17 OF 30 SHEETS
FOR OTHER PARTS TO LOTS 339-341, 344 & 345 SEE SHEET 12 OF 30 SHEETS
FOR OTHER PARTS TO LOT 342 SEE SHEETS 10 & 11 OF 30 SHEETS
FOR OTHER PARTS TO LOT 343 SEE SHEET 10 OF 30 SHEETS
FOR OTHER PARTS TO LOT 346 SEE SHEETS 8 & 12 OF 30 SHEETS

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 BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY " ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

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STRATA PLAN
55728
SHEET 24 OF 30 SHEETS

MNG

MNG Ref : 94838sp-009y

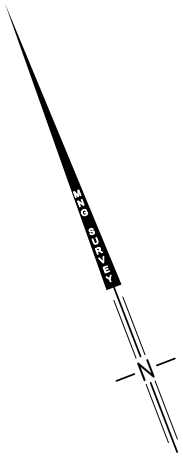
FOURTH FLOOR PLAN

SCALE 1 : 150 @ A3
3 0 12
ALL DISTANCES ARE IN METRES

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 BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY" ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

FOR OTHER PARTS TO LOTS 353, 354, 369 & 370 SEE SHEET 11 OF 30 SHEETS
FOR OTHER PARTS TO LOT 365 SEE SHEET 12 OF 30 SHEETS
FOR OTHER PARTS TO LOT 366-368 SEE SHEETS 11 & 12 OF 30 SHEETS



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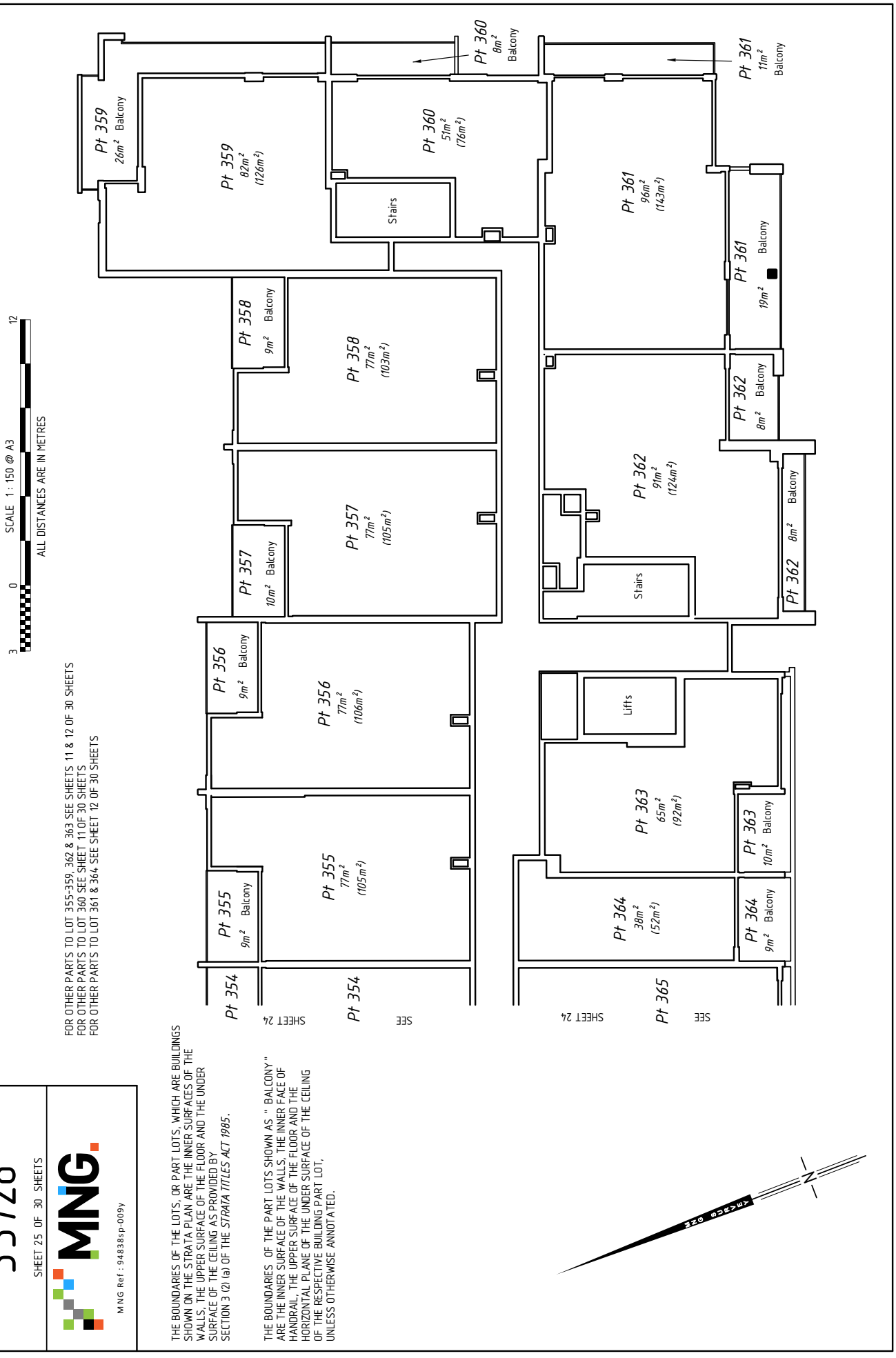
STRATA PLAN
55728
SHEET 25 OF 30 SHEETS

MNG Ref : 94838sp-009y

FOURTH FLOOR PLAN



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 BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY " ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

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STRATA PLAN
55728
SHEET 26 OF 30 SHEETS

MNG Ref : 94838sp-009y

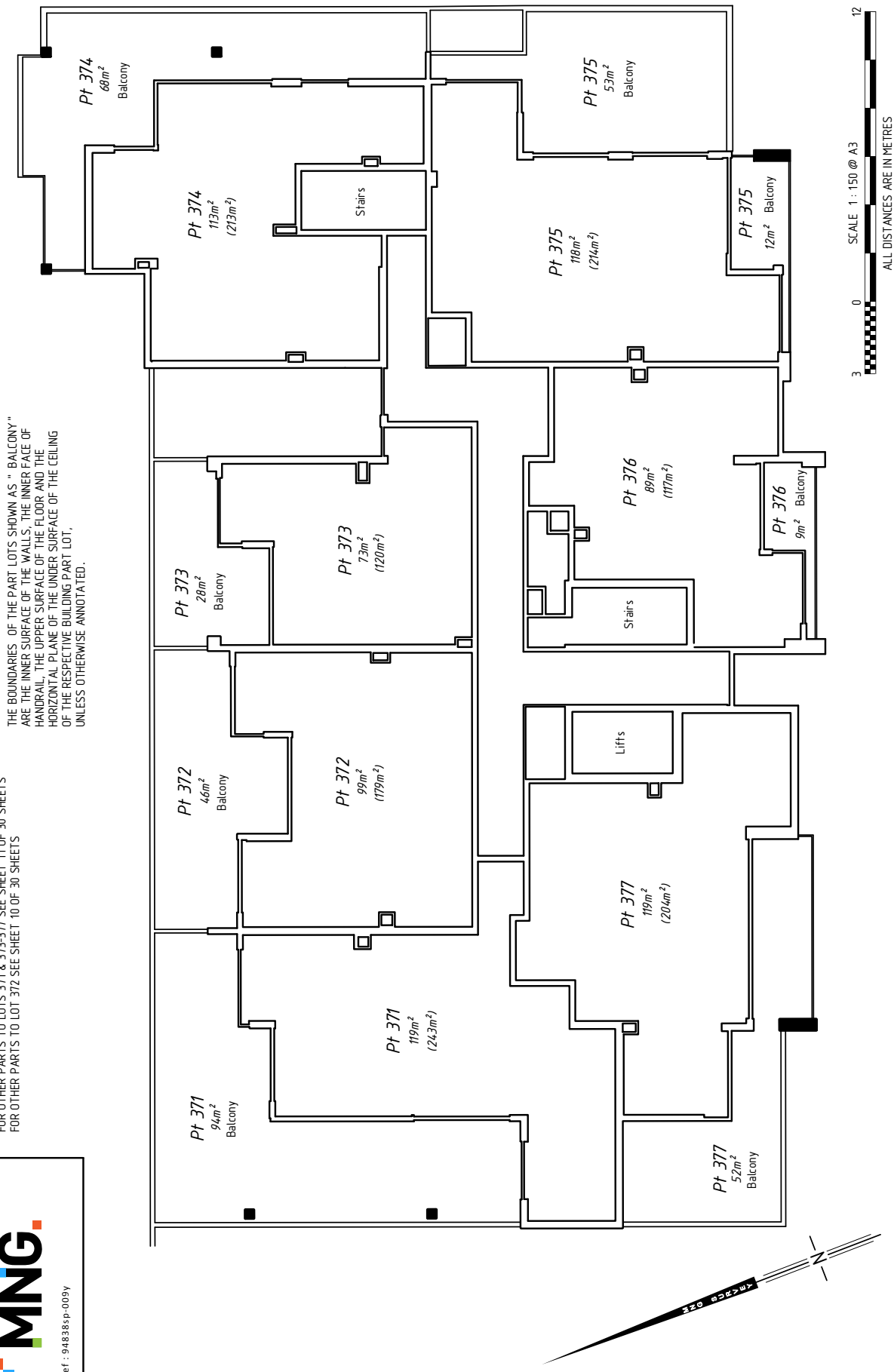
FIFTH FLOOR PLAN

FOR OTHER PARTS TO LOTS 371 & 373-377 SEE SHEET 11 OF 30 SHEETS
FOR OTHER PARTS TO LOT 372 SEE SHEET 10 OF 30 SHEETS

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 BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY" ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

▪ = PILLAR (COMMON PROPERTY)



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STRATA PLAN
55728
SHEET 27 OF 30 SHEETS

MNG

MNG Ref : 94838sp-009y

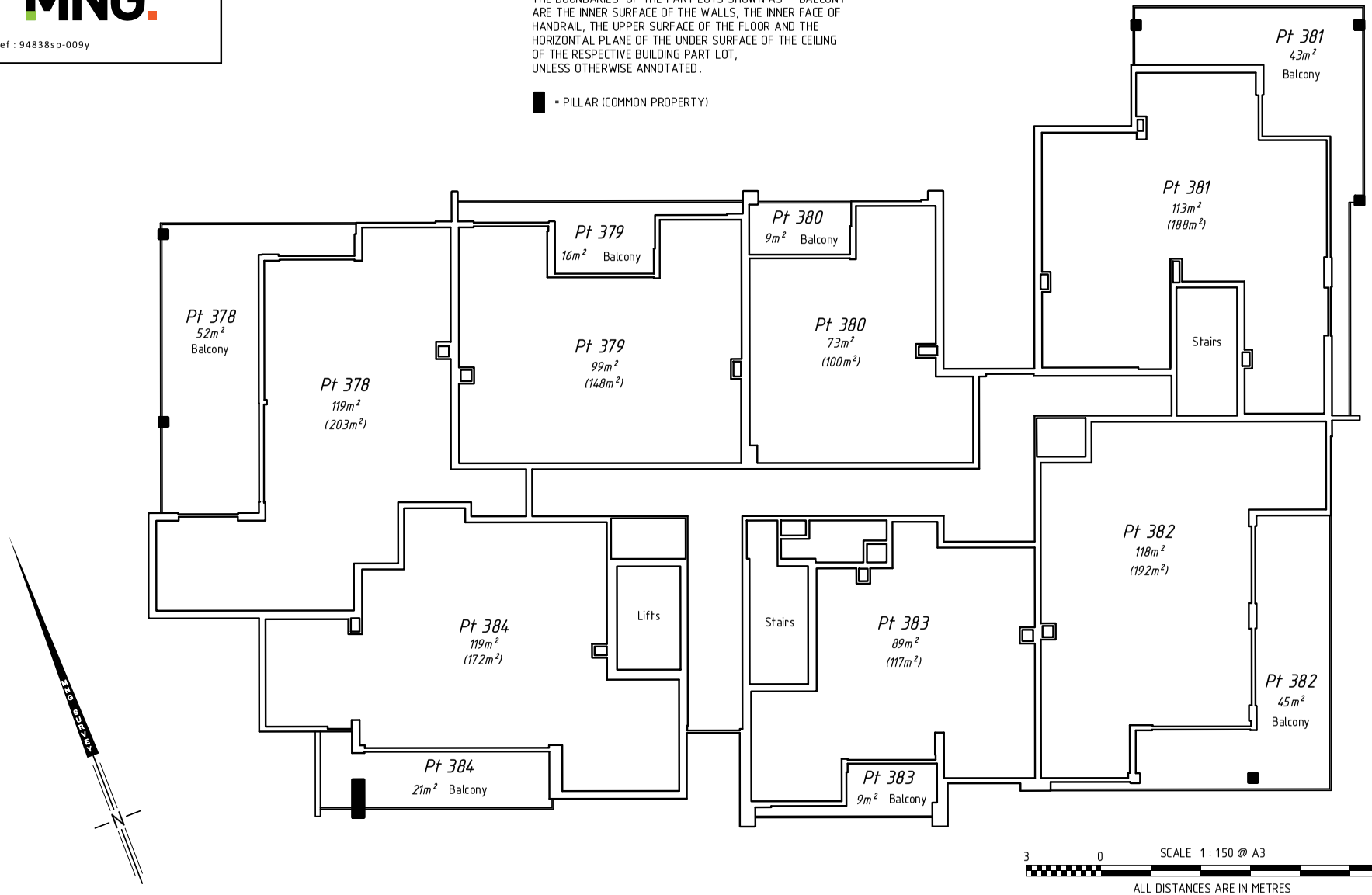
SIXTH FLOOR PLAN

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 BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY" ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

■ = PILLAR (COMMON PROPERTY)

FOR OTHER PARTS TO LOTS 378, 381, 382 & 384 SEE SHEET 10 OF 30 SHEETS
FOR OTHER PARTS TO LOT 379 SEE SHEET 11 OF 30 SHEETS
FOR OTHER PARTS TO LOTS 380 & 383 SEE SHEET 12 OF 30 SHEETS



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STRATA PLAN
55728
SHEET 28 OF 30 SHEETS

MNG Ref : 94838sp-009y

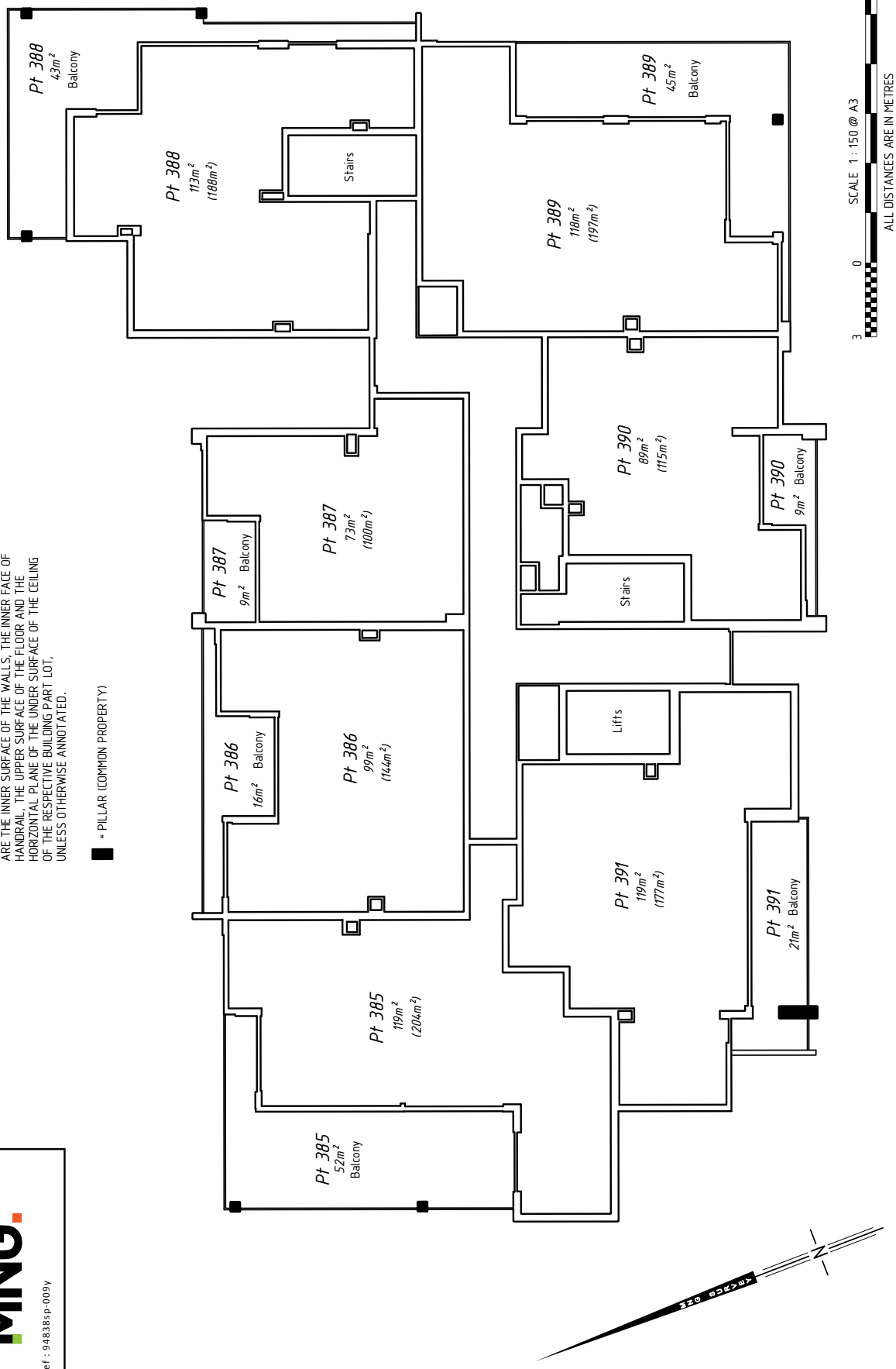
SEVENTH FLOOR PLAN

FOR OTHER PARTS TO LOTS 385, 388, 389 & 391 SEE SHEET 11 OF 30 SHEETS
FOR OTHER PARTS TO LOT 386 SEE SHEET 10 OF 30 SHEETS
FOR OTHER PARTS TO LOT 387 & 390 SEE SHEET 12 OF 30 SHEETS

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 BOUNDARIES OF THE PART LOTS SHOWN AS " BALCONY" ARE THE INNER SURFACE OF THE WALLS, THE INNER FACE OF HANDRAIL, THE UPPER SURFACE OF THE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT, UNLESS OTHERWISE ANNOTATED.

■ = PILLAR (COMMON PROPERTY)



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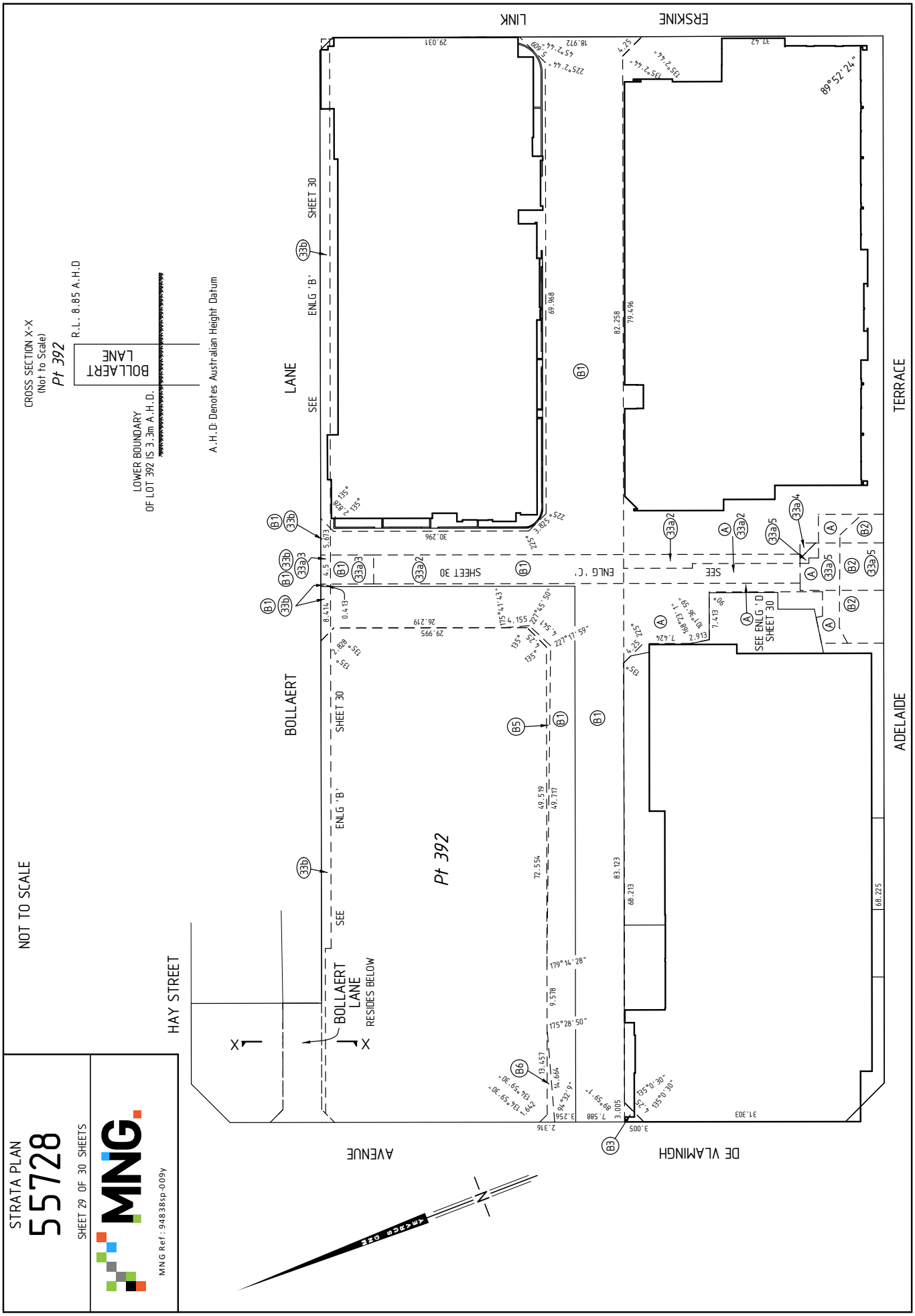

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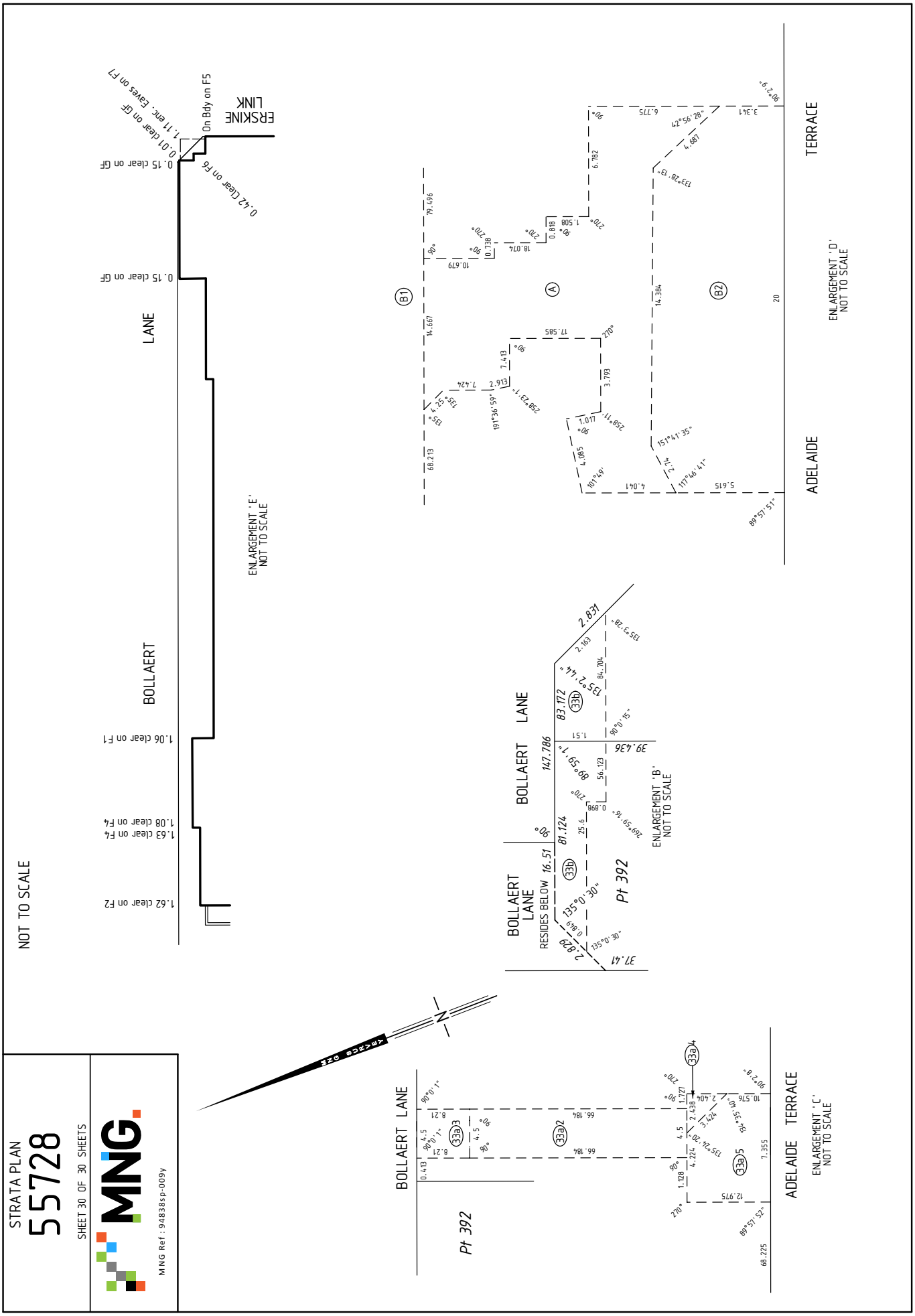

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FORM 3

STRATA PLAN No. 55278					
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	2056	2800 - 845	28	12	2850 - 15
2	27	2800 - 846	29	17	2850 - 16
3	28	2800 - 847	30	12	2850 - 17
4	23	2800 - 848	31	15	2850 - 18
5	26	2800 - 849	32	14	2850 - 19
6	20	2800 - 850	33	12	2850 - 20
7	19	2800 - 851	34	12	2850 - 21
8	27	2800 - 852	35	12	2850 - 22
9	24	2800 - 853	36	12	2850 - 23
10	17	2800 - 854	37	12	2850 - 24
11	24	2800 - 855	38	12	2850 - 25
12	17	2800 - 856	39	12	2850 - 26
13	Now Re-Subdivided		40	16	2850 - 27
14	22	2850 - 1	41	13	2850 - 28
15	22	2850 - 2	42	10	2850 - 29
16	21	2850 - 3	43	13	2850 - 30
17	22	2850 - 4	44	13	2850 - 31
18	22	2850 - 5	45	17	2850 - 32
19	22	2850 - 6	46	13	2850 - 33
20	22	2850 - 7	47	15	2850 - 34
21	22	2850 - 8	48	15	2850 - 35
22	11	2850 - 9	49	12	2850 - 36
23	11	2850 - 10	50	12	2850 - 37
24	16	2850 - 11	51	12	2850 - 38
25	12	2850 - 12	52	12	2850 - 39
26	10	2850 - 13	53	12	2850 - 40
27	12	2850 - 14	54	12	2850 - 41

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FORM 3

STRATA PLAN No.		55278			
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Lot No,	Unit Entitlement	Vol. Fol.	Lot No,	Unit Entitlement	Vol. Fol.
55	12	2850 - 42	82	10	2850 - 69
56	16	2850 - 43	83	8	2850 - 70
57	13	2850 - 44	84	16	2850 - 71
58	10	2850 - 45	85	17	2850 - 72
59	13	2850 - 46	86	17	2850 - 73
60	13	2850 - 47	87	12	2850 - 74
61	18	2850 - 48	88	10	2850 - 75
62	13	2850 - 49	89	8	2850 - 76
63	15	2850 - 50	90	15	2850 - 77
64	7	2850 - 51	91	13	2850 - 78
65	7	2850 - 52	92	12	2850 - 79
66	15	2850 - 53	93	12	2850 - 80
67	12	2850 - 54	94	10	2850 - 81
68	12	2850 - 55	95	8	2850 - 82
69	11	2850 - 56	96	17	2850 - 83
70	8	2850 - 57	97	17	2850 - 84
71	8	2850 - 58	98	13	2850 - 85
72	17	2850 - 59	99	13	2850 - 86
73	17	2850 - 60	100	10	2850 - 87
74	13	2850 - 61	101	7	2850 - 88
75	12	2850 - 62	102	16	2850 - 89
76	9	2850 - 63	103	13	2850 - 90
77	7	2850 - 64	104	12	2850 - 91
78	15	2850 - 65	105	12	2850 - 92
79	12	2850 - 66	106	11	2850 - 93
80	12	2850 - 67	107	8	2850 - 94
81	12	2850 - 68	108	17	2850 - 95

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FORM 3

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Lot No,	Unit Entitlement	Vol. Fol.	Lot No,	Unit Entitlement	Vol. Fol.
109	18	2850 - 96	136	10	2850 - 123
110	14	2850 - 97	137	8	2850 - 124
111	13	2850 - 98	138	16	2850 - 125
112	10	2850 - 99	139	13	2850 - 126
113	8	2850 - 100	140	13	2850 - 127
114	16	2850 - 101	141	13	2850 - 128
115	13	2850 - 102	142	11	2850 - 129
116	13	2850 - 103	143	8	2850 - 130
117	12	2850 - 104	144	18	2850 - 131
118	11	2850 - 105	145	18	2850 - 132
119	8	2850 - 106	146	14	2850 - 133
120	17	2850 - 107	147	13	2850 - 134
121	18	2850 - 108	148	10	2850 - 135
122	14	2850 - 109	149	8	2850 - 136
123	13	2850 - 110	150	16	2850 - 137
124	10	2850 - 111	151	14	2850 - 138
125	8	2850 - 112	152	13	2850 - 139
126	16	2850 - 113	153	13	2850 - 140
127	13	2850 - 114	154	11	2850 - 141
128	13	2850 - 115	155	8	2850 - 142
129	13	2850 - 116	156	18	2850 - 143
130	11	2850 - 117	157	18	2850 - 144
131	8	2850 - 118	158	14	2850 - 145
132	17	2850 - 119	159	14	2850 - 146
133	18	2850 - 120	160	10	2850 - 147
134	14	2850 - 121	161	8	2850 - 148
135	13	2850 - 122	162	16	2850 - 149

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FORM 3

STRATA PLAN No. 55278					
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Lot No,	Unit Entitlement	Vol. Fol.	Lot No,	Unit Entitlement	Vol. Fol.
163	14	2850 - 150	190	14	2850 - 177
164	13	2850 - 151	191	18	2850 - 178
165	13	2850 - 152	192	19	2850 - 179
166	11	2850 - 153	193	15	2850 - 180
167	8	2850 - 154	194	18	2850 - 181
168	18	2850 - 155	195	14	2850 - 182
169	19	2850 - 156	196	17	2850 - 183
170	15	2850 - 157	197	14	2850 - 184
171	14	2850 - 158	198	14	2850 - 185
172	10	2850 - 159	199	17	2850 - 186
173	8	2850 - 160	200	15	2850 - 187
174	17	2850 - 161	201	19	2850 - 188
175	14	2850 - 162	202	19	2850 - 189
176	14	2850 - 163	203	15	2850 - 190
177	13	2850 - 164	204	18	2850 - 191
178	11	2850 - 165	205	14	2850 - 192
179	9	2850 - 166	206	17	2850 - 193
180	18	2850 - 167	207	15	2850 - 194
181	19	2850 - 168	208	14	2850 - 195
182	15	2850 - 169	209	17	2850 - 196
183	14	2850 - 170	210	15	2850 - 197
184	10	2850 - 171	211	19	2850 - 198
185	8	2850 - 172	212	20	2850 - 199
186	17	2850 - 173	213	15	2850 - 200
187	14	2850 - 174	214	18	2850 - 201
188	14	2850 - 175	215	14	2850 - 202
189	17	2850 - 176	216	18	2850 - 203

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FORM 3

STRATA PLAN No.		55278			
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.
217	15	2850 - 204	244	19	2850 - 231
218	15	2850 - 205	245	15	2850 - 232
219	18	2850 - 206	246	18	2850 - 233
220	15	2850 - 207	247	16	2850 - 234
221	19	2850 - 208	248	27	2850 - 235
222	20	2850 - 209	249	25	2850 - 236
223	16	2850 - 210	250	22	2850 - 237
224	18	2850 - 211	251	22	2850 - 238
225	14	2850 - 212	252	29	2850 - 239
226	18	2850 - 213	253	23	2850 - 240
227	15	2850 - 214	254	19	2850 - 241
228	15	2850 - 215	255	16	2850 - 242
229	18	2850 - 216	256	28	2850 - 243
230	15	2850 - 217	257	25	2850 - 244
231	20	2850 - 218	258	23	2850 - 245
232	20	2850 - 219	259	23	2850 - 246
233	16	2850 - 220	260	29	2850 - 247
234	19	2850 - 221	261	24	2850 - 248
235	14	2850 - 222	262	19	2850 - 249
236	18	2850 - 223	263	16	2850 - 250
237	15	2850 - 224	264	28	2850 - 251
238	15	2850 - 225	265	26	2850 - 252
239	18	2850 - 226	266	23	2850 - 253
240	15	2850 - 227	267	23	2850 - 254
241	20	2850 - 228	268	20	2850 - 255
242	21	2850 - 229	269	25	2850 - 256
243	16	2850 - 230	270	19	2850 - 257

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FORM 3

STRATA PLAN No. 55278					
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.
271	17	2850 - 258	298	13	2877 - 10
272	29	2850 - 259	299	13	2877 - 11
273	26	2850 - 260	300	13	2877 - 12
274	24	2850 - 261	301	13	2877 - 13
275	24	2850 - 262	302	13	2877 - 14
276	30	2850 - 263	303	13	2877 - 15
277	25	2850 - 264	304	14	2877 - 16
278	73	2850 - 265	305	10	2877 - 17
279	57	2850 - 266	306	14	2877 - 18
280	68	2850 - 267	307	14	2877 - 19
281	57	2850 - 268	308	11	2877 - 20
282	68	2850 - 269	309	11	2877 - 21
283	21	2850 - 270	310	11	2877 - 22
284	Now Re-Subdivided		311	10	2877 - 23
285	13	2850 - 272	312	10	2877 - 24
286	9	2850 - 273	313	11	2877 - 25
287	9	2850 - 274	314	11	2877 - 26
288	12	2850 - 275	315	13	2877 - 27
289	13	2877 - 1	316	9	2877 - 28
290	9	2877 - 2	317	13	2877 - 29
291	10	2877 - 3	318	13	2877 - 30
292	10	2877 - 4	319	13	2877 - 31
293	15	2877 - 5	320	13	2877 - 32
294	11	2877 - 6	321	13	2877 - 33
295	11	2877 - 7	322	13	2877 - 34
296	9	2877 - 8	323	14	2877 - 35
297	9	2877 - 9	324	10	2877 - 36

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FORM 3

STRATA PLAN No. 55278					
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.
325	14	2877 - 37	352	15	2877 - 64
326	13	2877 - 38	353	18	2877 - 65
327	11	2877 - 39	354	13	2877 - 66
328	9	2877 - 40	355	13	2877 - 67
329	12	2877 - 41	356	13	2877 - 68
330	13	2877 - 42	357	13	2877 - 69
331	9	2877 - 43	358	13	2877 - 70
332	15	2877 - 44	359	15	2877 - 71
333	17	2877 - 45	360	11	2877 - 72
334	15	2877 - 46	361	16	2877 - 73
335	18	2877 - 47	362	15	2877 - 74
336	13	2877 - 48	363	12	2877 - 75
337	13	2877 - 49	364	9	2877 - 76
338	13	2877 - 50	365	13	2877 - 77
339	13	2877 - 51	366	13	2877 - 78
340	13	2877 - 52	367	11	2877 - 79
341	15	2877 - 53	368	16	2877 - 80
342	11	2877 - 54	369	17	2877 - 81
343	16	2877 - 55	370	16	2877 - 82
344	15	2877 - 56	371	25	2877 - 83
345	12	2877 - 57	372	20	2877 - 84
346	9	2877 - 58	373	16	2877 - 85
347	13	2877 - 59	374	23	2877 - 86
348	13	2877 - 60	375	22	2877 - 87
349	10	2877 - 61	376	18	2877 - 88
350	15	2877 - 62	377	21	2877 - 89
351	17	2877 - 63	378	25	2877 - 90

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FORM 3

STRATA PLAN No. 55278					
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.
379	20	2877 - 91			
380	16	2877 - 92			
381	24	2877 - 93			
382	23	2877 - 94			
383	18	2877 - 95			
384	21	2877 - 96			
385	25	2877 - 97			
386	21	2877 - 98			
387	17	2877 - 99			
388	24	2877 - 100			
389	23	2877 - 101			
390	19	2877 - 102			
391	22	2877 - 103			
392	1773	2877 - 104			
393	8	2877 - 105			
394	12	2877 - 106			
395	9	2877 - 107			
396	12	2877 - 108			
		SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION			

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FORM 3

STRATA PLAN No. 55278					
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.
			Aggregate	10,000	

DESCRIPTION OF PARCEL

Re-Subdivision of Lot 284 on Strata Plan 55728 to create
107 residential Apartments and 1 Balance Lot
Known as Queens Riverside

CERTIFICATE OF LICENSED VALUER
SURVEY-STRATA

I, ……**Don Eftos**……., 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.

24-Apr-2015
Date

Don Eftos
2015.04.24
17:05:56 +08'00'
Signed

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FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 55728

DESCRIPTION OF PARCEL & BUILDING

Lot 284 on SP 55728 CT 2850/271
Multi storey residential building of concrete and steel construction situated at 10-20 Adelaide Terrace, East Perth WA 6004

CERTIFICATE OF LICENSED SURVEYOR

I, Stephen Pinker . . . . . ., 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*.~~

Stephen Pinker
2015.04.17 15:50:14 +08'00'

. . . . . .
Licensed Surveyor Date

*Delete if inapplicable

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PERMIT FORM BA12

Occupancy Permit - Strata

Western Australian Building Act 2011, section 50, 61
Building Regulations 2012, regulation 4

OFFICE USE ONLY | Permit number OCCPS-2015/259

This form is for the purposes of the *Building Act 2011*, section 50 and the *Strata Titles Act 1985*, section 5B(2)(a) and 8A(f)(i).

1. Details of building or structure

Certificate of title	Volume 2850	Folio 271	
Lot on survey	Lot 284 SP 55728		
Strata plan number	55728	Land being re-subdivided (if applicable)	N/A
Property street address	"Vacant Lot", Lot 284/8 Adelaide Terrace, EAST PERTH WA 6004		
Description of building	107 x Residential Lots & 1 x Balance Lot		
Main BCA class of the building	2	Secondary BCA class (for multi-purpose buildings) 7a	
Use(s) of building	Residential Apartments	Each restriction on use (if applicable)	

2. Permit details

This occupancy permit is for: ☒ Whole of building ☐ Part of building

Details: 107 x Residential Lots & 1 x Balance Lot

Western Australian Planning Commission approval required? Delegated to the City of Perth

All requirements including those for encroachments under section 76 of the *Building Act 2011*, in addition to those covered in the certificate of building compliance, have been met to the satisfaction of the permit authority.

This occupancy permit is for the purpose of lodging a strata plan for registration or to re-subdivide a strata scheme under the *Strata Titles Act 1985*.

Issuing officer	Name Mr B Bennett	Title Principal Building Surveyor	
	Signature		Date 20-May-2015
Permit authority	City of Perth		

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FORM 26

~~WAPC Ref.~~

City of Perth Ref: 2014/5532

STRATA PLAN NO 55728

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 17-Apr-15 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. Re-subdivision of Lot 284 on Strata Plan 55728

Location 10 - 20 Adelaide Terrace

Locality East Perth

Local Government City of Perth

Lodged by: MNG

Date: 17-Apr-15

For Chairman, Western Australian Planning Commission

19 May 2015

Date

(*To be deleted as appropriate.)

Approval Services Unit
22 APR 2015
APPLICATION ACCEPTED

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STRATA PLAN 55728

SHEET 1 OF 59 SHEETS

PLAN OF: RE-SUBDIVISION OF LOT 13 ON SP 55728

CERTIFICATE OF TITLE: Volume 2800 Folio 857

LOCAL GOVERNMENT: CITY OF PERTH

INDEX PLAN: BG34 (1) 28.47

FIELD BOOK NUMBER: 127200

SCALE: SEE SHEETS

NAME OF SCHEME: QUEENS RIVERSIDE

ADDRESS OF PARCEL: 10-20 ADELAIDE TCE, EAST PERTH, W.A., 6004

MANAGEMENT STATEMENT ☒ YES ☐ NO

McMULLEN NOLAN
www.mapsurvey.com.au
Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au
MAPS Ref : 94838sp-10ac
Date : 8/08/2014

LODGED
DATE: 29-Jul-14
FEE PAID: $19510.00
ASSESS No. 15550521, 15552314

CERTIFIED CORRECT . . . . . MM 12.8.2014
COR. . . . . TRIM

IN ORDER FOR DEALINGS
SUBJECT TO: Approval of DP402957, Sec 129BA TLA
FOR REGISTRAR OF TITLES 12.8.2014 DATE

REGISTERED
M750713 APPLICATION
27.8.2014 DATE REGISTRAR OF TITLES SEAL

W.A.P.C. Ref:- 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 to-

This Strata Plan submitted on . . . . . and relating to the property described herein

For Chairman, Western Australian Planning Commission DATE

Landgate
Western Australian Land Information Authority

AMENDMENTS TABLE

VERSION	AMENDMENT	AUTHORISED BY	DATE
2	AUDIT REQUIREMENTS	Stephen PINKER	8/08/2014

LOCATION PLAN

CROSS SECTION X-X (Not to Scale)

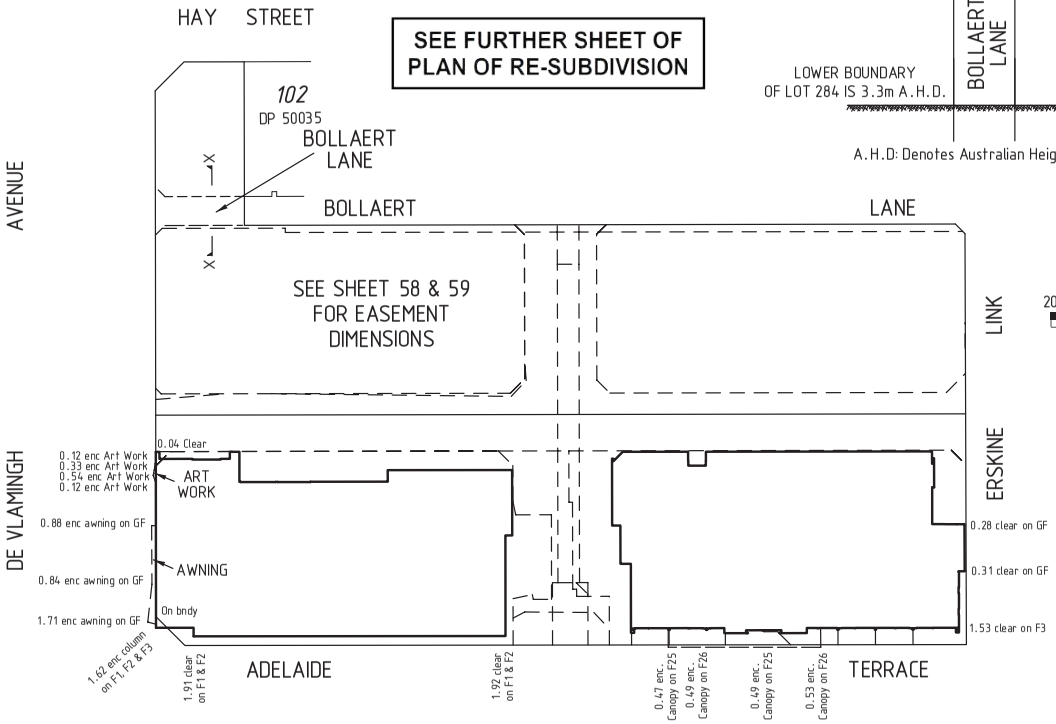
Pt 284

R.L. 8.85 A.H.D

BOLLAERT LANE

LOWER BOUNDARY OF LOT 284 IS 3.3m A.H.D.

A.H.D: Denotes Australian Height Datum



SURVEYOR'S CERTIFICATE - Reg 54

I, Stephen PINKER

hereby certify that this plan is accurate and is a correct representation of the -

(a) *survey, and/or

(b) *calculations from measurements recorded in the field records

[*delete if inapplicable]

undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to wt

Stephen Pinker
2014.08.11 11:37:37 +08'00'

Licensed Surveyor Date

LIMITED IN DEPTH TO 12.19 METRES UNLESS OTHERWISE SHOWN

SCALE 1 : 1000 @ A3

20 0 80

ALL DISTANCES ARE IN METRES

SURVEY CARRIED OUT UNDER REG 26A SPECIAL SURVEY AREA GUIDELINES

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED/ SERVIENT LOT	BENEFIT TO/ DOMINANT LOT	COMMENTS
(33a) 2	EASEMENT (DRAINAGE)	SEC 167 OF THE P & D ACT, REG 33a	DP 64742	COMMON PROPERTY	CITY OF PERTH	LIMITED IN HEIGHT FROM -3.85 A.H.D TO -6.5 A.H.D
(33a) 3	EASEMENT (DRAINAGE)	SEC 167 OF THE P & D ACT, REG 33a	DP 64742	LOT 284 AND COMMON PROPERTY	CITY OF PERTH	
(33b)	EASEMENT (SEWERAGE)	SEC 167 OF THE P & D ACT, REG 33b	DP 64742	LOT 284 AND COMMON PROPERTY	WATER CORPORATION	LIMITED IN HEIGHT TO 8.85 A.H.D.
(A)	EASEMENT (PUBLIC ACCESS)	SEC 195 & 196 OF THE LAA	DOC M233471	COMMON PROPERTY	CITY OF PERTH & THE PUBLIC AT LARGE	LIMITED IN HEIGHT FROM 3.12 A.H.D. TO 8.85 A.H.D
(B1)	EASEMENT (PUBLIC ACCESS)	SEC 195 & 196 OF THE LAA	DOC M233471	LOT 284 AND COMMON PROPERTY	CITY OF PERTH & THE PUBLIC AT LARGE	LIMITED IN HEIGHT FROM 3.12 A.H.D. TO 8.85 A.H.D AS MODIFIED BY DOC M750710 AND SEE DP402957
(B2)	EASEMENT (PUBLIC ACCESS)	SEC 195 & 196 OF THE LAA	DOC M233471	COMMON PROPERTY	CITY OF PERTH & THE PUBLIC AT LARGE	LIMITED IN HEIGHT FROM 3.12 A.H.D. TO 8.85 A.H.D
(B3)	EASEMENT (PUBLIC ACCESS)	SEC 195 & 196 OF THE LAA	DOC M233471	COMMON PROPERTY	CITY OF PERTH & THE PUBLIC AT LARGE	LIMITED IN HEIGHT FROM 3.12 A.H.D. TO 8.35 A.H.D
(33a) 4	EASEMENT (DRAINAGE)	SEC 167 OF THE P & D ACT, REG 33a	SP 55728	COMMON PROPERTY	CITY OF PERTH	LIMITED IN HEIGHT TO -3.85m A.H.D.
(33a) 5	EASEMENT (DRAINAGE)	SEC 167 OF THE P & D ACT, REG 33a	SP 55728	COMMON PROPERTY	CITY OF PERTH	LIMITED IN HEIGHT TO 8.5m A.H.D.
	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA	DOC M750716	LOTS 16, 37, 51, 52, 59, 76, 77, 88, 89 AND 100	SEE DOCUMENT	AFFORDABLE HOUSING

HELD BY LANDGATE IN DIGITAL FORM ONLY.

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STRATA PLAN
55728

SHEET 2 OF 59 SHEETS

McMULLEN NOLAN
www.mapsurvey.com.au
Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

MAPS Ref : 94838sp-10ac
Date : 8/08/2014

LOWER BASEMENT FLOOR PLAN

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 EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

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

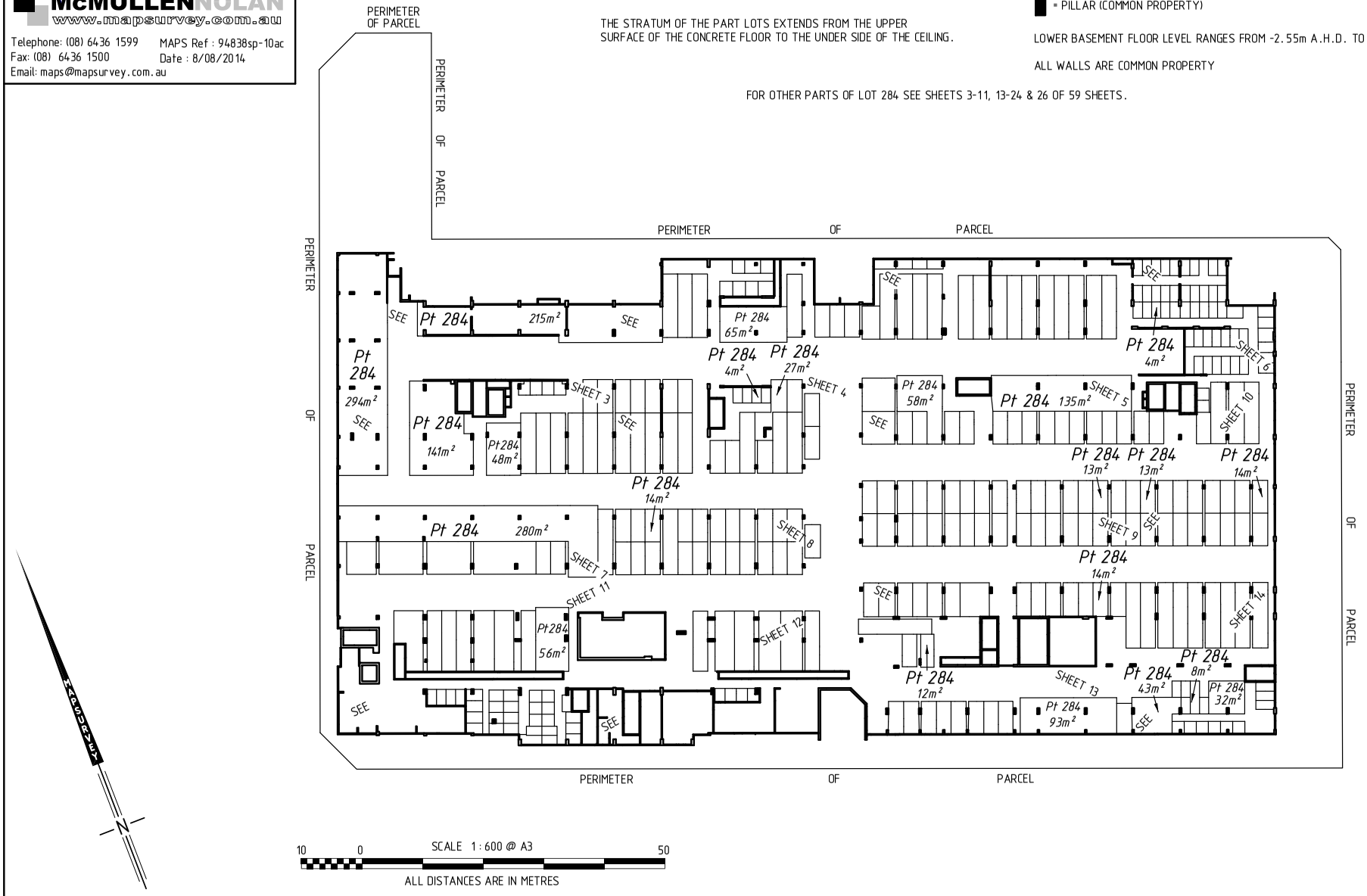
ALL ANGLES ON THE PLAN ARE MULTIPLES OF 45° UNLESS DEFINED BY STRUCTURES, PARCEL BOUNDARIES OR OTHERWISE STATED.

■ = PILLAR (COMMON PROPERTY)

LOWER BASEMENT FLOOR LEVEL RANGES FROM -2.55m A.H.D. TO -3.27m A.H.D.

ALL WALLS ARE COMMON PROPERTY

FOR OTHER PARTS OF LOT 284 SEE SHEETS 3-11, 13-24 & 26 OF 59 SHEETS.



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STRATA PLAN
55728

SHEET 3 OF 59 SHEETS

McMULLEN NOLAN
www.mapsurvey.com.au
Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

MAPS Ref : 94838sp-10ac
Date : 8/08/2014

LOWER BASEMENT FLOOR PLAN

SCALE 1 : 150 @ A3
3 0 12
ALL DISTANCES ARE IN METRES

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 SHOWN AS "CARBAY" (CB) AND "STORE" (S) EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

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

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

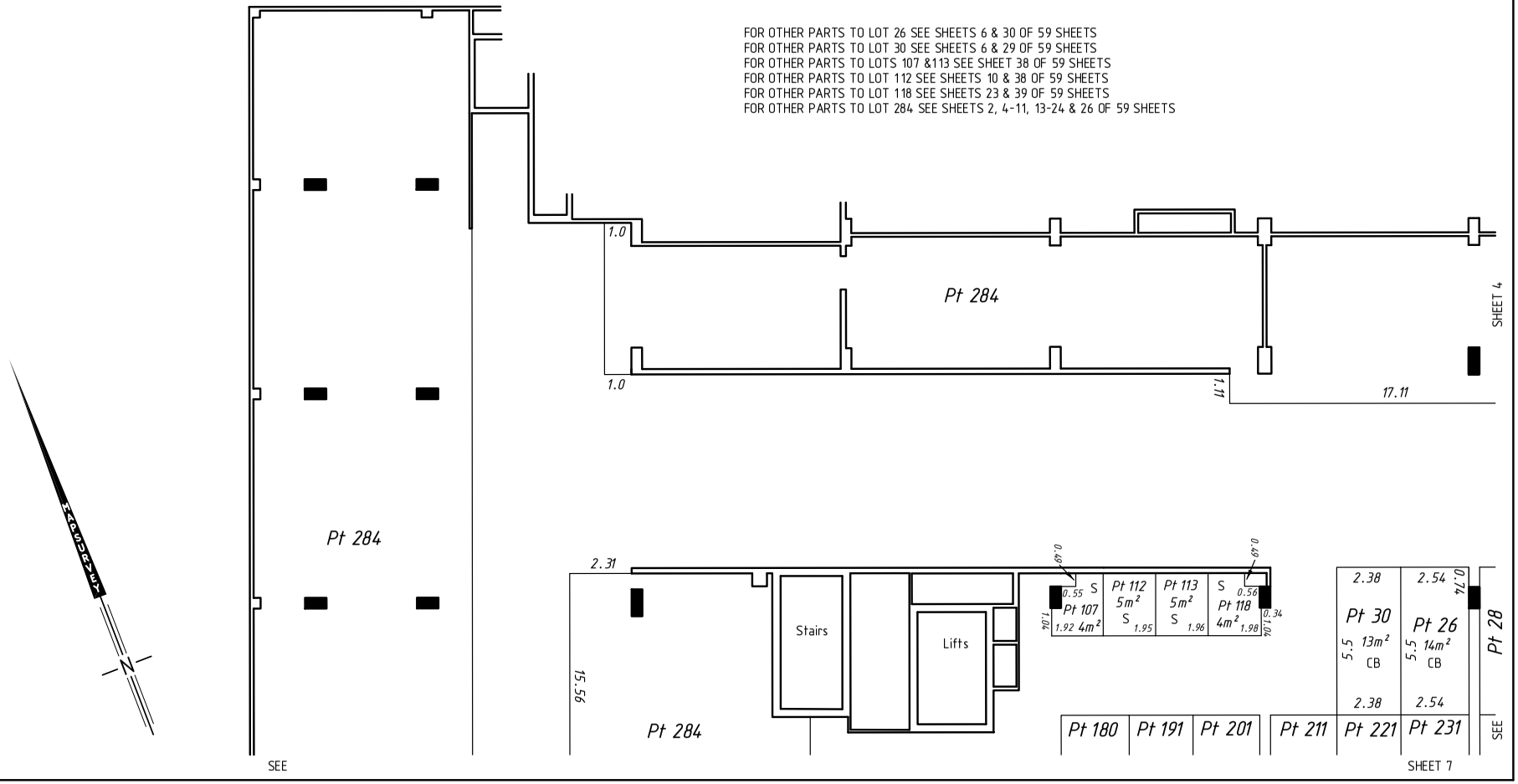
■ = PILLAR (COMMON PROPERTY)

CB = CARBAY

S = STORE

ALL WALLS ARE COMMON PROPERTY

FOR OTHER PARTS TO LOT 26 SEE SHEETS 6 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 30 SEE SHEETS 6 & 29 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 107 &113 SEE SHEET 38 OF 59 SHEETS
FOR OTHER PARTS TO LOT 112 SEE SHEETS 10 & 38 OF 59 SHEETS
FOR OTHER PARTS TO LOT 118 SEE SHEETS 23 & 39 OF 59 SHEETS
FOR OTHER PARTS TO LOT 284 SEE SHEETS 2, 4-11, 13-24 & 26 OF 59 SHEETS



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STRATA PLAN
55728

SHEET 4 OF 59 SHEETS

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Email: maps@mapsurvey.com.au

MAPS Ref : 94838sp-10ac
Date : 8/08/2014

LOWER BASEMENT FLOOR PLAN

FOR OTHER PARTS TO LOTS 24 & 25 SEE SHEETS 14 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 27 SEE SHEETS 6 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 28 SEE SHEETS 6 & 29 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 33 & 34 SEE SHEETS 6 & 31 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 36, 38 & 39 SEE SHEETS 6 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 168 SEE SHEETS 32 & 43 OF 59 SHEETS
FOR OTHER PARTS TO LOT 180 SEE SHEETS 7 & 44 OF 59 SHEETS
FOR OTHER PARTS TO LOT 181 SEE SHEETS 21 & 44 OF 59 SHEETS
FOR OTHER PARTS TO LOT 192 SEE SHEETS 5 & 45 OF 59 SHEETS
FOR OTHER PARTS TO LOT 202 SEE SHEETS 30 & 46 OF 59 SHEETS
FOR OTHER PARTS TO LOT 210 SEE SHEETS 22 & 47 OF 59 SHEETS
FOR OTHER PARTS TO LOT 212 SEE SHEETS 29 & 47 OF 59 SHEETS
FOR OTHER PARTS TO LOT 215 SEE SHEETS 9 & 47 OF 59 SHEETS
FOR OTHER PARTS TO LOT 222 SEE SHEETS 29 & 48 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 248, 250-252 SEE SHEETS 5 & 51 OF 59 SHEETS
FOR OTHER PARTS TO LOT 260 SEE SHEETS 8 & 52 OF 59 SHEETS
FOR OTHER PARTS TO LOT 284 SEE SHEETS 2-3, 5-11, 13-24 & 26 OF 59 SHEETS

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 SHOWN AS "CARBAY" (CB) AND "STORE" (S) EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

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

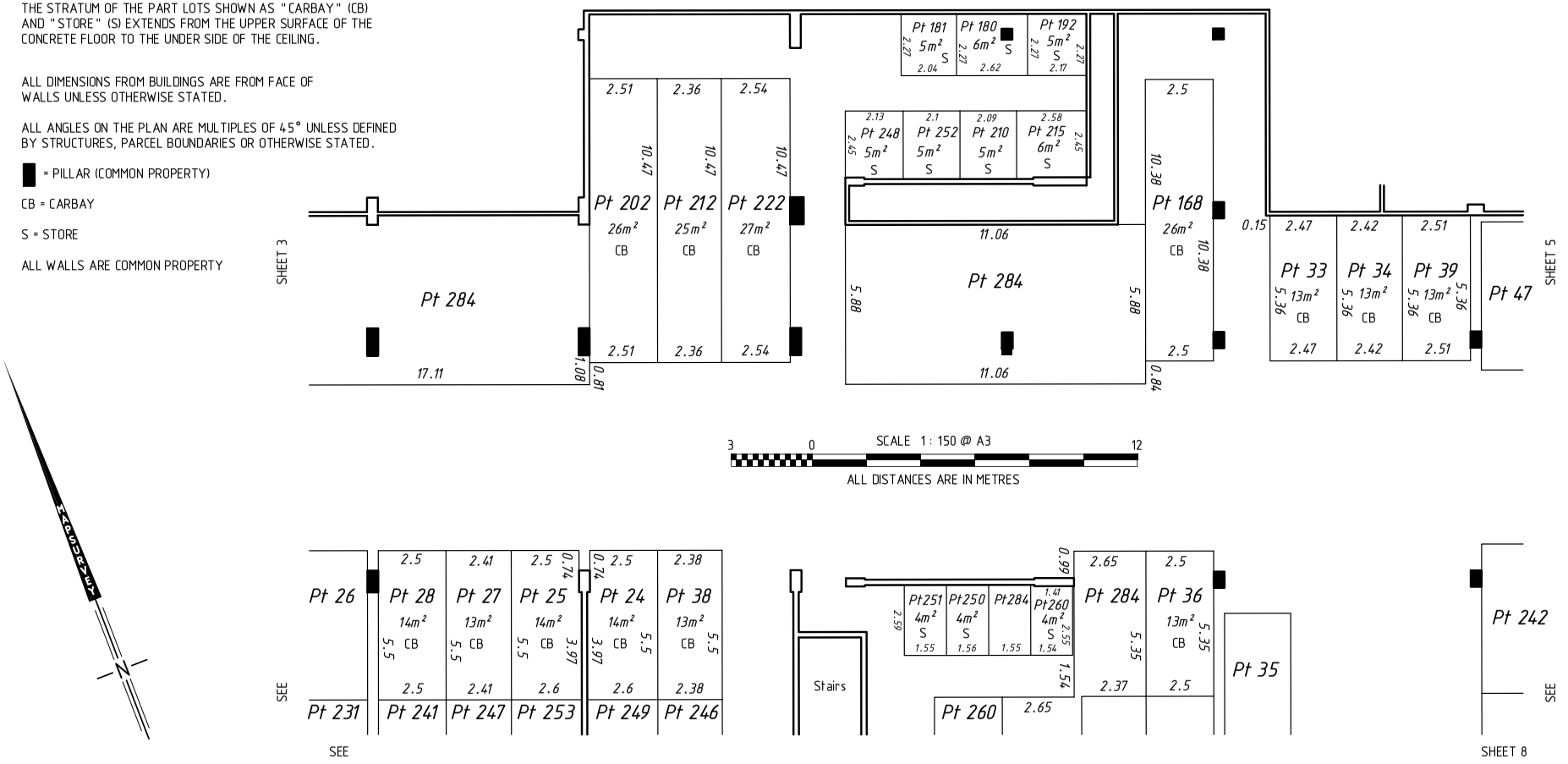
ALL ANGLES ON THE PLAN ARE MULTIPLES OF 45° UNLESS DEFINED BY STRUCTURES, PARCEL BOUNDARIES OR OTHERWISE STATED.

■ = PILLAR (COMMON PROPERTY)

CB = CARBAY

S = STORE

ALL WALLS ARE COMMON PROPERTY



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STRATA PLAN
55728
SHEET 5 OF 59 SHEETS

McMULLENNOLAN
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Telephone: (08) 6436 1599 MAPS Ref : 94838sp-10ac
Fax: (08) 6436 1500 Date : 8/08/2014
Email: maps@mapsurvey.com.au

LOWER BASEMENT FLOOR PLAN

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*.

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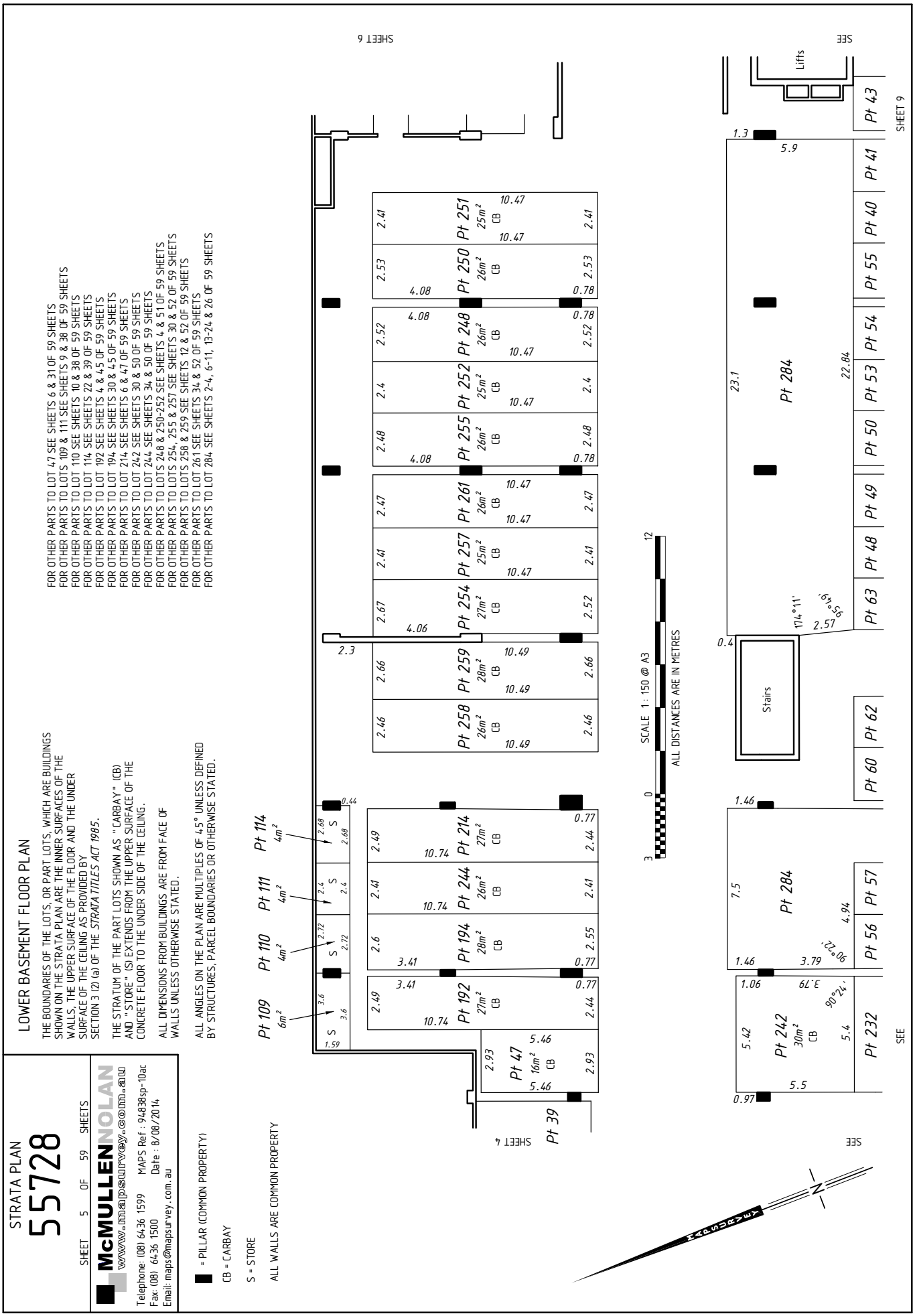
FOR OTHER PARTS TO LOT 47 SEE SHEETS 6 & 31 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 109 & 111 SEE SHEETS 9 & 38 OF 59 SHEETS
FOR OTHER PARTS TO LOT 110 SEE SHEETS 10 & 38 OF 59 SHEETS
FOR OTHER PARTS TO LOT 114 SEE SHEETS 22 & 39 OF 59 SHEETS
FOR OTHER PARTS TO LOT 192 SEE SHEETS 4 & 45 OF 59 SHEETS
FOR OTHER PARTS TO LOT 194 SEE SHEETS 30 & 45 OF 59 SHEETS
FOR OTHER PARTS TO LOT 214 SEE SHEETS 6 & 47 OF 59 SHEETS
FOR OTHER PARTS TO LOT 242 SEE SHEETS 30 & 50 OF 59 SHEETS
FOR OTHER PARTS TO LOT 244 SEE SHEETS 34 & 50 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 248 & 250-252 SEE SHEETS 4 & 51 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 254, 255 & 257 SEE SHEETS 30 & 52 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 258 & 259 SEE SHEETS 12 & 52 OF 59 SHEETS
FOR OTHER PARTS TO LOT 261 SEE SHEETS 34 & 52 OF 59 SHEETS
FOR OTHER PARTS TO LOT 284 SEE SHEETS 2-4, 6-11, 13-24 & 26 OF 59 SHEETS

■ = PILLAR (COMMON PROPERTY)
CB = CARBAY
S = STORE
ALL WALLS ARE COMMON PROPERTY



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STRATA PLAN
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SHEET 6 OF 59 SHEETS

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LOWER BASEMENT FLOOR PLAN

FOR OTHER PARTS TO LOT 26 SEE SHEETS 3 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 27 SEE SHEETS 4 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 28 SEE SHEETS 4 & 29 OF 59 SHEETS
FOR OTHER PARTS TO LOT 29 SEE SHEETS 23 & 29 OF 59 SHEETS
FOR OTHER PARTS TO LOT 30 SEE SHEETS 3 & 29 OF 59 SHEETS
FOR OTHER PARTS TO LOT 31 SEE SHEETS 21 & 29 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 32 & 35 SEE SHEETS 8 & 31 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 33 & 34 SEE SHEETS 4 & 31 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 36, 38 & 39 SEE SHEETS 4 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 37 SEE SHEET 32 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 40, 41 & 43 SEE SHEETS 9 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 42 SEE SHEETS 8 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 44 SEE SHEETS 10 & 31 OF 59 SHEETS
FOR OTHER PARTS TO LOT 45 SEE SHEETS 21 & 31 OF 59 SHEETS
FOR OTHER PARTS TO LOT 47 SEE SHEETS 5 & 31 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 48-50 SEE SHEETS 9 & 33 OF 59 SHEETS
FOR OTHER PARTS TO LOT 51 SEE SHEET 33 OF 59 SHEETS
FOR OTHER PARTS TO LOT 52 SEE SHEET 34 OF 59 SHEETS

FOR OTHER PARTS TO LOTS 53 & 54 SEE SHEETS 9 & 34 OF 59 SHEETS
FOR OTHER PARTS TO LOT 66 SEE SHEETS 8 & 35 OF 59 SHEETS
FOR OTHER PARTS TO LOT 67 SEE SHEETS 8, 13 & 35 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 68, 69 & 72 SEE SHEETS 8 & 35 OF 59 SHEETS
FOR OTHER PARTS TO LOT 87 SEE SHEETS 9 & 36 OF 59 SHEETS
FOR OTHER PARTS TO LOT 90 SEE SHEETS 22 & 37 OF 59 SHEETS
FOR OTHER PARTS TO LOT 119 SEE SHEETS 13 & 39 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 123 & 124 SEE SHEETS 9 & 39 OF 59 SHEETS
FOR OTHER PARTS TO LOT 125 SEE SHEET 39 OF 59 SHEETS
FOR OTHER PARTS TO LOT 196 SEE SHEETS 22 & 46 OF 59 SHEETS
FOR OTHER PARTS TO LOT 197 SEE SHEETS 25 & 46 OF 59 SHEETS
FOR OTHER PARTS TO LOT 206 SEE SHEETS 22 & 47 OF 59 SHEETS
FOR OTHER PARTS TO LOT 207 SEE SHEETS 23 & 47 OF 59 SHEETS
FOR OTHER PARTS TO LOT 208 SEE SHEETS 25 & 47 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 209 & 213 SEE SHEETS 13 & 47 OF 59 SHEETS
FOR OTHER PARTS TO LOT 214 SEE SHEETS 5 & 47 OF 59 SHEETS
FOR OTHER PARTS TO LOT 235 SEE SHEETS 9 & 49 OF 59 SHEETS
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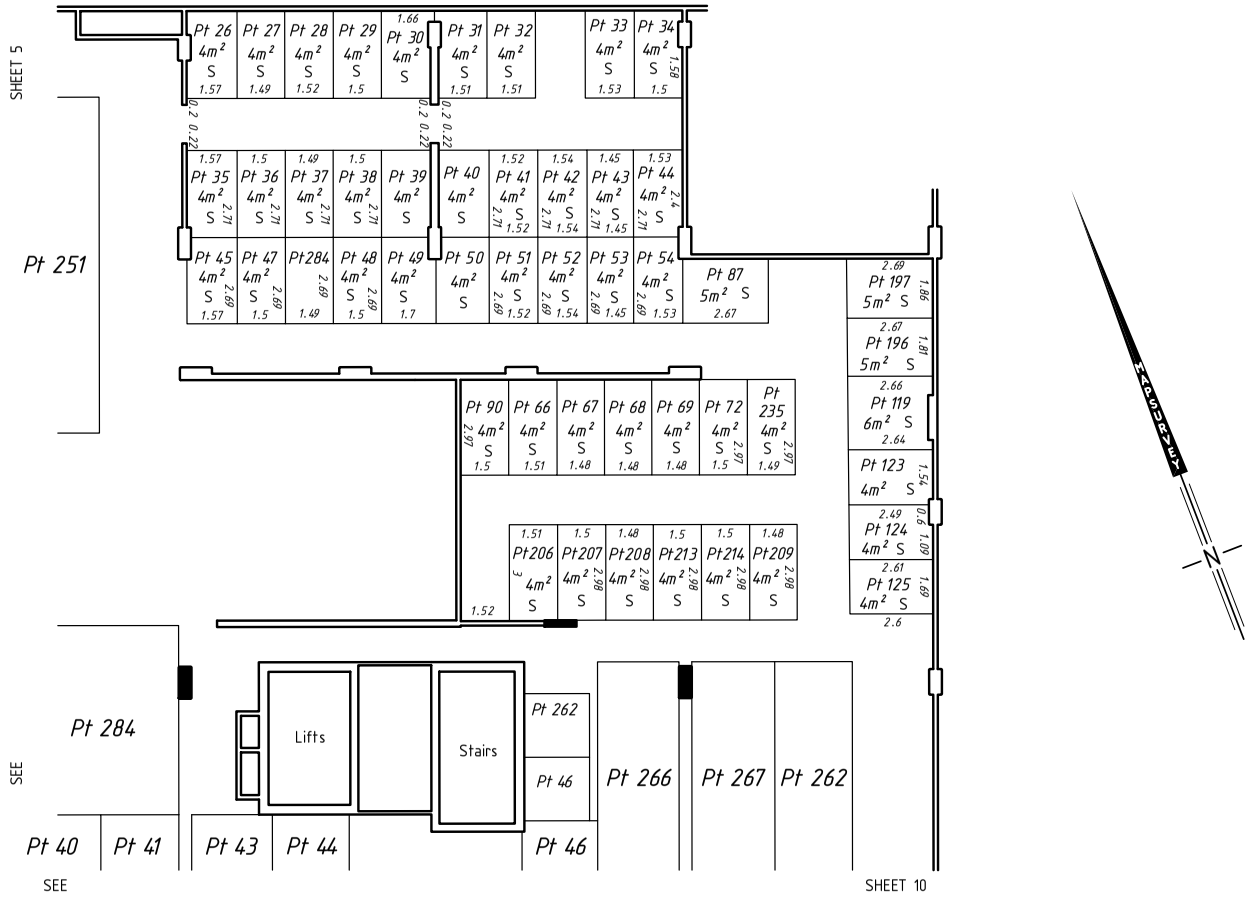
S = STORE

ALL WALLS ARE COMMON PROPERTY



3 0 SCALE 1 : 150 @ A3 12
ALL DISTANCES ARE IN METRES

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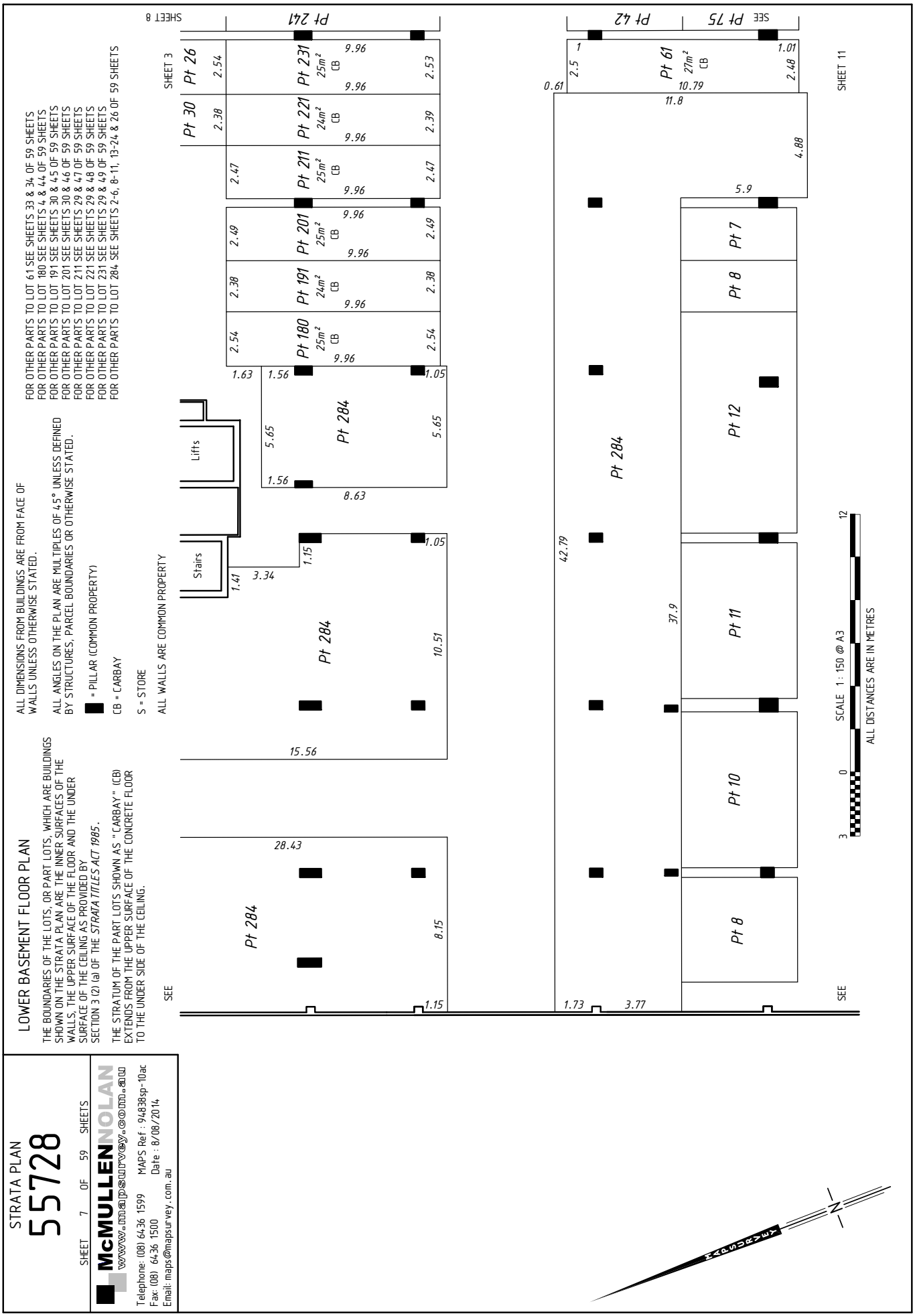

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STRATA PLAN
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SHEET 8 OF 59 SHEETS

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Telephone: (08) 6436 1599
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MAPS Ref : 94838sp-10ac
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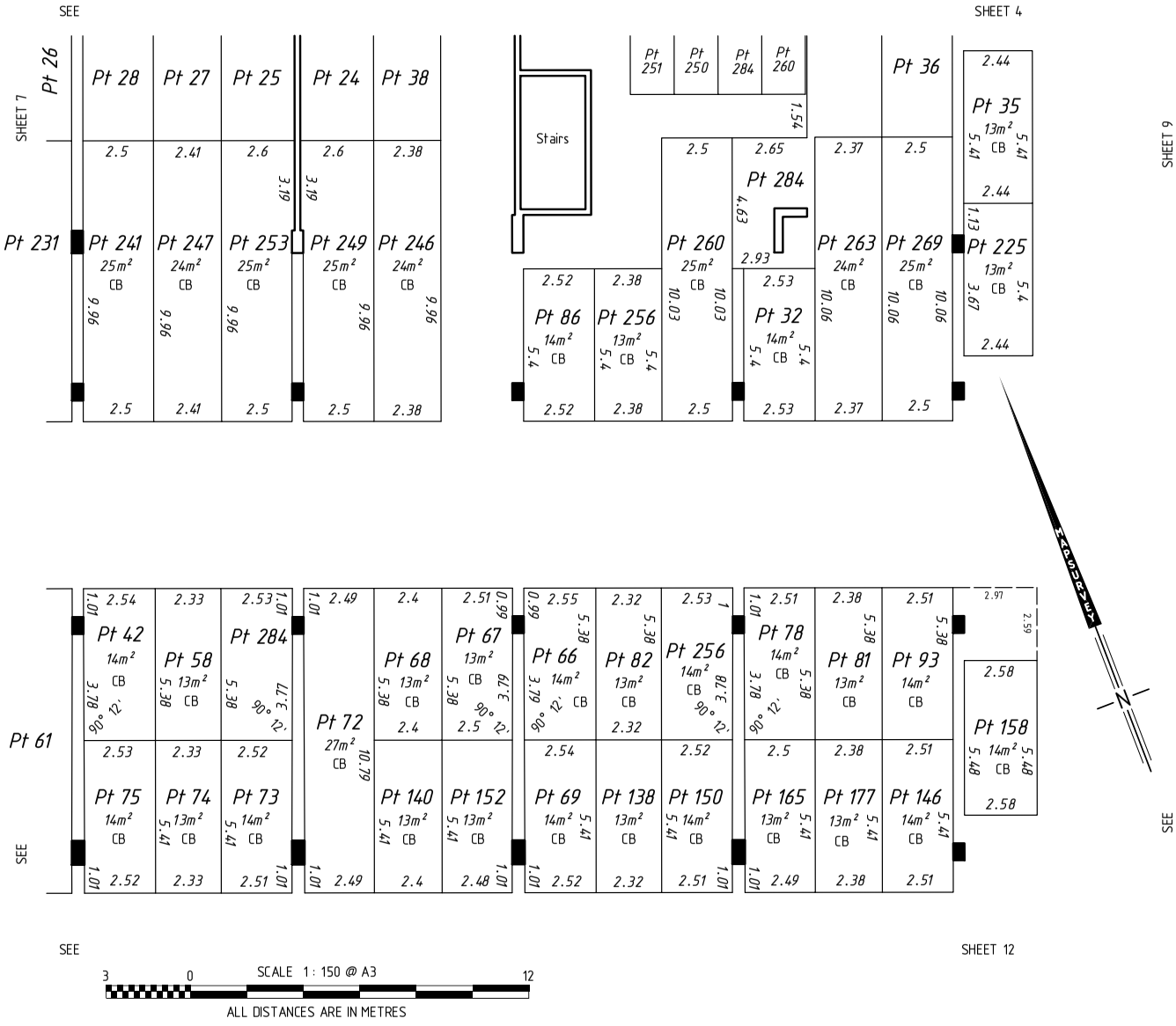
FOR OTHER PARTS TO LOTS 32 & 35 SEE SHEETS 6 & 31 OF 59 SHEETS
FOR OTHER PARTS TO LOT 42 SEE SHEETS 6 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 58 SEE SHEET 34 OF 59 SHEETS
FOR OTHER PARTS TO LOT 66 SEE SHEETS 6 & 35 OF 59 SHEETS
FOR OTHER PARTS TO LOT 67 SEE SHEETS 6, 13 & 35 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 68, 69 & 72 SEE SHEETS 6 & 35 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 73-75 SEE SHEETS 34 & 35 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 78, 81, 82 & 86 SEE SHEETS 11 & 36 OF 59 SHEETS
FOR OTHER PARTS TO LOT 93 SEE SHEETS 11 & 37 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 138, 140 & 146 SEE SHEETS 32 & 41 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 150 & 152 SEE SHEETS 32 & 42 OF 59 SHEETS
FOR OTHER PARTS TO LOT 158 SEE SHEETS 31 & 42 OF 59 SHEETS
FOR OTHER PARTS TO LOT 165 SEE SHEETS 32 & 43 OF 59 SHEETS
FOR OTHER PARTS TO LOT 177 SEE SHEETS 32 & 44 OF 59 SHEETS
FOR OTHER PARTS TO LOT 225 SEE SHEETS 29 & 48 OF 59 SHEETS
FOR OTHER PARTS TO LOT 241 SEE SHEETS 30 & 50 OF 59 SHEETS
FOR OTHER PARTS TO LOT 246 SEE SHEETS 24 & 51 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 247, 249 & 253 SEE SHEETS 30 & 51 OF 59 SHEETS
FOR OTHER PARTS TO LOT 256 SEE SHEETS 14 & 52 OF 59 SHEETS
FOR OTHER PARTS TO LOT 260 SEE SHEETS 4 & 52 OF 59 SHEETS
FOR OTHER PARTS TO LOT 263 SEE SHEETS 30 & 53 OF 59 SHEETS
FOR OTHER PARTS TO LOT 269 SEE SHEETS 30 & 53 OF 59 SHEETS
FOR OTHER PARTS TO LOT 284 SEE SHEETS 2-7, 9-11, 13-24 & 26 OF 59 SHEETS



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SHEET 9 OF 59 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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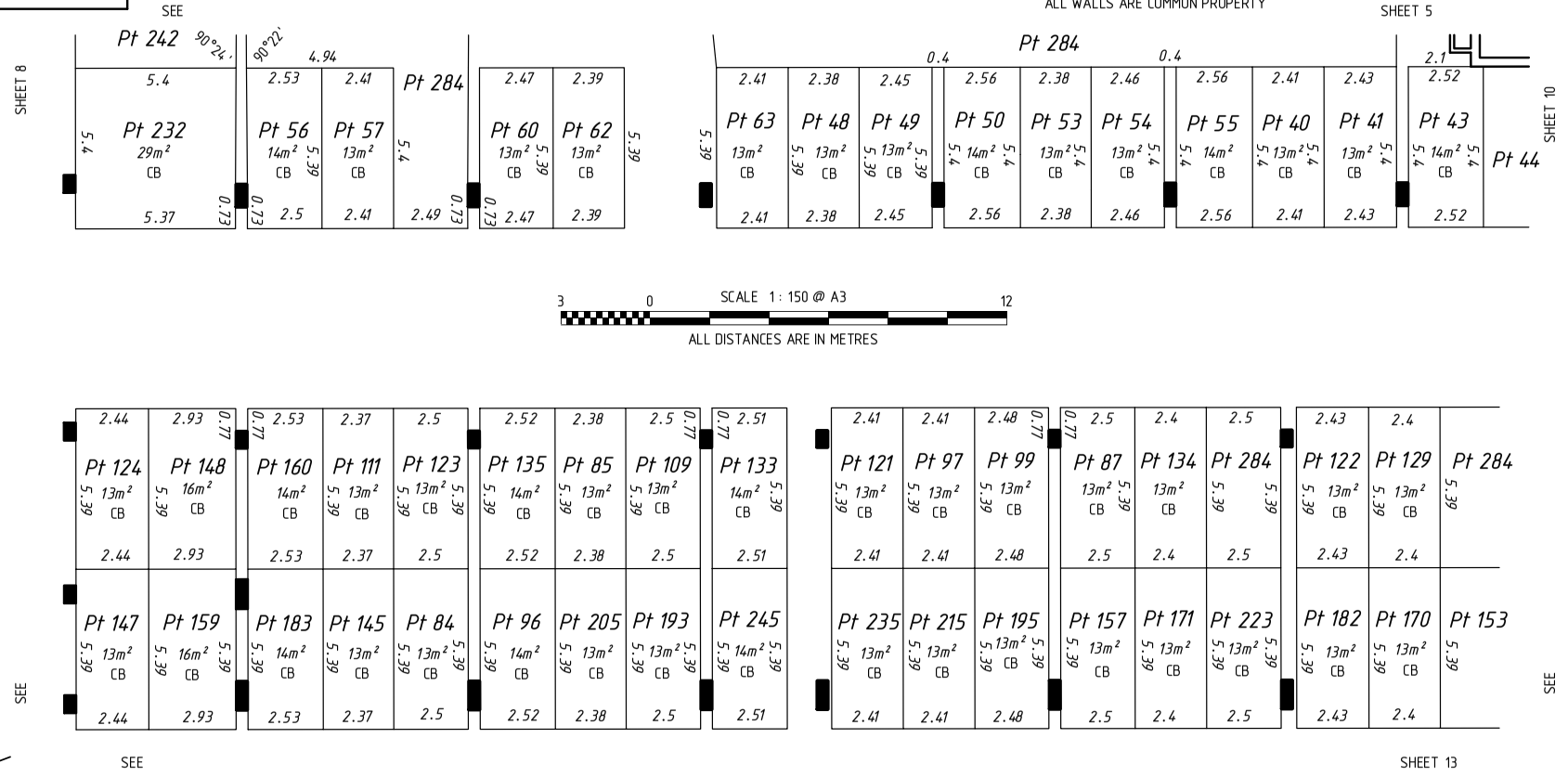

SCALE 1 : 150 @ A3

3 0 12

ALL DISTANCES ARE IN METRES

FOR OTHER PARTS TO LOTS 40, 41 & 43 SEE SHEETS 6 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 48, 49 & 50 SEE SHEETS 6 & 33 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 53 & 54 SEE SHEETS 6 & 34 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 55-57 SEE SHEET 34 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 60, 62 & 63 SEE SHEETS 33 & 34 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 84 & 85 SEE SHEETS 11 & 36 OF 59 SHEETS
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FOR OTHER PARTS TO LOTS 121 & 122 SEE SHEETS 34 & 39 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 123 & 124 SEE SHEETS 6 & 39 OF 59 SHEETS

FOR OTHER PARTS TO LOT 129 SEE SHEETS 34 & 40 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 133-135 SEE SHEETS 32 & 40 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 145, 147 & 148 SEE SHEETS 32 & 41 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 157, 159 & 160 SEE SHEETS 31 & 42 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 170 & 171 SEE SHEETS 32 & 43 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 182 & 183 SEE SHEETS 32 & 44 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 193 & 195 SEE SHEETS 30 & 45 OF 59 SHEETS
FOR OTHER PARTS TO LOT 205 SEE SHEETS 29 & 46 OF 59 SHEETS
FOR OTHER PARTS TO LOT 215 SEE SHEETS 4 & 47 OF 59 SHEETS
FOR OTHER PARTS TO LOT 223 SEE SHEETS 29 & 48 OF 59 SHEETS
FOR OTHER PARTS TO LOT 232 SEE SHEETS 29 & 49 OF 59 SHEETS
FOR OTHER PARTS TO LOT 235 SEE SHEETS 6 & 49 OF 59 SHEETS
FOR OTHER PARTS TO LOT 245 SEE SHEETS 30 & 50 OF 59 SHEETS
FOR OTHER PARTS TO LOT 284 SEE SHEETS 2-8, 10-11, 13-24 & 26 OF 59 SHEETS

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SHEET 10 OF 59 SHEETS

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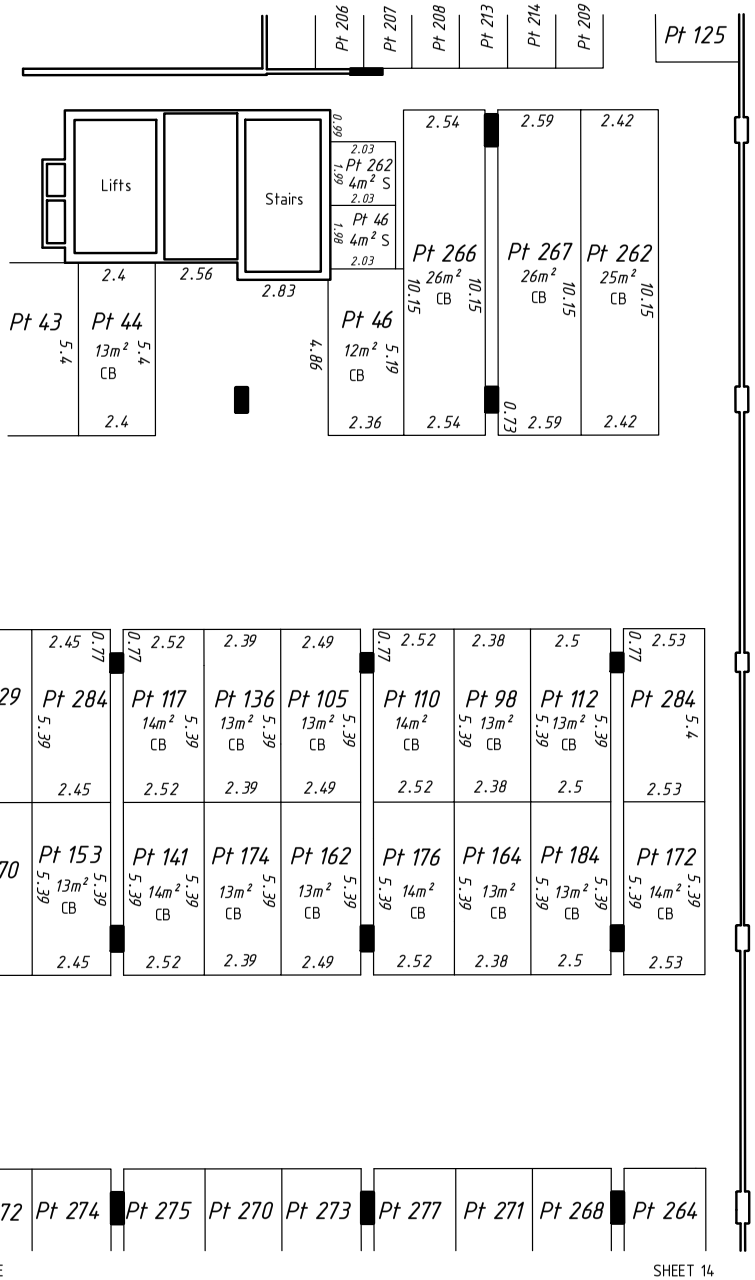
LOWER BASEMENT FLOOR PLAN



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FOR OTHER PARTS TO LOT 44 SEE SHEETS 6 & 31 OF 59 SHEETS
FOR OTHER PARTS TO LOT 46 SEE SHEET 31 OF 59 SHEETS
FOR OTHER PARTS TO LOT 98 SEE SHEETS 11 & 37 OF 59 SHEETS
FOR OTHER PARTS TO LOT 105 SEE SHEETS 34 & 38 OF 59 SHEETS
FOR OTHER PARTS TO LOT 110 SEE SHEETS 5 & 38 OF 59 SHEETS
FOR OTHER PARTS TO LOT 112 SEE SHEETS 3 & 38 OF 59 SHEETS
FOR OTHER PARTS TO LOT 117 SEE SHEETS 34 & 39 OF 59 SHEETS
FOR OTHER PARTS TO LOT 136 SEE SHEETS 32 & 40 OF 59 SHEETS
FOR OTHER PARTS TO LOT 141 SEE SHEETS 32 & 41 OF 59 SHEETS
FOR OTHER PARTS TO LOT 153 SEE SHEETS 31 & 42 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 162 & 164 SEE SHEETS 31 & 43 OF 59 SHEETS
FOR OTHER PARTS TO LOT 172 SEE SHEETS 32 & 43 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 174, 176 & 184 SEE SHEETS 32 & 44 OF 59 SHEETS
FOR OTHER PARTS TO LOT 262 SEE SHEET 53 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 266 & 267 SEE SHEETS 30 & 53 OF 59 SHEETS
FOR OTHER PARTS TO LOT 284 SEE SHEETS 2-9, 10,11, 13-24 & 26 OF 59 SHEETS

3 0 SCALE 1 : 150 @ A3 12
ALL DISTANCES ARE IN METRES

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SHEET 11 OF 59 SHEETS

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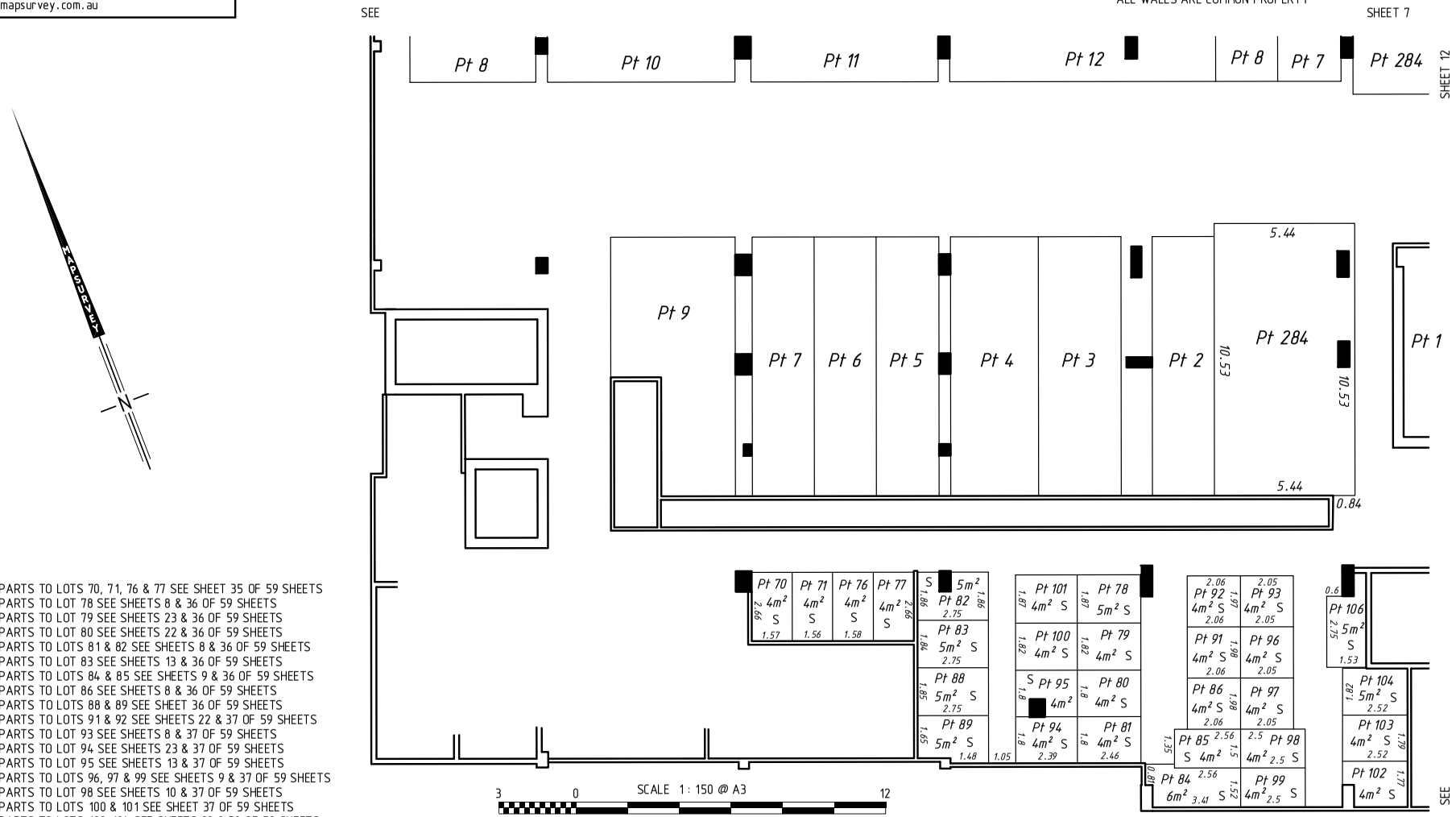

SCALE 1 : 150 @ A3

3 0 12

ALL DISTANCES ARE IN METRES

FOR OTHER PARTS TO LOTS 70, 71, 76 & 77 SEE SHEET 35 OF 59 SHEETS
FOR OTHER PARTS TO LOT 78 SEE SHEETS 8 & 36 OF 59 SHEETS
FOR OTHER PARTS TO LOT 79 SEE SHEETS 23 & 36 OF 59 SHEETS
FOR OTHER PARTS TO LOT 80 SEE SHEETS 22 & 36 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 81 & 82 SEE SHEETS 8 & 36 OF 59 SHEETS
FOR OTHER PARTS TO LOT 83 SEE SHEETS 13 & 36 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 84 & 85 SEE SHEETS 9 & 36 OF 59 SHEETS
FOR OTHER PARTS TO LOT 86 SEE SHEETS 8 & 36 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 88 & 89 SEE SHEET 36 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 91 & 92 SEE SHEETS 22 & 37 OF 59 SHEETS
FOR OTHER PARTS TO LOT 93 SEE SHEETS 8 & 37 OF 59 SHEETS
FOR OTHER PARTS TO LOT 94 SEE SHEETS 23 & 37 OF 59 SHEETS
FOR OTHER PARTS TO LOT 95 SEE SHEETS 13 & 37 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 96, 97 & 99 SEE SHEETS 9 & 37 OF 59 SHEETS
FOR OTHER PARTS TO LOT 98 SEE SHEETS 10 & 37 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 100 & 101 SEE SHEET 37 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 102-104 SEE SHEETS 22 & 38 OF 59 SHEETS
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SHEET 12 OF 59 SHEETS

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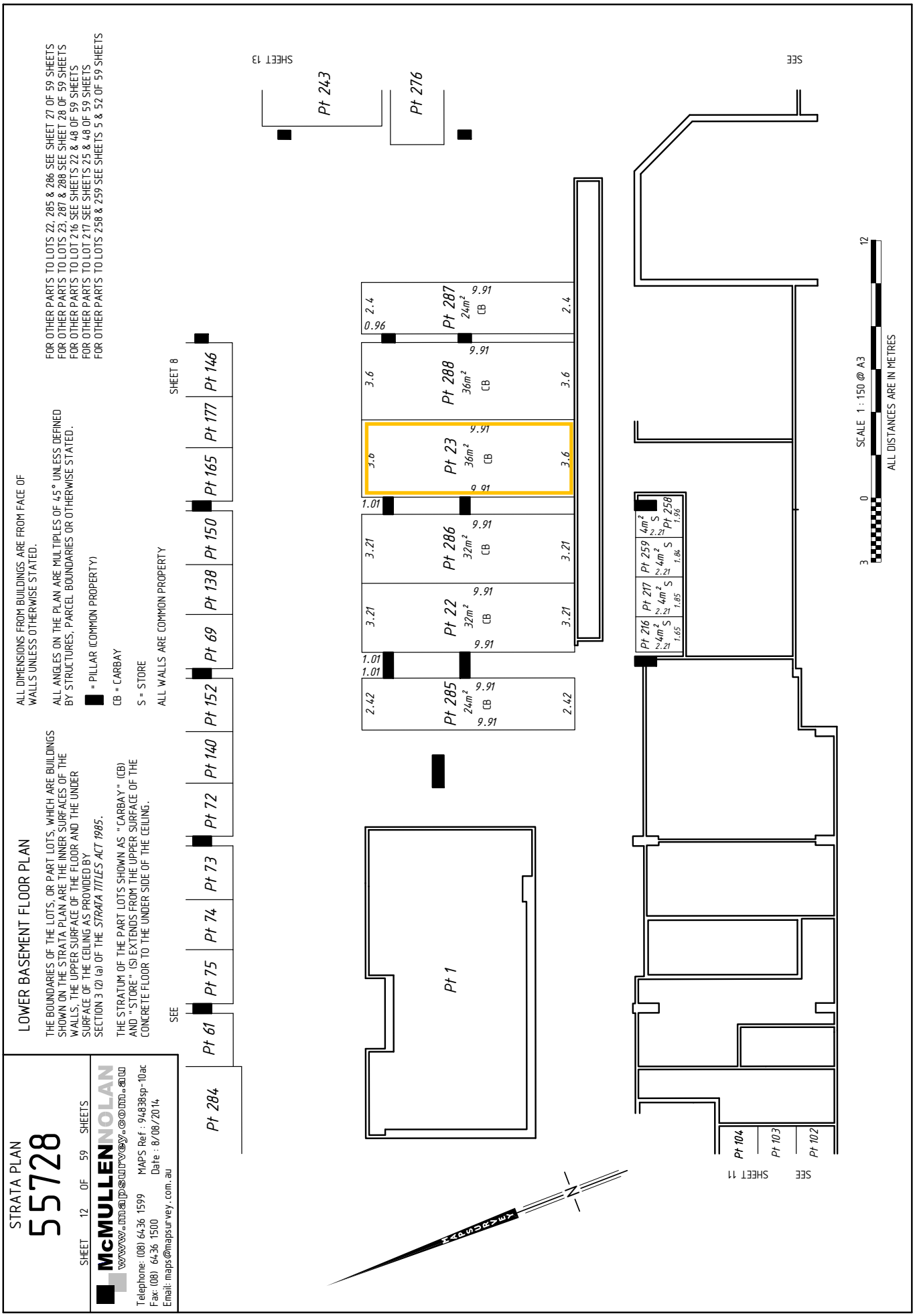
FOR OTHER PARTS TO LOTS 22, 285 & 286 SEE SHEET 27 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 23, 287 & 288 SEE SHEET 28 OF 59 SHEETS
FOR OTHER PARTS TO LOT 216 SEE SHEETS 22 & 48 OF 59 SHEETS
FOR OTHER PARTS TO LOT 217 SEE SHEETS 25 & 48 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 258 & 259 SEE SHEETS 5 & 52 OF 59 SHEETS



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SHEET 13 OF 59 SHEETS

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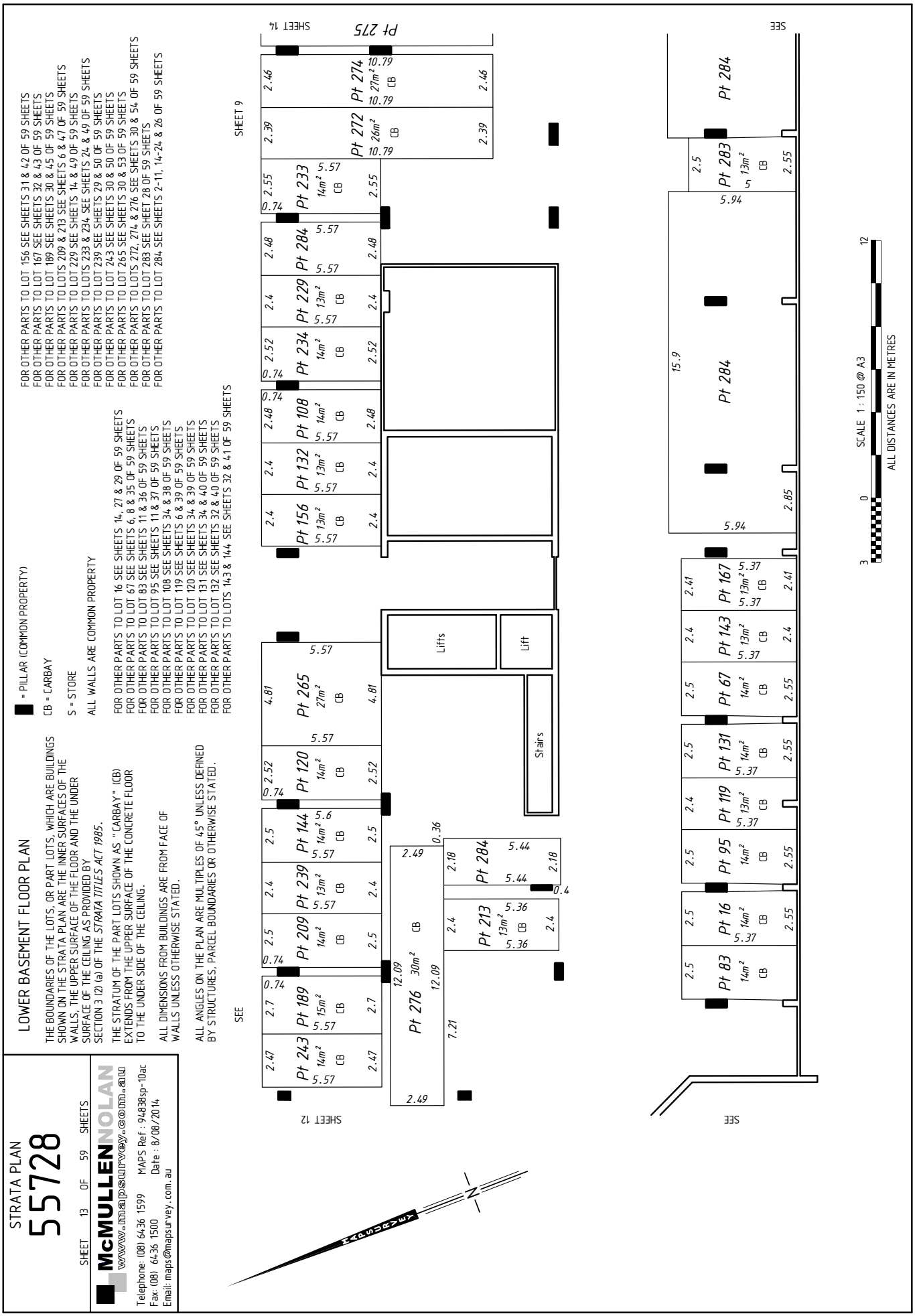
FOR OTHER PARTS TO LOT 16 SEE SHEETS 14, 27 & 29 OF 59 SHEETS
FOR OTHER PARTS TO LOT 67 SEE SHEETS 6, 8 & 35 OF 59 SHEETS
FOR OTHER PARTS TO LOT 83 SEE SHEETS 11 & 36 OF 59 SHEETS
FOR OTHER PARTS TO LOT 95 SEE SHEETS 11 & 37 OF 59 SHEETS
FOR OTHER PARTS TO LOT 108 SEE SHEETS 34 & 38 OF 59 SHEETS
FOR OTHER PARTS TO LOT 119 SEE SHEETS 6 & 39 OF 59 SHEETS
FOR OTHER PARTS TO LOT 120 SEE SHEETS 34 & 39 OF 59 SHEETS
FOR OTHER PARTS TO LOT 131 SEE SHEETS 34 & 40 OF 59 SHEETS
FOR OTHER PARTS TO LOT 132 SEE SHEETS 32 & 40 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 143 & 144 SEE SHEETS 32 & 41 OF 59 SHEETS

FOR OTHER PARTS TO LOT 156 SEE SHEETS 31 & 42 OF 59 SHEETS
FOR OTHER PARTS TO LOT 167 SEE SHEETS 32 & 43 OF 59 SHEETS
FOR OTHER PARTS TO LOT 189 SEE SHEETS 30 & 45 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 209 & 213 SEE SHEETS 6 & 47 OF 59 SHEETS
FOR OTHER PARTS TO LOT 229 SEE SHEETS 14 & 49 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 233 & 234 SEE SHEETS 24 & 49 OF 59 SHEETS
FOR OTHER PARTS TO LOT 239 SEE SHEETS 29 & 50 OF 59 SHEETS
FOR OTHER PARTS TO LOT 243 SEE SHEETS 30 & 50 OF 59 SHEETS
FOR OTHER PARTS TO LOT 265 SEE SHEETS 30 & 53 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 272, 274 & 276 SEE SHEETS 30 & 54 OF 59 SHEETS
FOR OTHER PARTS TO LOT 283 SEE SHEET 28 OF 59 SHEETS
FOR OTHER PARTS TO LOT 284 SEE SHEETS 2-11, 14-24 & 26 OF 59 SHEETS



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STRATA PLAN
55728

SHEET 14 OF 59 SHEETS

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www.mapsurvey.com.au
Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au
MAPS Ref : 94838sp-10ac
Date : 8/08/2014

LOWER BASEMENT FLOOR PLAN

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 SHOWN AS "CARBAY" (CB) AND "STORE" (S) EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

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

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

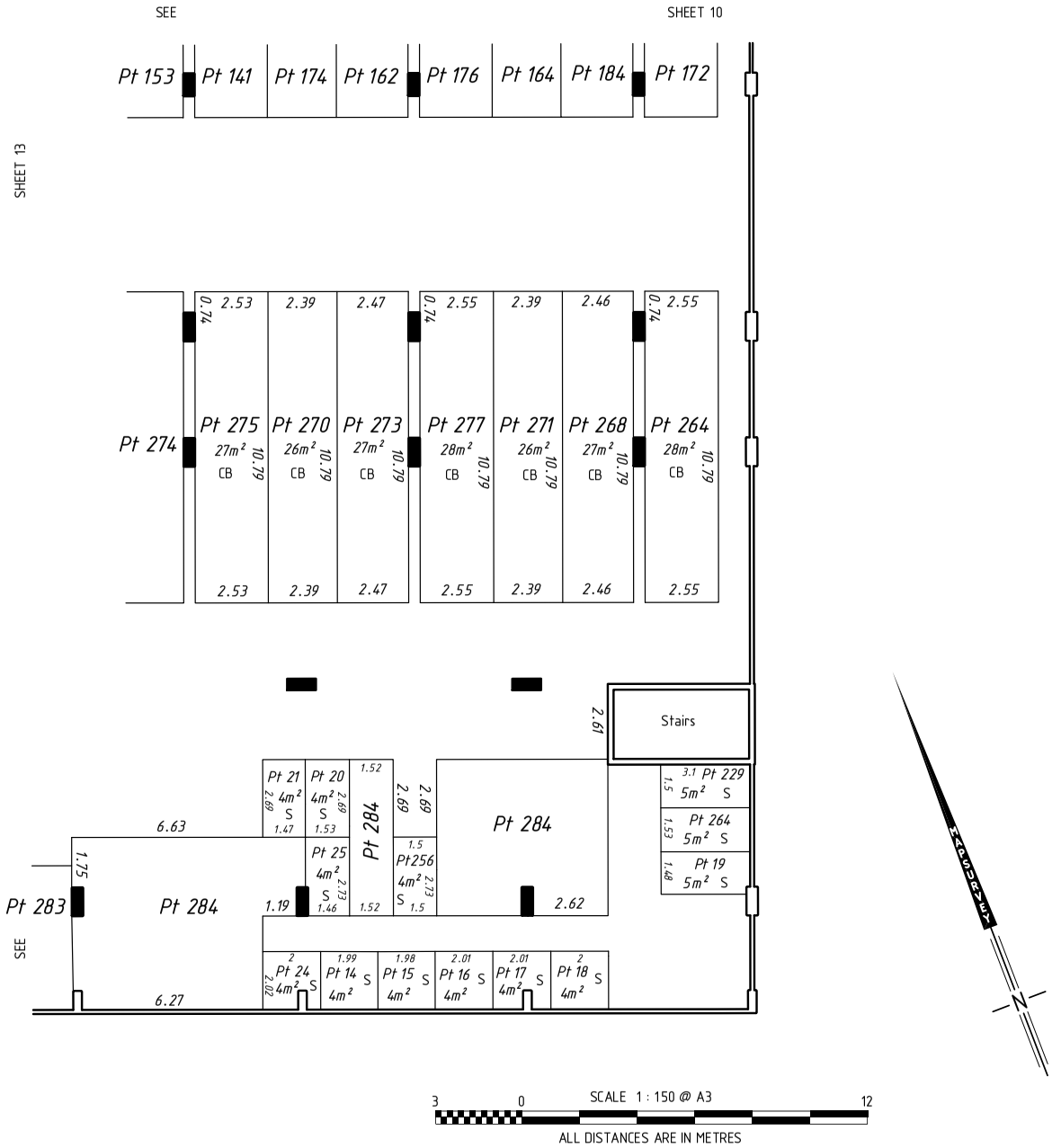
■ = PILLAR (COMMON PROPERTY)

CB = CARBAY

S = STORE

ALL WALLS ARE COMMON PROPERTY

FOR OTHER PARTS TO LOTS 14, 15 & 17 SEE SHEETS 18, 27 & 29 OF 59 SHEETS
FOR OTHER PARTS TO LOT 16 SEE SHEETS 13, 27 & 29 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 18-21 SEE SHEETS 18, 28 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 24 & 25 SEE SHEETS 4 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 229 SEE SHEETS 13 & 49 OF 59 SHEETS
FOR OTHER PARTS TO LOT 256 SEE SHEETS 8 & 52 OF 59 SHEETS
FOR OTHER PARTS TO LOT 264 SEE SHEET 53 OF 59 SHEETS
FOR OTHER PARTS TO LOT 268 SEE SHEETS 30 & 53 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 270, 271, 273, 275 & 277 SEE SHEETS 30 & 54 OF 59 SHEETS
FOR OTHER PARTS TO LOT 284 SEE SHEETS 2-11, 13, 15-24 & 26 OF 59 SHEETS



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STRATA PLAN 55728

SHEET 15 OF 59 SHEETS

BASEMENT FLOOR PLAN

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THE STRATUM OF THE PART LOTS EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

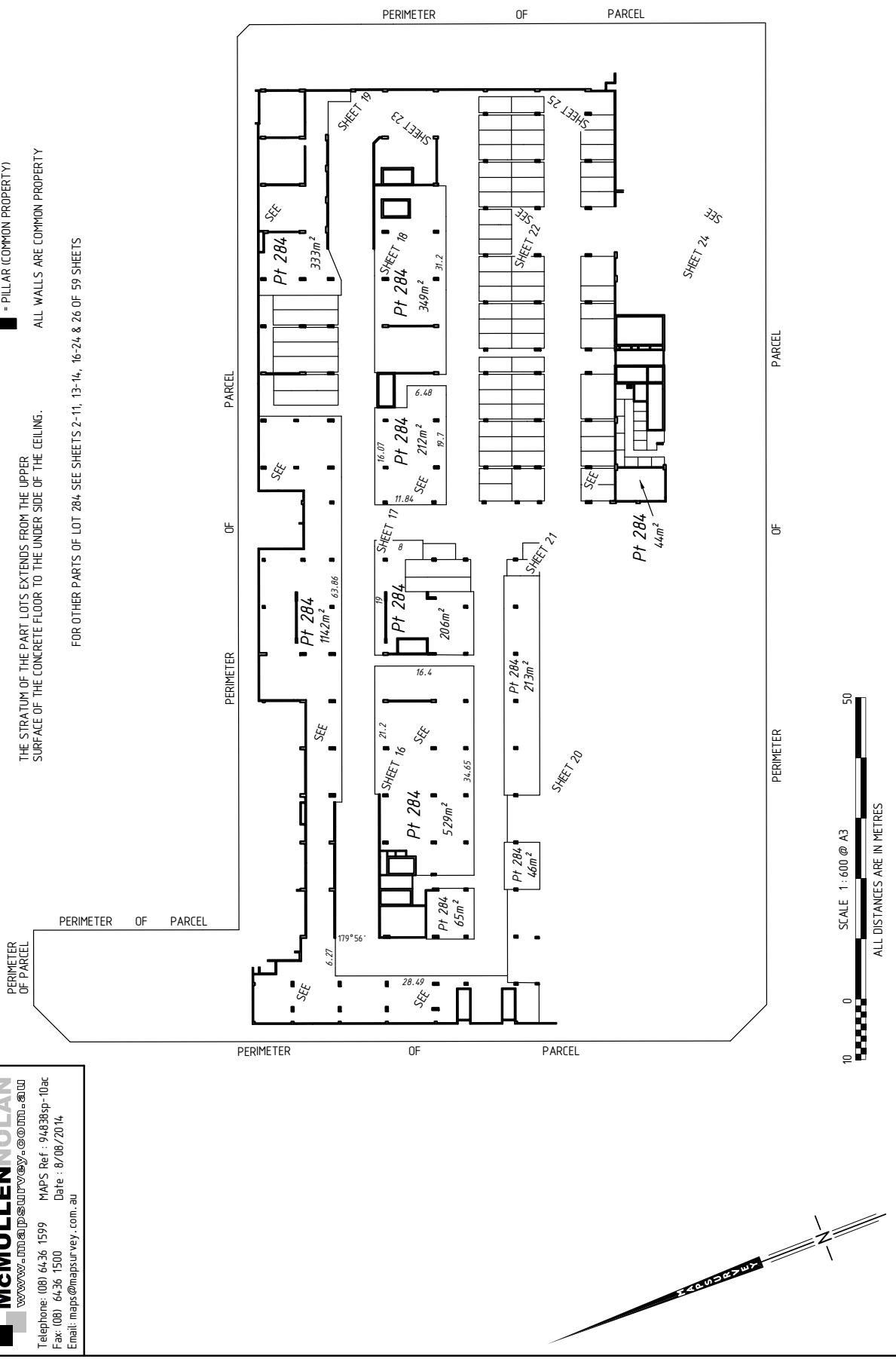
FOR OTHER PARTS OF LOT 284 SEE SHEETS 2-11, 13-14, 16-24 & 26 OF 59 SHEETS

ALL DIMENSIONS FROM BUILDINGS ARE FROM 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 (COMMON PROPERTY)

ALL WALLS ARE COMMON PROPERTY



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Fax: (08) 6436 1500 Date : 8/08/2014
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STRATA PLAN
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SHEET 16 OF 59 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
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BASEMENT FLOOR PLAN

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

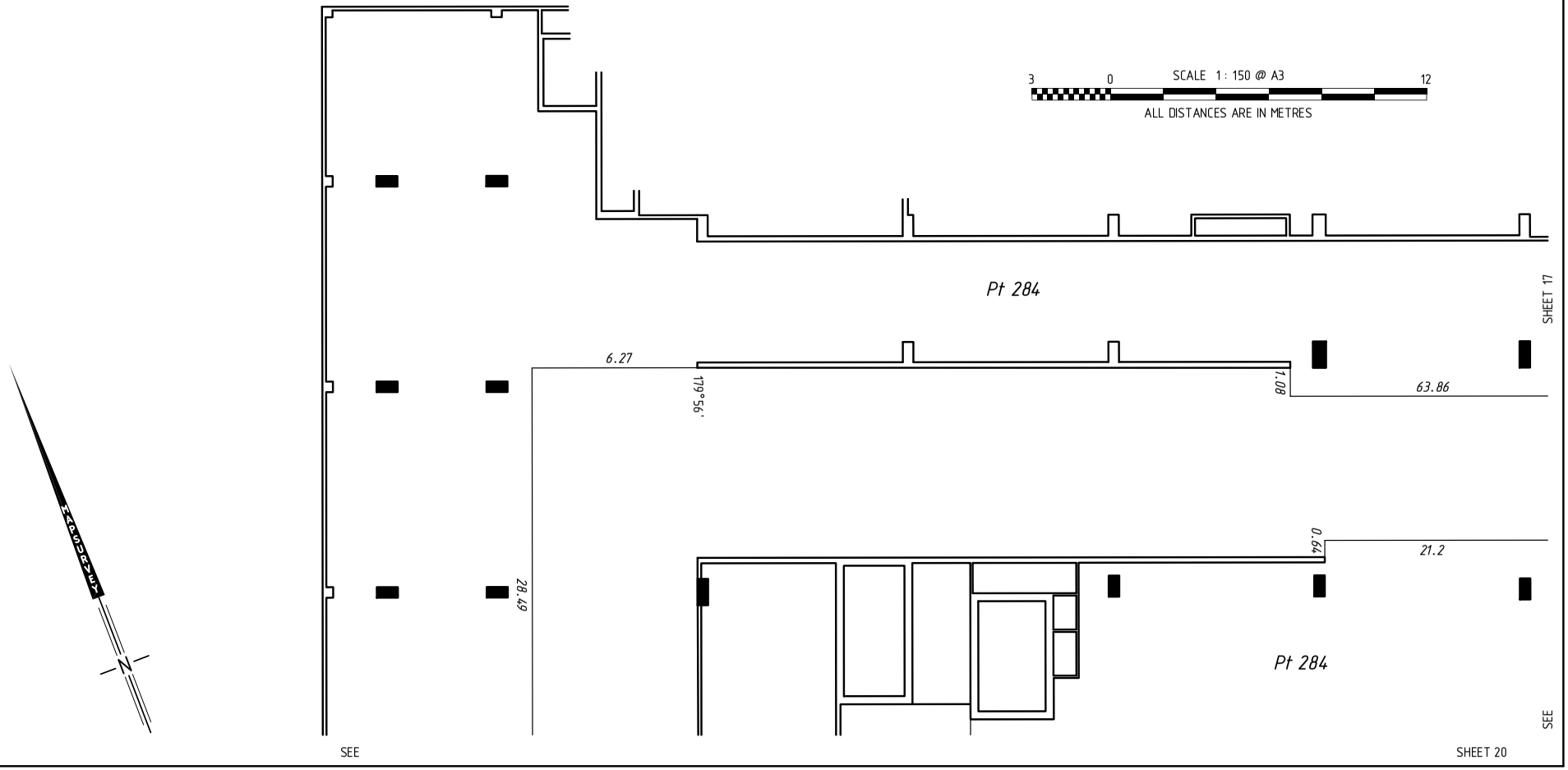
■ = PILLAR (COMMON PROPERTY)

CB = CARBAY

S = STORE

ALL WALLS ARE COMMON PROPERTY

FOR OTHER PARTS TO LOT 284 SEE SHEETS 2-11, 13-15, 17-24 & 26 OF 59 SHEETS



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STRATA PLAN
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SHEET 17 OF 59 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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BASEMENT FLOOR PLAN

SCALE 1 : 150 @ A3
3 0 12
ALL DISTANCES ARE IN METRES

FOR OTHER PARTS TO LOT 284 SEE SHEETS 2-11, 13-16, 18-24 & 26 OF 59 SHEETS

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*.

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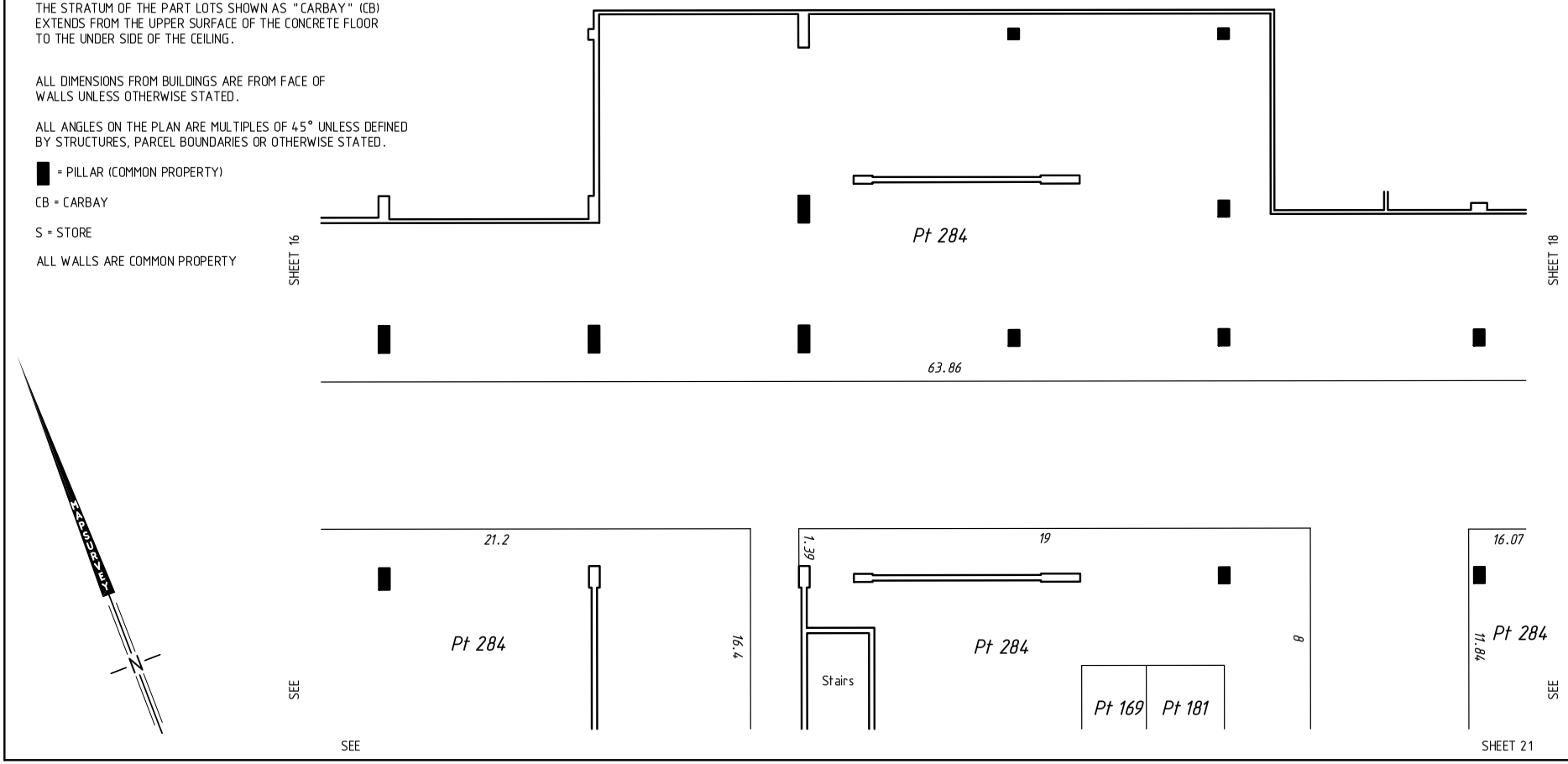

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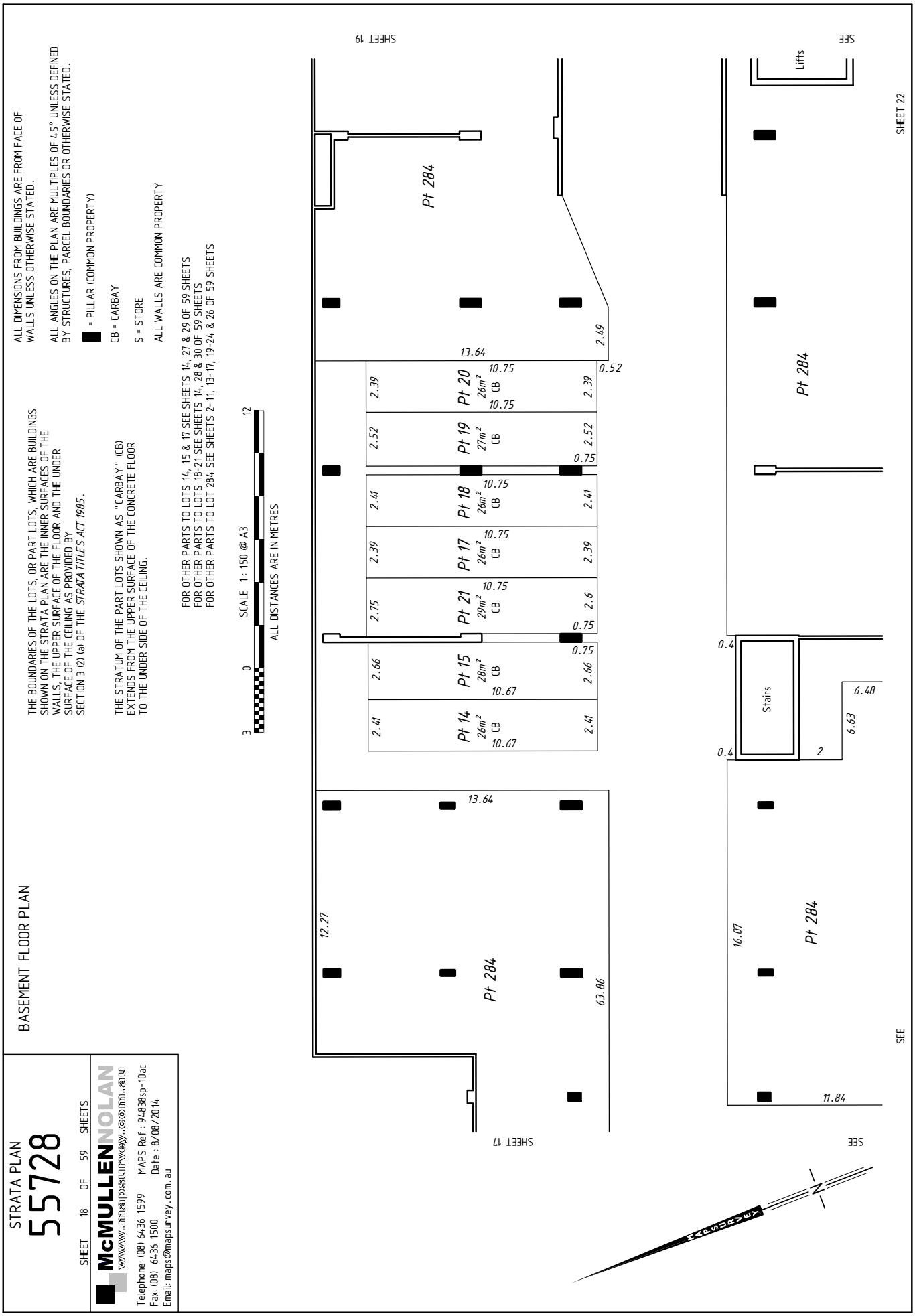

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SHEET 19 OF 59 SHEETS

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BASEMENT FLOOR PLAN

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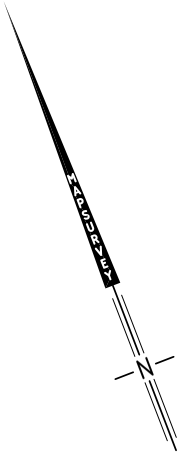
■ = PILLAR (COMMON PROPERTY)

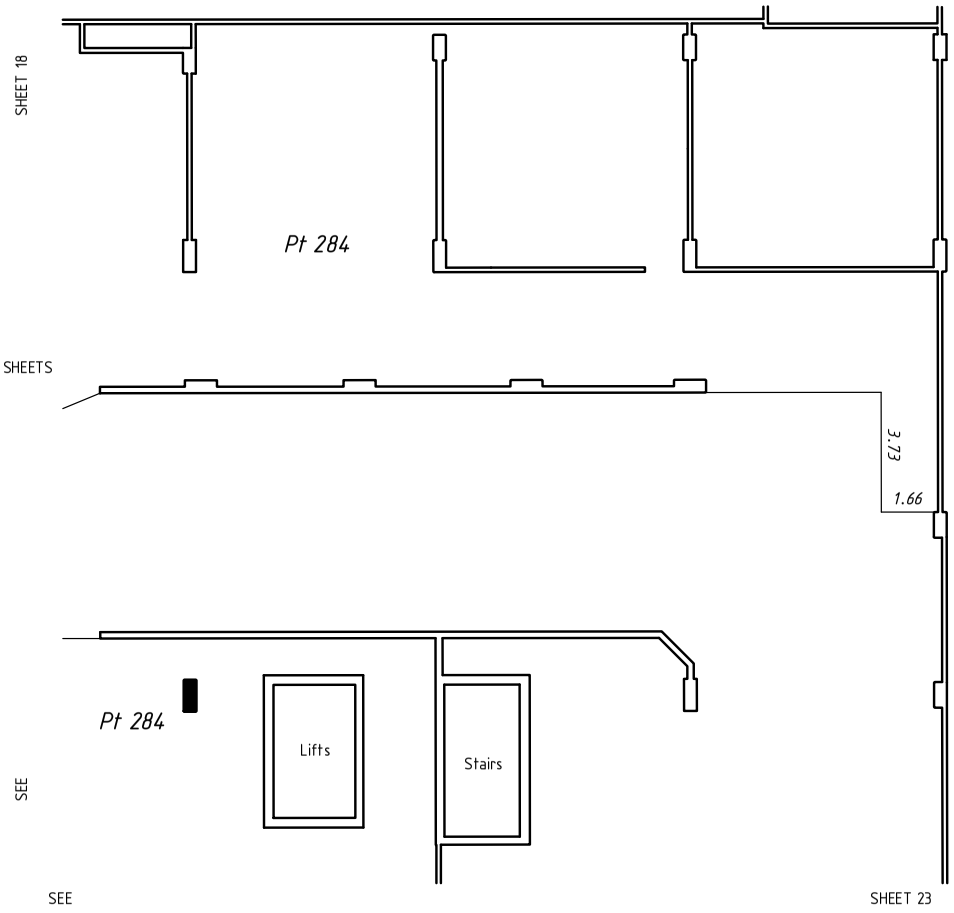
CB = CARBAY

S = STORE

ALL WALLS ARE COMMON PROPERTY

FOR OTHER PARTS TO LOT 284 SEE SHEETS 2-11, 13-18, 20-24 & 26 OF 59 SHEETS





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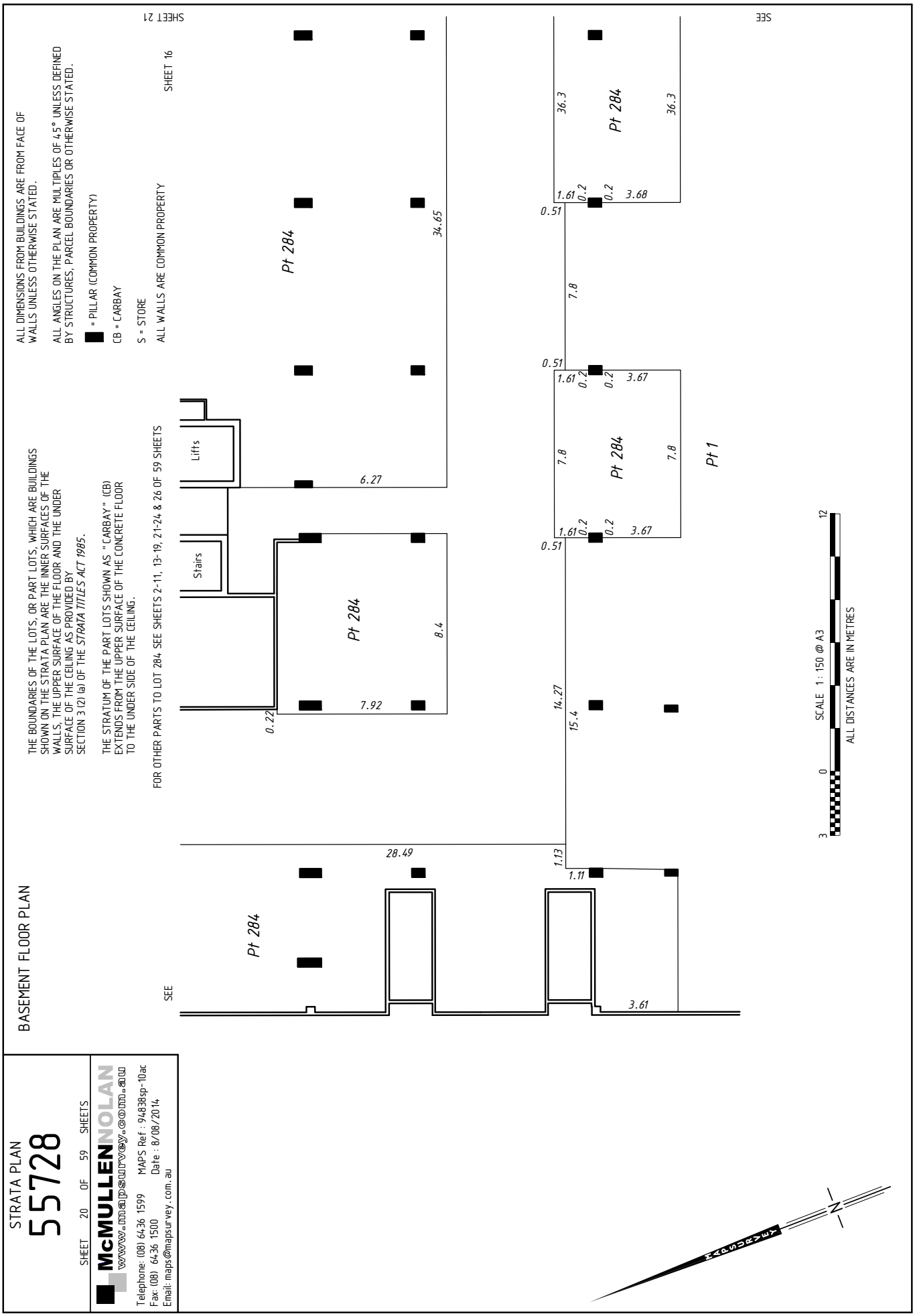

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STRATA PLAN
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SHEET 21 OF 59 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au
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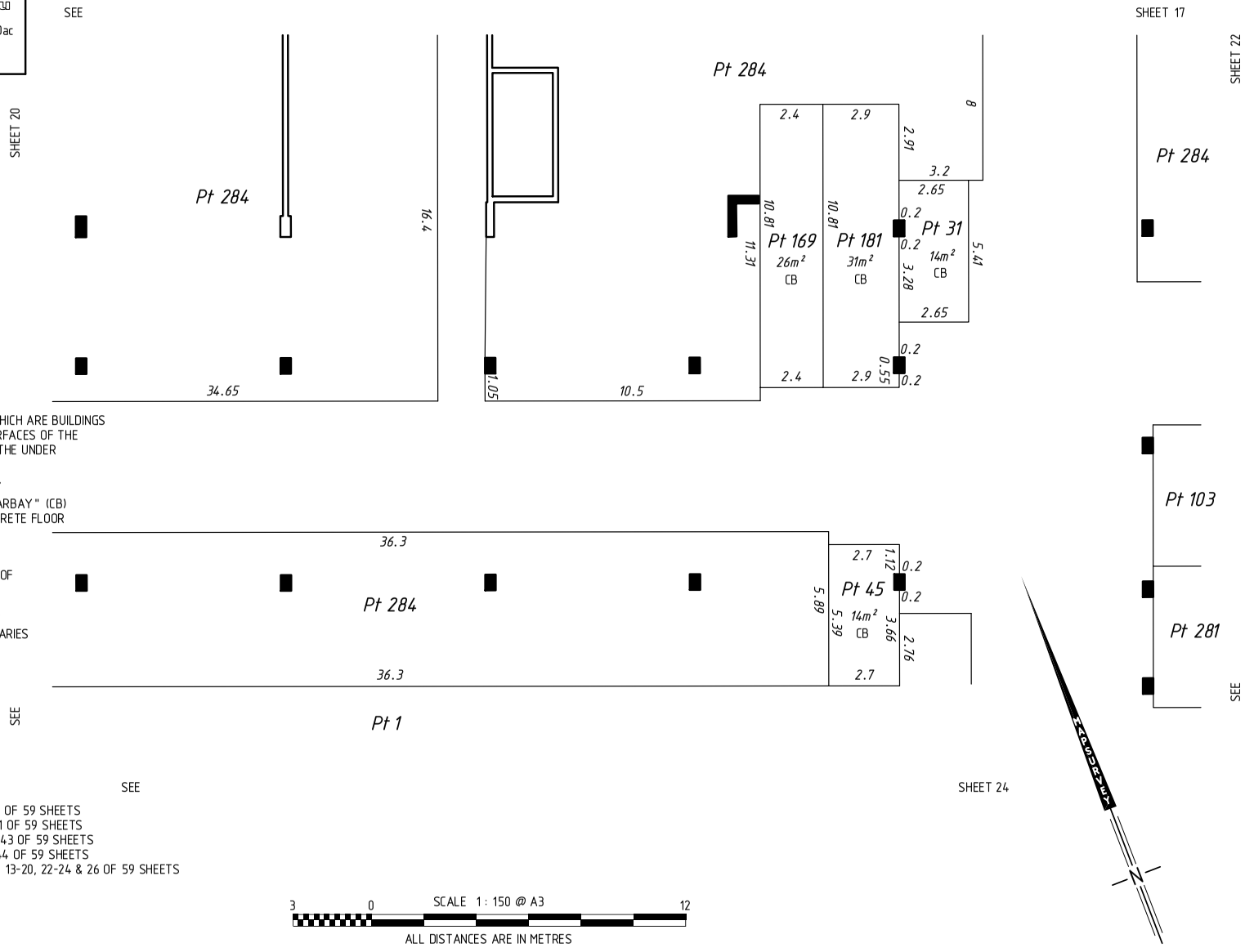
BASEMENT FLOOR PLAN



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■ = PILLAR (COMMON PROPERTY)

CB = CARBAY

S = STORE

ALL WALLS ARE COMMON PROPERTY

FOR OTHER PARTS TO LOT 31 SEE SHEETS 6 & 29 OF 59 SHEETS
FOR OTHER PARTS TO LOT 45 SEE SHEETS 6 & 31 OF 59 SHEETS
FOR OTHER PARTS TO LOT 169 SEE SHEETS 32 & 43 OF 59 SHEETS
FOR OTHER PARTS TO LOT 181 SEE SHEETS 4 & 44 OF 59 SHEETS
FOR OTHER PARTS TO LOT 284 SEE SHEETS 2-11, 13-20, 22-24 & 26 OF 59 SHEETS

SCALE 1 : 150 @ A3
3 0 12
ALL DISTANCES ARE IN METRES

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SHEET 22 OF 59 SHEETS

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Fax: (08) 6436 1500
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BASEMENT FLOOR PLAN

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*.

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■ = PILLAR (COMMON PROPERTY)

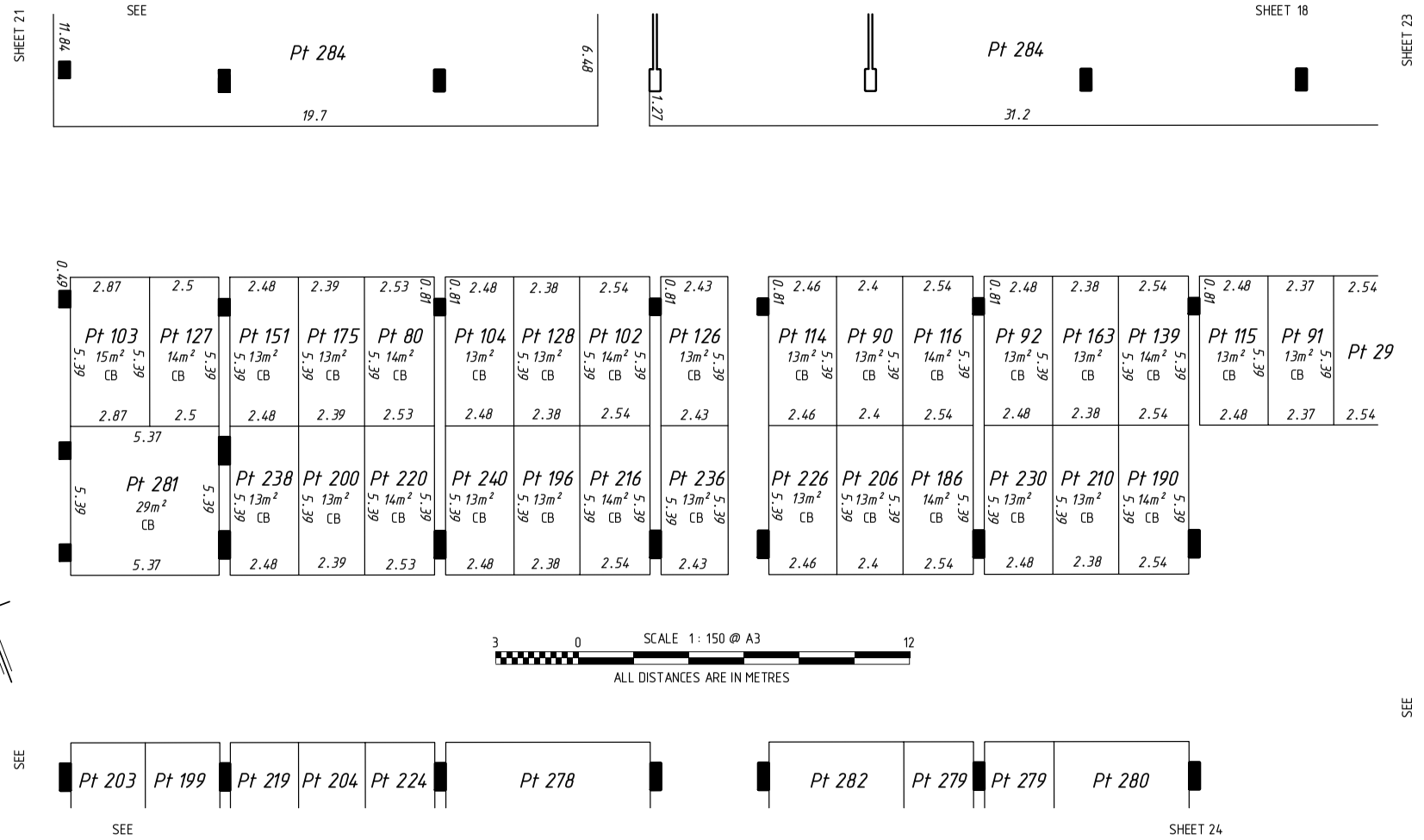
CB = CARBAY

S = STORE

ALL WALLS ARE COMMON PROPERTY

FOR OTHER PARTS TO LOT 80 SEE SHEETS 11 & 36 OF 59 SHEETS &
FOR OTHER PARTS TO LOT 90 SEE SHEETS 6 & 37 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 91 & 92 SEE SHEETS 11 & 37 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 102-104 SEE SHEETS 11 & 38 OF 59 SHEETS
FOR OTHER PARTS TO LOT 114 SEE SHEETS 5 & 39 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 115 & 116 SEE SHEETS 34 & 39 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 126-128 SEE SHEETS 34 & 40 OF 59 SHEETS
FOR OTHER PARTS TO LOT 139 SEE SHEETS 32 & 41 OF 59 SHEETS
FOR OTHER PARTS TO LOT 151 SEE SHEETS 32 & 42 OF 59 SHEETS
FOR OTHER PARTS TO LOT 163 SEE SHEETS 31 & 43 OF 59 SHEETS
FOR OTHER PARTS TO LOT 175 SEE SHEETS 32 & 44 OF 59 SHEETS
FOR OTHER PARTS TO LOT 186 SEE SHEETS 32 & 45 OF 59 SHEETS
FOR OTHER PARTS TO LOT 190 SEE SHEETS 30 & 45 OF 59 SHEETS
FOR OTHER PARTS TO LOT 196 SEE SHEETS 6 & 46 OF 59 SHEETS
FOR OTHER PARTS TO LOT 200 SEE SHEETS 30 & 46 OF 59 SHEETS
FOR OTHER PARTS TO LOT 206 SEE SHEETS 6 & 47 OF 59 SHEETS
FOR OTHER PARTS TO LOT 210 SEE SHEETS 4 & 47 OF 59 SHEETS
FOR OTHER PARTS TO LOT 216 SEE SHEETS 12 & 48 OF 59 SHEETS
FOR OTHER PARTS TO LOT 220 SEE SHEETS 29 & 48 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 226 & 230 SEE SHEETS 24 & 49 OF 59 SHEETS
FOR OTHER PARTS TO LOT 236 SEE SHEETS 24 & 50 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 238 & 240 SEE SHEETS 29 & 50 OF 59 SHEETS
FOR OTHER PARTS TO LOT 281 SEE SHEETS 24 & 56 OF 59 SHEETS

FOR OTHER PARTS TO LOT 284 SEE SHEETS 2-11, 13-21, 23, 24 & 26 OF 59 SHEETS



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STRATA PLAN
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SHEET 23 OF 59 SHEETS

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Fax: (08) 6436 1500
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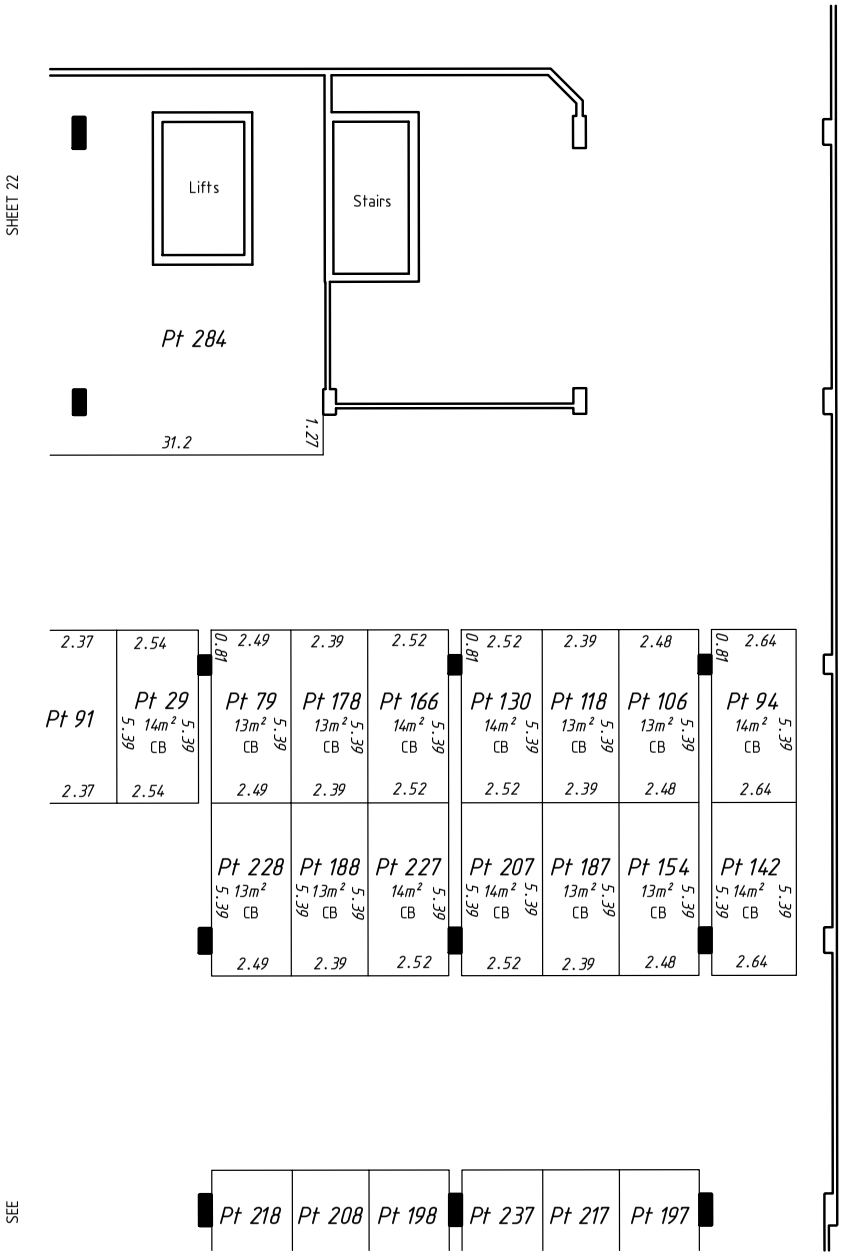
BASEMENT FLOOR PLAN

SEE SHEET 19



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■ = PILLAR (COMMON PROPERTY)

CB = CARBAY

S = STORE

ALL WALLS ARE COMMON PROPERTY

FOR OTHER PARTS TO LOT 29 SEE SHEETS 6 & 29 OF 59 SHEETS
FOR OTHER PARTS TO LOT 79 SEE SHEETS 11 & 36 OF 59 SHEETS
FOR OTHER PARTS TO LOT 94 SEE SHEETS 11 & 37 OF 59 SHEETS
FOR OTHER PARTS TO LOT 106 SEE SHEETS 11 & 38 OF 59 SHEETS
FOR OTHER PARTS TO LOT 118 SEE SHEETS 3 & 39 OF 59 SHEETS
FOR OTHER PARTS TO LOT 130 SEE SHEETS 34 & 40 OF 59 SHEETS
FOR OTHER PARTS TO LOT 142 SEE SHEETS 32 & 41 OF 59 SHEETS
FOR OTHER PARTS TO LOT 154 SEE SHEETS 31 & 42 OF 59 SHEETS
FOR OTHER PARTS TO LOT 166 SEE SHEETS 32 & 43 OF 59 SHEETS
FOR OTHER PARTS TO LOT 178 SEE SHEETS 32 & 44 OF 59 SHEETS
FOR OTHER PARTS TO LOT 187 SEE SHEETS 32 & 45 OF 59 SHEETS
FOR OTHER PARTS TO LOT 188 SEE SHEETS 30 & 45 OF 59 SHEETS
FOR OTHER PARTS TO LOT 207 SEE SHEETS 6 & 47 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 227 & 228 SEE SHEETS 24 & 49 OF 59 SHEETS
FOR OTHER PARTS TO LOT 284 SEE SHEETS 2-11, 13-22, 24 & 26 OF 59 SHEETS

3 0 SCALE 1 : 150 @ A3 12
ALL DISTANCES ARE IN METRES

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SHEET 24 OF 59 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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BASEMENT FLOOR PLAN

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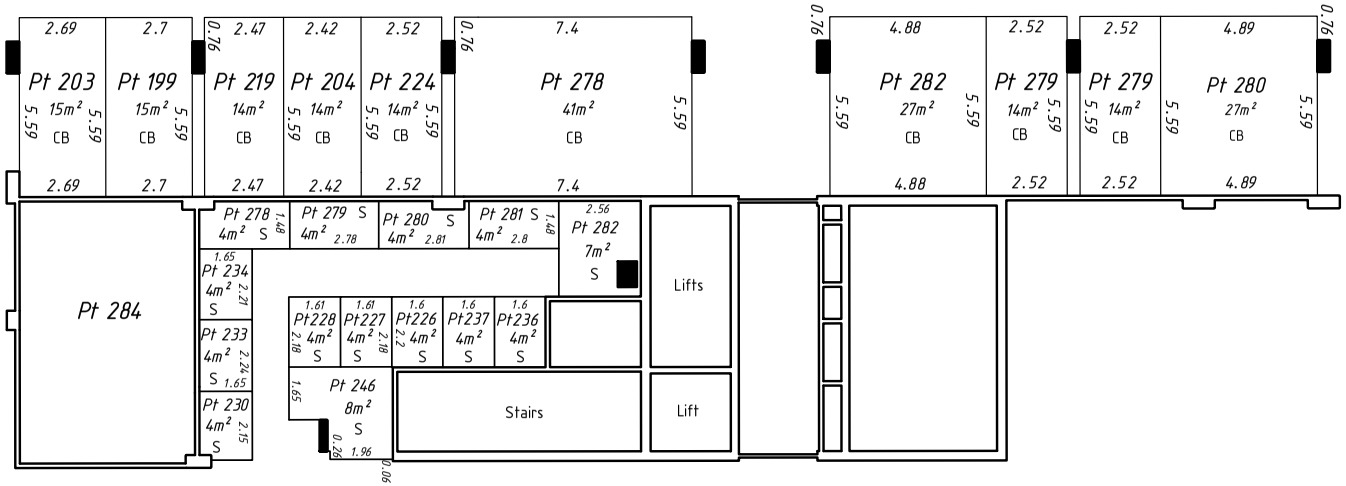
■ = PILLAR (COMMON PROPERTY)

CB = CARBAY

S = STORE

ALL WALLS ARE COMMON PROPERTY

SEE SHEET 22



Pt 218 SEE SHEET 25

FOR OTHER PARTS TO LOT 199 SEE SHEETS 30 & 46 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 203 & 204 SEE SHEETS 29 & 46 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 219 & 224 SEE SHEETS 29 & 48 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 226 & 230 SEE SHEETS 22 & 49 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 227 & 228 SEE SHEETS 23 & 49 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 233 & 234 SEE SHEETS 13 & 49 OF 59 SHEETS
FOR OTHER PARTS TO LOT 236 SEE SHEETS 22 & 50 OF 59 SHEETS
FOR OTHER PARTS TO LOT 237 SEE SHEETS 25 & 50 OF 59 SHEETS
FOR OTHER PARTS TO LOT 246 SEE SHEETS 8 & 51 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 278 & 279 SEE SHEET 55 OF 59 SHEETS
FOR OTHER PARTS TO LOT 280 SEE SHEET 56 OF 59 SHEETS
FOR OTHER PARTS TO LOT 281 SEE SHEETS 22 & 56 OF 59 SHEETS
FOR OTHER PARTS TO LOT 282 SEE SHEETS 56 & 57 OF 59 SHEETS
FOR OTHER PARTS TO LOT 284 SEE SHEETS 2-11, 13-23 & 26 OF 59 SHEETS

SCALE 1 : 150 @ A3

3 0 12

ALL DISTANCES ARE IN METRES

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SHEET 25 OF 59 SHEETS

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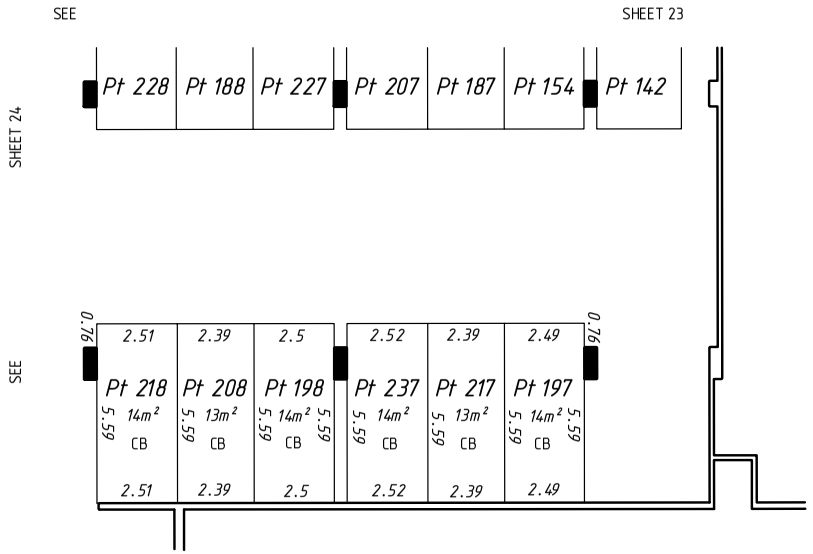
BASEMENT FLOOR PLAN



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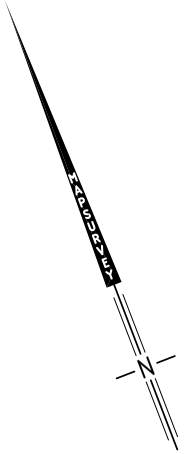
■ = PILLAR (COMMON PROPERTY)

CB = CARBAY

S = STORE

ALL WALLS ARE COMMON PROPERTY

FOR OTHER PARTS TO LOT 197 SEE SHEETS 6 & 46 OF 59 SHEETS
FOR OTHER PARTS TO LOT 198 SEE SHEETS 30 & 46 OF 59 SHEETS
FOR OTHER PARTS TO LOT 208 SEE SHEETS 6 & 47 OF 59 SHEETS
FOR OTHER PARTS TO LOT 217 SEE SHEETS 12 & 48 OF 59 SHEETS
FOR OTHER PARTS TO LOT 218 SEE SHEETS 29 & 48 OF 59 SHEETS
FOR OTHER PARTS TO LOT 237 SEE SHEETS 24 & 50 OF 59 SHEETS



3 0 SCALE 1 : 150 @ A3 12

ALL DISTANCES ARE IN METRES

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AS TO THIS SHEET ONLY:
THE STRATUM OF PT LOT 284 EXTERNAL TO THE BUILDING EXTENDS FROM THE UPPER SURFACE OF THE BASEMENT CEILING SLAB TO A HEIGHT OF 200 METRES A.H.D. UNLESS OTHERWISE NOTED.

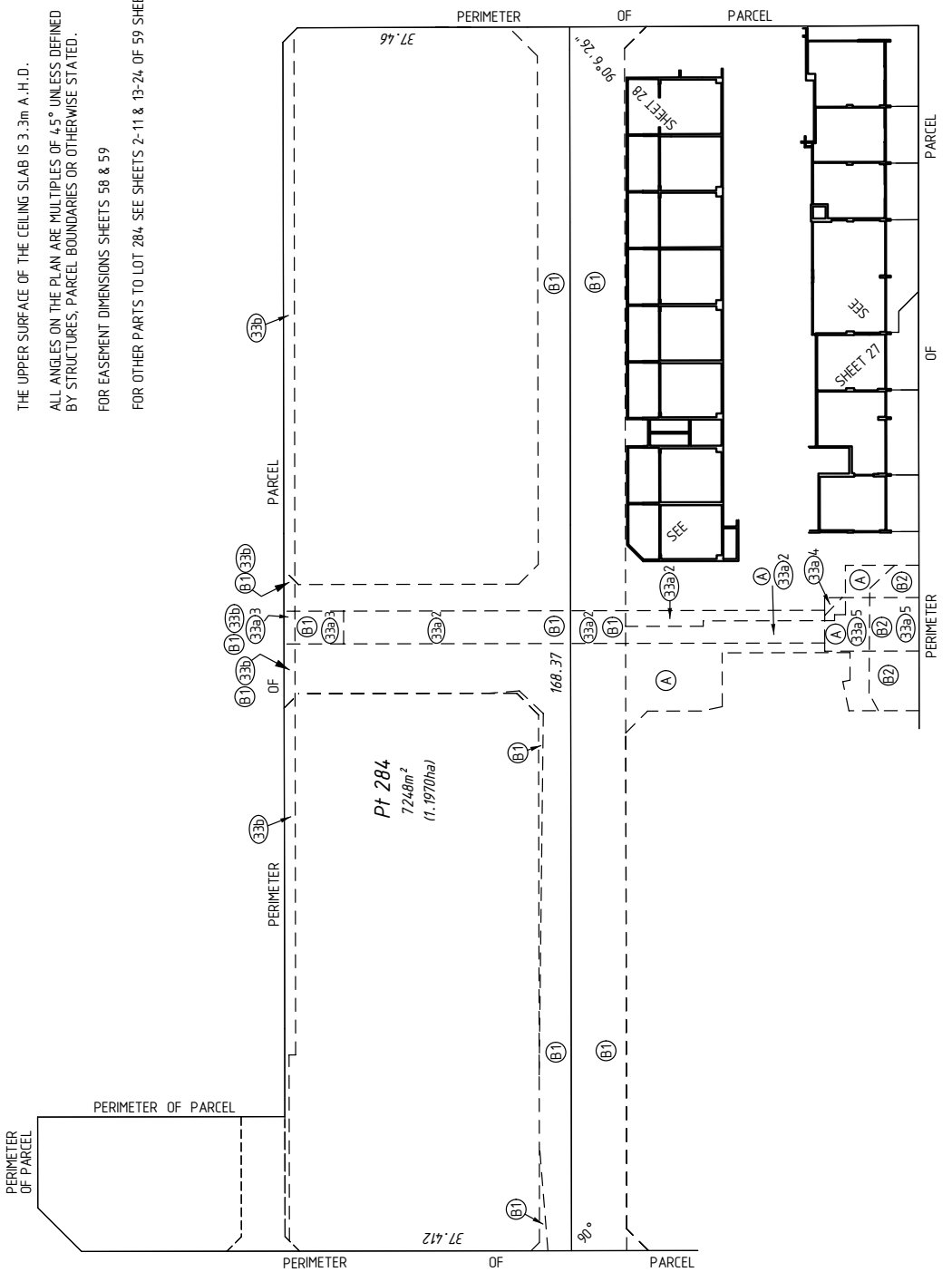
THE UPPER SURFACE OF THE CEILING SLAB IS 3.3m A.H.D.

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

FOR EASEMENT DIMENSIONS SHEETS 58 & 59

FOR OTHER PARTS TO LOT 284 SEE SHEETS 2-11 & 13-24 OF 59 SHEETS.

GROUND FLOOR PLAN



STRATA PLAN
55728
SHEET 26 OF 59 SHEETS

McMULLENNOLAN
www.mapsurvey.com.au
Telephone: (08) 6436 1599 MAPS Ref : 94838sp-10ac
Fax: (08) 6436 1500 Date : 8/08/2014
Email: maps@mapsurvey.com.au

SCALE 1 : 600 @ A3
ALL DISTANCES ARE IN METRES

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STRATA PLAN

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SHEET 27 OF 59 SHEETS

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Telephone: (08) 6436 1599
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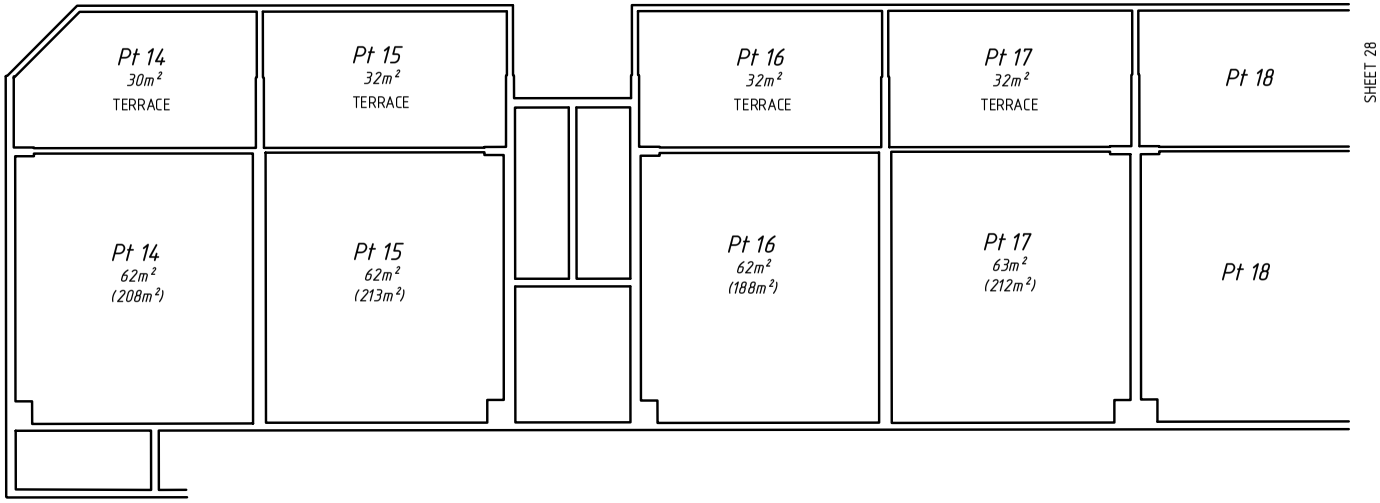
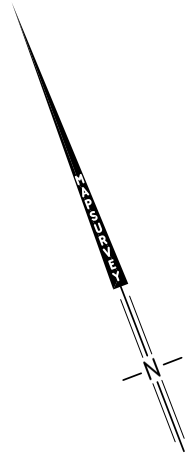
GROUND FLOOR PLAN





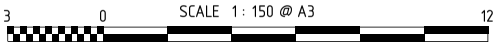
THE BOUNDARIES OF THE LOTS, OR PART LOTS, WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3 (2) (a) OF THE *STRATA TITLES ACT 1985*.

THE BOUNDARYS OF THE PART LOTS SHOWN AS "TERRACE" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE TERRACE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

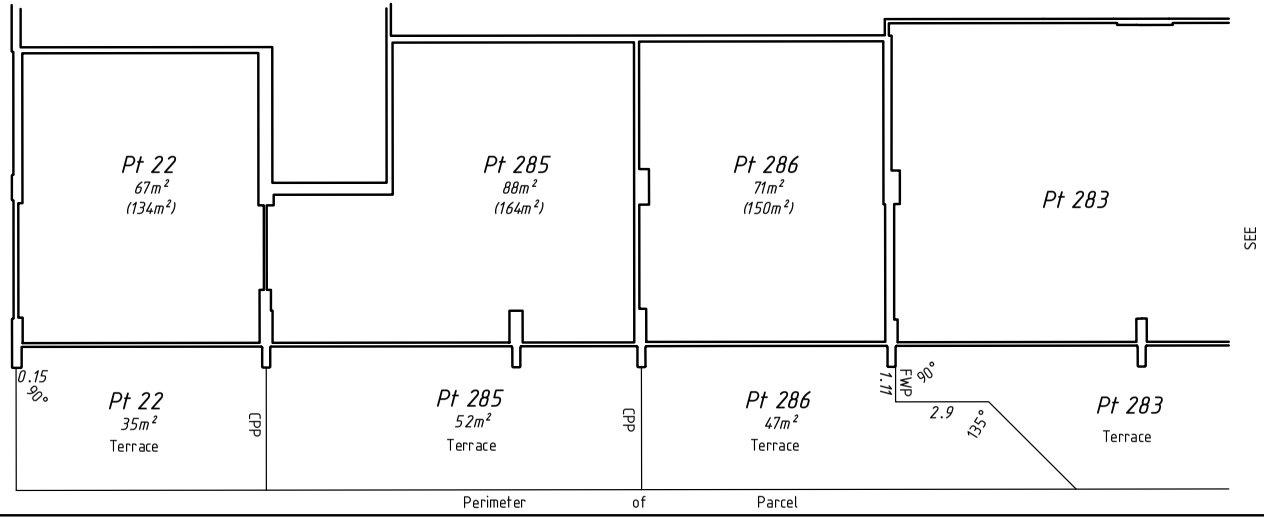
CPP = CENTRE PLANE PRODUCED

FWP = FACE OF WALL PRODUCED

FOR OTHER PARTS TO LOTS 14, 15 & 17 SEE SHEETS 14, 18 & 29 OF 59 SHEETS
FOR OTHER PARTS TO LOT 16 SEE SHEETS 13, 14 & 29 OF 59 SHEETS
FOR OTHER PARTS TO LOT 22, 285 & 286 SEE SHEET 12 OF 59 SHEETS



ALL DISTANCES ARE IN METRES



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STRATA PLAN
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SHEET 28 OF 59 SHEETS

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www.mapsurvey.com.au
Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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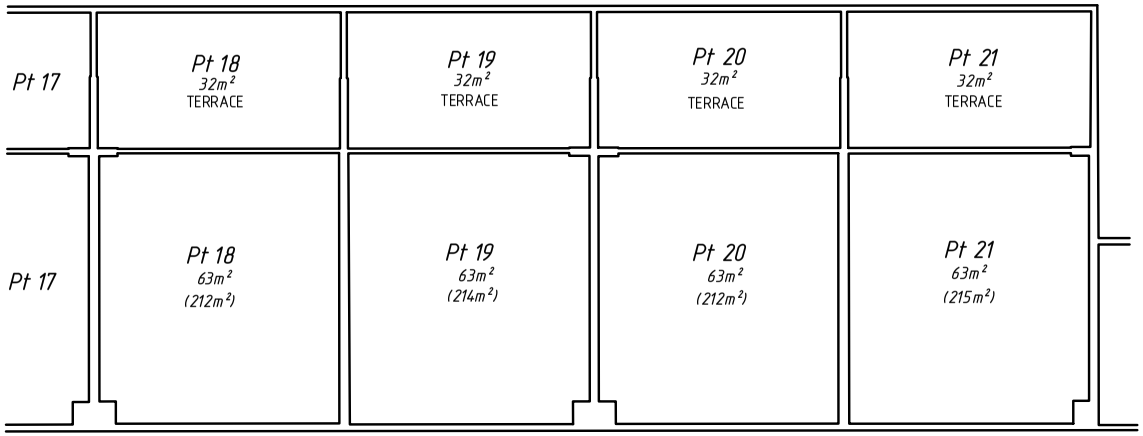
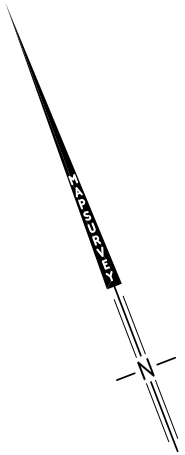
Date : 8/08/2014

GROUND FLOOR PLAN





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*.

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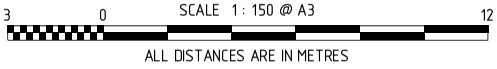
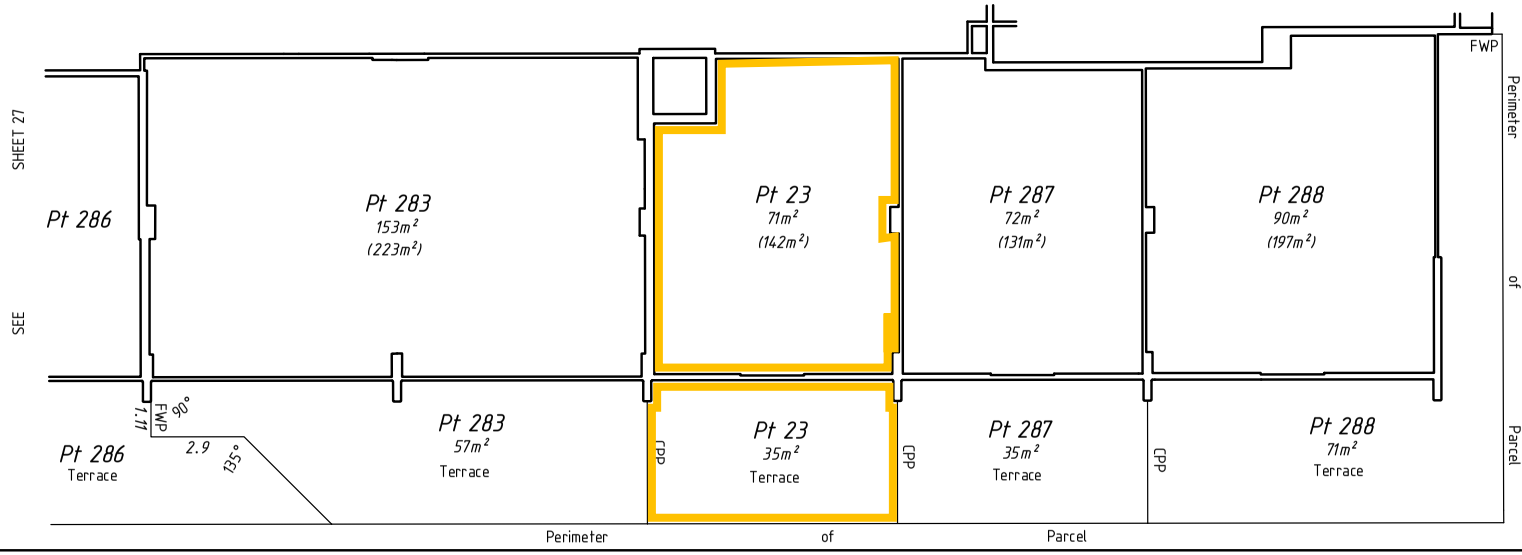
CPP = CENTRE PLANE PRODUCED

FWP = FACE OF WALL PRODUCED

FOR OTHER PARTS TO LOTS 18-21 SEE SHEETS 14, 18 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 23, 287 & 288 SEE SHEET 12 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 283 SEE SHEET 13 OF 59 SHEETS





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STRATA PLAN
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SHEET 29 OF 59 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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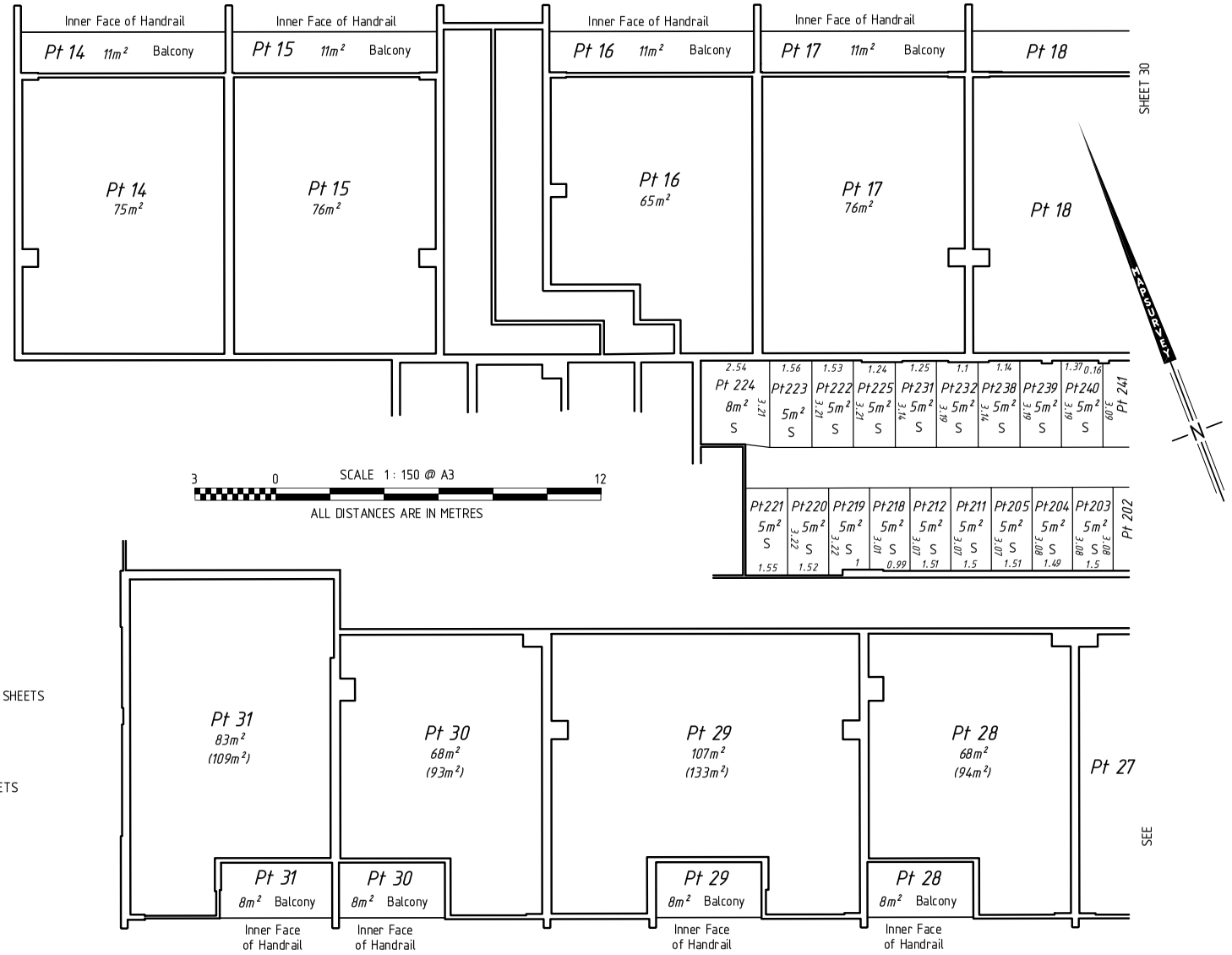
FIRST FLOOR PLAN



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THE STRATUM OF THE PART LOTS SHOWN AS "STORE" (S) EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

THE BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

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

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

S = STORE

ALL WALLS ARE COMMON PROPERTY

FOR OTHER PARTS TO LOTS 14, 15 & 17 SEE SHEETS 14, 18 & 27 OF 59 SHEETS
FOR OTHER PARTS TO LOT 16 SEE SHEETS 13, 14 & 27 OF 59 SHEETS
FOR OTHER PARTS TO LOT 28 SEE SHEETS 4 & 6 OF 59 SHEETS
FOR OTHER PARTS TO LOT 29 SEE SHEETS 6 & 23 OF 59 SHEETS
FOR OTHER PARTS TO LOT 30 SEE SHEETS 3 & 6 OF 59 SHEETS
FOR OTHER PARTS TO LOT 31 SEE SHEETS 6 & 21 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 203 & 204 SEE SHEETS 24 & 46 OF 59 SHEETS
FOR OTHER PARTS TO LOT 205 SEE SHEETS 9 & 46 OF 59 SHEETS
FOR OTHER PARTS TO LOT 211 SEE SHEETS 7 & 47 OF 59 SHEETS
FOR OTHER PARTS TO LOT 212 SEE SHEETS 4 & 47 OF 59 SHEETS
FOR OTHER PARTS TO LOT 218 SEE SHEETS 25 & 48 OF 59 SHEETS
FOR OTHER PARTS TO LOT 219 SEE SHEETS 24 & 48 OF 59 SHEETS
FOR OTHER PARTS TO LOT 220 SEE SHEETS 22 & 48 OF 59 SHEETS
FOR OTHER PARTS TO LOT 221 SEE SHEETS 7 & 48 OF 59 SHEETS
FOR OTHER PARTS TO LOT 222 SEE SHEETS 4 & 48 OF 59 SHEETS
FOR OTHER PARTS TO LOT 223 SEE SHEETS 9 & 48 OF 59 SHEETS
FOR OTHER PARTS TO LOT 224 SEE SHEETS 24 & 48 OF 59 SHEETS
FOR OTHER PARTS TO LOT 225 SEE SHEETS 8 & 48 OF 59 SHEETS
FOR OTHER PARTS TO LOT 231 SEE SHEETS 7 & 49 OF 59 SHEETS
FOR OTHER PARTS TO LOT 232 SEE SHEETS 9 & 49 OF 59 SHEETS
FOR OTHER PARTS TO LOT 238 SEE SHEETS 22 & 50 OF 59 SHEETS
FOR OTHER PARTS TO LOT 239 SEE SHEETS 13 & 50 OF 59 SHEETS
FOR OTHER PARTS TO LOT 240 SEE SHEETS 22 & 50 OF 59 SHEETS

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STRATA PLAN
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SHEET 30 OF 59 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
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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*.

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THE BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

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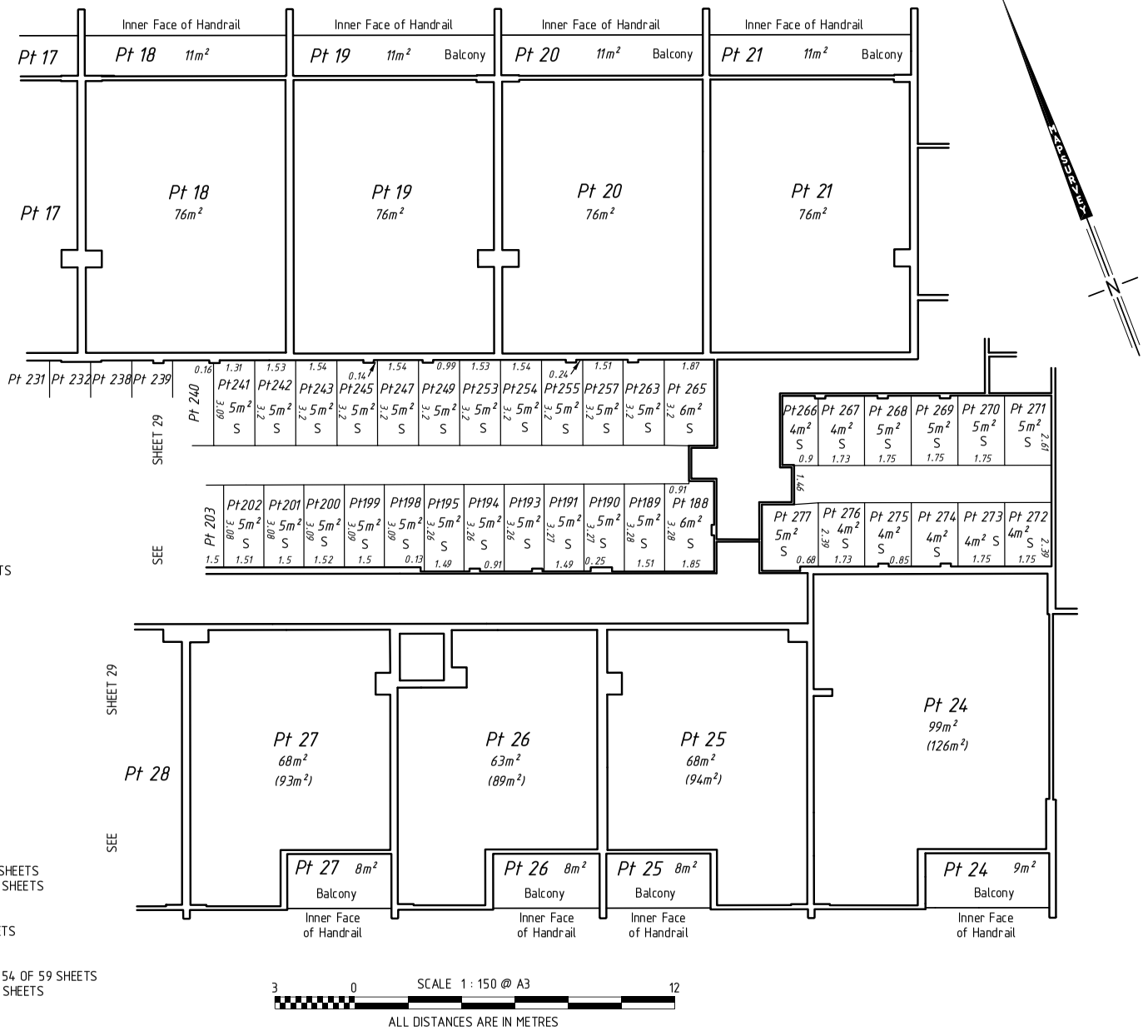
ALL ANGLES ON THE PLAN ARE MULTIPLES OF 45° UNLESS DEFINED BY STRUCTURES, PARCEL BOUNDARIES OR OTHERWISE STATED.

S = STORE

ALL WALLS ARE COMMON PROPERTY

FOR OTHER PARTS TO LOTS 18-21 SEE SHEETS 14, 18 & 28 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 24 & 25 SEE SHEETS 4 & 14 OF 59 SHEETS
FOR OTHER PARTS TO LOT 26 SEE SHEETS 3 & 6 OF 59 SHEETS
FOR OTHER PARTS TO LOT 27 SEE SHEETS 4 & 6 OF 59 SHEETS
FOR OTHER PARTS TO LOT 188 SEE SHEETS 23 & 45 OF 59 SHEETS
FOR OTHER PARTS TO LOT 189 SEE SHEETS 13 & 45 OF 59 SHEETS
FOR OTHER PARTS TO LOT 190 SEE SHEETS 22 & 45 OF 59 SHEETS
FOR OTHER PARTS TO LOT 191 SEE SHEETS 7 & 45 OF 59 SHEETS
FOR OTHER PARTS TO LOT 193 SEE SHEETS 9 & 45 OF 59 SHEETS
FOR OTHER PARTS TO LOT 194 SEE SHEETS 5 & 45 OF 59 SHEETS
FOR OTHER PARTS TO LOT 195 SEE SHEETS 9 & 45 OF 59 SHEETS
FOR OTHER PARTS TO LOT 198 SEE SHEETS 25 & 46 OF 59 SHEETS
FOR OTHER PARTS TO LOT 199 SEE SHEETS 24 & 46 OF 59 SHEETS
FOR OTHER PARTS TO LOT 200 SEE SHEETS 22 & 46 OF 59 SHEETS
FOR OTHER PARTS TO LOT 201 SEE SHEETS 7 & 46 OF 59 SHEETS
FOR OTHER PARTS TO LOT 202 SEE SHEETS 4 & 46 OF 59 SHEETS
FOR OTHER PARTS TO LOT 241 SEE SHEETS 8 & 50 OF 59 SHEETS
FOR OTHER PARTS TO LOT 242 SEE SHEETS 5 & 50 OF 59 SHEETS
FOR OTHER PARTS TO LOT 243 SEE SHEETS 13 & 50 OF 59 SHEETS
FOR OTHER PARTS TO LOT 245 SEE SHEETS 9 & 50 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 247, 249 & 253 SEE SHEETS 8 & 51 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 254, 255 & 257 SEE SHEETS 5 & 52 OF 59 SHEETS
FOR OTHER PARTS TO LOT 263 SEE SHEETS 8 & 53 OF 59 SHEETS
FOR OTHER PARTS TO LOT 265 SEE SHEETS 13 & 53 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 266 & 267 SEE SHEETS 10 & 53 OF 59 SHEETS
FOR OTHER PARTS TO LOT 268 SEE SHEETS 14 & 53 OF 59 SHEETS
FOR OTHER PARTS TO LOT 269 SEE SHEETS 8 & 53 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 270, 271, 273, 275 & 277 SEE SHEETS 14 & 54 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 272, 274 & 276 SEE SHEETS 13 & 54 OF 59 SHEETS

FIRST FLOOR PLAN



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STRATA PLAN
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SHEET 31 OF 59 SHEETS

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Fax: (08) 6436 1500
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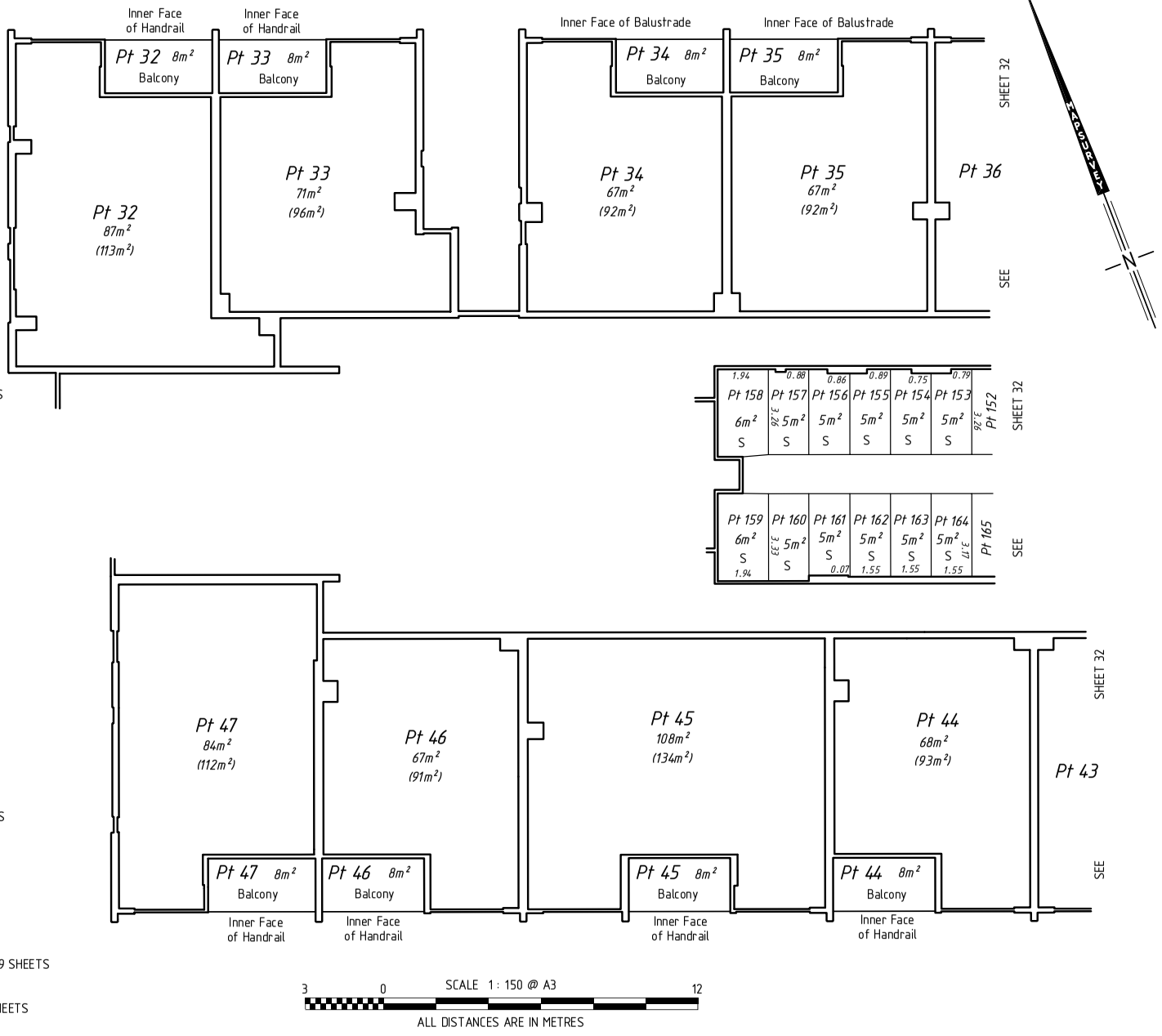
SECOND FLOOR PLAN



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

S = STORE

ALL WALLS ARE COMMON PROPERTY

FOR OTHER PARTS TO LOT 32 SEE SHEETS 6 & 8 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 33 & 34 SEE SHEETS 4 & 6 OF 59 SHEETS
FOR OTHER PARTS TO LOT 35 SEE SHEETS 6 & 8 OF 59 SHEETS
FOR OTHER PARTS TO LOT 44 SEE SHEETS 6 & 10 OF 59 SHEETS
FOR OTHER PARTS TO LOT 45 SEE SHEETS 6 & 21 OF 59 SHEETS
FOR OTHER PARTS TO LOT 46 SEE SHEET 10 OF 59 SHEETS
FOR OTHER PARTS TO LOT 47 SEE SHEETS 5 & 6 OF 59 SHEETS
FOR OTHER PARTS TO LOT 153 SEE SHEETS 10 & 42 OF 59 SHEETS
FOR OTHER PARTS TO LOT 154 SEE SHEETS 23 & 42 OF 59 SHEETS
FOR OTHER PARTS TO LOT 155 SEE SHEET 42 OF 59 SHEETS
FOR OTHER PARTS TO LOT 156 SEE SHEETS 13 & 42 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 157, 159 & 160 SEE SHEETS 9 & 42 OF 59 SHEETS
FOR OTHER PARTS TO LOT 158 SEE SHEETS 8 & 42 OF 59 SHEETS
FOR OTHER PARTS TO LOT 161 SEE SHEET 42 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 162 & 164 SEE SHEETS 10 & 43 OF 59 SHEETS
FOR OTHER PARTS TO LOT 163 SEE SHEETS 22 & 43 OF 59 SHEETS

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SHEET 32 OF 59 SHEETS

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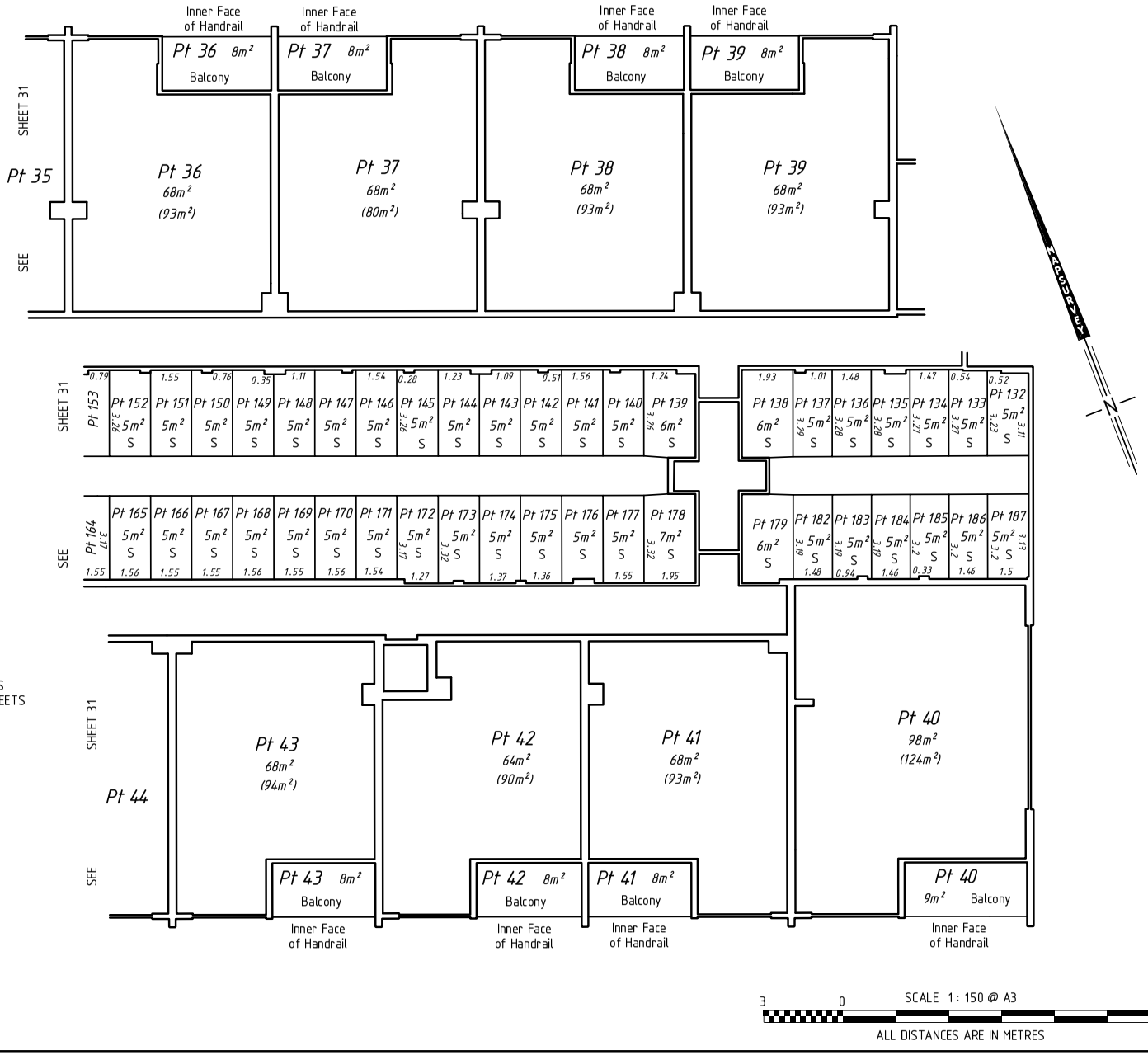
S = STORE ALL WALLS ARE COMMON PROPERTY

FOR OTHER PARTS TO LOTS 36, 38 & 39 SEE SHEETS 4 & 6 OF 59 SHEETS
FOR OTHER PARTS TO LOT 37 SEE SHEET 6 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 40, 41 & 43 SEE SHEETS 6 & 9 OF 59 SHEETS
FOR OTHER PARTS TO LOT 42 SEE SHEETS 6 & 8 OF 59 SHEETS
FOR OTHER PARTS TO LOT 132 SEE SHEETS 13 & 40 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 133-135 SEE SHEETS 9 & 40 OF 59 SHEETS
FOR OTHER PARTS TO LOT 136 SEE SHEETS 10 & 40 OF 59 SHEETS
FOR OTHER PARTS TO LOT 137 SEE SHEET 40 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 138 & 140 SEE SHEETS 8 & 41 OF 59 SHEETS
FOR OTHER PARTS TO LOT 139 SEE SHEETS 22 & 41 OF 59 SHEETS
FOR OTHER PARTS TO LOT 141 SEE SHEETS 10 & 41 OF 59 SHEETS
FOR OTHER PARTS TO LOT 142 SEE SHEETS 23 & 41 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 143 & 144 SEE SHEETS 13 & 41 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 145, 147 & 148 SEE SHEETS 9 & 41 OF 59 SHEETS
FOR OTHER PARTS TO LOT 146 SEE SHEETS 8 & 41 OF 59 SHEETS
FOR OTHER PARTS TO LOT 149 SEE SHEET 41 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 150 & 152 SEE SHEETS 8 & 42 OF 59 SHEETS
FOR OTHER PARTS TO LOT 151 SEE SHEETS 22 & 42 OF 59 SHEETS
FOR OTHER PARTS TO LOT 165 SEE SHEETS 8 & 43 OF 59 SHEETS
FOR OTHER PARTS TO LOT 166 SEE SHEETS 23 & 43 OF 59 SHEETS
FOR OTHER PARTS TO LOT 167 SEE SHEETS 13 & 43 OF 59 SHEETS
FOR OTHER PARTS TO LOT 168 SEE SHEETS 4 & 43 OF 59 SHEETS
FOR OTHER PARTS TO LOT 169 SEE SHEETS 21 & 43 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 170 & 171 SEE SHEETS 9 & 43 OF 59 SHEETS
FOR OTHER PARTS TO LOT 172 SEE SHEETS 10 & 43 OF 59 SHEETS
FOR OTHER PARTS TO LOT 173 SEE SHEET 43 OF 59 SHEETS
FOR OTHER PARTS TO LOT 174 SEE SHEETS 10 & 44 OF 59 SHEETS
FOR OTHER PARTS TO LOT 175 SEE SHEETS 22 & 44 OF 59 SHEETS
FOR OTHER PARTS TO LOT 176 SEE SHEETS 10 & 44 OF 59 SHEETS
FOR OTHER PARTS TO LOT 177 SEE SHEETS 8 & 44 OF 59 SHEETS
FOR OTHER PARTS TO LOT 178 SEE SHEETS 23 & 44 OF 59 SHEETS
FOR OTHER PARTS TO LOT 179 SEE SHEET 44 OF 59 SHEETS
FOR OTHER PARTS TO LOT 182 & 183 SEE SHEETS 9 & 44 OF 59 SHEETS
FOR OTHER PARTS TO LOT 184 SEE SHEETS 10 & 44 OF 59 SHEETS
FOR OTHER PARTS TO LOT 185 SEE SHEET 44 OF 59 SHEETS
FOR OTHER PARTS TO LOT 186 SEE SHEETS 22 & 45 OF 59 SHEETS
FOR OTHER PARTS TO LOT 187 SEE SHEETS 23 & 45 OF 59 SHEETS

SECOND FLOOR PLAN



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STRATA PLAN
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SHEET 33 OF 59 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
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MAPS Ref : 94838sp-10ac
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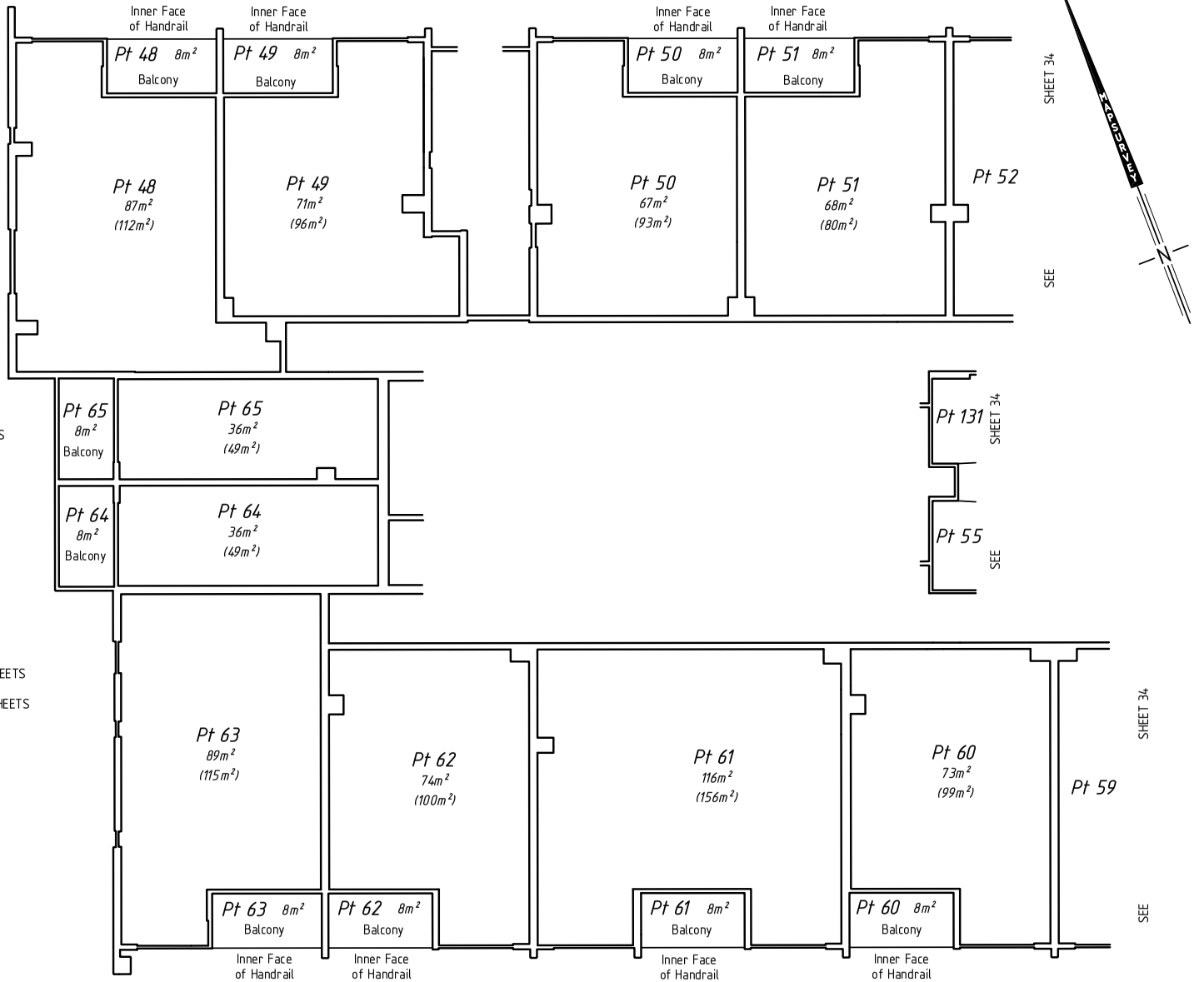
THIRD FLOOR PLAN



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S = STORE

FOR OTHER PARTS TO LOTS 48, 49 & 50 SEE SHEETS 6 & 9 OF 59 SHEETS
FOR OTHER PARTS TO LOT 51 SEE SHEET 6 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 60, 62 & 63 SEE SHEETS 9 & 34 OF 59 SHEETS
FOR OTHER PARTS TO LOT 61 SEE SHEETS 7 & 34 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 64 & 65 SEE SHEET 34 OF 59 SHEETS

3 0 SCALE 1 : 150 @ A3 12
ALL DISTANCES ARE IN METRES

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STRATA PLAN
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SHEET 34 OF 59 SHEETS

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www.mapsurvey.com.au
Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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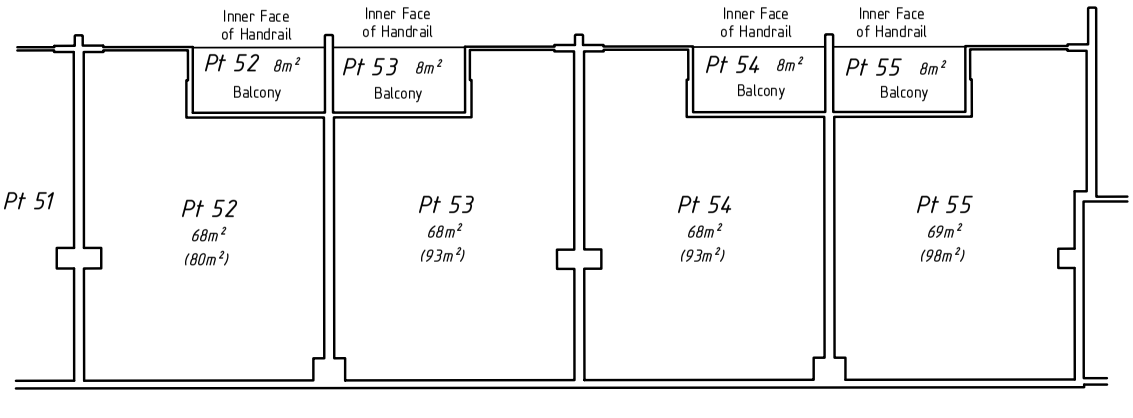
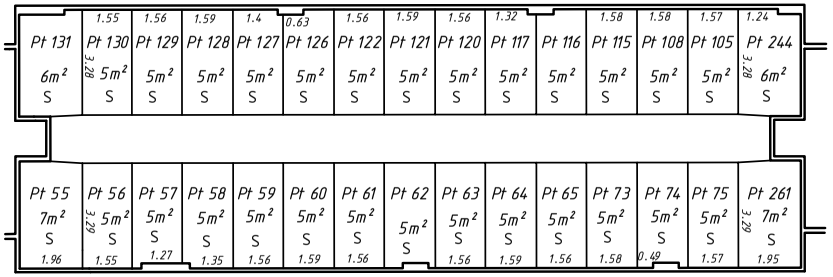
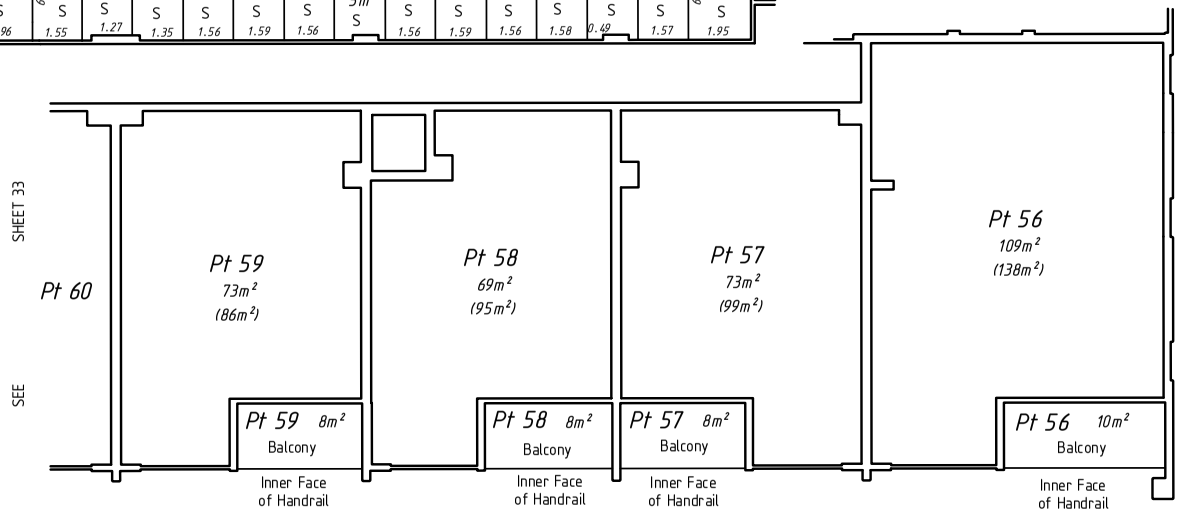
THIRD FLOOR PLAN







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 SHOWN AS "STORE" (S) EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

THE BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

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

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

S = STORE

ALL WALLS ARE COMMON PROPERTY

FOR OTHER PARTS TO LOT 52 SEE SHEET 6 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 53 & 54 SEE SHEETS 6 & 9 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 55, 56 & 57 SEE SHEET 9 OF 59 SHEETS
FOR OTHER PARTS TO LOT 58 SEE SHEET 8 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 60, 62 & 63 SEE SHEETS 9 & 33 OF 59 SHEETS
FOR OTHER PARTS TO LOT 61 SEE SHEETS 7 & 33 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 64 & 65 SEE SHEET 33 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 73-75 SEE SHEETS 8 & 35 OF 59 SHEETS
FOR OTHER PARTS TO LOT 105 SEE SHEETS 10 & 38 OF 59 SHEETS
FOR OTHER PARTS TO LOT 108 SEE SHEETS 13 & 38 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 115 & 116 SEE SHEETS 22 & 39 OF 59 SHEETS
FOR OTHER PARTS TO LOT 117 SEE SHEETS 10 & 39 OF 59 SHEETS
FOR OTHER PARTS TO LOT 120 SEE SHEETS 13 & 39 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 121 & 122 SEE SHEETS 9 & 39 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 126-128 SEE SHEETS 22 & 40 OF 59 SHEETS
FOR OTHER PARTS TO LOT 129 SEE SHEETS 9 & 40 OF 59 SHEETS
FOR OTHER PARTS TO LOT 130 SEE SHEETS 23 & 40 OF 59 SHEETS
FOR OTHER PARTS TO LOT 131 SEE SHEETS 13 & 40 OF 59 SHEETS
FOR OTHER PARTS TO LOT 244 SEE SHEETS 5 & 50 OF 59 SHEETS
FOR OTHER PARTS TO LOT 261 SEE SHEETS 5 & 52 OF 59 SHEETS

SCALE 1 : 150 @ A3
3 0 12
ALL DISTANCES ARE IN METRES

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STRATA PLAN
55728

SHEET 35 OF 59 SHEETS

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www.mapsurvey.com.au
Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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Date : 8/08/2014

FOURTH FLOOR PLAN

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 BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

FOR OTHER PARTS TO LOTS 66, 68, 69 & 72 SEE SHEETS 6 & 8 OF 59 SHEETS
FOR OTHER PARTS TO LOT 67 SEE SHEETS 6, 8 & 13 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 70, 71, 76 & 77 SEE SHEET 11 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 73-75 SEE SHEETS 8 & 34 OF 59 SHEETS

3 0 SCALE 1 : 150 @ A3 12

ALL DISTANCES ARE IN METRES

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STRATA PLAN
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SHEET 36 OF 59 SHEETS

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www.mapsurvey.com.au
Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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Date : 8/08/2014

FIFTH FLOOR PLAN

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 BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

FOR OTHER PARTS TO LOTS 78, 81 & 82 SEE SHEETS 8 & 11 OF 59 SHEETS
FOR OTHER PARTS TO LOT 79 SEE SHEETS 11 & 23 OF 59 SHEETS
FOR OTHER PARTS TO LOT 80 SEE SHEETS 11 & 22 OF 59 SHEETS
FOR OTHER PARTS TO LOT 83 SEE SHEETS 11 & 13 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 84 & 85 SEE SHEETS 9 & 11 OF 59 SHEETS
FOR OTHER PARTS TO LOT 86 SEE SHEETS 8 & 11 OF 59 SHEETS
FOR OTHER PARTS TO LOT 87 SEE SHEETS 6 & 9 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 88 & 89 SEE SHEET 11 OF 59 SHEETS

3 0 SCALE 1 : 150 @ A3 12
ALL DISTANCES ARE IN METRES

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STRATA PLAN

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SHEET 37 OF 59 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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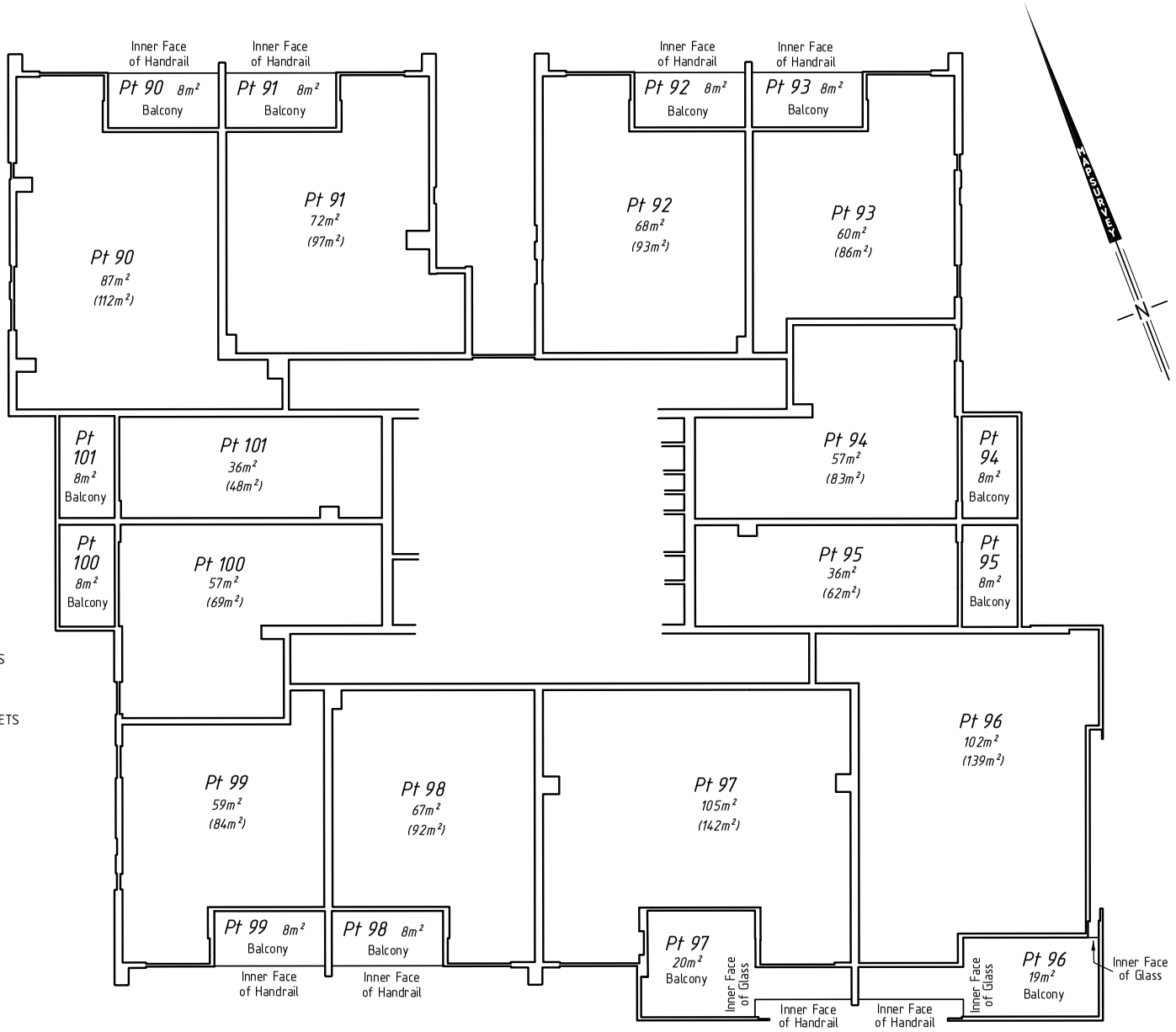
SIXTH FLOOR PLAN



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 BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

FOR OTHER PARTS TO LOT 90 SEE SHEETS 6 & 22 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 91 & 92 SEE SHEETS 11 & 22 OF 59 SHEETS
FOR OTHER PARTS TO LOT 93 SEE SHEETS 8 & 11 OF 59 SHEETS
FOR OTHER PARTS TO LOT 94 SEE SHEETS 11 & 23 OF 59 SHEETS
FOR OTHER PARTS TO LOT 95 SEE SHEETS 11 & 13 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 96, 97 & 99 SEE SHEETS 9 & 11 OF 59 SHEETS
FOR OTHER PARTS TO LOT 98 SEE SHEETS 10 & 11 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 100 & 101 SEE SHEET 11 OF 59 SHEETS

3 0 SCALE 1 : 150 @ A3 12

ALL DISTANCES ARE IN METRES

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STRATA PLAN
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SHEET 38 OF 59 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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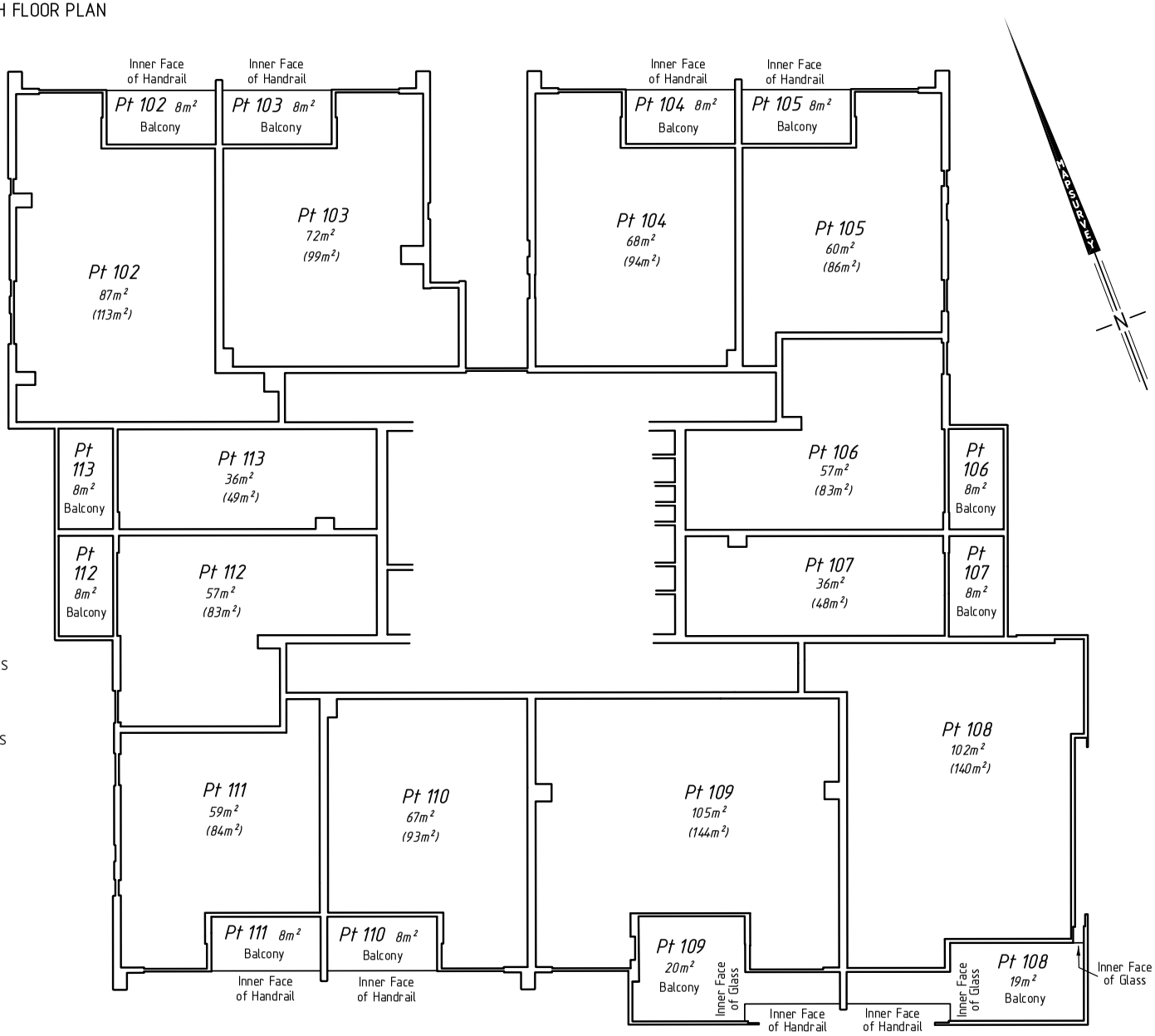
SEVENTH FLOOR PLAN



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 BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

FOR OTHER PARTS TO LOTS 102-104 SEE SHEETS 11 & 22 OF 59 SHEETS
FOR OTHER PARTS TO LOT 105 SEE SHEETS 10 & 34 OF 59 SHEETS
FOR OTHER PARTS TO LOT 106 SEE SHEETS 11 & 23 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 107 & 113 SEE SHEET 3 OF 59 SHEETS
FOR OTHER PARTS TO LOT 108 SEE SHEETS 13 & 34 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 109 & 111 SEE SHEETS 5 & 9 OF 59 SHEETS
FOR OTHER PARTS TO LOT 110 SEE SHEETS 5 & 10 OF 59 SHEETS
FOR OTHER PARTS TO LOT 112 SEE SHEETS 3 & 10 OF 59 SHEETS

3 0 SCALE 1 : 150 @ A3 12

ALL DISTANCES ARE IN METRES

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STRATA PLAN
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SHEET 39 OF 59 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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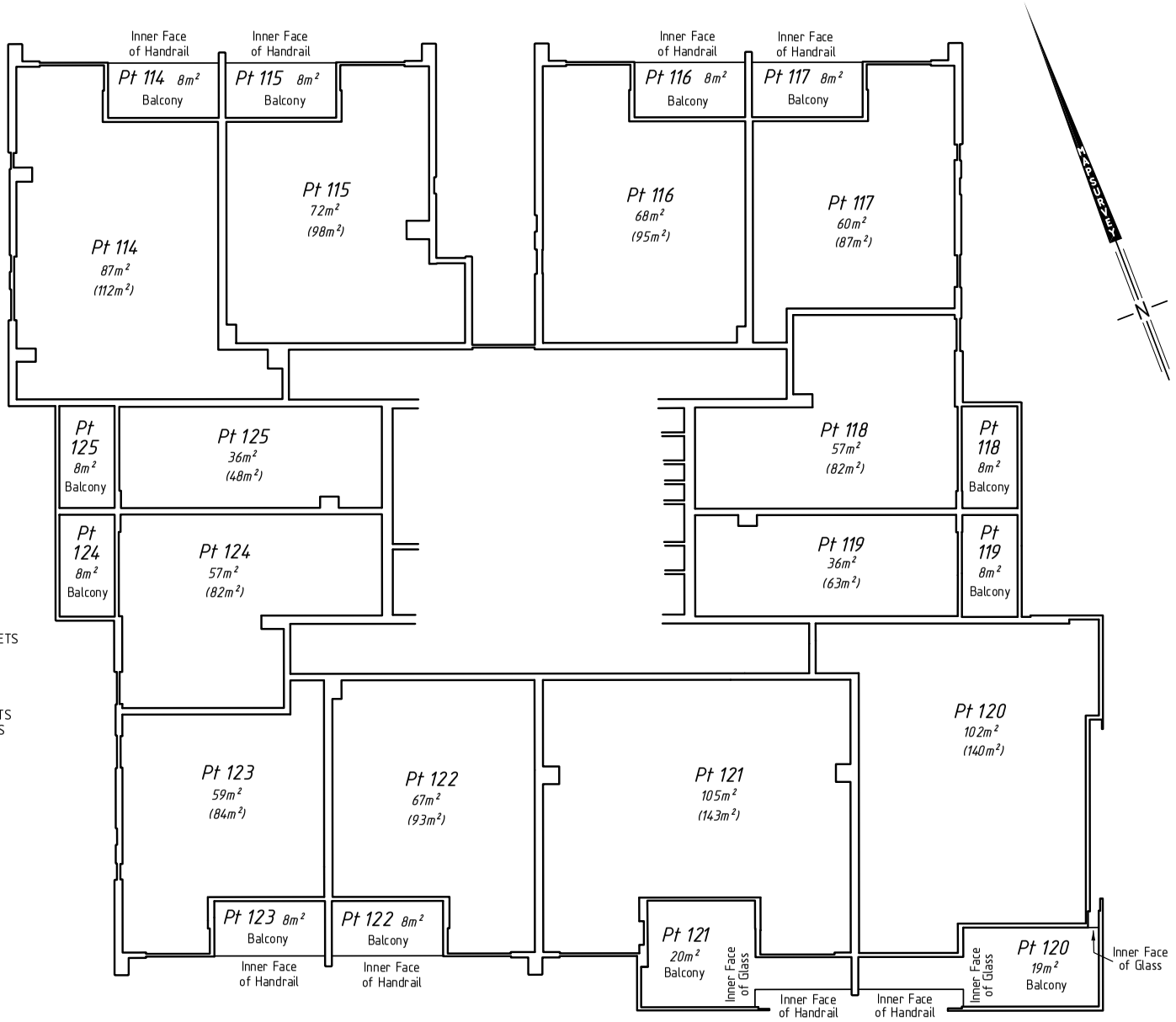
EIGHTH FLOOR PLAN



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 BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

FOR OTHER PARTS TO LOT 114 SEE SHEETS 5 & 22 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 115 & 116 SEE SHEETS 22 & 34 OF 59 SHEETS
FOR OTHER PARTS TO LOT 117 SEE SHEETS 10 & 34 OF 59 SHEETS
FOR OTHER PARTS TO LOT 118 SEE SHEETS 3 & 23 OF 59 SHEETS
FOR OTHER PARTS TO LOT 119 SEE SHEETS 6 & 13 OF 59 SHEETS
FOR OTHER PARTS TO LOT 120 SEE SHEETS 13 & 34 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 121 & 122 SEE SHEETS 9 & 34 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 123 & 124 SEE SHEETS 6 & 9 OF 59 SHEETS
FOR OTHER PARTS TO LOT 125 SEE SHEET 6 OF 59 SHEETS

3 0 SCALE 1 : 150 @ A3 12

ALL DISTANCES ARE IN METRES

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STRATA PLAN
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SHEET 40 OF 59 SHEETS

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Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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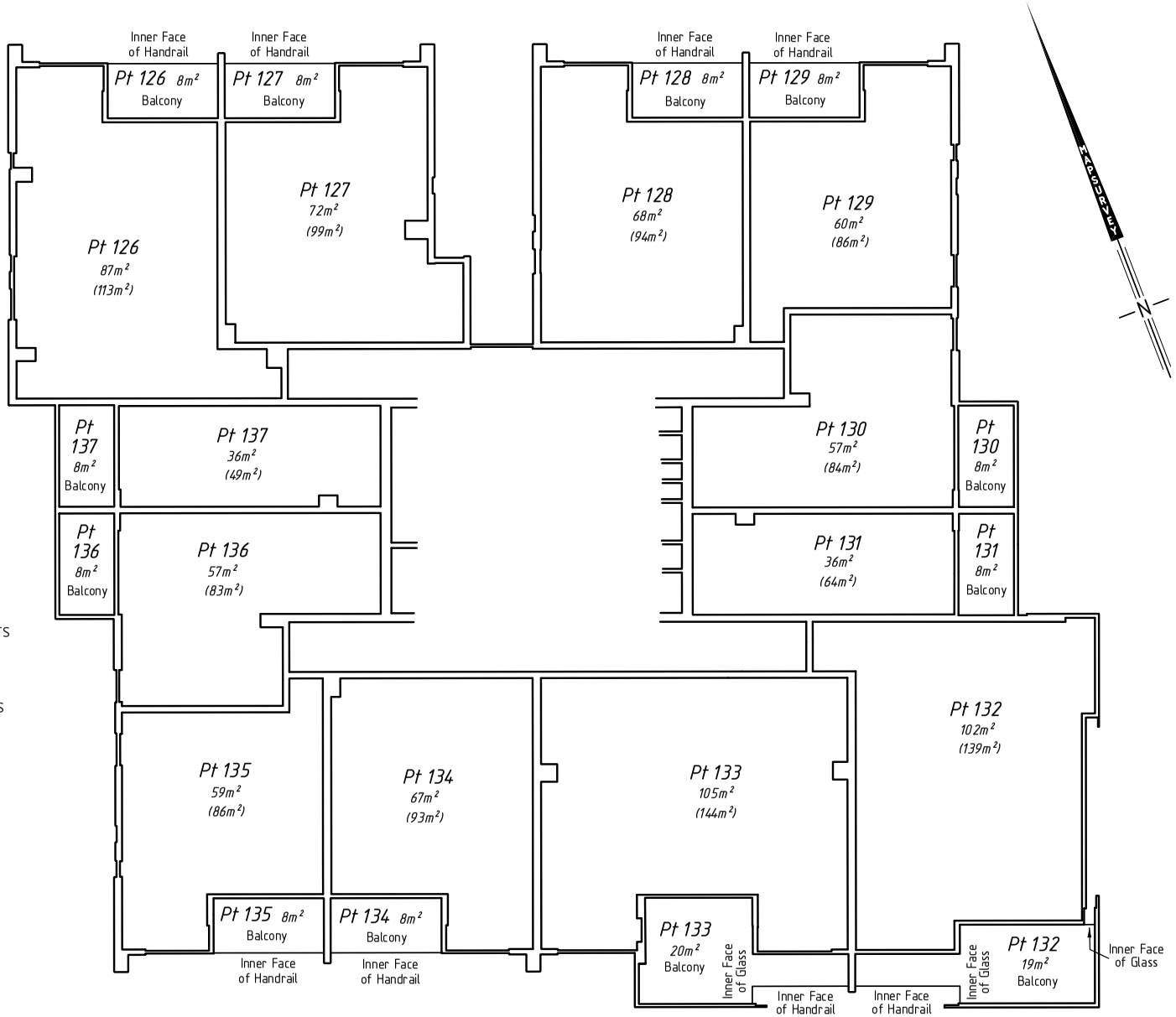
NINTH FLOOR PLAN



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 BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

FOR OTHER PARTS TO LOTS 126-128 SEE SHEETS 22 & 34 OF 59 SHEETS
FOR OTHER PARTS TO LOT 129 SEE SHEETS 9 & 34 OF 59 SHEETS
FOR OTHER PARTS TO LOT 130 SEE SHEETS 23 & 34 OF 59 SHEETS
FOR OTHER PARTS TO LOT 131 SEE SHEETS 13 & 34 OF 59 SHEETS
FOR OTHER PARTS TO LOT 132 SEE SHEETS 13 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 133-135 SEE SHEETS 9 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 136 SEE SHEETS 10 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 137 SEE SHEET 32 OF 59 SHEETS

3 0 SCALE 1 : 150 @ A3 12
ALL DISTANCES ARE IN METRES

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STRATA PLAN
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SHEET 41 OF 59 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
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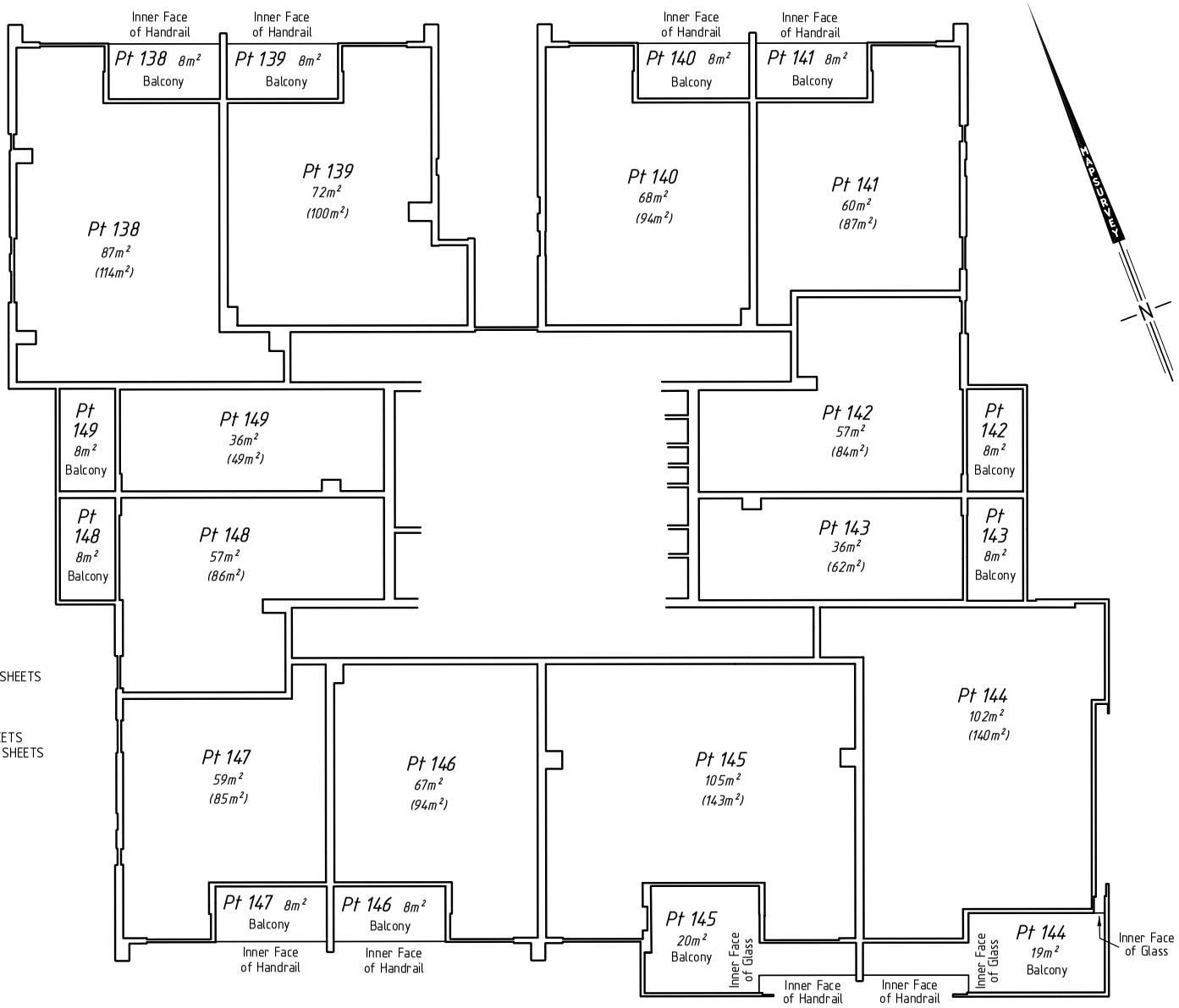
TENTH FLOOR PLAN



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 BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

FOR OTHER PARTS TO LOTS 138, 140 & 146 SEE SHEETS 8 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 139 SEE SHEETS 22 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 141 SEE SHEETS 10 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 142 SEE SHEETS 23 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 143 & 144 SEE SHEETS 13 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 145, 147 & 148 SEE SHEETS 9 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 149 SEE SHEET 32 OF 59 SHEETS

3 0 SCALE 1 : 150 @ A3 12
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STRATA PLAN
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SHEET 42 OF 59 SHEETS

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Fax: (08) 6436 1500
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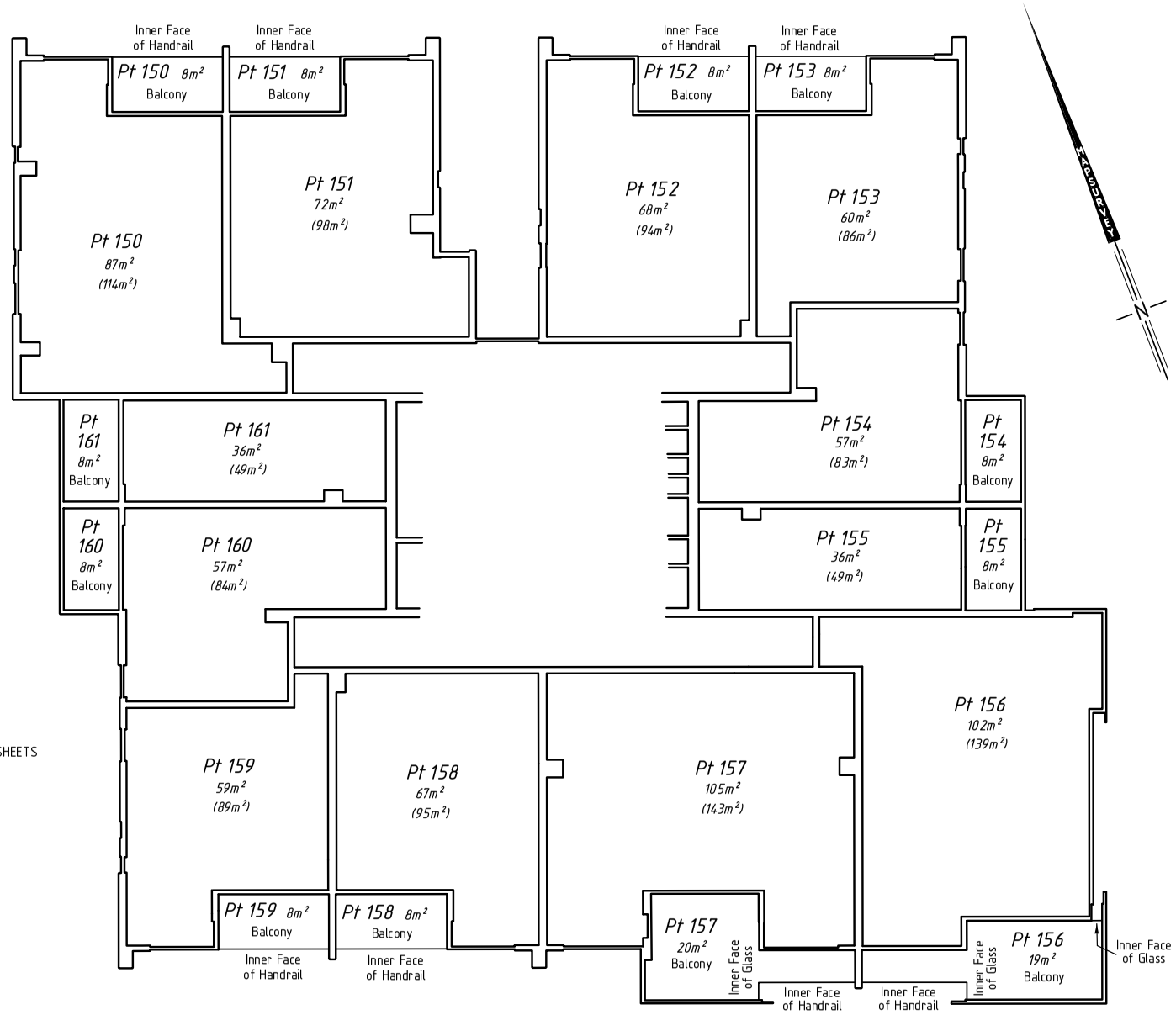
ELEVENTH FLOOR PLAN



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 BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

FOR OTHER PARTS TO LOT 150 SEE SHEETS 8 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 151 SEE SHEETS 22 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 152 SEE SHEETS 8 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 153 SEE SHEETS 10 & 31 OF 59 SHEETS
FOR OTHER PARTS TO LOT 154 SEE SHEETS 23 & 31 OF 59 SHEETS
FOR OTHER PARTS TO LOT 155 SEE SHEET 31 OF 59 SHEETS
FOR OTHER PARTS TO LOT 156 SEE SHEETS 13 & 31 OF 59 SHEETS
FOR OTHER PARTS TO LOT 157, 159 & 160 SEE SHEETS 9 & 31 OF 59 SHEETS
FOR OTHER PARTS TO LOT 158 SEE SHEETS 8 & 31 OF 59 SHEETS
FOR OTHER PARTS TO LOT 161 SEE SHEET 31 OF 59 SHEETS

3 0 SCALE 1 : 150 @ A3 12
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STRATA PLAN
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SHEET 43 OF 59 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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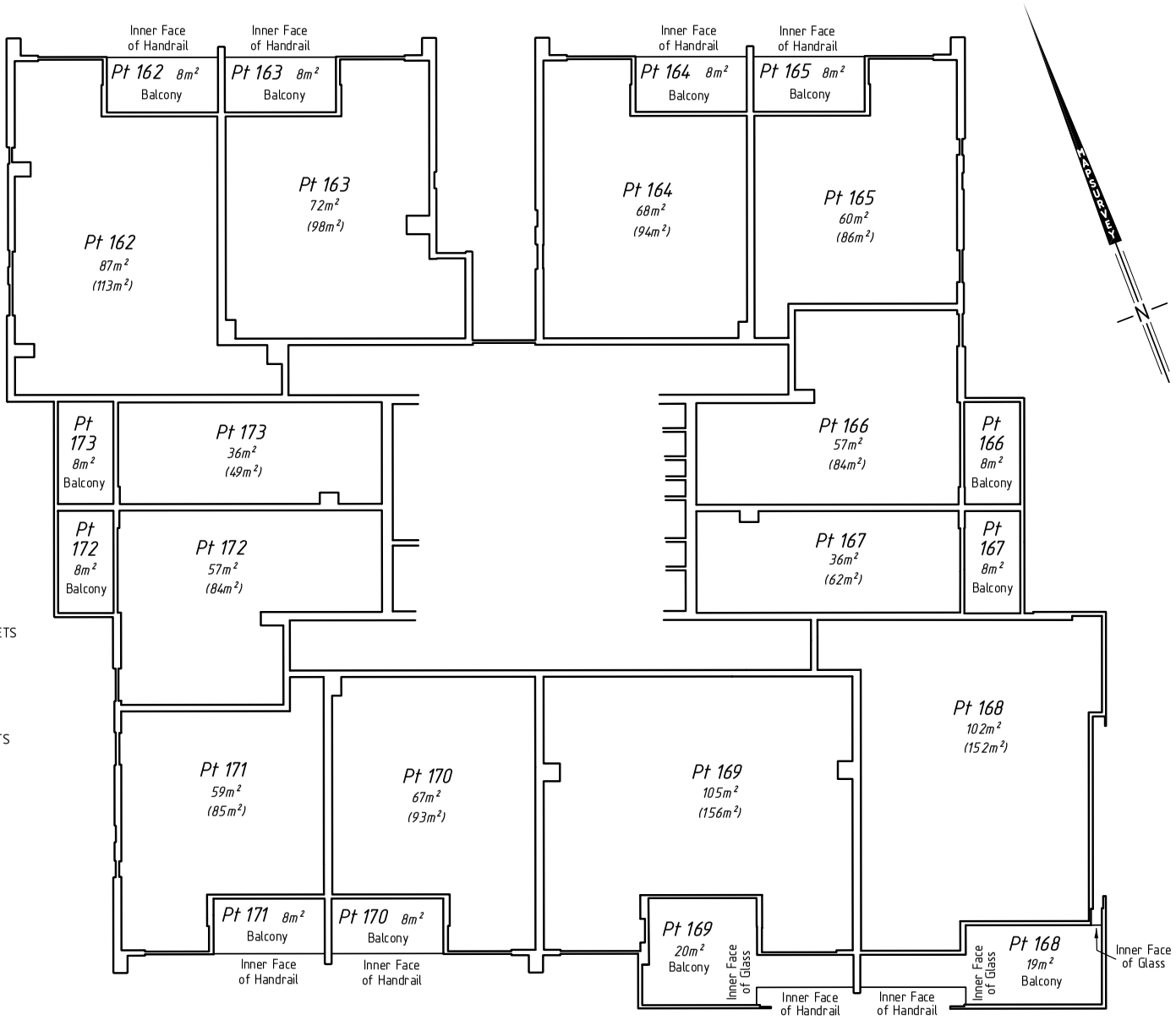
TWELFTH FLOOR PLAN



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 BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

FOR OTHER PARTS TO LOTS 162 & 164 SEE SHEETS 10 & 31 OF 59 SHEETS
FOR OTHER PARTS TO LOT 163 SEE SHEETS 22 & 31 OF 59 SHEETS
FOR OTHER PARTS TO LOT 165 SEE SHEETS 8 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 166 SEE SHEETS 23 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 167 SEE SHEETS 13 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 168 SEE SHEETS 4 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 169 SEE SHEETS 21 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 170 & 171 SEE SHEETS 9 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 172 SEE SHEETS 10 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 173 SEE SHEET 32 OF 59 SHEETS

3 0 SCALE 1 : 150 @ A3 12
ALL DISTANCES ARE IN METRES

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STRATA PLAN

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SHEET 44 OF 59 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
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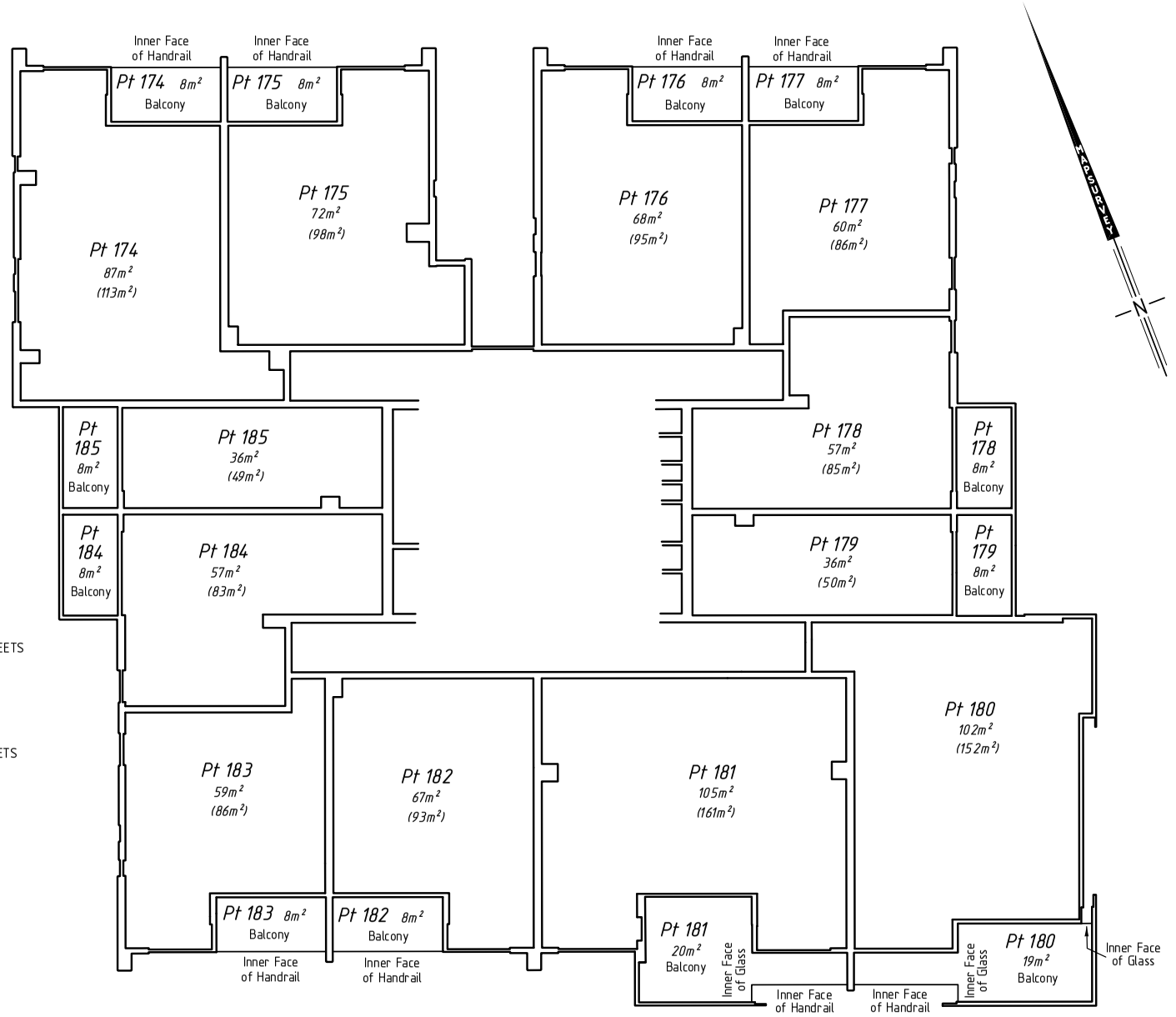
THIRTEENTH FLOOR PLAN



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THE BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

FOR OTHER PARTS TO LOTS 174 & 176 SEE SHEETS 10 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 175 SEE SHEETS 22 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 177 SEE SHEETS 8 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 178 SEE SHEETS 23 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 179 & 185 SEE SHEET 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 180 SEE SHEETS 4 & 7 OF 59 SHEETS
FOR OTHER PARTS TO LOT 181 SEE SHEETS 4 & 21 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 182 & 183 SEE SHEETS 9 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 184 SEE SHEETS 10 & 32 OF 59 SHEETS

3 0 SCALE 1 : 150 @ A3 12

ALL DISTANCES ARE IN METRES

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STRATA PLAN

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SHEET 45 OF 59 SHEETS

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Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

MAPS Ref : 94838sp-10ac
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FOURTEENTH FLOOR PLAN

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 BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

FOR OTHER PARTS TO LOT 186 SEE SHEETS 22 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 187 SEE SHEETS 23 & 32 OF 59 SHEETS
FOR OTHER PARTS TO LOT 188 SEE SHEETS 23 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 189 SEE SHEETS 13 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 190 SEE SHEETS 22 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 191 SEE SHEETS 7 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 192 SEE SHEETS 4 & 5 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 193 & 195 SEE SHEETS 9 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 194 SEE SHEETS 5 & 30 OF 59 SHEETS

3 0 SCALE 1 : 150 @ A3 12

ALL DISTANCES ARE IN METRES

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STRATA PLAN
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SHEET 46 OF 59 SHEETS

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www.mapsurvey.com.au
Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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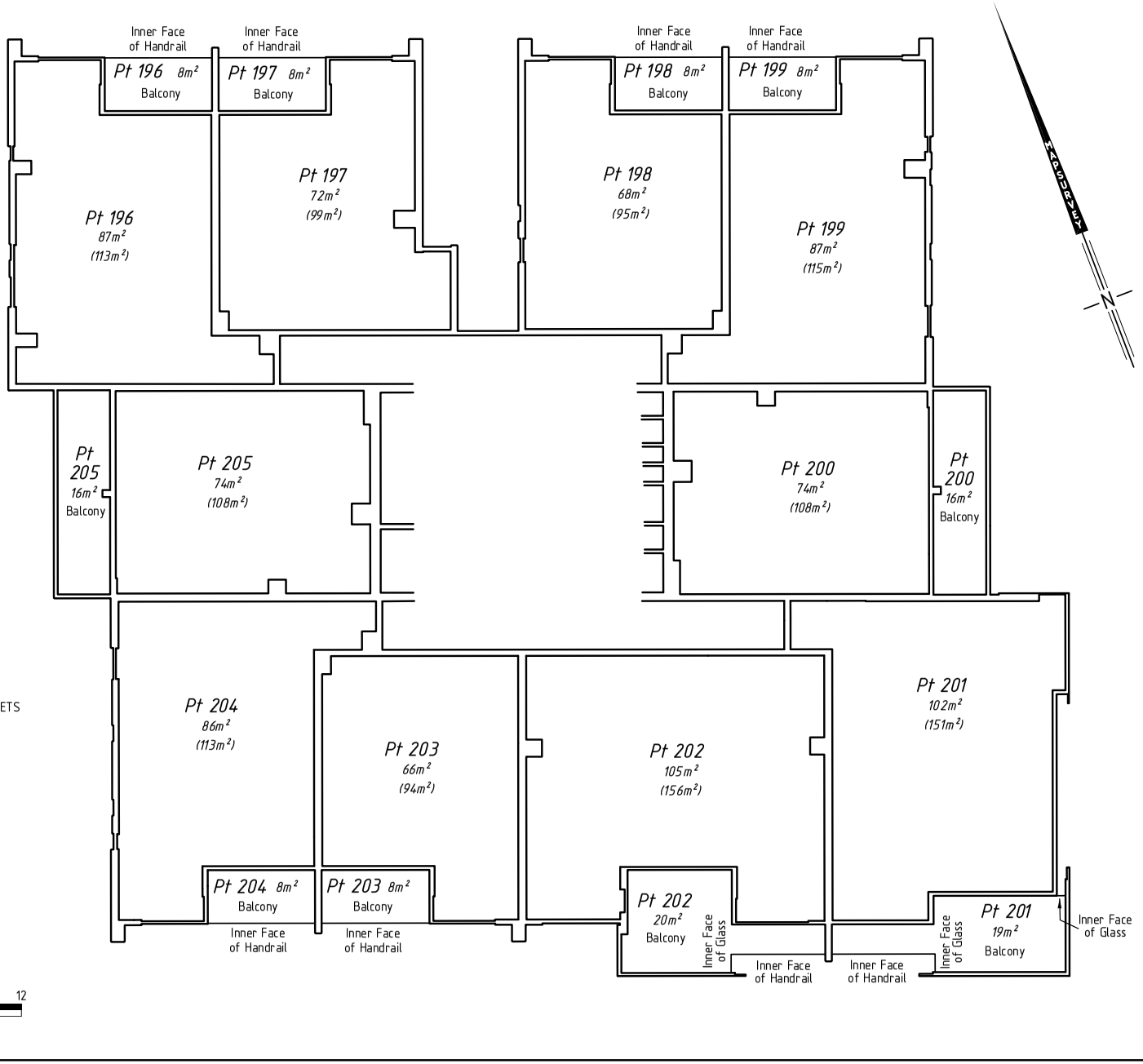
FIFTEENTH FLOOR PLAN



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 BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

FOR OTHER PARTS TO LOT 196 SEE SHEETS 6 & 22 OF 59 SHEETS
FOR OTHER PARTS TO LOT 197 SEE SHEETS 6 & 25 OF 59 SHEETS
FOR OTHER PARTS TO LOT 198 SEE SHEETS 25 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 199 SEE SHEETS 24 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 200 SEE SHEETS 22 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 201 SEE SHEETS 7 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 202 SEE SHEETS 4 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 203 & 204 SEE SHEETS 24 & 29 OF 59 SHEETS
FOR OTHER PARTS TO LOT 205 SEE SHEETS 9 & 29 OF 59 SHEETS

3 0 SCALE 1 : 150 @ A3 12

ALL DISTANCES ARE IN METRES

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STRATA PLAN
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SHEET 47 OF 59 SHEETS

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www.mapsurvey.com.au
Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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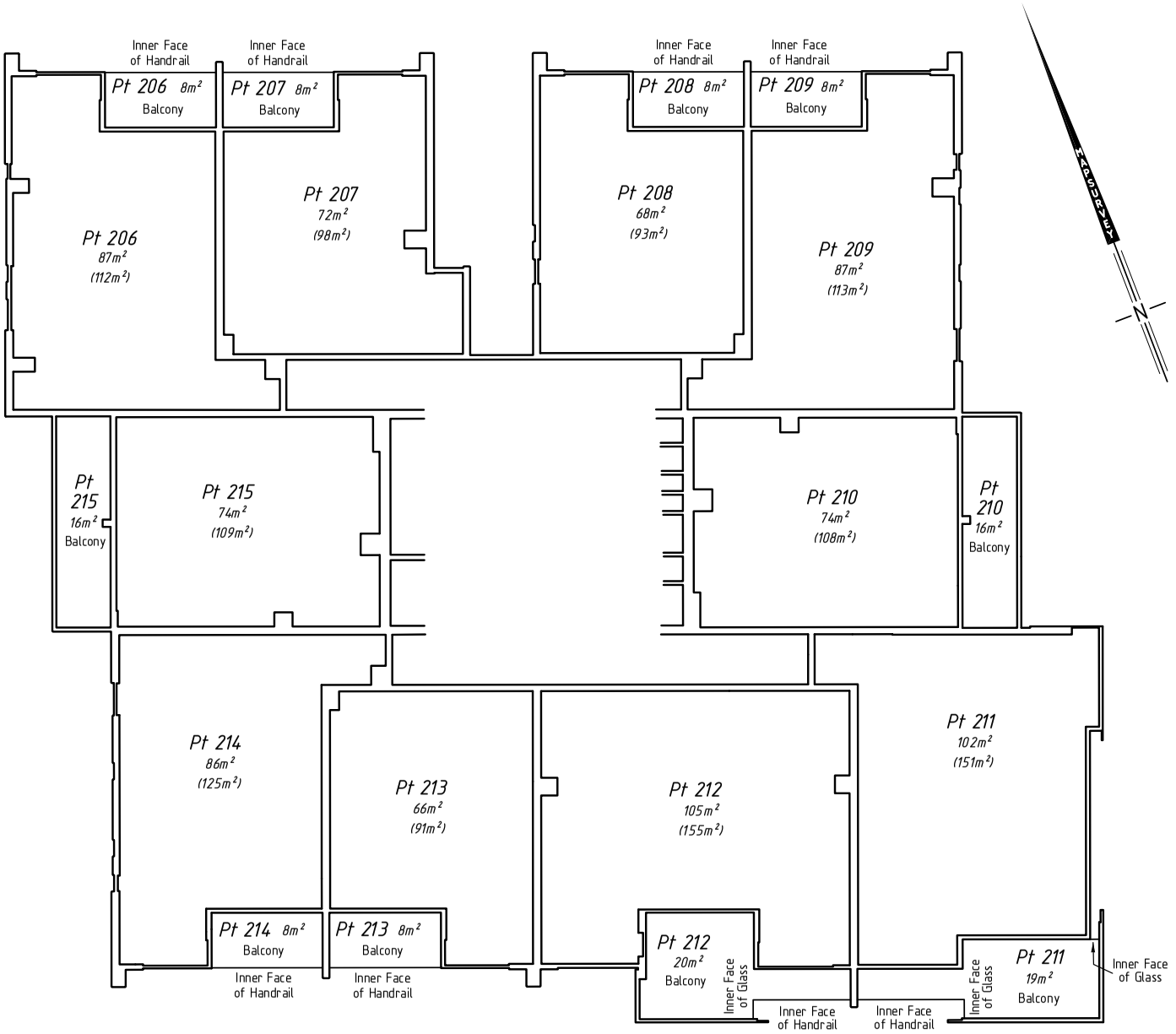
Date : 8/08/2014

SIXTEENTH FLOOR PLAN



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 BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

FOR OTHER PARTS TO LOT 206 SEE SHEETS 6 & 22 OF 59 SHEETS
FOR OTHER PARTS TO LOT 207 SEE SHEETS 6 & 23 OF 59 SHEETS
FOR OTHER PARTS TO LOT 208 SEE SHEETS 6 & 25 OF 59 SHEETS
FOR OTHER PARTS TO LOT 209 SEE SHEETS 6 & 13 OF 59 SHEETS
FOR OTHER PARTS TO LOT 210 SEE SHEETS 4 & 22 OF 59 SHEETS
FOR OTHER PARTS TO LOT 211 SEE SHEETS 7 & 29 OF 59 SHEETS
FOR OTHER PARTS TO LOT 212 SEE SHEETS 4 & 29 OF 59 SHEETS
FOR OTHER PARTS TO LOT 213 SEE SHEETS 6 & 13 OF 59 SHEETS
FOR OTHER PARTS TO LOT 214 SEE SHEETS 5 & 6 OF 59 SHEETS
FOR OTHER PARTS TO LOT 215 SEE SHEETS 4 & 9 OF 59 SHEETS

3 0 SCALE 1 : 150 @ A3 12

ALL DISTANCES ARE IN METRES

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STRATA PLAN
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SHEET 48 OF 59 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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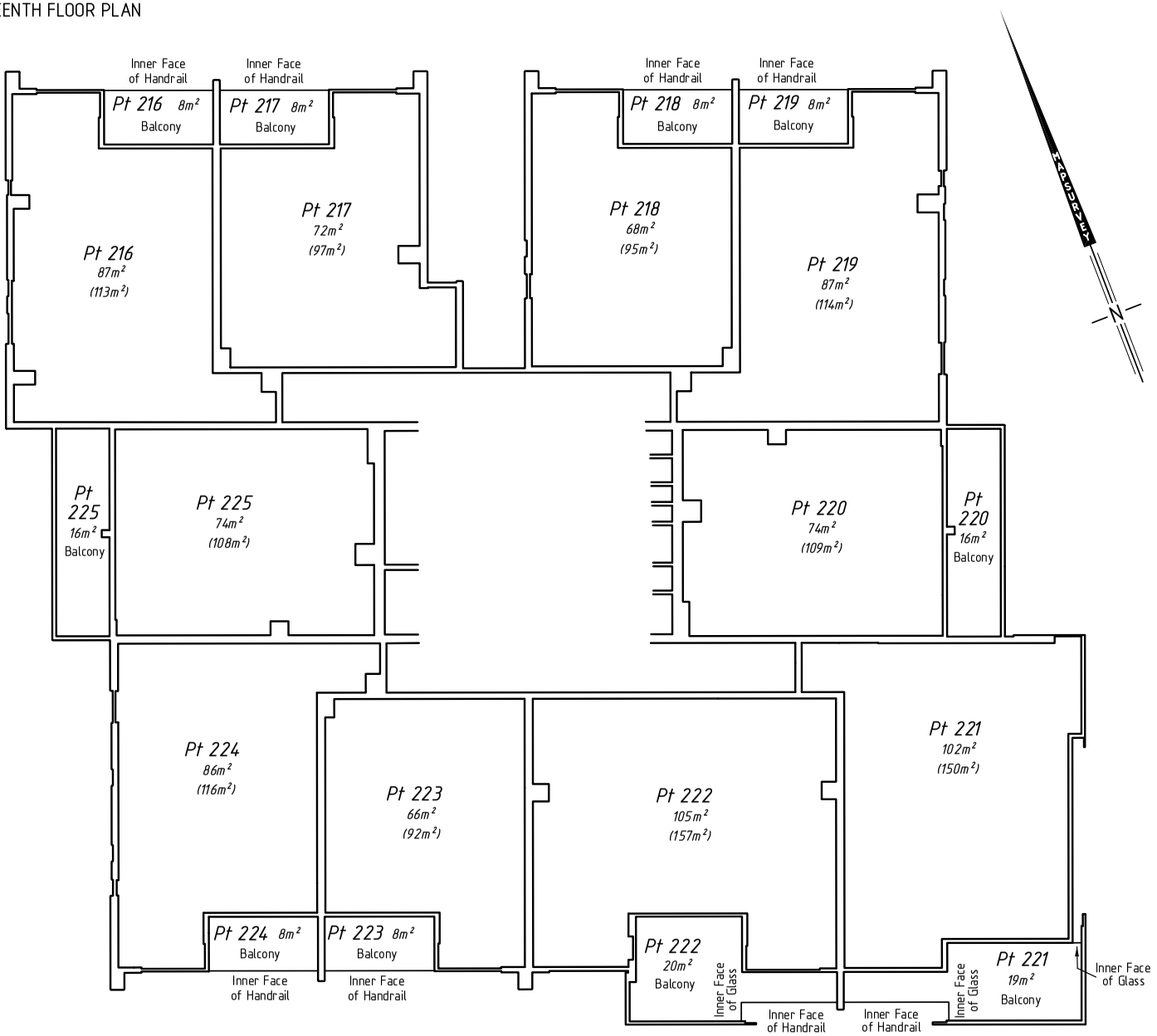
SEVENTEENTH FLOOR PLAN


Inner Face of Handrail
Pt 216 8m²
Balcony
Pt 217 8m²
Balcony
Pt 218 8m²
Balcony
Pt 219 8m²
Balcony
Pt 216
87m²
(113m²)
Pt 217
72m²
(97m²)
Pt 218
68m²
(95m²)
Pt 219
87m²
(114m²)
Pt 225
16m²
Balcony
Pt 225
74m²
(108m²)
Pt 220
74m²
(109m²)
Pt 220
16m²
Balcony
Pt 224
86m²
(116m²)
Pt 223
66m²
(92m²)
Pt 222
105m²
(157m²)
Pt 221
102m²
(150m²)
Pt 224 8m²
Balcony
Pt 223 8m²
Balcony
Pt 222
20m²
Balcony
Inner Face of Glass
Pt 221
19m²
Balcony
Inner Face of Glass
Inner Face of Handrail
Inner Face of Handrail
Inner Face of Handrail
Inner Face of Handrail
Inner Face of Handrail
Inner Face of Handrail
Inner Face of Glass
Inner Face of Handrail
Inner Face of Handrail
Inner Face of Handrail
Inner Face of Handrail
Inner Face of Handrail
Inner Face of Handrail

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SHEET 49 OF 59 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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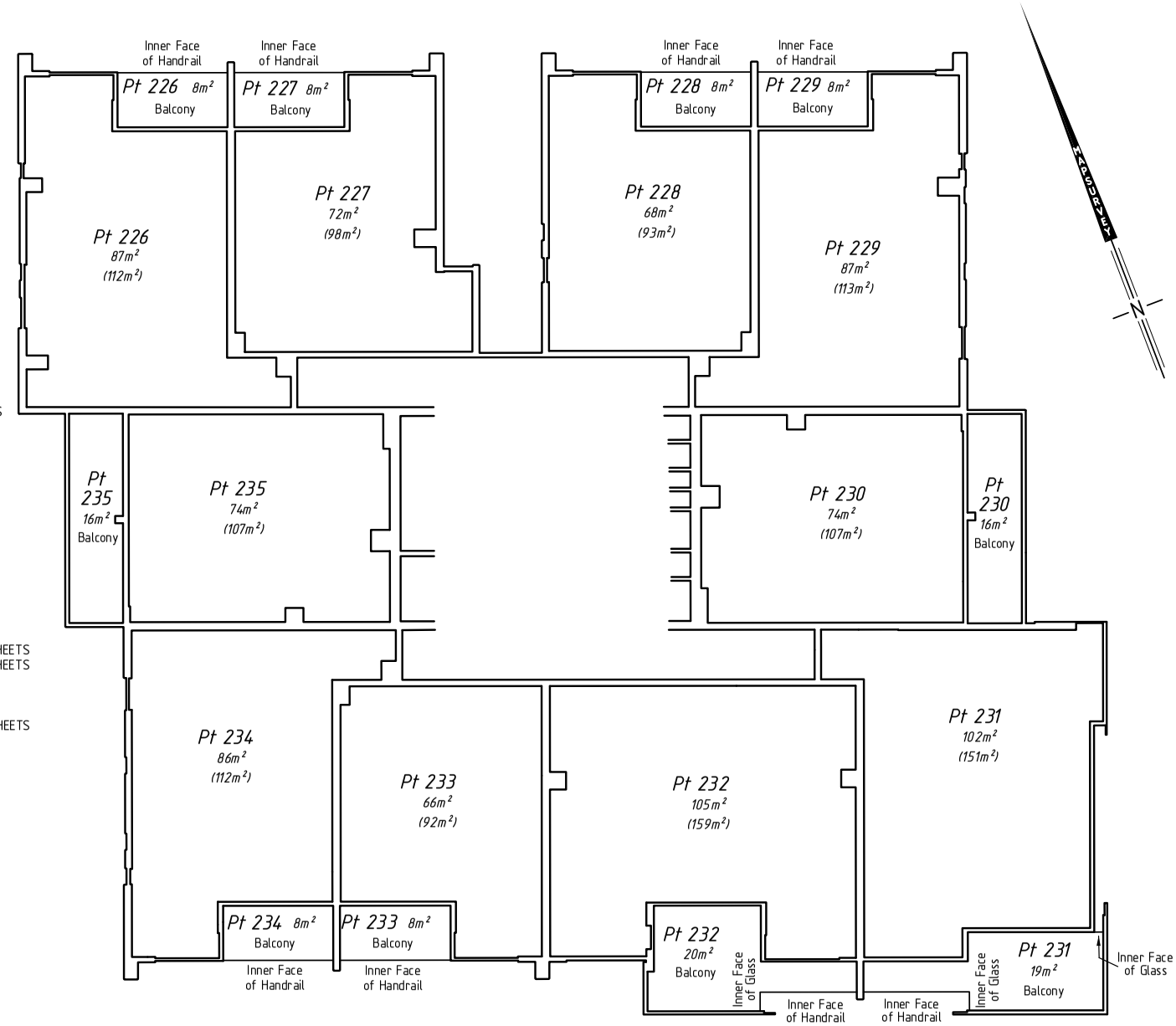
EIGHTEENTH FLOOR PLAN



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 BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

FOR OTHER PARTS TO LOTS 226 & 230 SEE SHEETS 22 & 24 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 227 & 228 SEE SHEETS 23 & 24 OF 59 SHEETS
FOR OTHER PARTS TO LOT 229 SEE SHEETS 13 & 14 OF 59 SHEETS
FOR OTHER PARTS TO LOT 231 SEE SHEETS 7 & 29 OF 59 SHEETS
FOR OTHER PARTS TO LOT 232 SEE SHEETS 9 & 29 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 233 & 234 SEE SHEETS 13 & 24 OF 59 SHEETS
FOR OTHER PARTS TO LOT 235 SEE SHEETS 6 & 9 OF 59 SHEETS

3 0 SCALE 1 : 150 @ A3 12

ALL DISTANCES ARE IN METRES

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STRATA PLAN
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SHEET 50 OF 59 SHEETS

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www.mapsurvey.com.au
Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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NINETEENTH FLOOR PLAN

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 BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

FOR OTHER PARTS TO LOT 236 SEE SHEETS 22 & 24 OF 59 SHEETS
FOR OTHER PARTS TO LOT 237 SEE SHEETS 24 & 25 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 238 & 240 SEE SHEETS 22 & 29 OF 59 SHEETS
FOR OTHER PARTS TO LOT 239 SEE SHEETS 13 & 29 OF 59 SHEETS
FOR OTHER PARTS TO LOT 241 SEE SHEETS 8 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 242 SEE SHEETS 5 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 243 SEE SHEETS 13 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 244 SEE SHEETS 5 & 34 OF 59 SHEETS
FOR OTHER PARTS TO LOT 245 SEE SHEETS 9 & 30 OF 59 SHEETS

3 0 SCALE 1 : 150 @ A3 12
ALL DISTANCES ARE IN METRES

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STRATA PLAN
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SHEET 51 OF 59 SHEETS

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www.mapsurvey.com.au
Telephone: (08) 6436 1599
Fax: (08) 6436 1500
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TWENTIETH FLOOR PLAN

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 BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

FOR OTHER PARTS TO LOT 246 SEE SHEETS 8 & 24 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 247 & 249 SEE SHEETS 8 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 248 & 250-252 SEE SHEETS 4 & 5 OF 59 SHEETS
FOR OTHER PARTS TO LOT 253 SEE SHEETS 8 & 30 OF 59 SHEETS

3 0 SCALE 1 : 150 @ A3 12

ALL DISTANCES ARE IN METRES

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STRATA PLAN
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SHEET 52 OF 59 SHEETS

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www.mapsurvey.com.au
Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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TWENTY FIRST FLOOR PLAN

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 BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

FOR OTHER PARTS TO LOTS 254, 255 & 257 SEE SHEETS 5 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 256 SEE SHEETS 8 & 14 OF 59 SHEETS
FOR OTHER PARTS TO LOT 258 & 259 SEE SHEETS 5 & 12 OF 59 SHEETS
FOR OTHER PARTS TO LOT 260 SEE SHEETS 4 & 8 OF 59 SHEETS
FOR OTHER PARTS TO LOT 261 SEE SHEETS 5 & 34 OF 59 SHEETS

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SHEET 53 OF 59 SHEETS

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www.mapsurvey.com.au
Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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TWENTY SECOND FLOOR PLAN

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 BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

FOR OTHER PARTS TO LOT 262 SEE SHEET 10 OF 59 SHEETS
FOR OTHER PARTS TO LOT 263 SEE SHEETS 8 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 264 SEE SHEET 14 OF 59 SHEETS
FOR OTHER PARTS TO LOT 265 SEE SHEETS 13 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 266 & 267 SEE SHEETS 10 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 268 SEE SHEETS 14 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOT 269 SEE SHEETS 8 & 30 OF 59 SHEETS

3 0 SCALE 1 : 150 @ A3 12

ALL DISTANCES ARE IN METRES

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SHEET 54 OF 59 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
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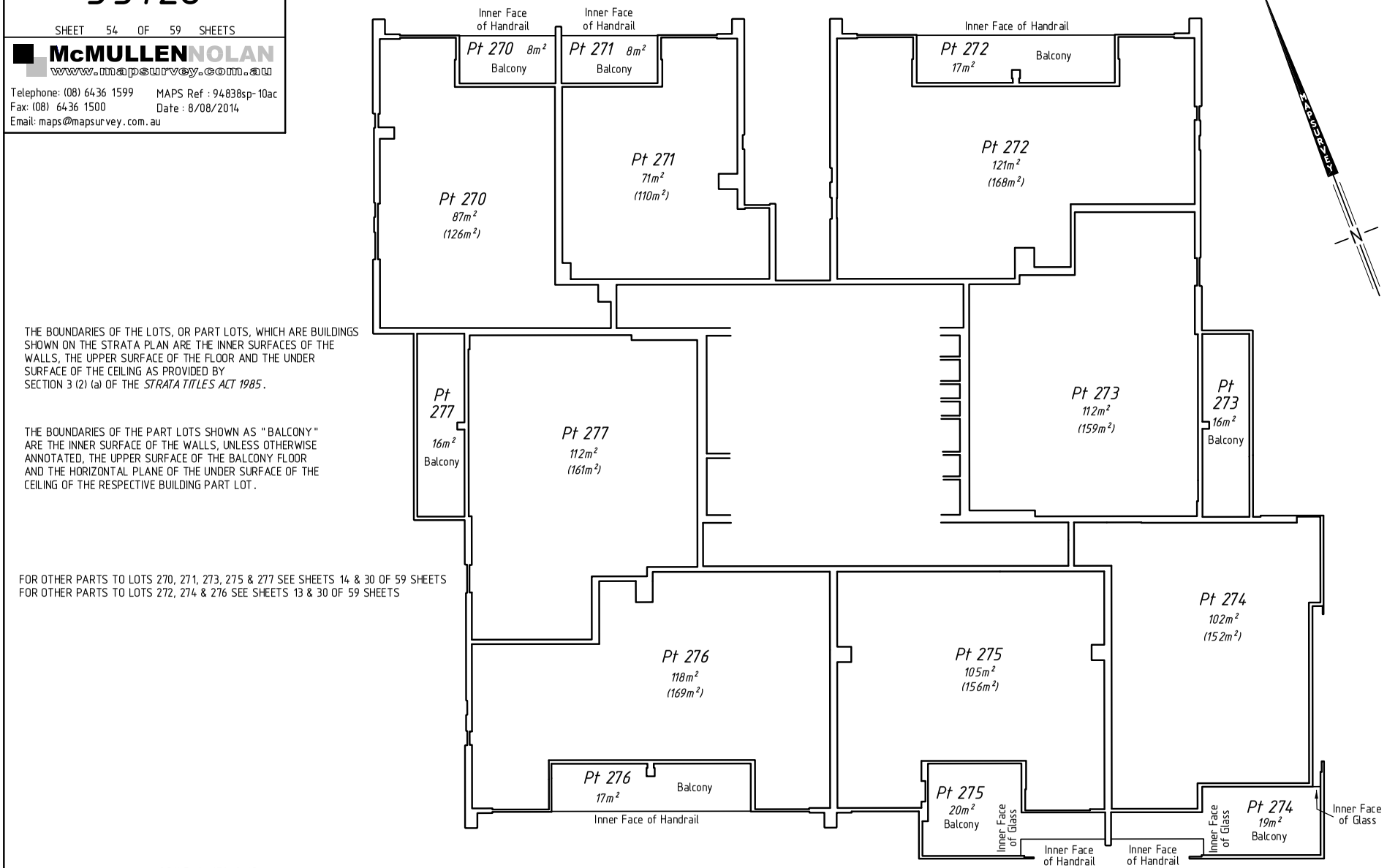
TWENTY THIRD FLOOR PLAN



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 BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

FOR OTHER PARTS TO LOTS 270, 271, 273, 275 & 277 SEE SHEETS 14 & 30 OF 59 SHEETS
FOR OTHER PARTS TO LOTS 272, 274 & 276 SEE SHEETS 13 & 30 OF 59 SHEETS

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SHEET 55 OF 59 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
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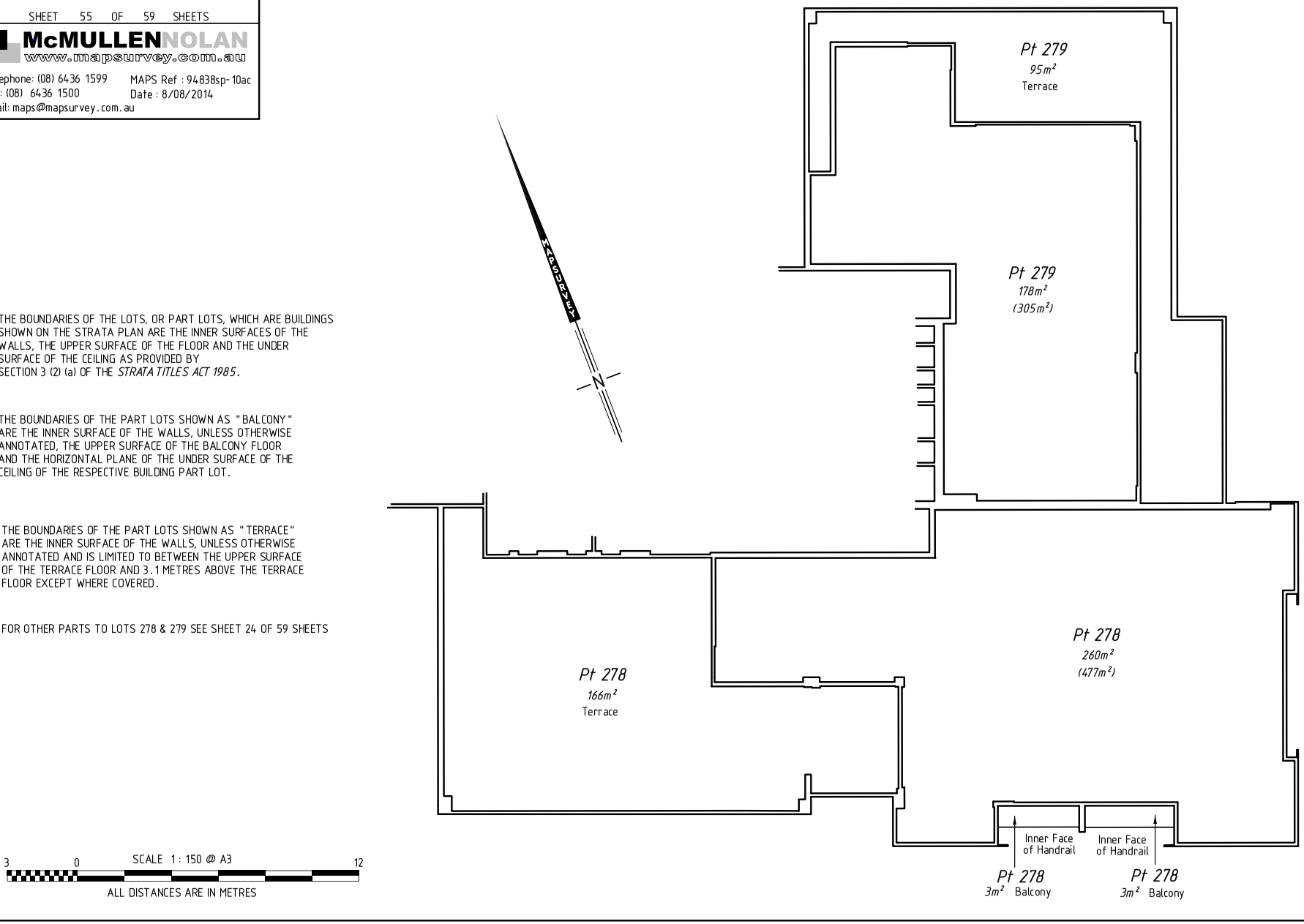
TWENTY FOURTH FLOOR PLAN

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 BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

THE BOUNDARIES OF THE PART LOTS SHOWN AS "TERRACE" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED AND IS LIMITED TO BETWEEN THE UPPER SURFACE OF THE TERRACE FLOOR AND 3.1 METRES ABOVE THE TERRACE FLOOR EXCEPT WHERE COVERED.

FOR OTHER PARTS TO LOTS 278 & 279 SEE SHEET 24 OF 59 SHEETS



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SHEET 56 OF 59 SHEETS

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www.mapsurvey.com.au
Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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TWENTY FIFTH FLOOR PLAN

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*.

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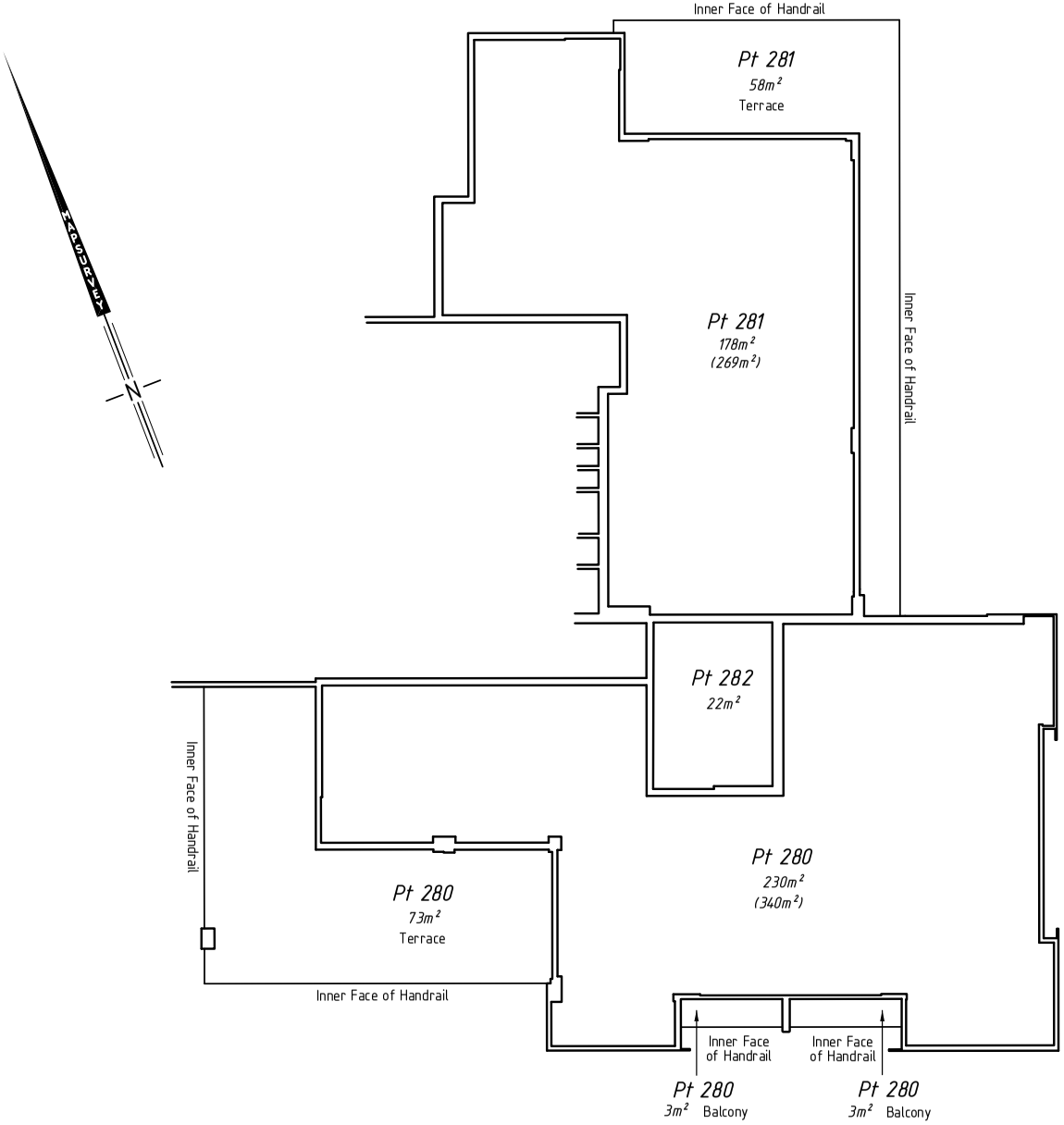
THE BOUNDARIES OF THE PART LOTS SHOWN AS "TERRACE" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED, THE UPPER SURFACE OF THE TERRACE FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

FOR OTHER PARTS TO LOT 280 SEE SHEET 24 OF 59 SHEETS
FOR OTHER PARTS TO LOT 281 SEE SHEETS 22 & 24 OF 59 SHEETS
FOR OTHER PARTS TO LOT 282 SEE SHEETS 24 & 57 OF 59 SHEETS



SCALE 1 : 150 @ A3

3 0 12

ALL DISTANCES ARE IN METRES

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STRATA PLAN

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SHEET 57 OF 59 SHEETS

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Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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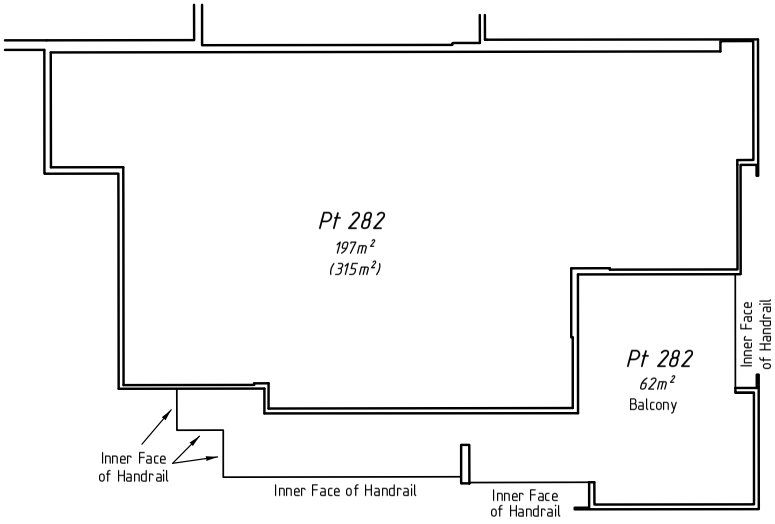
TWENTY SIXTH FLOOR PLAN

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 BOUNDARIES OF THE PART LOTS SHOWN AS "BALCONY" ARE THE INNER SURFACE OF THE WALLS, UNLESS OTHERWISE ANNOTATED AND IS LIMITED TO BETWEEN THE UPPER SURFACE OF THE BALCONY FLOOR AND 5 METRES ABOVE THE BALCONY FLOOR UNLESS COVERED.

FOR OTHER PARTS TO LOT 282 SEE SHEETS 24 & 56 OF 59 SHEETS



3 0 SCALE 1 : 150 @ A3 12

ALL DISTANCES ARE IN METRES

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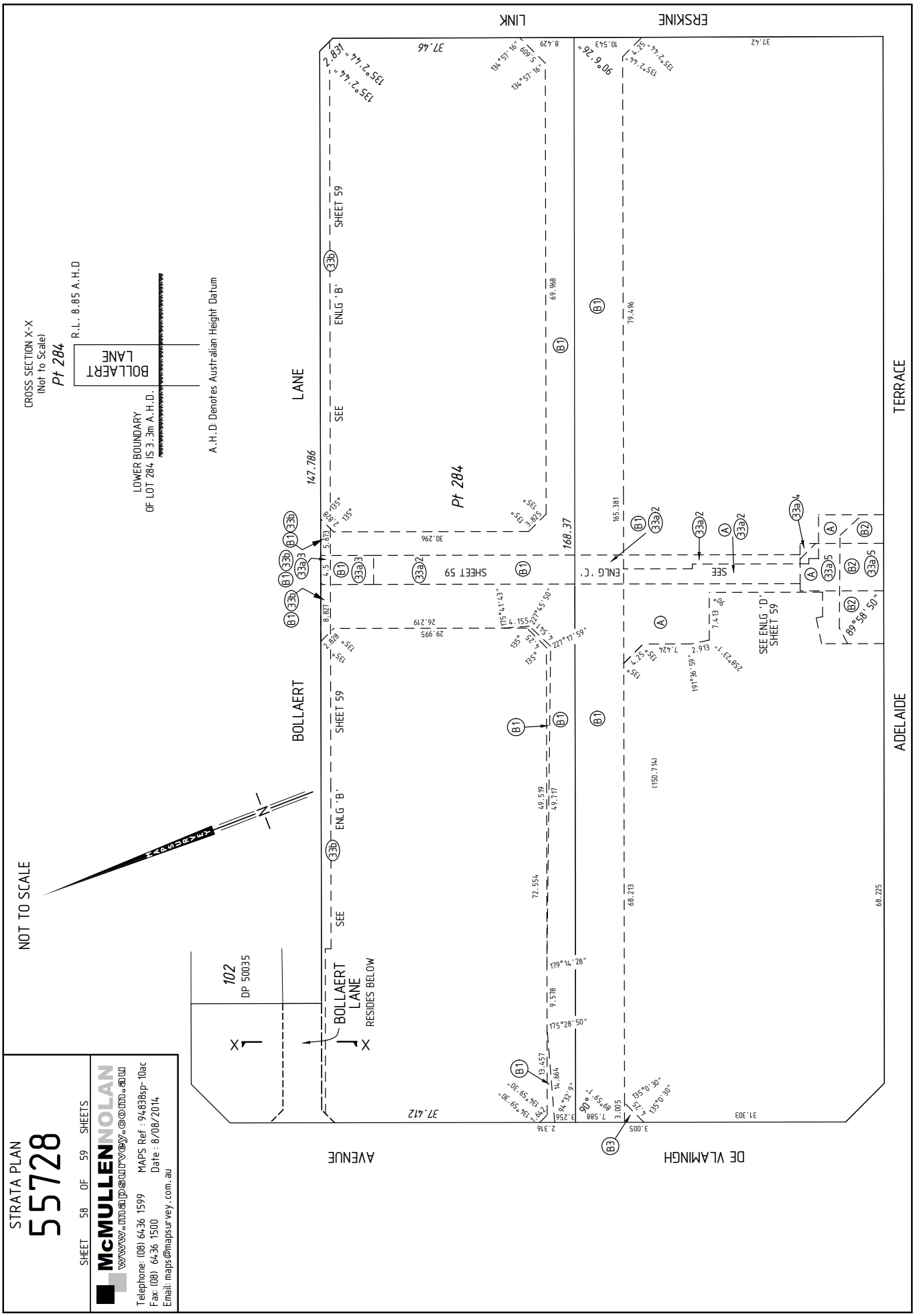

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SHEET 59 OF 59 SHEETS

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Email: maps@mapsurvey.com.au

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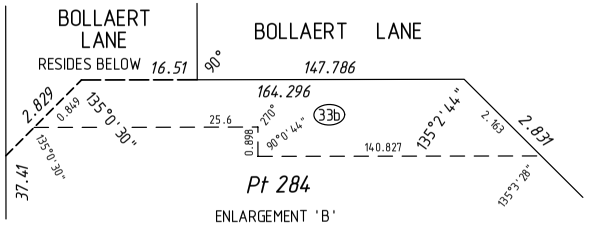
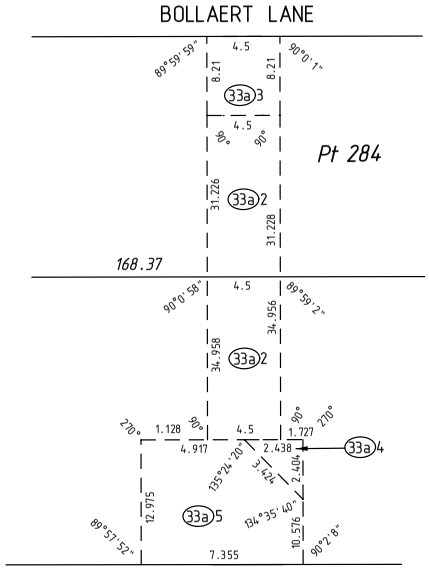
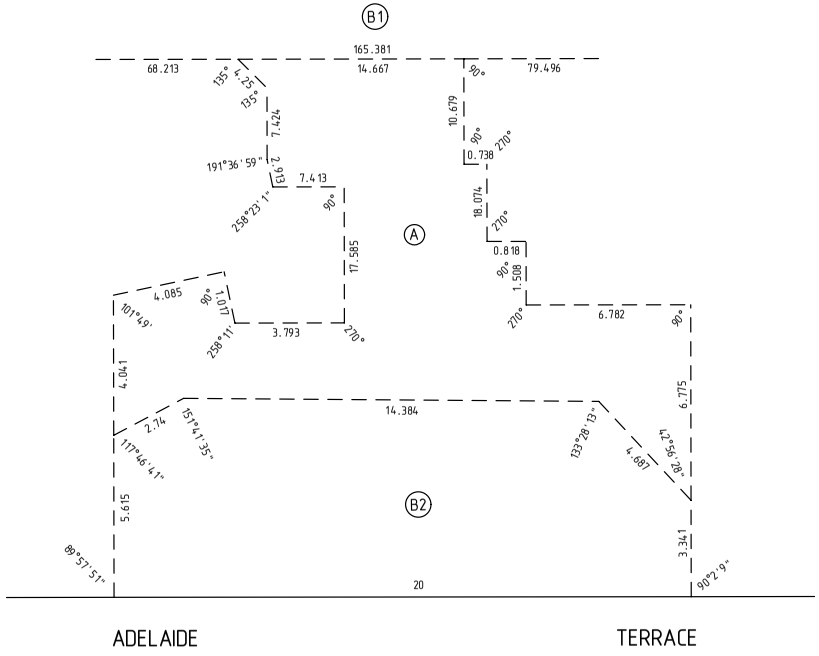
NOT TO SCALE



ENLARGEMENT 'B'
NOT TO SCALE



ENLARGEMENT 'C'
NOT TO SCALE



ENLARGEMENT 'D'
NOT TO SCALE

Docusign Envelope ID: C83EEEE8-C156-4022-909D-3551298A27E8

FORM 3

STRATA PLAN No. 55728					
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	2056	2800 - 845	28	12	2850 - 15
2	27	2800 - 846	29	17	2850 - 16
3	28	2800 - 847	30	12	2850 - 17
4	23	2800 - 848	31	15	2850 - 18
5	26	2800 - 849	32	14	2850 - 19
6	20	2800 - 850	33	12	2850 - 20
7	19	2800 - 851	34	12	2850 - 21
8	27	2800 - 852	35	12	2850 - 22
9	24	2800 - 853	36	12	2850 - 23
10	17	2800 - 854	37	12	2850 - 24
11	24	2800 - 855	38	12	2850 - 25
12	17	2800 - 856	39	12	2850 - 26
13	Now Re-Subdivided		40	16	2850 - 27
14	22	2850 - 1	41	13	2850 - 28
15	22	2850 - 2	42	10	2850 - 29
16	21	2850 - 3	43	13	2850 - 30
17	22	2850 - 4	4	13	2850 - 31
18	22	2850 - 5	45	17	2850 - 32
19	22	2850 - 6	46	13	2850 - 33
20	22	2850 - 7	47	15	2850 - 34
21	22	2850 - 8	48	15	2850 - 35
22	11	2850 - 9	49	12	2850 - 36
23	11	2850 - 10	50	12	2850 - 37
24	16	2850 - 11	51	12	2850 - 38
25	12	2850 - 12	52	12	2850 - 39
26	10	2850 - 13	53	12	2850 - 40
27	12	2850 - 14	54	12	2850 - 41

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FORM 3

STRATA PLAN No. 55728					
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.
55	12	2850 - 42	82	10	2850 - 69
56	16	2850 - 43	83	8	2850 - 70
57	13	2850 - 44	84	16	2850 - 71
58	10	2850 - 45	85	17	2850 - 72
59	13	2850 - 46	86	17	2850 - 73
60	13	2850 - 47	87	12	2850 - 74
61	18	2850 - 48	88	10	2850 - 75
62	13	2850 - 49	89	8	2850 - 76
63	15	2850 - 50	90	15	2850 - 77
64	7	2850 - 51	91	13	2850 - 78
65	7	2850 - 52	92	12	2850 - 79
66	15	2850 - 53	93	12	2850 - 80
67	12	2850 - 54	94	10	2850 - 81
68	12	2850 - 55	95	8	2850 - 82
69	11	2850 - 56	96	17	2850 - 83
70	8	2850 - 57	97	17	2850 - 84
71	8	2850 - 58	98	13	2850 - 85
72	17	2850 - 59	99	13	2850 - 86
73	17	2850 - 60	100	10	2850 - 87
74	13	2850 - 61	101	7	2850 - 88
75	12	2850 - 62	102	16	2850 - 89
76	9	2850 - 63	103	13	2850 - 90
77	7	2850 - 64	104	12	2850 - 91
78	15	2850 - 65	105	12	2850 - 92
79	12	2850 - 66	106	11	2850 - 93
80	12	2850 - 67	107	8	2850 - 94
81	12	2850 - 68	108	17	2850 - 95

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FORM 3

STRATA PLAN No. 55728					
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.
109	18	2850 - 96	136	10	2850 - 123
110	14	2850 - 97	137	8	2850 - 124
111	13	2850 - 98	138	16	2850 - 125
112	10	2850 - 99	139	13	2850 - 126
113	8	2850 - 100	140	13	2850 - 127
114	16	2850 - 101	141	13	2850 - 128
115	13	2850 - 102	142	11	2850 - 129
116	13	2850 - 103	143	8	2850 - 130
117	12	2850 - 104	144	18	2850 - 131
118	11	2850 - 105	145	18	2850 - 132
119	8	2850 - 106	146	14	2850 - 133
120	17	2850 - 107	147	13	2850 - 134
121	18	2850 - 108	148	10	2850 - 135
122	14	2850 - 109	149	8	2850 - 136
123	13	2850 - 110	150	16	2850 - 137
124	10	2850 - 111	151	14	2850 - 138
125	8	2850 - 112	152	13	2850 - 139
126	16	2850 - 113	153	13	2850 - 140
127	13	2850 - 114	154	11	2850 - 141
128	13	2850 - 115	155	8	2850 - 142
129	13	2850 - 116	156	18	2850 - 143
130	11	2850 - 117	157	18	2850 - 144
131	8	2850 - 118	158	14	2850 - 145
132	17	2850 - 119	159	14	2850 - 146
133	18	2850 - 120	160	10	2850 - 147
134	14	2850 - 121	161	8	2850 - 148
135	13	2850 - 122	162	16	2850 - 149

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Lot No,	Unit Entitlement	Vol. Fol.	Lot No,	Unit Entitlement	Vol. Fol.
163	14	2850 - 150	190	14	2850 - 177
164	13	2850 - 151	191	18	2850 - 178
165	13	2850 - 152	192	19	2850 - 179
166	11	2850 - 153	193	15	2850 - 180
167	8	2850 - 154	194	18	2850 - 181
168	18	2850 - 155	195	14	2850 - 182
169	19	2850 - 156	196	17	2850 - 183
170	15	2850 - 157	197	14	2850 - 184
171	14	2850 - 158	198	14	2850 - 185
172	10	2850 - 159	199	17	2850 - 186
173	8	2850 - 160	200	15	2850 - 187
174	17	2850 - 161	201	19	2850 - 188
175	14	2850 - 162	202	19	2850 - 189
176	14	2850 - 163	203	15	2850 - 190
177	13	2850 - 164	204	18	2850 - 191
178	11	2850 - 165	205	14	2850 - 192
179	9	2850 - 166	206	17	2850 - 193
180	18	2850 - 167	207	15	2850 - 194
181	19	2850 - 168	208	14	2850 - 195
182	15	2850 - 169	209	17	2850 - 196
183	14	2850 - 170	210	15	2850 - 197
184	10	2850 - 171	211	19	2850 - 198
185	8	2850 - 172	212	20	2850 - 199
186	17	2850 - 173	213	15	2850 - 200
187	14	2850 - 174	214	18	2850 - 201
188	14	2850 - 175	215	14	2850 - 202
189	17	2850 - 176	216	18	2850 - 203

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Lot No,	Unit Entitlement	Vol. Fol.	Lot No,	Unit Entitlement	Vol. Fol.
217	15	2850 - 204	244	19	2850 - 231
218	15	2850 - 205	245	15	2850 - 232
219	18	2850 - 206	246	18	2850 - 233
220	15	2850 - 207	247	16	2850 - 234
221	19	2850 - 208	248	27	2850 - 235
222	20	2850 - 209	249	25	2850 - 236
223	16	2850 - 210	250	22	2850 - 237
224	18	2850 - 211	251	22	2850 - 238
225	14	2850 - 212	252	29	2850 - 239
226	18	2850 - 213	253	23	2850 - 240
227	15	2850 - 214	254	19	2850 - 241
228	15	2850 - 215	255	16	2850 - 242
229	18	2850 - 216	256	28	2850 - 243
230	15	2850 - 217	257	25	2850 - 244
231	20	2850 - 218	258	23	2850 - 245
232	20	2850 - 219	259	23	2850 - 246
233	16	2850 - 220	260	29	2850 - 247
234	19	2850 - 221	261	24	2850 - 248
235	14	2850 - 222	262	19	2850 - 249
236	18	2850 - 223	263	16	2850 - 250
237	15	2850 - 224	264	28	2850 - 251
238	15	2850 - 225	265	26	2850 - 252
239	18	2850 - 226	266	23	2850 - 253
240	15	2850 - 227	267	23	2850 - 254
241	20	2850 - 228	268	20	2850 - 255
242	21	2850 - 229	269	25	2850 - 256
243	16	2850 - 230	270	19	2850 - 257

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Lot No,	Unit Entitlement	Vol. Fol.	Lot No,	Unit Entitlement	Vol. Fol.
271	17	2850 - 258			
272	29	2850 - 259			
273	26	2850 - 260			
274	24	2850 - 261			
275	24	2850 - 262			
276	30	2850 - 263			
277	25	2850 - 264			
278	73	2850 - 265			
279	57	2850 - 266			
280	68	2850 - 267			
281	57	2850 - 268			
282	68	2850 - 269			
283	21	2850 - 270			
284	3302	2850 - 271			
285	13	2850 - 272			
286	9	2850 - 273			
287	9	2850 - 274			
288	12	2850 - 275			
		SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION			

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FORM 3

STRATA PLAN No. 55728					
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.
					SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION		
				Aggregate	10,000		

DESCRIPTION OF PARCEL

Subdivision of Lot 13 on Strata Plan 55728 comprising 267 residential apartments and 7 commercial suites together with future development land

CERTIFICATE OF LICENSED VALUER
SURVEY-STRATA

I, **Don Eftos**, 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.

01-Jul-2014
Date

Don Eftos
2014.07.01
19:10:53 +08'00'
Signed

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FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 55728

DESCRIPTION OF PARCEL & BUILDING

Lot 13 on SP 55728 CT 2800/857
Multi storey commercial and residential building of concrete and steel construction
situated at 10-20 Adelaide Terrace, East Perth WA 6004

CERTIFICATE OF LICENSED SURVEYOR

I, Stephen Pinker ., 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*.~~

Stephen Pinker
2014.07.28 10:37:44 +08'00'

. . . . . .
Licensed Surveyor Date

*Delete if inapplicable

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4

PERMIT FORM BA12

Occupancy Permit - Strata

Western Australian Building Act 2011, section 50, 61
Building Regulations 2012, regulation 4

OFFICE USE ONLY | Permit number OCCPS-2014/435

This form is for the purposes of the *Building Act 2011*, section 50 and the *Strata Titles Act 1985*, section 5B(2)(a) and 8A(f)(i).

1. Details of building or structure

Certificate of title	Volume CT 2800/857	Folio	
Lot on survey	Lot 1-13 SP 55728		
Strata plan number	55728	Land being re-subdivided (if applicable)	N/A
Property street address	'QUEENS RIVERSIDE', Lot 1-13/10 Adelaide Terrace, EAST PERTH WA 6004		
Description of building	7 x Commercial Lots & 265 x Residential Lots & 1 Balance Lot		
Main BCA class of the building	2	Secondary BCA class (for multi-purpose buildings) 5/6, 7a	
Use(s) of building	Residential Apartments & Commercial Units	Each restriction on use (if applicable)	

2. Permit details

This occupancy permit is for: ☒ Whole of building ☐ Part of building

Details: Mixed use building consisting of 7 Commercial units, 265 Residential units and 1 balance lot to be re-subdivided in the future.

~~Western Australian Planning Commission approval required?~~

All requirements including those for encroachments under section 76 of the *Building Act 2011*, in addition to those covered in the certificate of building compliance, have been met to the satisfaction of the permit authority.

This occupancy permit is for the purpose of lodging a strata plan for registration or to re-subdivide a strata scheme under the *Strata Titles Act 1985*.

Issuing officer	Name: Barry Bennett	Title: Principal Building Surveyor	
	Signature		Date: 28-Jul-2014
Permit authority	City of Perth		

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FORM 26

~~WAPC Ref.~~ **STRATA PLAN NO** 55728

City of Perth Ref: 2014/5162

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 23-Jul-14 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. Re-subdivision of Lot 13 on Strata Plan 55728

Location 10 - 20 Adelaide Terrace

Locality East Perth

Local Government City of Perth

Lodged by: McMullen Nolan Group Pty Ltd

Date: 23-Jul-14

For Chairman, Western Australian Planning Commission

11/8/2014

Date

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

(*To be deleted as appropriate.)

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STRATA PLAN 55728

SHEET 1 OF 38 SHEETS

PLAN OF
LOT 1000
ON DP 64742

CERTIFICATE OF TITLE
Volume 2761 Folio 573

LOCAL GOVERNMENT
CITY OF PERTH

INDEX PLAN
BG34 (1) 28.47

FIELD BOOK NUMBER

SCALE SEE SHEETS

NAME OF SCHEME
QUEENS RIVERSIDE

ADDRESS OF PARCEL
10-20 ADELAIDE TCE,
EAST PERTH, W.A., 6004

MANAGEMENT STATEMENT ☒ YES ☐ NO

McMULLEN NOLAN
www.mapsurvey.com.au
Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au
MAPS Ref : 94838sp-008k
Date : 21/03/2013

LODGED
DATE 9-Apr-13
FEE PAID $1100.00
ASSESS No. 12482813

CERTIFIED CORRECT . . . N. Abdullah 15-Apr-13
COR. . . . TRIM (21092-2010)

IN ORDER FOR DEALINGS
SUBJECT TO
Lodgement of Management Statement.
Approval of Deposited plan 76651.
Sections 195 & 196 LAA.
Section 167 P & D Act.

FOR REGISTRAR OF TITLES N. Abdullah 15-Apr-13 DATE

REGISTERED
M233472 APPLICATION
15-Apr-2013 DATE
REGISTRAR OF TITLES SEAL

W.A.P.C. Ref:- 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 to-

This Strata Plan submitted on . . . . . and relating to the property described herein

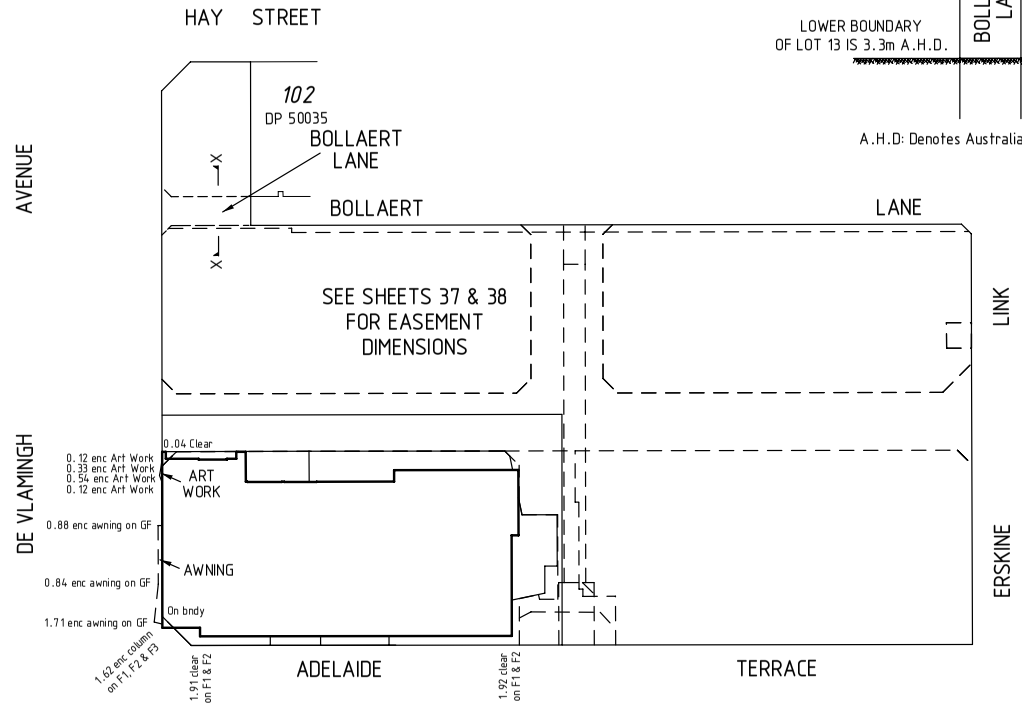
For Chairman, Western Australian Planning Commission DATE

Landgate
Western Australian Land Information Authority

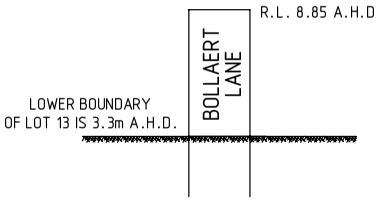
AMENDMENTS TABLE

VERSION	AMENDMENT	AUTHORISED BY	DATE

LOCATION PLAN



CROSS SECTION X-X
(Not to Scale)



A.H.D: Denotes Australian Height Datum

SURVEYOR'S CERTIFICATE - Reg 54

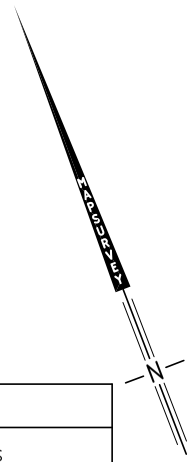
I, Stephen PINKER
hereby certify that this plan is accurate and is a correct representation of the -
(a) *survey, and/or
(b) *calculations from measurements,
[*delete if inapplicable]
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Stephen Pinker
2013.04.08 09:39:21
+08'00'

Licensed Surveyor Date

LIMITED IN DEPTH TO 12.19 METRES
UNLESS OTHERWISE SHOWN

20 0 SCALE 1 : 1000 @ A3 80
ALL DISTANCES ARE IN METRES



INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED/ SERVIENT LOT	BENEFIT TO/ DOMINANT LOT	COMMENTS
(8)	EASEMENT (Underground Electric)	SEC 27A OF THE TP & D ACT, REG 8	DP 46619	LOT 13 AND COMMON PROPERTY	WESTERN POWER CORPORATION	
(33a) 2	EASEMENT (DRAINAGE)	SEC 167 OF THE P & D ACT, REG 33a	DP 64742	COMMON PROPERTY	CITY OF PERTH	LIMITED IN HEIGHT FROM -3.85 A.H.D TO -6.5 A.H.D
(33a) 3	EASEMENT (DRAINAGE)	SEC 167 OF THE P & D ACT, REG 33a	DP 64742	LOT 13 AND COMMON PROPERTY	CITY OF PERTH	
(33b)	EASEMENT (SEWERAGE)	SEC 167 OF THE P & D ACT, REG 33b	DP 64742	LOT 13 AND COMMON PROPERTY	WATER CORPORATION	LIMITED IN HEIGHT TO 8.85 A.H.D.
(A)	EASEMENT (PUBLIC ACCESS)	SEC 195 & 196 OF THE LAA	DOC M233471	LOT 13 AND COMMON PROPERTY	CITY OF PERTH & THE PUBLIC AT LARGE	LIMITED IN HEIGHT FROM 3.12 A.H.D. TO 8.85 A.H.D
(B1), (B2)	EASEMENT (PUBLIC ACCESS)	SEC 195 & 196 OF THE LAA	DOC M233471	LOT 13 AND COMMON PROPERTY	CITY OF PERTH & THE PUBLIC AT LARGE	LIMITED IN HEIGHT FROM 3.12 A.H.D. TO 8.85 A.H.D
(B3)	EASEMENT (PUBLIC ACCESS)	SEC 195 & 196 OF THE LAA	DOC M233471	LOT 13 AND COMMON PROPERTY	CITY OF PERTH & THE PUBLIC AT LARGE	LIMITED IN HEIGHT FROM 3.12 A.H.D. TO 8.35 A.H.D
(33a) 4	EASEMENT (DRAINAGE)	SEC 167 OF THE P & D ACT, REG 33a	THIS PLAN	LOT 13 AND COMMON PROPERTY	CITY OF PERTH	LIMITED IN HEIGHT TO -3.85m A.H.D.
(33a) 5	EASEMENT (DRAINAGE)	SEC 167 OF THE P & D ACT, REG 33a	THIS PLAN	LOT 13 AND COMMON PROPERTY	CITY OF PERTH	LIMITED IN HEIGHT TO 8.5m A.H.D.

HELD BY LANDGATE IN DIGITAL FORM ONLY.

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STRATA PLAN
55728

SHEET 2 OF 38 SHEETS

McMULLEN NOLAN
www.mapsurvey.com.au
Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

MAPS Ref : 94838sp-008k
Date : 21/03/2013

LOWER BASEMENT FLOOR PLAN

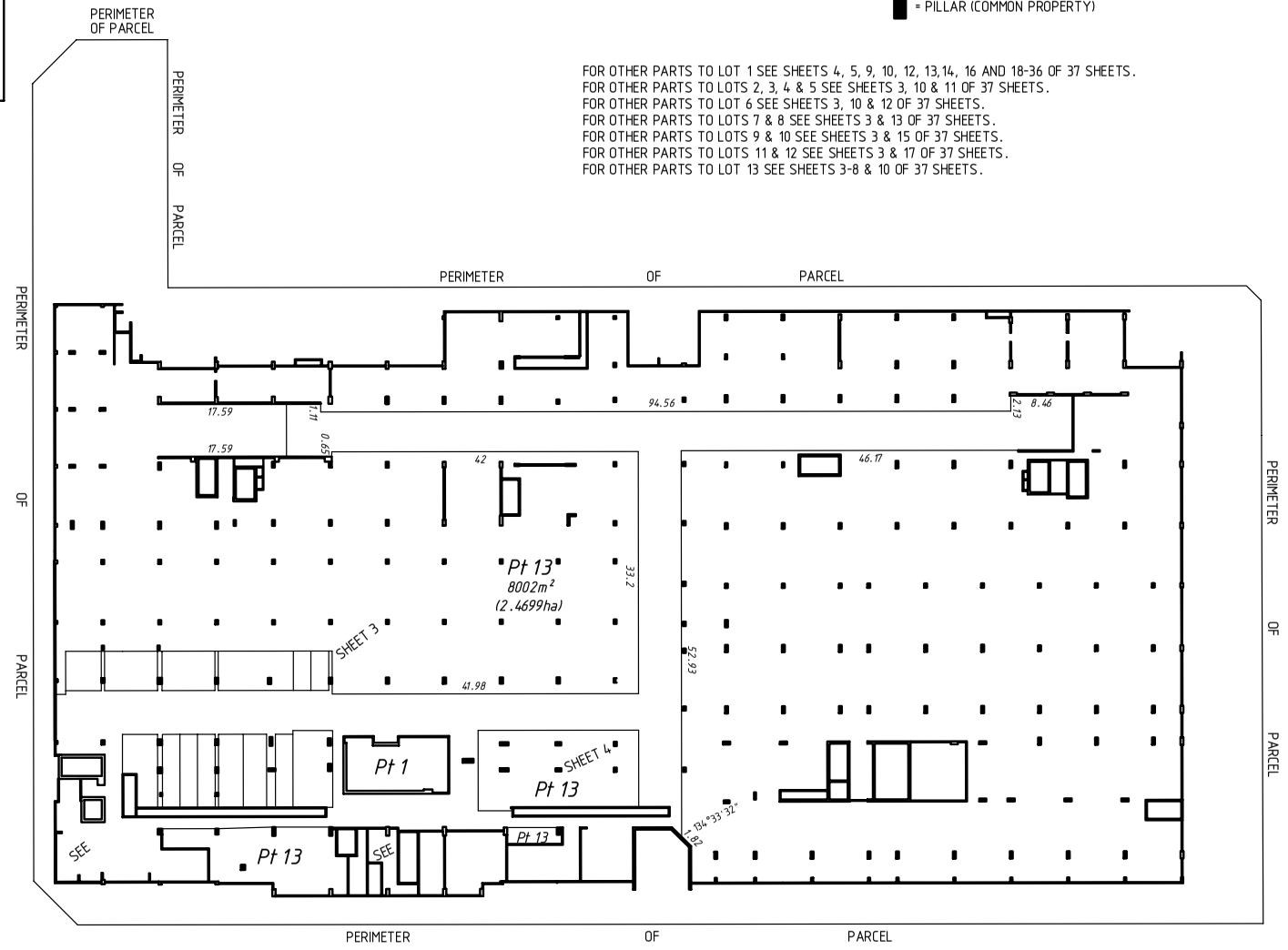
AS TO THIS SHEET ONLY:
THE BOUNDARIES OF THE LOTS, OR PART LOTS, WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3 (2) (a) OF THE *STRATA TITLES ACT 1985*.

ALL DIMENSIONS FROM BUILDINGS ARE FROM 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 (COMMON PROPERTY)

FOR OTHER PARTS TO LOT 1 SEE SHEETS 4, 5, 9, 10, 12, 13,14, 16 AND 18-36 OF 37 SHEETS.
FOR OTHER PARTS TO LOTS 2, 3, 4 & 5 SEE SHEETS 3, 10 & 11 OF 37 SHEETS.
FOR OTHER PARTS TO LOT 6 SEE SHEETS 3, 10 & 12 OF 37 SHEETS.
FOR OTHER PARTS TO LOTS 7 & 8 SEE SHEETS 3 & 13 OF 37 SHEETS.
FOR OTHER PARTS TO LOTS 9 & 10 SEE SHEETS 3 & 15 OF 37 SHEETS.
FOR OTHER PARTS TO LOTS 11 & 12 SEE SHEETS 3 & 17 OF 37 SHEETS.
FOR OTHER PARTS TO LOT 13 SEE SHEETS 3-8 & 10 OF 37 SHEETS.



SCALE 1 : 600 @ A3
10 0 50
ALL DISTANCES ARE IN METRES

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STRATA PLAN
55728
SHEET 3 OF 38 SHEETS

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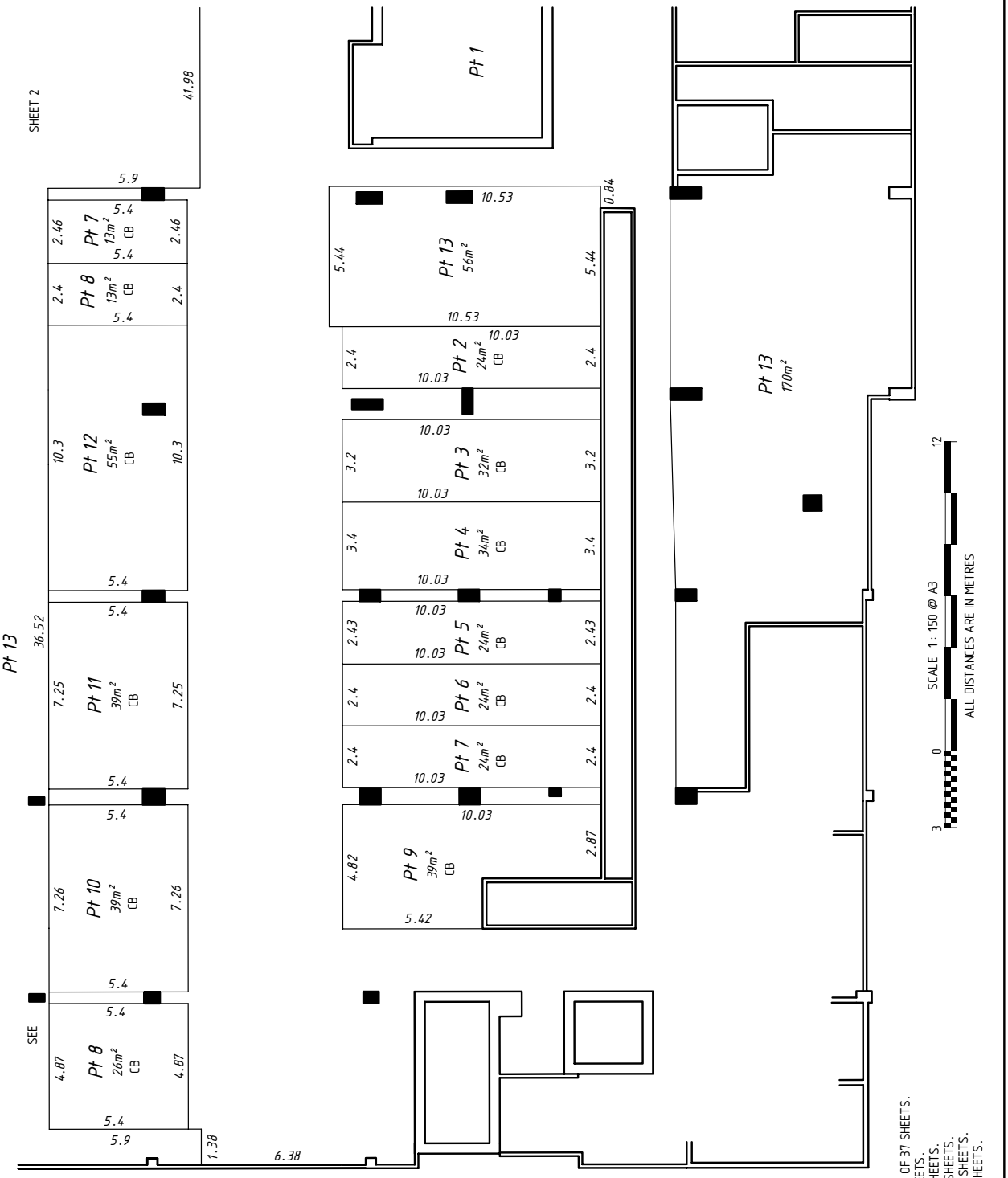
LOWER BASEMENT FLOOR PLAN - ENLARGEMENT



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 SHOWN AS "CARBAY" (CB) EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

ALL DIMENSIONS FROM BUILDINGS ARE FROM 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 (COMMON PROPERTY)

CB = CARBAY

FOR OTHER PARTS TO LOTS 2, 3, 4 & 5 SEE SHEETS 2, 10 & 11 OF 37 SHEETS.
FOR OTHER PARTS TO LOT 6 SEE SHEETS 2, 10 & 12 OF 37 SHEETS.
FOR OTHER PARTS TO LOTS 7 & 8 SEE SHEETS 2 & 13 OF 37 SHEETS.
FOR OTHER PARTS TO LOTS 9 & 10 SEE SHEETS 2 & 15 OF 37 SHEETS.
FOR OTHER PARTS TO LOTS 11 & 12 SEE SHEETS 2 & 17 OF 37 SHEETS.
FOR OTHER PARTS TO LOT 13 SEE SHEETS 2, 4-8 & 10 OF 37 SHEETS.

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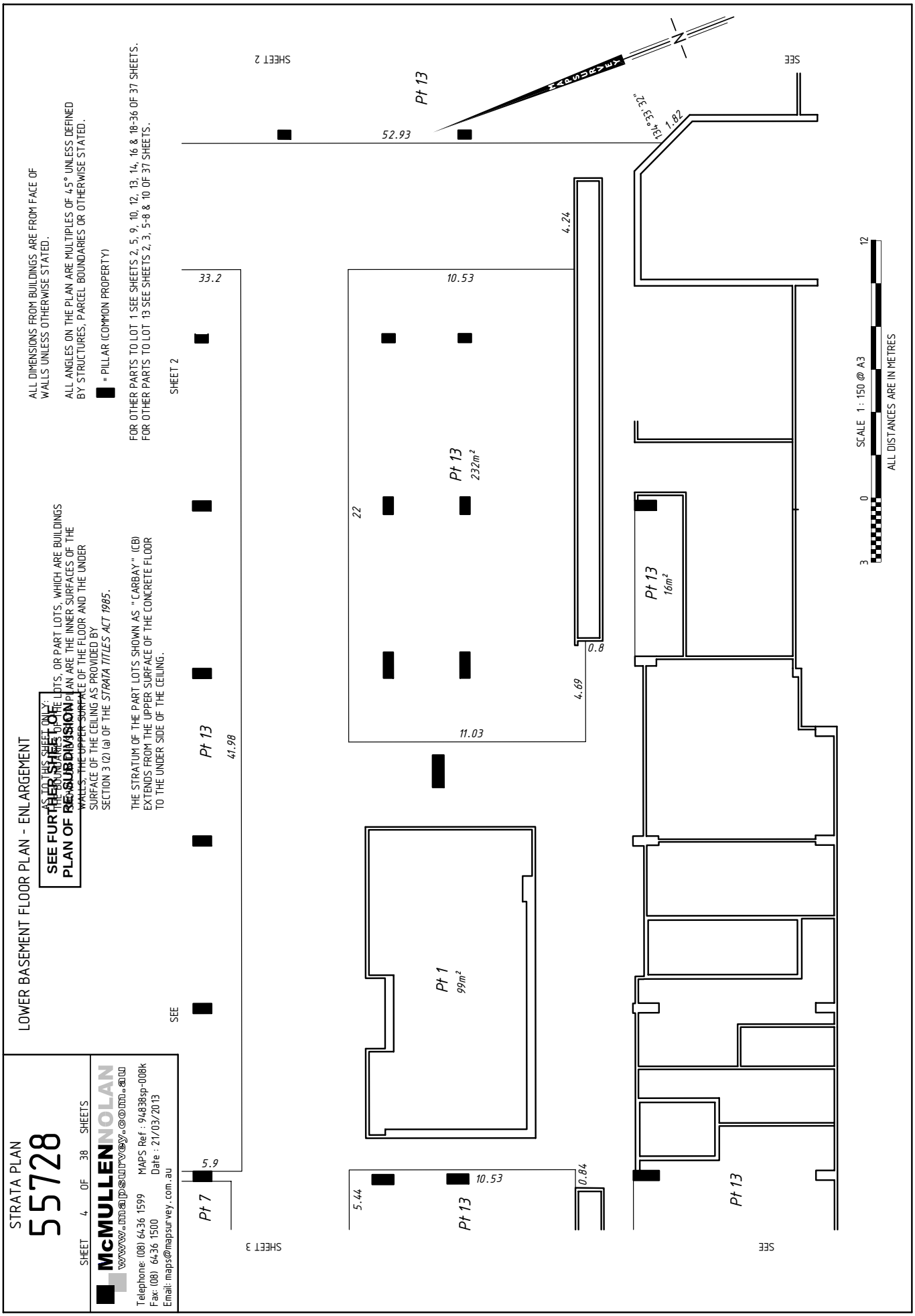

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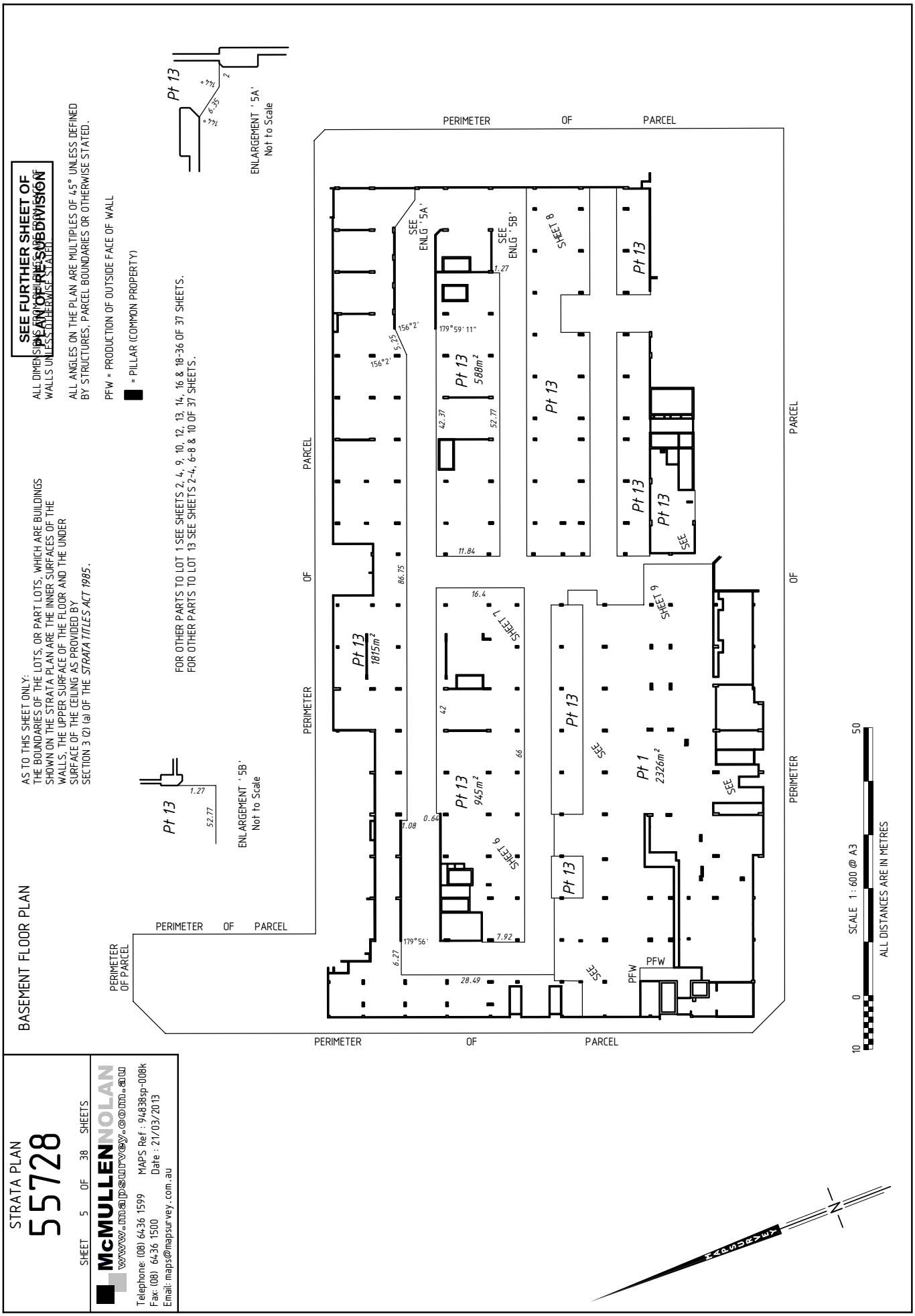

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STRATA PLAN
55728

SHEET 6 OF 38 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
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BASEMENT FLOOR PLAN - ENLARGEMENT

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*.

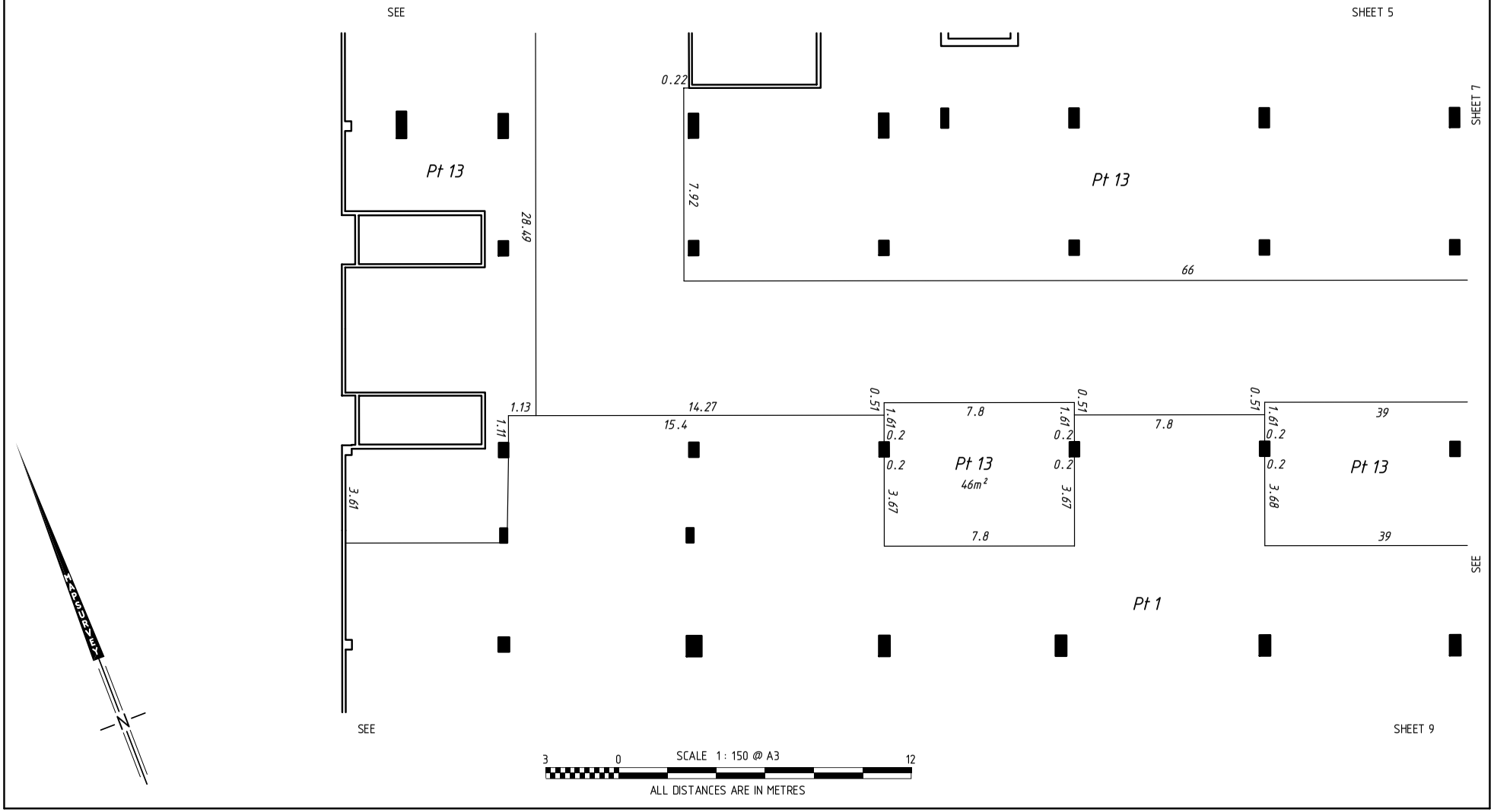
THE STRATUM OF THE PART LOTS EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

ALL DIMENSIONS FROM BUILDINGS ARE FROM 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 (COMMON PROPERTY)

FOR OTHER PARTS TO LOT 13 SEE SHEETS 2-5, 7, 8 & 10 OF 37 SHEETS.



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STRATA PLAN
55728

SHEET 7 OF 38 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
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BASEMENT FLOOR PLAN - ENLARGEMENT

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*.

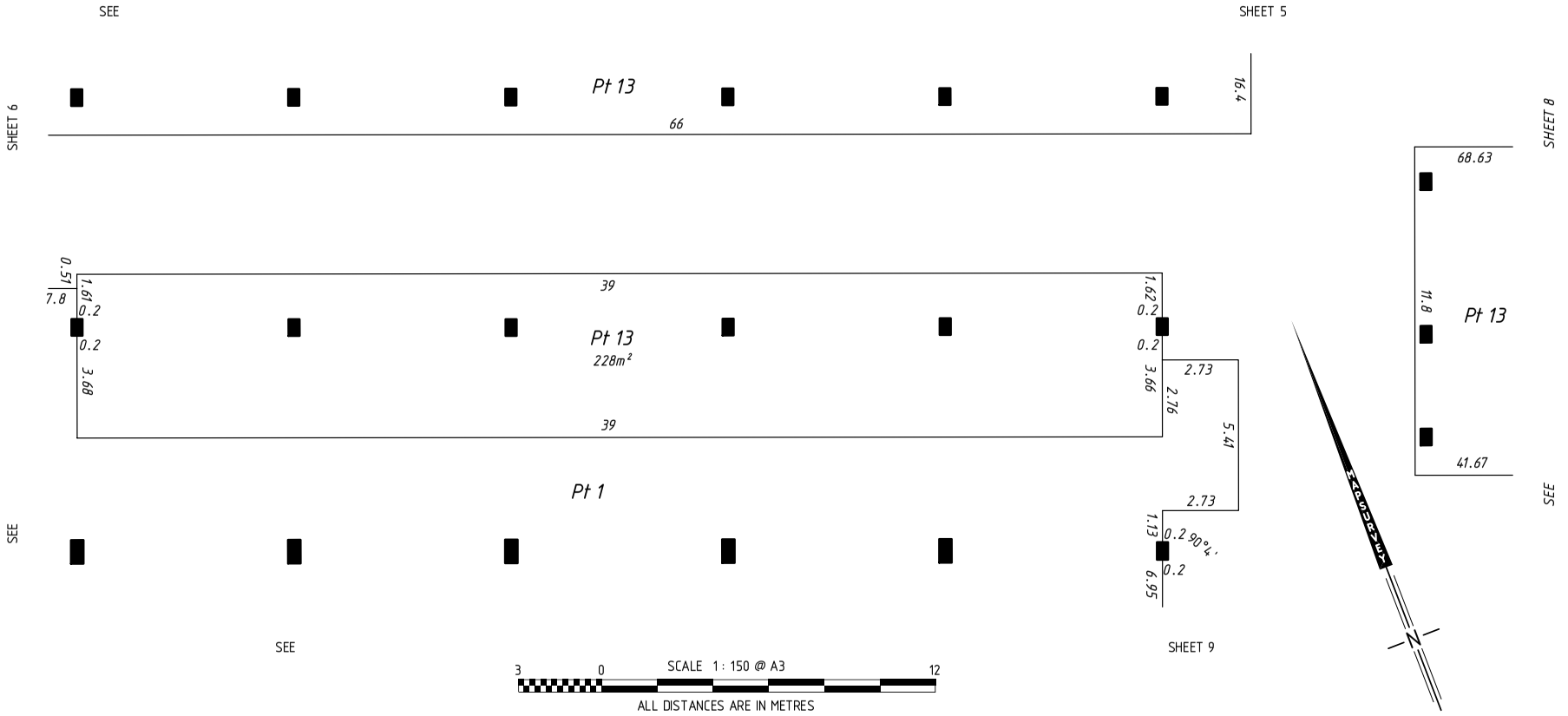
THE STRATUM OF THE PART LOTS EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

ALL DIMENSIONS FROM BUILDINGS ARE FROM 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 (COMMON PROPERTY)

FOR OTHER PARTS TO LOT 13 SEE SHEETS 2-6, 8 & 10 OF 37 SHEETS.



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STRATA PLAN
55728
SHEET 8 OF 38 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
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BASEMENT FLOOR PLAN - ENLARGEMENT

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 EXTENDS FROM THE UPPER SURFACE OF THE CONCRETE FLOOR TO THE UNDER SIDE OF THE CEILING.

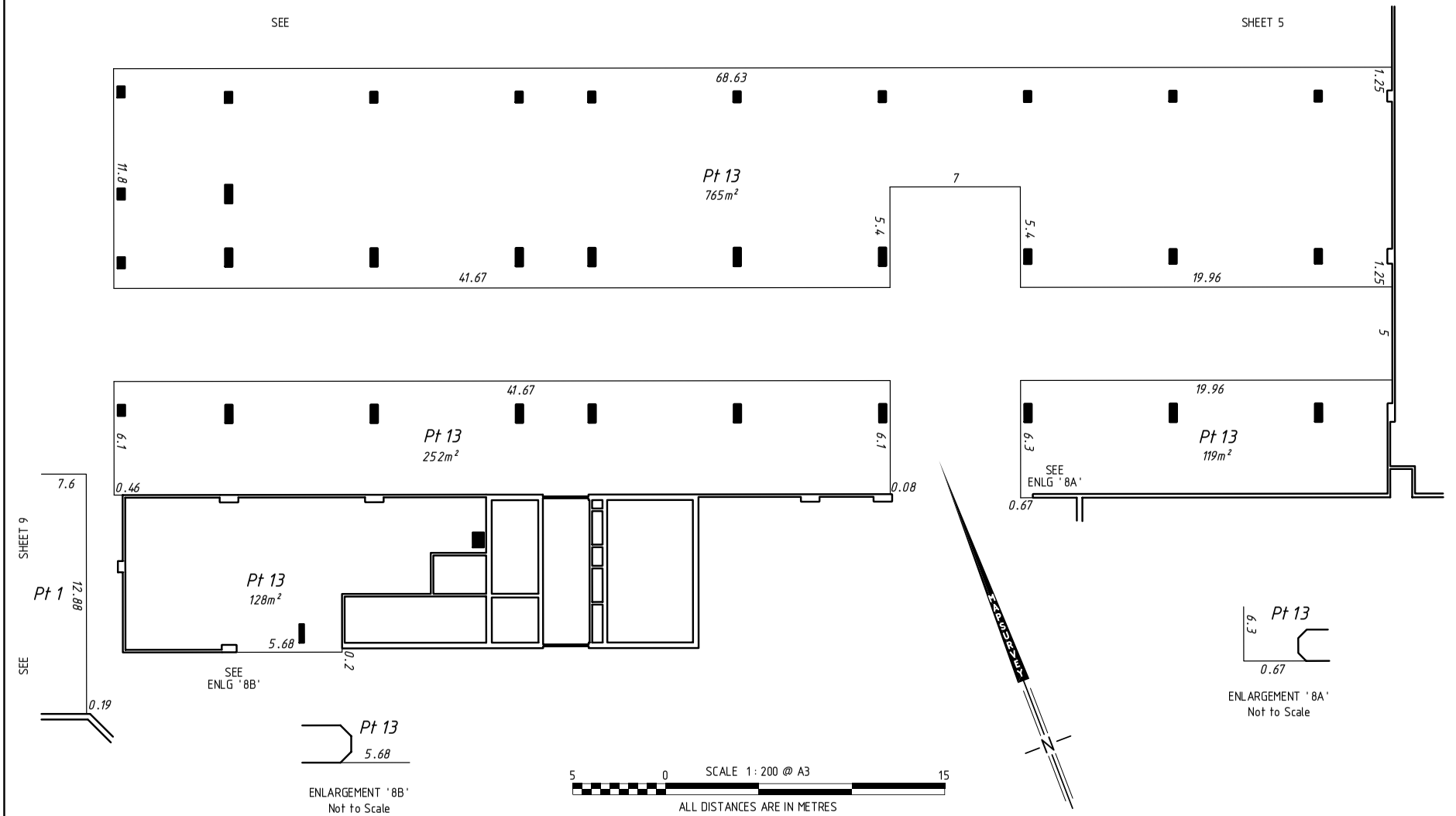
ALL DIMENSIONS FROM BUILDINGS ARE FROM FACE OF WALLS UNLESS OTHERWISE STATED.

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

NOT TO BE SUBDIVIDED

■ = PILLAR (COMMON PROPERTY)

FOR OTHER PARTS TO LOT 13 SEE SHEETS 2-7 & 10 OF 37 SHEETS.



ENLARGEMENT '8B'
Not to Scale

ALL DISTANCES ARE IN METRES

ENLARGEMENT '8A'
Not to Scale

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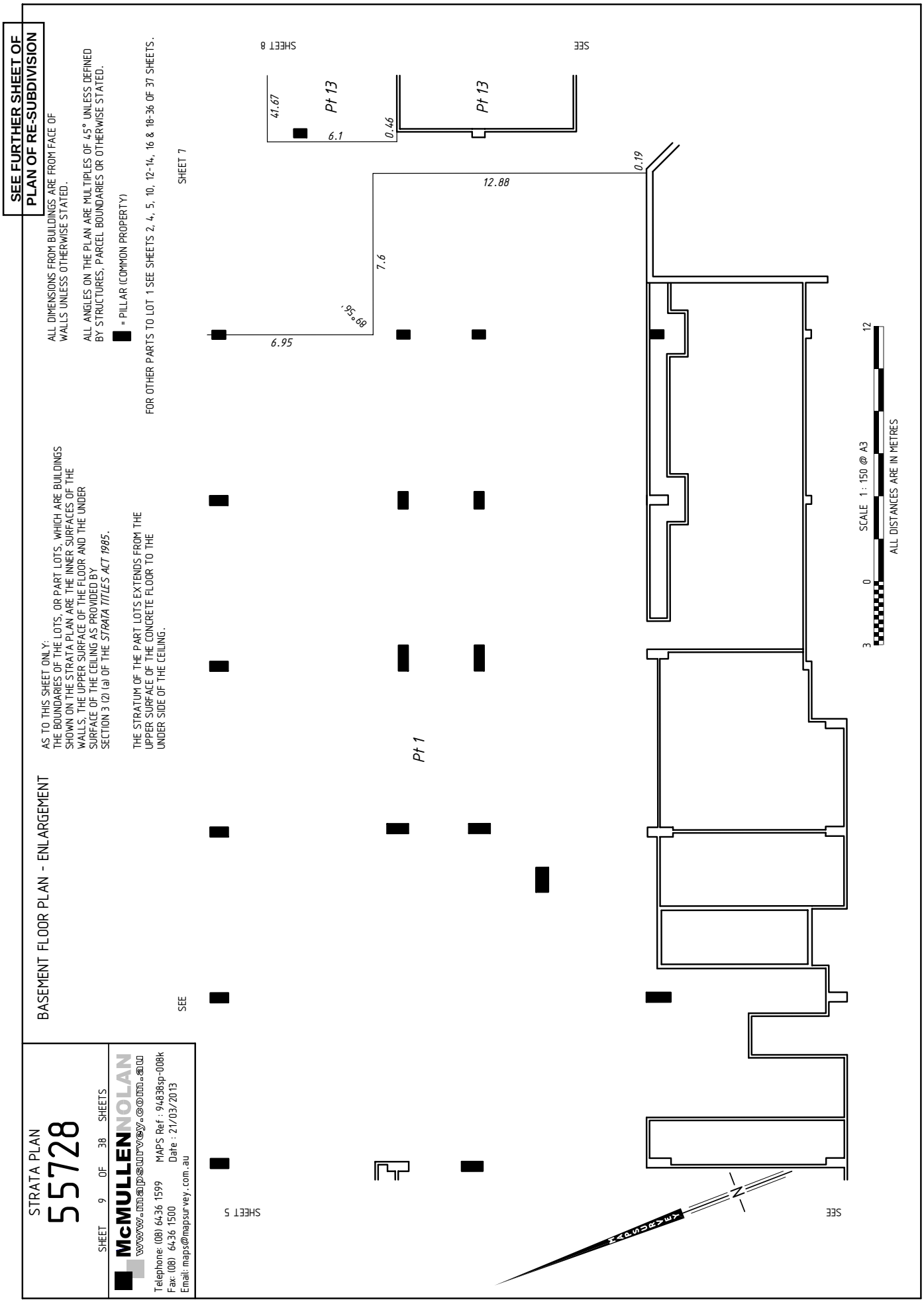

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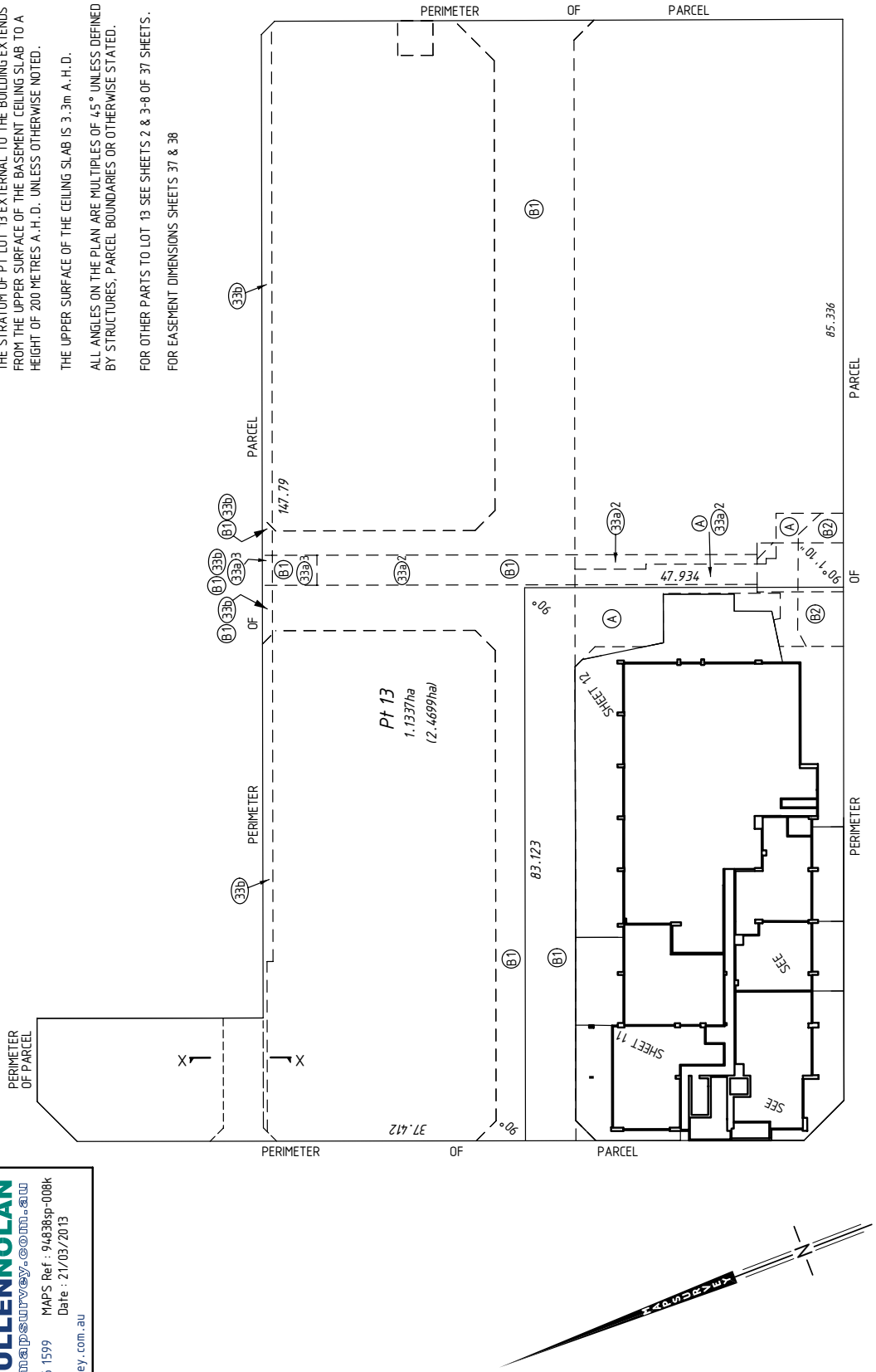
AS TO THIS SHEET ONLY:
THE STRATUM OF PT LOT 13 EXTERNAL TO THE BUILDING EXTENDS FROM THE UPPER SURFACE OF THE BASEMENT CEILING SLAB TO A HEIGHT OF 200 METRES A.H.D. UNLESS OTHERWISE NOTED.

THE UPPER SURFACE OF THE CEILING SLAB IS 3.3m A.H.D.

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

FOR OTHER PARTS TO LOT 13 SEE SHEETS 2 & 3-8 OF 37 SHEETS.

FOR EASEMENT DIMENSIONS SHEETS 37 & 38



GROUND FLOOR PLAN

STRATA PLAN 55728

SHEET 10 OF 38 SHEETS

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STRATA PLAN
55728

SHEET 11 OF 38 SHEETS

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GROUND FLOOR PLAN - ENLARGEMENT

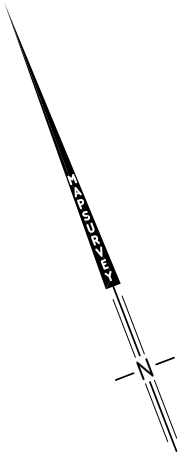
AS TO THIS SHEET ONLY:
THE BOUNDARIES OF THE LOTS, OR PART LOTS, WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3 (2) (a) OF THE *STRATA TITLES ACT 1985*.

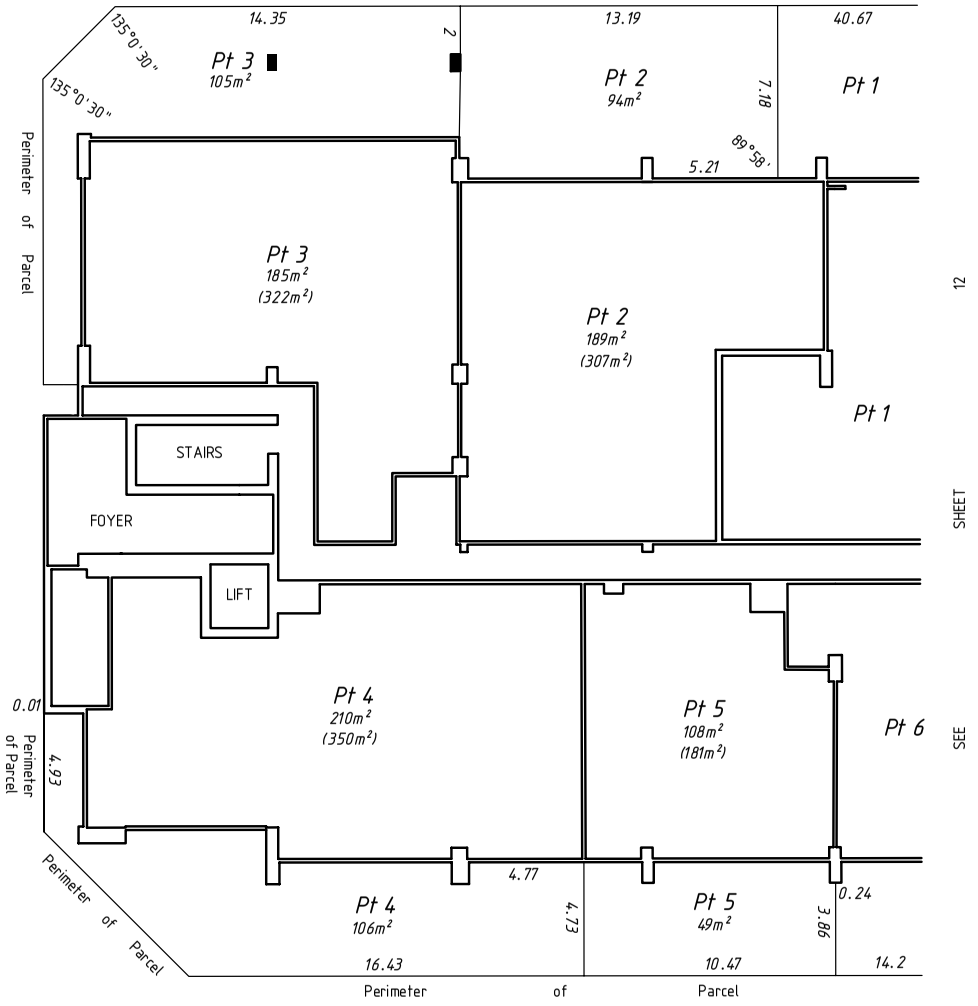
THE STRATUM OF THE PART LOTS EXTERNAL TO THE BUILDING EXTENDS FROM THE UPPER SURFACE OF THE PAVEMENT TO A HEIGHT OF 3m UNLESS COVERED.

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

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

FOR OTHER PARTS TO LOTS 2-5 SEE SHEETS 2, 3 & 10 OF 37 SHEETS.





5 0 SCALE 1 : 200 @ A3 15

ALL DISTANCES ARE IN METRES

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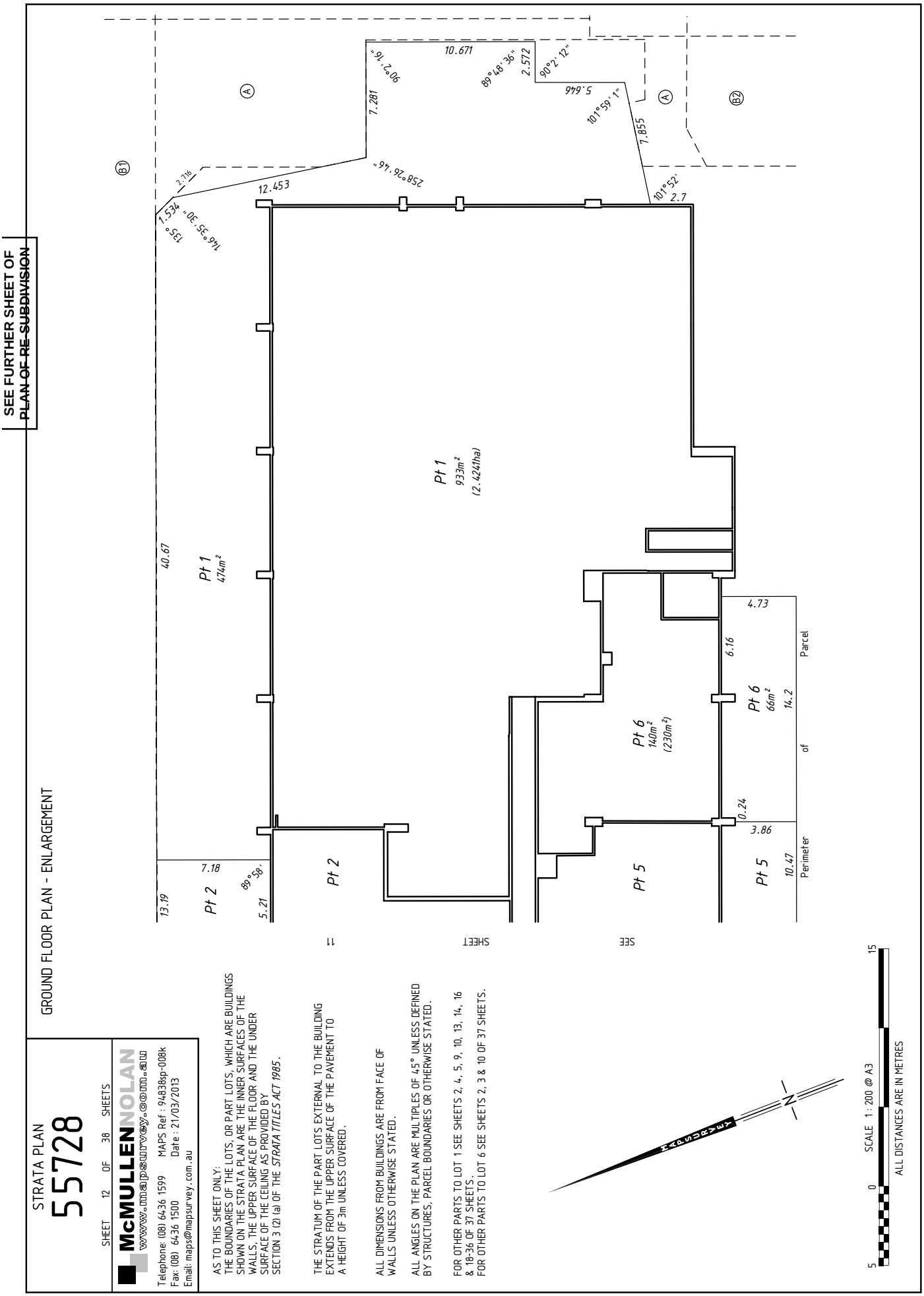

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STRATA PLAN
55728

SHEET 13 OF 38 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
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FIRST FLOOR PLAN

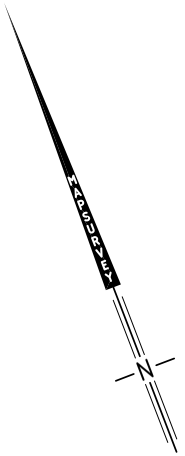
AS TO THIS SHEET ONLY:
THE BOUNDARIES OF THE LOTS, OR PART LOTS, WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3 (2) (a) OF THE *STRATA TITLES ACT 1985*.

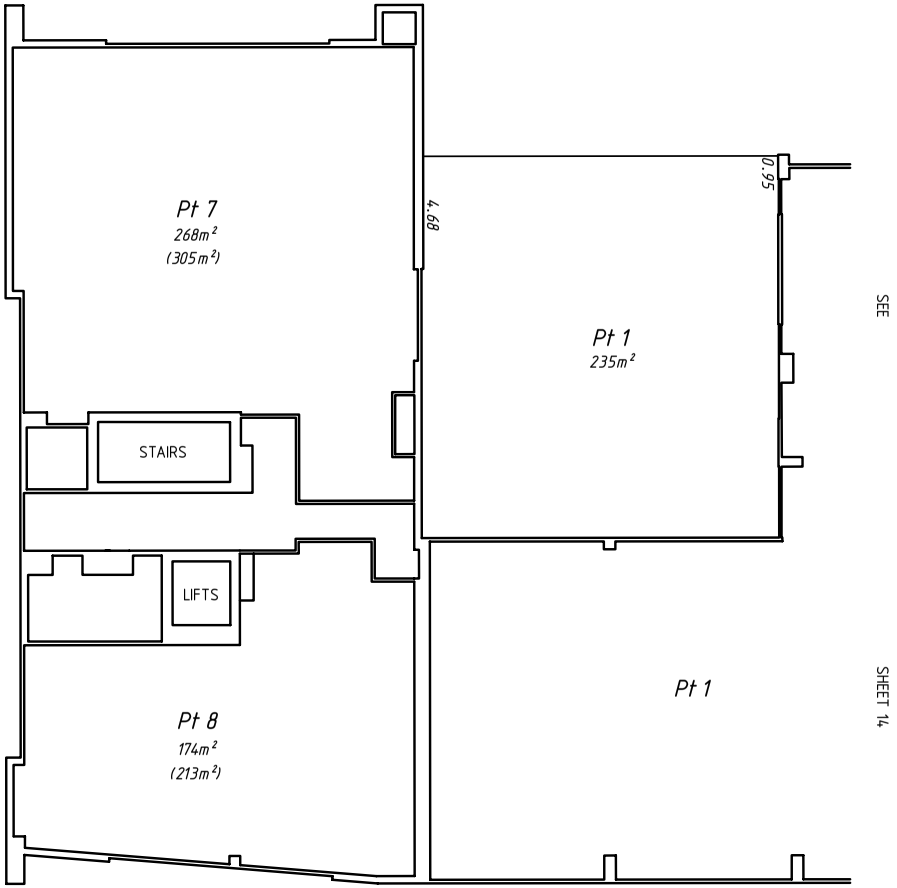
THE STRATUM OF THE PART LOTS EXTERNAL TO THE BUILDING EXTENDS FROM THE UPPER SURFACE OF THE FLOOR TO THE UNDERSIDE OF THE PROJECTION OF THE CEILING OF THE RESPECTIVE PART LOT EXCEPT WHERE COVERED.

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

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

FOR OTHER PARTS TO LOT 1 SEE SHEETS 2, 4, 5, 9, 10, 12, 14, 16 & 18-36 OF 37 SHEETS.
FOR OTHER PARTS TO LOTS 7 & 8 SEE SHEETS 2 & 3 OF 37 SHEETS.





5 0 SCALE 1 : 200 @ A3 15

ALL DISTANCES ARE IN METRES

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SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION

STRATA PLAN
55728

SHEET 14 OF 38 SHEETS

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FIRST FLOOR PLAN

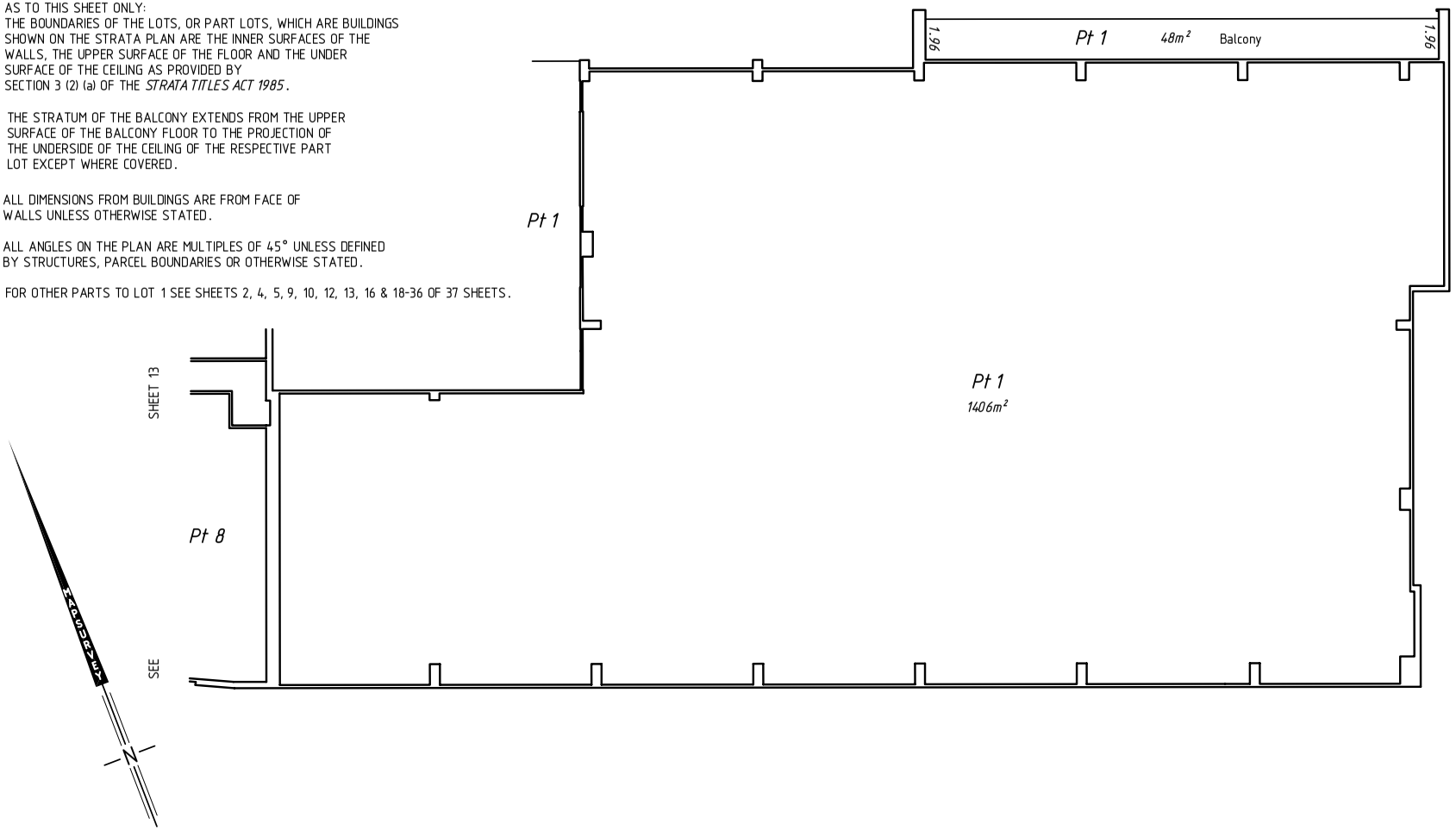
AS TO THIS SHEET ONLY:
THE BOUNDARIES OF THE LOTS, OR PART LOTS, WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3 (2) (a) OF THE *STRATA TITLES ACT 1985*.

THE STRATUM OF THE BALCONY EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE PROJECTION OF THE UNDERSIDE OF THE CEILING OF THE RESPECTIVE PART LOT EXCEPT WHERE COVERED.

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

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

FOR OTHER PARTS TO LOT 1 SEE SHEETS 2, 4, 5, 9, 10, 12, 13, 16 & 18-36 OF 37 SHEETS.



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STRATA PLAN
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SHEET 15 OF 38 SHEETS

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Fax: (08) 6436 1500
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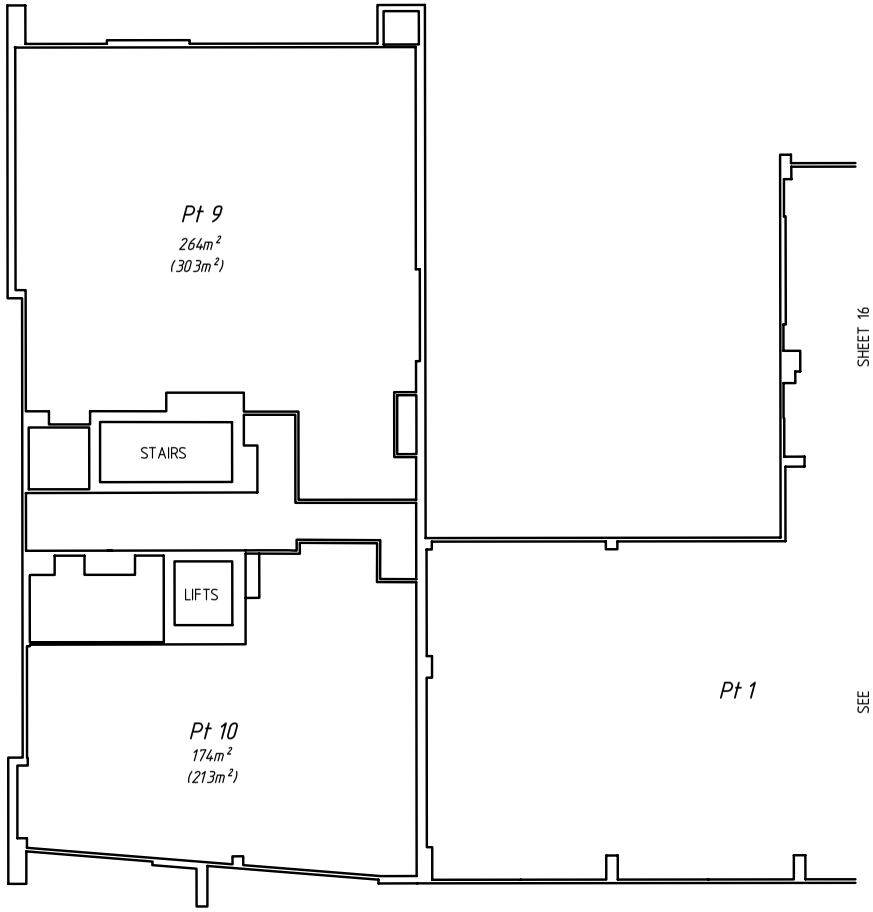
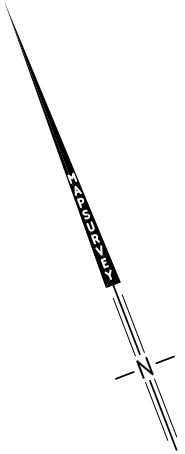
SECOND FLOOR PLAN

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*.

FOR OTHER PARTS TO LOTS 9 & 10 SEE SHEETS 2 & 3 OF 37 SHEETS.





5 0 SCALE 1 : 200 @ A3 15

ALL DISTANCES ARE IN METRES

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PLAN OF RE-SUBDIVISION

STRATA PLAN
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SHEET 16 OF 38 SHEETS

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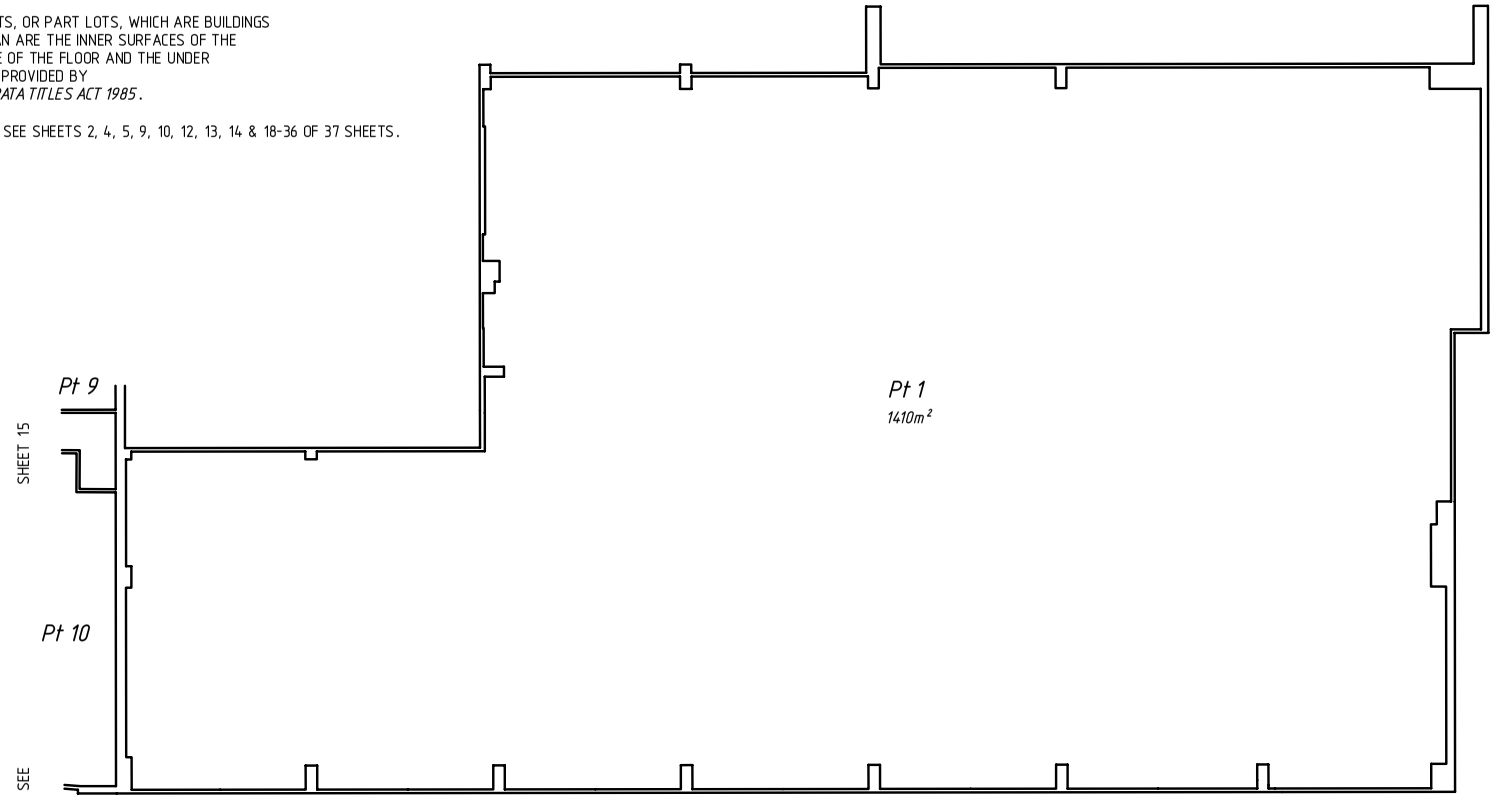
SECOND FLOOR PLAN

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*.

FOR OTHER PARTS TO LOT 1 SEE SHEETS 2, 4, 5, 9, 10, 12, 13, 14 & 18-36 OF 37 SHEETS.



5 0 SCALE 1 : 200 @ A3 15

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STRATA PLAN
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SHEET 17 OF 38 SHEETS

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Fax: (08) 6436 1500
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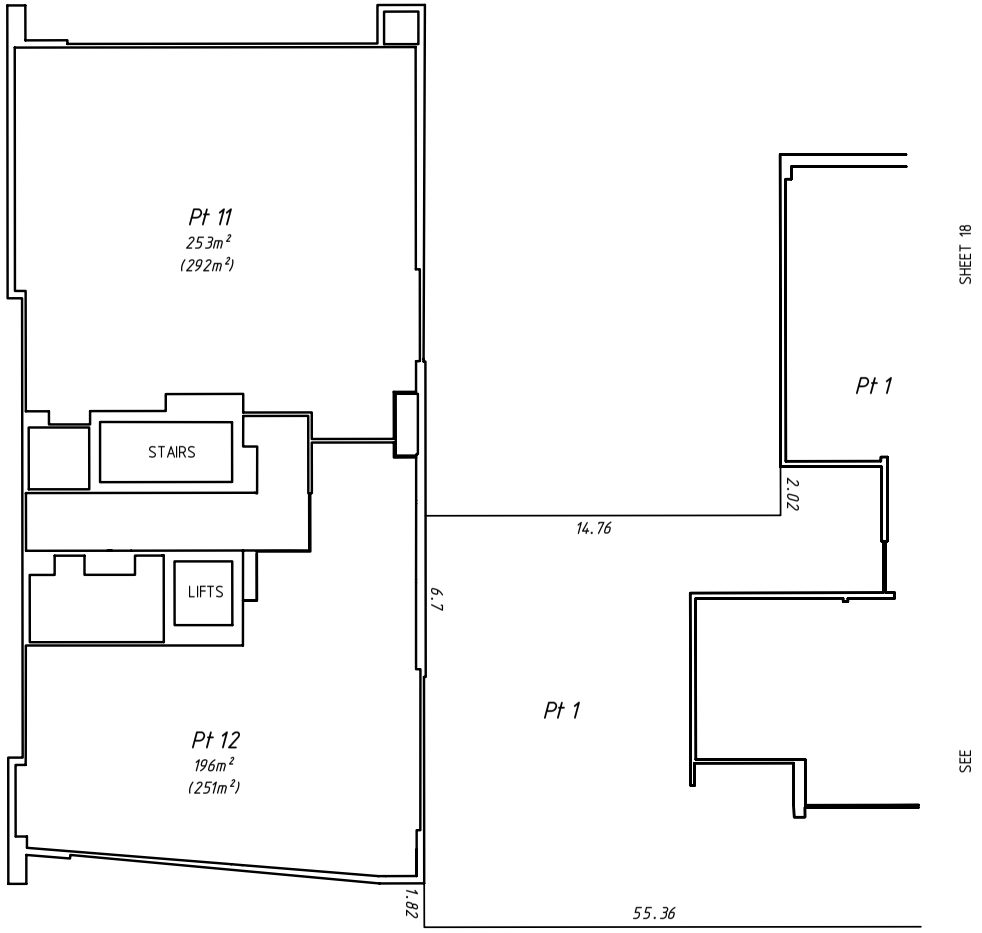
THIRD FLOOR PLAN

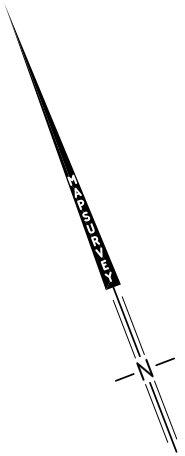
AS TO THIS SHEET ONLY:
THE BOUNDARIES OF THE LOTS, OR PART LOTS, WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3 (2) (a) OF THE *STRATA TITLES ACT 1985*.

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

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

FOR OTHER PARTS TO LOTS 11 & 12 SEE SHEETS 2 & 3 OF 37 SHEETS.





5 0 SCALE 1 : 200 @ A3 15

ALL DISTANCES ARE IN METRES

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STRATA PLAN
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SHEET 18 OF 38 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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Date : 21/03/2013

THIRD FLOOR PLAN

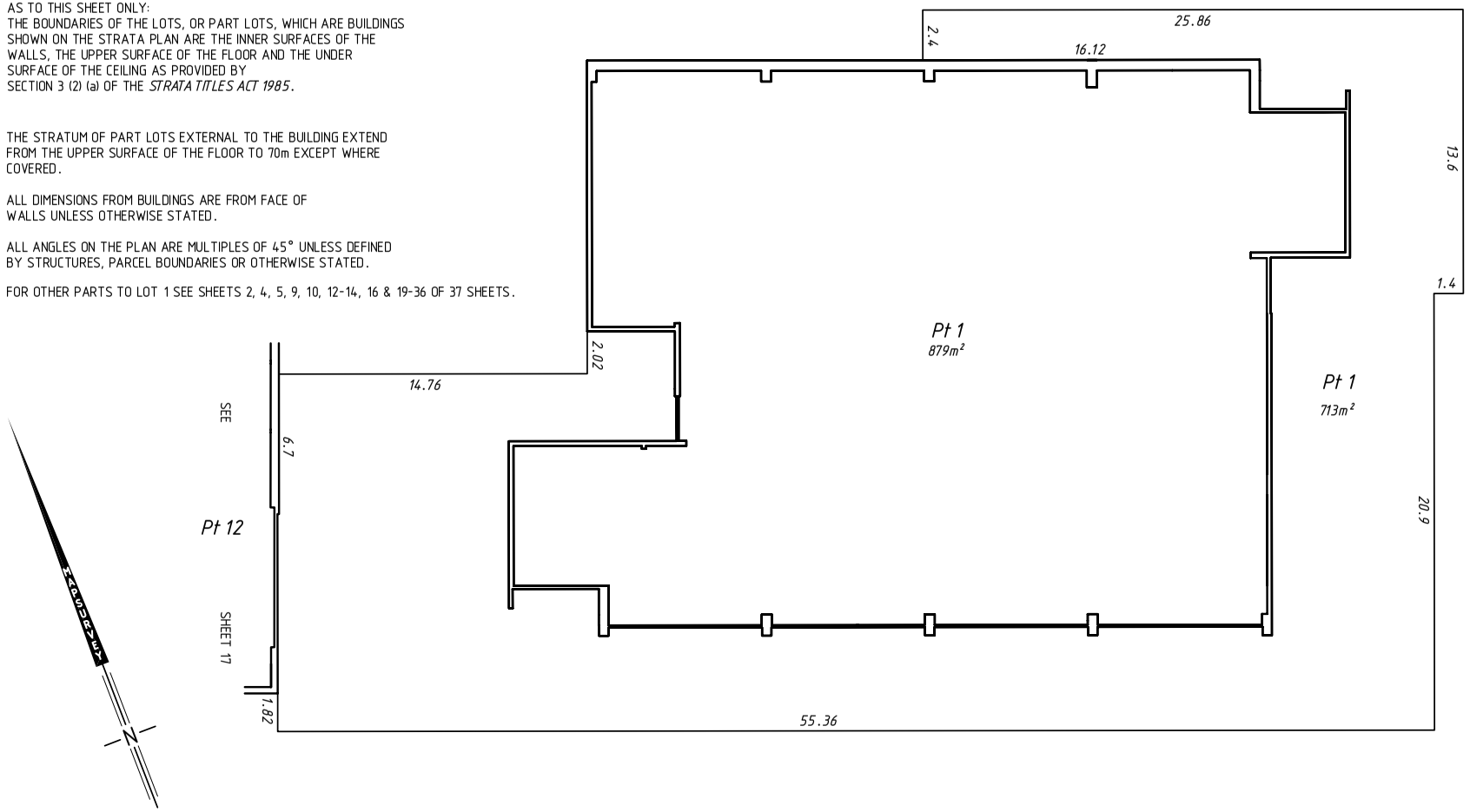
AS TO THIS SHEET ONLY:
THE BOUNDARIES OF THE LOTS, OR PART LOTS, WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3 (2) (a) OF THE *STRATA TITLES ACT 1985*.

THE STRATUM OF PART LOTS EXTERNAL TO THE BUILDING EXTEND FROM THE UPPER SURFACE OF THE FLOOR TO 70m EXCEPT WHERE COVERED.

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

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

FOR OTHER PARTS TO LOT 1 SEE SHEETS 2, 4, 5, 9, 10, 12-14, 16 & 19-36 OF 37 SHEETS.



5 0 SCALE 1 : 200 @ A3 15

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STRATA PLAN
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SHEET 19 OF 38 SHEETS

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www.mapsurvey.com.au
Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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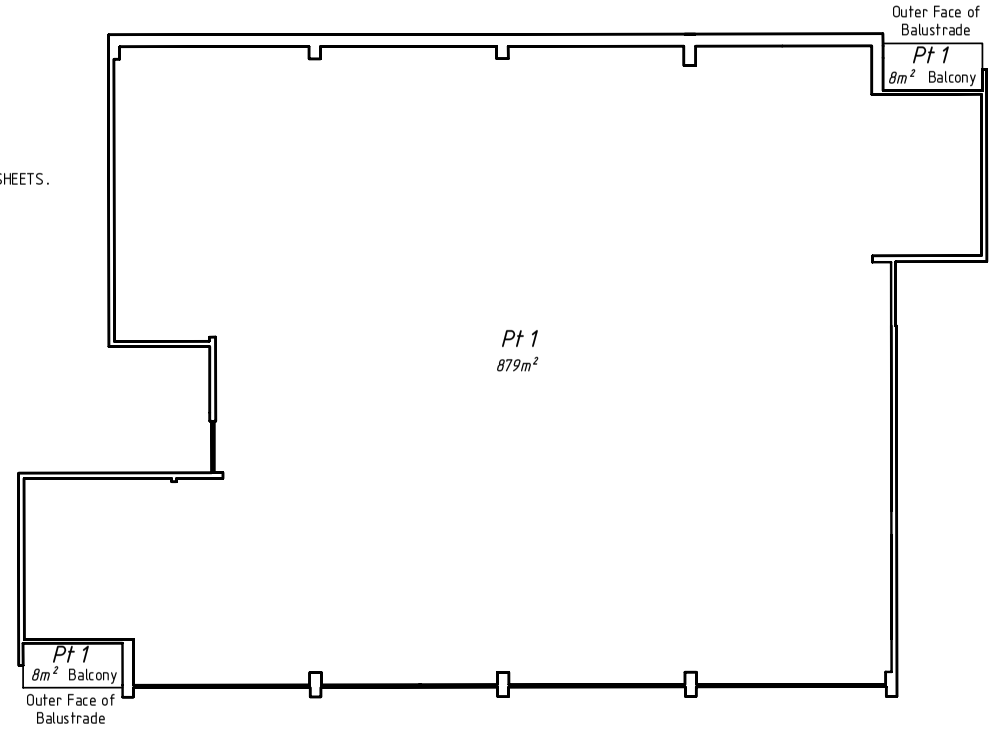
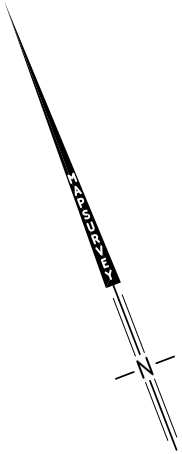
FOURTH FLOOR PLAN

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 BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE UNDERSIDE OF THE FIFTH FLOOR BALCONY PROJECTED OF THE LOT ABOVE.

FOR OTHER PARTS TO LOT 1 SEE SHEETS 2, 4, 5, 9, 10, 12-14, 16,18 & 20-36 OF 37 SHEETS.





5 0 SCALE 1 : 200 @ A3 15

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SHEET 20 OF 38 SHEETS

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www.mapsurvey.com.au
Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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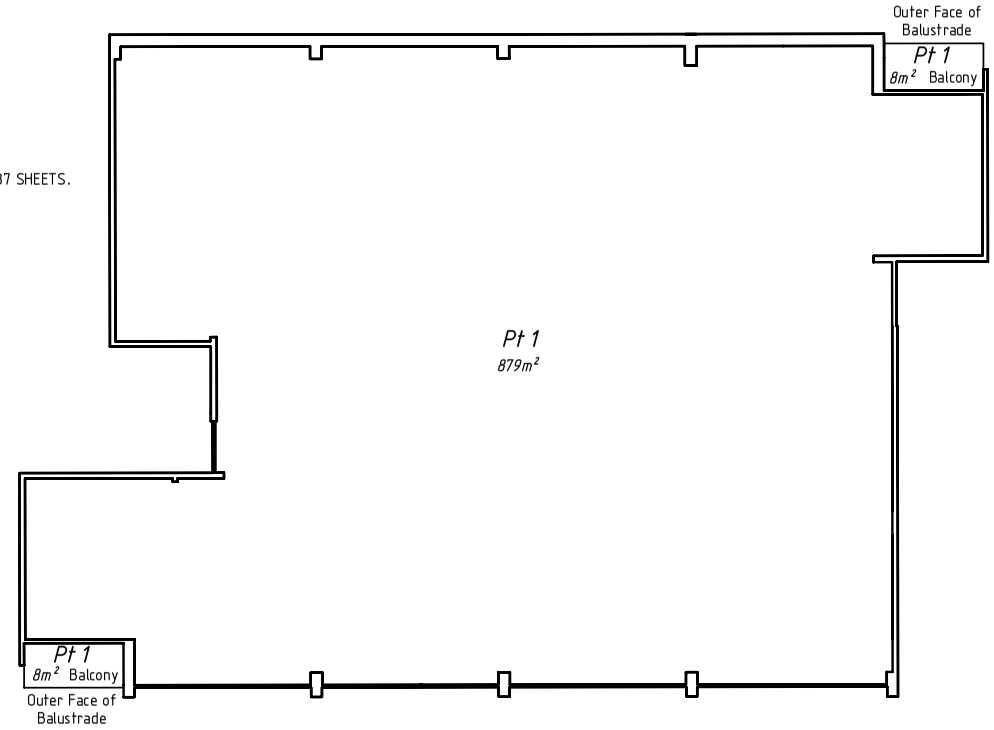
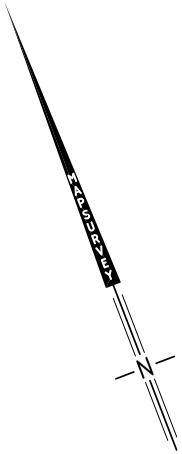
FIFTH FLOOR PLAN

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 BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE UNDERSIDE OF THE SIXTH FLOOR BALCONY PROJECTED OF THE LOT ABOVE.

FOR OTHER PARTS TO LOT 1 SEE SHEETS 2, 4, 5, 9, 10, 12-14, 16,18-19 & 21-36 OF 37 SHEETS.





5 0 SCALE 1 : 200 @ A3 15

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SHEET 21 OF 38 SHEETS

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www.mapsurvey.com.au
Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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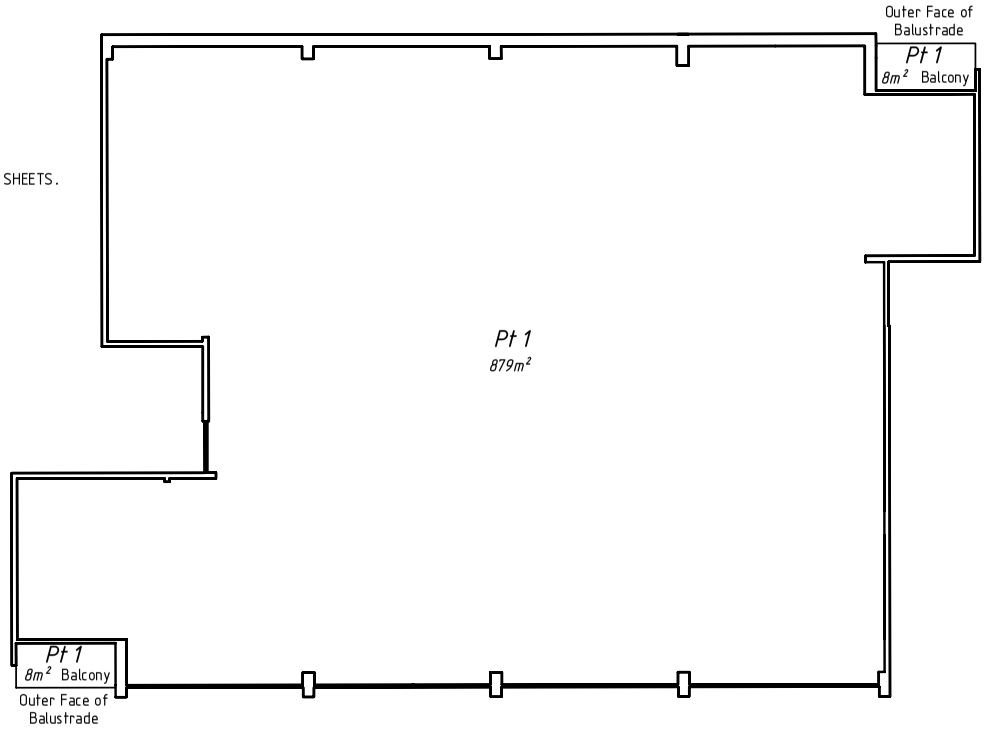
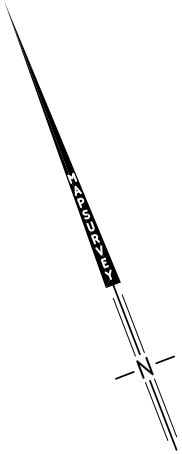
SIXTH FLOOR PLAN

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 BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE UNDERSIDE OF THE SEVENTH FLOOR BALCONY PROJECTED OF THE LOT ABOVE.

FOR OTHER PARTS TO LOT 1 SEE SHEETS 2, 4, 5, 9, 10, 12-14, 16,18-20 & 22-36 OF 37 SHEETS.





5 0 SCALE 1 : 200 @ A3 15

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SHEET 22 OF 38 SHEETS

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
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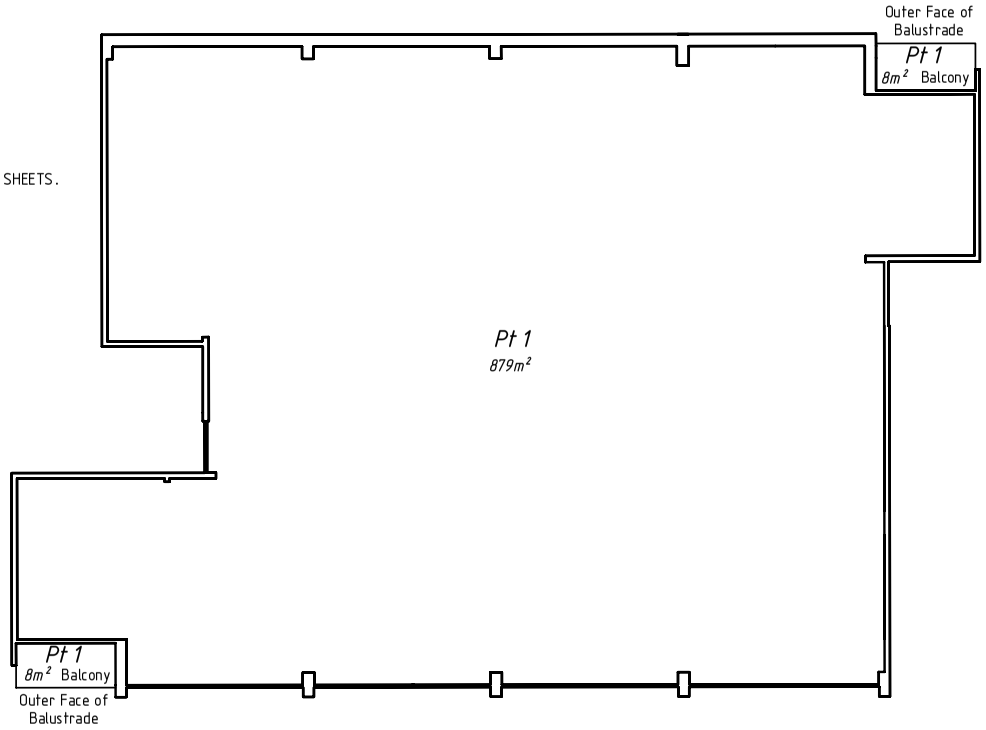
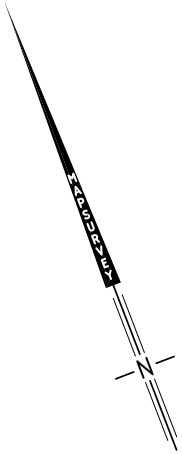
SEVENTH FLOOR PLAN

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 BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE UNDERSIDE OF THE EIGHTH FLOOR BALCONY PROJECTED OF THE LOT ABOVE.

FOR OTHER PARTS TO LOT 1 SEE SHEETS 2, 4, 5, 9, 10, 12-14, 16, 18-21 & 23-36 OF 37 SHEETS.





5 0 SCALE 1 : 200 @ A3 15

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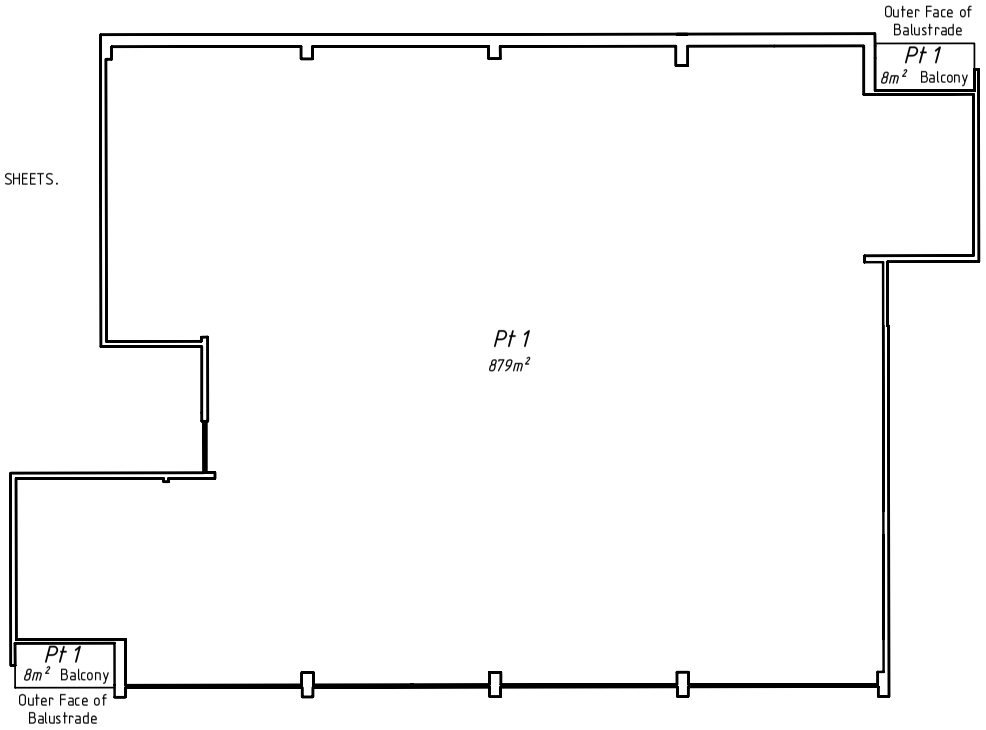
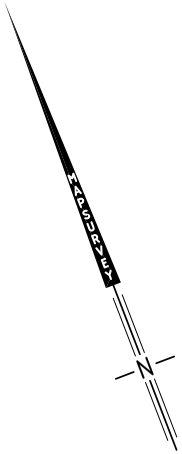
EIGHTH FLOOR PLAN

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 BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE UNDERSIDE OF THE NINTH FLOOR BALCONY PROJECTED OF THE LOT ABOVE.

FOR OTHER PARTS TO LOT 1 SEE SHEETS 2, 4, 5, 9, 10, 12-14, 16, 18-22 & 24-36 OF 37 SHEETS.





5 0 SCALE 1 : 200 @ A3 15

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Fax: (08) 6436 1500
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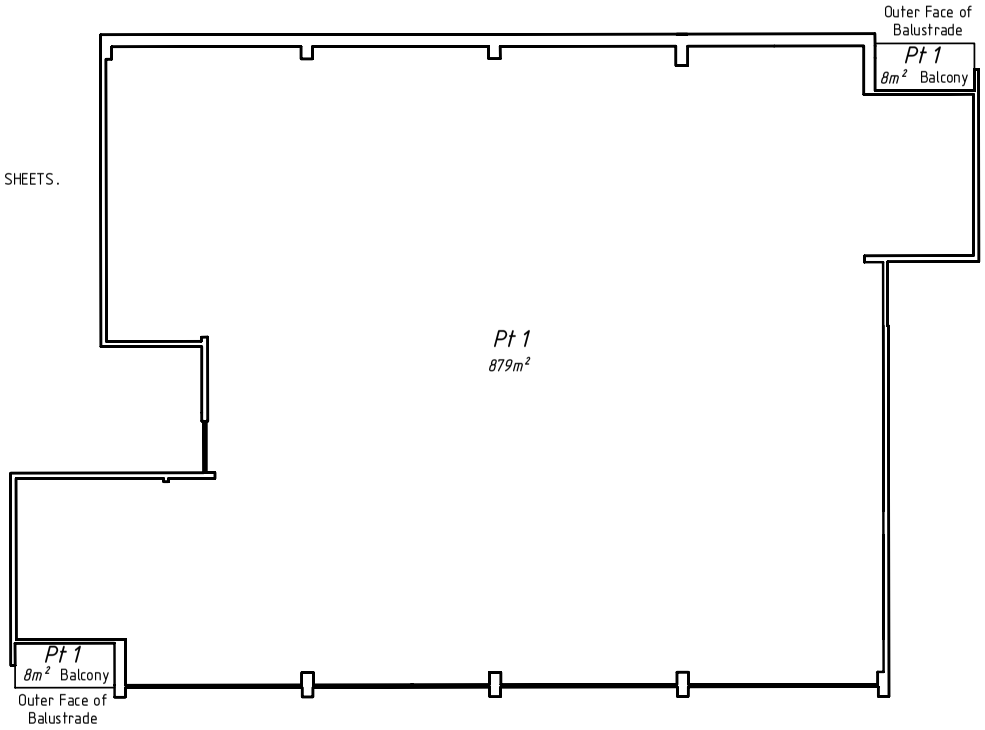
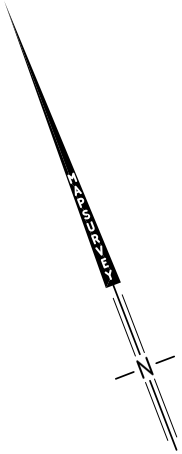
NINTH FLOOR PLAN

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 BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE UNDERSIDE OF THE TENTH FLOOR BALCONY PROJECTED OF THE LOT ABOVE.

FOR OTHER PARTS TO LOT 1 SEE SHEETS 2, 4, 5, 9, 10, 12-14, 16,18-23 & 25-36 OF 37 SHEETS.





5 0 SCALE 1 : 200 @ A3 15

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Fax: (08) 6436 1500
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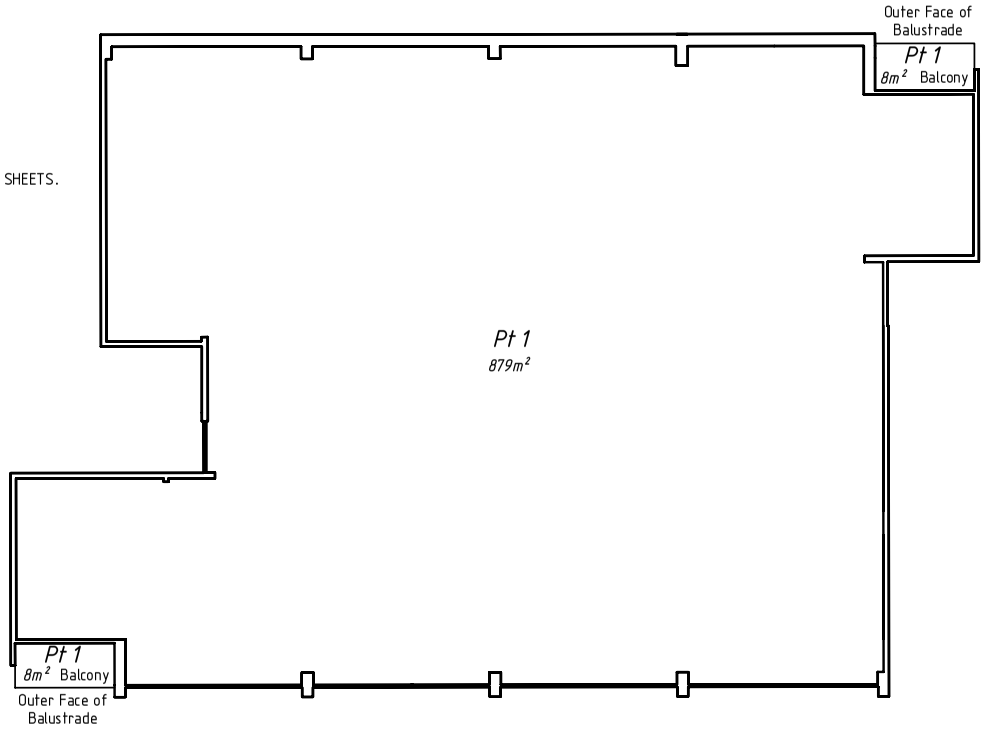
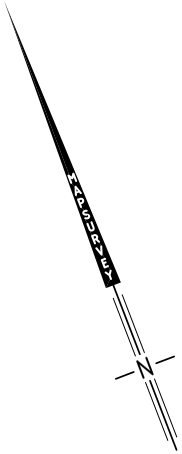
TENTH FLOOR PLAN

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 BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE UNDERSIDE OF THE ELEVENTH FLOOR BALCONY PROJECTED OF THE LOT ABOVE.

FOR OTHER PARTS TO LOT 1 SEE SHEETS 2, 4, 5, 9, 10, 12-14, 16,18-24 & 26-36 OF 37 SHEETS.





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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
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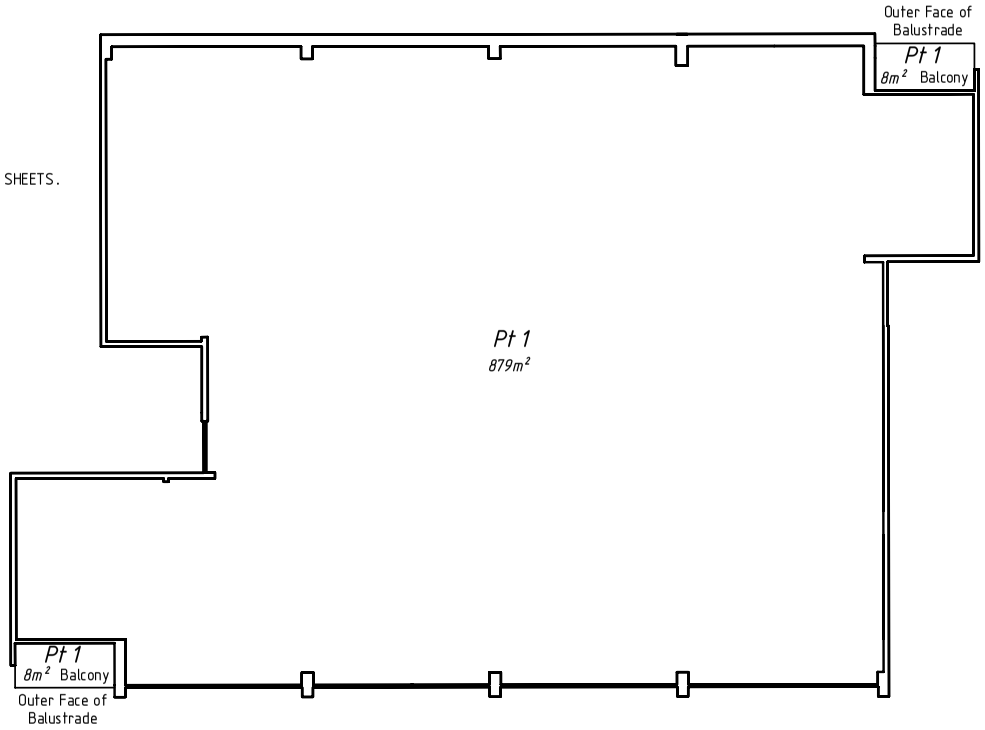
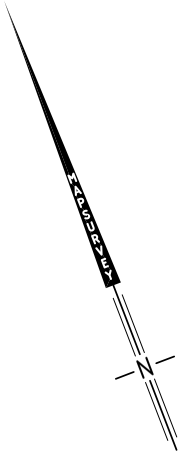
ELEVENTH FLOOR PLAN

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 BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE UNDERSIDE OF THE TWELFTH FLOOR BALCONY PROJECTED OF THE LOT ABOVE.

FOR OTHER PARTS TO LOT 1 SEE SHEETS 2, 4, 5, 9, 10, 12-14, 16,18-25 & 27-36 OF 37 SHEETS.





5 0 SCALE 1 : 200 @ A3 15

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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
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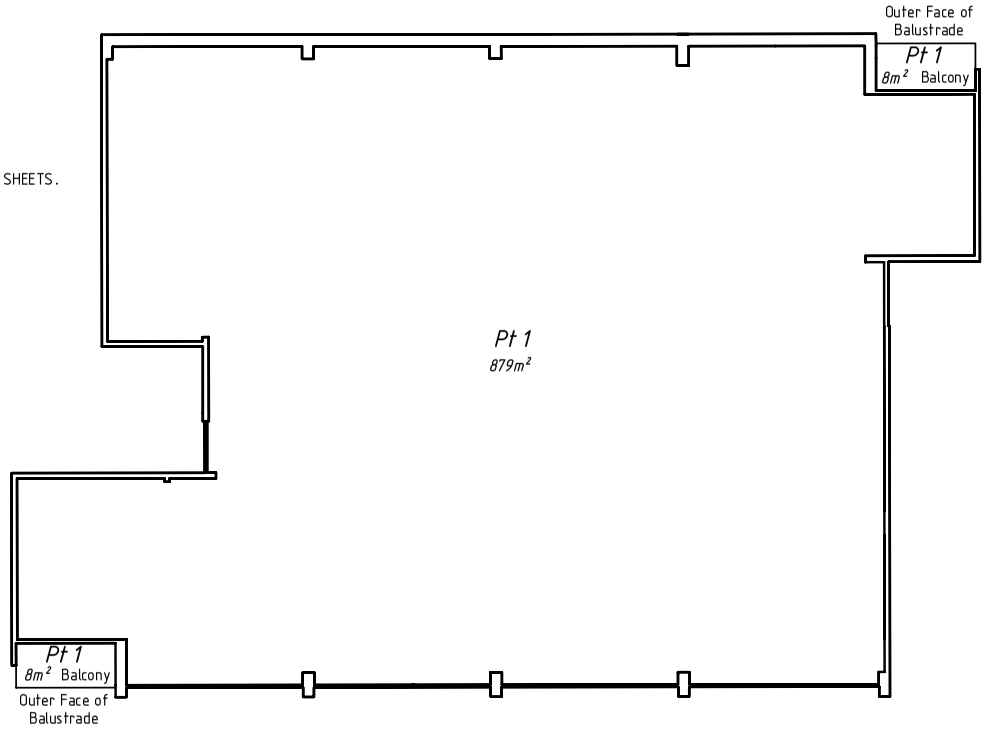
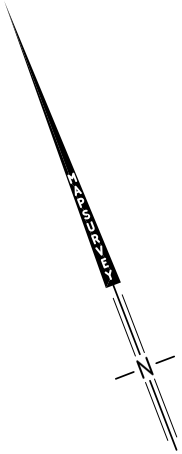
TWELFTH FLOOR PLAN

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 BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE UNDERSIDE OF THE THIRTEENTH FLOOR BALCONY PROJECTED OF THE LOT ABOVE.

FOR OTHER PARTS TO LOT 1 SEE SHEETS 2, 4, 5, 9, 10, 12-14, 16,18-26 & 28-36 OF 37 SHEETS.





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Telephone: (08) 6436 1599
Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

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THIRTEENTH FLOOR PLAN

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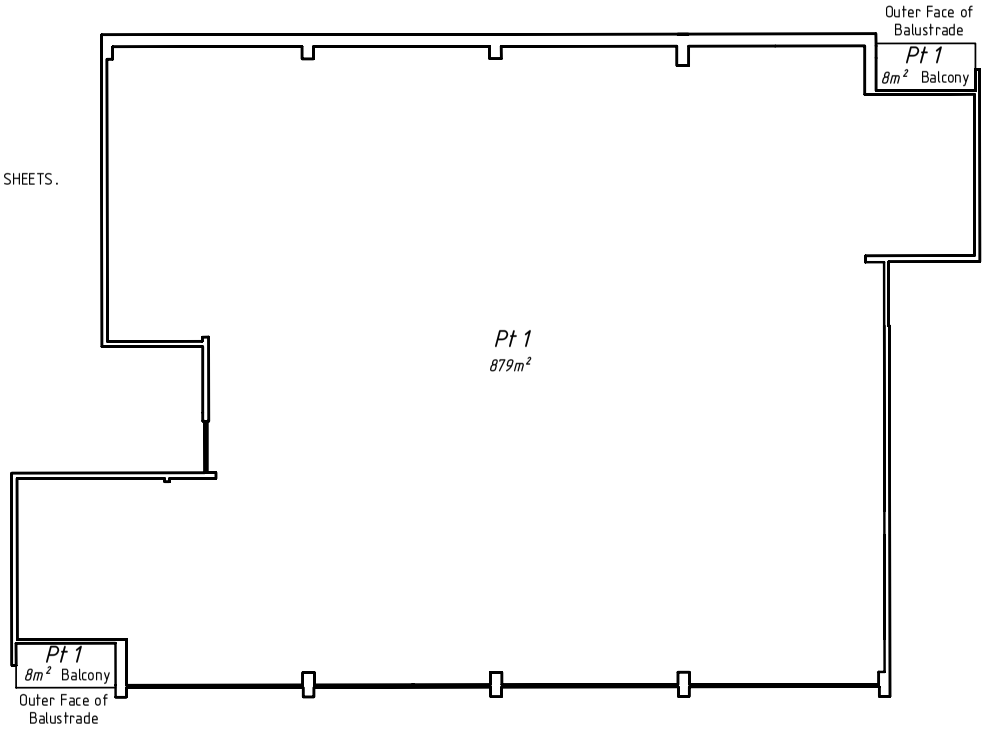
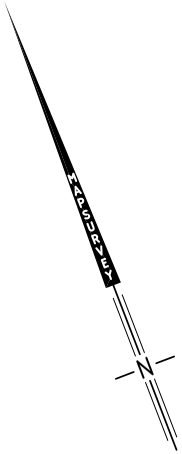
THE BOUNDARIES OF THE LOTS, OR PART LOTS, WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3 (2) (a) OF THE *STRATA TITLES ACT 1985*.

THE STRATUM OF THE BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE UNDERSIDE OF THE FOURTEENTH FLOOR BALCONY PROJECTED OF THE LOT ABOVE.

FOR OTHER PARTS TO LOT 1 SEE SHEETS 2, 4, 5, 9, 10, 12-14, 16,18-27 & 29-36 OF 37 SHEETS.





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Fax: (08) 6436 1500
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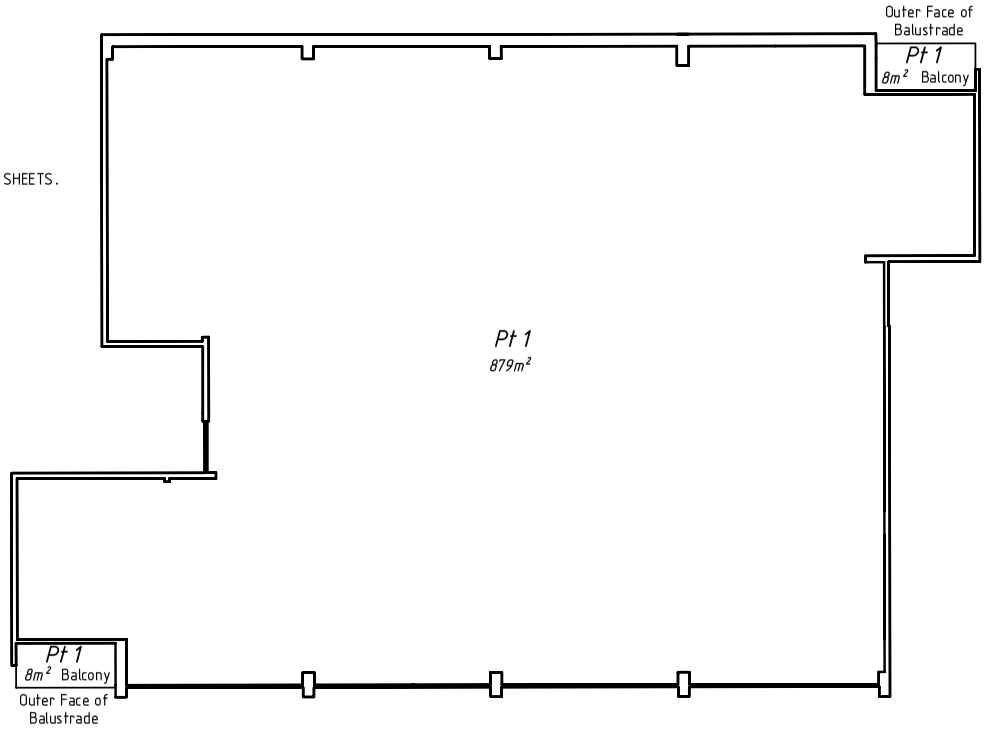
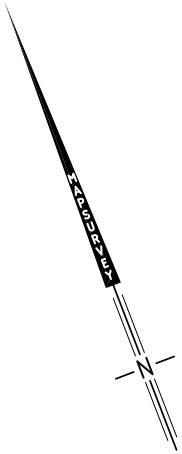
FOURTEENTH FLOOR PLAN

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 BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE UNDERSIDE OF THE FIFTEENTH FLOOR BALCONY PROJECTED OF THE LOT ABOVE.

FOR OTHER PARTS TO LOT 1 SEE SHEETS 2, 4, 5, 9, 10, 12-14, 16,18-28 & 30-36 OF 37 SHEETS.





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Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

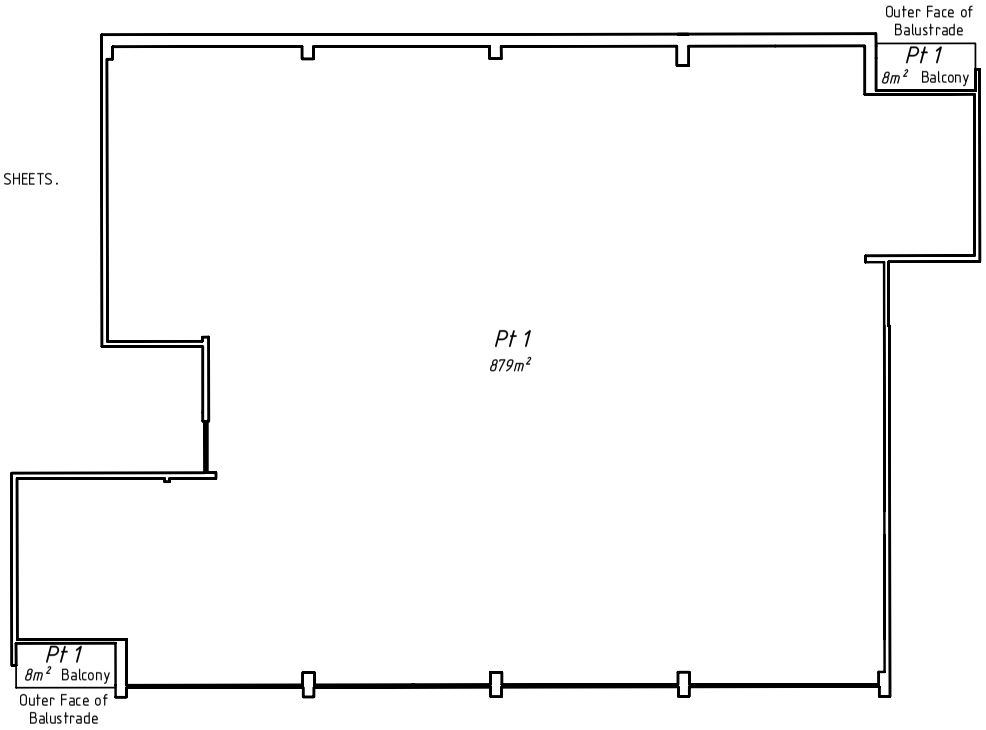
MAPS Ref : 94838sp-008k
Date : 21/03/2013

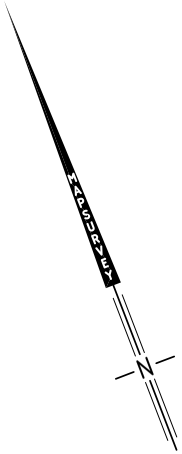
FIFTEENTH FLOOR PLAN

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 BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE UNDERSIDE OF THE SIXTEENTH FLOOR BALCONY PROJECTED OF THE LOT ABOVE.

FOR OTHER PARTS TO LOT 1 SEE SHEETS 2, 4, 5, 9, 10, 12-14, 16, 18-29 & 31-36 OF 37 SHEETS.





5 0 SCALE 1 : 200 @ A3 15

ALL DISTANCES ARE IN METRES

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STRATA PLAN
55728

SHEET 31 OF 38 SHEETS

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Fax: (08) 6436 1500
Email: maps@mapsurvey.com.au

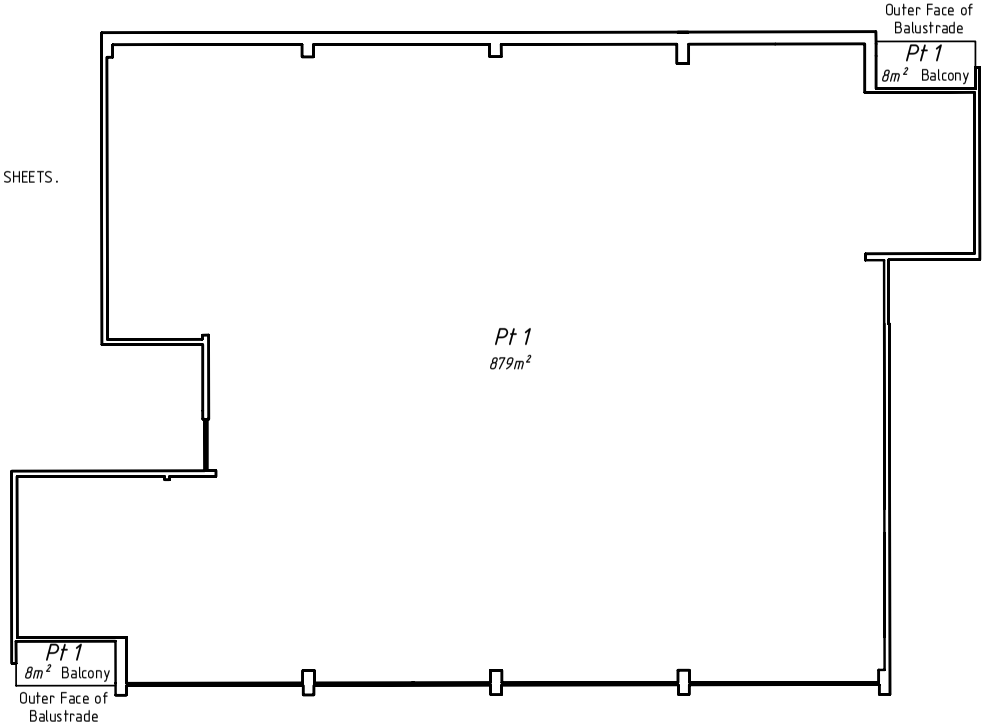
MAPS Ref : 94838sp-008k
Date : 21/03/2013

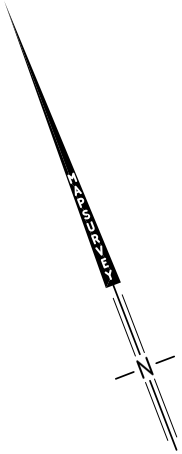
SIXTEENTH FLOOR PLAN

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 BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE UNDERSIDE OF THE SEVENTEENTH FLOOR BALCONY PROJECTED OF THE LOT ABOVE.

FOR OTHER PARTS TO LOT 1 SEE SHEETS 2, 4, 5, 9, 10, 12-14, 16,18-30 & 32-36 OF 37 SHEETS.





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STRATA PLAN
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SHEET 32 OF 38 SHEETS

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SEVENTEENTH FLOOR PLAN

AS TO THIS SHEET ONLY:
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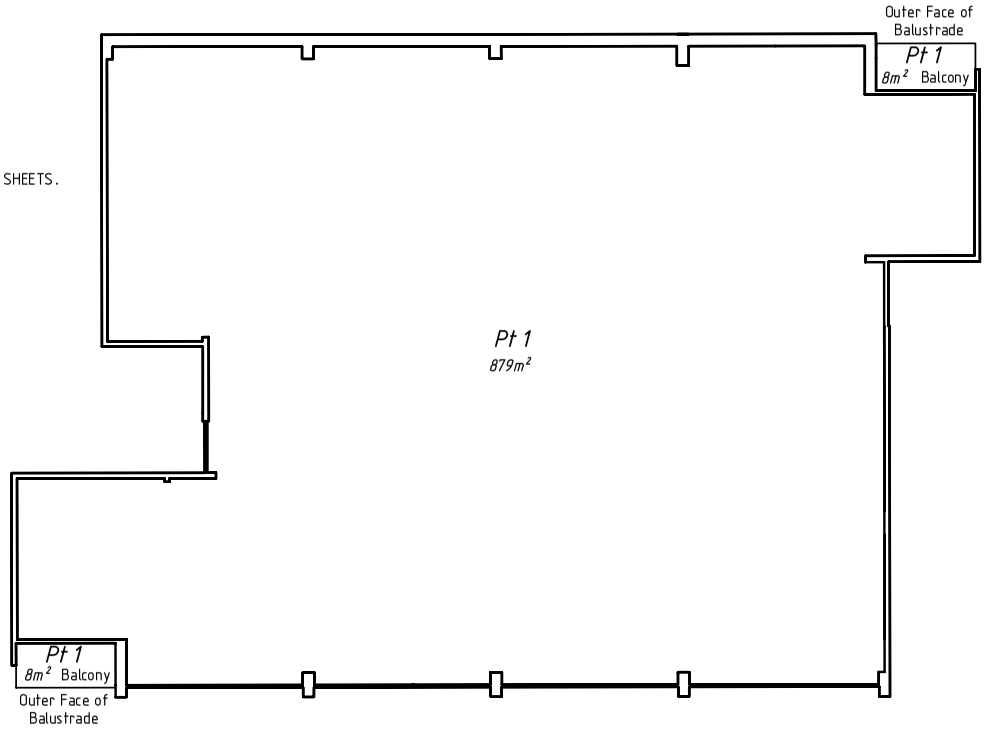
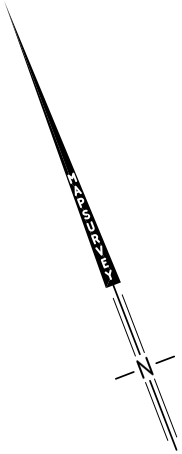
THE STRATUM OF THE BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE UNDERSIDE OF THE EIGHTEENTH FLOOR BALCONY PROJECTED OF THE LOT ABOVE.

FOR OTHER PARTS TO LOT 1 SEE SHEETS 2, 4, 5, 9, 10, 12-14, 16, 18-31 & 33-36 OF 37 SHEETS.





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STRATA PLAN
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SHEET 33 OF 38 SHEETS

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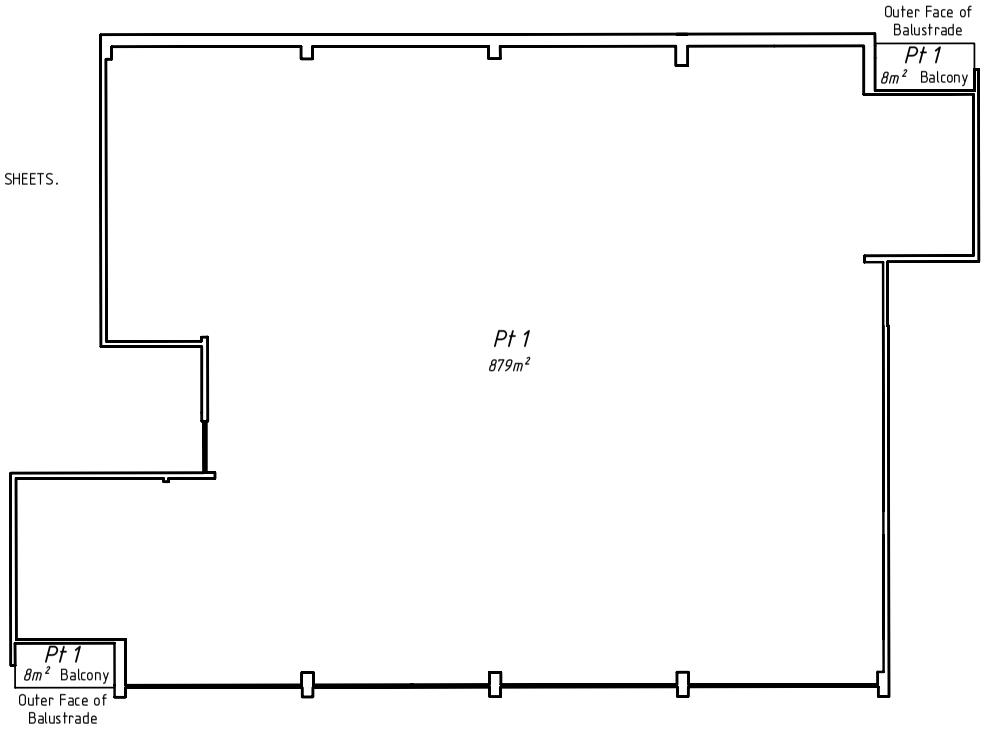
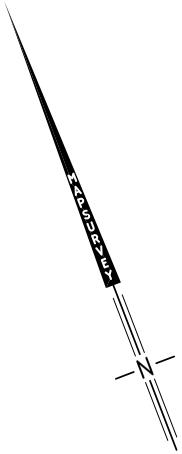
EIGHTEENTH FLOOR PLAN

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 BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE UNDERSIDE OF THE NINETEENTH FLOOR BALCONY PROJECTED OF THE LOT ABOVE.

FOR OTHER PARTS TO LOT 1 SEE SHEETS 2, 4, 5, 9, 10, 12-14, 16, 18-32 & 34-36 OF 37 SHEETS.





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STRATA PLAN
55728

SHEET 34 OF 38 SHEETS

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NINETEENTH FLOOR PLAN

AS TO THIS SHEET ONLY:
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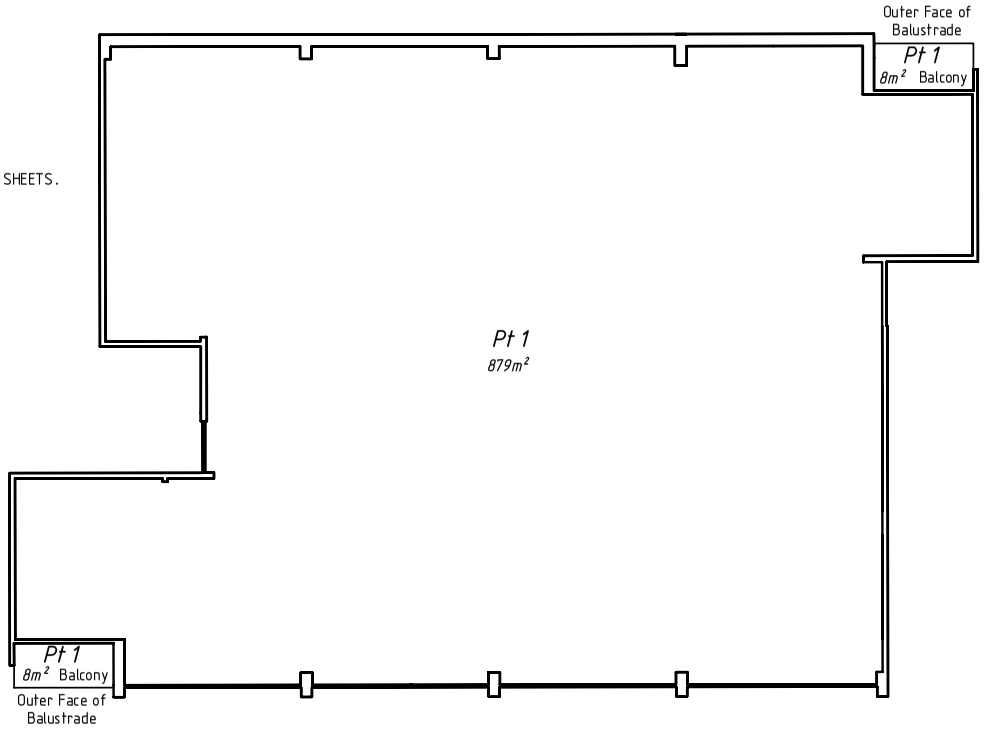
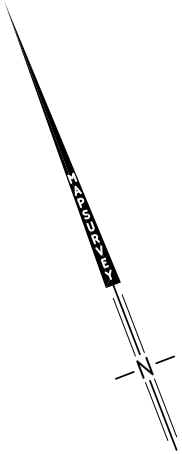
THE STRATUM OF THE BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE PROJECTION OF THE UNDERSIDE OF THE CEILING OF THE RESPECTIVE BUILDING LOT.

FOR OTHER PARTS TO LOT 1 SEE SHEETS 2, 4, 5, 9, 10, 12-14, 16,18-33 & 35-36 OF 37 SHEETS.





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STRATA PLAN
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SHEET 35 OF 38 SHEETS

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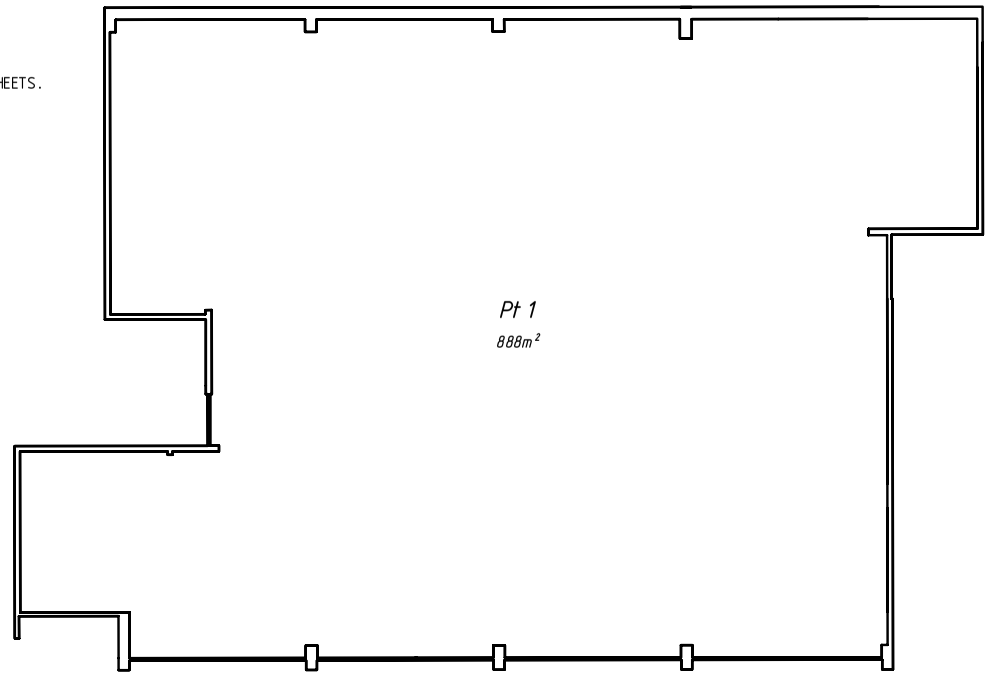
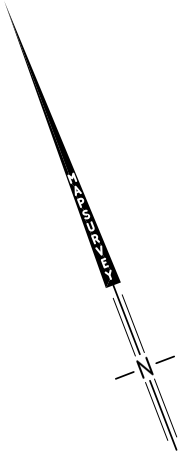
TWENTIETH FLOOR PLAN

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*.

FOR OTHER PARTS TO LOT 1 SEE SHEETS 2, 4, 5, 9, 10, 12-14, 16,18-34 & 36 OF 37 SHEETS.





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STRATA PLAN
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SHEET 36 OF 38 SHEETS

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Email: maps@mapsurvey.com.au

MAPS Ref : 94838sp-008k
Date : 21/03/2013

TWENTY FIRST FLOOR PLAN

AS TO THIS SHEET ONLY:
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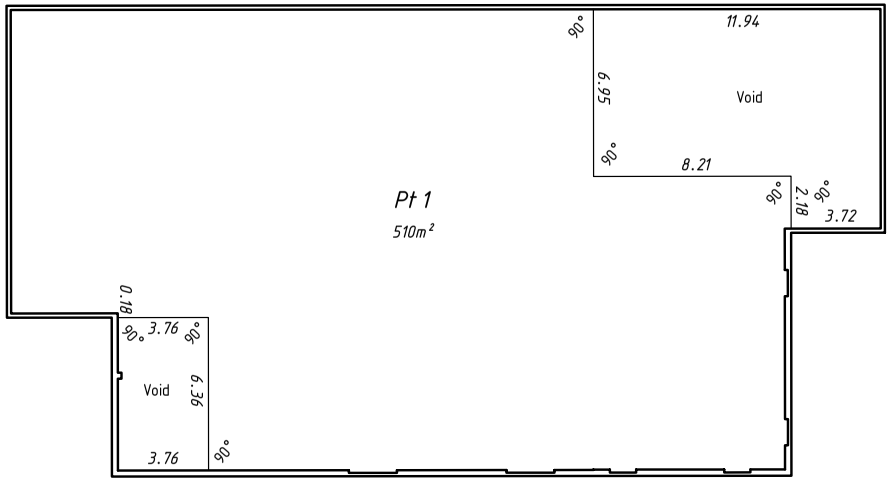
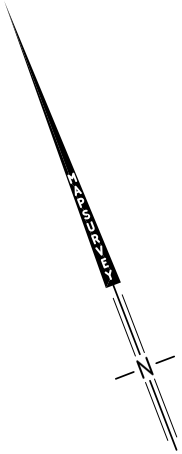
FOR OTHER PARTS TO LOT 1 SEE SHEETS 2, 4, 5, 9, 10, 12-14, 16,18-35 OF 37 SHEETS.





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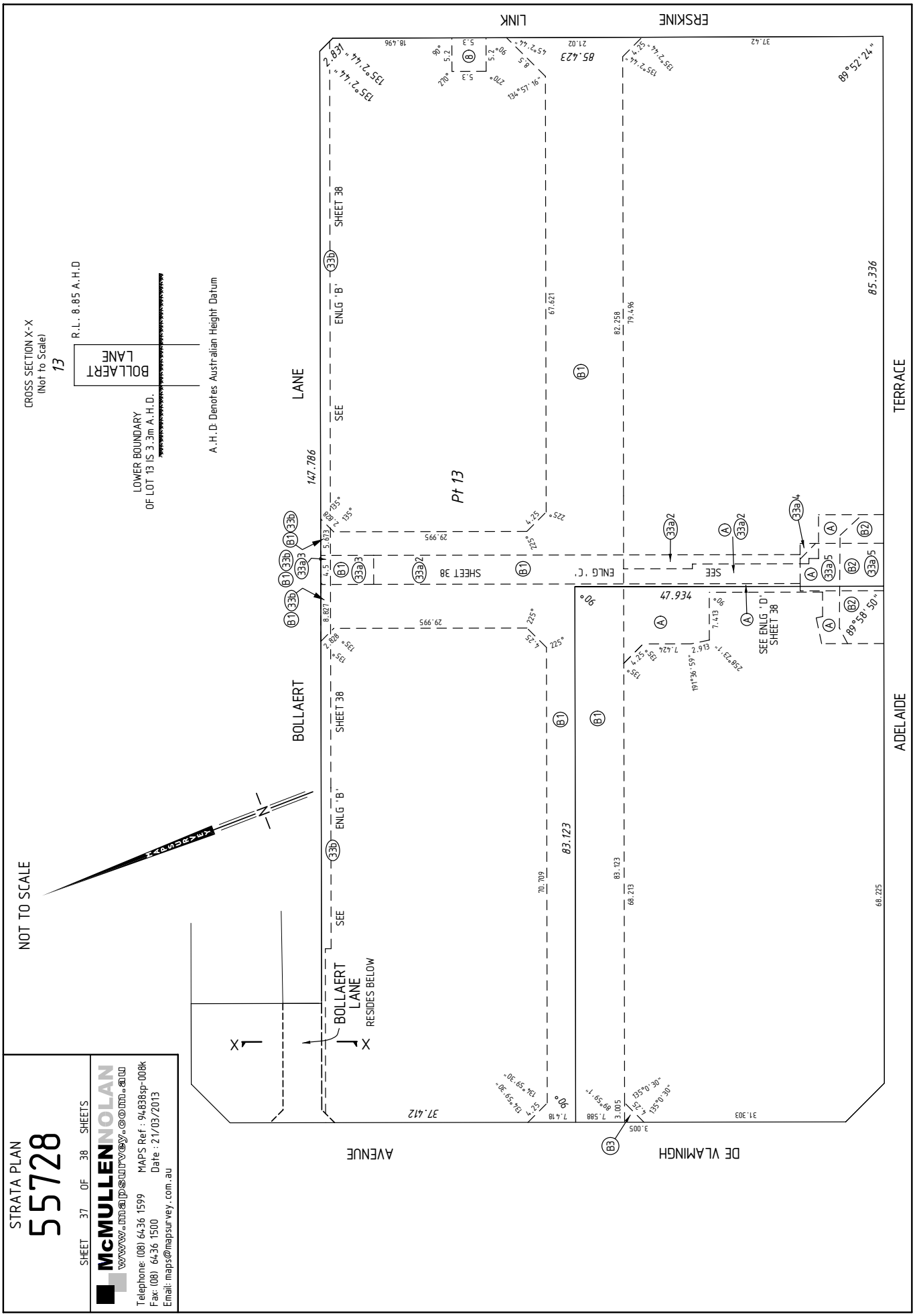

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STRATA PLAN
55728
SHEET 38 OF 38 SHEETS

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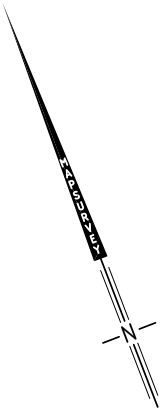
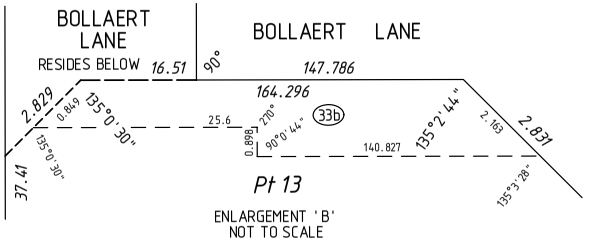
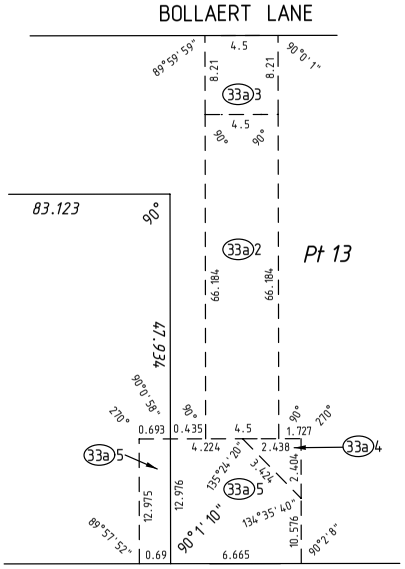
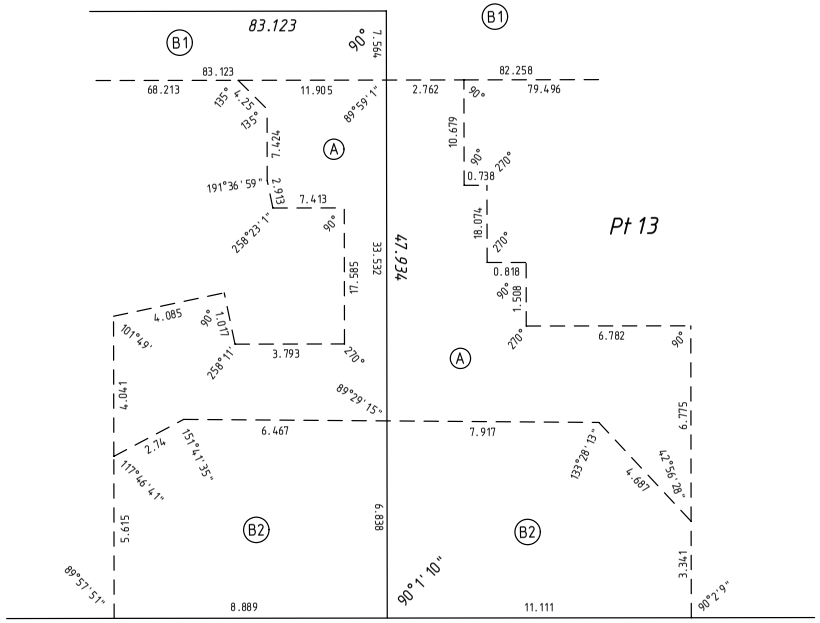




ENLARGEMENT 'B'
NOT TO SCALE



ENLARGEMENT 'C'
NOT TO SCALE



ENLARGEMENT 'D'
NOT TO SCALE

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FORM 3

STRATA PLAN No. 55728					
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	2233	2800 - 845			
2	30	2800 - 846			
3	30	2800 - 847			
4	25	2800 - 848			
5	28	2800 - 849			
6	22	2800 - 850			
7	20	2800 - 851			
8	29	2800 - 852			
9	25	2800 - 853			
10	18	2800 - 854			
11	26	2800 - 855			
12	18	2800 - 856			
13	7496	2800 - 857			
	SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION				
			Aggregate	10,000	

DESCRIPTION OF PARCEL AND BUILDING

Stage One Queens Riverside Apartments
comprising serviced suites with 5 retail tenancies on the ground level and 6 office suites on the first level and two levels of basement parking together with vacant future development land within Lot 1000 on Deposited Plan 64742 and
comprised in Certificate of Title Volume 2761 Folio 573.

CERTIFICATE OF LICENSED VALUER
STRATA

I, **Don Eftos**, 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.

08-Apr-2013
Date

Don Eftos
2013.04.08
12:13:59 +08'00'
Signed

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FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 55728

DESCRIPTION OF PARCEL & BUILDING

Lot 1000 on DP 64742 CT 2761/573

Multi storey commercial and residential building of concrete and steel construction situate at 10-20 Adelaide Terrace, East Perth

CERTIFICATE OF LICENSED SURVEYOR

I, Stephen Pinker ., 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*.~~

Stephen Pinker
2013.04.08 09:38:27 +08'00'

. . . . . .

Licensed Surveyor Date

*Delete if inapplicable

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PERMIT FORM BA12

Occupancy Permit - Strata

Western Australian Building Act 2011, s.50, s.61
Building Regulations 2012, r.4

OFFICE USE ONLY

Occupancy Permit Number
OCCPS-2013/166/1

This form is for the purposes of the *Building Act 2011*, s.50 and the *Strata Titles Act 1985*, s.5B(2)(a) & 8A(f)(i)

1. Details of building or structure

Certificate of Title	*Volume*	*Folio*
Lot on survey	**CT-2761/573**	
Strata Plan Number	**55728**	*Land being re-subdivided (if applicable)*
Property street address	**10-20 Adelaide Terrace, EAST PERTH WA 6004** **Lot 1000 DP 64742**	
Description of building	**Mixed Use Building 1 Hotel, 11 Commercial Units and 1 Balance Lot to be Resubdivided**	
BCA class of the building	Main BCA class 3, 5, 6 & 7A	Secondary BCA class (if applicable)
Use/s of building	Residential hotel / Office/Commercial / Car park	Each restriction on use (if applicable)

2. Permit Details

1. This occupancy permit is for: ☒ Whole of building ☐ Part of building
   Details _____
1. Western Australian Planning Commission approval required ☐ Yes ☐ No
2. All requirements including those for encroachments under s.76 of the *Building Act 2011*, in addition to those covered in the certificate of building compliance, have been met to the satisfaction of the permit authority.
3. This occupancy permit is for the purpose of lodging a strata plan for registration or to re-subdivide a strata scheme under the *Strata Titles Act 1985*.

Permit authority	**City of Perth**	**04-Apr-2013**
Issuing officer	**Noel Pye**	
Signature		

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FORM 26

WAPC Ref. **STRATA PLAN NO** 55728

City of Perth Ref: 2013/5013

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 22-Mar-13 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 1000 on Deposited Plan 64742

Location 10 - 20 Adelaide Terrace

Locality Perth

Local Government City of Perth

Lodged by: McMullen Nolan Group Pty Ltd

Date: 22-Mar-13

For Chairman, Western Australian Planning Commission

5/4/2013

Date

(*To be deleted as appropriate.)

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FORM 8

ANNEXURE 'A' OF STRATA PLAN NO. 55728 REGISTRAR OF TITLES

SCHEDULE OF DEALINGS

Dealings registered or recorded on Strata Plan	Instrument				Signature of Registrar of Titles
	Nature	Number	Registered	Time	
RE-SUBDIVISION OF STRATA LOT 13 INTO STRATA LOTS 14 TO 288 (INCLUSIVE) AND COMMON PROPERTY	APPLICATION	M750713	27.8.2014	16.13	
THE ADDRESS FOR SERVING OF NOTICES ON THE STRATA COMPANY IS NOW PO BOX 779, VICTORIA PARK WA 6979	NOTIFICATION	M831201	19.11.2014	10:46:31	
RE-SUBDIVISION OF STRATA LOT 284 INTO STRATA LOTS 289 TO 396 (INCLUSIVE) AND COMMON PROPERTY	APPLICATION	N29027	18.6.2015	11:27:14	
RE-SUBDIVISION OF STRATA LOT 392 INTO STRATA LOTS 397 TO 526 (INCLUSIVE) AND COMMON PROPERTY	APPLICATION	N266774	15.4.2016	12.54	
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				Nature	Number	Registered	Time	
		EASEMENT BURDEN CREATED UNDER SECTION 27A T. P. & D. ACT FOR UNDERGROUND ELECTRICITY PURPOSES TO WESTERN POWER CORPORATION -							
		SEE STRATA PLAN 55728 AS CREATED ON DEPOSITED PLAN 46619			APPLICATION	M750709	27.8.2014	16.13	
		EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO LOCAL AUTHORITY - SEE STRATA PLAN 55728 AS CREATED ON							
		DEPOSITED PLAN 64742 AND VARIED BY DOCUMENT M233469							
		EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION - SEE STRATA PLAN 55728 AS CREATED							
		ON DEPOSITED PLAN 64742 AND VARIED BY DOCUMENT N29025							
NOTIFICATION	L534935 ~~M534935~~	NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND.	Lodged 10.2.2011						
EASEMENT	M233471	EASEMENT TO CITY OF PERTH FOR PUBLIC ACCESS PURPOSES - SEE SKETCH ON STRATA PLAN 55728	15.4.2013						
STATEMENT	M233466	MANAGEMENT STATEMENT	15.4.2013						
		EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO LOCAL AUTHORITY - SEE STRATA PLAN 55728							
SURRENDER	M750710	EASEMENT M233471 IS PARTIALLY SURRENDERED AS TO THE PORTION DELINEATED B1 ON DEPOSITED PLAN 402957 ONLY	27.8.2014						
SURRENDER	M750711	EASEMENT M233471 IS PARTIALLY SURRENDERED AS TO THE PORTIONS DELINEATED ON DEPOSITED PLAN 402957 AS B5 AND B6 AND LIMITED BETWEEN 6.62 A.H.D AND 8.85 A.H.D ONLY	27.8.2014						
NOTIFICATION	M750712	NOTIFICATION OF CHANGE OF BY-LAWS	27.8.2014						
NOTIFICATION	N29026	NOTIFICATION OF CHANGE OF BY-LAWS	15.6.2015						
COVENANT	N32562	RESTRICTIVE COVENANT TO HOUSING AUTHORITY	18.6.2015						

Note: Entries may be affected by subsequent endorsements.

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FORM 8

ANNEXURE "B" OF STRATA PLAN NO. 55728 REGISTRAR OF TITLES

SCHEDULE OF DEALINGS

Dealings registered or recorded on Strata Plan	Instrument				Signature of Registrar of Titles
	Nature	Number	Registered	Time	
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				Nature	Number	Registered	Time	
COVENANT	N302602	RESTRICTIVE COVENANT TO HOUSING AUTHORITY	15.4.2016						
NOTIFICATION	N292871	NOTIFICATION OF CHANGE OF BY-LAWS	5.4.2016						
EASEMENT	N572335	EASEMENT TO ELECTRICITY NETWORKS CORPORATION FOR TRANSMISSION WORKS							
		PURPOSES - SEE DEPOSITED PLAN 407087	9.3.2017						

Note: Entries may be affected by subsequent endorsements.

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

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

OFFICE USE ONLY
ANNEXURE B
STRATA PLAN 55728

BGRoberts
REGISTRAR OF TITLES

Document			Cancellation		
Number	Particulars	Date recorded/ lodged/registered	Nature	Number	Registered
P228070	SCHEME BY-LAWS	25.7.2022			

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Strata Plan 55728

Lot	Certificate of Title	Lot Status	Part Lot
1	2800/845	Registered	
2	2800/846	Registered	
3	2800/847	Registered	
4	2800/848	Registered	
5	2800/849	Registered	
6	2800/850	Registered	
7	2800/851	Registered	
8	2800/852	Registered	
9	2800/853	Registered	
10	2800/854	Registered	
11	2800/855	Registered	
12	2800/856	Registered	
13	2800/857 (Cancelled)	Retired	
14	2850/1	Registered	
15	2850/2	Registered	
16	2850/3	Registered	
17	2850/4	Registered	
18	2850/5	Registered	
19	2850/6	Registered	
20	2850/7	Registered	
21	2850/8	Registered	
22	2850/9	Registered	
23	2850/10	Registered	
24	2850/11	Registered	
25	2850/12	Registered	
26	2850/13	Registered	
27	2850/14	Registered	
28	2850/15	Registered	
29	2850/16	Registered	
30	2850/17	Registered	
31	2850/18	Registered	
32	2850/19	Registered	
33	2850/20	Registered	
34	2850/21	Registered	
35	2850/22	Registered	
36	2850/23	Registered	
37	2850/24	Registered	
38	2850/25	Registered	
39	2850/26	Registered	
40	2850/27	Registered	
41	2850/28	Registered	
42	2850/29	Registered	
43	2850/30	Registered	
44	2850/31	Registered	
45	2850/32	Registered	

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Strata Plan 55728

Lot	Certificate of Title	Lot Status	Part Lot
46	2850/33	Registered	
47	2850/34	Registered	
48	2850/35	Registered	
49	2850/36	Registered	
50	2850/37	Registered	
51	2850/38	Registered	
52	2850/39	Registered	
53	2850/40	Registered	
54	2850/41	Registered	
55	2850/42	Registered	
56	2850/43	Registered	
57	2850/44	Registered	
58	2850/45	Registered	
59	2850/46	Registered	
60	2850/47	Registered	
61	2850/48	Registered	
62	2850/49	Registered	
63	2850/50	Registered	
64	2850/51	Registered	
65	2850/52	Registered	
66	2850/53	Registered	
67	2850/54	Registered	
68	2850/55	Registered	
69	2850/56	Registered	
70	2850/57	Registered	
71	2850/58	Registered	
72	2850/59	Registered	
73	2850/60	Registered	
74	2850/61	Registered	
75	2850/62	Registered	
76	2850/63	Registered	
77	2850/64	Registered	
78	2850/65	Registered	
79	2850/66	Registered	
80	2850/67	Registered	
81	2850/68	Registered	
82	2850/69	Registered	
83	2850/70	Registered	
84	2850/71	Registered	
85	2850/72	Registered	
86	2850/73	Registered	
87	2850/74	Registered	
88	2850/75	Registered	
89	2850/76	Registered	
90	2850/77	Registered	

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Strata Plan 55728

Lot	Certificate of Title	Lot Status	Part Lot
91	2850/78	Registered	
92	2850/79	Registered	
93	2850/80	Registered	
94	2850/81	Registered	
95	2850/82	Registered	
96	2850/83	Registered	
97	2850/84	Registered	
98	2850/85	Registered	
99	2850/86	Registered	
100	2850/87	Registered	
101	2850/88	Registered	
102	2850/89	Registered	
103	2850/90	Registered	
104	2850/91	Registered	
105	2850/92	Registered	
106	2850/93	Registered	
107	2850/94	Registered	
108	2850/95	Registered	
109	2850/96	Registered	
110	2850/97	Registered	
111	2850/98	Registered	
112	2850/99	Registered	
113	2850/100	Registered	
114	2850/101	Registered	
115	2850/102	Registered	
116	2850/103	Registered	
117	2850/104	Registered	
118	2850/105	Registered	
119	2850/106	Registered	
120	2850/107	Registered	
121	2850/108	Registered	
122	2850/109	Registered	
123	2850/110	Registered	
124	2850/111	Registered	
125	2850/112	Registered	
126	2850/113	Registered	
127	2850/114	Registered	
128	2850/115	Registered	
129	2850/116	Registered	
130	2850/117	Registered	
131	2850/118	Registered	
132	2850/119	Registered	
133	2850/120	Registered	
134	2850/121	Registered	
135	2850/122	Registered	

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Strata Plan 55728

Lot	Certificate of Title	Lot Status	Part Lot
136	2850/123	Registered	
137	2850/124	Registered	
138	2850/125	Registered	
139	2850/126	Registered	
140	2850/127	Registered	
141	2850/128	Registered	
142	2850/129	Registered	
143	2850/130	Registered	
144	2850/131	Registered	
145	2850/132	Registered	
146	2850/133	Registered	
147	2850/134	Registered	
148	2850/135	Registered	
149	2850/136	Registered	
150	2850/137	Registered	
151	2850/138	Registered	
152	2850/139	Registered	
153	2850/140	Registered	
154	2850/141	Registered	
155	2850/142	Registered	
156	2850/143	Registered	
157	2850/144	Registered	
158	2850/145	Registered	
159	2850/146	Registered	
160	2850/147	Registered	
161	2850/148	Registered	
162	2850/149	Registered	
163	2850/150	Registered	
164	2850/151	Registered	
165	2850/152	Registered	
166	2850/153	Registered	
167	2850/154	Registered	
168	2850/155	Registered	
169	2850/156	Registered	
170	2850/157	Registered	
171	2850/158	Registered	
172	2850/159	Registered	
173	2850/160	Registered	
174	2850/161	Registered	
175	2850/162	Registered	
176	2850/163	Registered	
177	2850/164	Registered	
178	2850/165	Registered	
179	2850/166	Registered	
180	2850/167	Registered	

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Lot	Certificate of Title	Lot Status	Part Lot
181	2850/168	Registered	
182	2850/169	Registered	
183	2850/170	Registered	
184	2850/171	Registered	
185	2850/172	Registered	
186	2850/173	Registered	
187	2850/174	Registered	
188	2850/175	Registered	
189	2850/176	Registered	
190	2850/177	Registered	
191	2850/178	Registered	
192	2850/179	Registered	
193	2850/180	Registered	
194	2850/181	Registered	
195	2850/182	Registered	
196	2850/183	Registered	
197	2850/184	Registered	
198	2850/185	Registered	
199	2850/186	Registered	
200	2850/187	Registered	
201	2850/188	Registered	
202	2850/189	Registered	
203	2850/190	Registered	
204	2850/191	Registered	
205	2850/192	Registered	
206	2850/193	Registered	
207	2850/194	Registered	
208	2850/195	Registered	
209	2850/196	Registered	
210	2850/197	Registered	
211	2850/198	Registered	
212	2850/199	Registered	
213	2850/200	Registered	
214	2850/201	Registered	
215	2850/202	Registered	
216	2850/203	Registered	
217	2850/204	Registered	
218	2850/205	Registered	
219	2850/206	Registered	
220	2850/207	Registered	
221	2850/208	Registered	
222	2850/209	Registered	
223	2850/210	Registered	
224	2850/211	Registered	
225	2850/212	Registered	

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Lot	Certificate of Title	Lot Status	Part Lot
226	2850/213	Registered	
227	2850/214	Registered	
228	2850/215	Registered	
229	2850/216	Registered	
230	2850/217	Registered	
231	2850/218	Registered	
232	2850/219	Registered	
233	2850/220	Registered	
234	2850/221	Registered	
235	2850/222	Registered	
236	2850/223	Registered	
237	2850/224	Registered	
238	2850/225	Registered	
239	2850/226	Registered	
240	2850/227	Registered	
241	2850/228	Registered	
242	2850/229	Registered	
243	2850/230	Registered	
244	2850/231	Registered	
245	2850/232	Registered	
246	2850/233	Registered	
247	2850/234	Registered	
248	2850/235	Registered	
249	2850/236	Registered	
250	2850/237	Registered	
251	2850/238	Registered	
252	2850/239	Registered	
253	2850/240	Registered	
254	2850/241	Registered	
255	2850/242	Registered	
256	2850/243	Registered	
257	2850/244	Registered	
258	2850/245	Registered	
259	2850/246	Registered	
260	2850/247	Registered	
261	2850/248	Registered	
262	2850/249	Registered	
263	2850/250	Registered	
264	2850/251	Registered	
265	2850/252	Registered	
266	2850/253	Registered	
267	2850/254	Registered	
268	2850/255	Registered	
269	2850/256	Registered	
270	2850/257	Registered	

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Lot	Certificate of Title	Lot Status	Part Lot
271	2850/258	Registered	
272	2850/259	Registered	
273	2850/260	Registered	
274	2850/261	Registered	
275	2850/262	Registered	
276	2850/263	Registered	
277	2850/264	Registered	
278	2850/265	Registered	
279	2850/266	Registered	
280	2850/267	Registered	
281	2850/268	Registered	
282	2850/269	Registered	
283	2850/270	Registered	
284	2850/271 (Cancelled)	Retired	
285	2850/272	Registered	
286	2850/273	Registered	
287	2850/274	Registered	
288	2850/275	Registered	
289	2877/1	Registered	
290	2877/2	Registered	
291	2877/3	Registered	
292	2877/4	Registered	
293	2877/5	Registered	
294	2877/6	Registered	
295	2877/7	Registered	
296	2877/8	Registered	
297	2877/9	Registered	
298	2877/10	Registered	
299	2877/11	Registered	
300	2877/12	Registered	
301	2877/13	Registered	
302	2877/14	Registered	
303	2877/15	Registered	
304	2877/16	Registered	
305	2877/17	Registered	
306	2877/18	Registered	
307	2877/19	Registered	
308	2877/20	Registered	
309	2877/21	Registered	
310	2877/22	Registered	
311	2877/23	Registered	
312	2877/24	Registered	
313	2877/25	Registered	
314	2877/26	Registered	
315	2877/27	Registered	

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Strata Plan 55728

Lot	Certificate of Title	Lot Status	Part Lot
316	2877/28	Registered	
317	2877/29	Registered	
318	2877/30	Registered	
319	2877/31	Registered	
320	2877/32	Registered	
321	2877/33	Registered	
322	2877/34	Registered	
323	2877/35	Registered	
324	2877/36	Registered	
325	2877/37	Registered	
326	2877/38	Registered	
327	2877/39	Registered	
328	2877/40	Registered	
329	2877/41	Registered	
330	2877/42	Registered	
331	2877/43	Registered	
332	2877/44	Registered	
333	2877/45	Registered	
334	2877/46	Registered	
335	2877/47	Registered	
336	2877/48	Registered	
337	2877/49	Registered	
338	2877/50	Registered	
339	2877/51	Registered	
340	2877/52	Registered	
341	2877/53	Registered	
342	2877/54	Registered	
343	2877/55	Registered	
344	2877/56	Registered	
345	2877/57	Registered	
346	2877/58	Registered	
347	2877/59	Registered	
348	2877/60	Registered	
349	2877/61	Registered	
350	2877/62	Registered	
351	2877/63	Registered	
352	2877/64	Registered	
353	2877/65	Registered	
354	2877/66	Registered	
355	2877/67	Registered	
356	2877/68	Registered	
357	2877/69	Registered	
358	2877/70	Registered	
359	2877/71	Registered	
360	2877/72	Registered	

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Lot	Certificate of Title	Lot Status	Part Lot
361	2877/73	Registered	
362	2877/74	Registered	
363	2877/75	Registered	
364	2877/76	Registered	
365	2877/77	Registered	
366	2877/78	Registered	
367	2877/79	Registered	
368	2877/80	Registered	
369	2877/81	Registered	
370	2877/82	Registered	
371	2877/83	Registered	
372	2877/84	Registered	
373	2877/85	Registered	
374	2877/86	Registered	
375	2877/87	Registered	
376	2877/88	Registered	
377	2877/89	Registered	
378	2877/90	Registered	
379	2877/91	Registered	
380	2877/92	Registered	
381	2877/93	Registered	
382	2877/94	Registered	
383	2877/95	Registered	
384	2877/96	Registered	
385	2877/97	Registered	
386	2877/98	Registered	
387	2877/99	Registered	
388	2877/100	Registered	
389	2877/101	Registered	
390	2877/102	Registered	
391	2877/103	Registered	
392	2877/104 (Cancelled)	Retired	
393	2877/105	Registered	
394	2877/106	Registered	
395	2877/107	Registered	
396	2877/108	Registered	
397	2899/401	Registered	
398	2899/402	Registered	
399	2899/403	Registered	
400	2899/404	Registered	
401	2899/405	Registered	
402	2899/406	Registered	
403	2899/407	Registered	
404	2899/408	Registered	
405	2899/409	Registered	

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Lot	Certificate of Title	Lot Status	Part Lot
406	2899/410	Registered	
407	2899/411	Registered	
408	2899/412	Registered	
409	2899/413	Registered	
410	2899/414	Registered	
411	2899/415	Registered	
412	2899/416	Registered	
413	2899/417	Registered	
414	2899/418	Registered	
415	2899/419	Registered	
416	2899/420	Registered	
417	2899/421	Registered	
418	2899/422	Registered	
419	2899/423	Registered	
420	2899/424	Registered	
421	2899/425	Registered	
422	2899/426	Registered	
423	2899/427	Registered	
424	2899/428	Registered	
425	2899/429	Registered	
426	2899/430	Registered	
427	2899/431	Registered	
428	2899/432	Registered	
429	2899/433	Registered	
430	2899/434	Registered	
431	2899/435	Registered	
432	2899/436	Registered	
433	2899/437	Registered	
434	2899/438	Registered	
435	2899/439	Registered	
436	2899/440	Registered	
437	2899/441	Registered	
438	2899/442	Registered	
439	2899/443	Registered	
440	2899/444	Registered	
441	2899/445	Registered	
442	2899/446	Registered	
443	2899/447	Registered	
444	2899/448	Registered	
445	2899/449	Registered	
446	2899/450	Registered	
447	2899/451	Registered	
448	2899/452	Registered	
449	2899/453	Registered	
450	2899/454	Registered	

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Strata Plan 55728

Lot	Certificate of Title	Lot Status	Part Lot
451	2899/455	Registered	
452	2899/456	Registered	
453	2899/457	Registered	
454	2899/458	Registered	
455	2899/459	Registered	
456	2899/460	Registered	
457	2899/461	Registered	
458	2899/462	Registered	
459	2899/463	Registered	
460	2899/464	Registered	
461	2899/465	Registered	
462	2899/466	Registered	
463	2899/467	Registered	
464	2899/468	Registered	
465	2899/469	Registered	
466	2899/470	Registered	
467	2899/471	Registered	
468	2899/472	Registered	
469	2899/473	Registered	
470	2899/474	Registered	
471	2899/475	Registered	
472	2899/476	Registered	
473	2899/477	Registered	
474	2899/478	Registered	
475	2899/479	Registered	
476	2899/480	Registered	
477	2899/481	Registered	
478	2899/482	Registered	
479	2899/483	Registered	
480	2899/484	Registered	
481	2899/485	Registered	
482	2899/486	Registered	
483	2899/487	Registered	
484	2899/488	Registered	
485	2899/489	Registered	
486	2899/490	Registered	
487	2899/491	Registered	
488	2899/492	Registered	
489	2899/493	Registered	
490	2899/494	Registered	
491	2899/495	Registered	
492	2899/496	Registered	
493	2899/497	Registered	
494	2899/498	Registered	
495	2899/499	Registered	

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Lot	Certificate of Title	Lot Status	Part Lot
496	2899/500	Registered	
497	2899/501	Registered	
498	2899/502	Registered	
499	2899/503	Registered	
500	2899/504	Registered	
501	2899/505	Registered	
502	2899/506	Registered	
503	2899/507	Registered	
504	2899/508	Registered	
505	2899/509	Registered	
506	2899/510	Registered	
507	2899/511	Registered	
508	2899/512	Registered	
509	2899/513	Registered	
510	2899/514	Registered	
511	2899/515	Registered	
512	2899/516	Registered	
513	2899/517	Registered	
514	2899/518	Registered	
515	2899/519	Registered	
516	2899/520	Registered	
517	2899/521	Registered	
518	2899/522	Registered	
519	2899/523	Registered	
520	2899/524	Registered	
521	2899/525	Registered	
522	2899/526	Registered	
523	2899/527	Registered	
524	2899/528	Registered	
525	2899/529	Registered	
526	2899/530	Registered	

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Attachment #2 - Consolidated By-Laws

Landgate

OFFICE USE ONLY
P228070 SB
25 Jul 2022 13:52:21 Perth

SB Scheme By-laws – First Consolidation

Lodged by:[13]	Bugden Allen Graham Lawyers
Address:	Level 27, 44 St Georges Terrace PERTH WA 6000
Phone Number:	08 6316 4697
Fax Number:	
Reference Number:	SM:7247/2022
Issuing Box Number:	988U

Instruct if any documents are to issue to other than Lodging Party

Prepared by:	Bugden Allen Graham Lawyers
Address:	Level 27, 44 St Georges Terrace PERTH WA 6000
Phone Number:	08 6316 4697
Fax Number:	
Reference Number:	SM:7247/2022

Titles, Leases, Evidence, Declarations etc. lodged herewith

1.
2.
3.
4.
5.

OFFICE USE ONLY

Landgate Officer

Number of Items Received: 0

Landgate Officer Initial:

[13] Lodging Party Name may differ from Applicant Name.

SB

Please note: As stated in the *Strata Titles Act 1985* (Act) section 59 the Registrar of Titles is not obliged to examine scheme by-laws lodged for registration for compliance with the Act, it must not be presumed that because the Registrar of Titles has registered scheme by-laws, the by-laws are valid or enforceable and the State does not guarantee the validity or enforceability of scheme by-laws.

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Consent

FRASERS QUEENS PTY LTD (ACN 119 363 174) as proprietor of Lot 494, hereby consents to the new Schedule 1 Bylaw 37 .

Executed by
Frasers Queens Pty Ltd
ACN 119 363 174~~of~~

sign here ▸ _____
Director

print name MATTHEW JAMES KNOX

sign here ▸ _____
~~Director~~ / Company Secretary

print name JANIS SHARON WOOD

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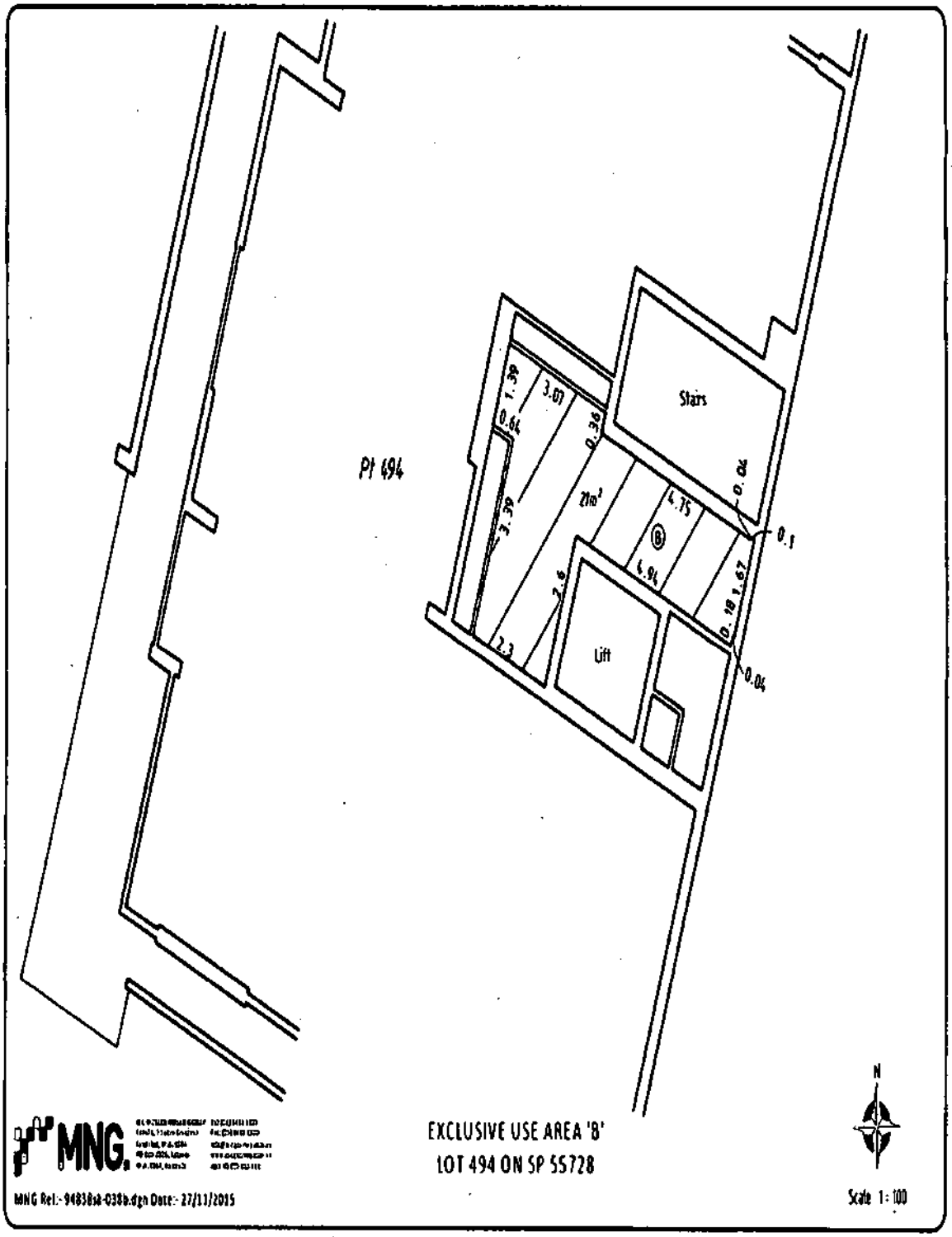
Bylaw 27 – Annexure - Plan



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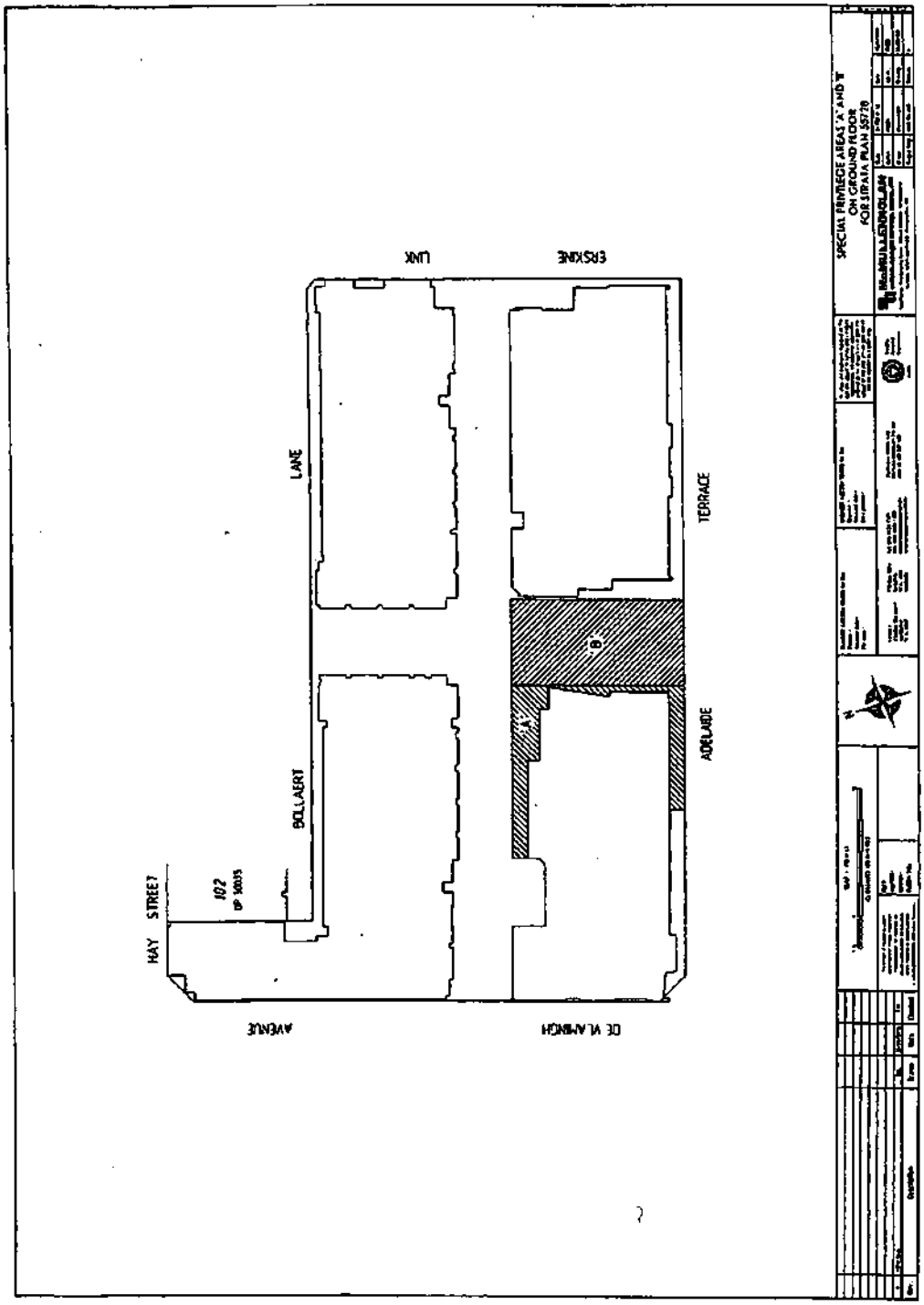

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Annexure K - Special Privileges Areas

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FORM 27

Strata Titles Act 1985

Regulation 37 (1)(a)

STRATA PLAN No. 55728

CERTIFICATE OF LICENSED VALUER

I Don Eftos being a Licensed Valuer under the *Land Valuers Licensing Act 1978* certify that if a re-subdivision were effected in accordance with a by-law of the strata/survey-strata scheme made under clause 8 of Schedule 2A of the Act, on the basis of information provided in the by-law pursuant to clause 8(a) of Schedule 2A, a licensed valuer would be able to provide a certificate required under section 14(2) in respect of the proposed unit entitlement.

Don Eftos
2015.05.13 11:32:02 +08'00'

Licensed Valuer Date

42097565 110

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FORM 3

STRATA PLAN No. 55728							
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.
				Aggregate	10,000		

DESCRIPTION OF PARCEL

Subdivision of Lot 392 on Strata Plan 55728 comprising
125 Residential Apartments and 5 Commercial Suites
Known as Queens Riverside

CERTIFICATE OF LICENSED VALUER
SURVEY-STRATA

I, Don Eftos, 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 Signed

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FORM 3

STRATA PLAN No. 55728							
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.
487	16			514	18		
488	16			515	15		
489	10			516	15		
490	15			517	16		
491	15			518	14		
492	15			519	9		
493	14			520	9		
494	40			521	9		
495	40			522	9		
496	17			523	11		
497	17			524	12		
498	17			525	16		
499	17			526	20		
500	8						
501	15						
502	14						
503	8						
504	17						
505	17						
506	10						
507	15						
508	15						
509	16						
510	14						
511	18						
512	18						
513	10						

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FORM 3

STRATA PLAN No. 55728					
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.
433	12			460	16		
434	8			461	16		
435	12			462	16		
436	15			463	8		
437	14			464	14		
438	15			465	10		
439	15			466	14		
440	15			467	8		
441	15			468	16		
442	7			469	16		
443	18			470	10		
444	10			471	15		
445	13			472	15		
446	7			473	15		
447	15			474	14		
448	15			475	9		
449	10			476	12		
450	14			477	16		
451	14			478	17		
452	10			479	16		
453	10			480	16		
454	12			481	16		
455	9			482	16		
456	12			483	8		
457	16			484	14		
458	16			485	14		
459	16			486	8		

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FORM 3

STRATA PLAN No. 55728							
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.
379	20			406	15		
380	16			407	15		
381	24			408	14		
382	23			409	14		
383	18			410	10		
384	21			411	9		
385	25			412	11		
386	21			413	9		
387	17			414	12		
388	24			415	15		
389	23			416	15		
390	19			417	15		
391	22			418	15		
392	Now Subdivided			419	15		
393	8			420	15		
394	12			421	7		
395	9			422	14		
396	12			423	10		
397	15			424	13		
398	15			425	7		
399	15			426	15		
400	15			427	15		
401	7			428	10		
402	14			429	14		
403	10			430	14		
404	13			431	10		
405	7			432	7		

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FORM 3

STRATA PLAN No. 55728							
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.
325	14			352	15		
326	13			353	18		
327	11			354	13		
328	9			355	13		
329	12			356	13		
330	13			357	13		
331	9			358	13		
332	15			359	15		
333	17			360	11		
334	15			361	16		
335	18			362	15		
336	13			363	12		
337	13			364	9		
338	13			365	13		
339	13			366	13		
340	13			367	11		
341	15			368	16		
342	11			369	17		
343	16			370	16		
344	15			371	25		
345	12			372	20		
346	9			373	16		
347	13			374	23		
348	13			375	22		
349	10			376	18		
350	15			377	21		
351	17			378	25		

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FORM 3

STRATA PLAN No. 55728							
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.
271	17			298	13		
272	29			299	13		
273	26			300	13		
274	24			301	13		
275	24			302	13		
276	30			303	13		
277	25			304	14		
278	73			305	10		
279	57			306	14		
280	68			307	14		
281	57			308	11		
282	68			309	11		
283	21			310	11		
284	Now Subdivided			311	10		
285	13			312	10		
286	9			313	11		
287	9			314	11		
288	12			315	13		
289	13			316	9		
290	9			317	13		
291	10			318	13		
292	10			319	13		
293	15			320	13		
294	11			321	13		
295	11			322	13		
296	9			323	14		
297	9			324	10		

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FORM 3

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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.
217	15			244	19		
218	15			245	15		
219	18			246	18		
220	15			247	16		
221	19			248	27		
222	20			249	25		
223	16			250	22		
224	18			251	22		
225	14			252	29		
226	18			253	23		
227	15			254	19		
228	15			255	16		
229	18			256	28		
230	15			257	25		
231	20			258	23		
232	20			259	23		
233	16			260	29		
234	19			261	24		
235	14			262	19		
236	18			263	16		
237	15			264	28		
238	15			265	26		
239	18			266	23		
240	15			267	23		
241	20			268	20		
242	21			269	25		
243	16			270	19		

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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.
163	14			190	14		
164	13			191	18		
165	13			192	19		
166	11			193	15		
167	8			194	18		
168	18			195	14		
169	19			196	17		
170	15			197	14		
171	14			198	14		
172	10			199	17		
173	8			200	15		
174	17			201	19		
175	14			202	19		
176	14			203	15		
177	13			204	18		
178	11			205	14		
179	9			206	17		
180	18			207	15		
181	19			208	14		
182	15			209	17		
183	14			210	15		
184	10			211	19		
185	8			212	20		
186	17			213	15		
187	14			214	18		
188	14			215	14		
189	17			216	18		

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FORM 3

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Lot No.	Unit Entitlement	Vol.	Fol.	Lot No.	Unit Entitlement	Vol.	Fol.
109	18			136	10		
110	14			137	8		
111	13			138	16		
112	10			139	13		
113	8			140	13		
114	16			141	13		
115	13			142	11		
116	13			143	8		
117	12			144	18		
118	11			145	18		
119	8			146	14		
120	17			147	13		
121	18			148	10		
122	14			149	8		
123	13			150	16		
124	10			151	14		
125	8			152	13		
126	16			153	13		
127	13			154	11		
128	13			155	8		
129	13			156	18		
130	11			157	18		
131	8			158	14		
132	17			159	14		
133	18			160	10		
134	14			161	8		
135	13			162	16		

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Lot No.	Unit Entitlement	Vol.	Fol.	Lot No.	Unit Entitlement	Vol.	Fol.
55	12			82	10		
56	16			83	8		
57	13			84	16		
58	10			85	17		
59	13			86	17		
60	13			87	12		
61	18			88	10		
62	13			89	8		
63	15			90	15		
64	7			91	13		
65	7			92	12		
66	15			93	12		
67	12			94	10		
68	12			95	8		
69	11			96	17		
70	8			97	17		
71	8			98	13		
72	17			99	13		
73	17			100	10		
74	13			101	7		
75	12			102	16		
76	9			103	13		
77	7			104	12		
78	15			105	12		
79	12			106	11		
80	12			107	8		
81	12			108	17		

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Annexure J (2015) - Stage 4 Unit Entitlement Certification

FORM 3

STRATA PLAN No. 55728							
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	2056			28	12		
2	27			29	17		
3	28			30	12		
4	23			31	15		
5	26			32	14		
6	20			33	12		
7	19			34	12		
8	27			35	12		
9	24			36	12		
10	17			37	12		
11	24			38	12		
12	17			39	12		
13	Now Subdivided			40	16		
14	22			41	13		
15	22			42	10		
16	21			43	13		
17	22			44	13		
18	22			45	17		
19	22			46	13		
20	22			47	15		
21	22			48	15		
22	11			49	12		
23	11			50	12		
24	16			51	12		
25	12			52	12		
26	10			53	12		
27	12			54	12		

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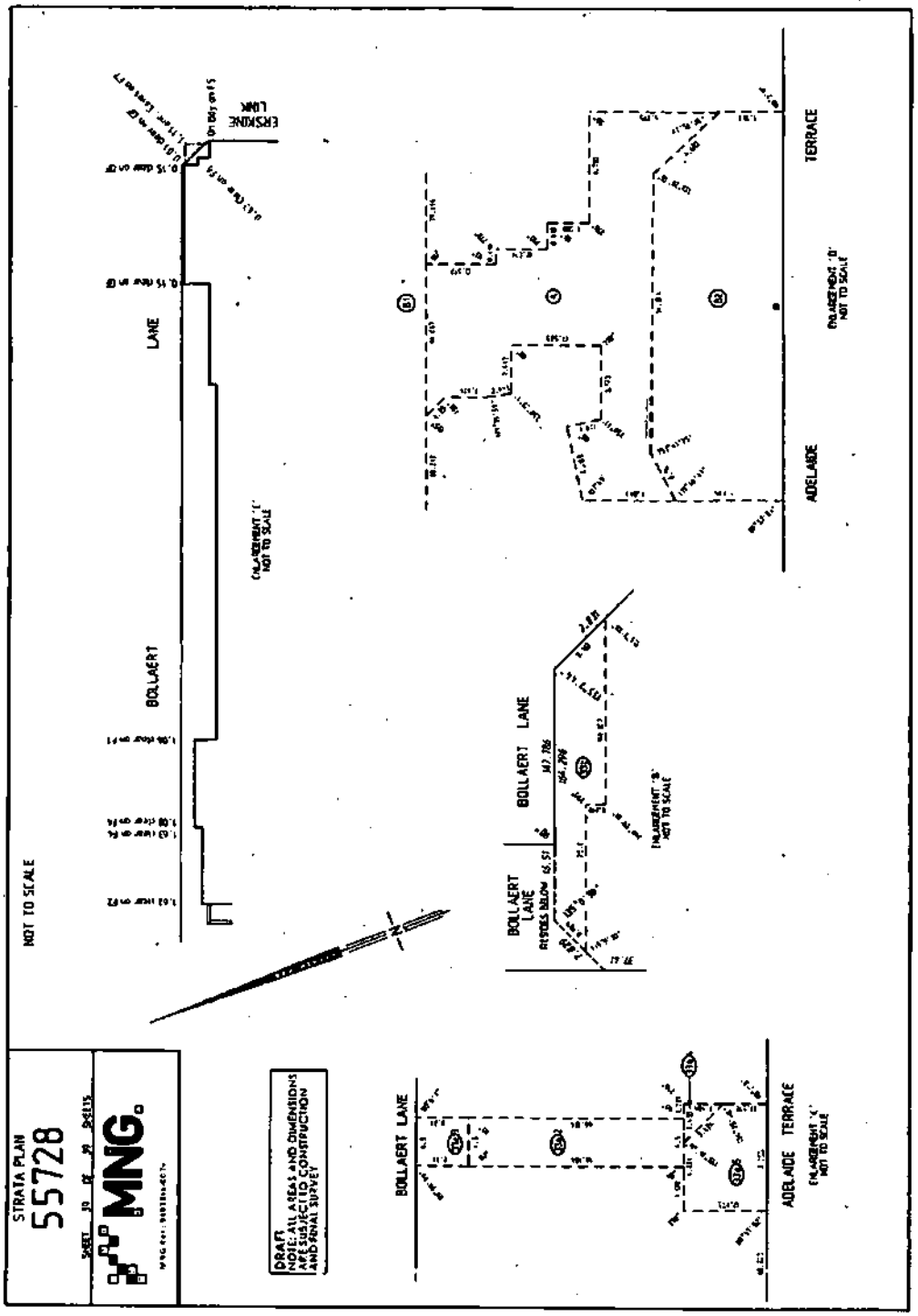

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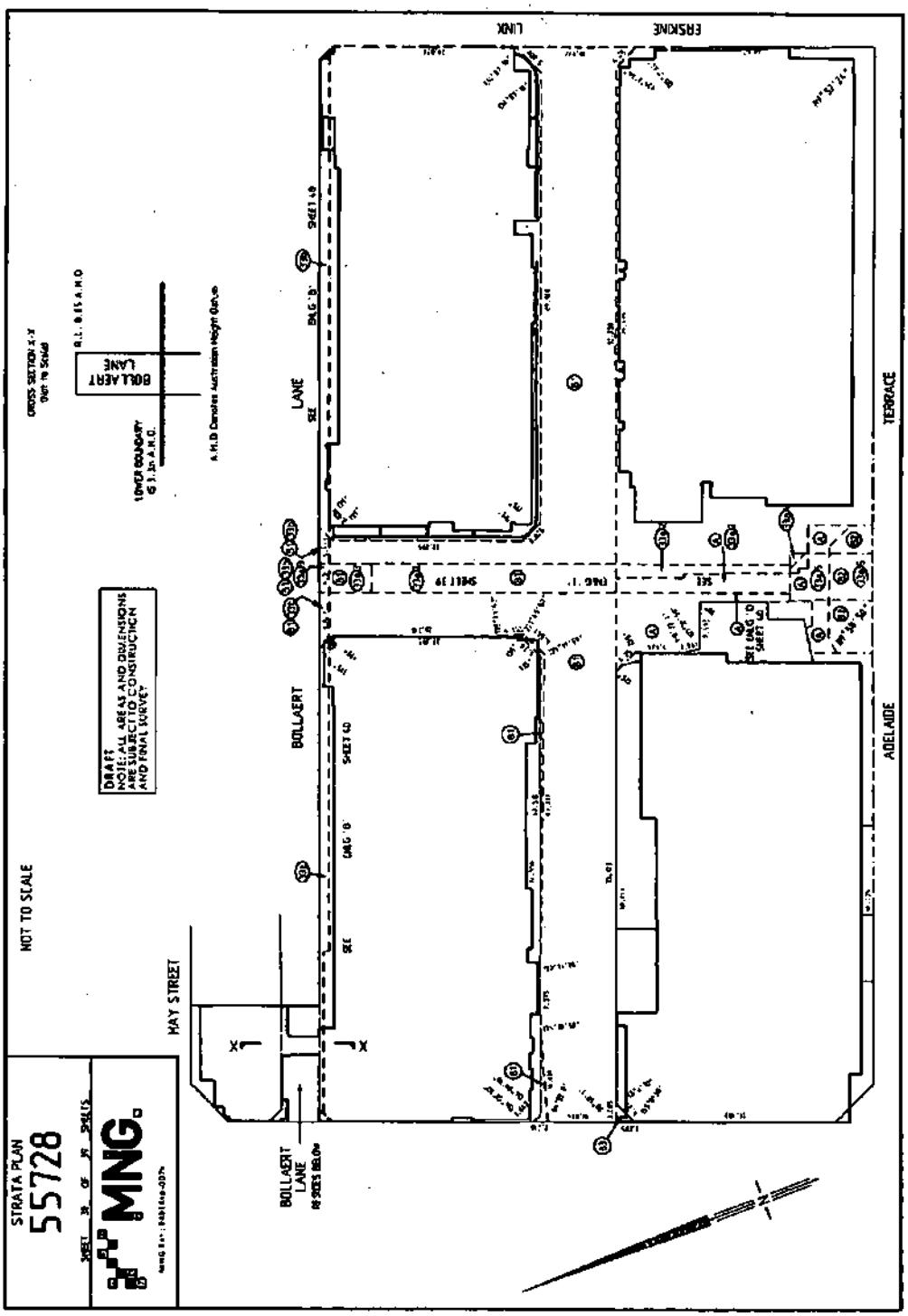

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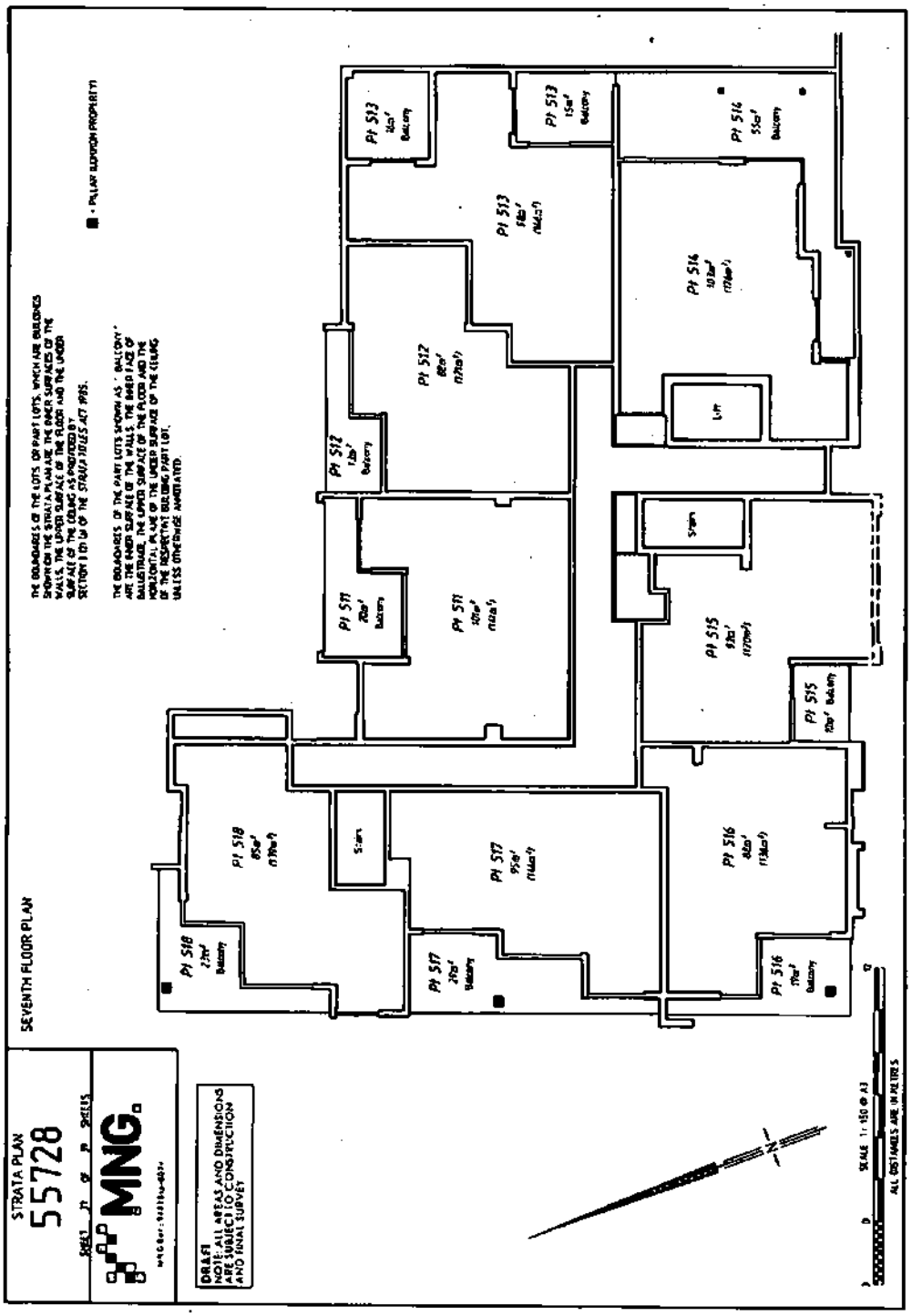

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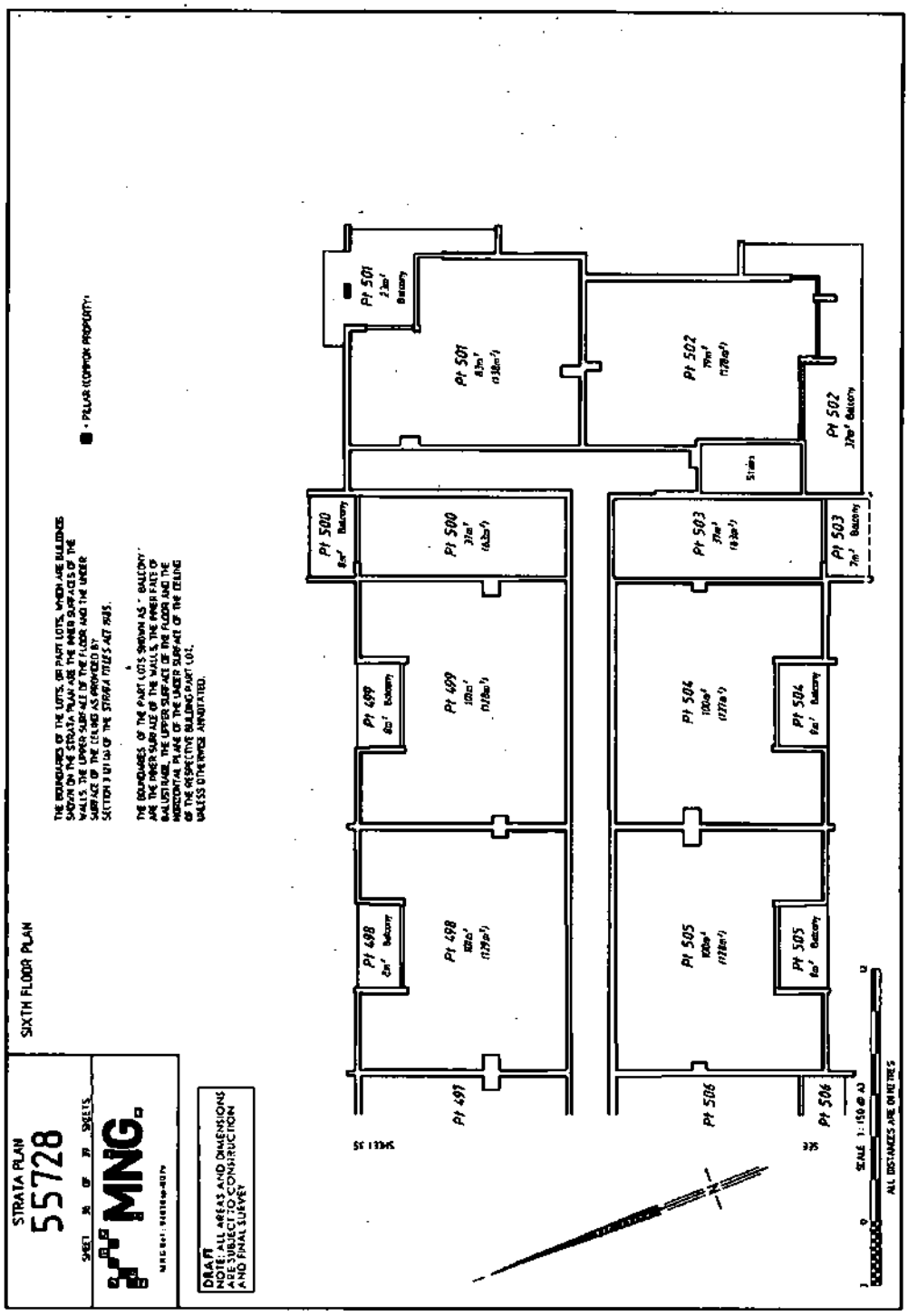

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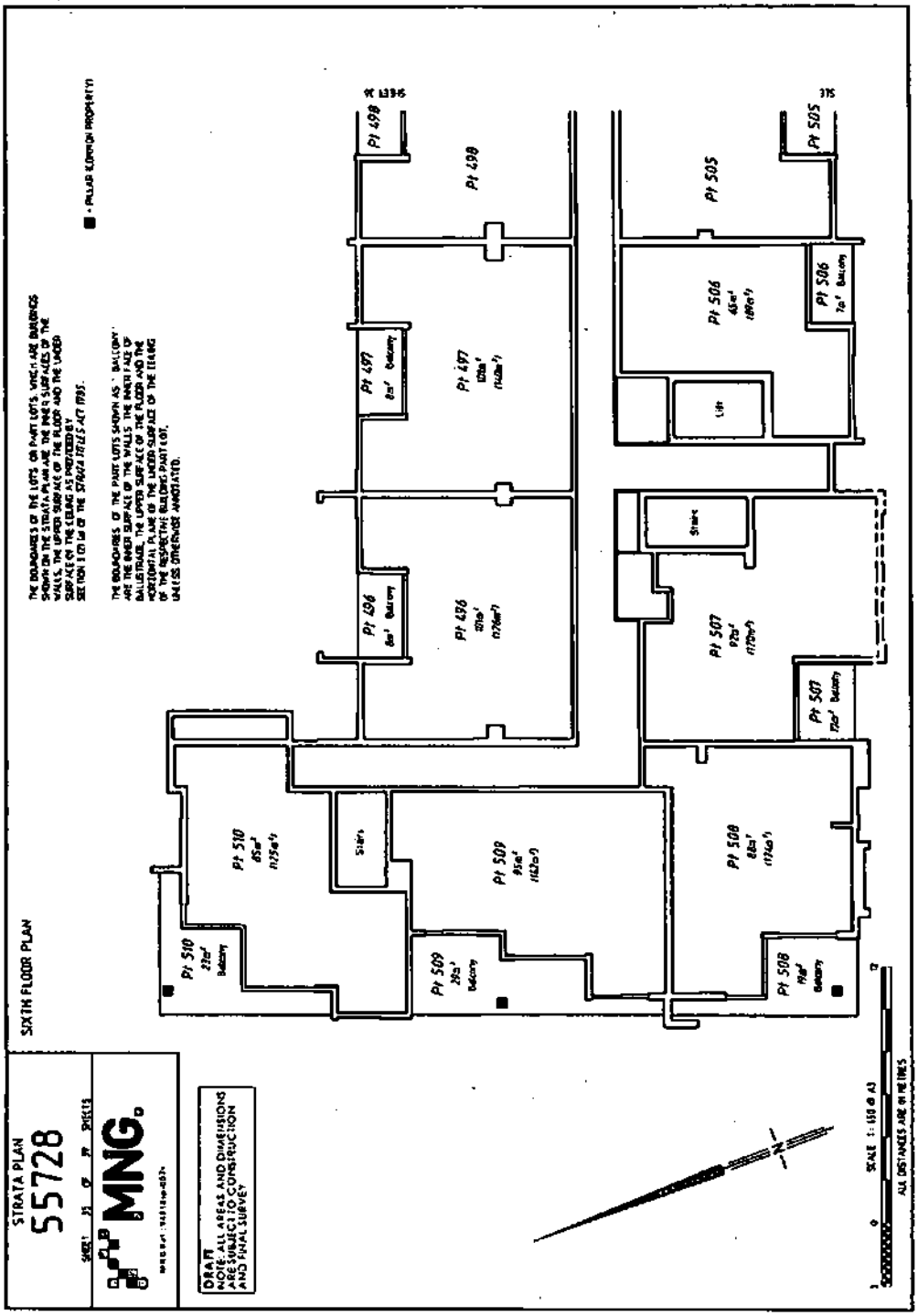

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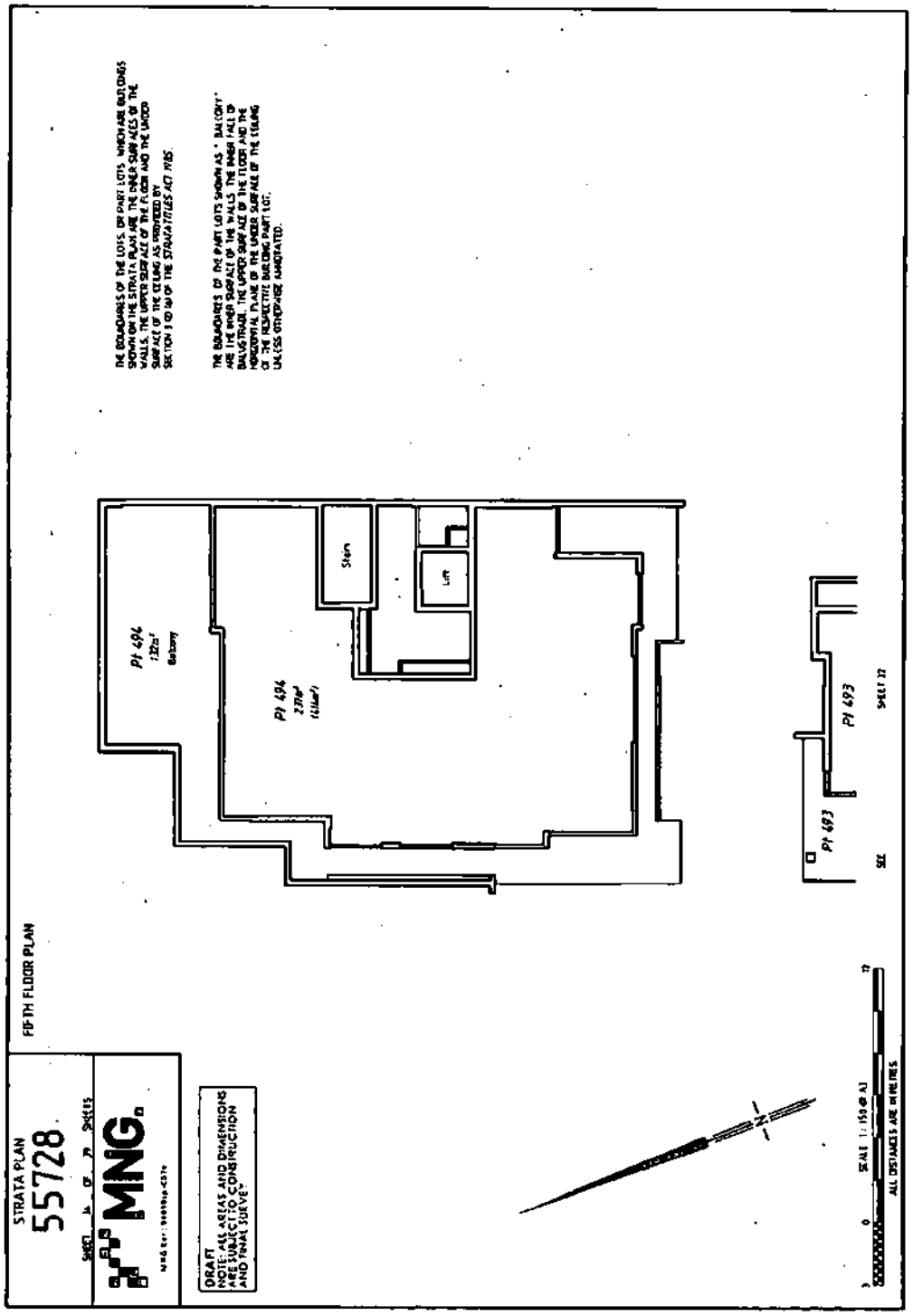

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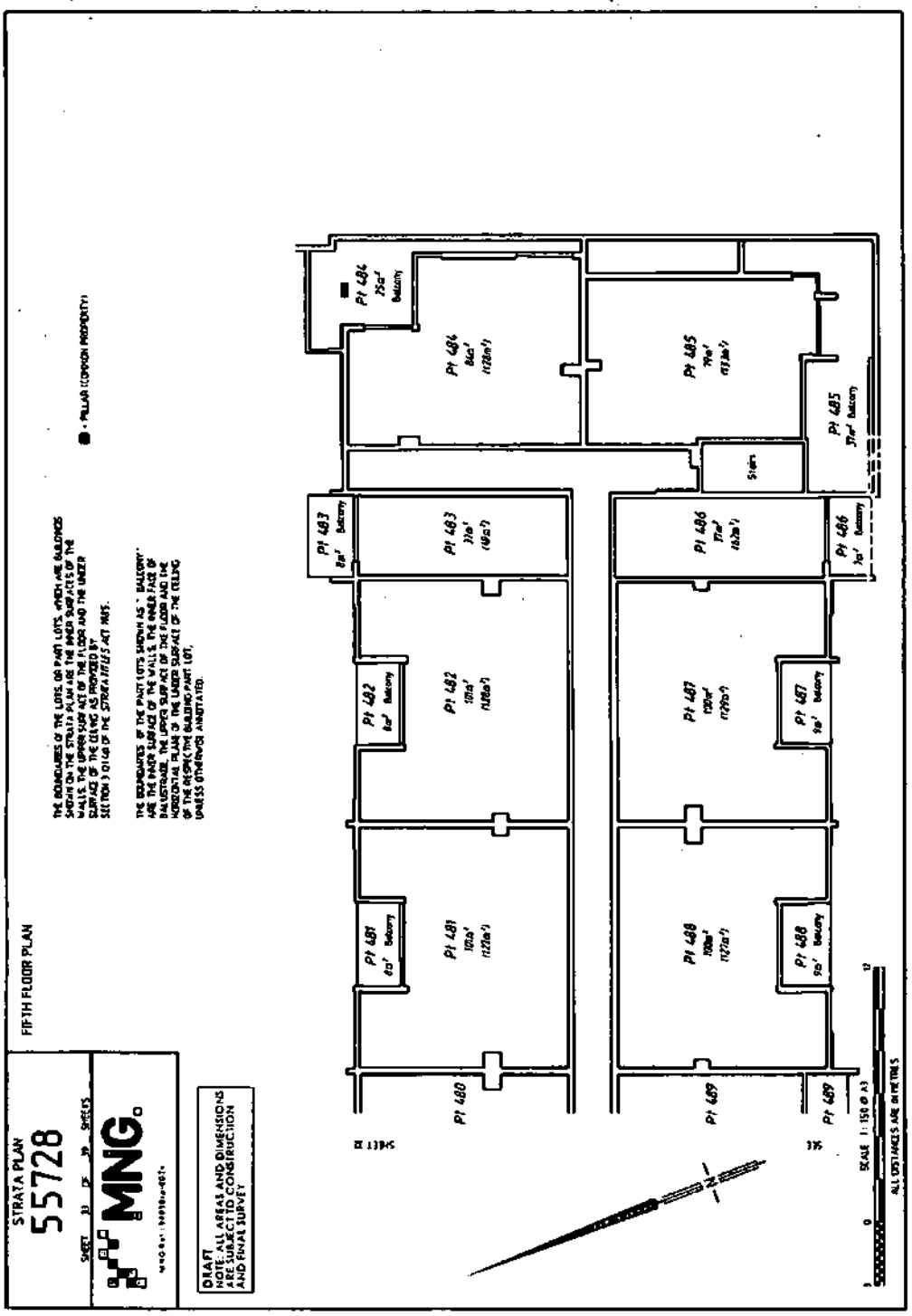

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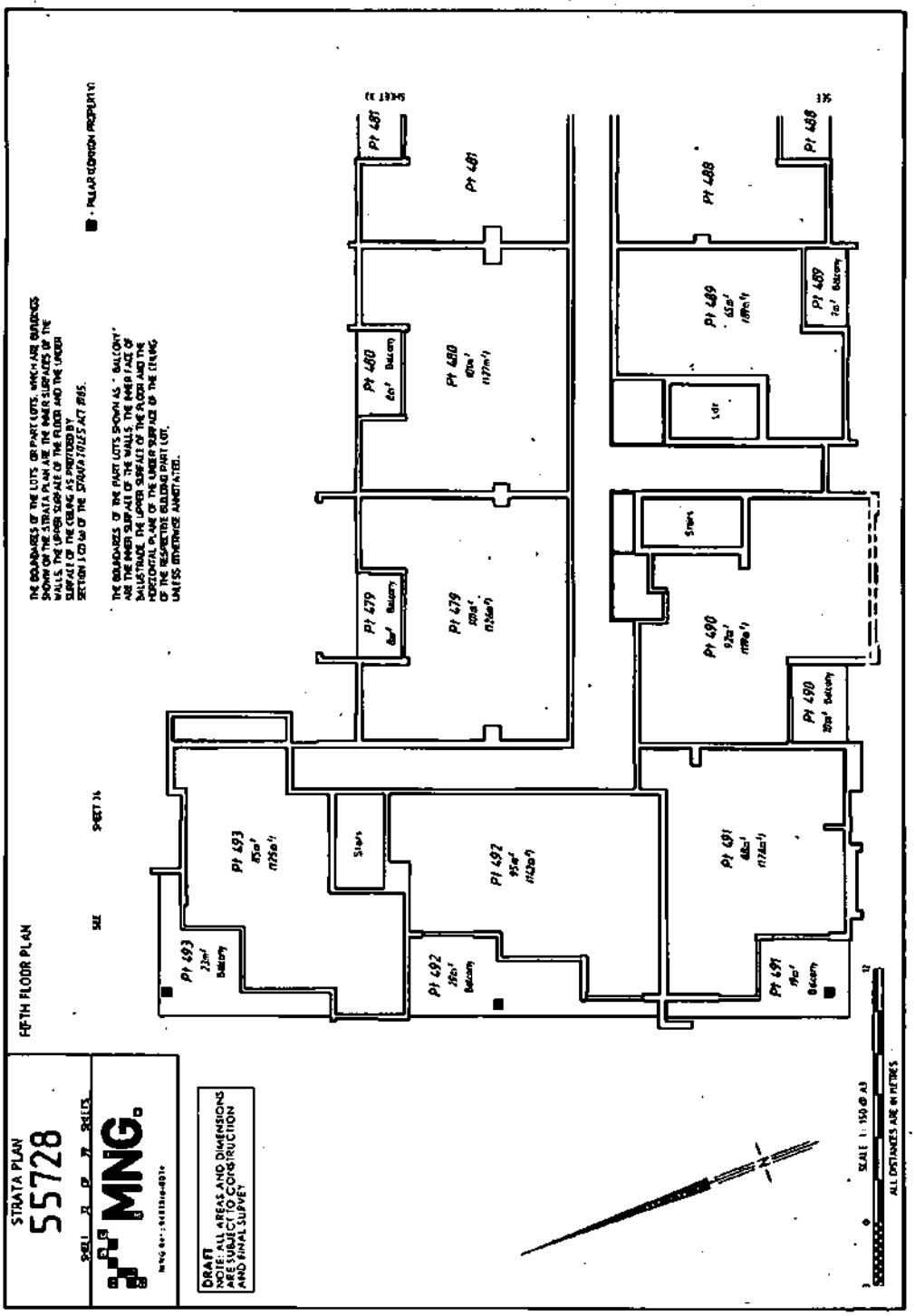

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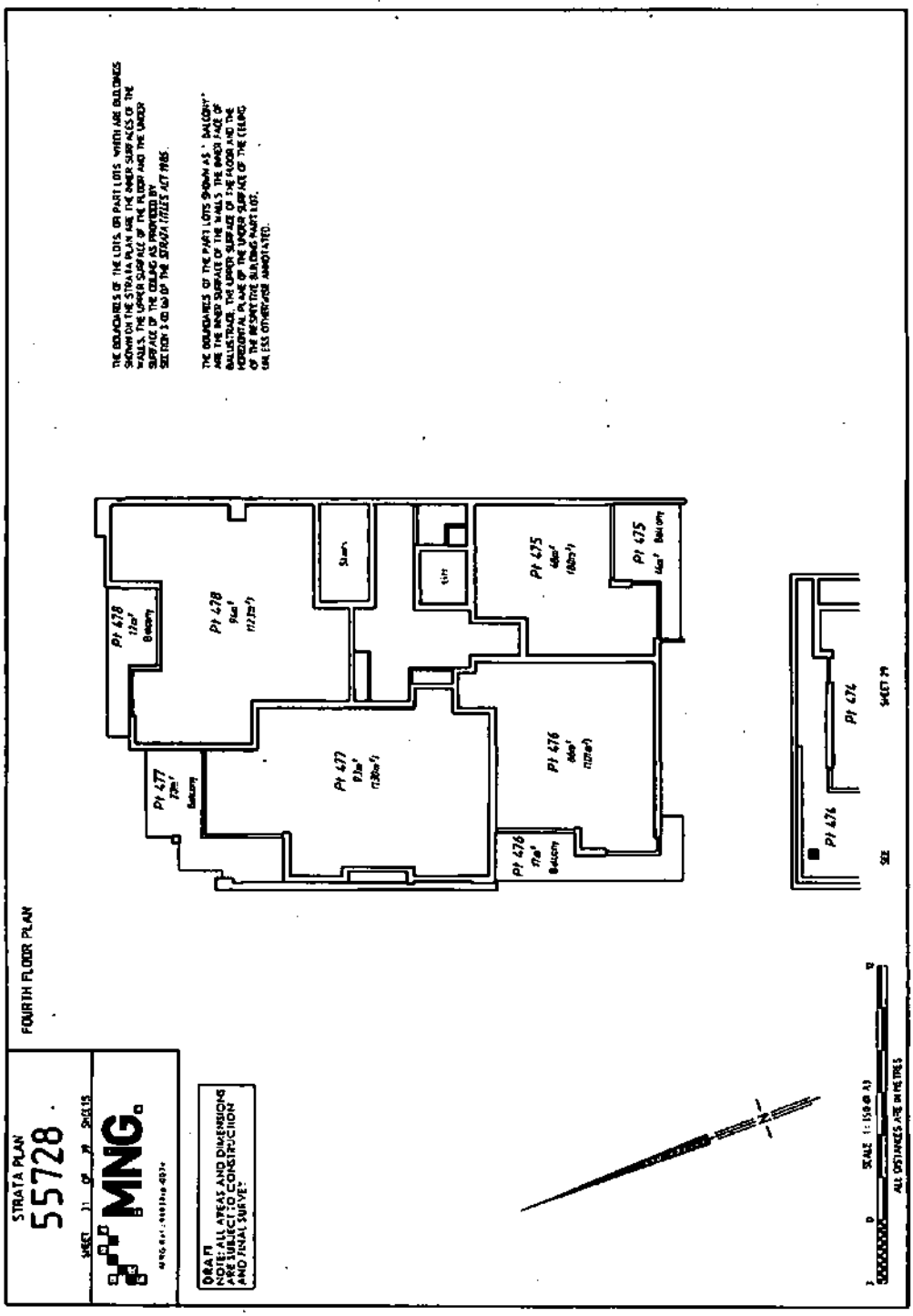

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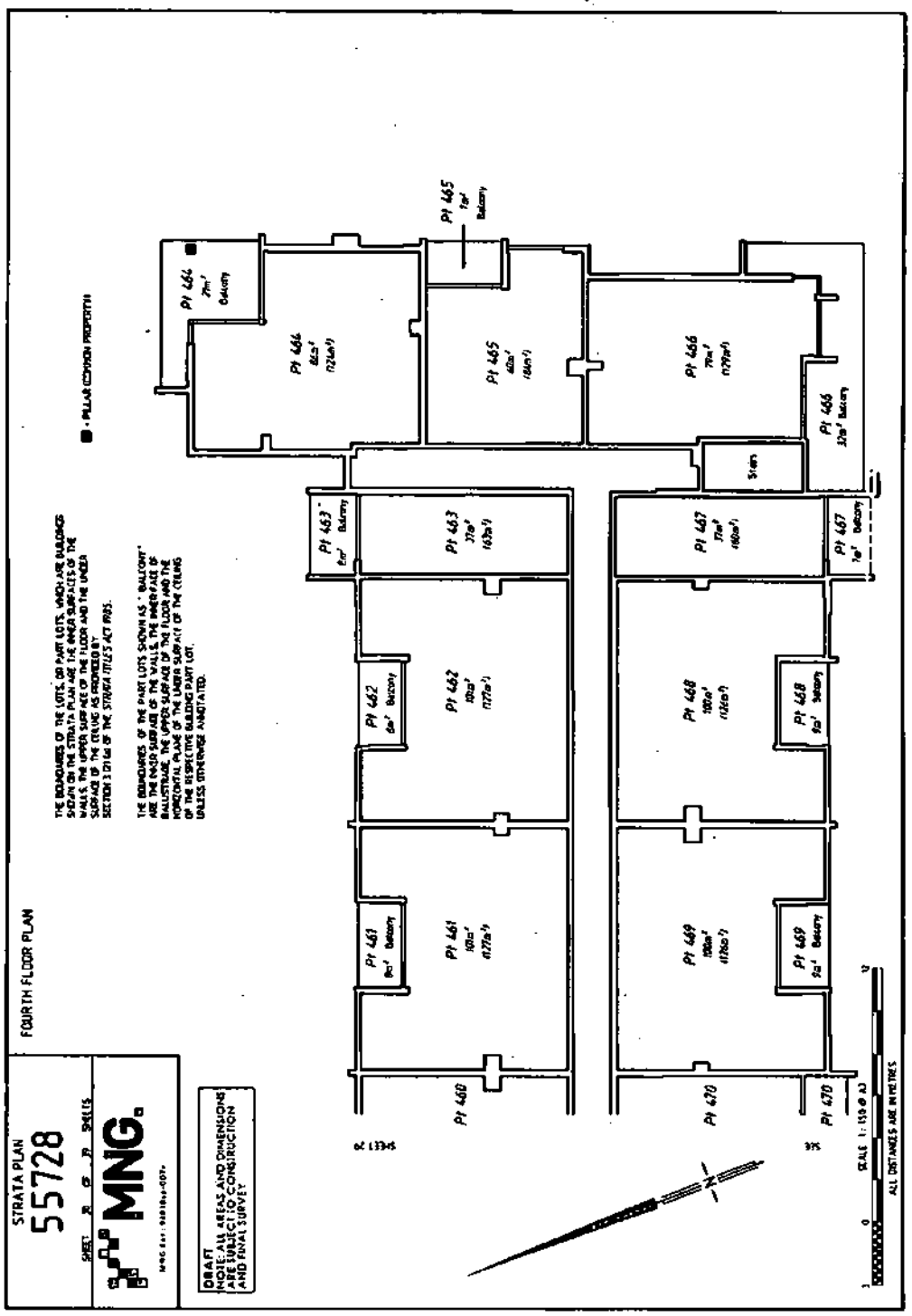

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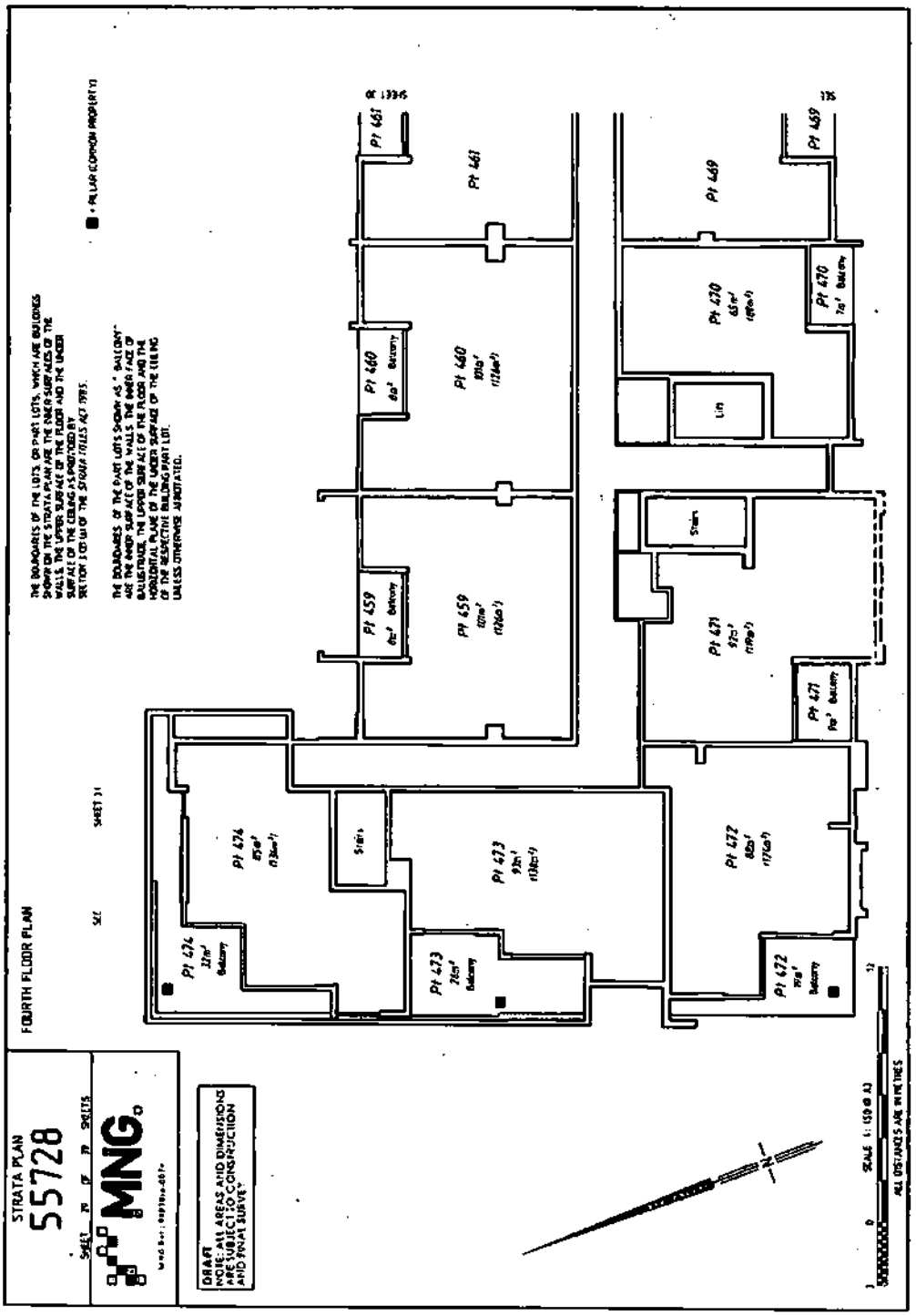

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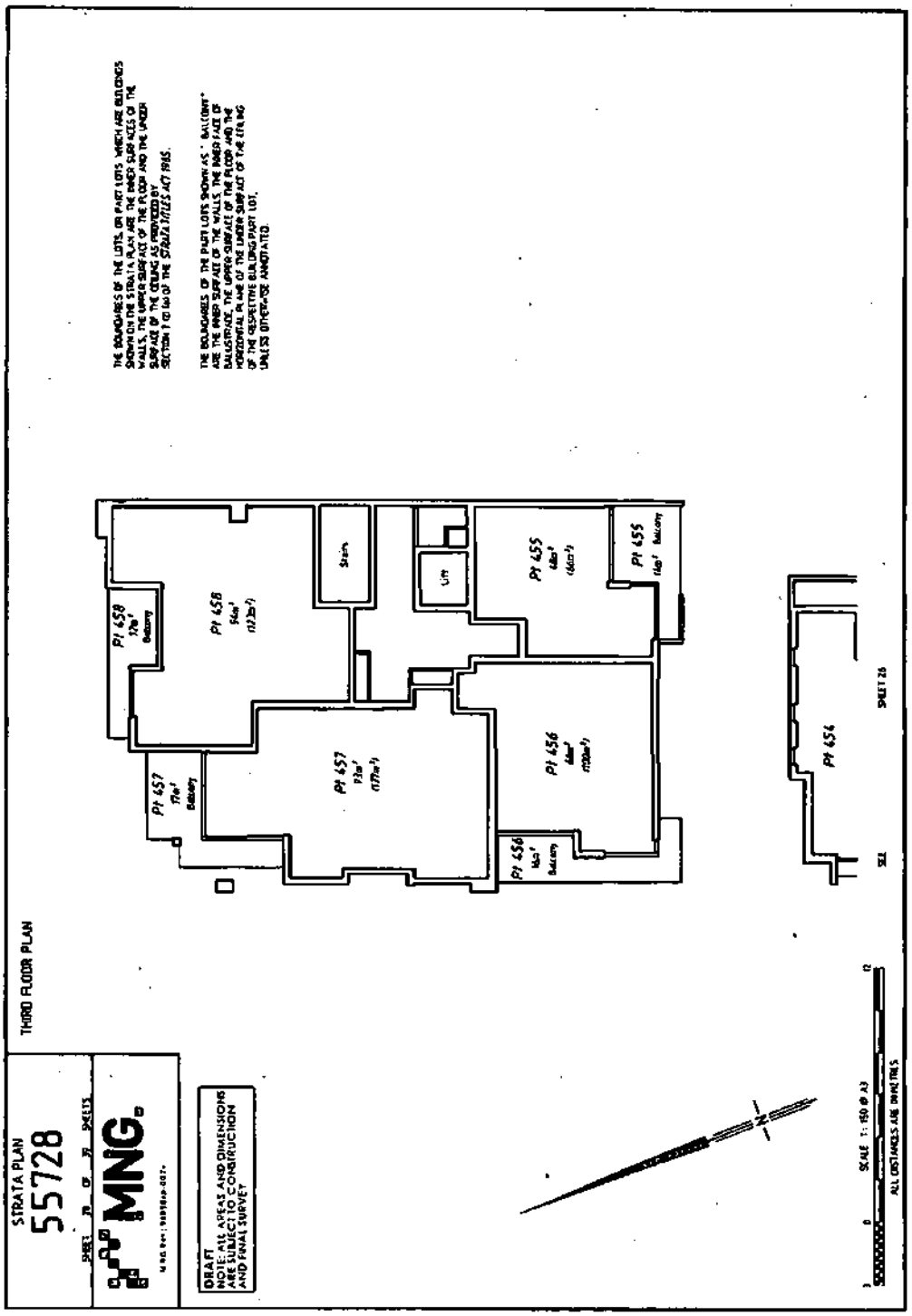

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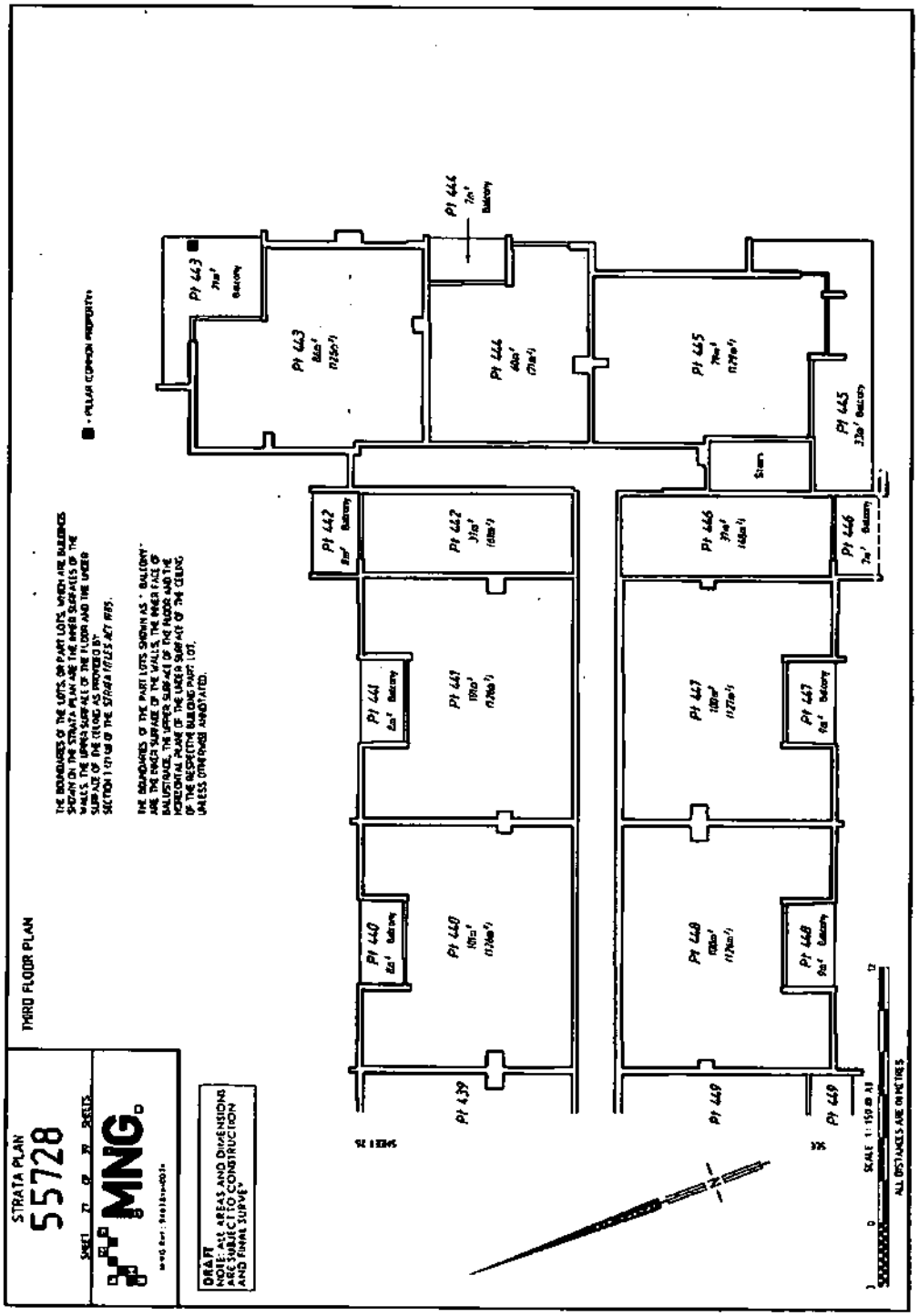

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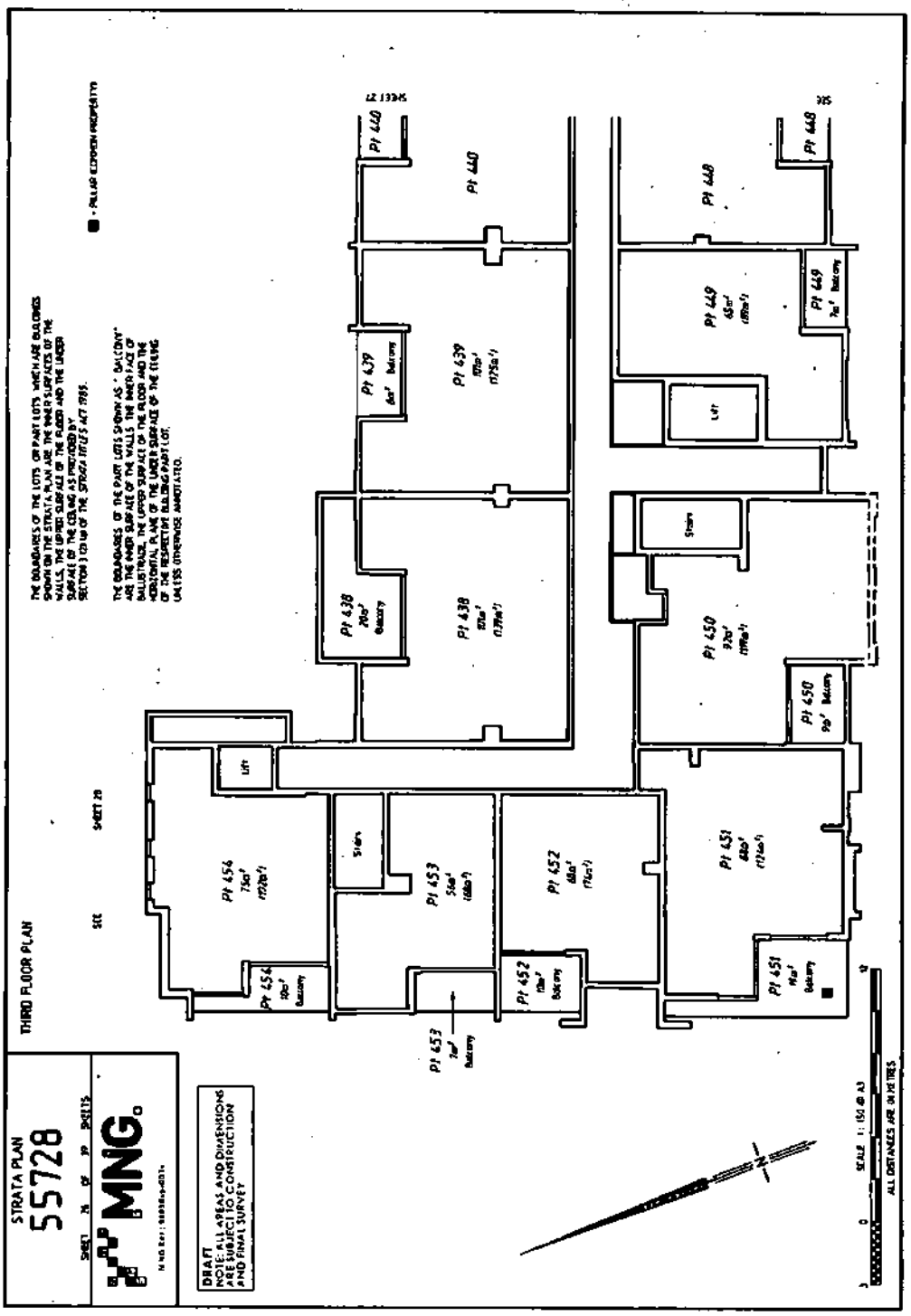

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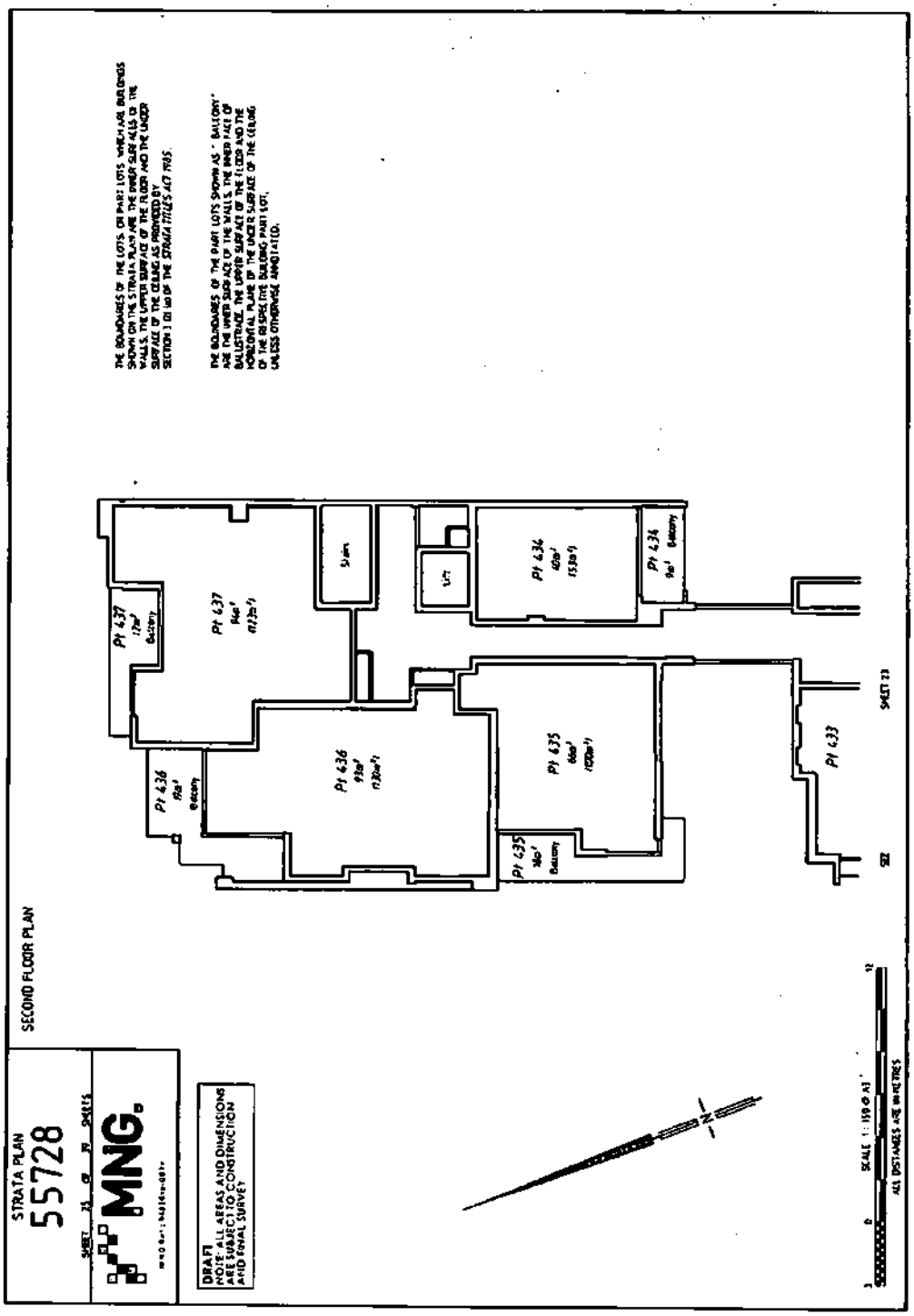

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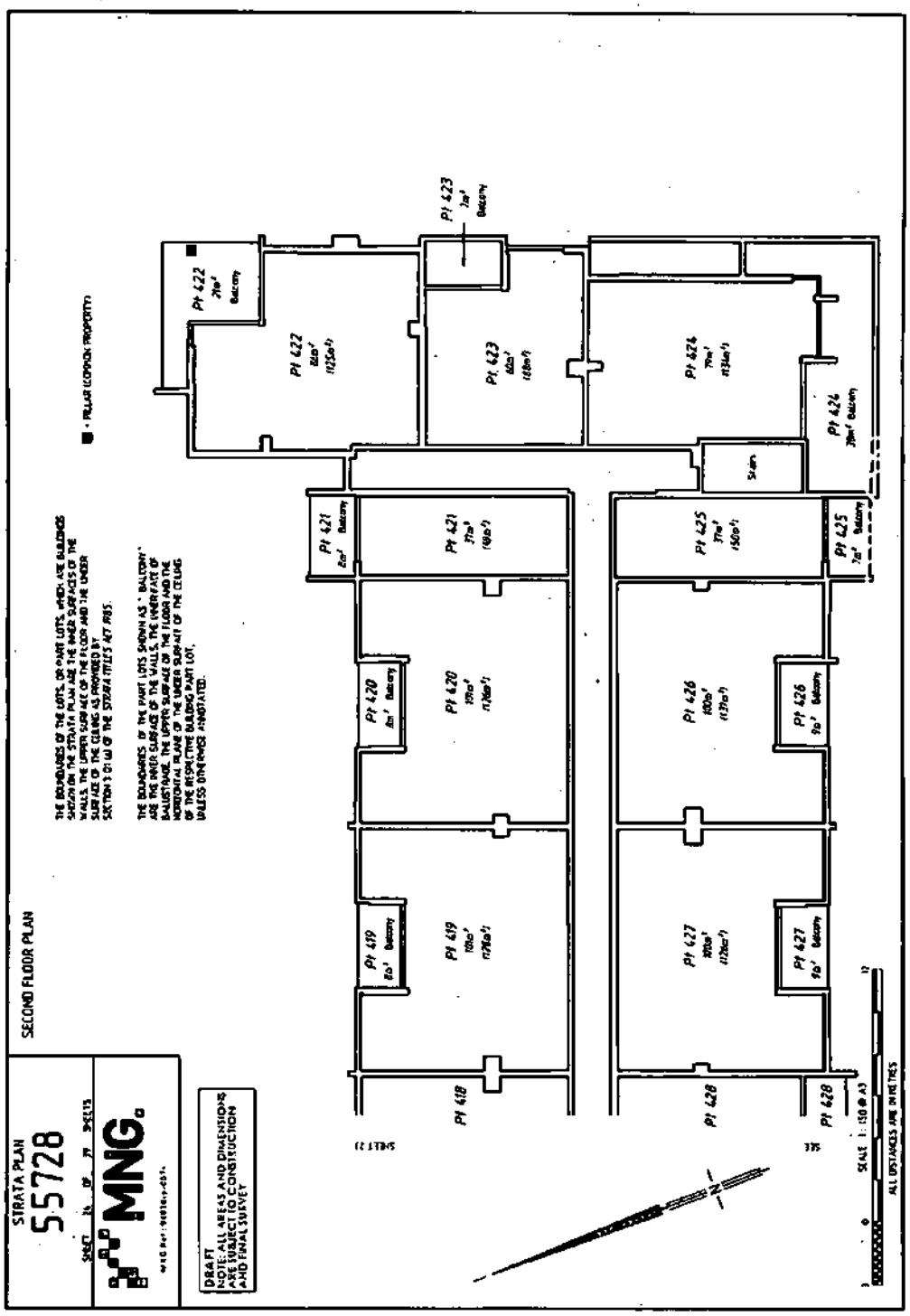

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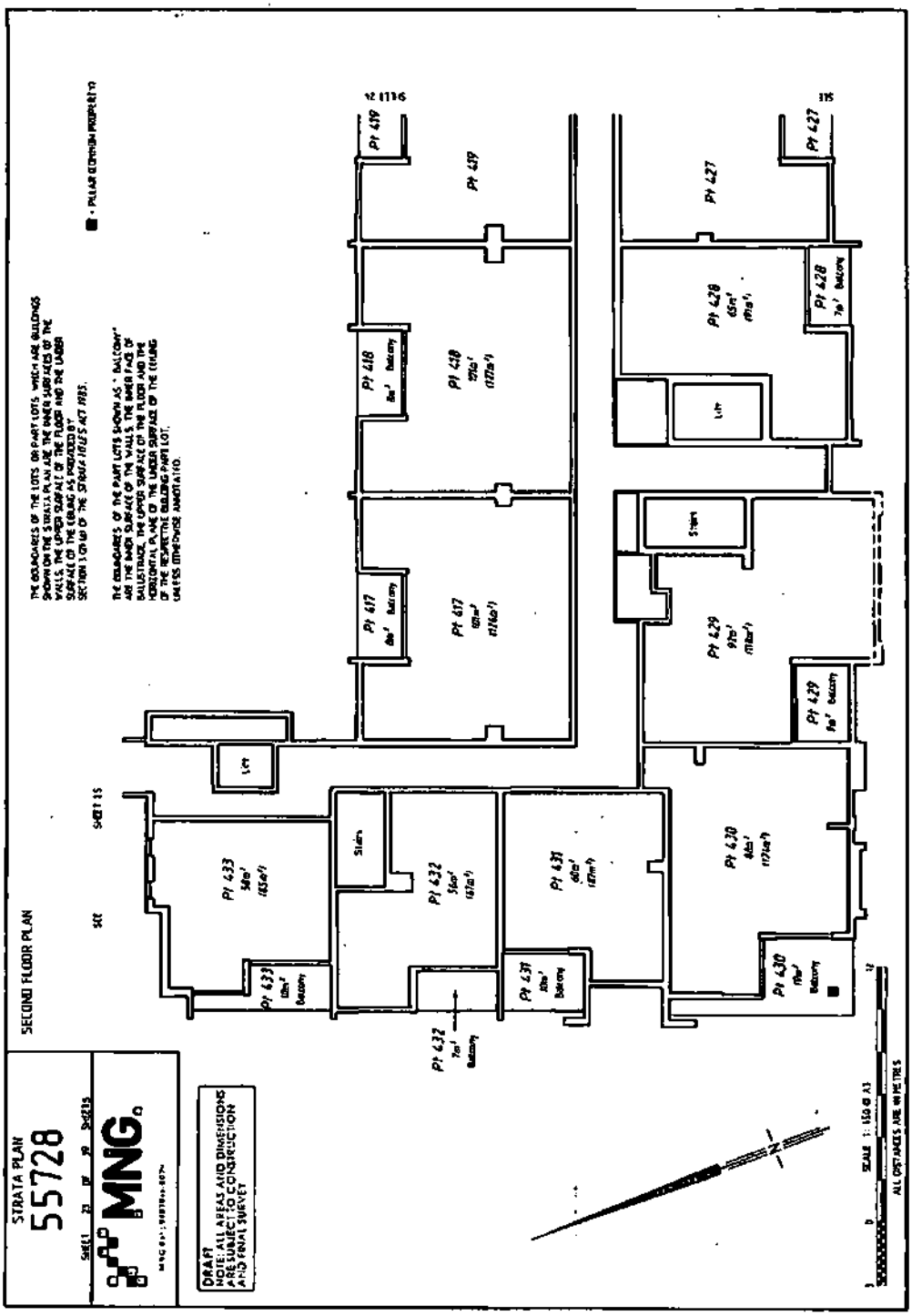

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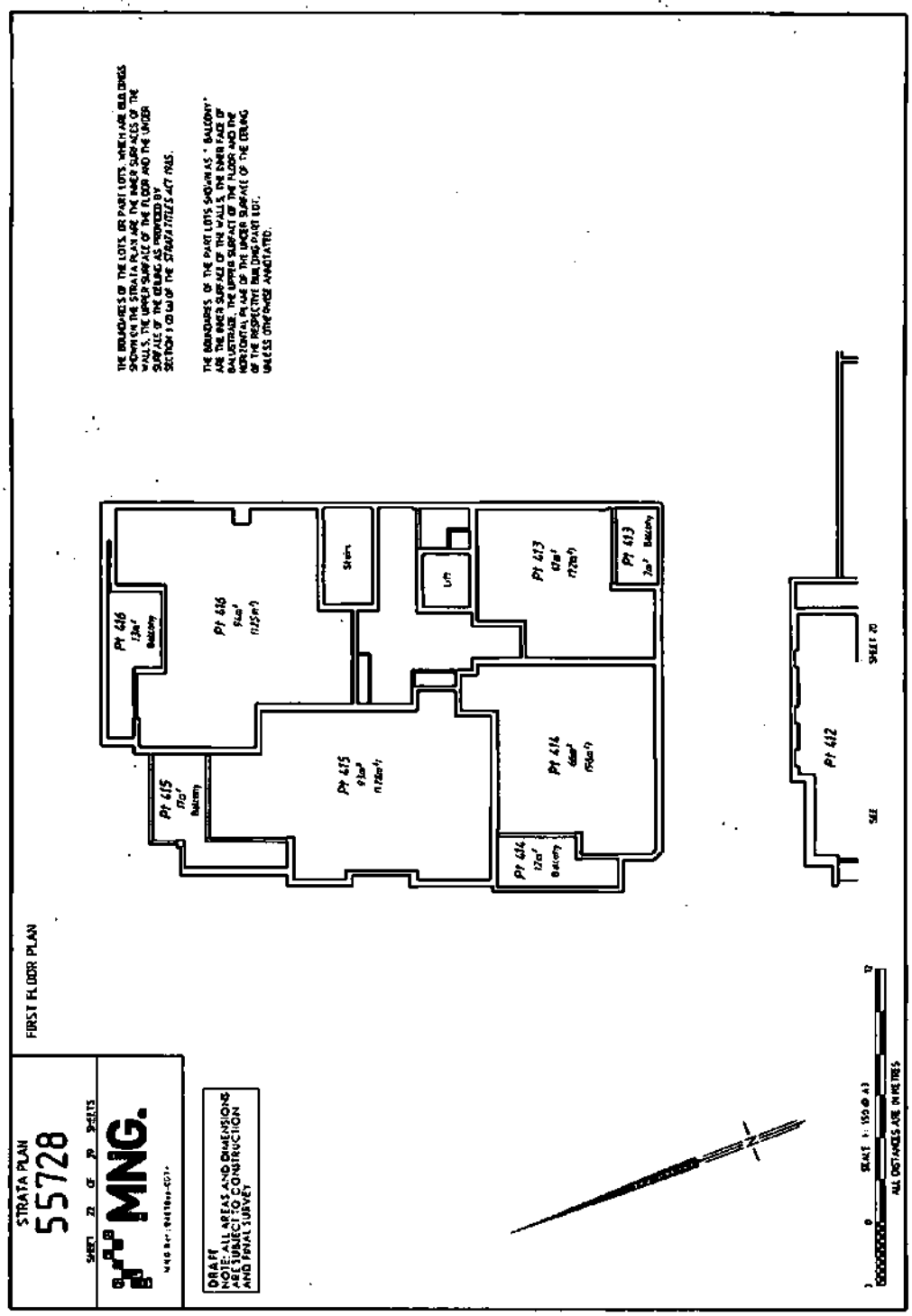

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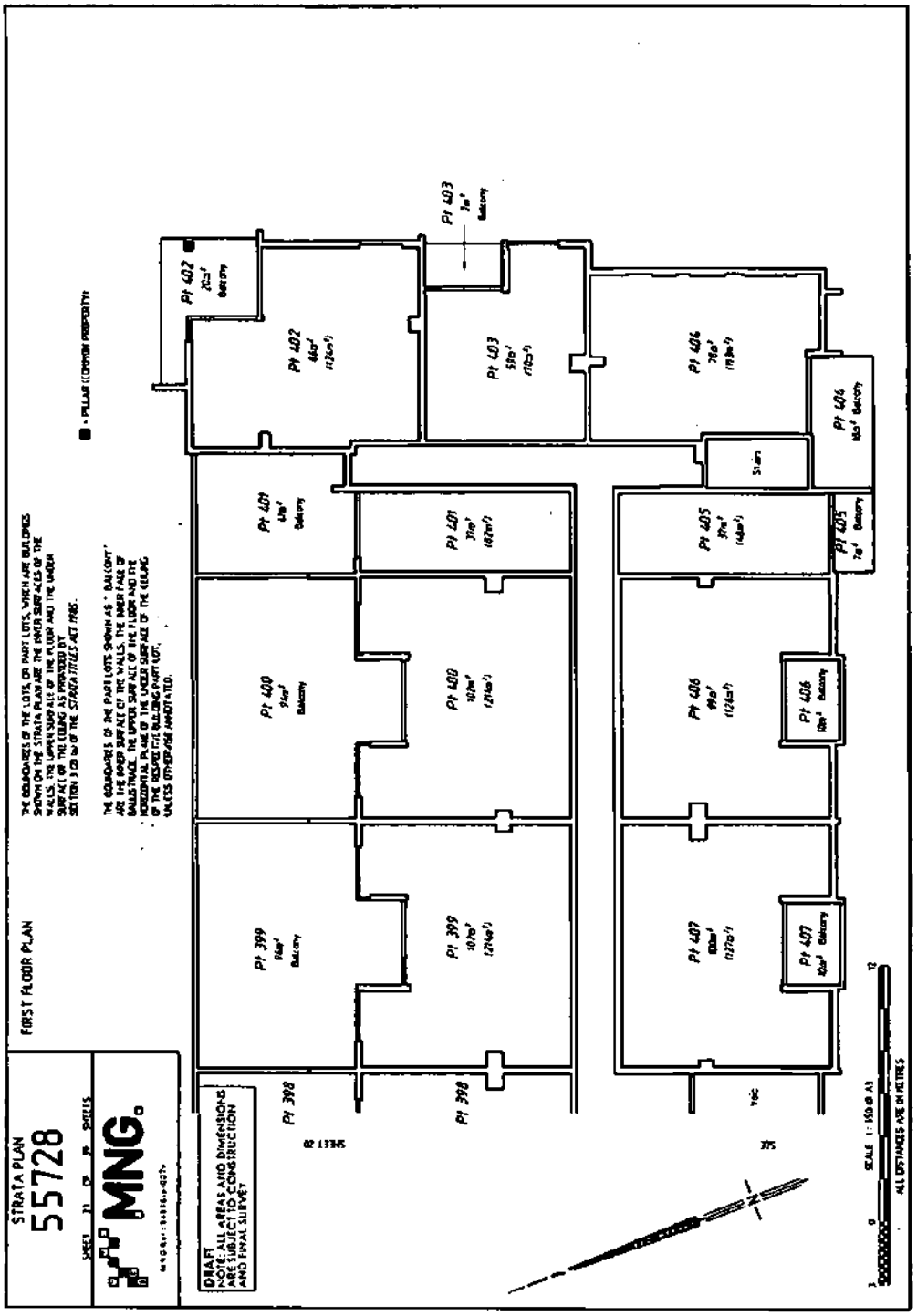

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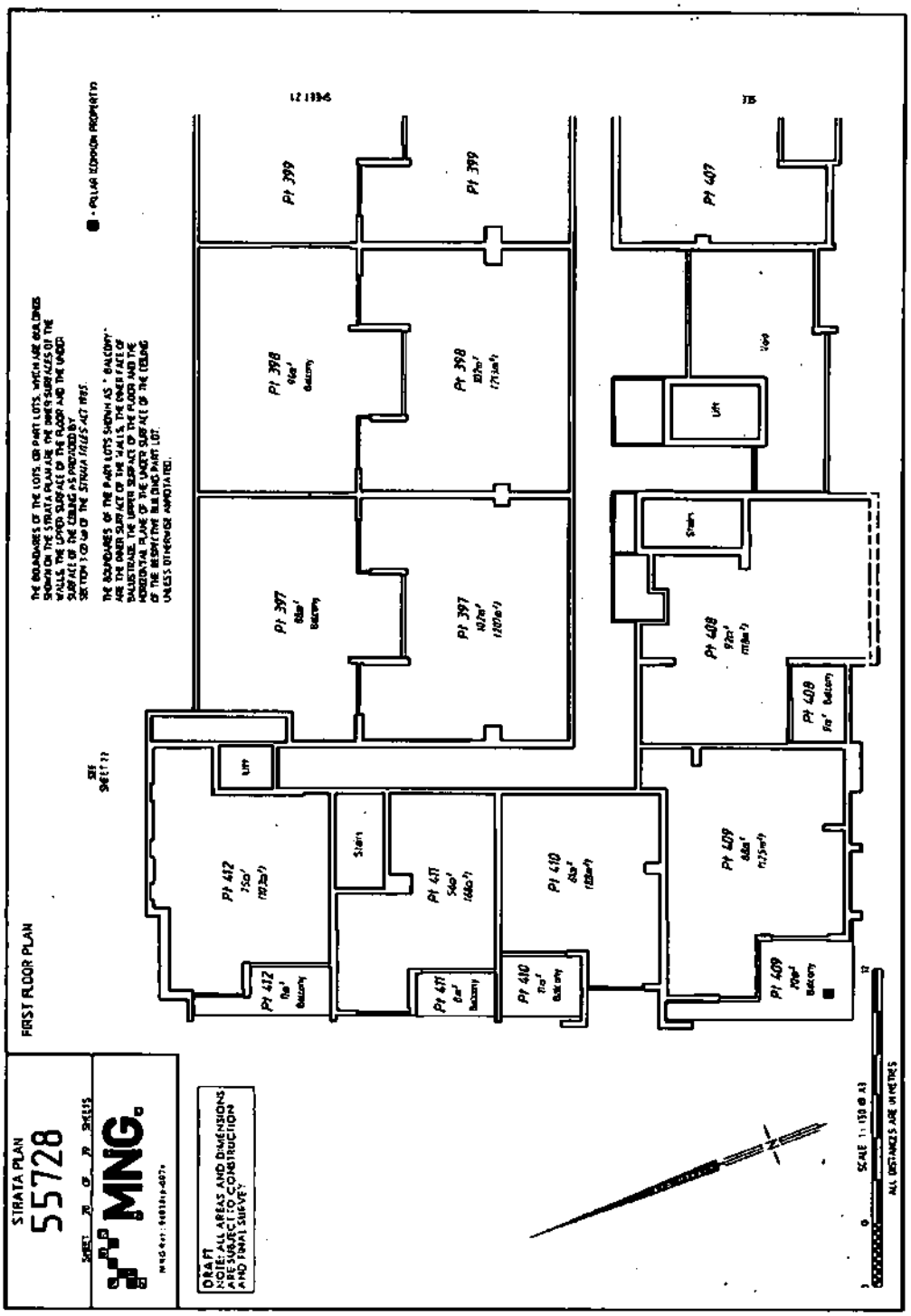

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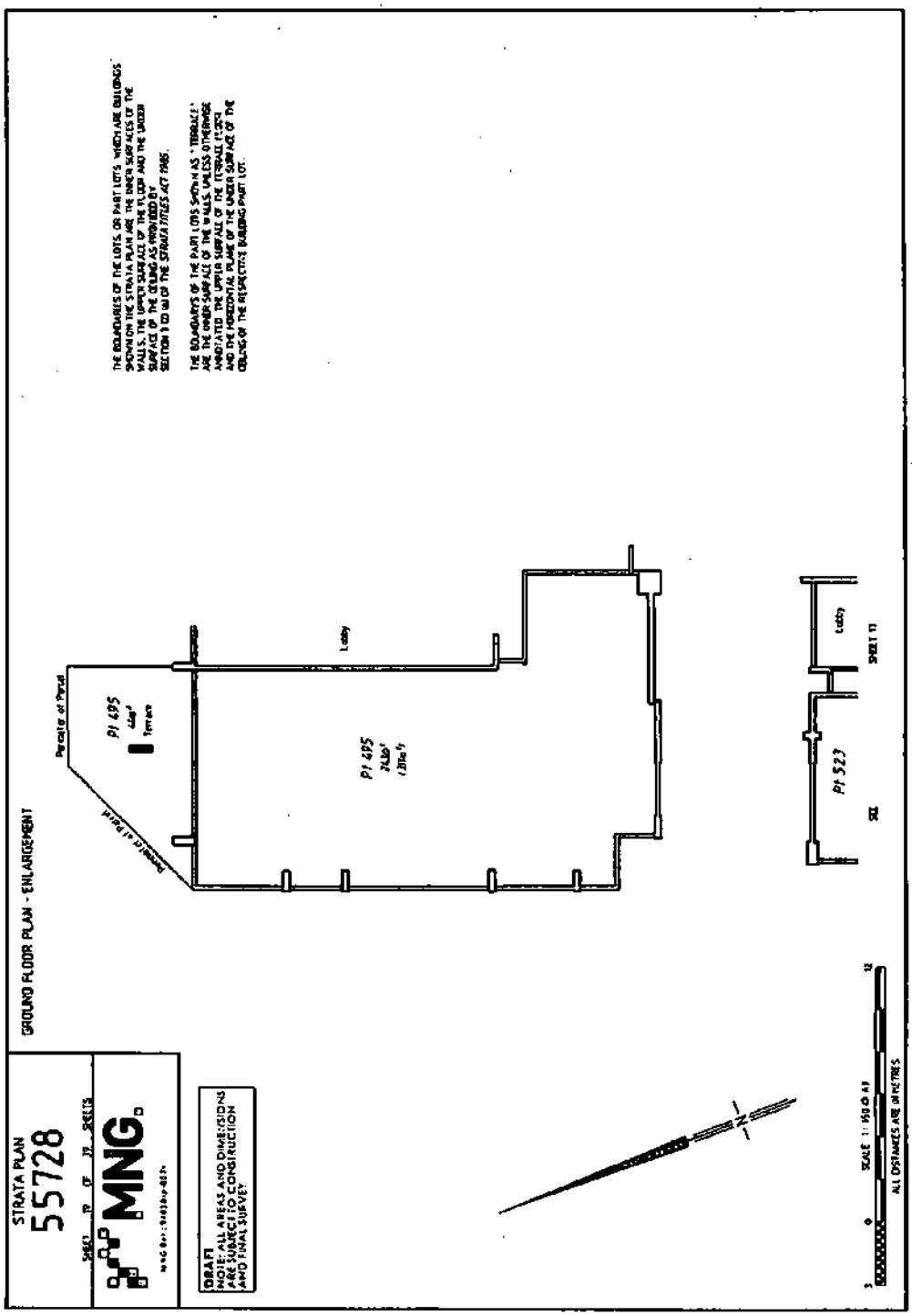

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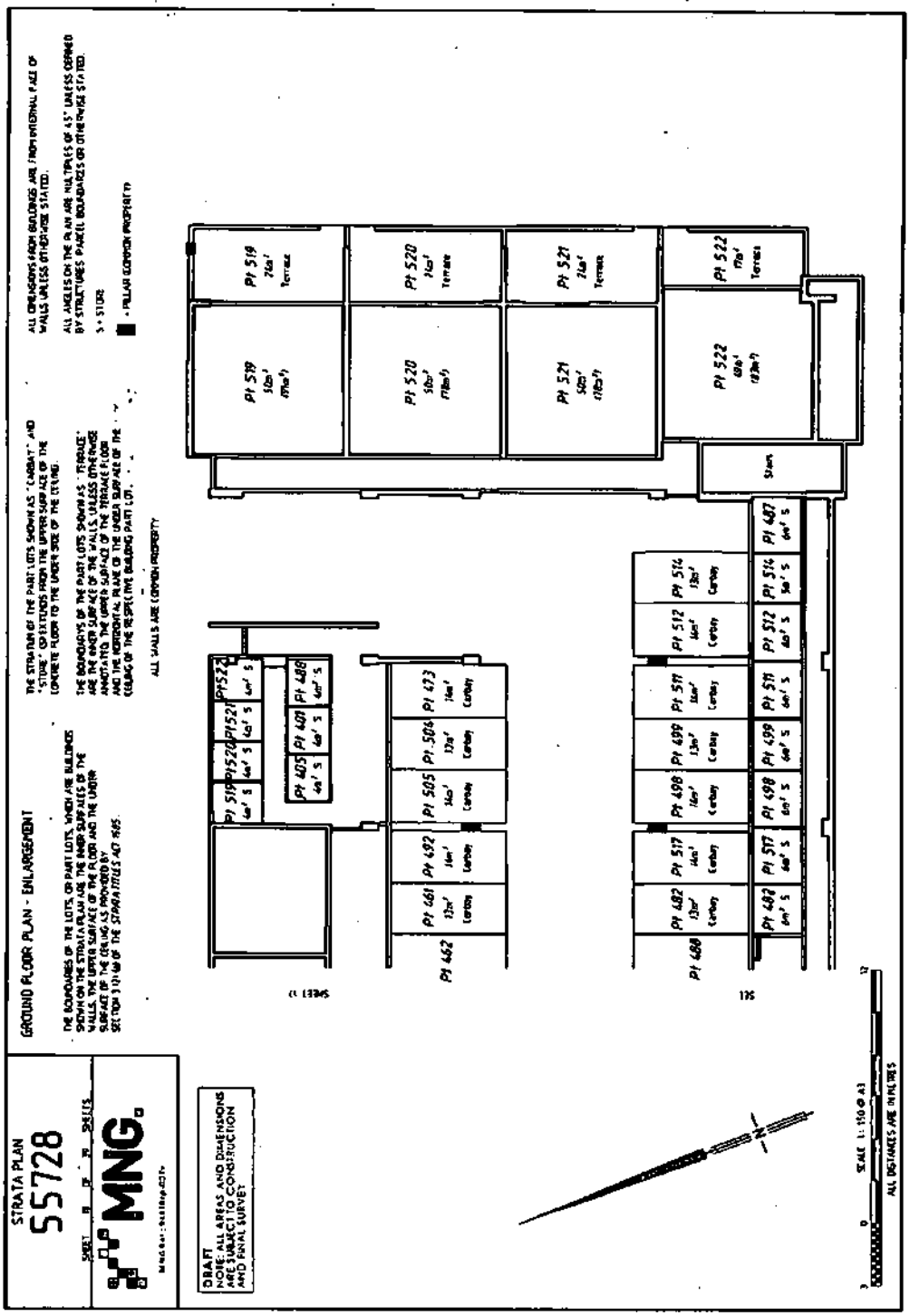

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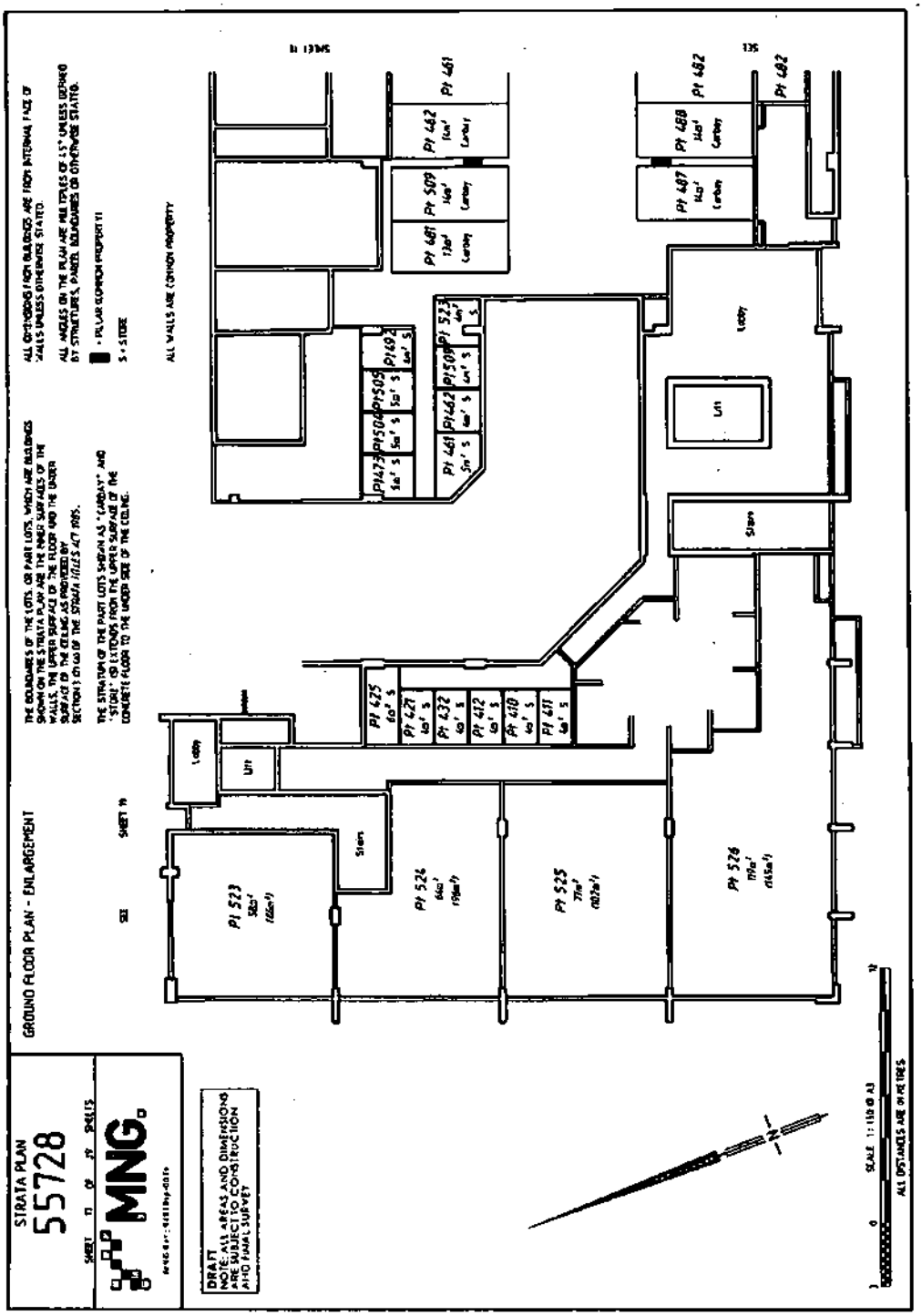

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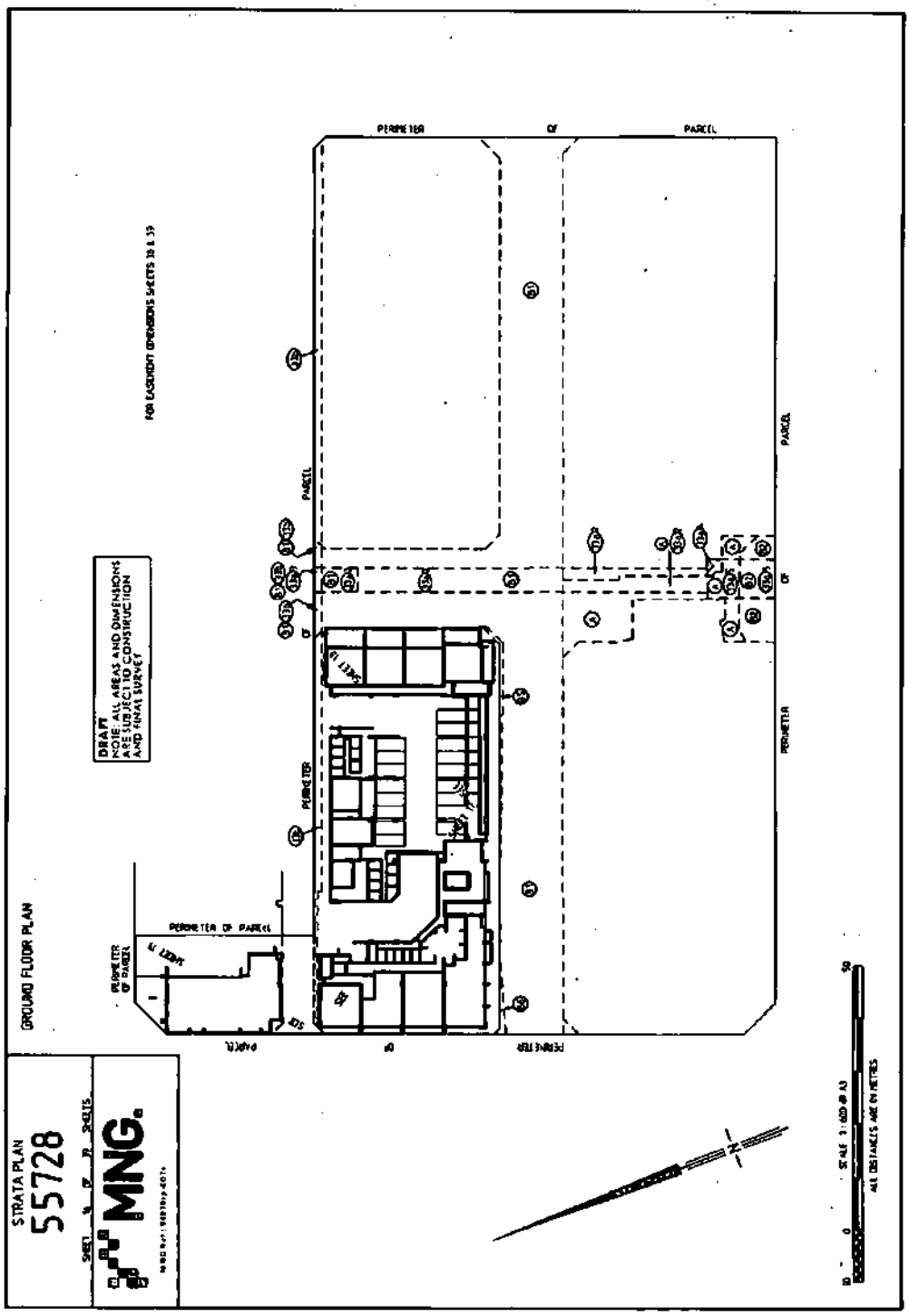

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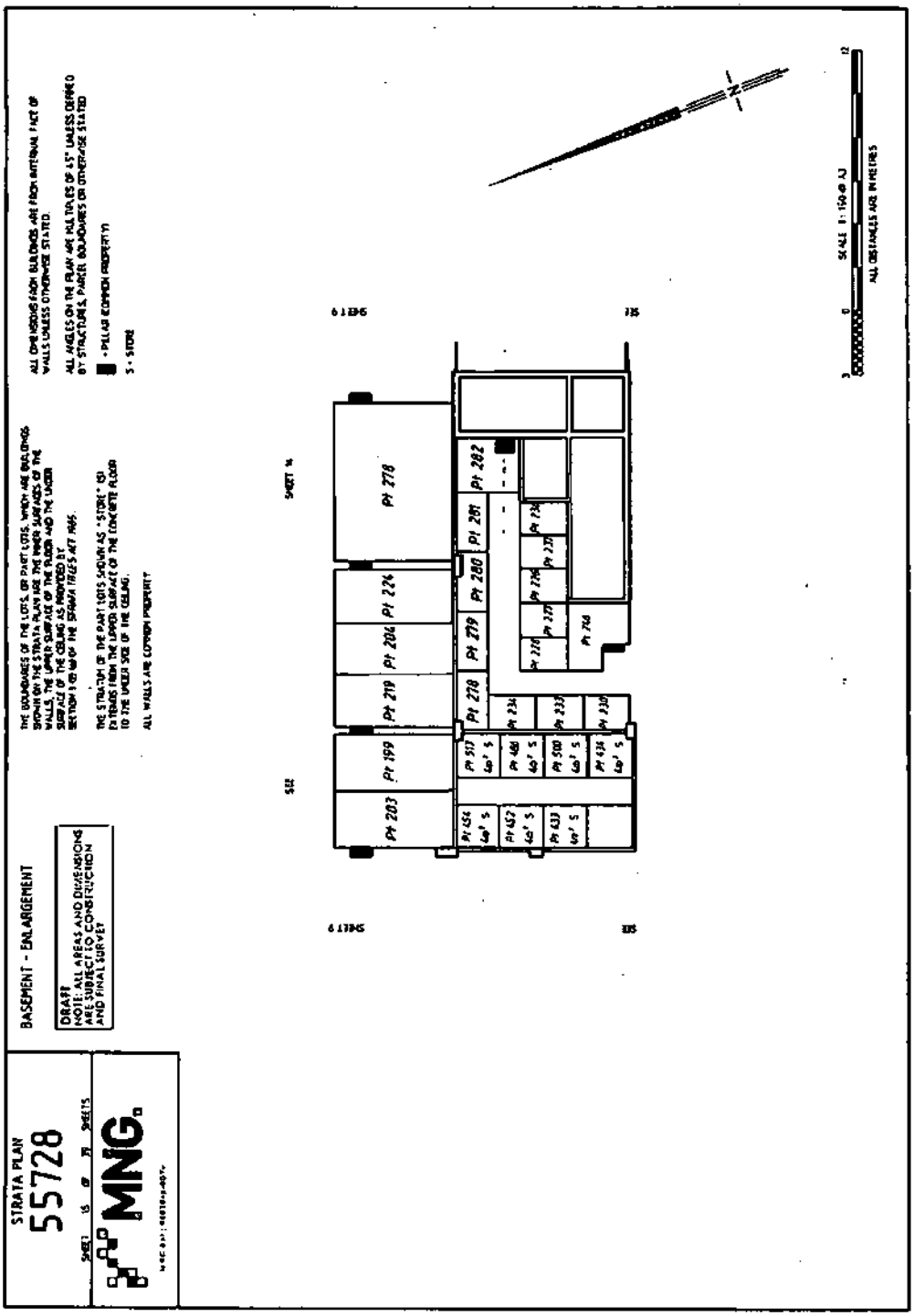

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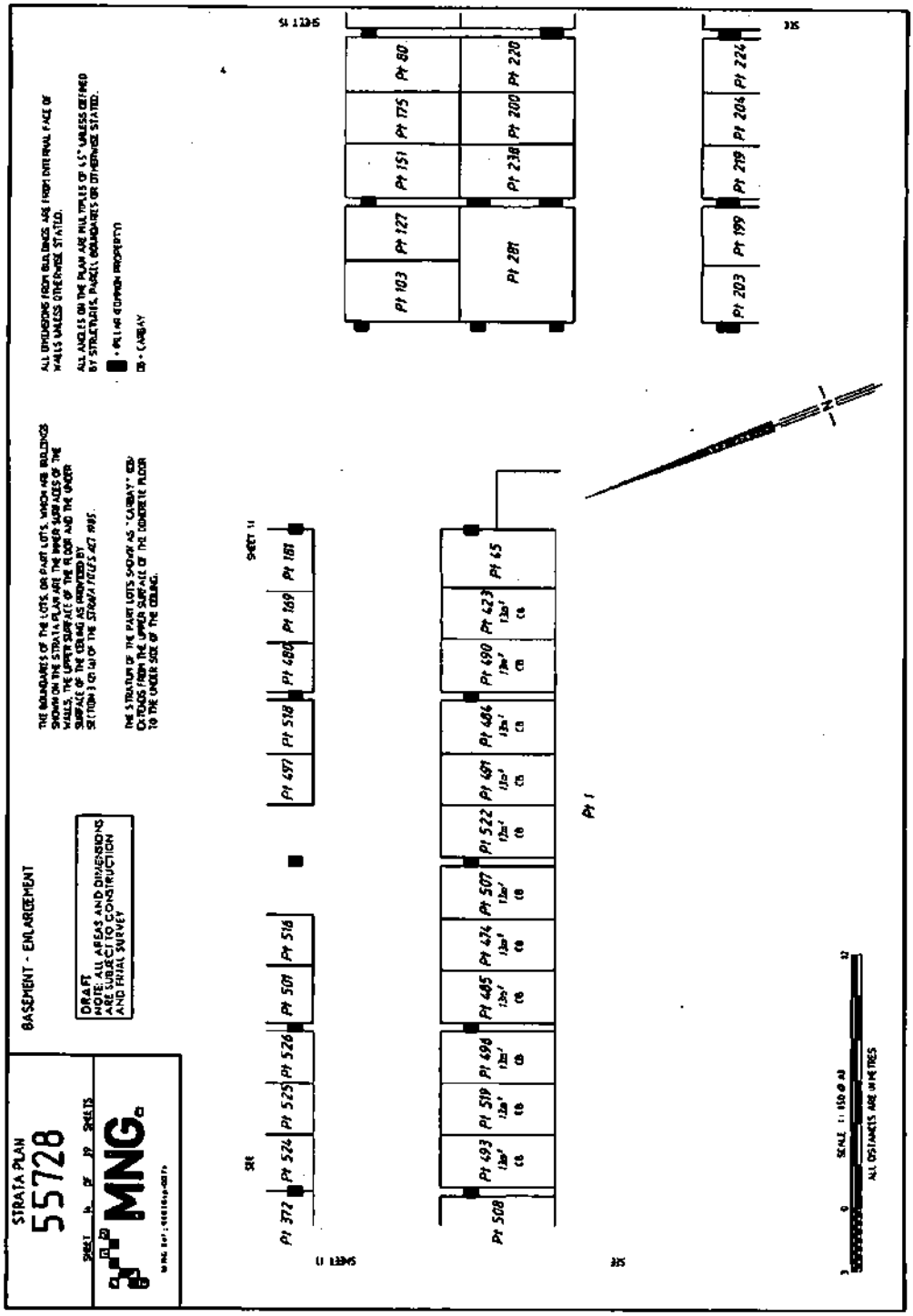

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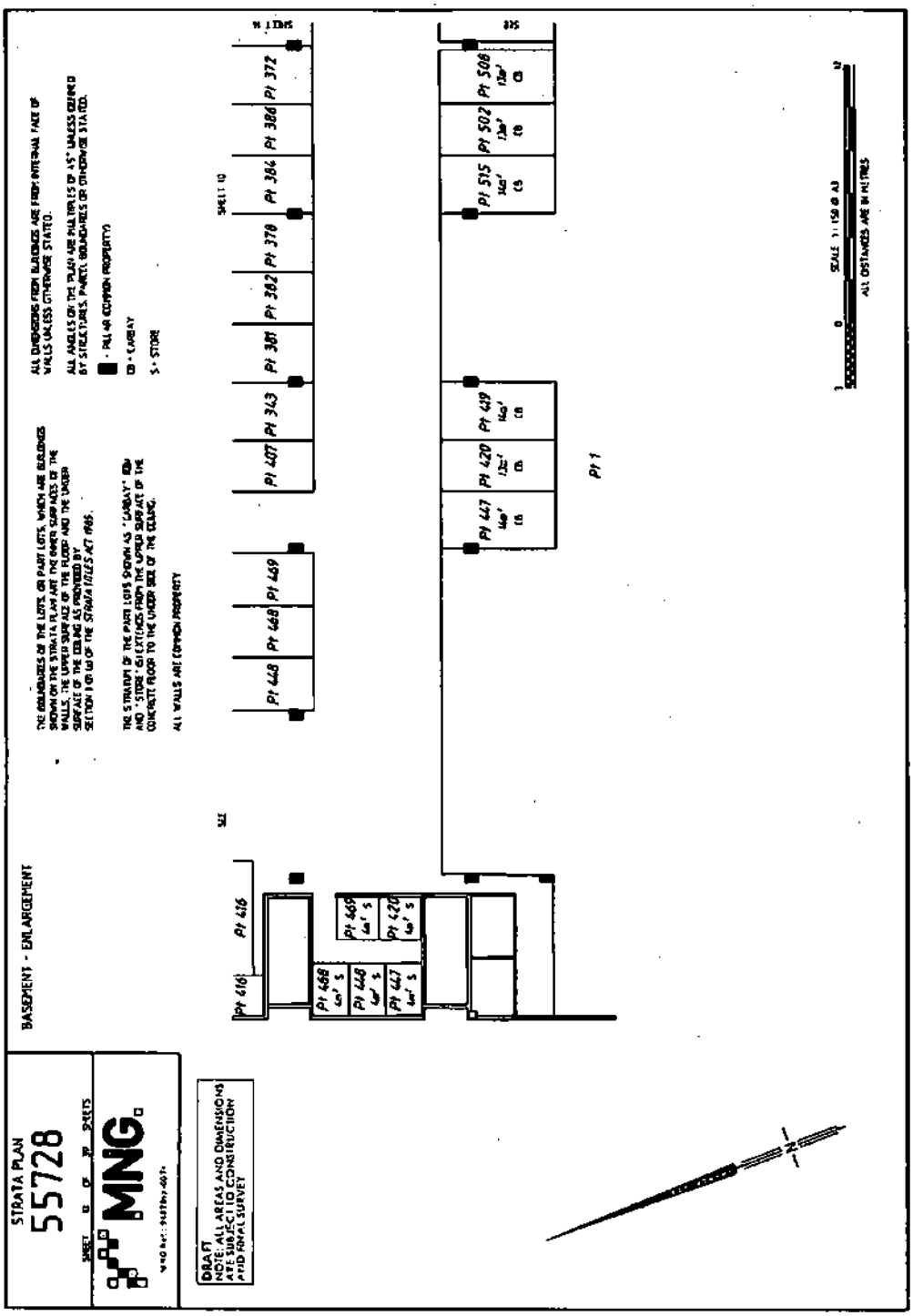

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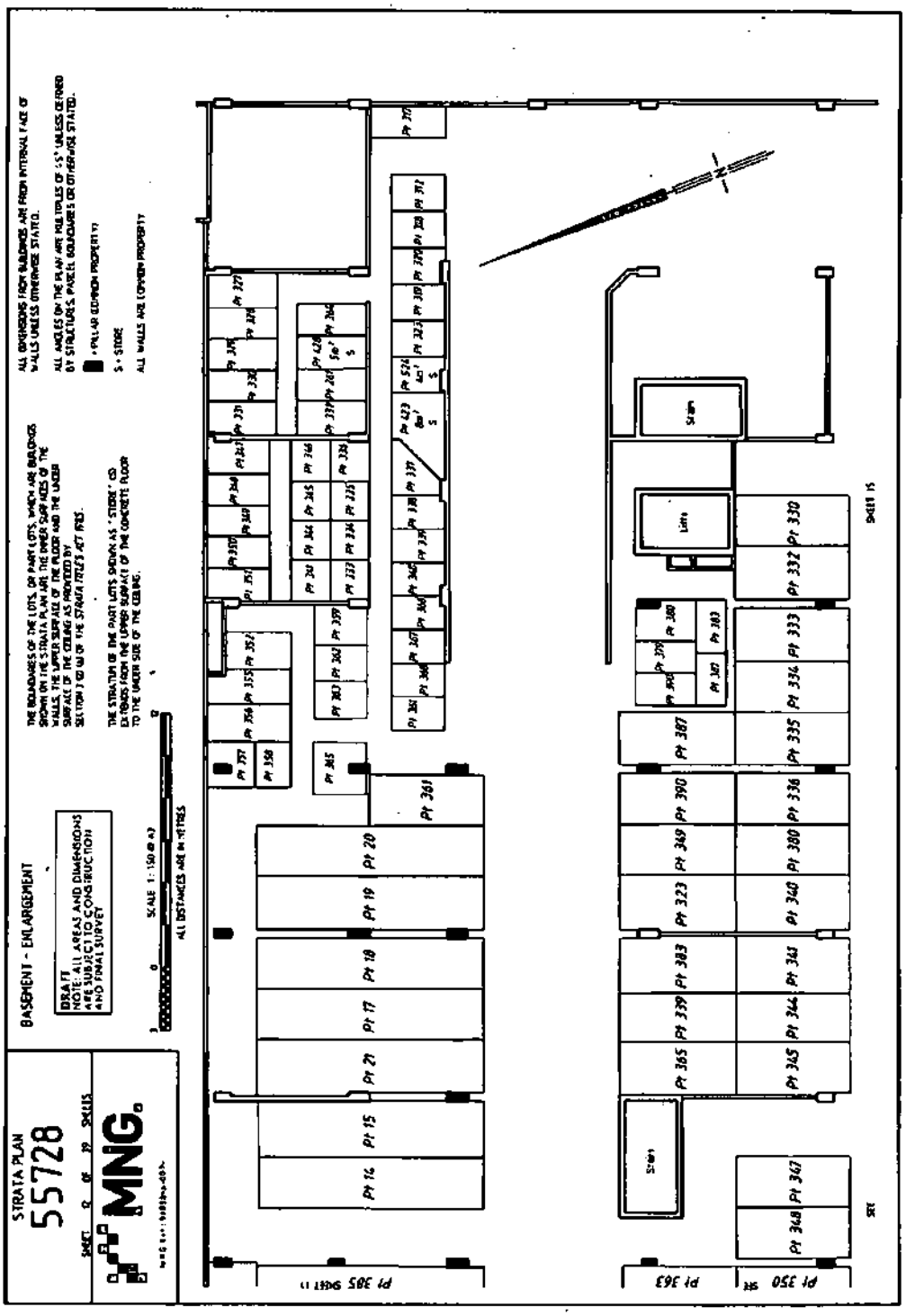

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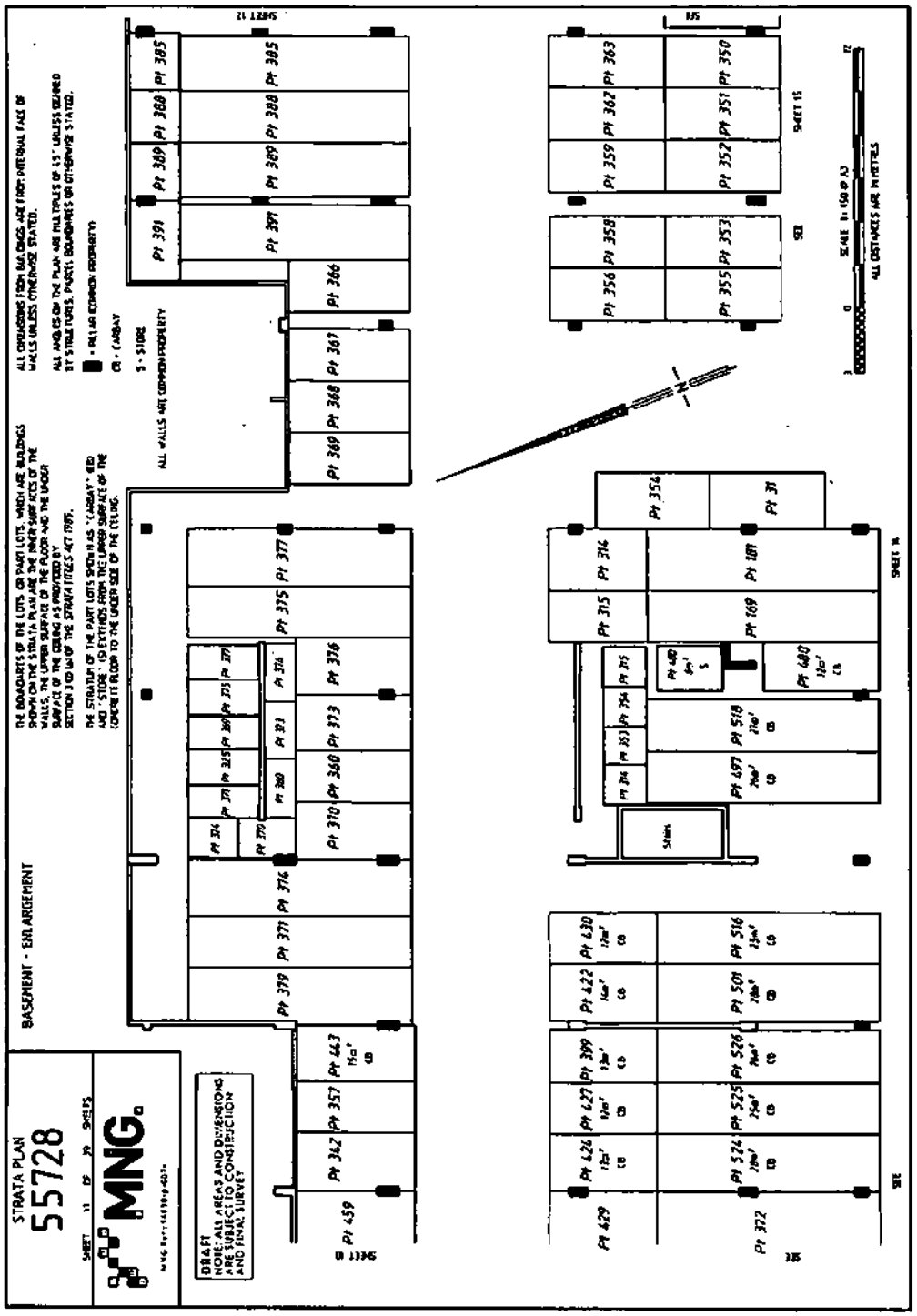

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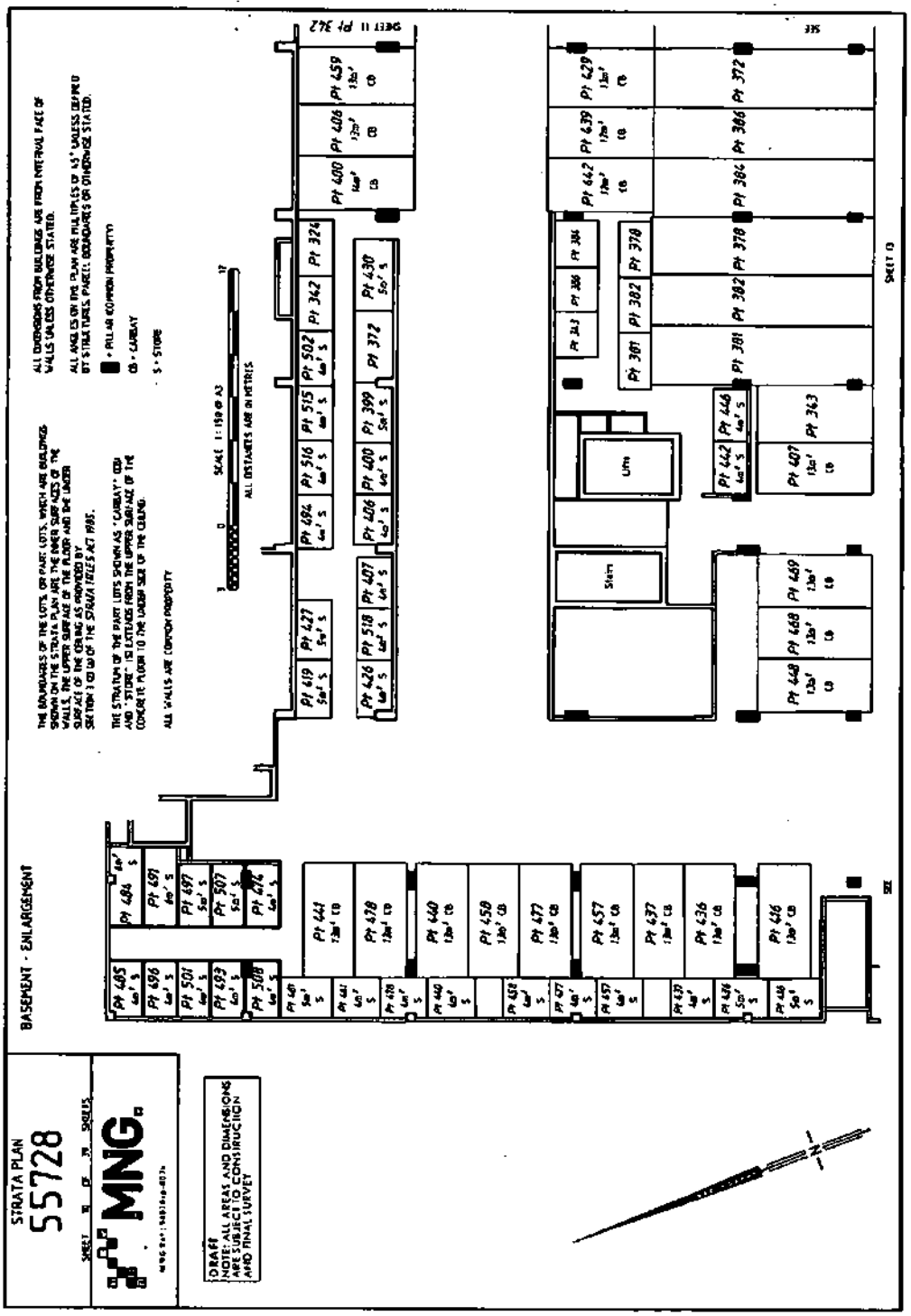

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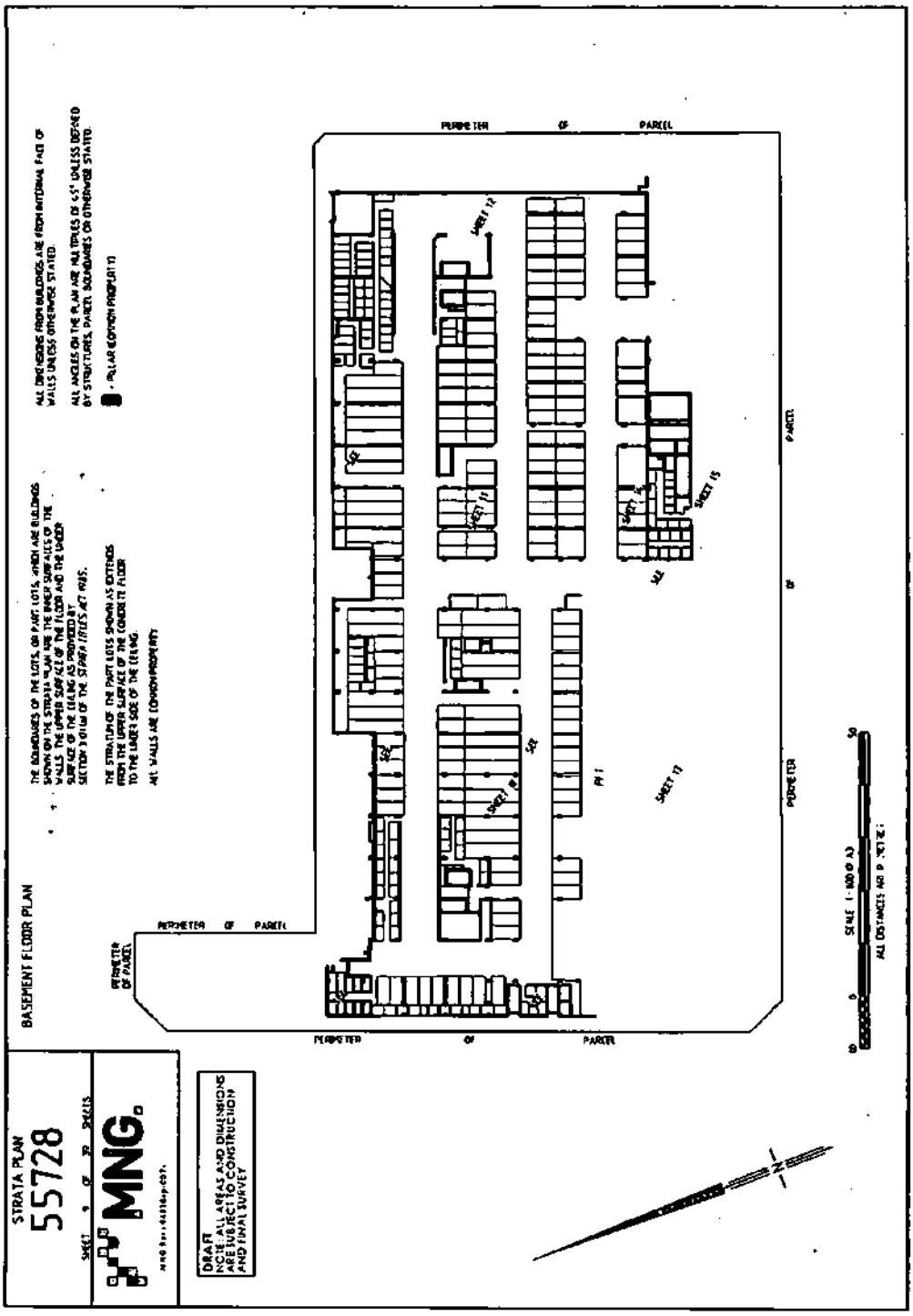

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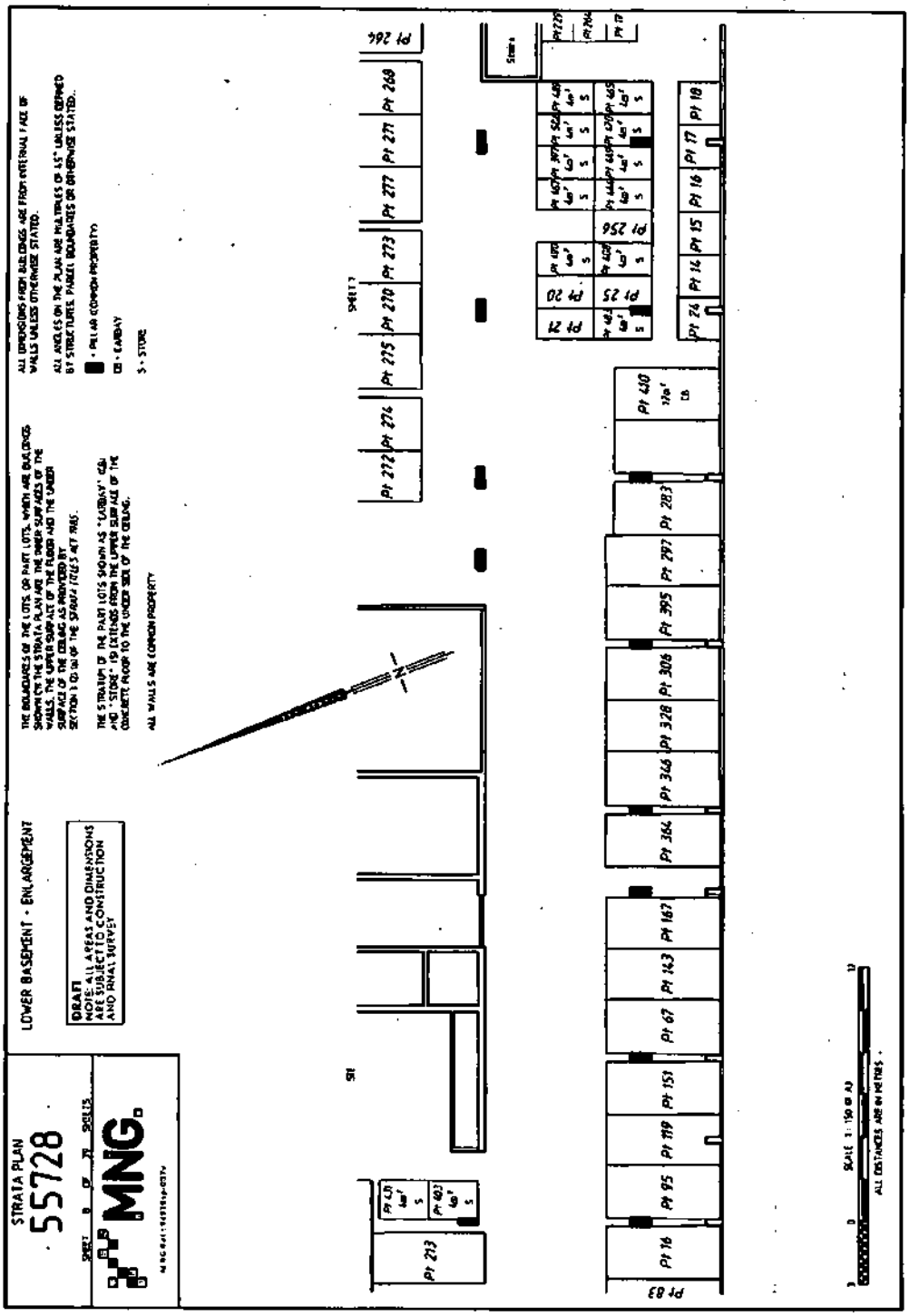

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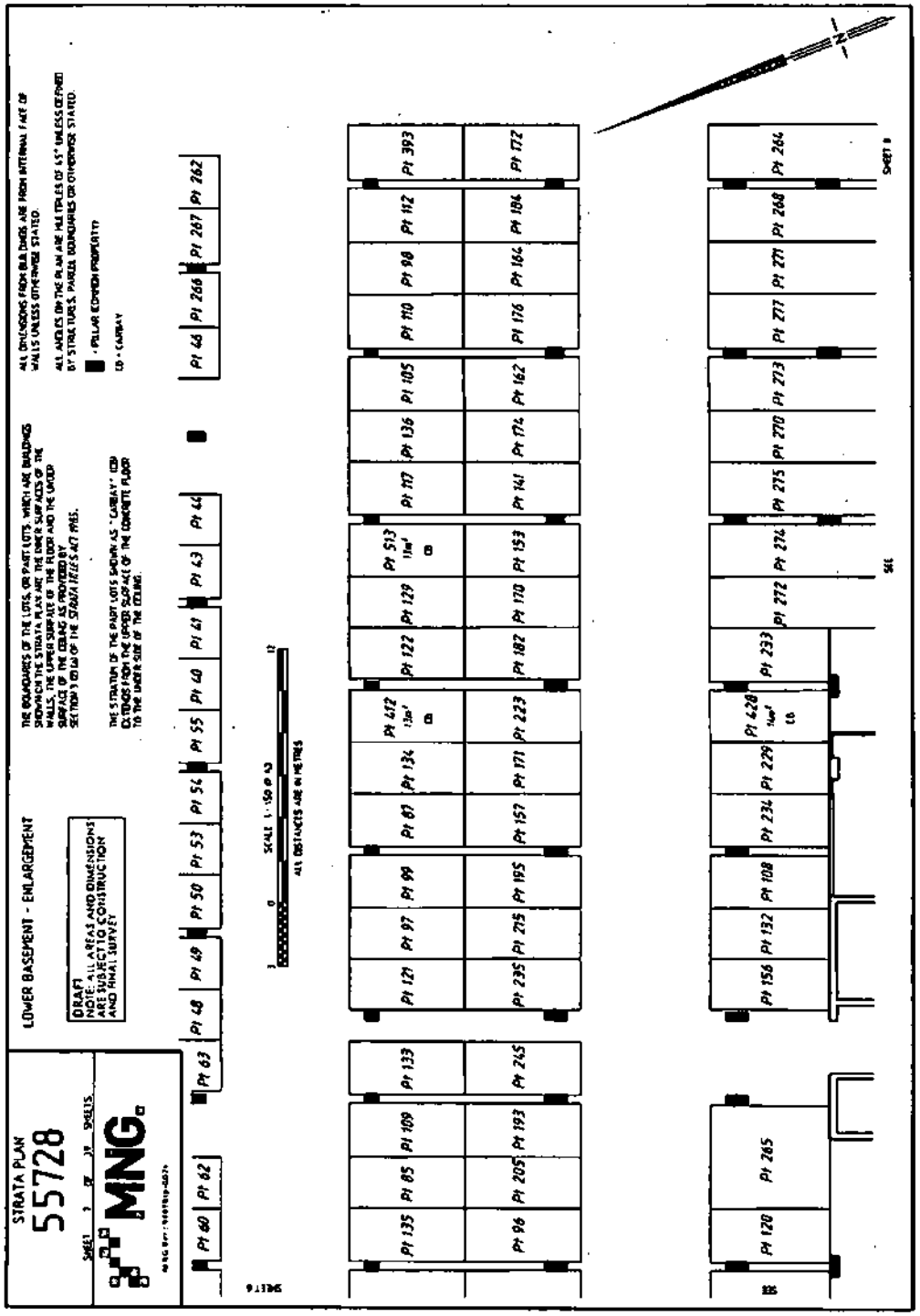

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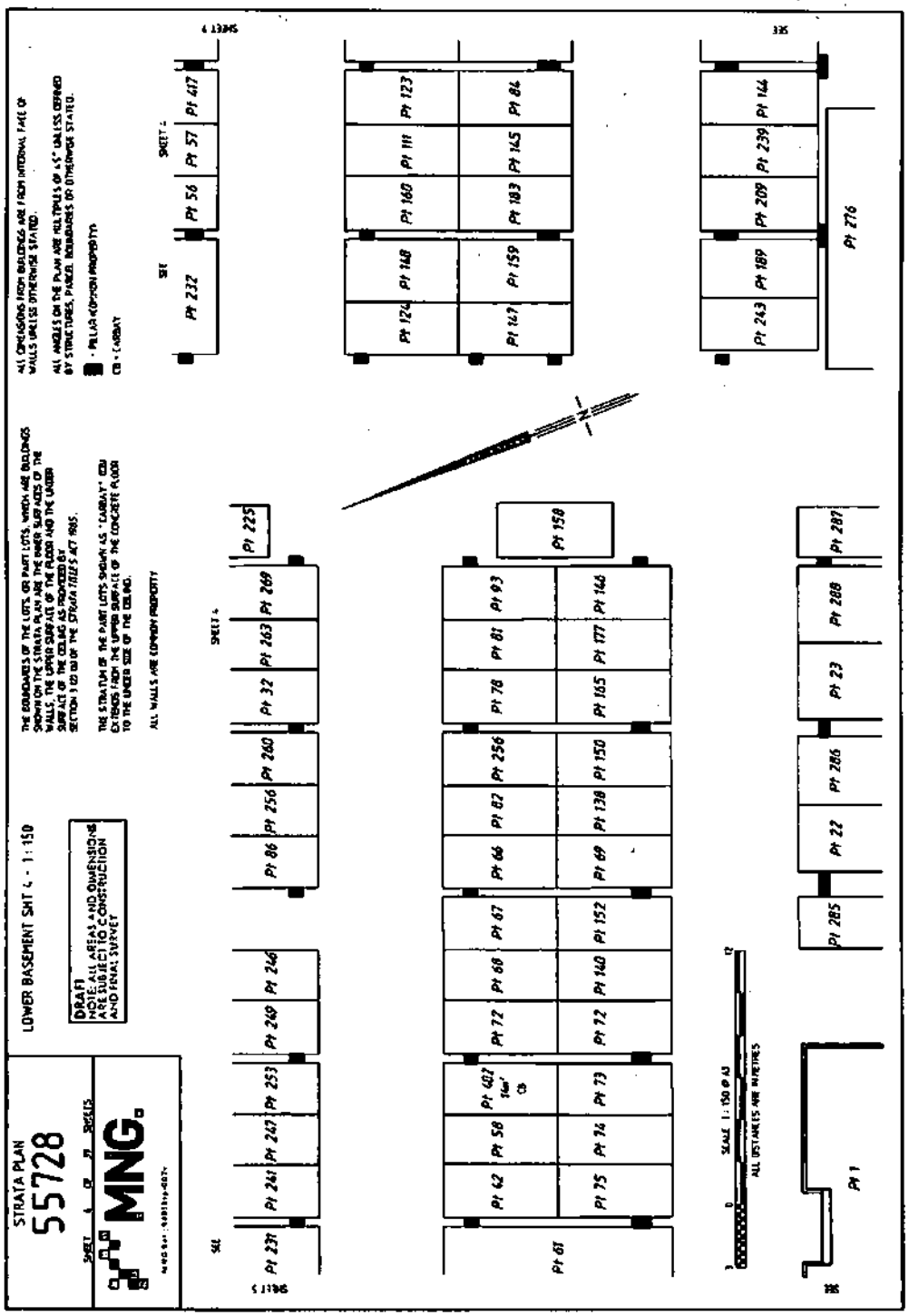

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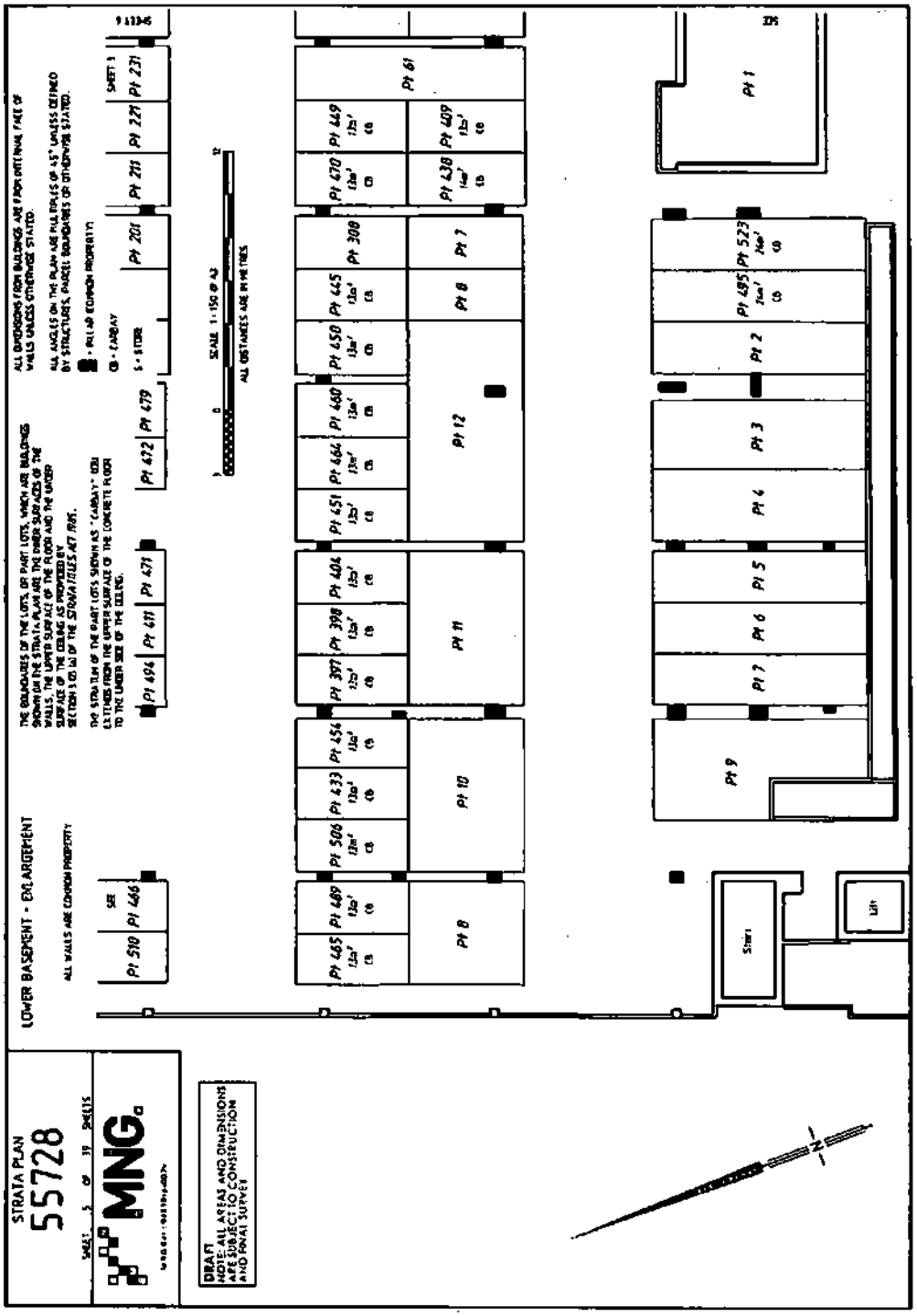

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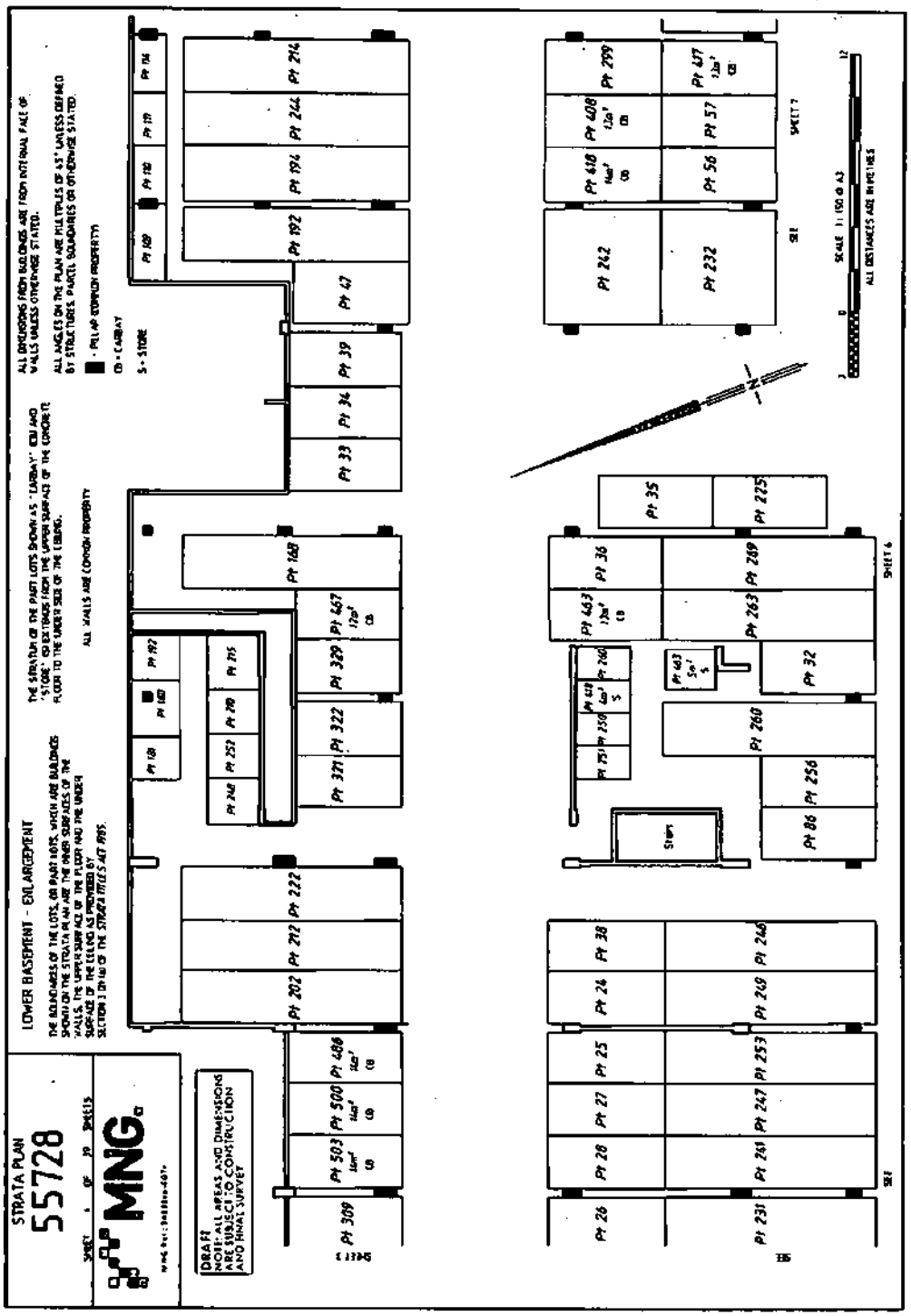

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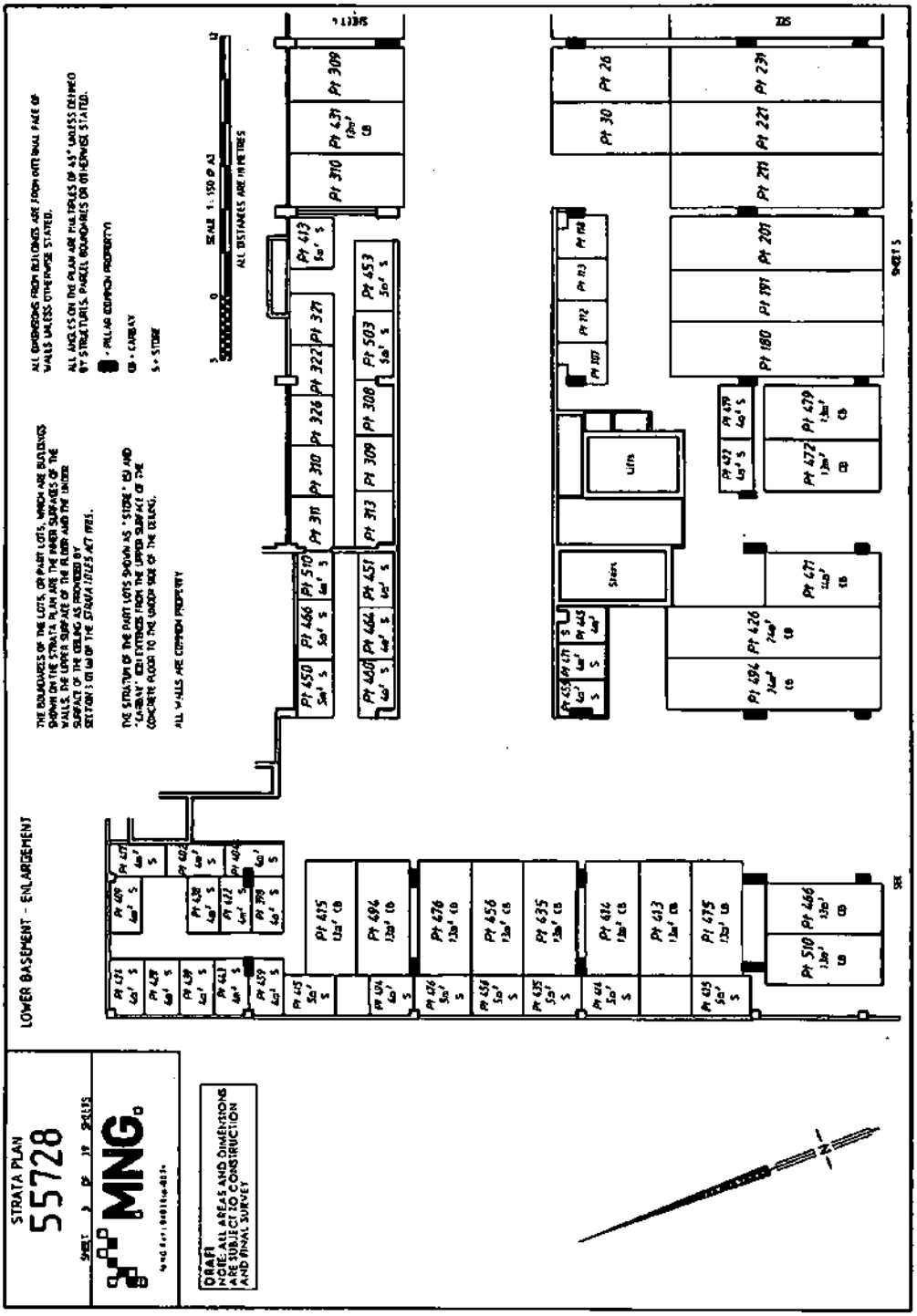

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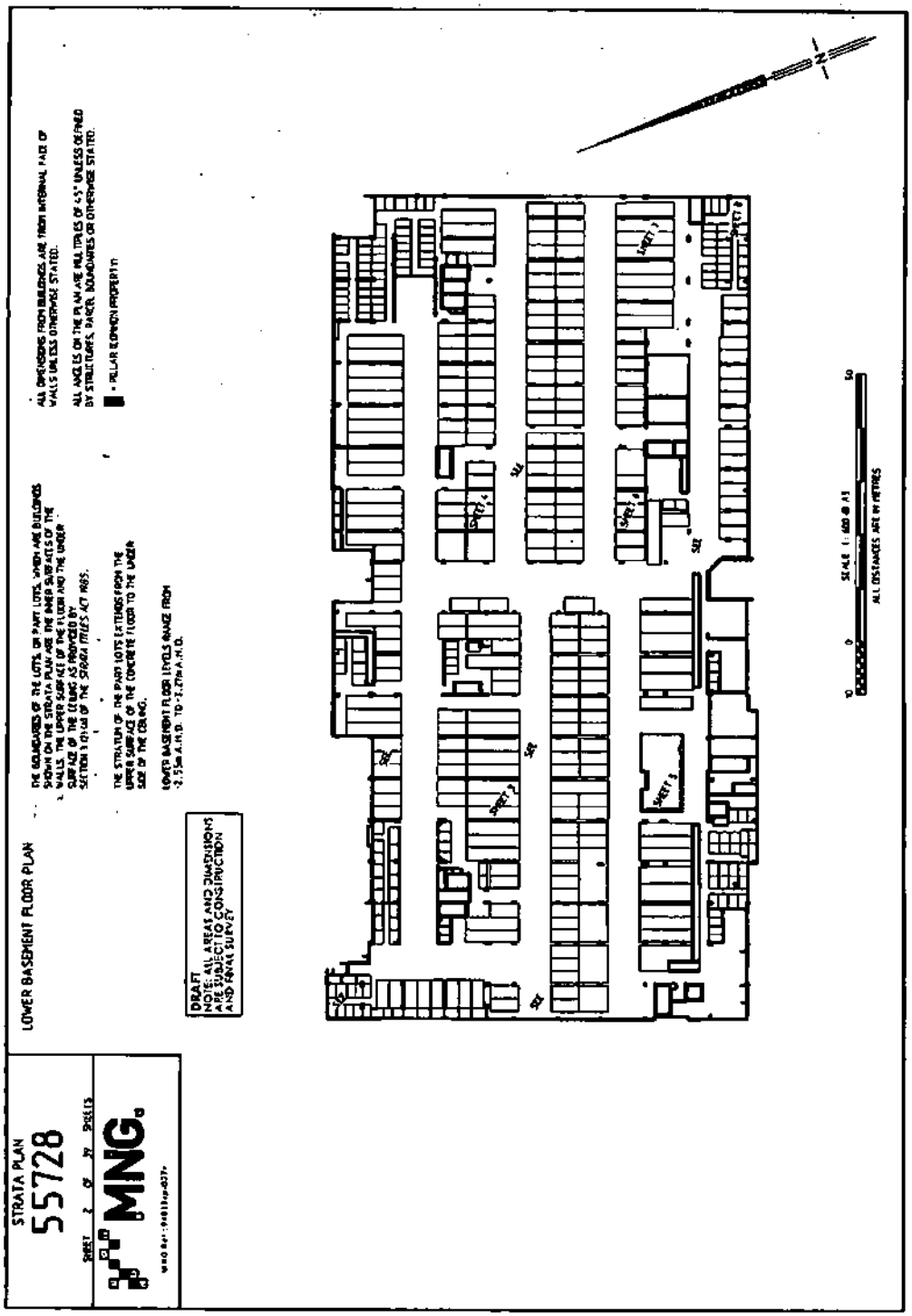

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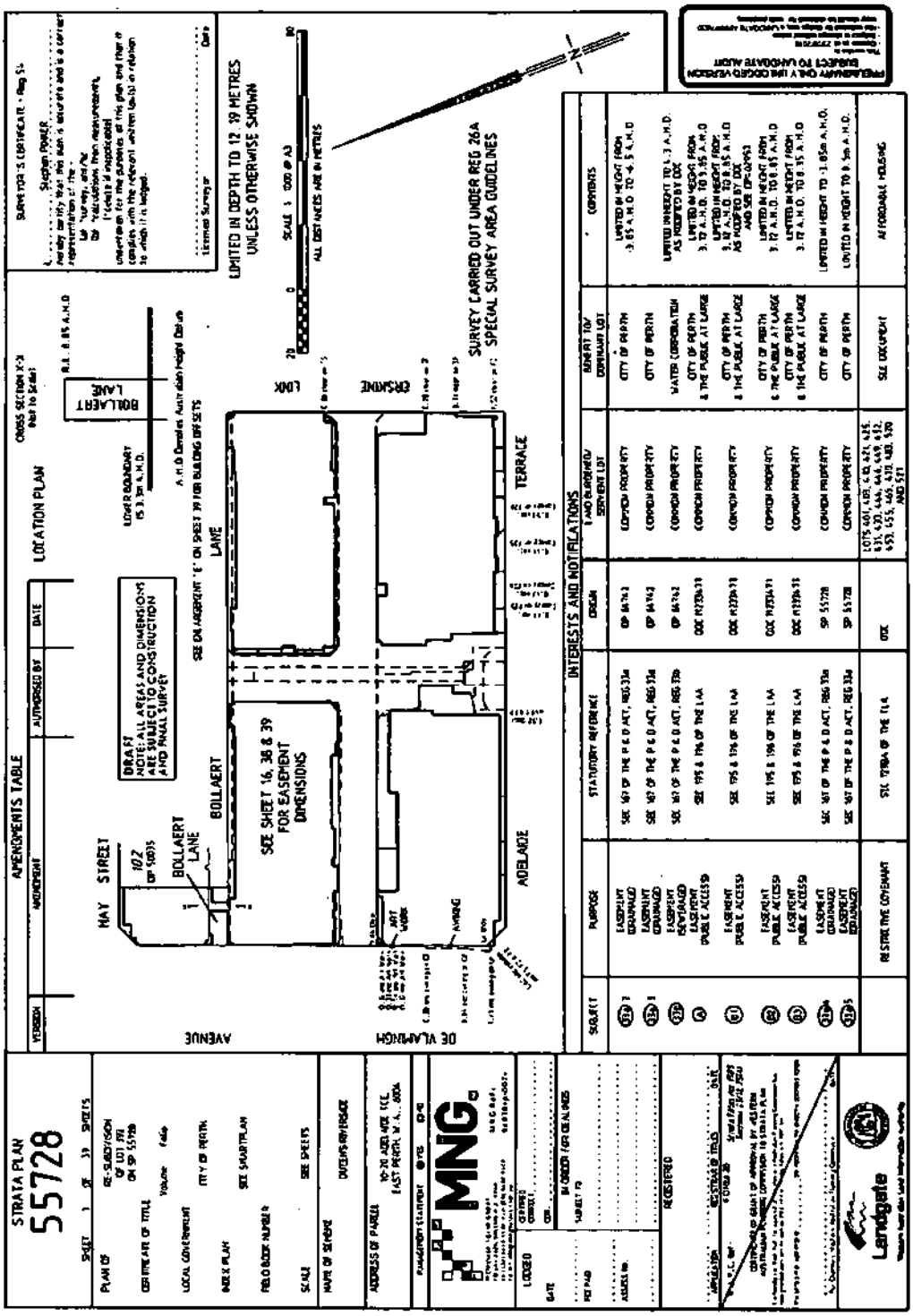
Annexure I (2015) - Stage 4 Resubdivision Plan


STRATA PLAN
55728
LOCATION PLAN
AMENDMENTS TABLE
VERSION
AMENDMENT
AUTHORISED BY
DATE
MAY STREET
BOLLAERT LANE
BOLLAERT
LANE
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ADELAIDE
TERRACE
DE VLAMINGH
AVENUE
LIMITED IN DEPTH TO 12.39 METRES
UNLESS OTHERWISE SHOWN
SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES
SEE SHEET 16, 38 & 39
FOR EASEMENT
DIMENSIONS
DRAFT
NOTE: ALL AREAS AND DIMENSIONS
ARE SUBJECT TO CONSTRUCTION
AND FINAL SURVEY
INTERESTS AND NOTIFICATIONS
SCHEDULE
PURPOSE
STATUTORY REFERENCE
ORIGIN
LAND BURDENED/ SERVIENT LOT
BENEFIT TO/ DOMINANT LOT
COMMENTS
EASEMENT (DRAINAGE)
EASEMENT (SERVICES)
EASEMENT (PUBLIC ACCESS)
RESTRICTIVE COVENANT
SEE SHEET 1
SEE SHEET 16
SEE SHEET 38
SEE SHEET 39
SEC 167 OF THE P & D ACT, REG 33a
SEC 195 & 196 OF THE LAA
SEC 136 OF THE TLA
SEC 167 OF THE P & D ACT, REG 33b
SEC 167 OF THE P & D ACT, REG 33c
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SEC 167 OF THE P & D ACT, REG 33xk
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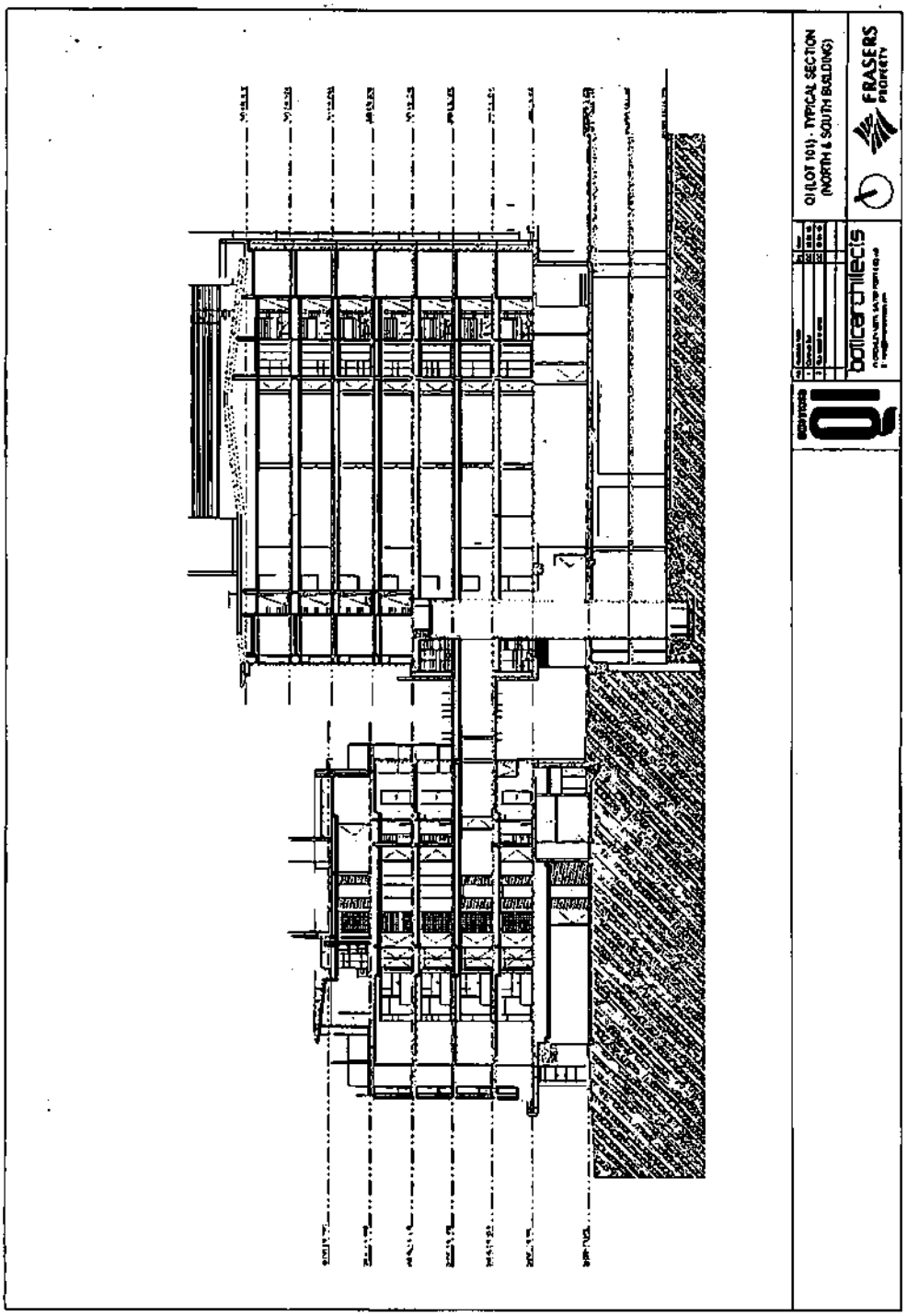

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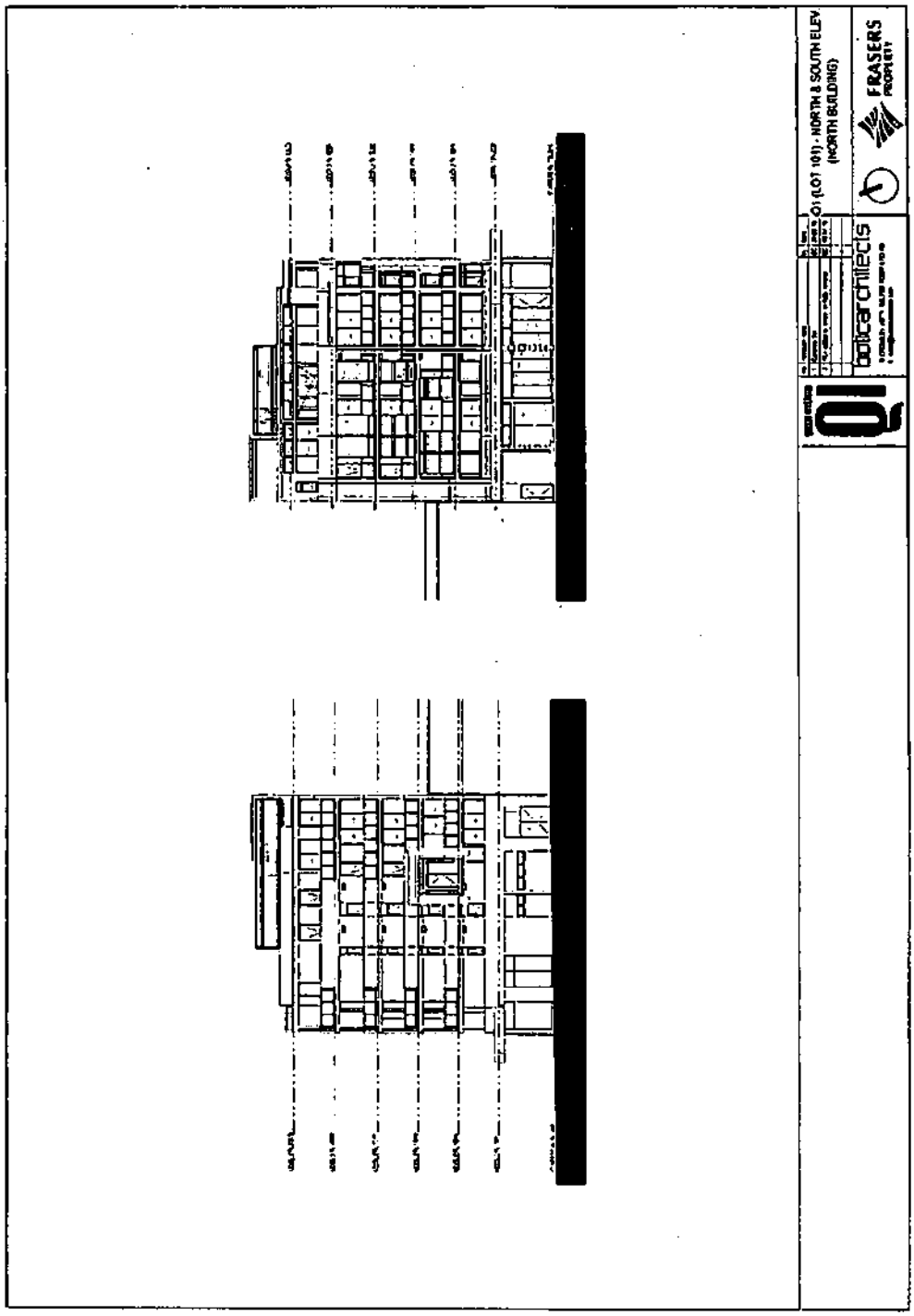

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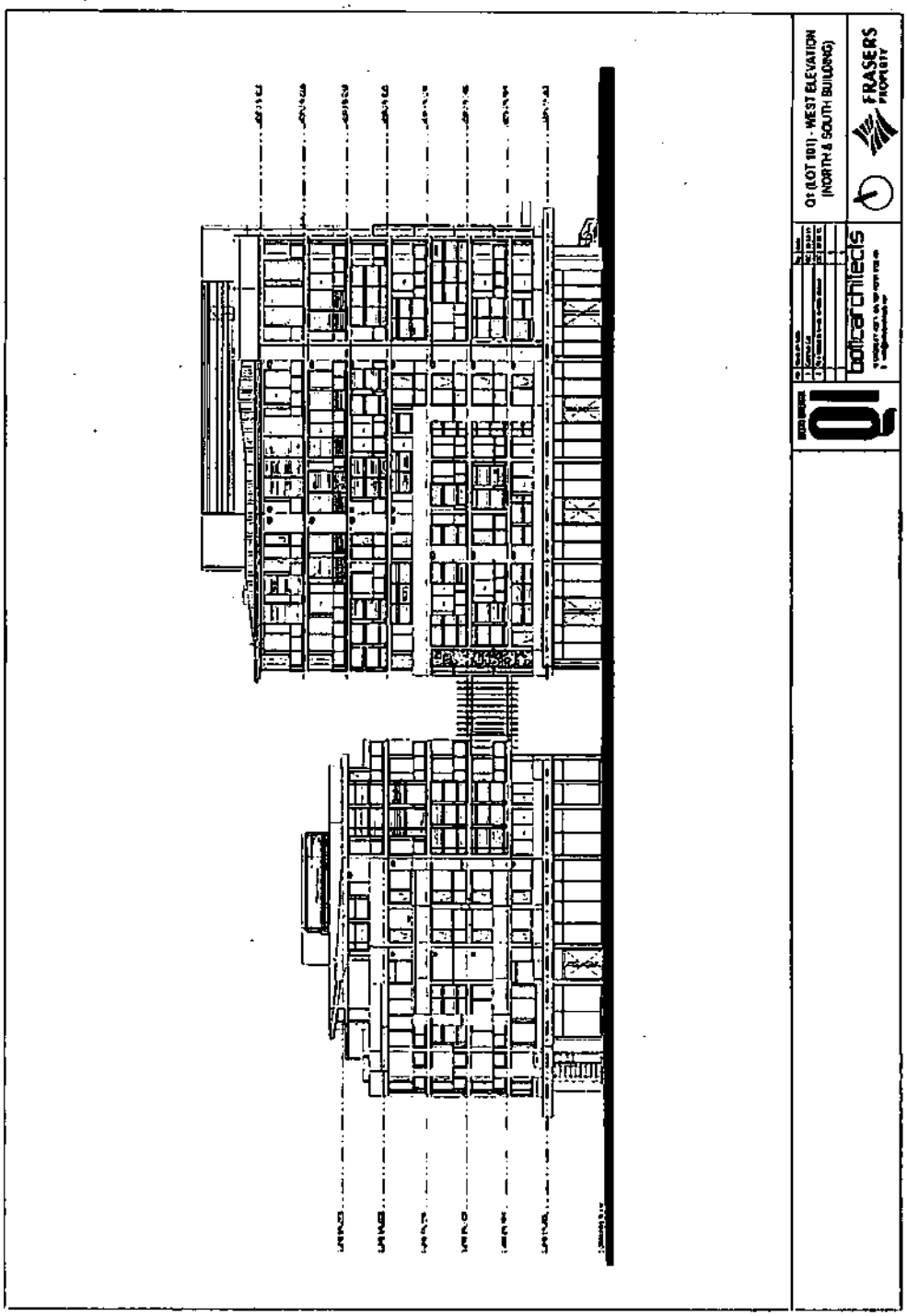

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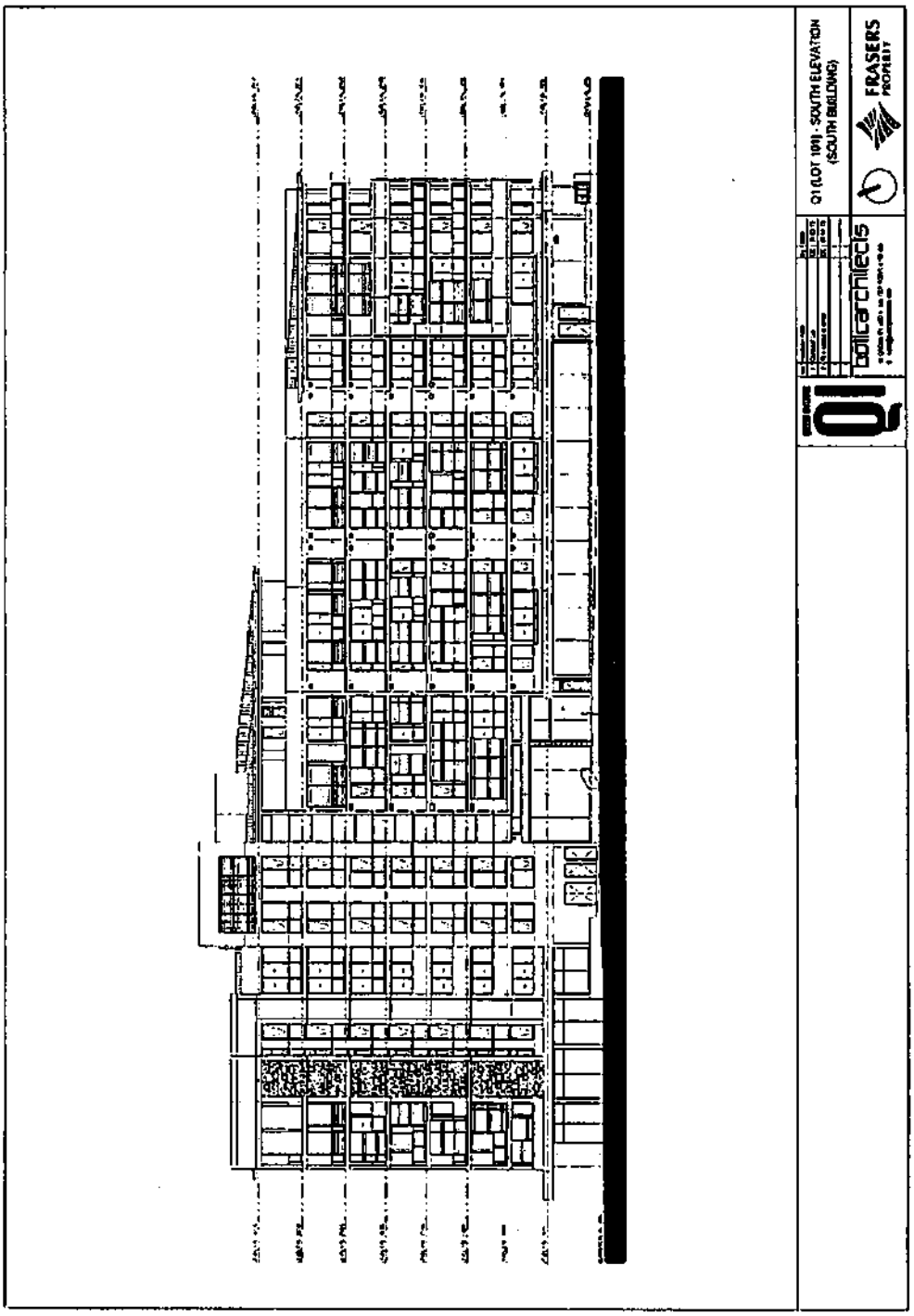

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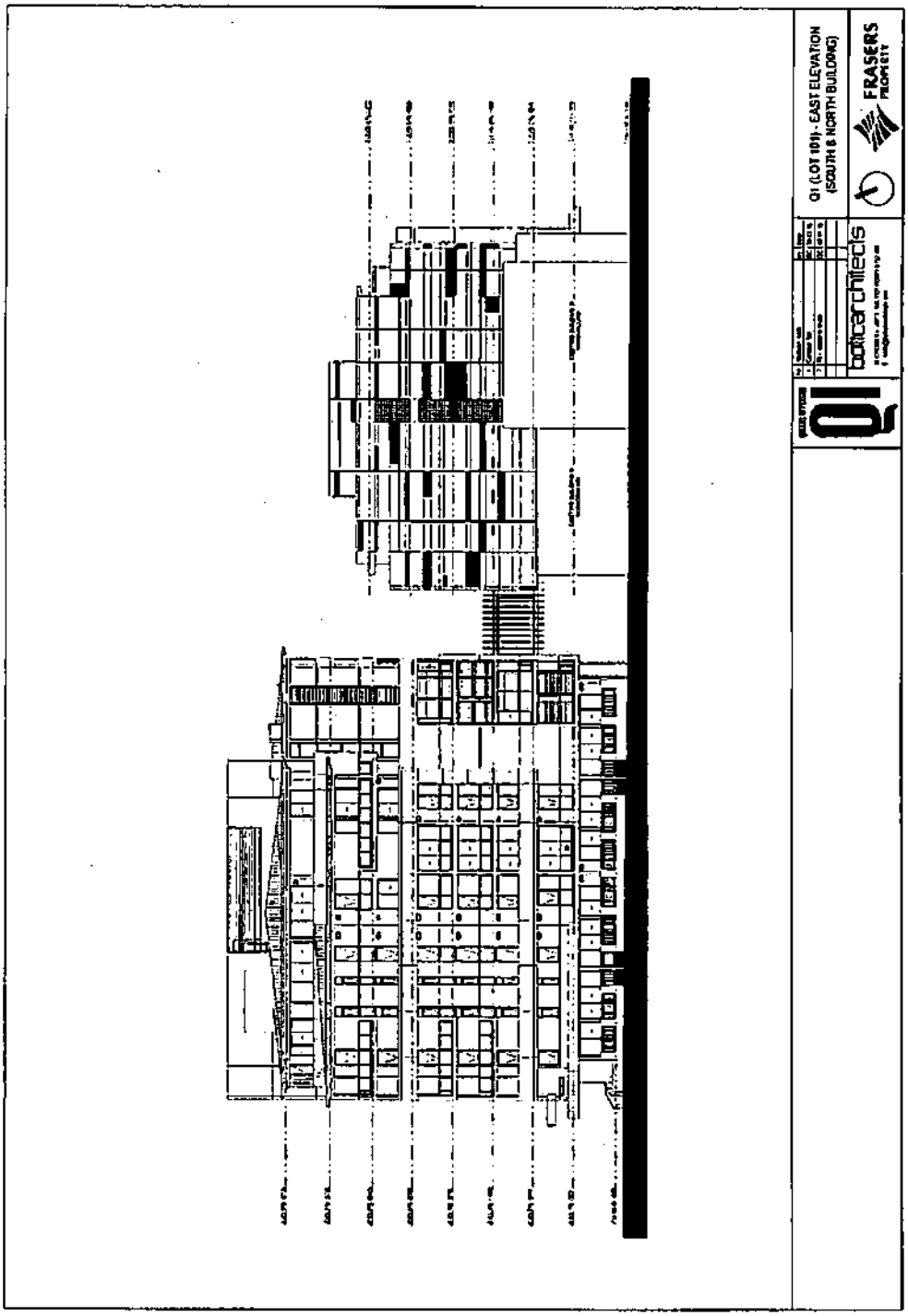

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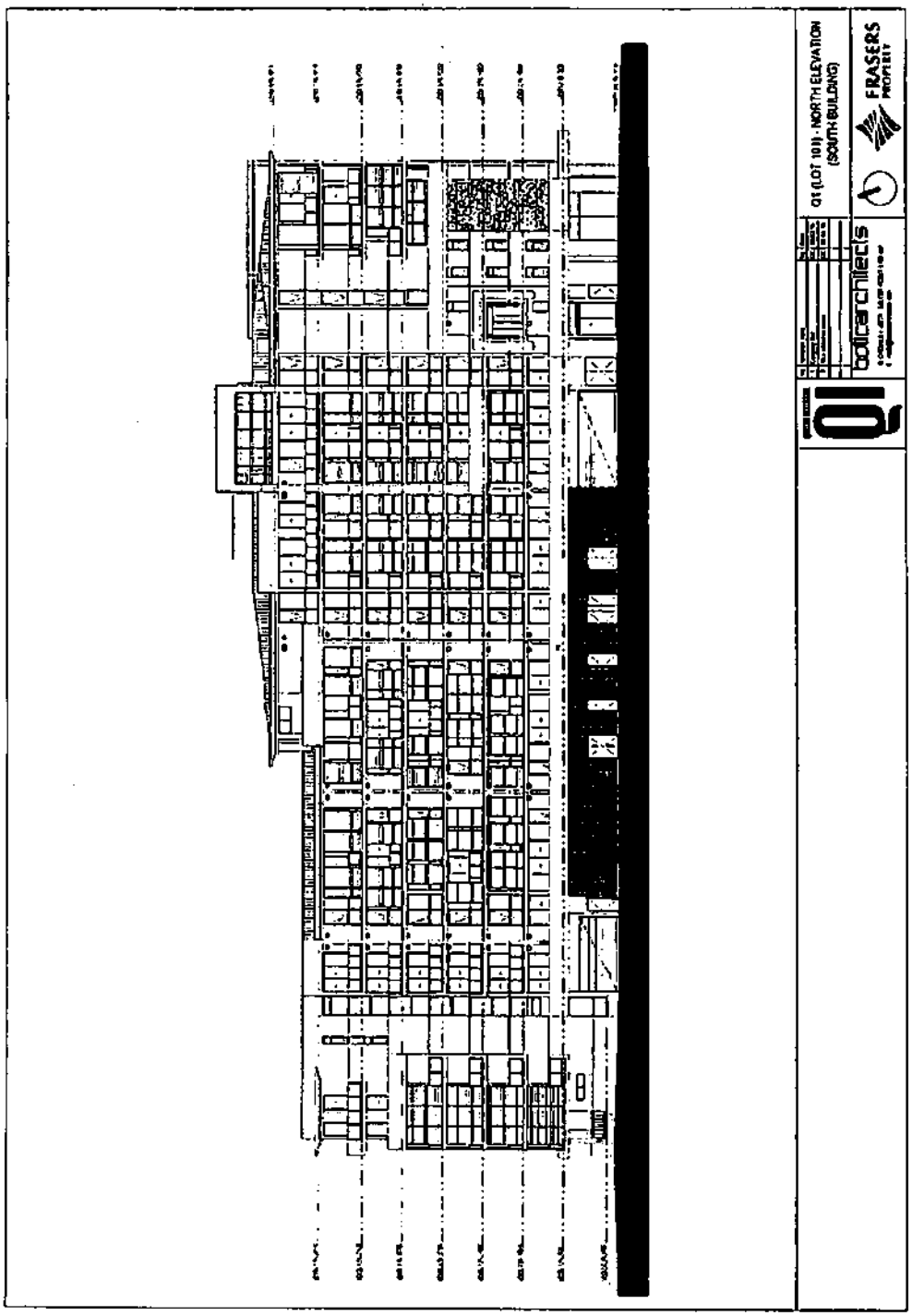

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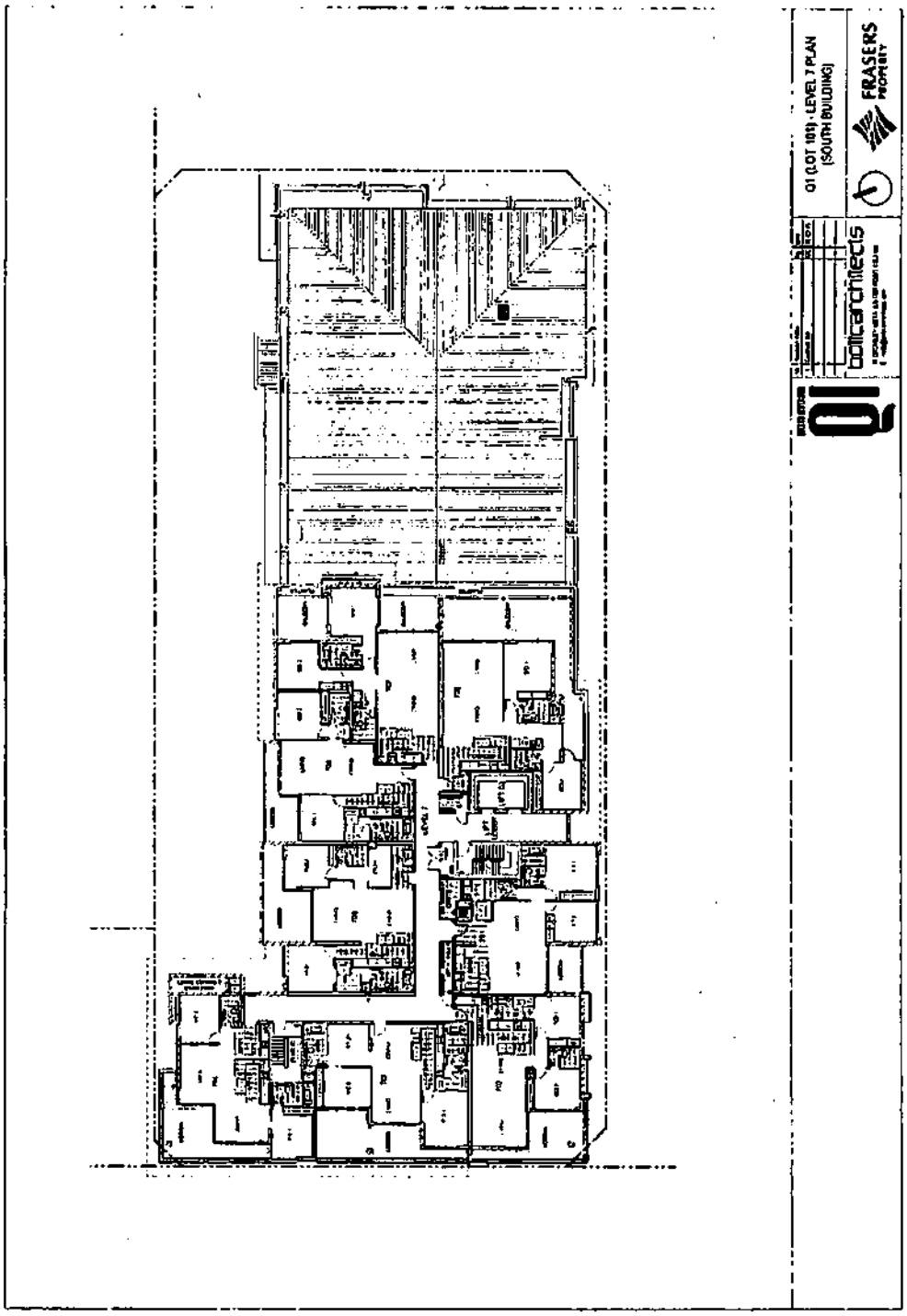

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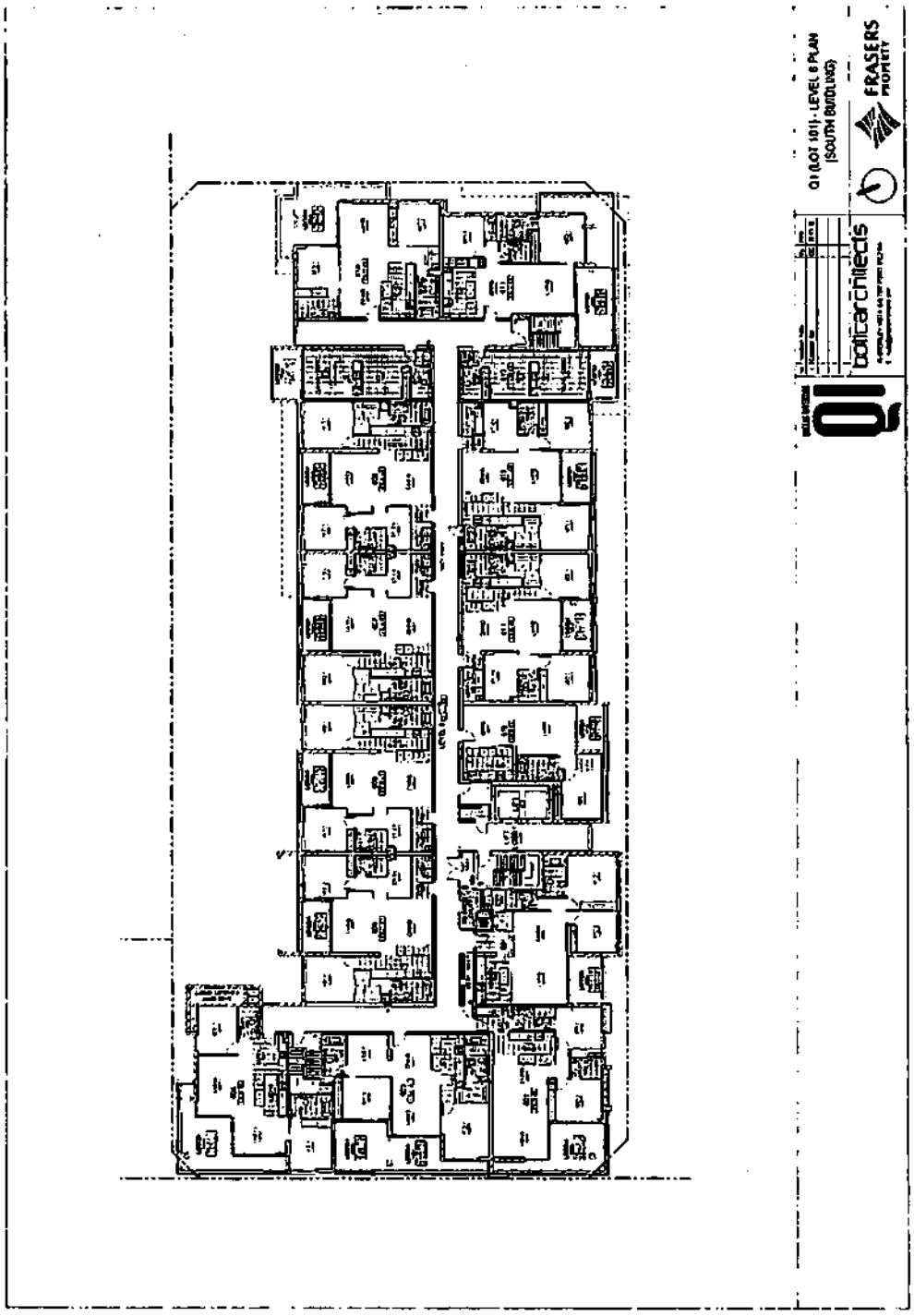

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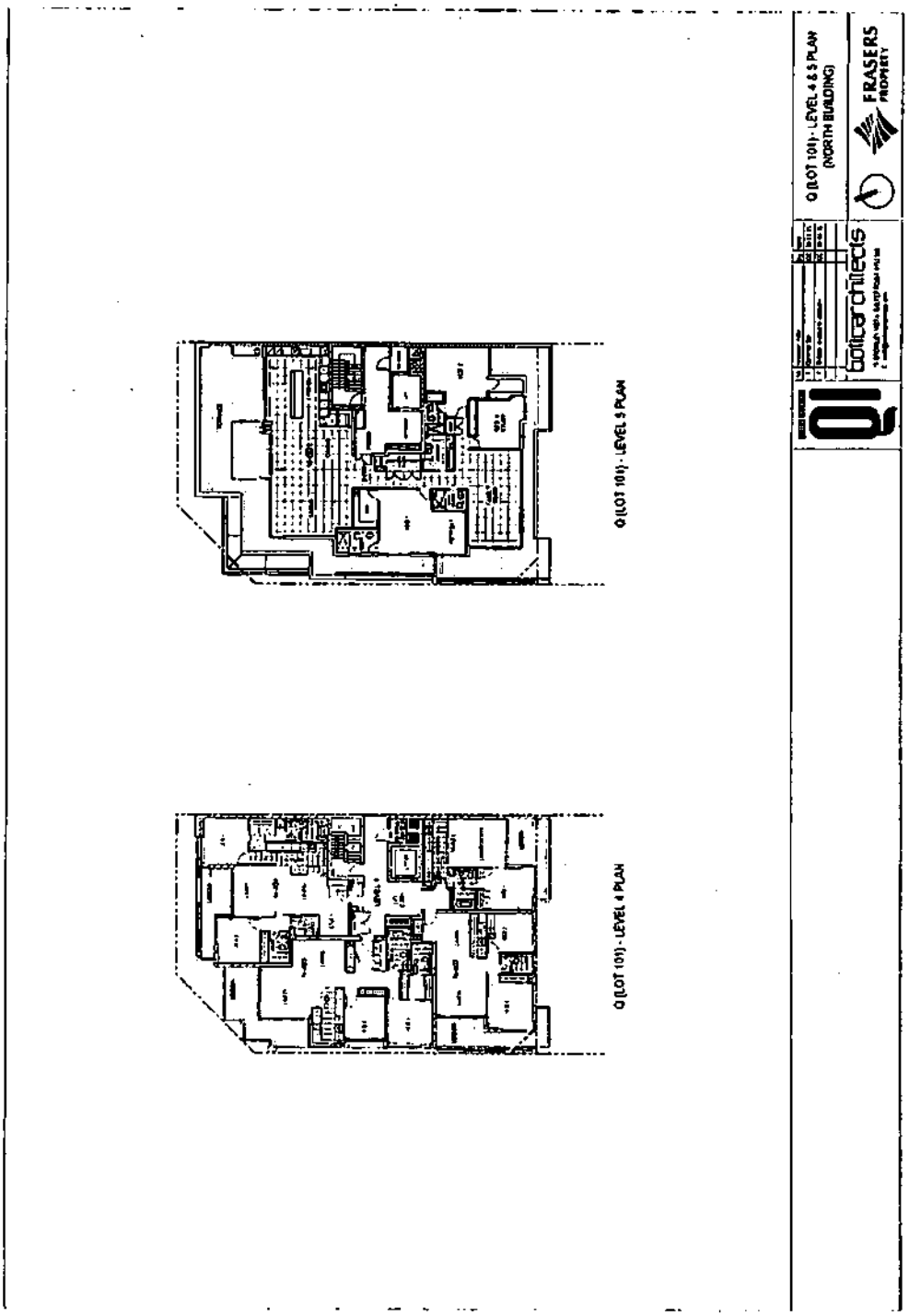

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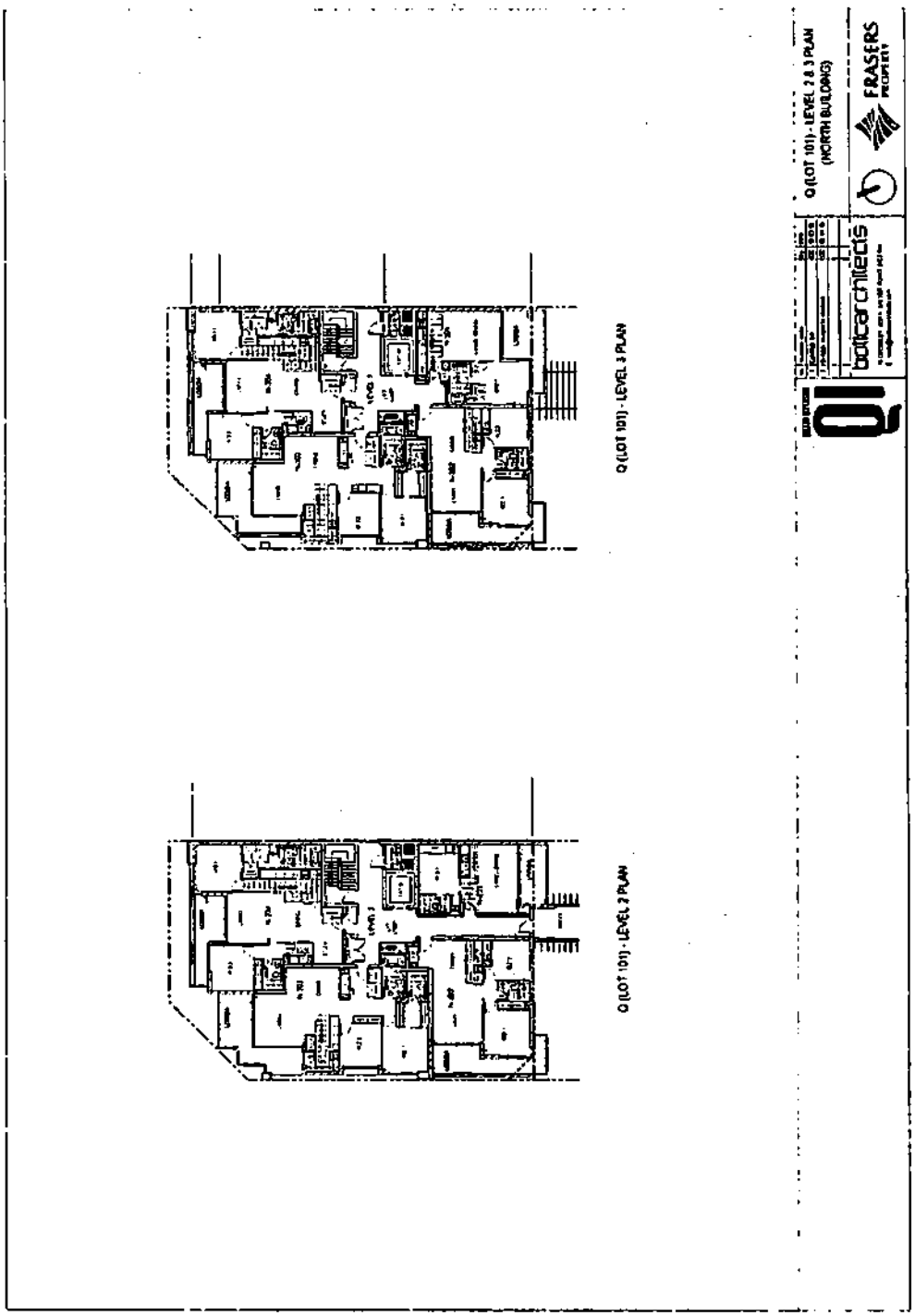

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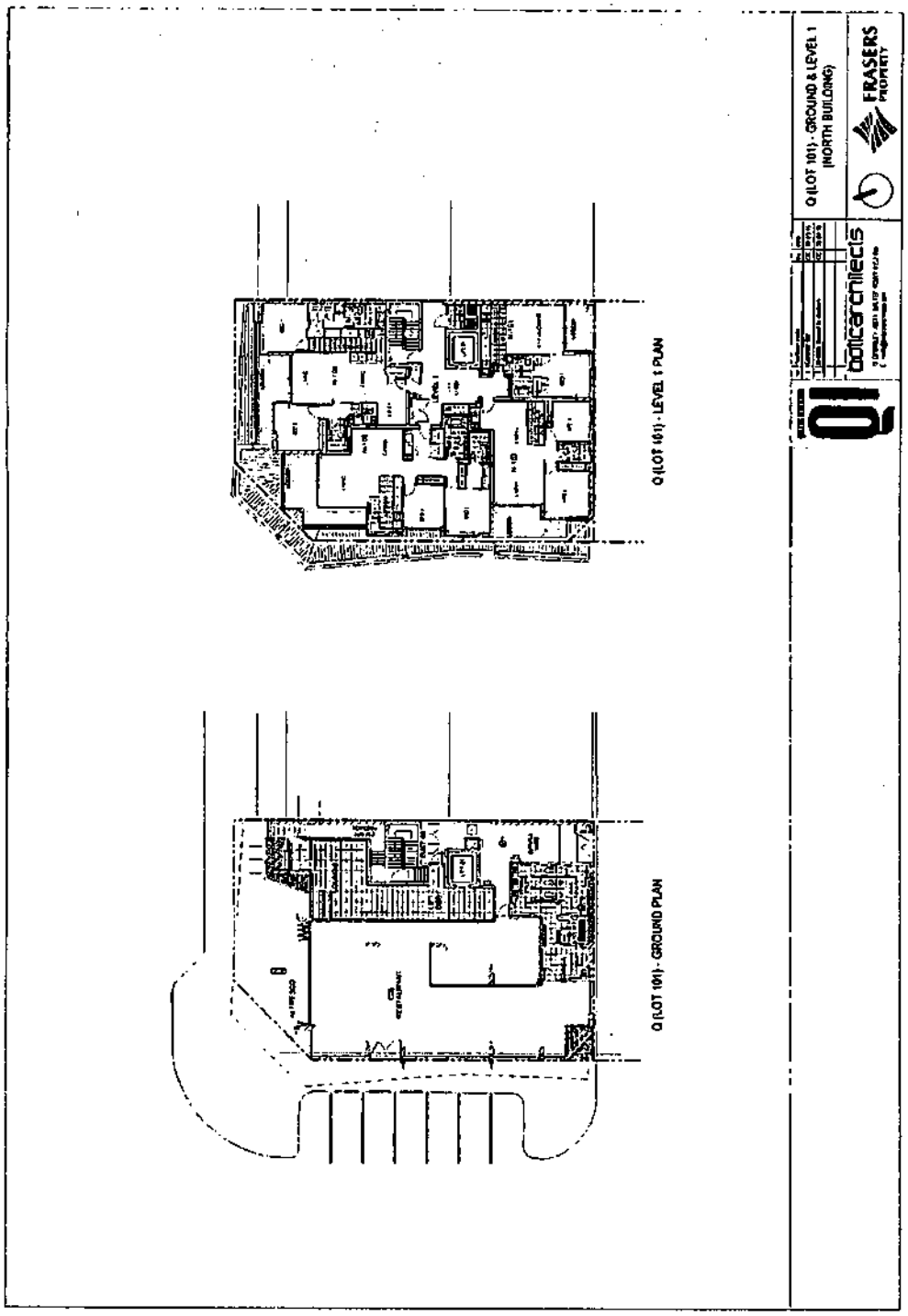

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The materials to be used in the construction of Building QI are:

(1) the walls are constructed of a combination of masonry, studwork, plasterboard, concrete, residential glazing and commercial glazing;

(2) the floors are constructed of concrete; and

(3) the roof is constructed of either concrete or metal deck composition.

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FORM 27

Strata Titles Act 1985

Regulation 37 (1)(a)

STRATA PLAN No. 55728

CERTIFICATE OF LICENSED VALUER

I Don Eftos being a Licensed Valuer under the *Land Valuers Licensing Act 1978* certify that if a re-subdivision were effected in accordance with a by-law of the strata/survey-strata scheme made under clause 8 of Schedule 2A of the Act, on the basis of information provided in the by-law pursuant to clause 8(a) of Schedule 2A, a licensed valuer would be able to provide a certificate required under section 14(2) in respect of the proposed unit entitlement.

Don Eftos
2014.07.09 14:03:38 +08'00'

Licensed Valuer Date

28664486 218

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FORM 3

STRATA PLAN No. 55278							
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.
				Aggregate	10,000		

DESCRIPTION OF PARCEL

Subdivision of Lot 284 on Strata Plan 55728 to create
107 residential Apartments and 1 Balance Lot
Known as Queens Riverside

CERTIFICATE OF LICENSED VALUER
SURVEY-STRATA

I, Don Eftos, 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.

02-Jul-2014
Date

Don Eftos
2014.07.04
15:47:16 +08'00'
Signed

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STRATA PLAN No. 55278							
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Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.

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Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.

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FORM 3

STRATA PLAN No. 55278							
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.
379	20						
380	16						
381	24						
382	23						
383	18						
384	21						
385	25						
386	21						
387	17						
388	24						
389	23						
390	19						
391	22						
392	1773						
393	8						
394	12						
395	9						
396	12						

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FORM 3

STRATA PLAN No. 55278							
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.
325	14			352	15		
326	13			353	18		
327	11			354	13		
328	9			355	13		
329	12			356	13		
330	13			357	13		
331	9			358	13		
332	15			359	15		
333	17			360	11		
334	15			361	16		
335	18			362	15		
336	13			363	12		
337	13			364	9		
338	13			365	13		
339	13			366	13		
340	13			367	11		
341	15			368	16		
342	11			369	17		
343	16			370	16		
344	15			371	25		
345	12			372	20		
346	9			373	16		
347	13			374	23		
348	13			375	22		
349	10			376	18		
350	15			377	21		
351	17			378	25		

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Lot No.	Unit Entitlement	Vol.	Fol.	Lot No.	Unit Entitlement	Vol.	Fol.
271	17			298	13		
272	29			299	13		
273	26			300	13		
274	24			301	13		
275	24			302	13		
276	30			303	13		
277	25			304	14		
278	73			305	10		
279	57			306	14		
280	68			307	14		
281	57			308	11		
282	68			309	11		
283	21			310	11		
284	Now Subdivided			311	10		
285	13			312	10		
286	9			313	11		
287	9			314	11		
288	12			315	13		
289	13			316	9		
290	9			317	13		
291	10			318	13		
292	10			319	13		
293	15			320	13		
294	11			321	13		
295	11			322	13		
296	9			323	14		
297	9			324	10		

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FORM 3

STRATA PLAN No. 55278							
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.
217	15			244	19		
218	15			245	15		
219	18			246	18		
220	15			247	16		
221	19			248	27		
222	20			249	25		
223	16			250	22		
224	18			251	22		
225	14			252	29		
226	18			253	23		
227	15			254	19		
228	15			255	16		
229	18			256	28		
230	15			257	25		
231	20			258	23		
232	20			259	23		
233	16			260	29		
234	19			261	24		
235	14			262	19		
236	18			263	16		
237	15			264	28		
238	15			265	26		
239	18			266	23		
240	15			267	23		
241	20			268	20		
242	21			269	25		
243	16			270	19		

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FORM 3

STRATA PLAN No. 55278							
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.
163	14			190	14		
164	13			191	18		
165	13			192	19		
166	11			193	15		
167	8			194	18		
168	18			195	14		
169	19			196	17		
170	15			197	14		
171	14			198	14		
172	10			199	17		
173	8			200	15		
174	17			201	19		
175	14			202	19		
176	14			203	15		
177	13			204	18		
178	11			205	14		
179	9			206	17		
180	18			207	15		
181	19			208	14		
182	15			209	17		
183	14			210	15		
184	10			211	19		
185	8			212	20		
186	17			213	15		
187	14			214	18		
188	14			215	14		
189	17			216	18		

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FORM 3

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Lot No.	Unit Entitlement	Vol.	Fol.	Lot No.	Unit Entitlement	Vol.	Fol.
109	18			136	10		
110	14			137	8		
111	13			138	16		
112	10			139	13		
113	8			140	13		
114	16			141	13		
115	13			142	11		
116	13			143	8		
117	12			144	18		
118	11			145	18		
119	8			146	14		
120	17			147	13		
121	18			148	10		
122	14			149	8		
123	13			150	16		
124	10			151	14		
125	8			152	13		
126	16			153	13		
127	13			154	11		
128	13			155	8		
129	13			156	18		
130	11			157	18		
131	8			158	14		
132	17			159	14		
133	18			160	10		
134	14			161	8		
135	13			162	16		

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FORM 3

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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.
55	12			82	10		
56	16			83	8		
57	13			84	16		
58	10			85	17		
59	13			86	17		
60	13			87	12		
61	18			88	10		
62	13			89	8		
63	15			90	15		
64	7			91	13		
65	7			92	12		
66	15			93	12		
67	12			94	10		
68	12			96	8		
69	11			98	17		
70	8			97	17		
71	8			98	13		
72	17			99	13		
73	17			100	10		
74	13			101	7		
75	12			102	16		
76	9			103	13		
77	7			104	12		
78	15			105	12		
79	12			106	11		
80	12			107	8		
81	12			108	17		

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STRATA PLAN No. 55278							
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	2056			28	12		
2	27			29	17		
3	28			30	12		
4	23			31	15		
5	26			32	14		
6	20			33	12		
7	19			34	12		
8	27			35	12		
9	24			36	12		
10	17			37	12		
11	24			38	12		
12	17			39	12		
13	Now Subdivided			40	16		
14	22			41	13		
15	22			42	10		
16	21			43	13		
17	22			44	13		
18	22			45	17		
19	22			46	13		
20	22			47	15		
21	22			48	15		
22	11			49	12		
23	11			50	12		
24	16			51	12		
25	12			52	12		
26	10			53	12		
27	12			54	12		

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Annexure G - Stage 3 Unit Entitlement Certification

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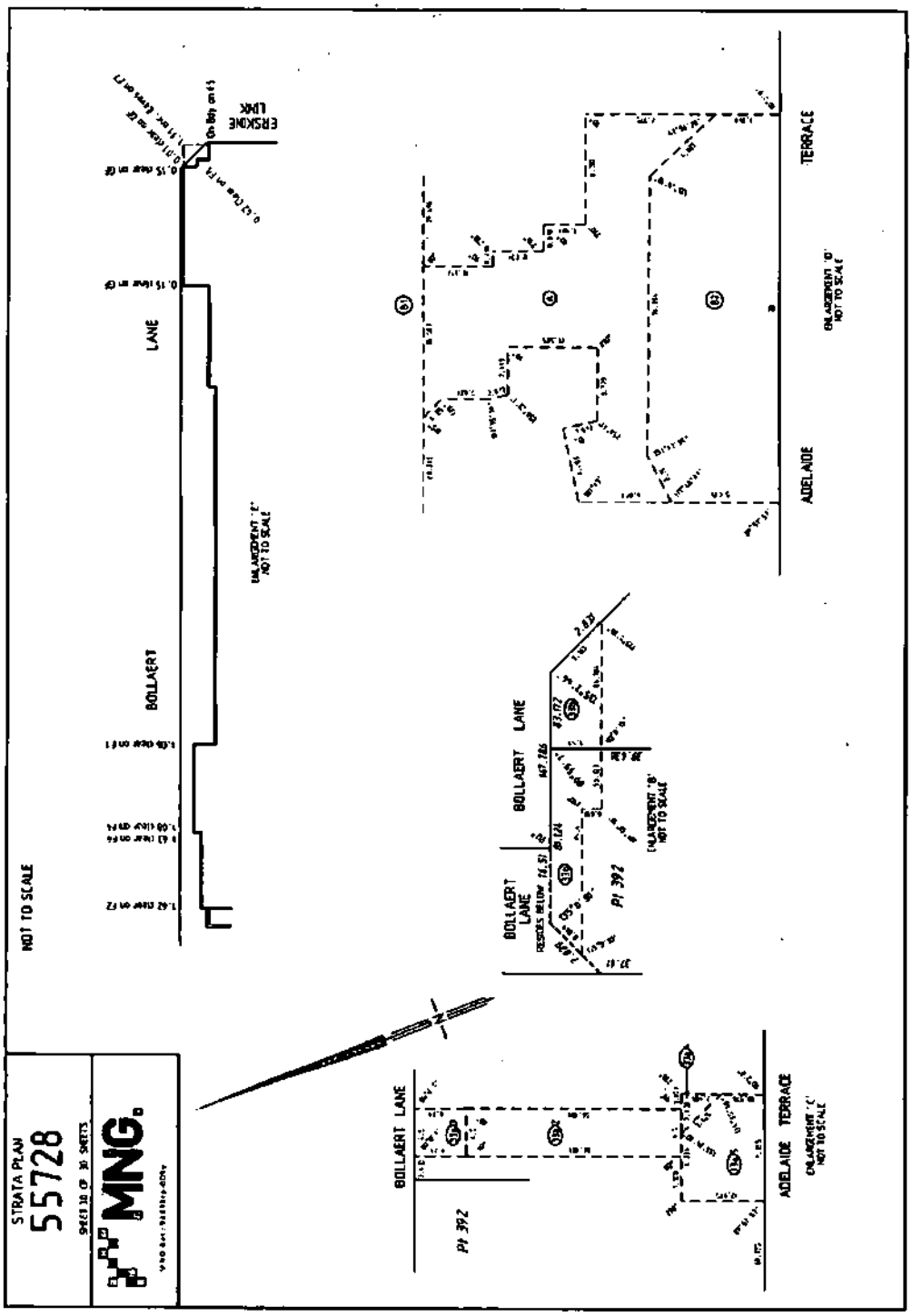

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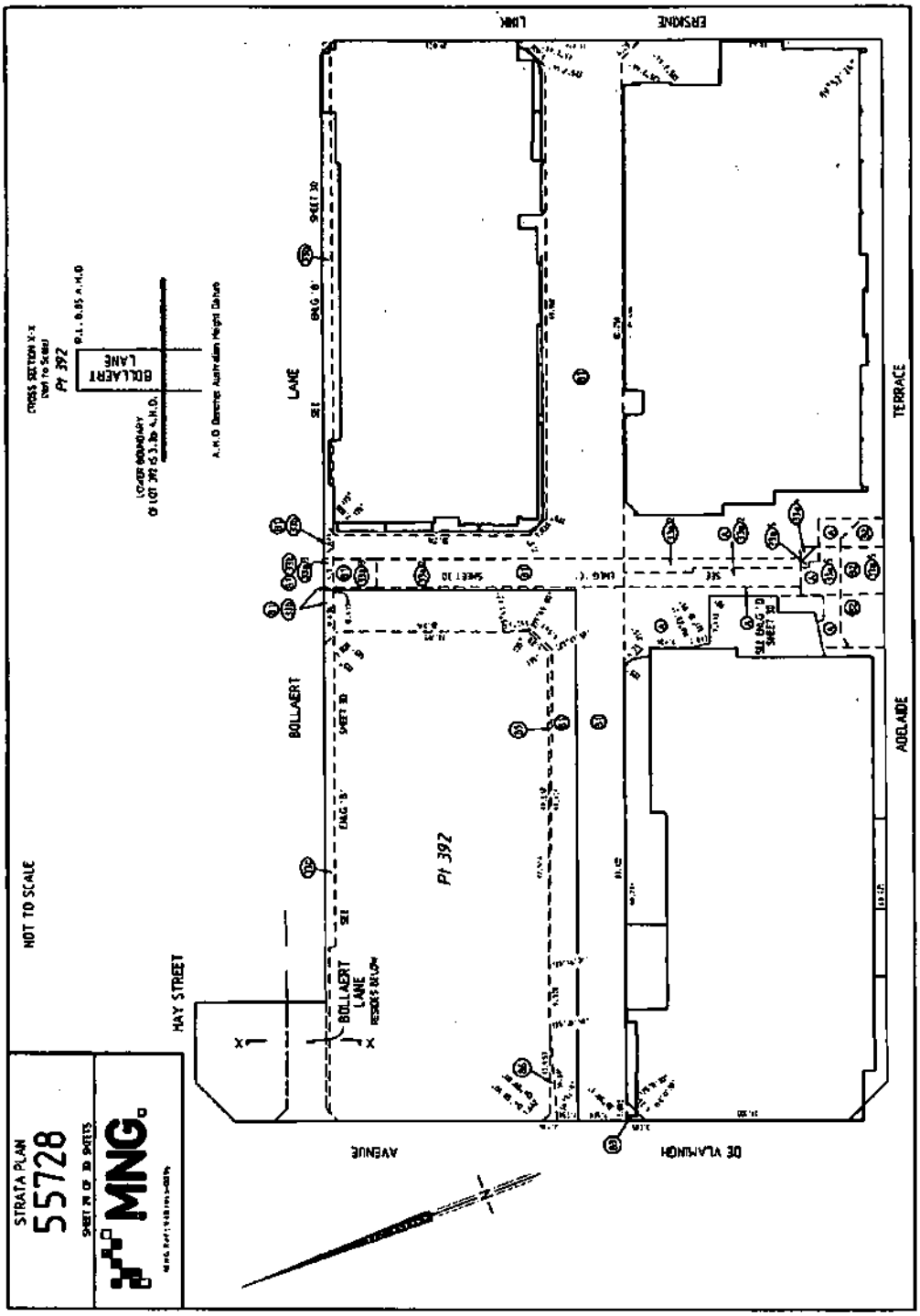

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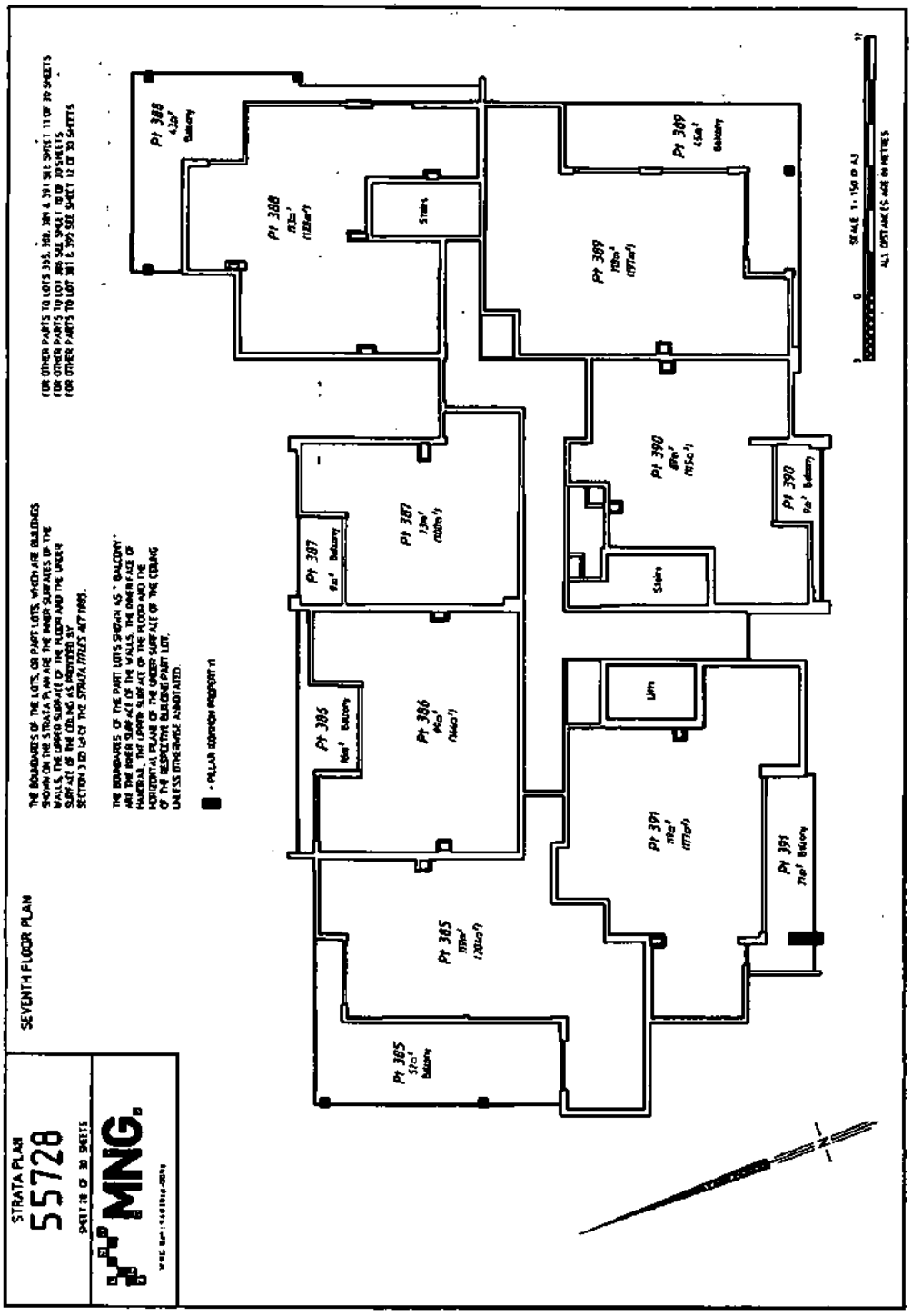

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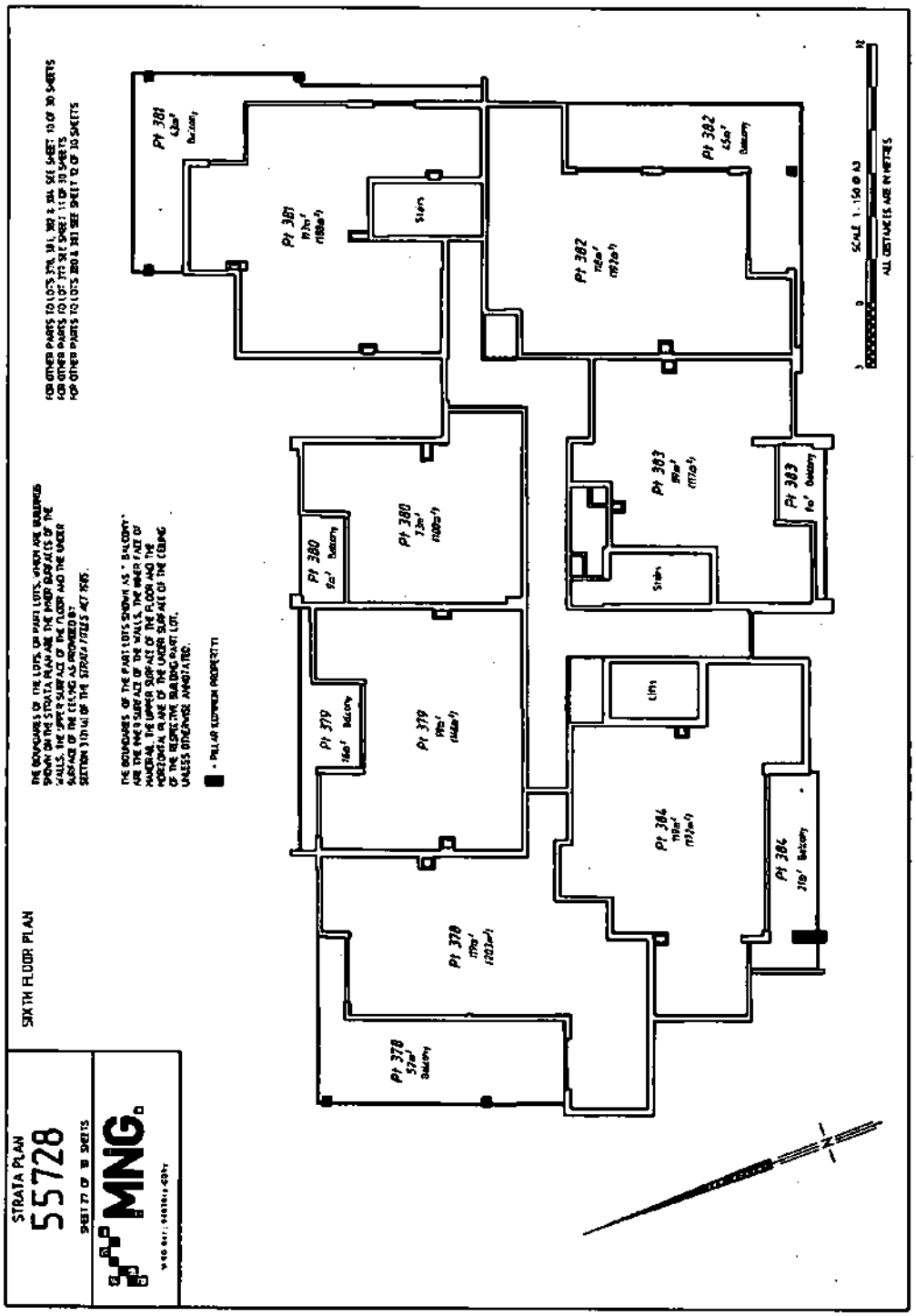

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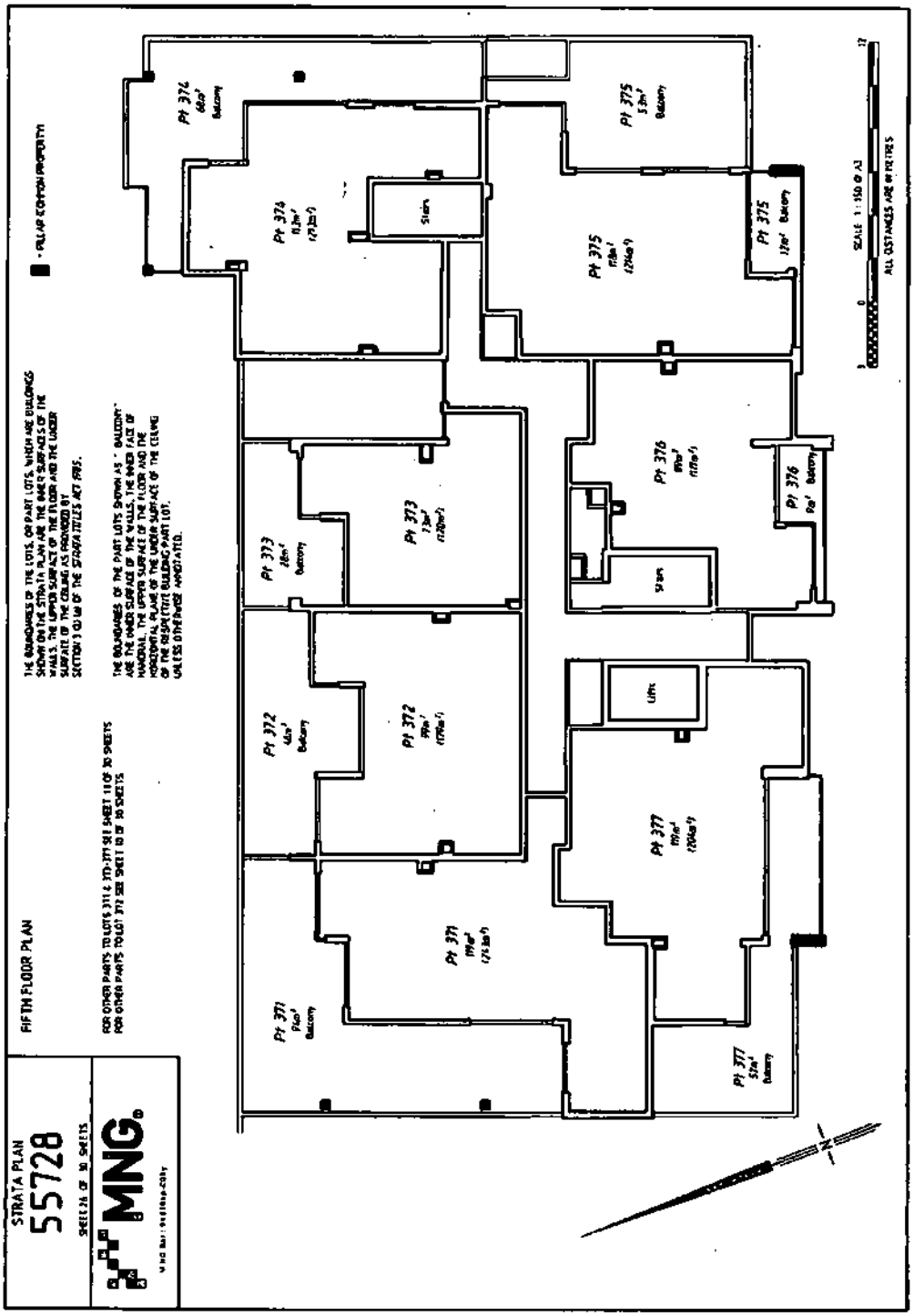

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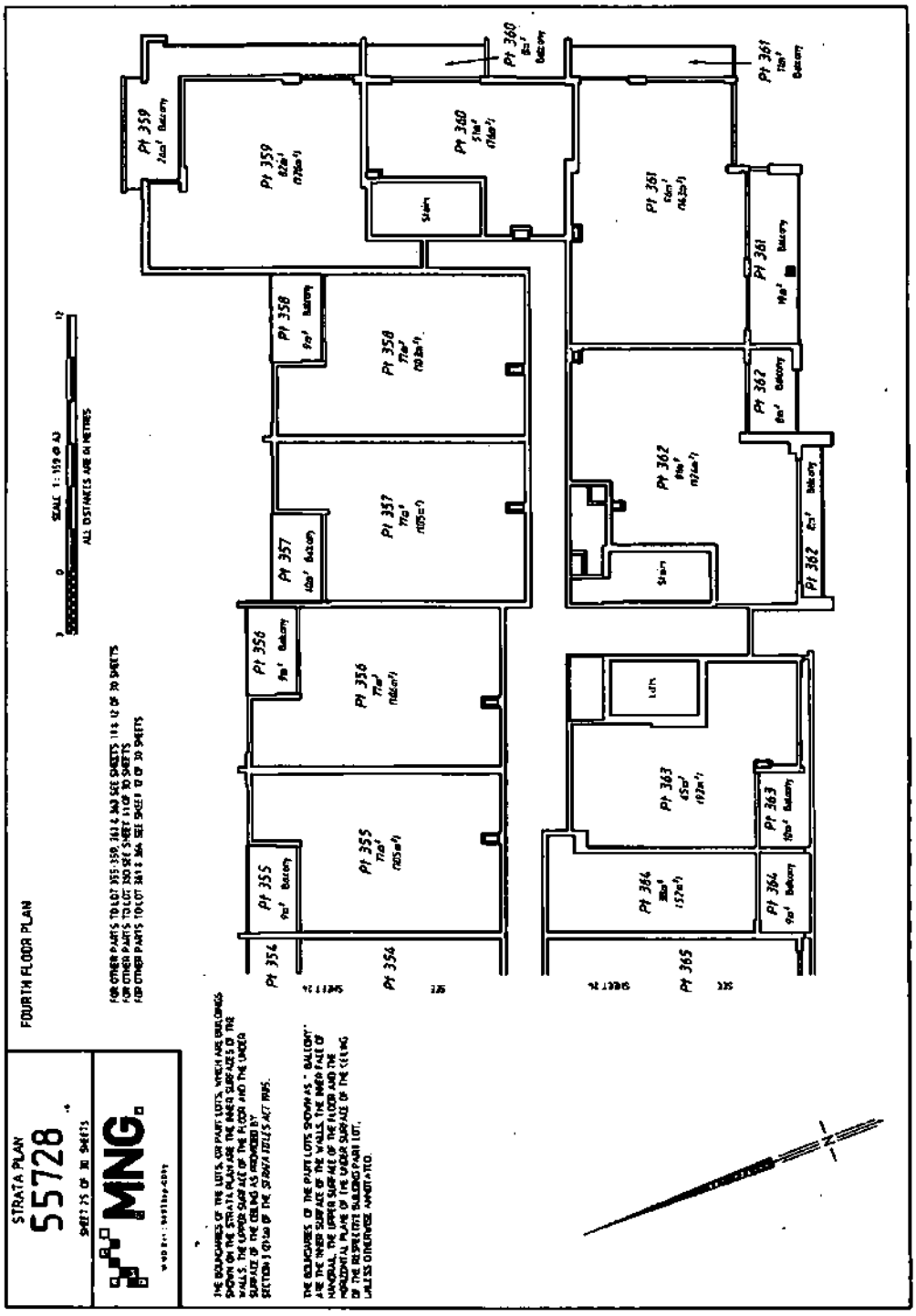

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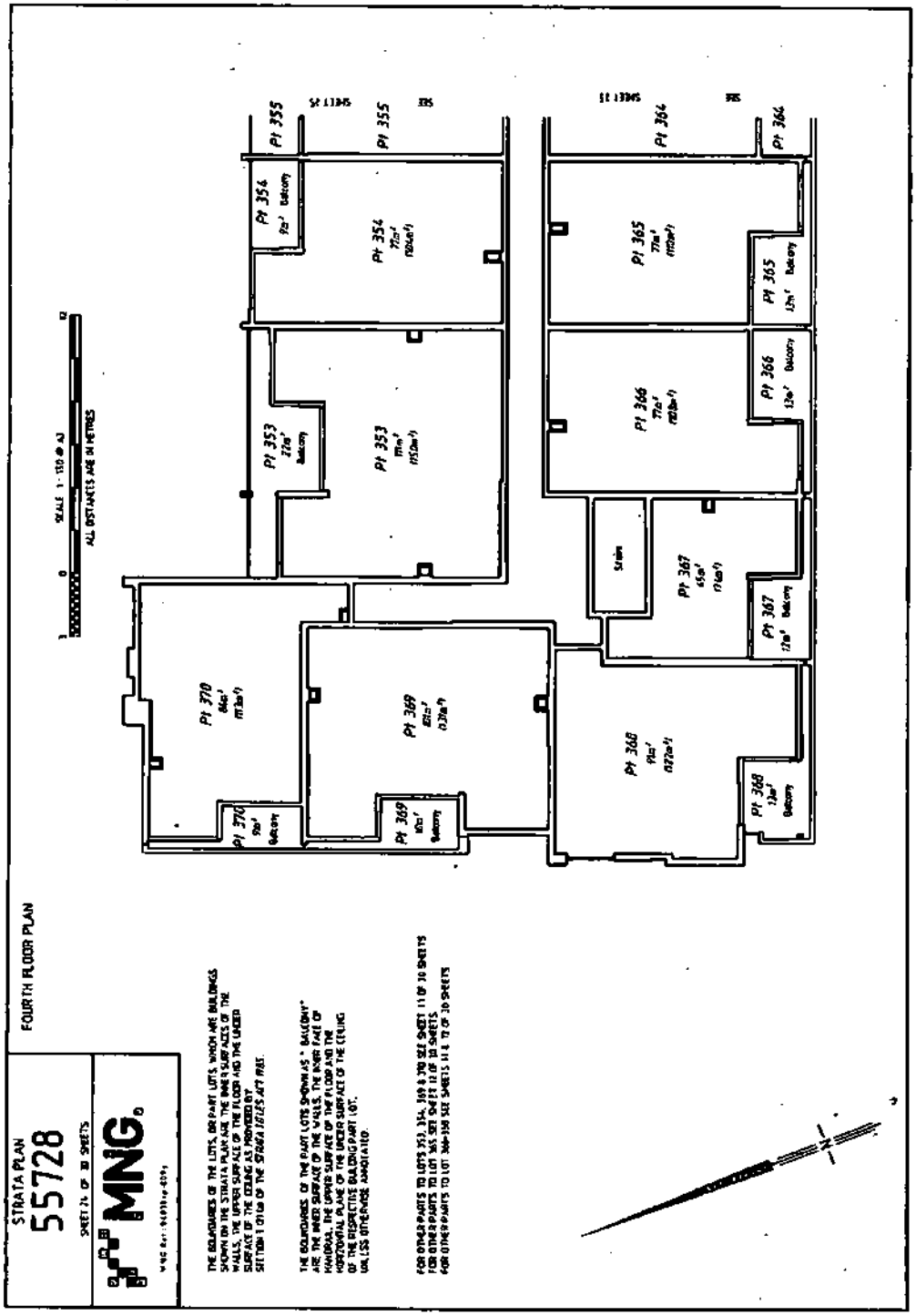

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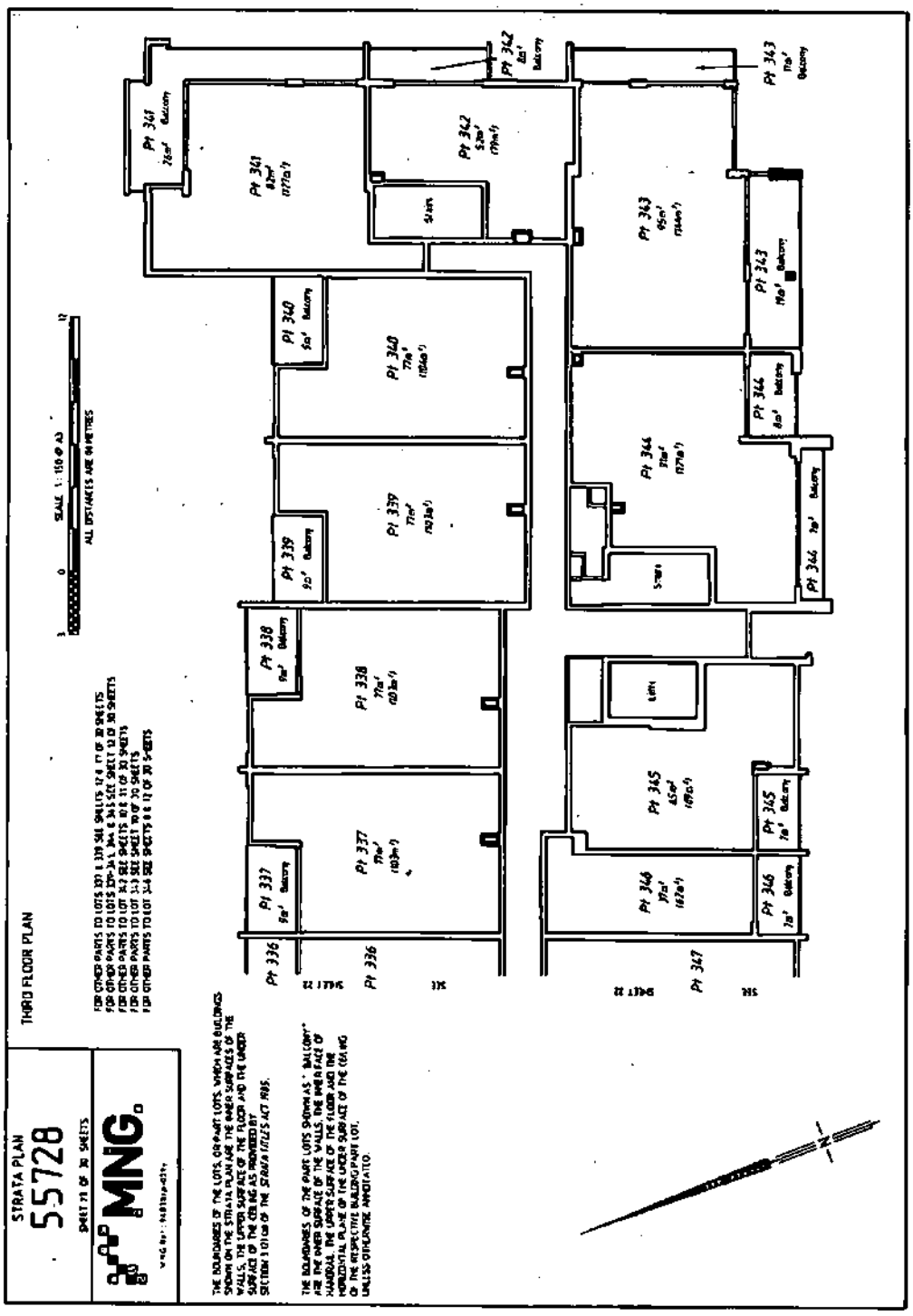

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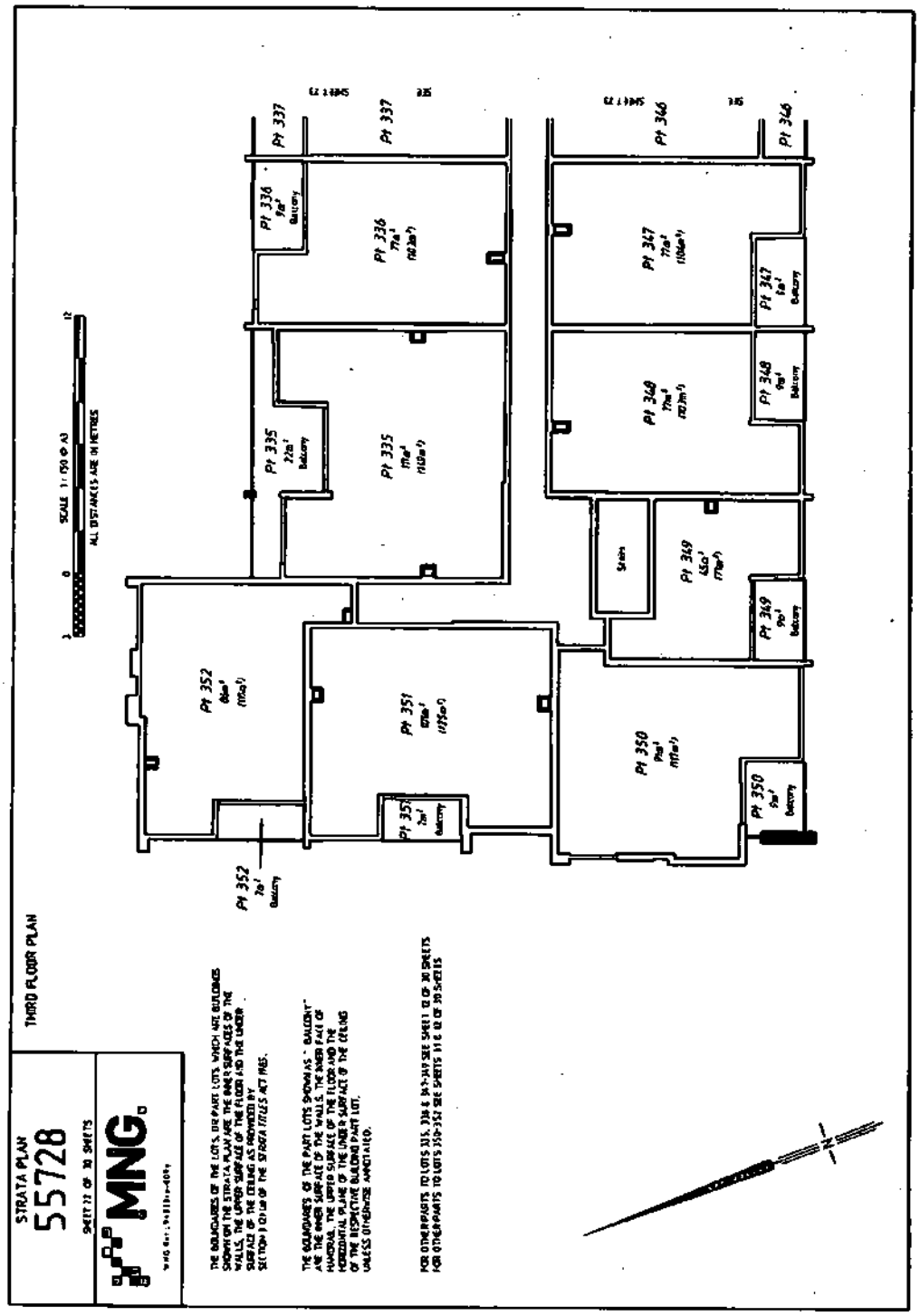

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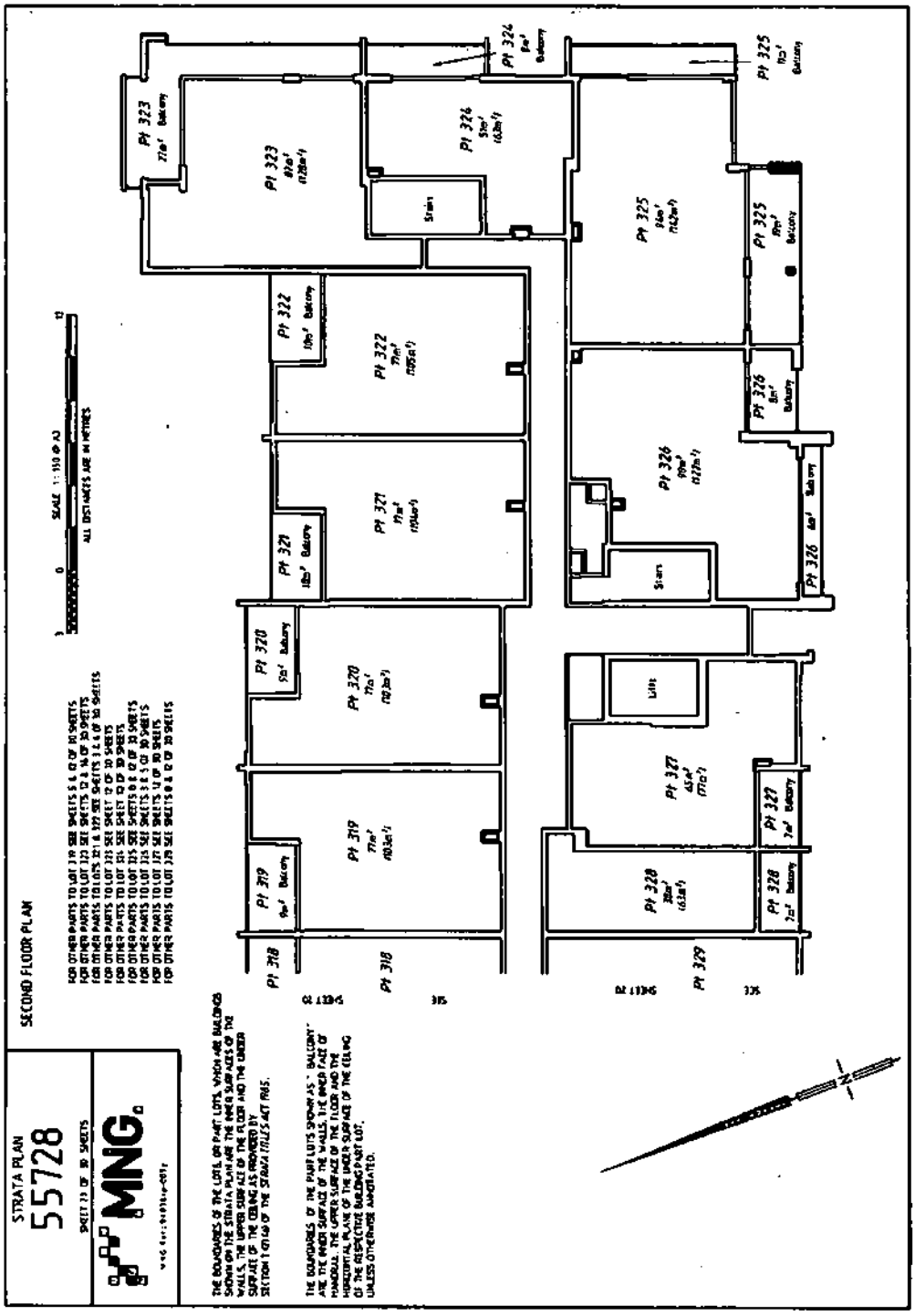

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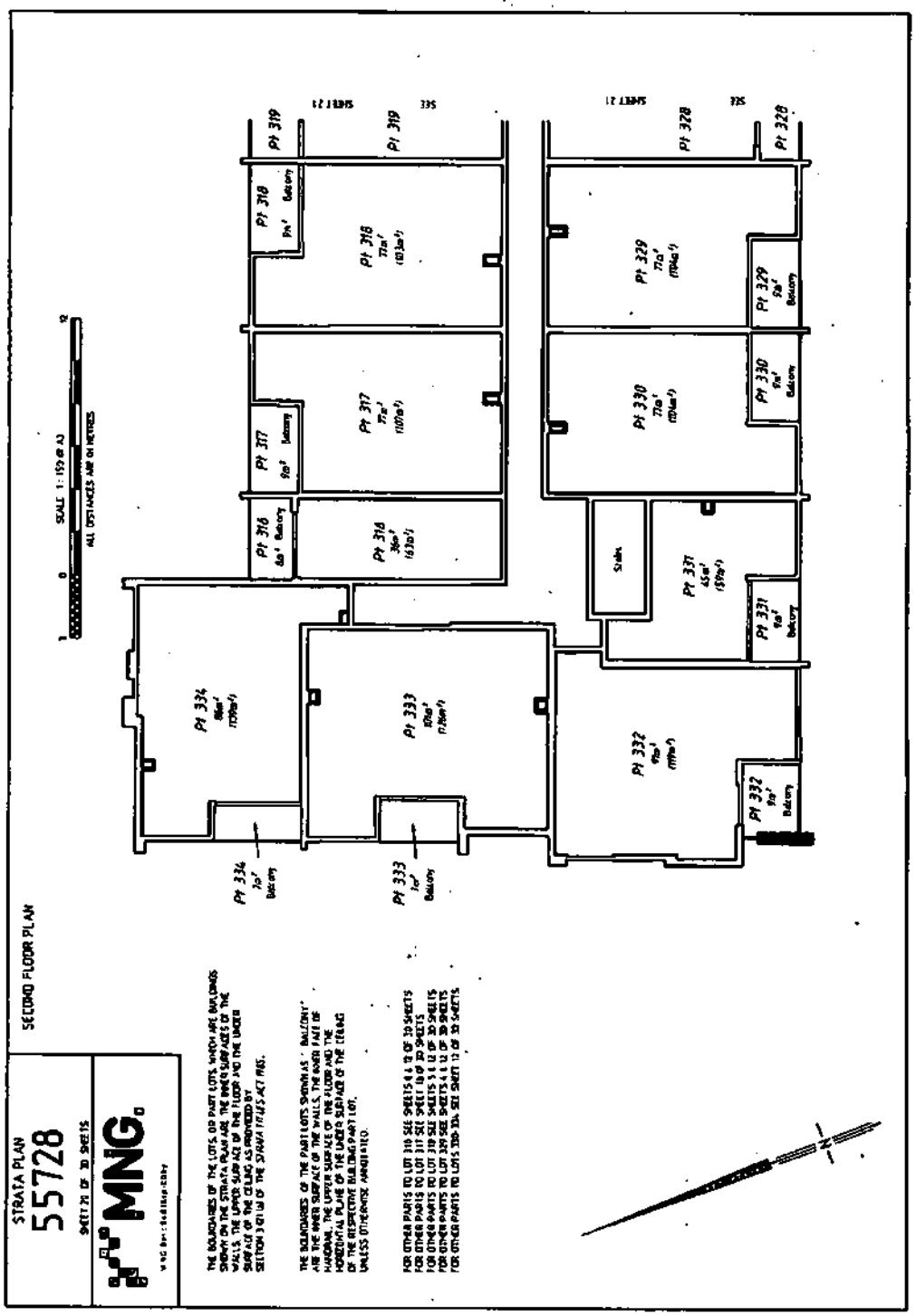

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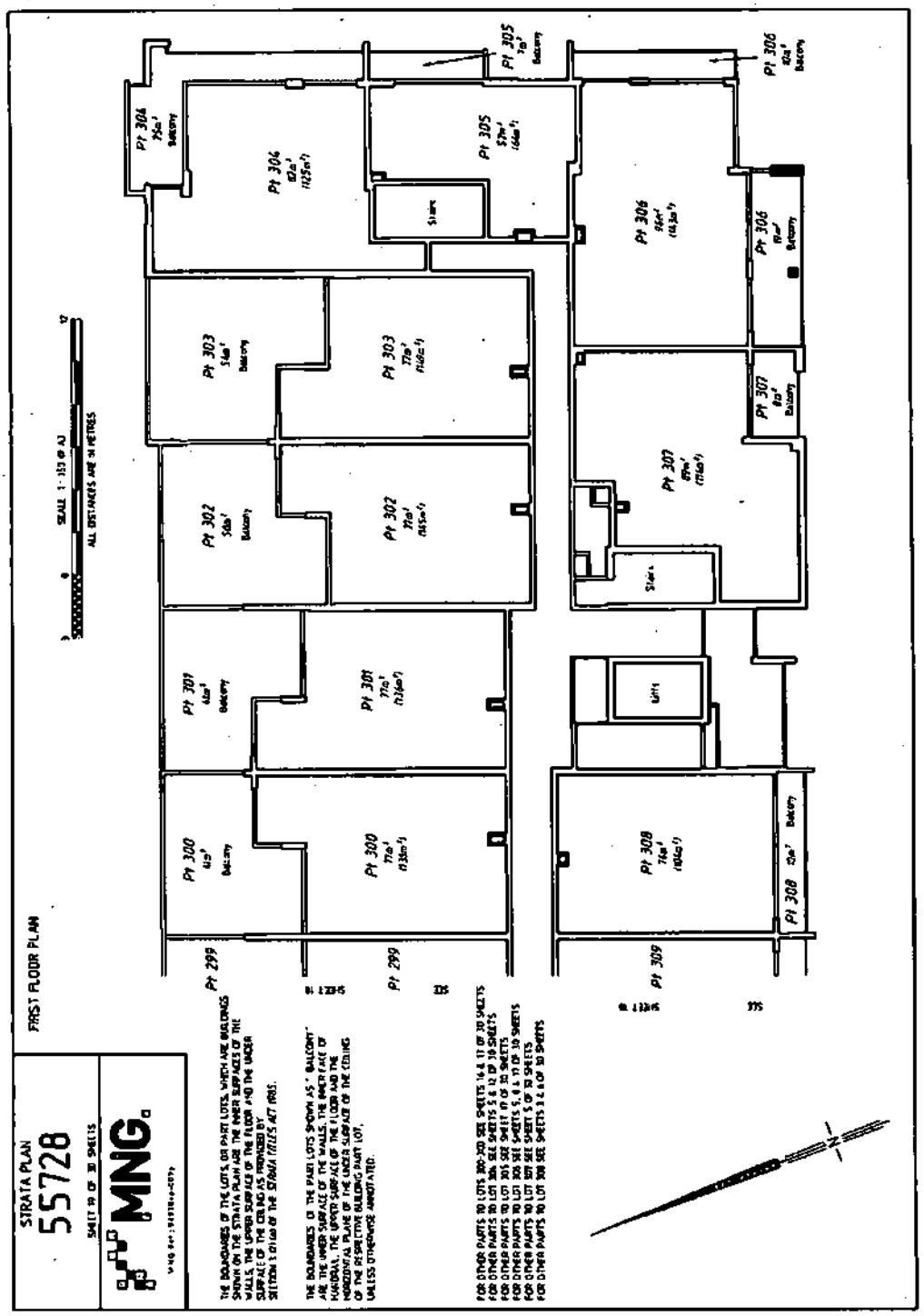

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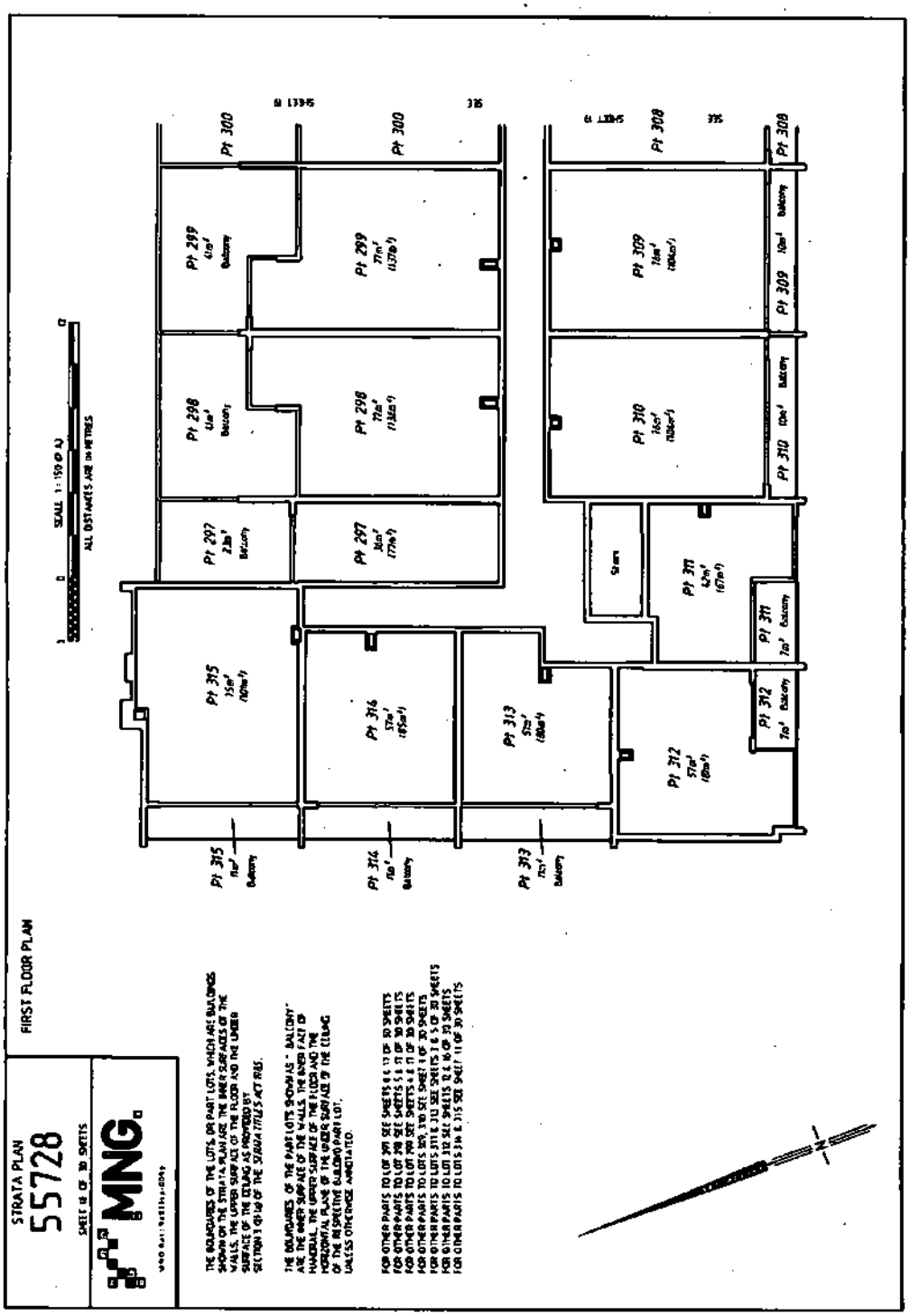

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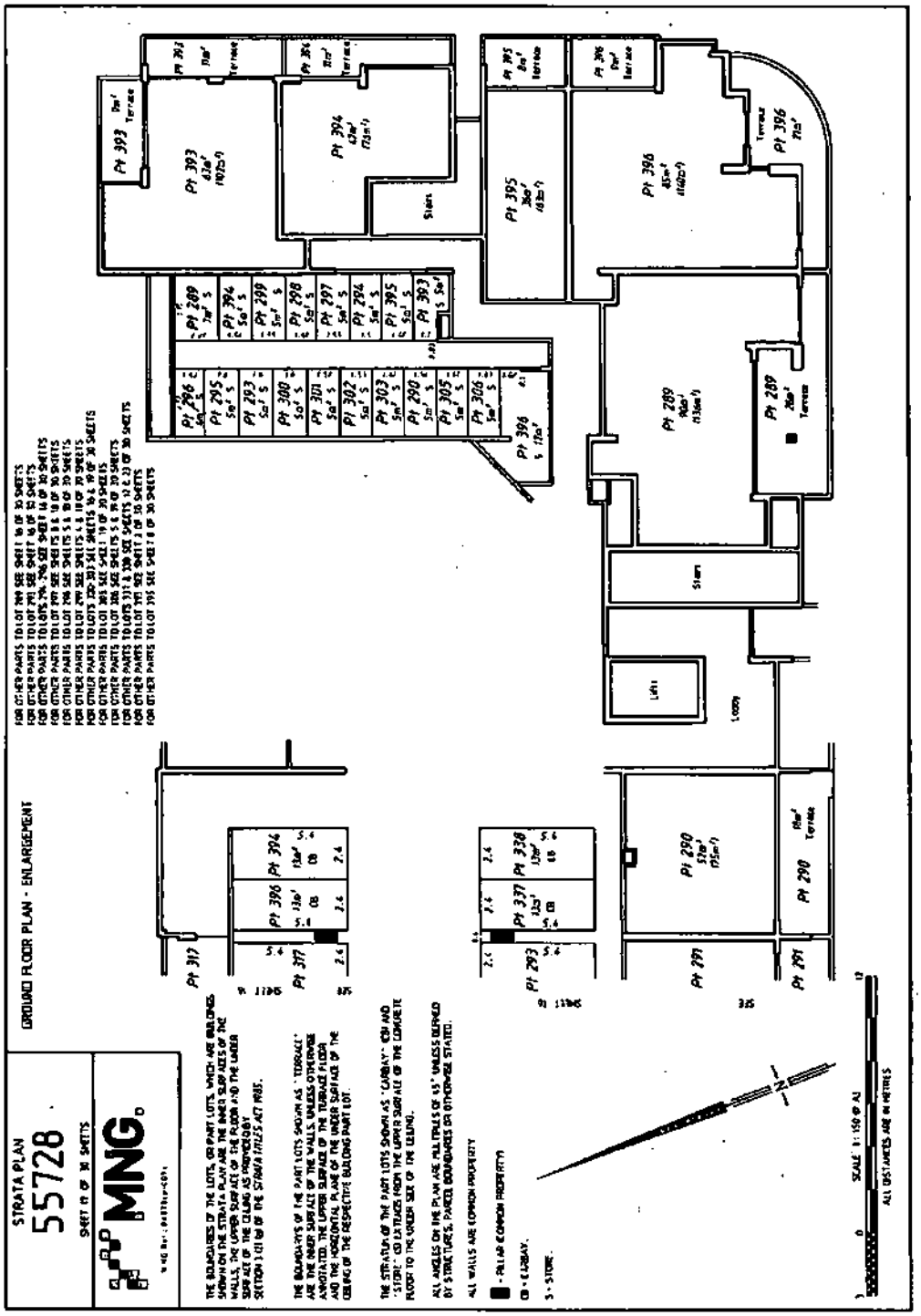

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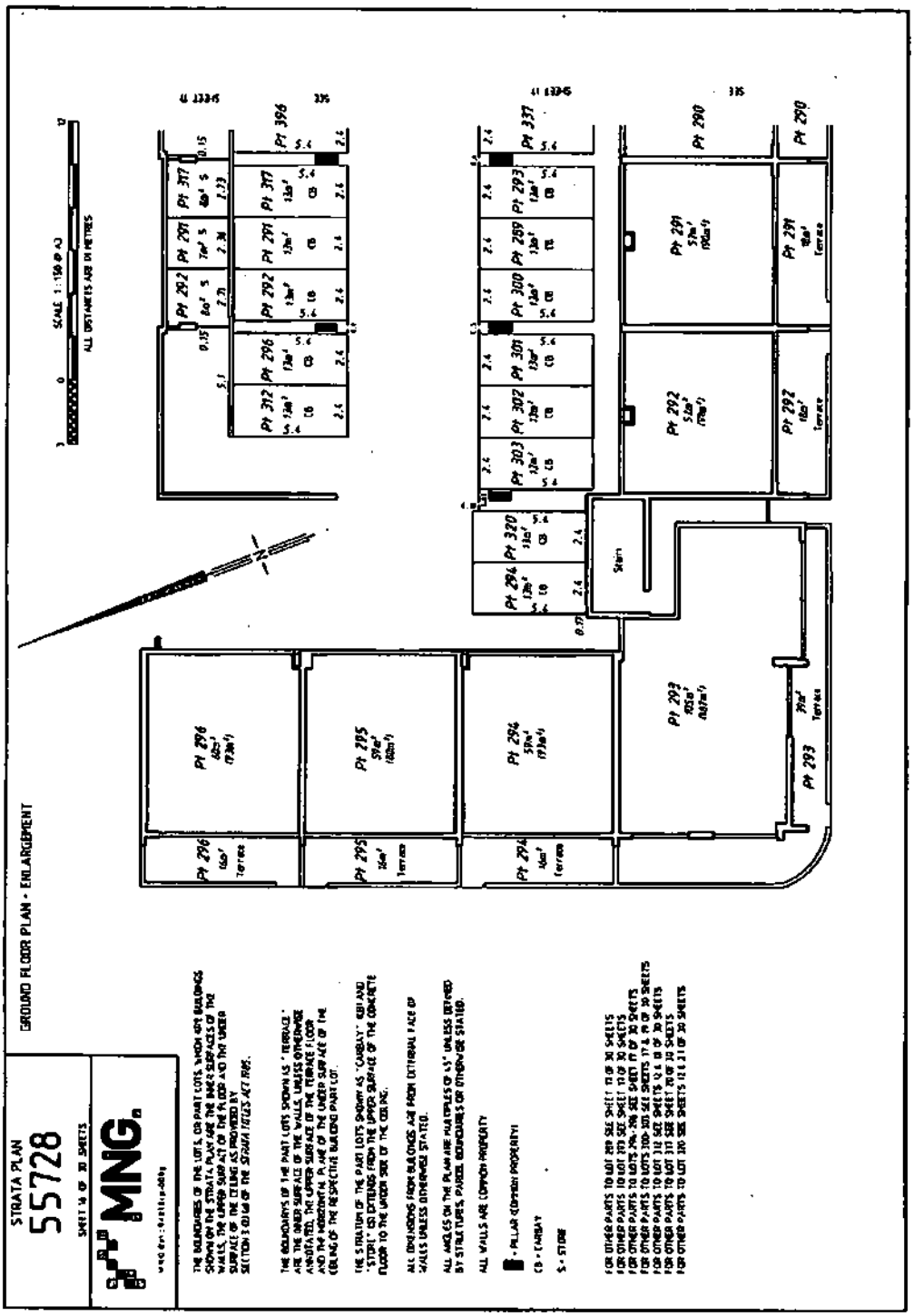

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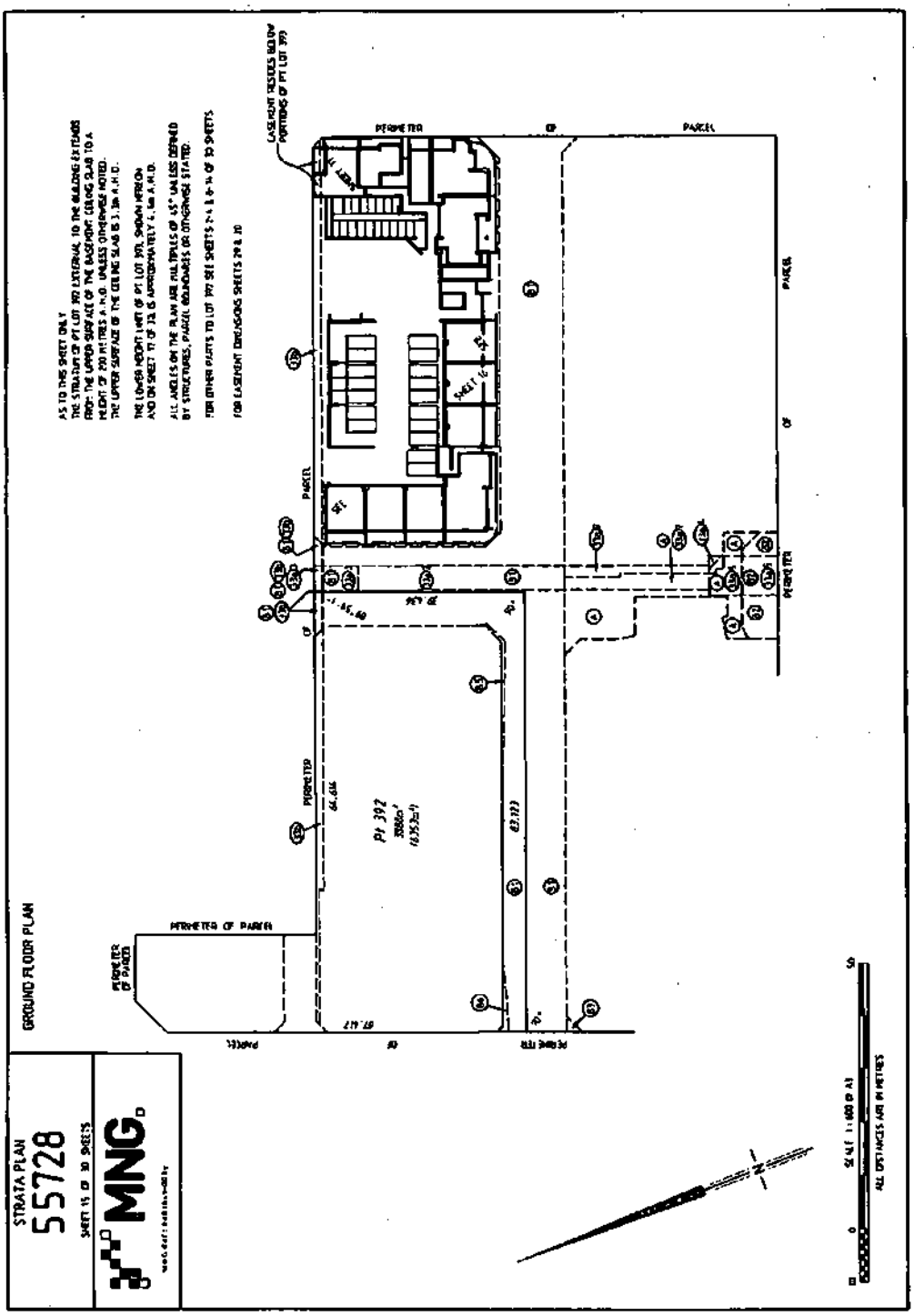

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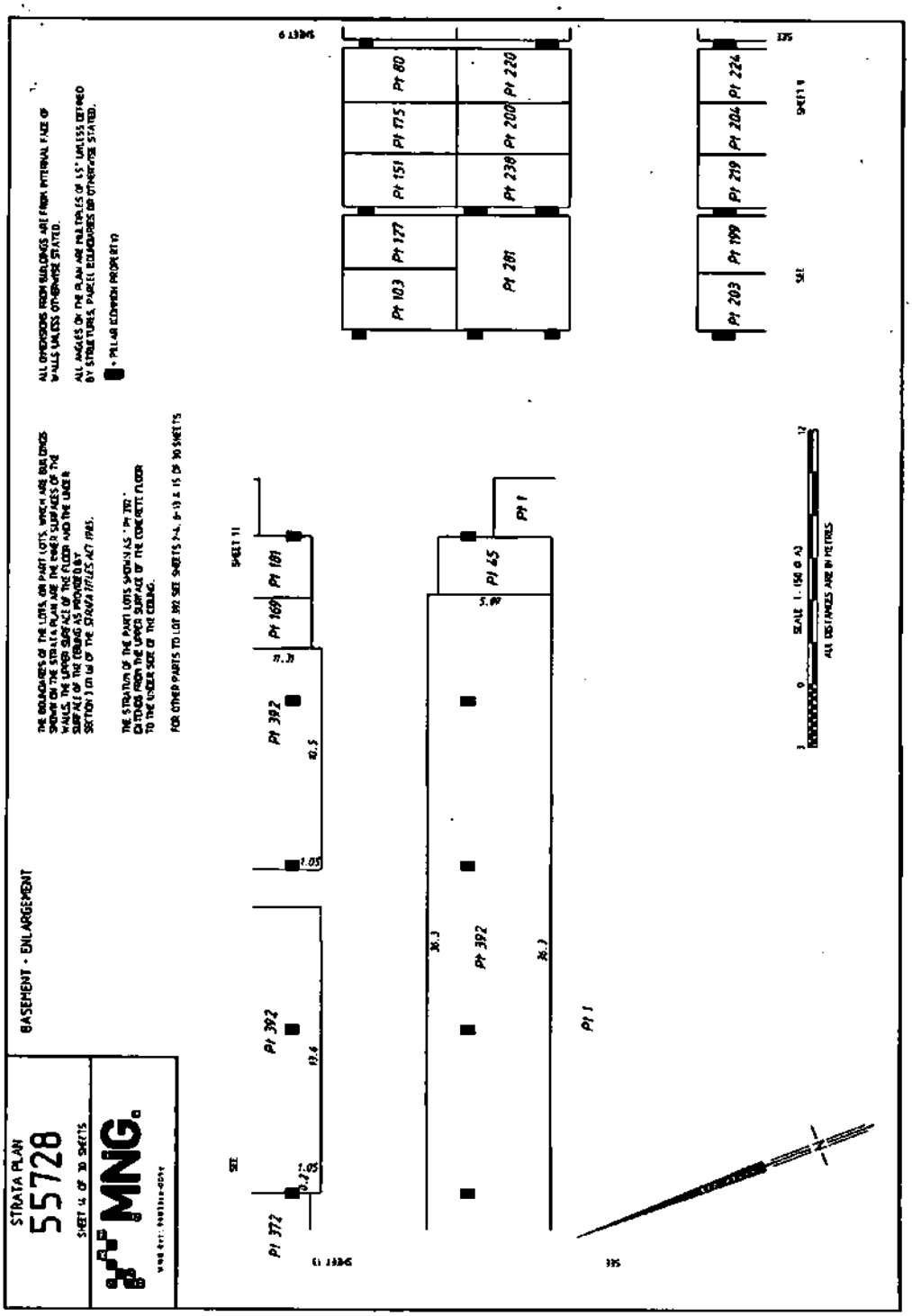

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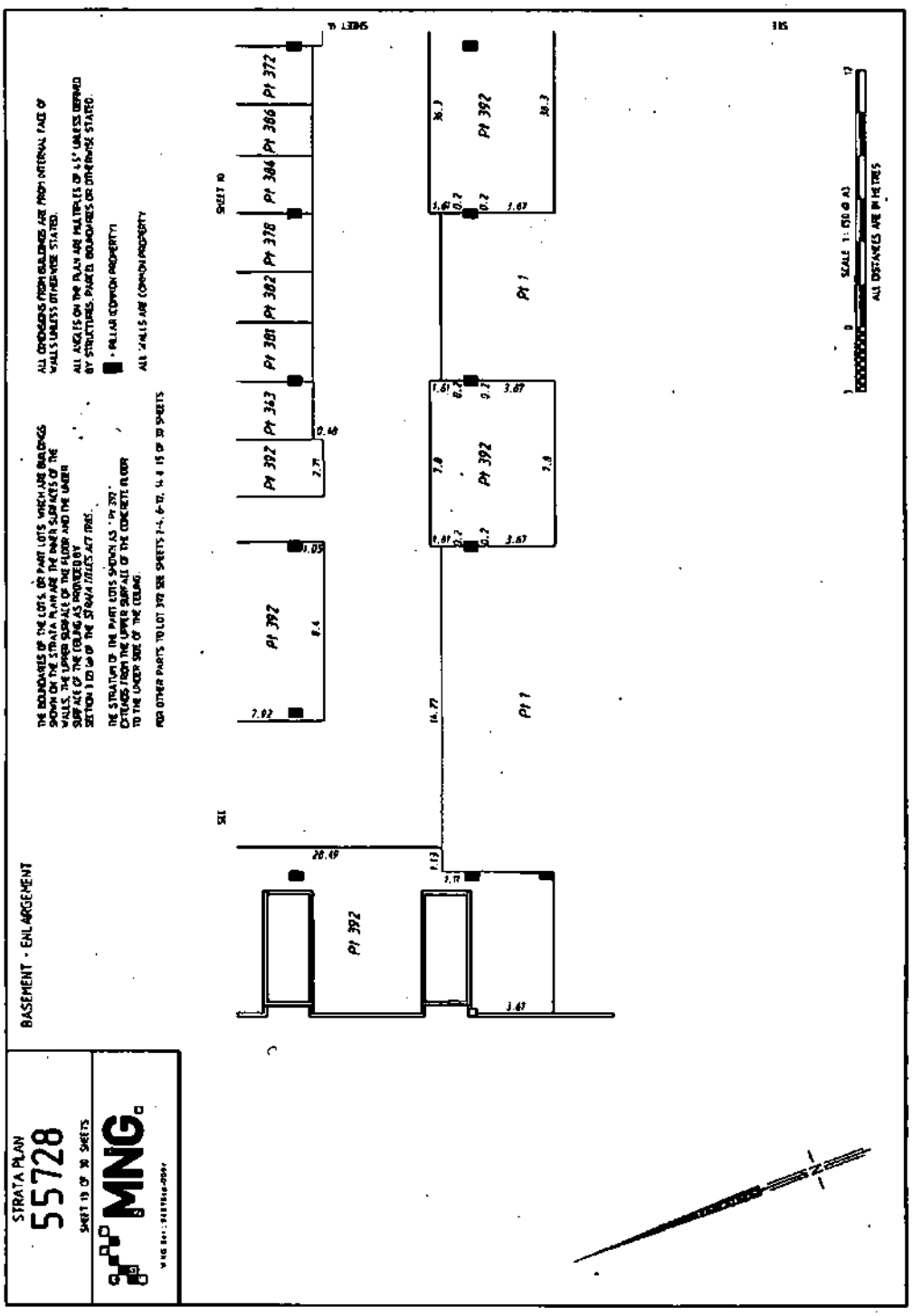

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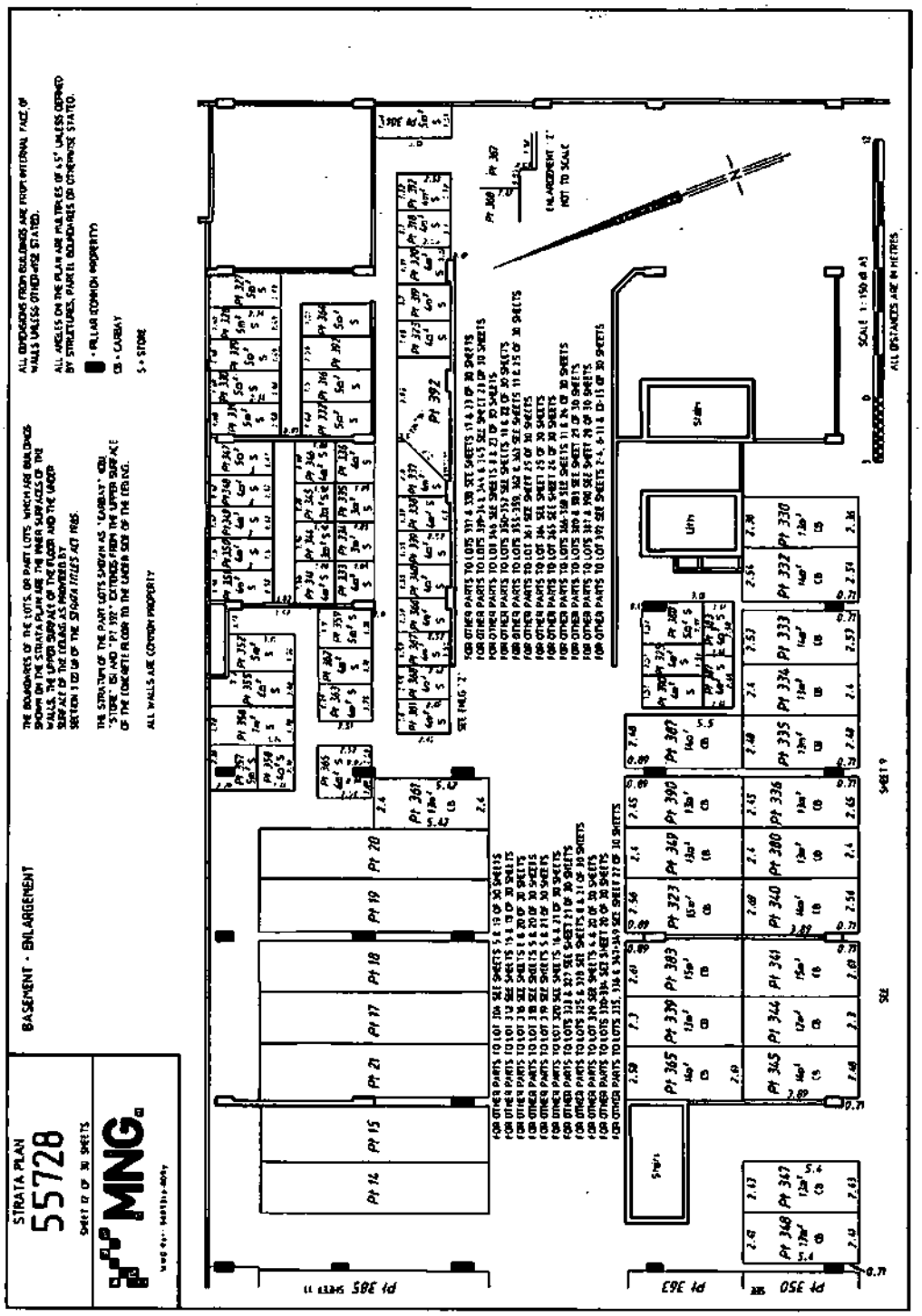

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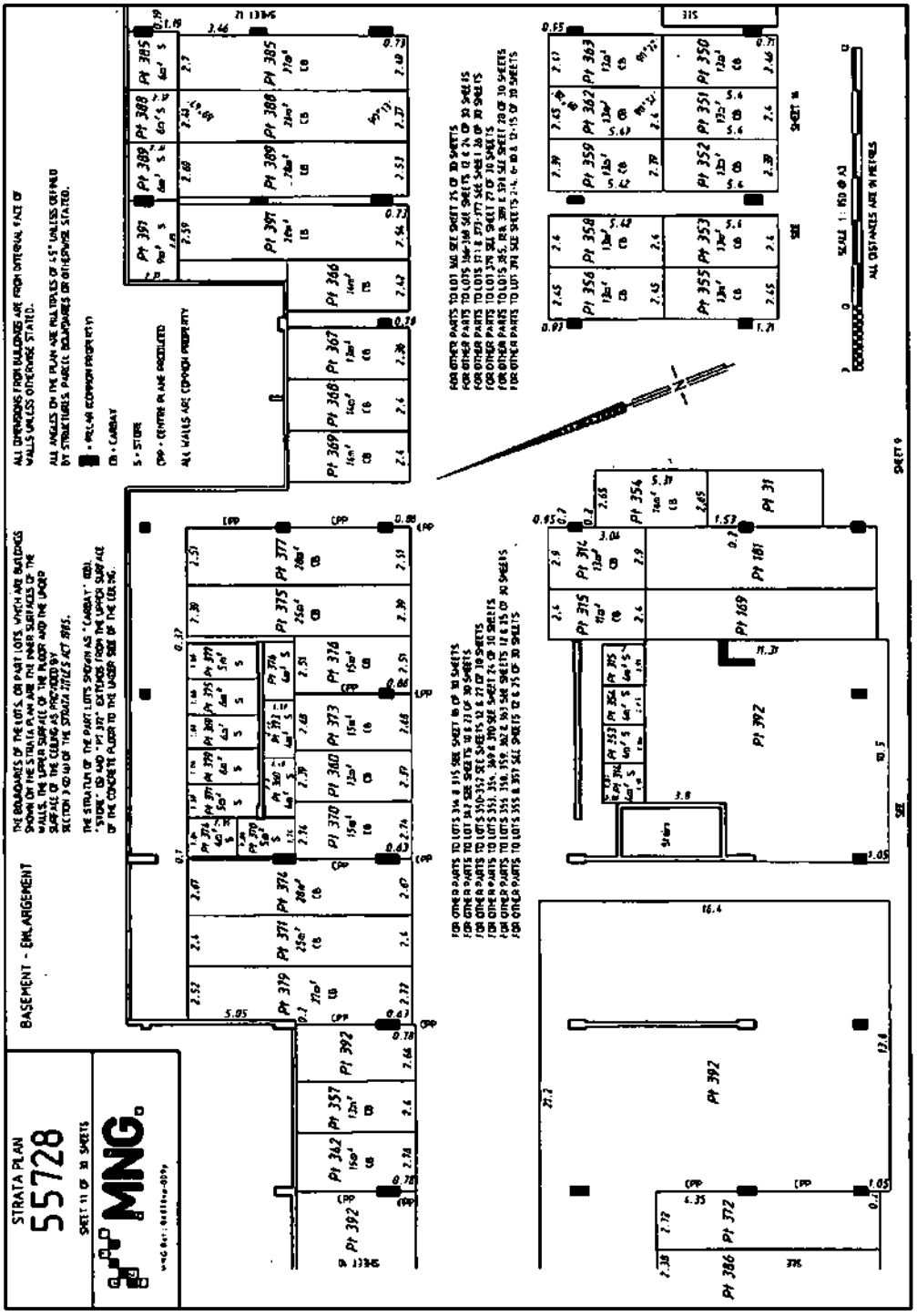

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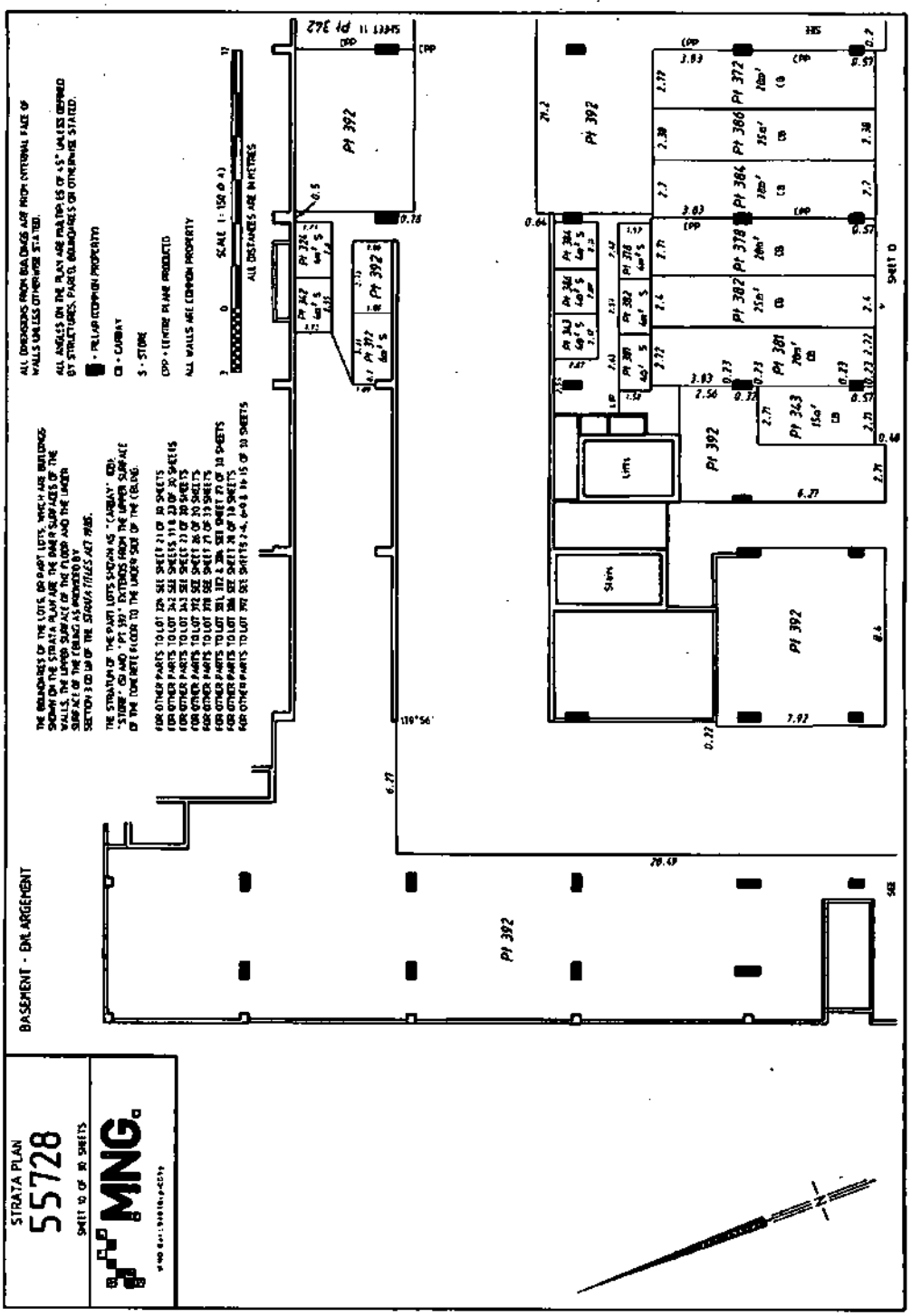

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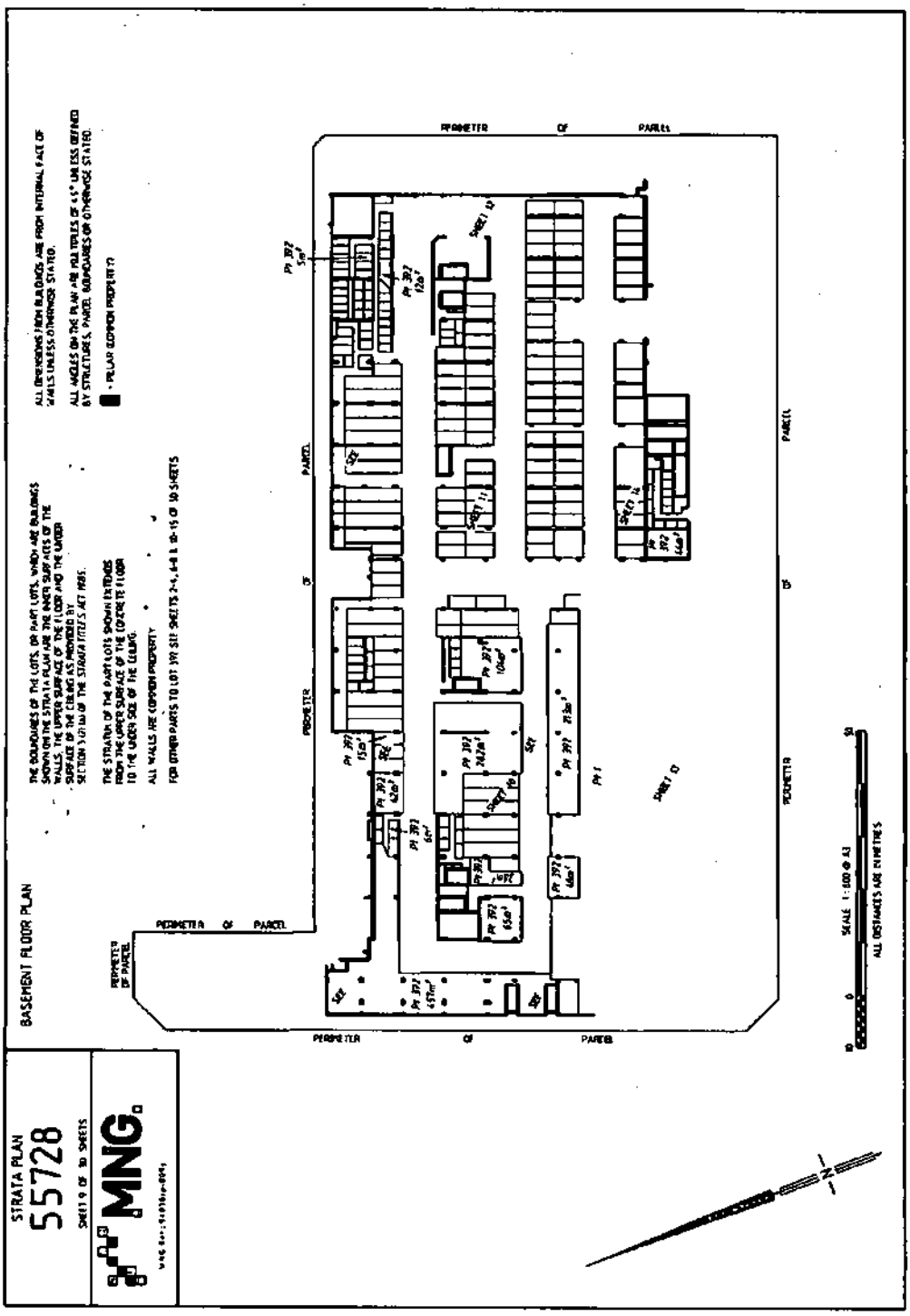

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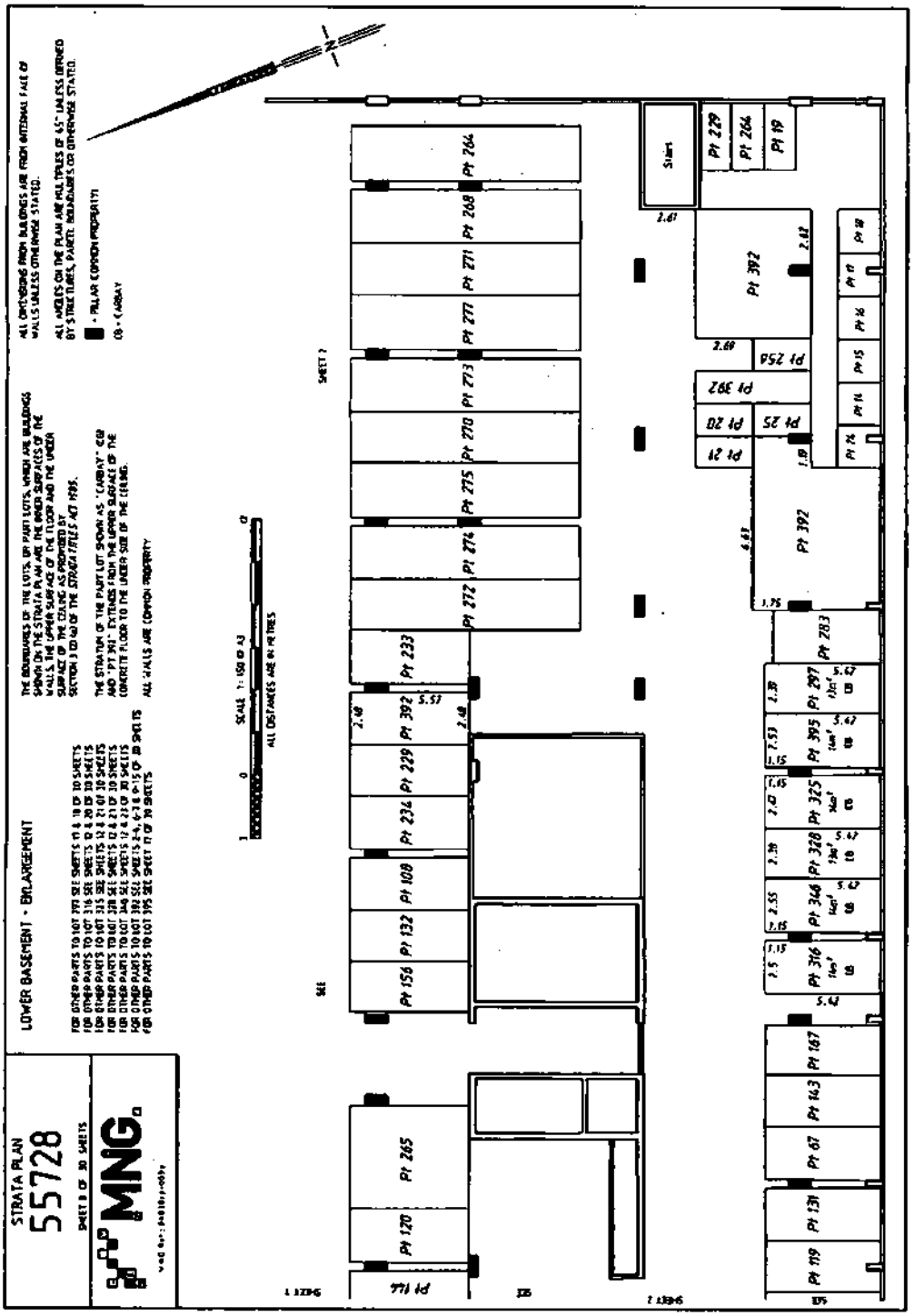

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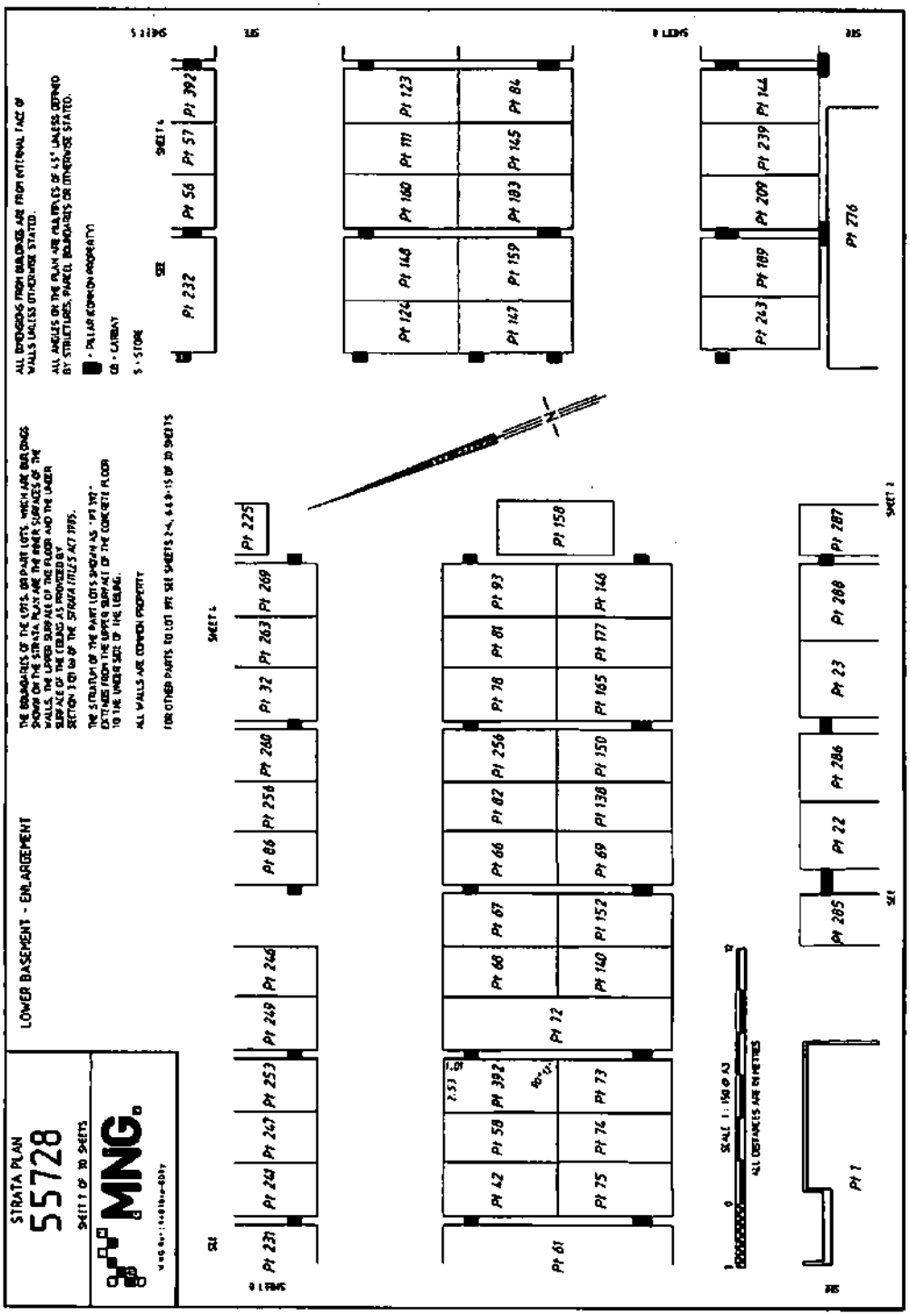

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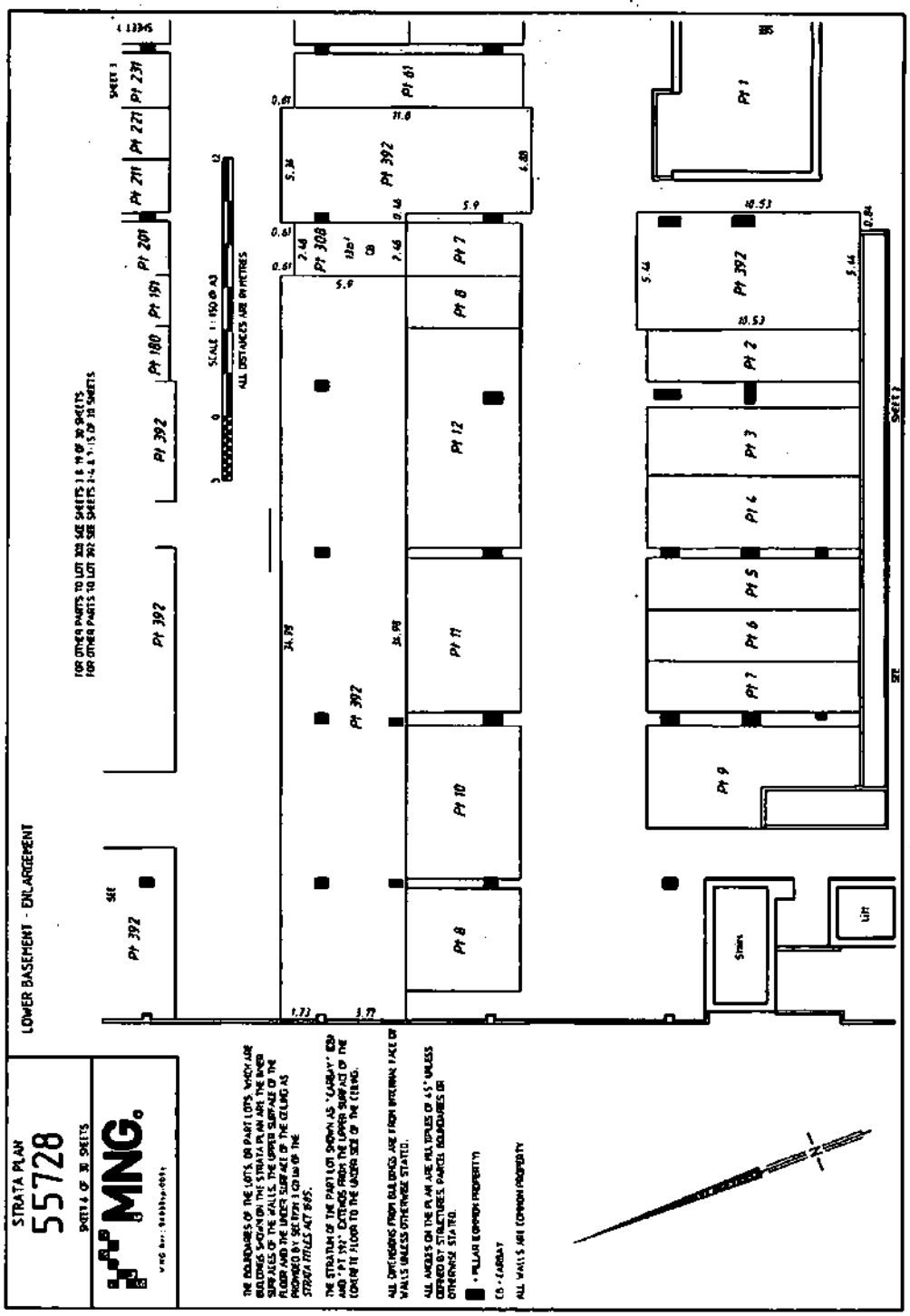

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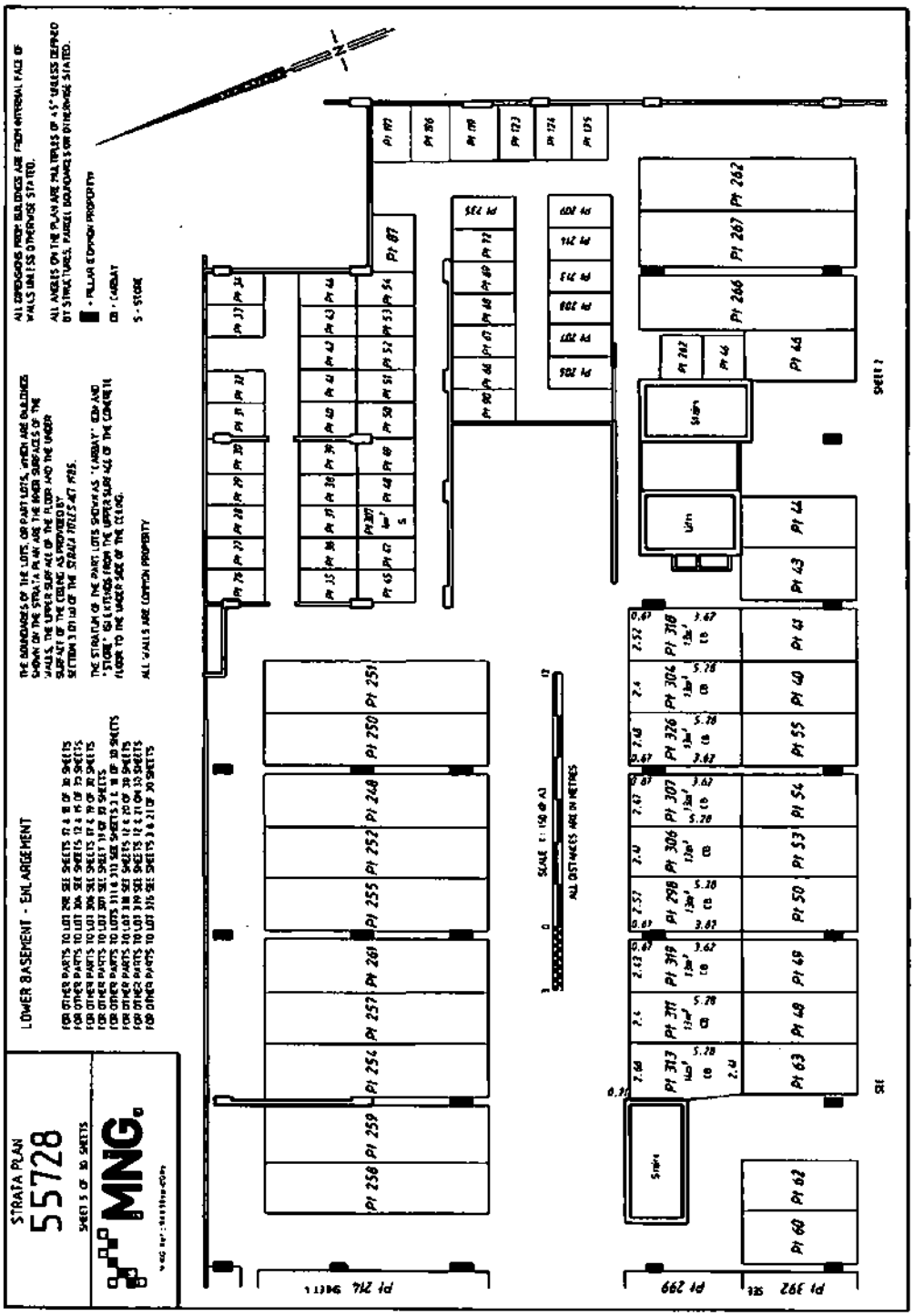

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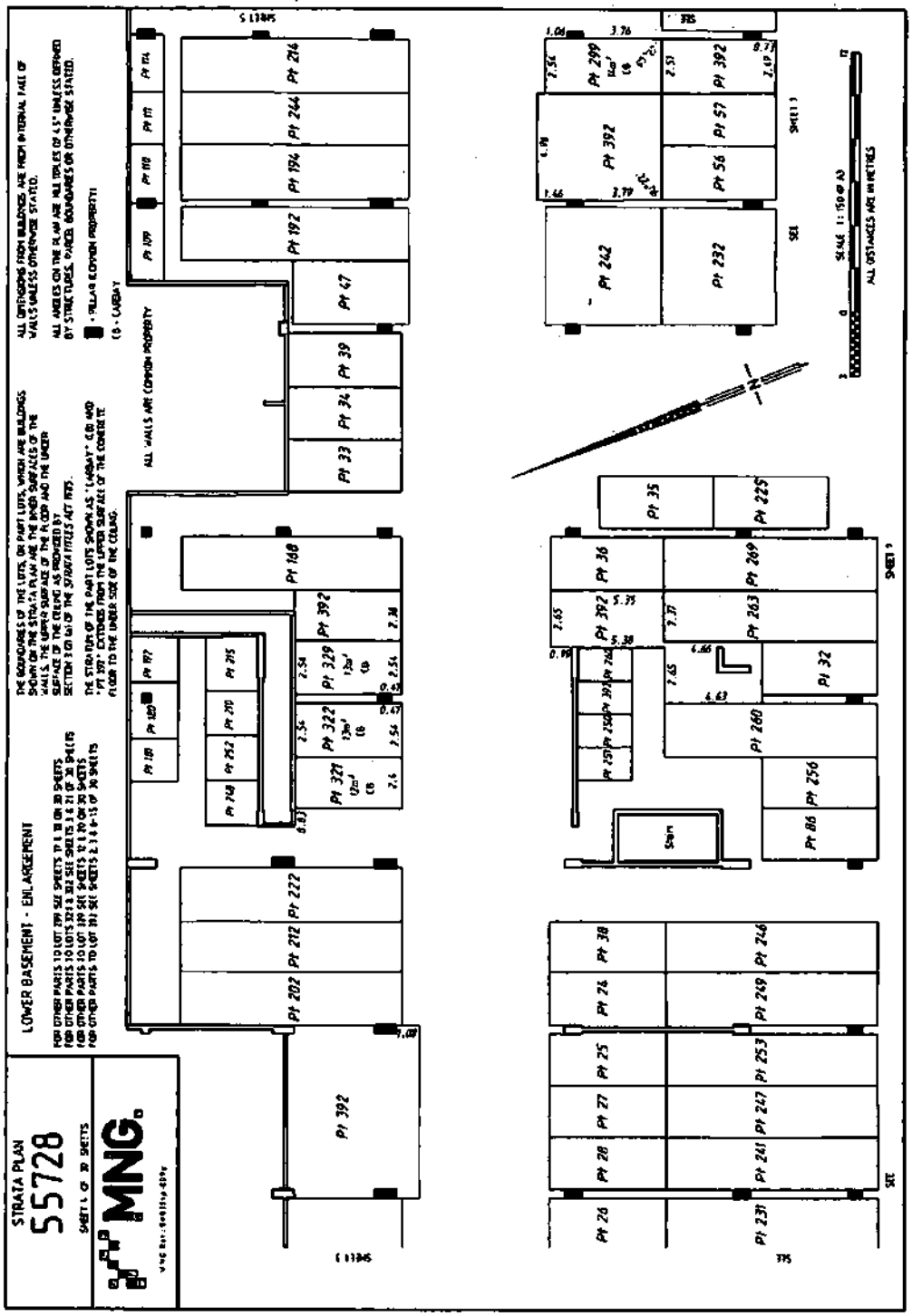

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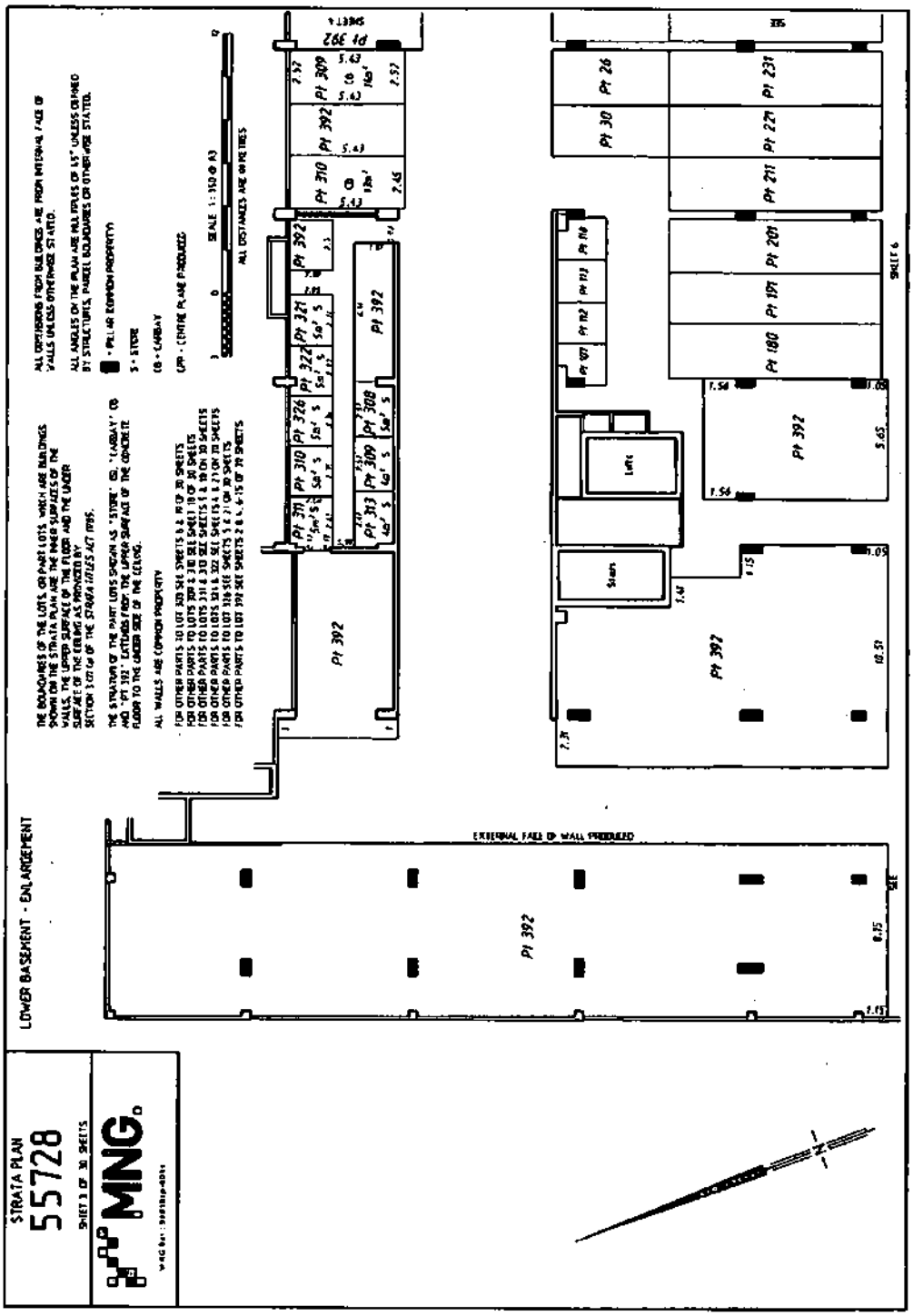

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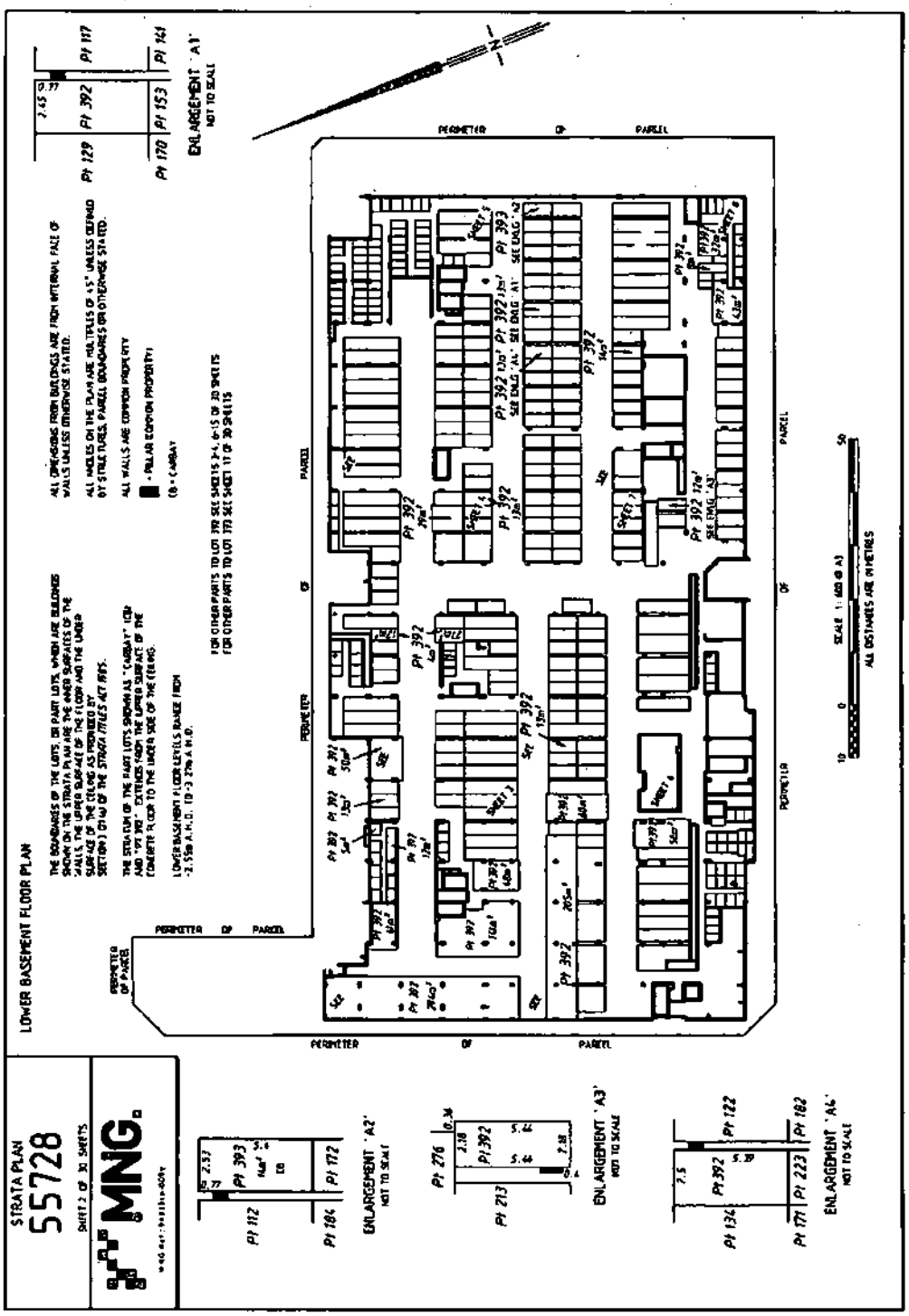

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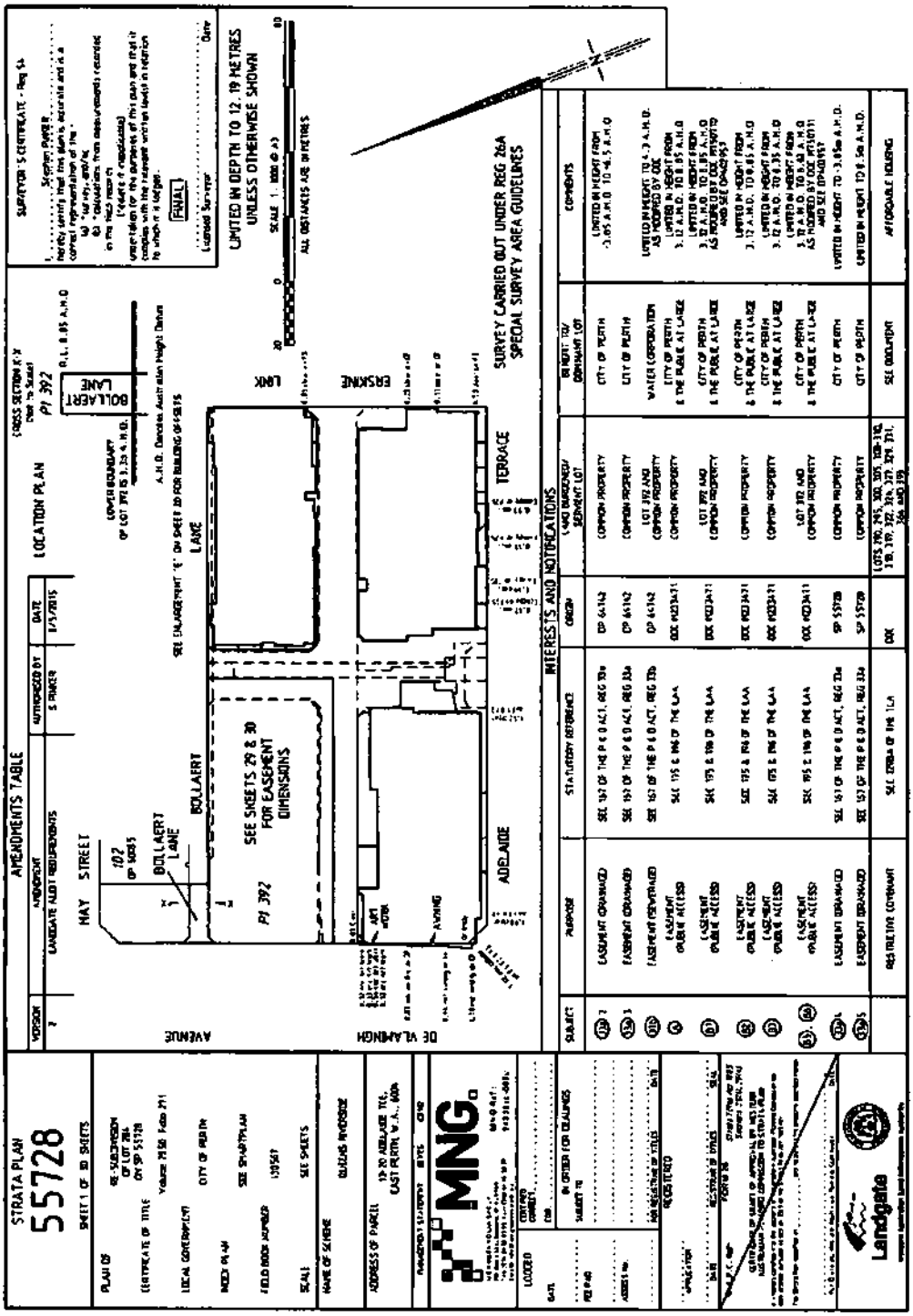

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Annexure F (2015) - Stage 3 Resubdivision Plan

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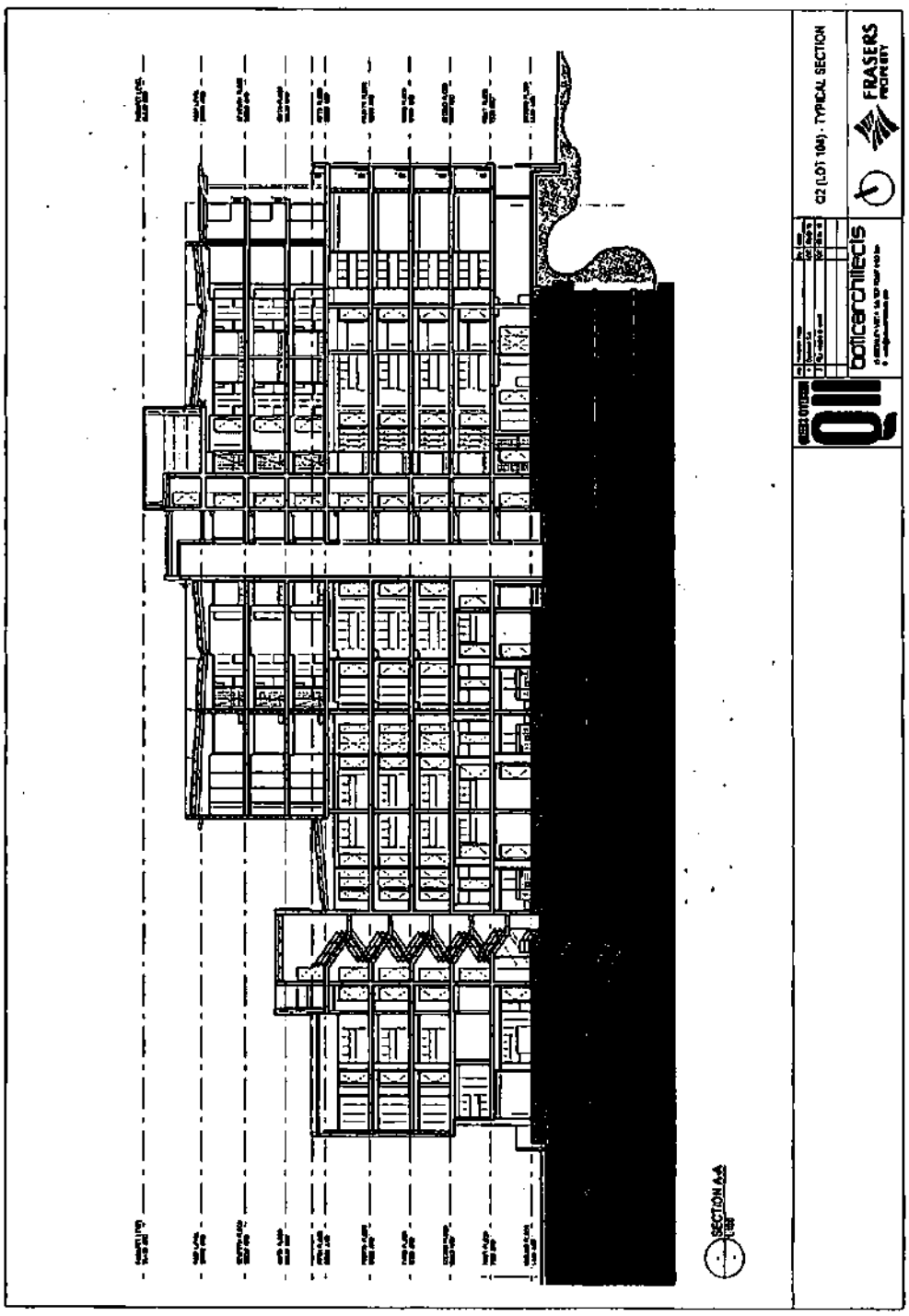

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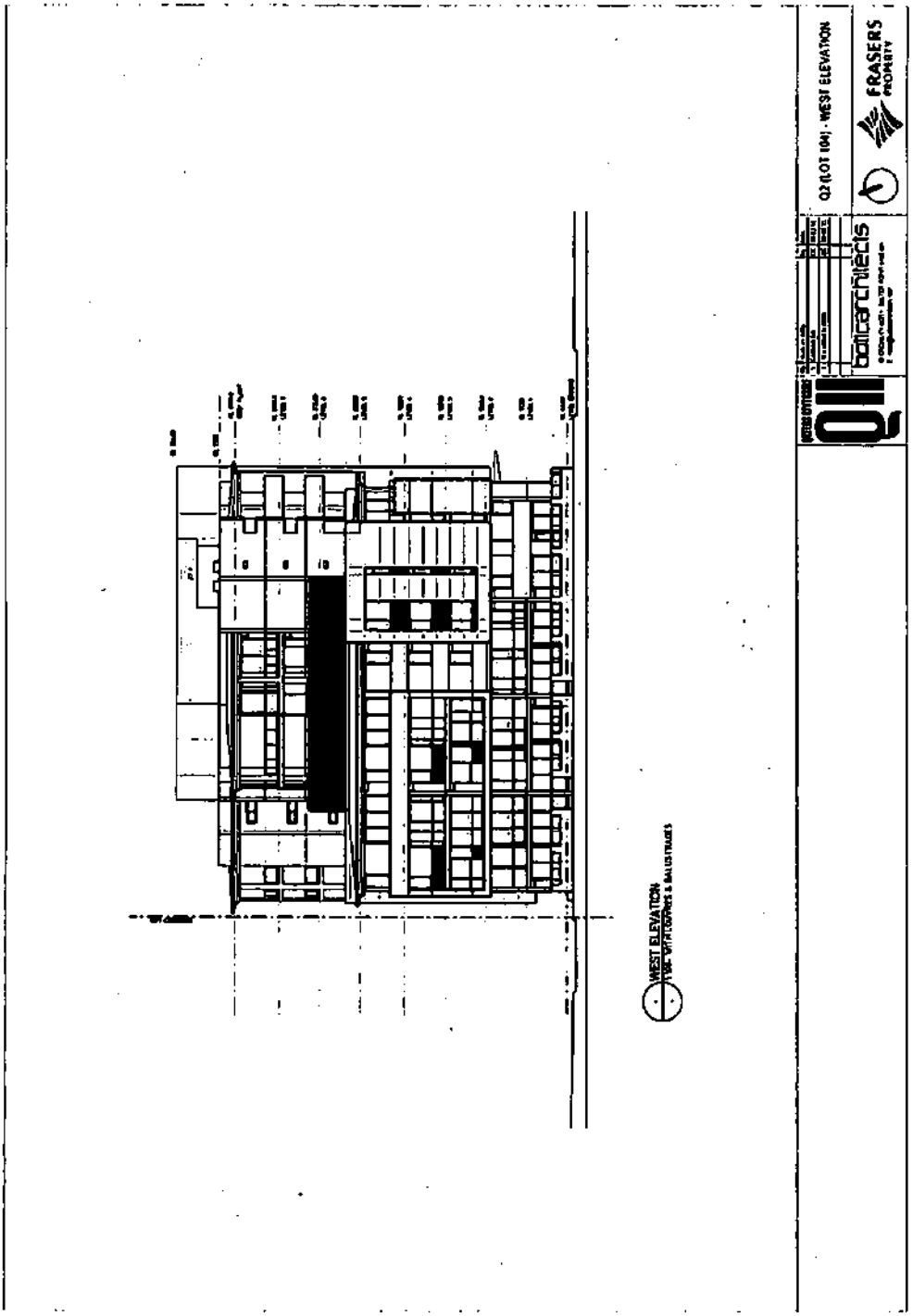

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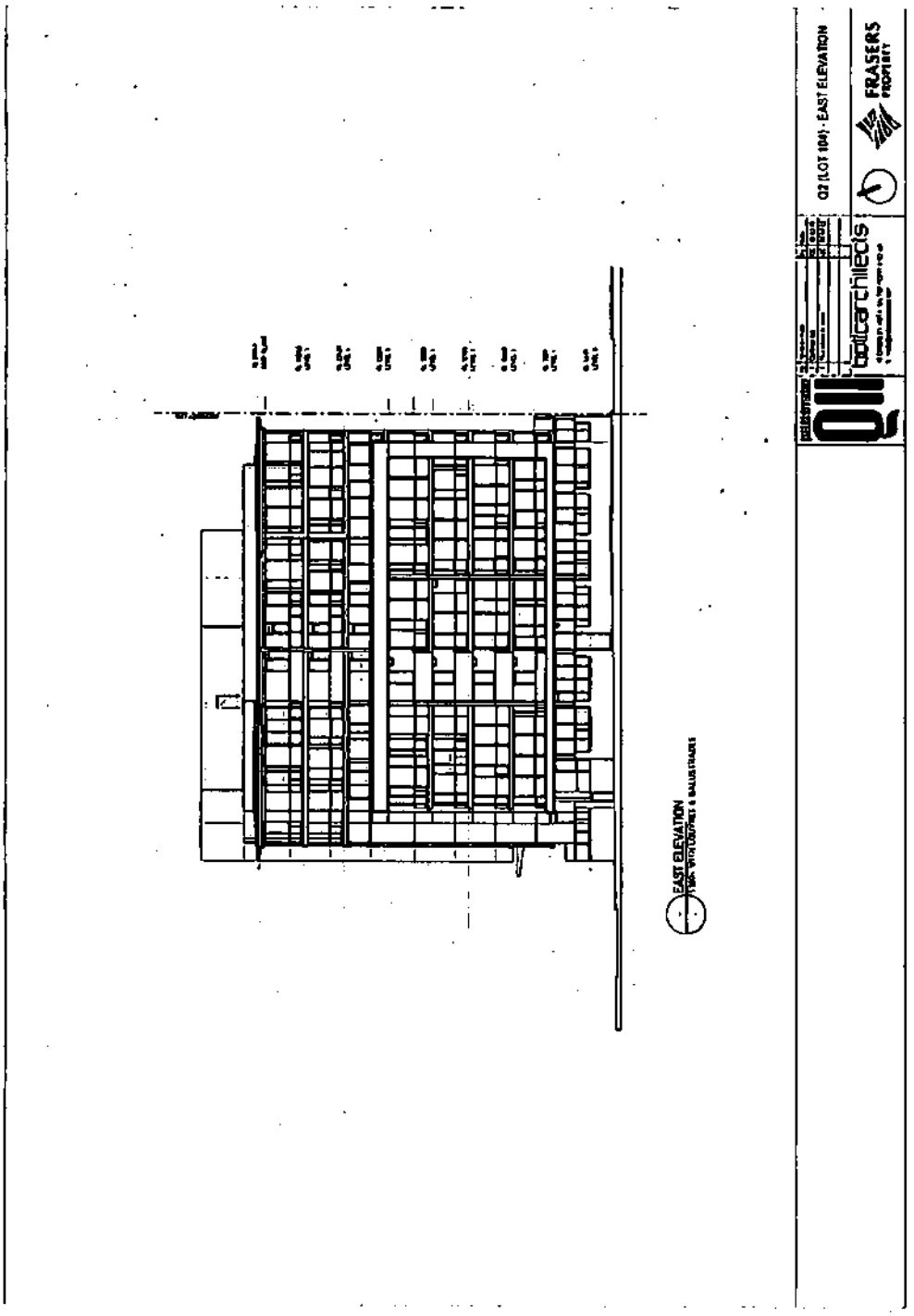

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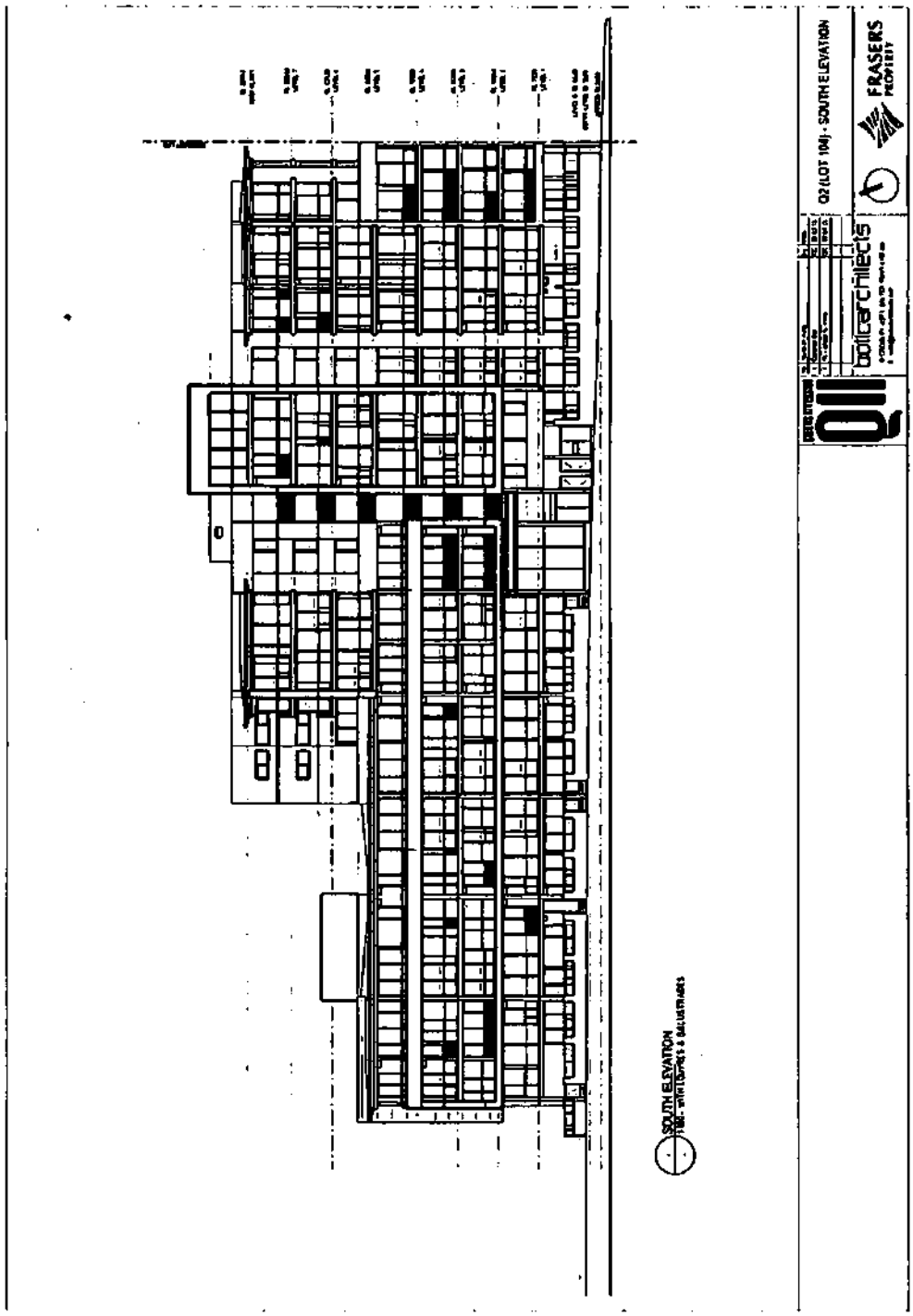

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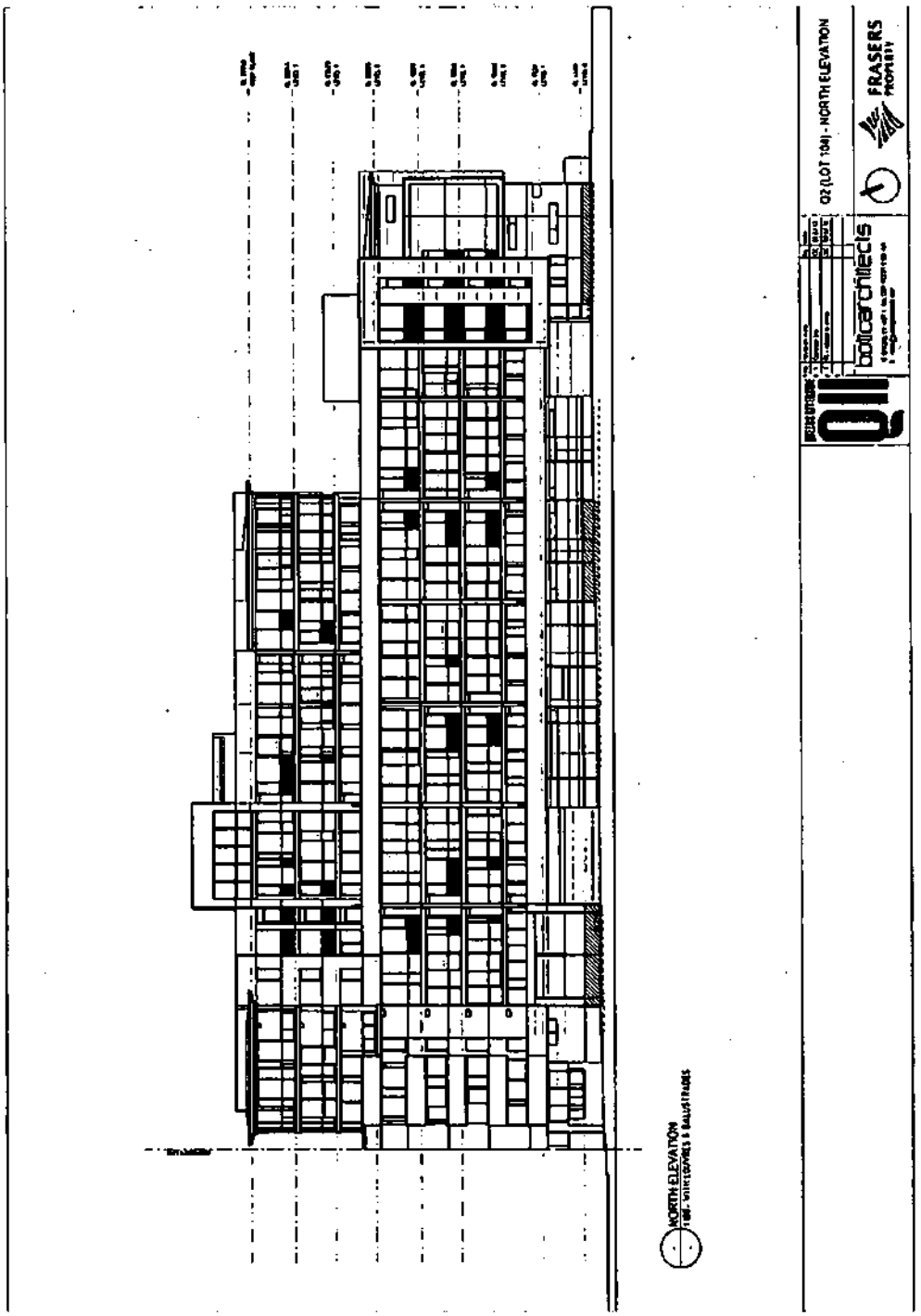

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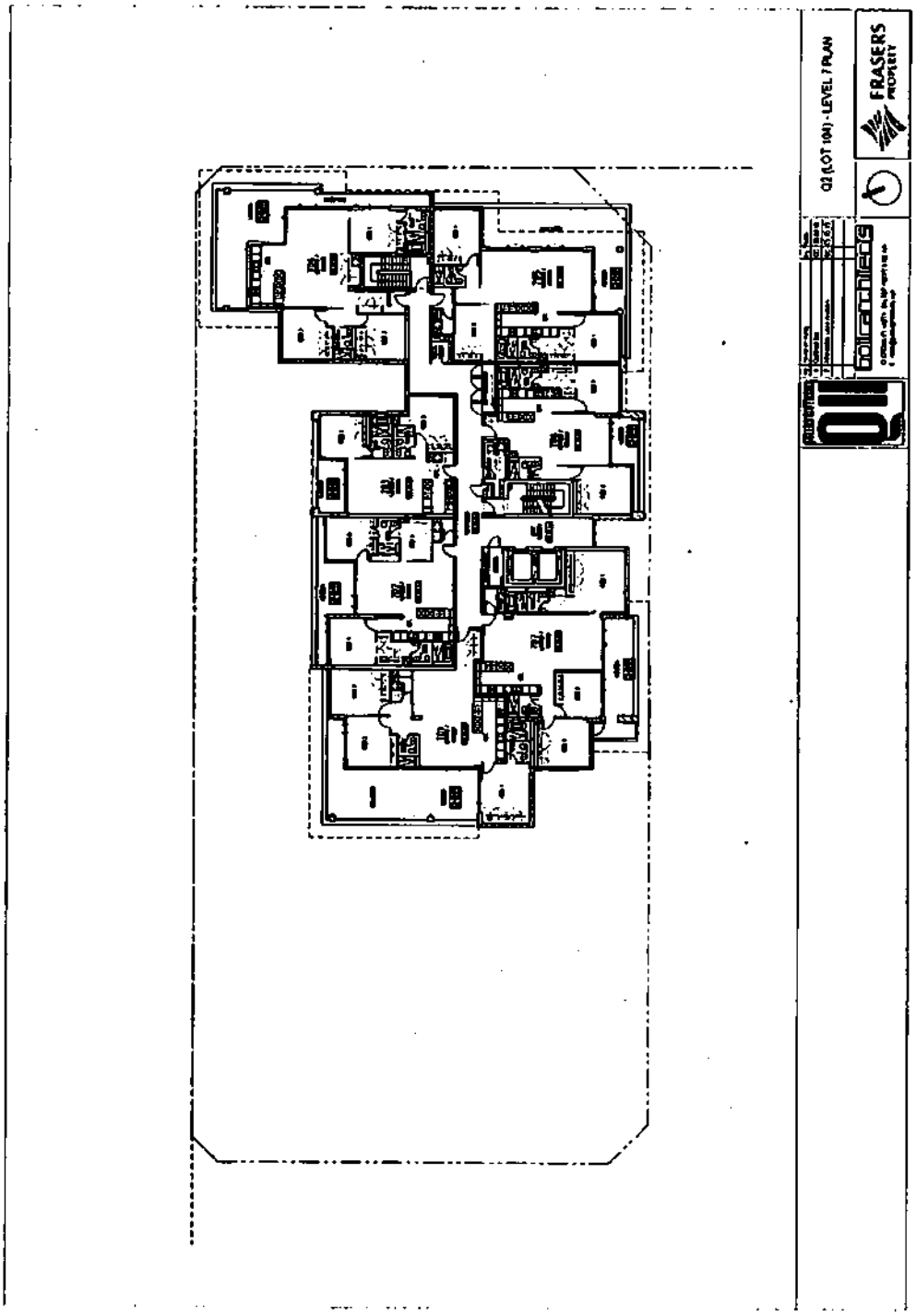

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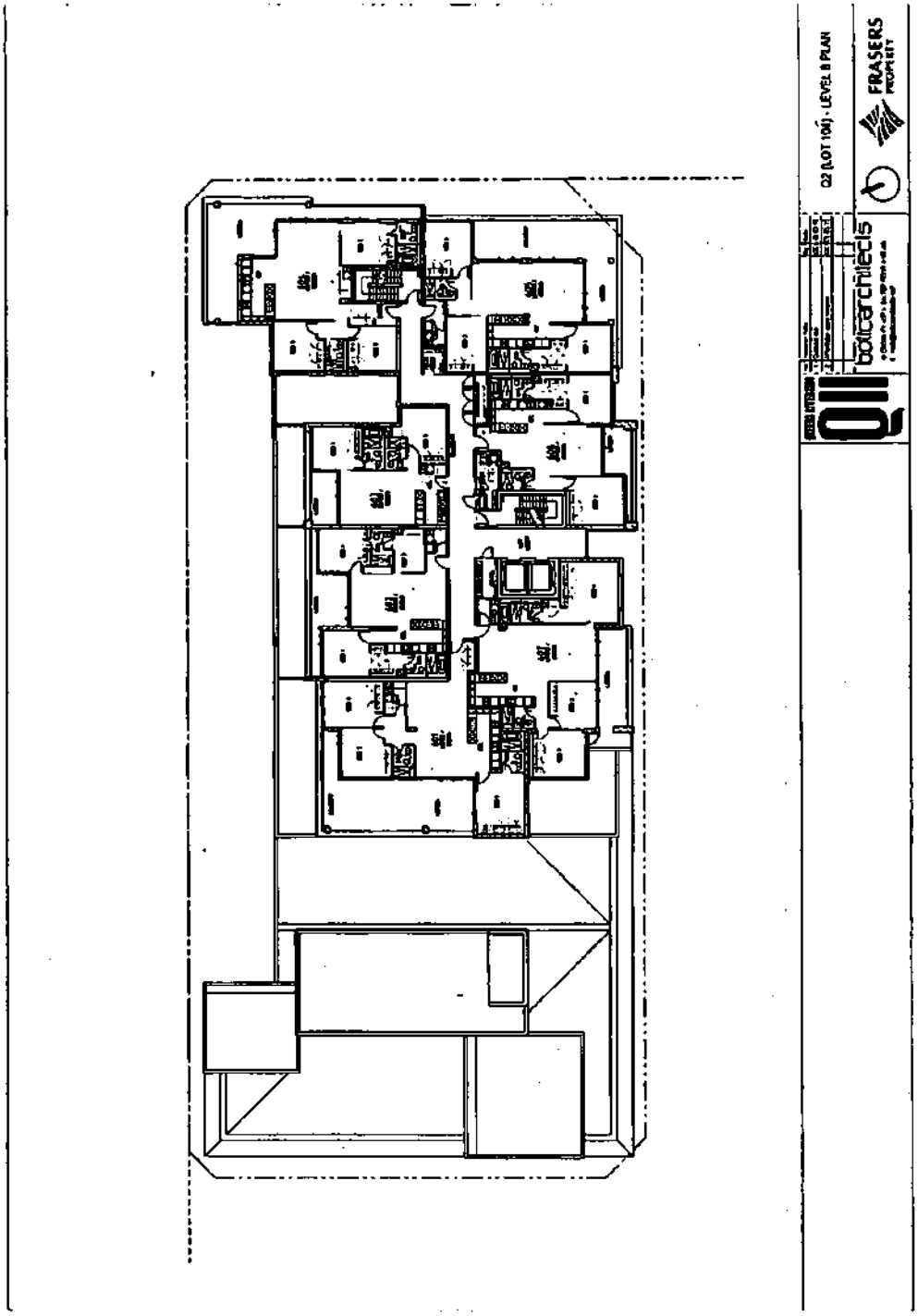

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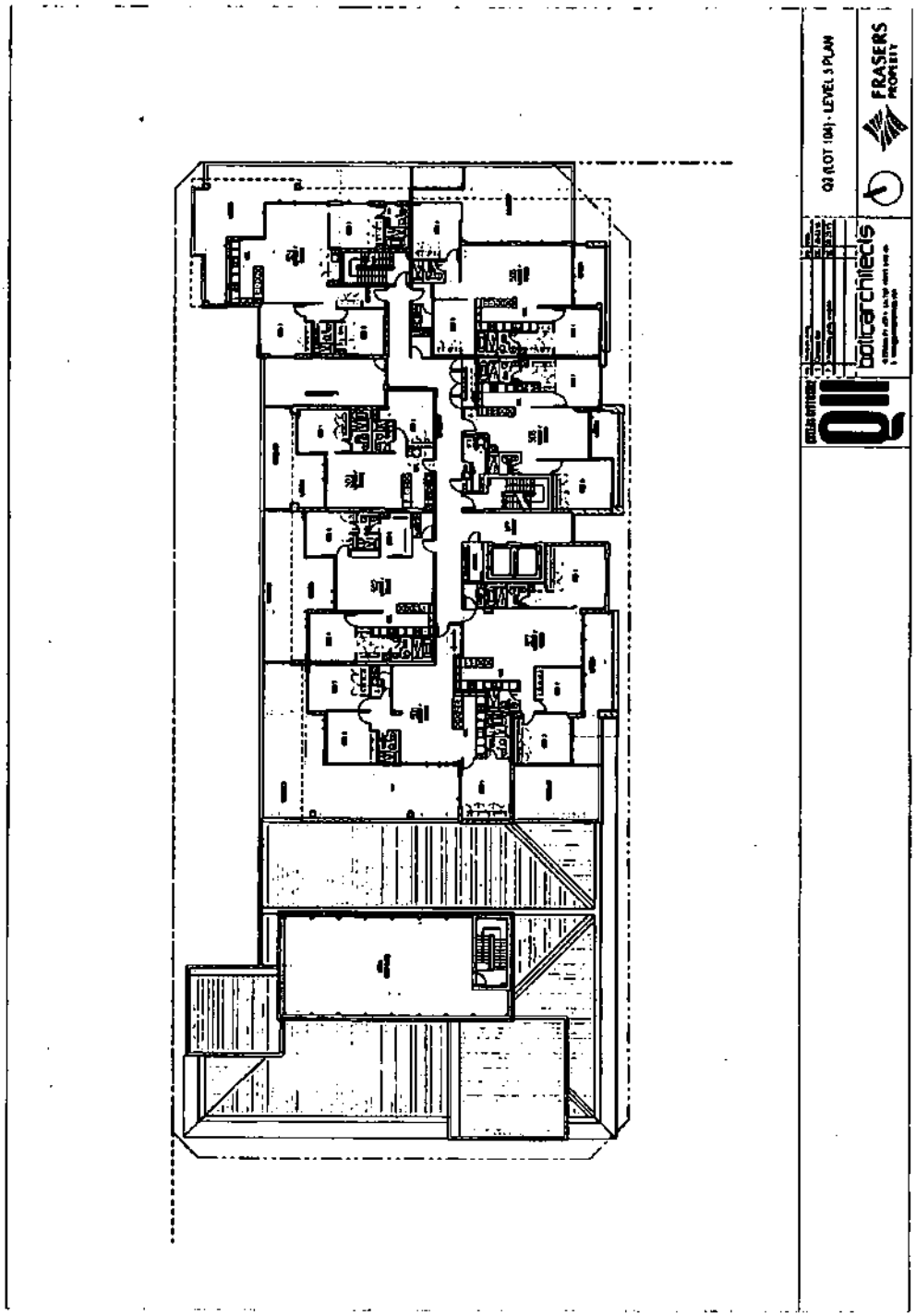

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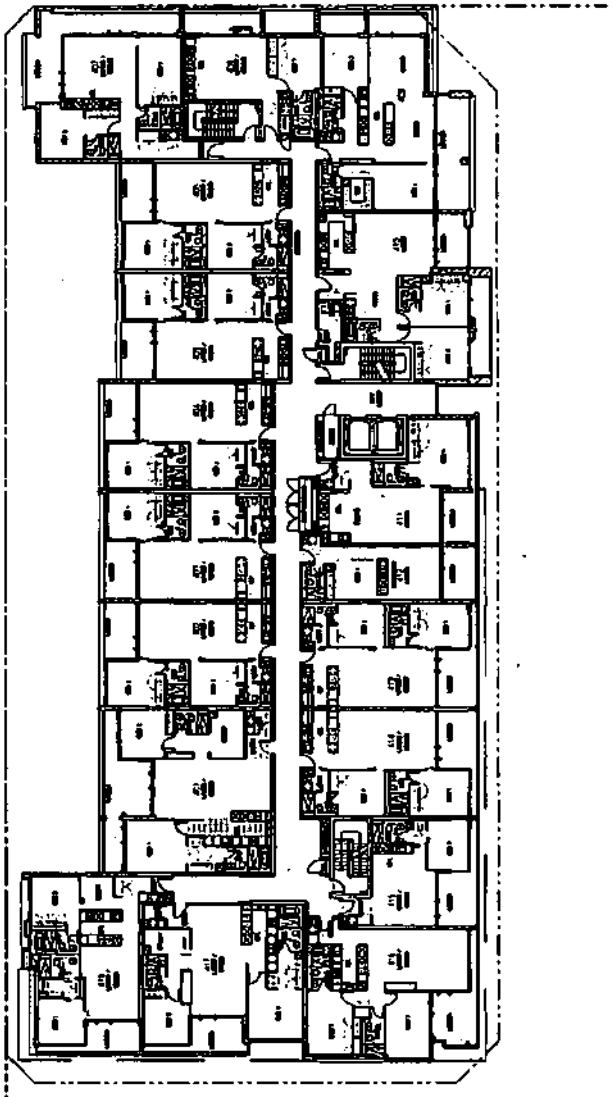

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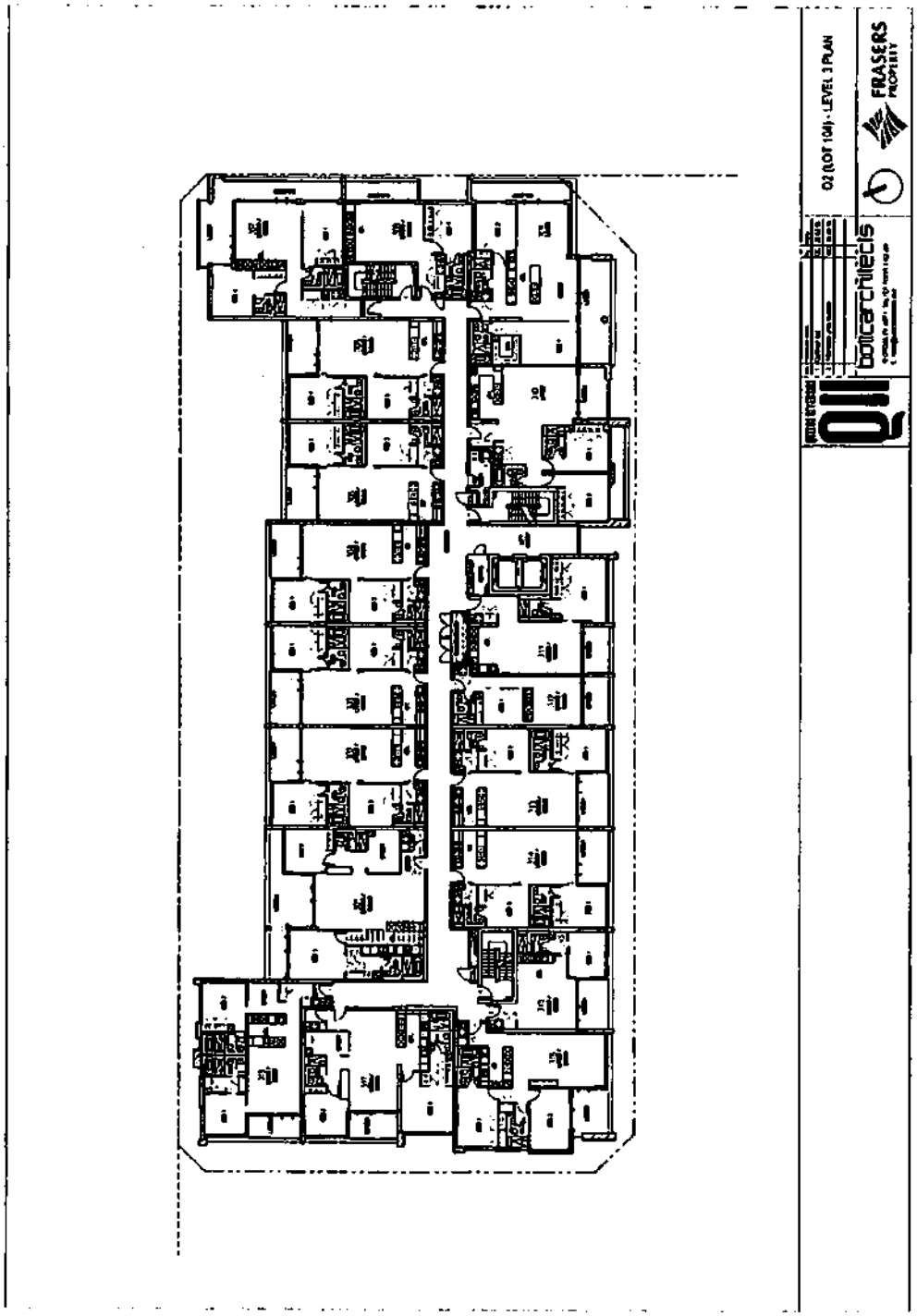

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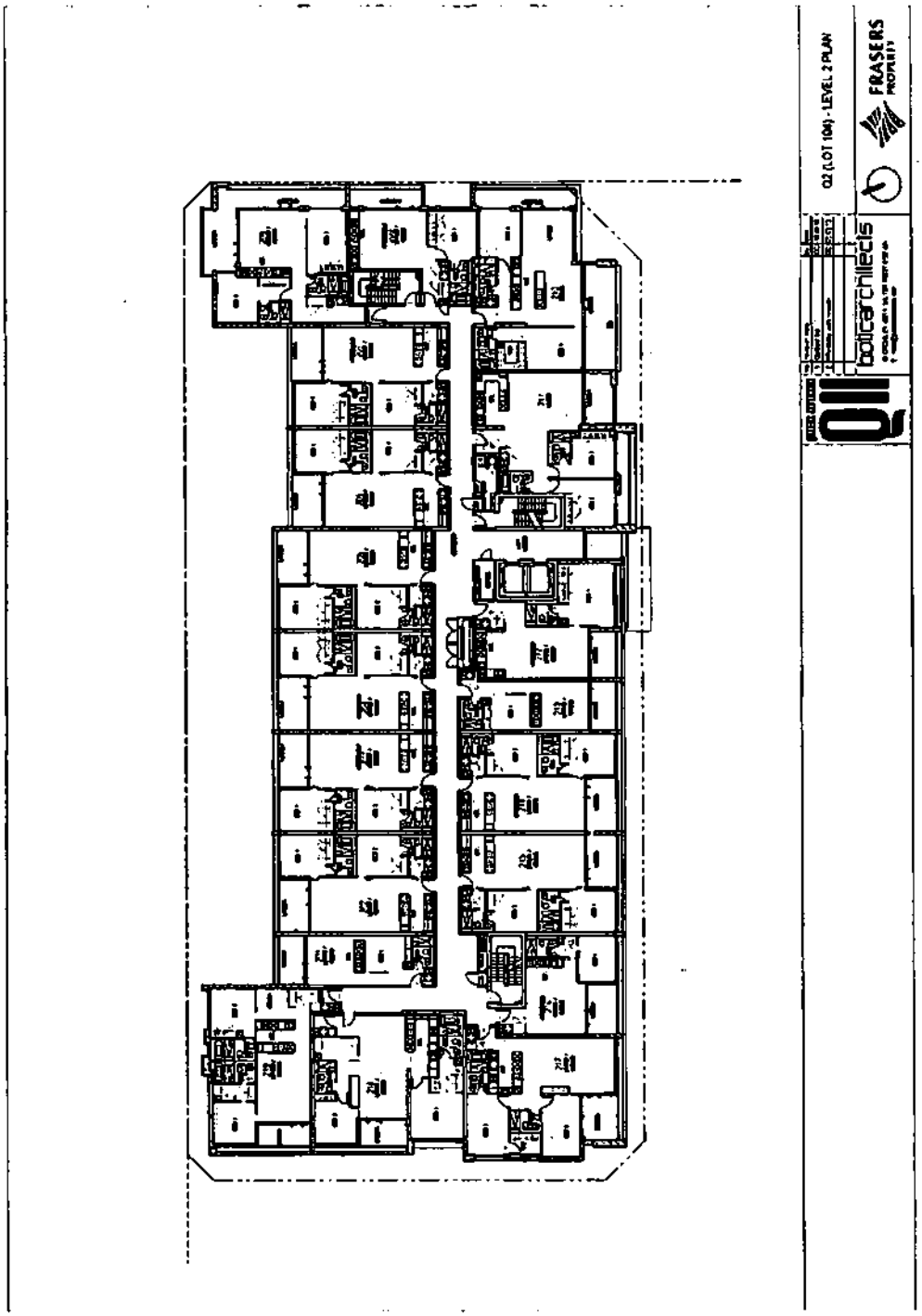

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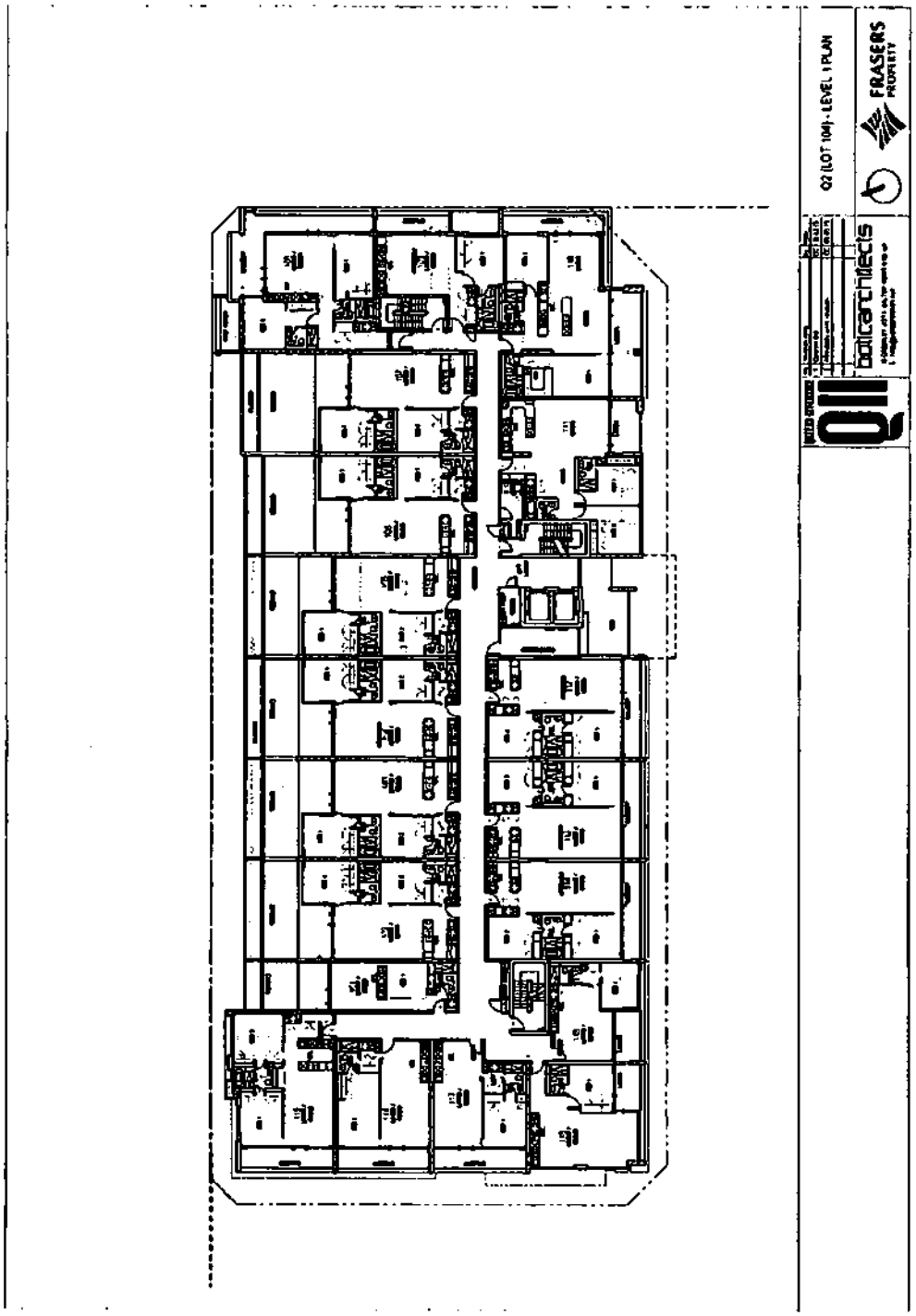

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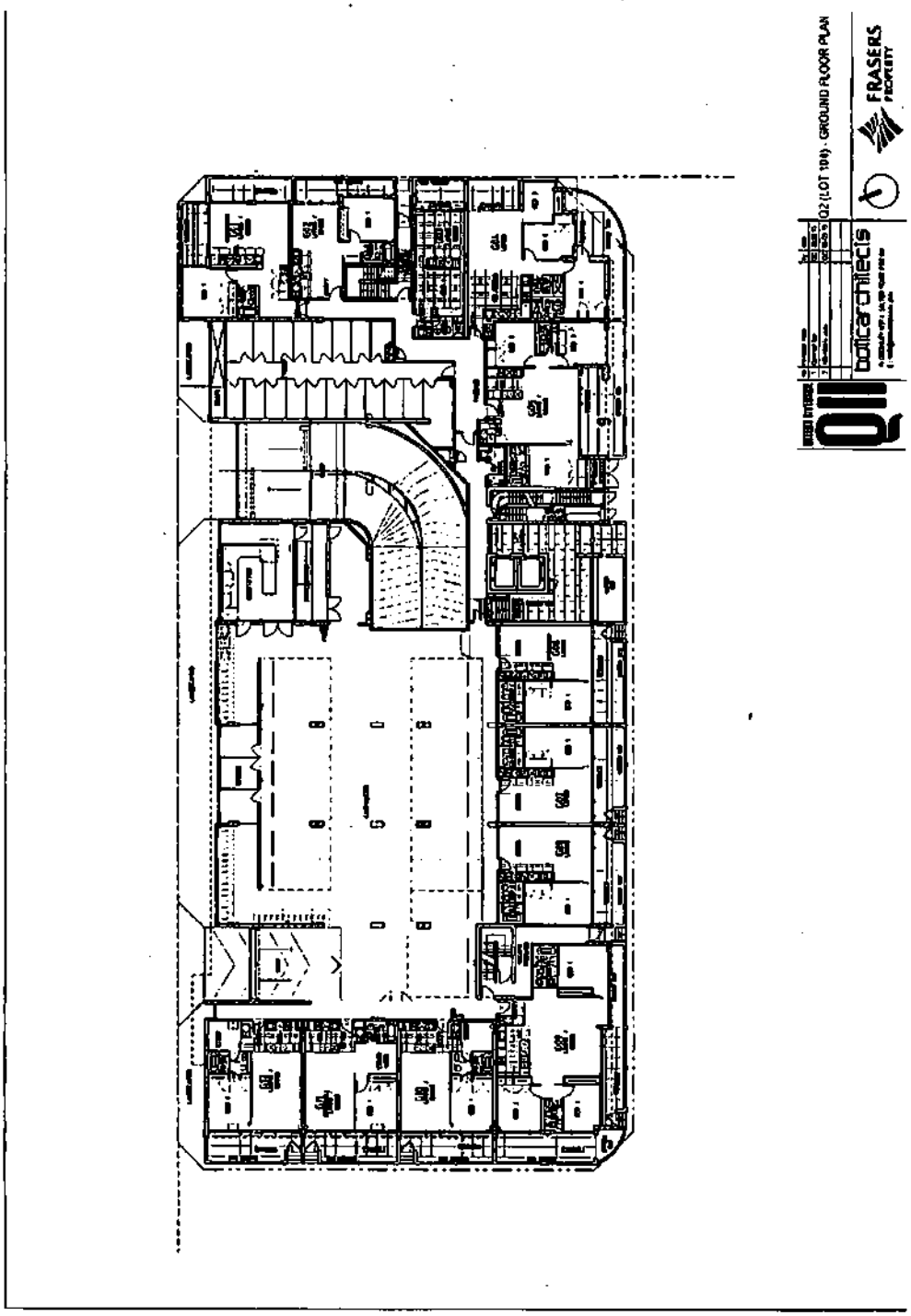

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Annexure E (2015) - Stage 3 Architectural Plans

The materials to be used in the construction of Building QII are:

(1) the walls are constructed of a combination of masonry, studwork, plasterboard, concrete, residential glazing and commercial glazing;

(2) the floors are constructed of concrete; and

(3) the roof is constructed of either concrete or metal deck composition.

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FORM 27

Strata Titles Act 1985

Regulation 37 (1)(a)

STRATA PLAN No. 55728

CERTIFICATE OF LICENSED VALUER

I Don Eftos being a Licensed Valuer under the *Land Valuers Licensing Act 1978* certify that if a re-subdivision were effected in accordance with a by-law of the strata/survey-strata scheme made under clause 8 of Schedule 2A of the Act, on the basis of information provided in the by-law pursuant to clause 8(a) of Schedule 2A, a licensed valuer would be able to provide a certificate required under section 14(2) in respect of the proposed unit entitlement.

Don Eftos
2014.07.09 14:02:44 +08'00'

Licensed Valuer Date

28664486 157

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FORM 3

STRATA PLAN No. 55728							
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.
				Aggregate	10,000		

DESCRIPTION OF PARCEL

Subdivision of Lot 13 on Strata Plan 55728 comprising 267 residential apartments and 7 commercial suites together with future development land

CERTIFICATE OF LICENSED VALUER
SURVEY-STRATA

I, Don Eftos, 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.

01-Jul-2014
Date

Don Eftos 2014.07.01 19:10:53 +08'00'
Signed

28664486

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FORM 3

STRATA PLAN No. 55728							
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.

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FORM 3

STRATA PLAN No. 55728							
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.
271	17						
272	29						
273	26						
274	24						
275	24						
276	30						
277	25						
278	73						
279	57						
280	68						
281	57						
282	68						
283	21						
284	3302						
285	13						
286	9						
287	9						
288	12						

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FORM 3

STRATA PLAN No. 55728							
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.
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218	15			245	15		
219	18			246	18		
220	15			247	16		
221	19			248	27		
222	20			249	25		
223	16			250	22		
224	18			251	22		
225	14			252	29		
226	18			253	23		
227	15			254	19		
228	15			255	16		
229	18			256	28		
230	15			257	25		
231	20			258	23		
232	20			259	23		
233	16			260	29		
234	19			261	24		
235	14			262	19		
236	18			263	16		
237	15			264	28		
238	15			265	26		
239	18			266	23		
240	15			267	23		
241	20			268	20		
242	21			269	25		
243	16			270	19		

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FORM 3

STRATA PLAN No. 55728							
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.
163	14			190	14		
164	13			191	18		
165	13			192	19		
166	11			193	15		
167	8			194	18		
168	18			195	14		
169	19			196	17		
170	15			197	14		
171	14			198	14		
172	10			199	17		
173	8			200	15		
174	17			201	19		
175	14			202	19		
176	14			203	15		
177	13			204	18		
178	11			205	14		
179	9			206	17		
180	18			207	15		
181	19			208	14		
182	15			209	17		
183	14			210	15		
184	10			211	19		
185	8			212	20		
186	17			213	15		
187	14			214	18		
188	14			215	14		
189	17			216	18		

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Lot No.	Unit Entitlement	Vol.	Fol.	Lot No.	Unit Entitlement	Vol.	Fol.
109	18			136	10		
110	14			137	8		
111	13			138	16		
112	10			139	13		
113	8			140	13		
114	16			141	13		
115	13			142	11		
116	13			143	8		
117	12			144	18		
118	11			145	18		
119	8			146	14		
120	17			147	13		
121	18			148	10		
122	14			149	8		
123	13			150	16		
124	10			151	14		
125	8			152	13		
126	16			153	13		
127	13			154	11		
128	13			155	8		
129	13			156	18		
130	11			157	18		
131	8			158	14		
132	17			159	14		
133	18			160	10		
134	14			161	8		
135	13			162	16		

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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.
55	12			82	10		
56	16			83	8		
57	13			84	16		
58	10			85	17		
59	13			86	17		
60	13			87	12		
61	18			88	10		
62	13			89	8		
63	15			90	15		
64	7			91	13		
65	7			92	12		
66	15			93	12		
67	12			94	10		
68	12			95	8		
69	11			96	17		
70	8			97	17		
71	8			98	13		
72	17			99	13		
73	17			100	10		
74	13			101	7		
75	12			102	16		
76	9			103	13		
77	7			104	12		
78	15			105	12		
79	12			106	11		
80	12			107	8		
81	12			108	17		

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Lot No.	Unit Entitlement	Vol.	Fol.	Lot No.	Unit Entitlement	Vol.	Fol.
1	2056			28	12		
2	27			29	17		
3	28			30	12		
4	23			31	15		
5	26			32	14		
6	20			33	12		
7	19			34	12		
8	27			35	12		
9	24			36	12		
10	17			37	12		
11	24			38	12		
12	17			39	12		
13	Now Subdivided			40	16		
14	22			41	13		
15	22			42	10		
16	21			43	13		
17	22			4	13		
18	22			45	17		
19	22			46	13		
20	22			47	15		
21	22			48	15		
22	11			49	12		
23	11			50	12		
24	16			51	12		
25	12			52	12		
26	10			53	12		
27	12			54	12		

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Annexure D - Stage 2 Unit Entitlement Certification

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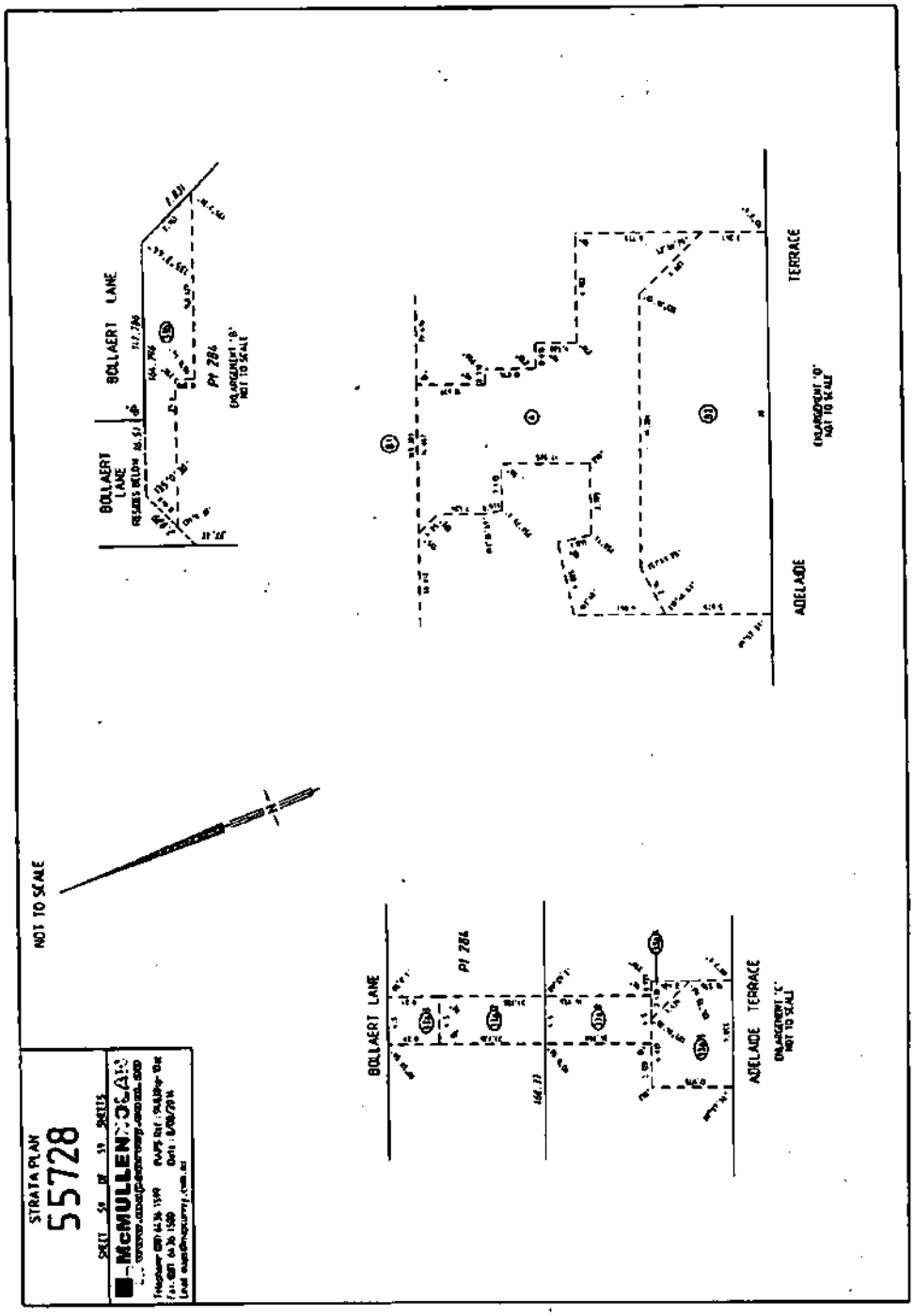

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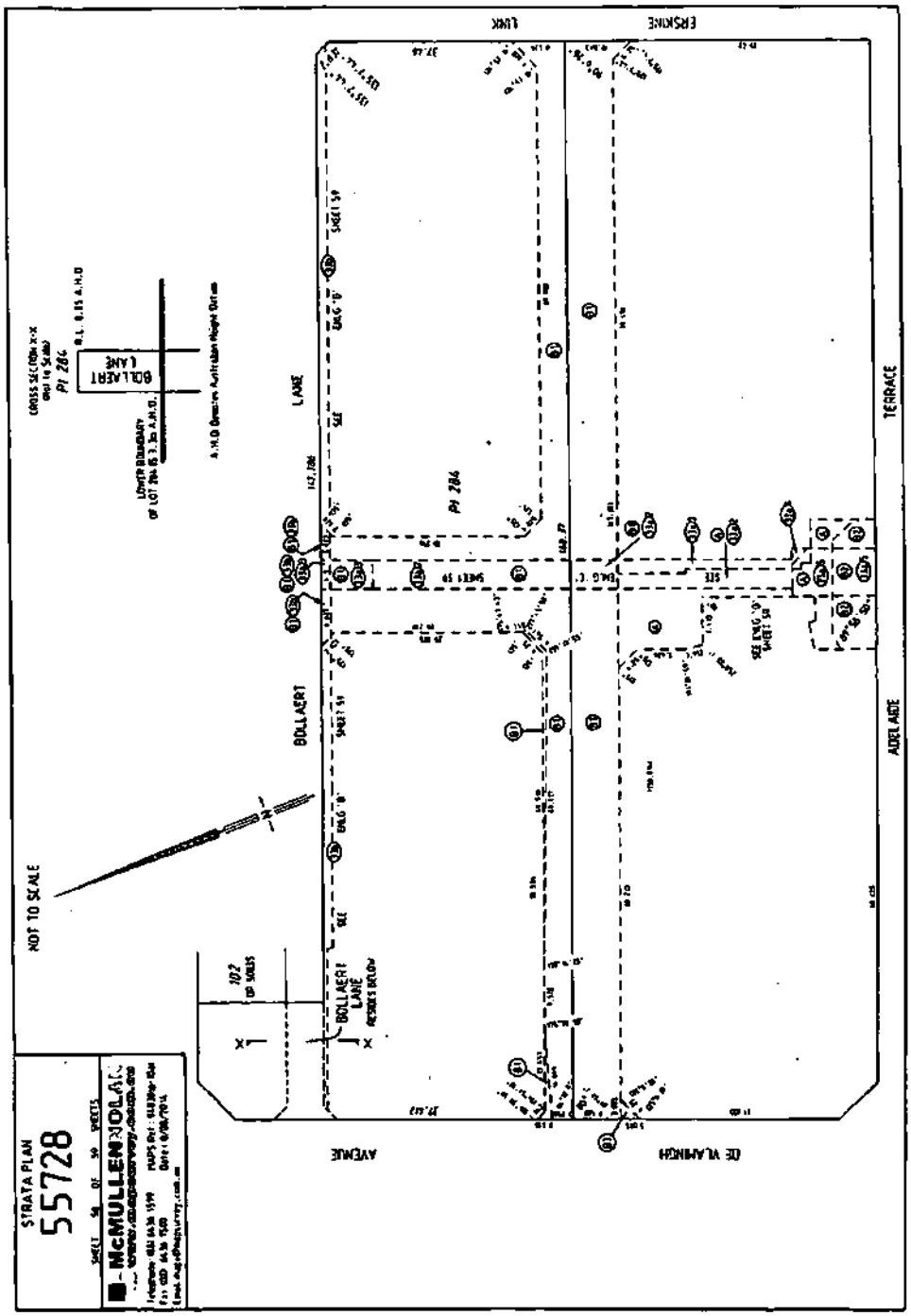

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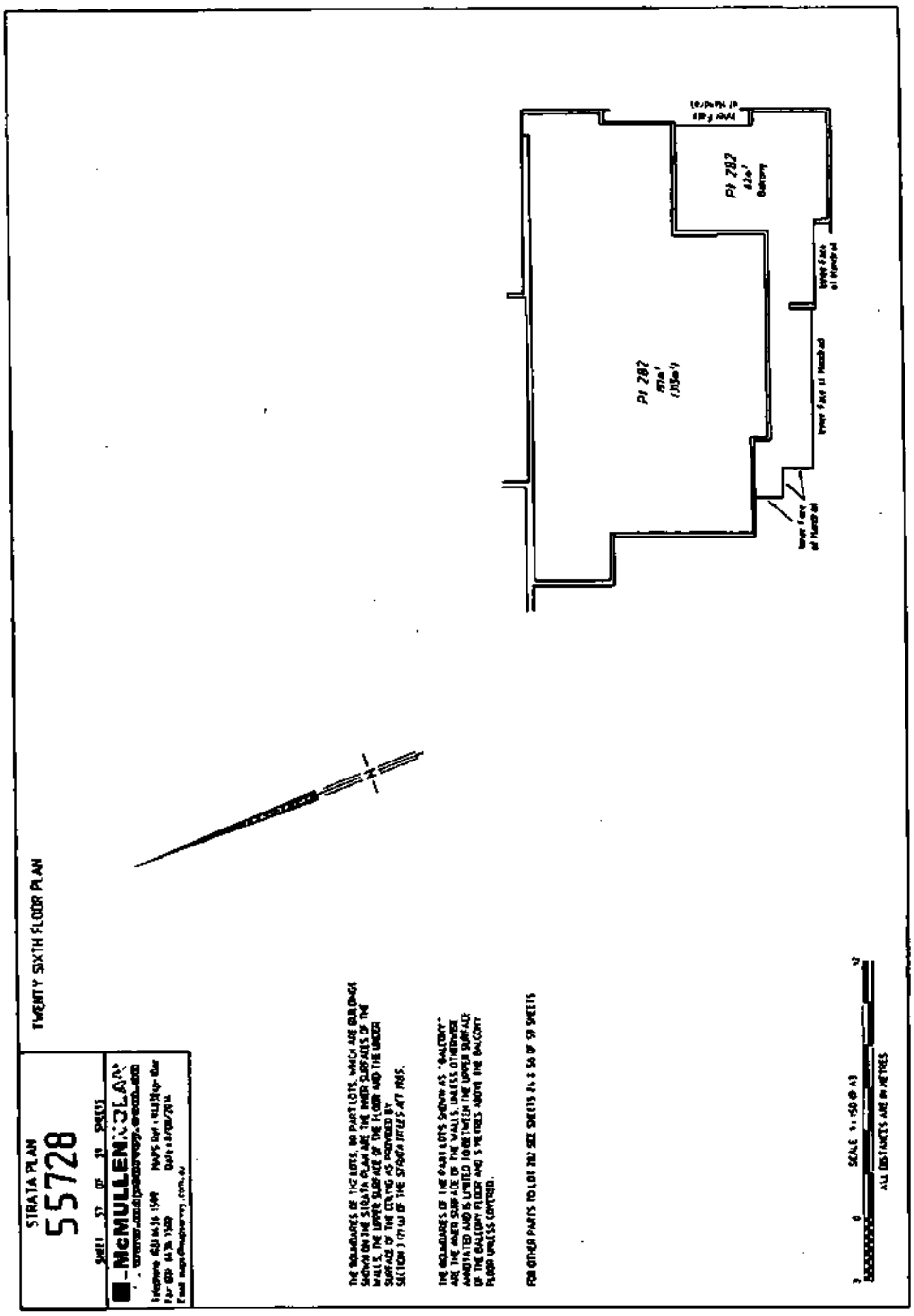

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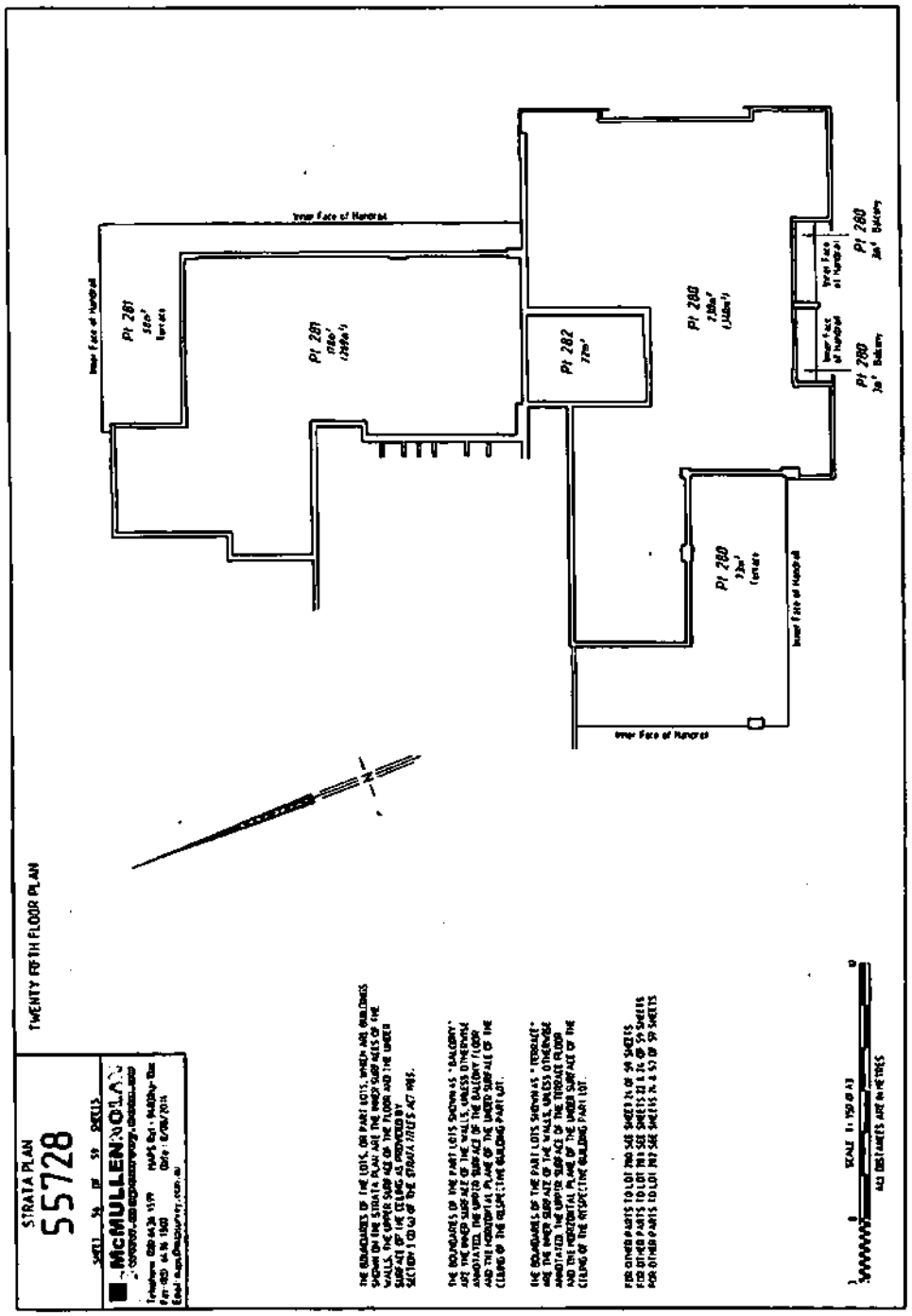

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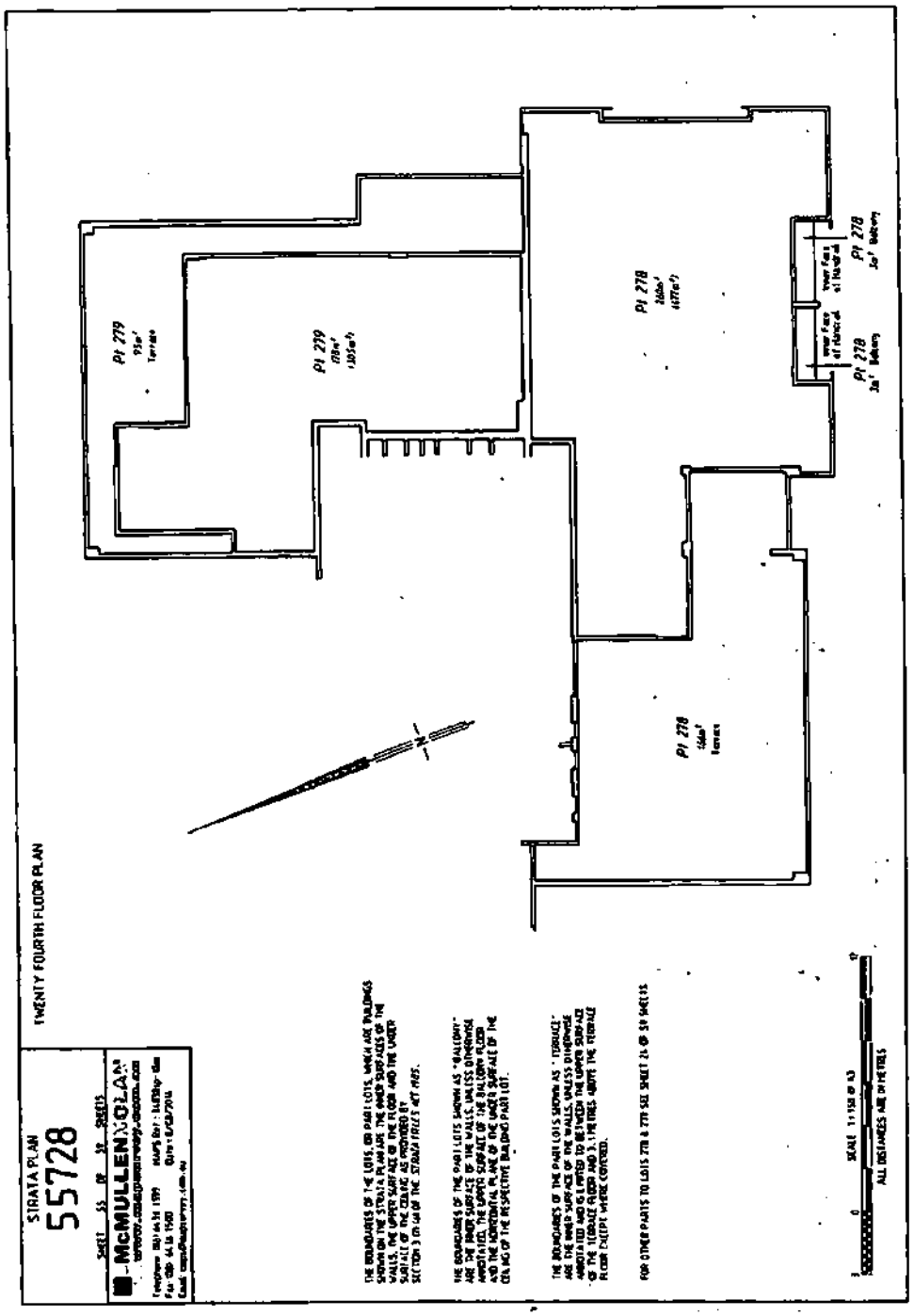

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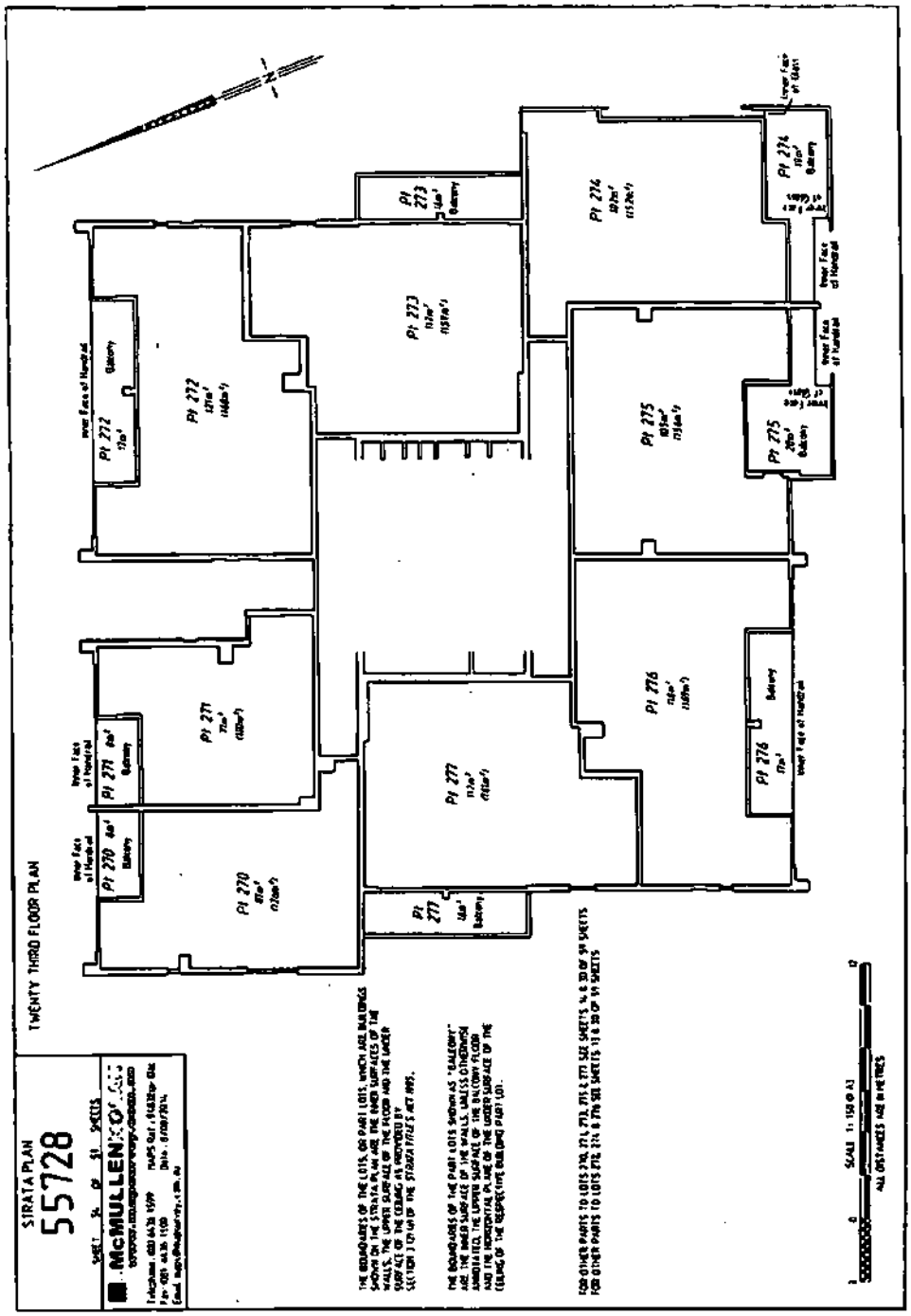

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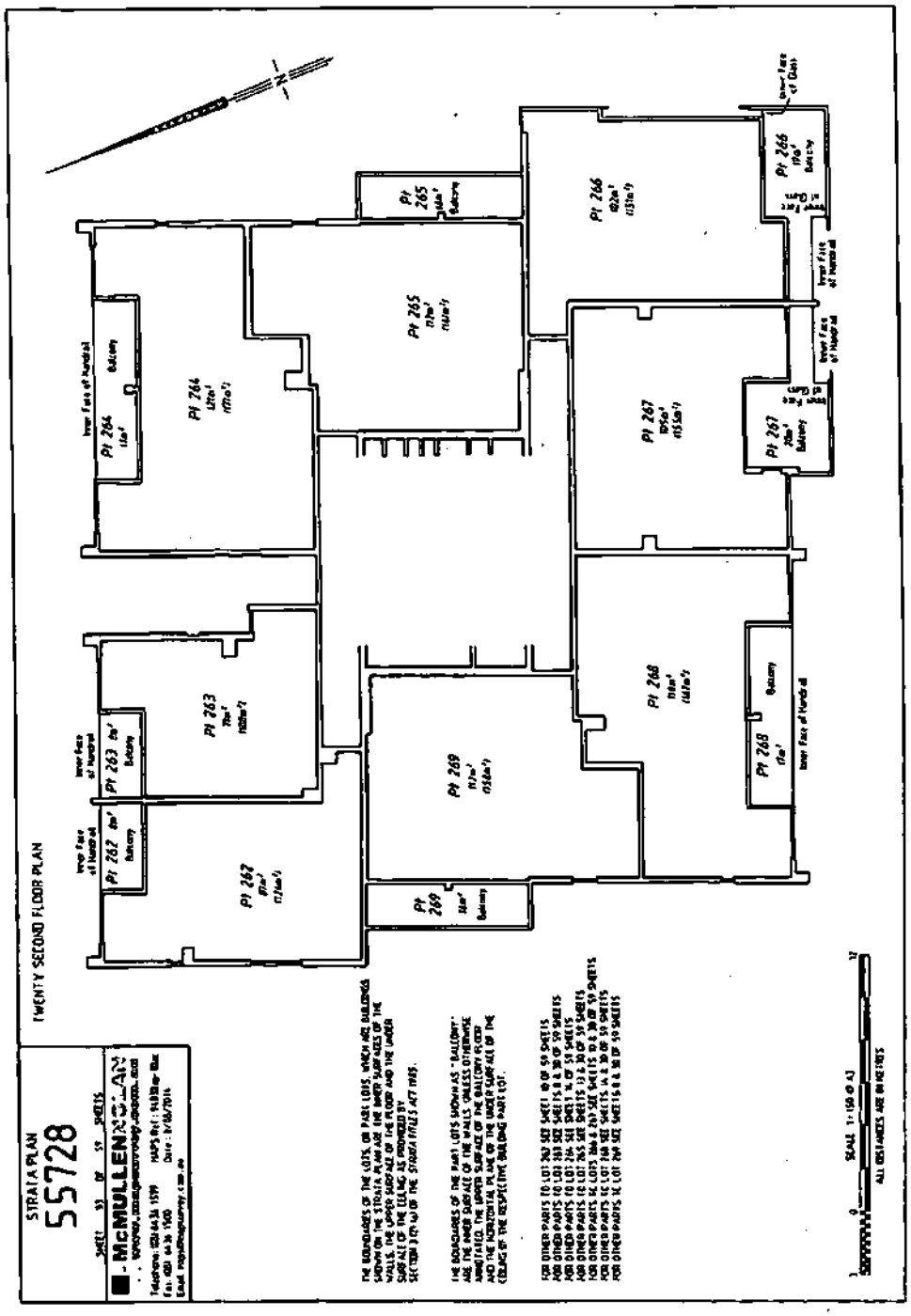

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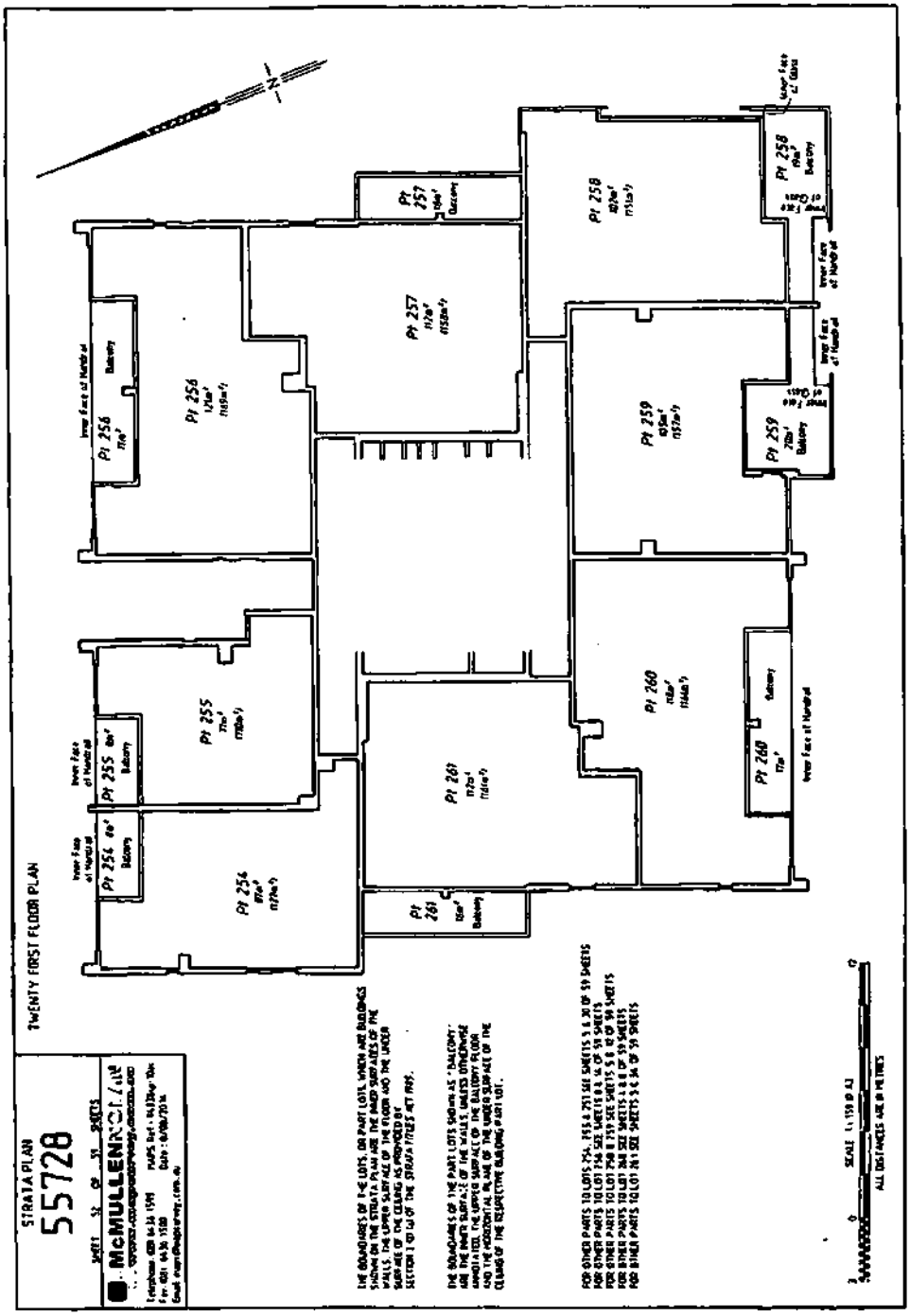

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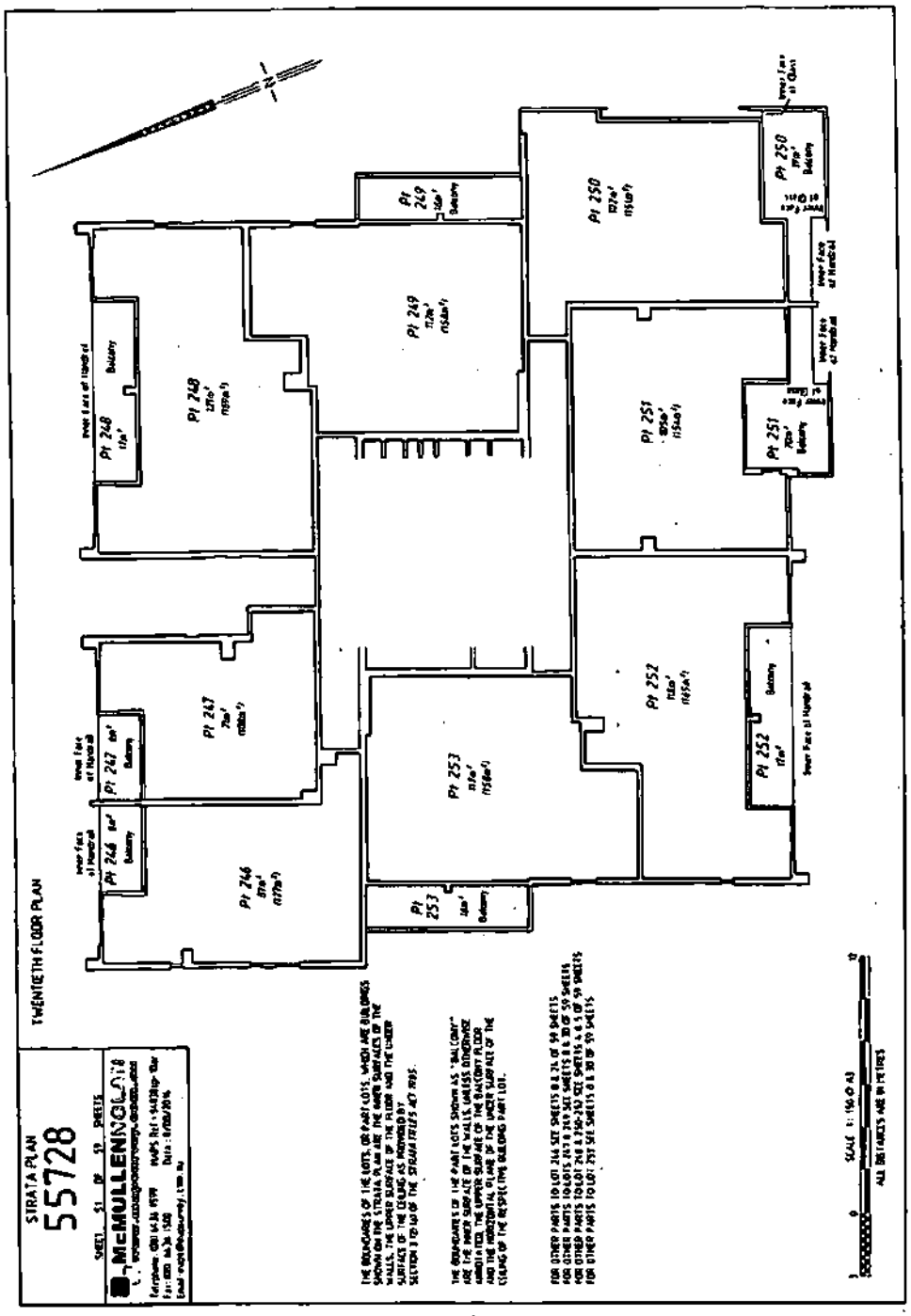

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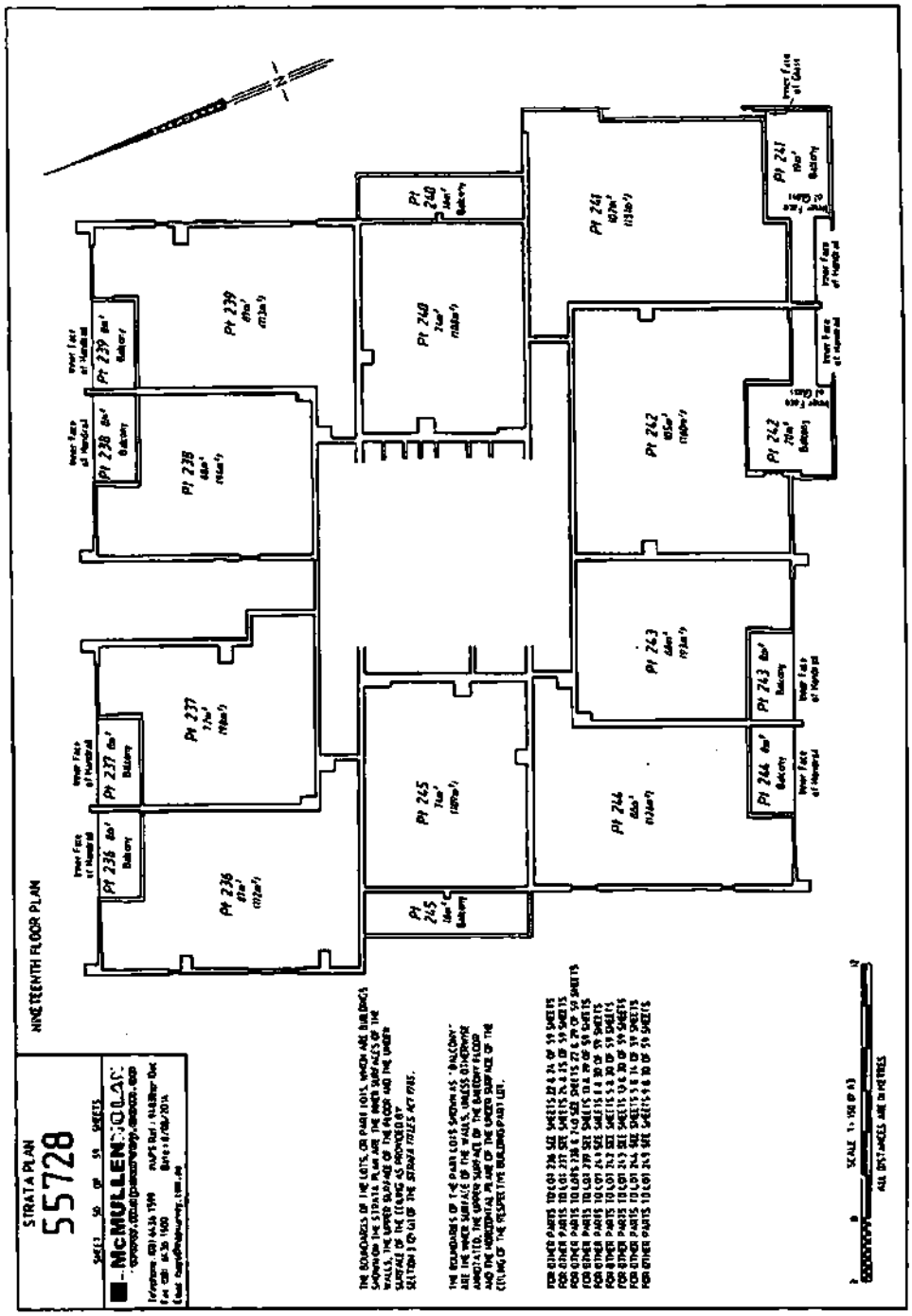

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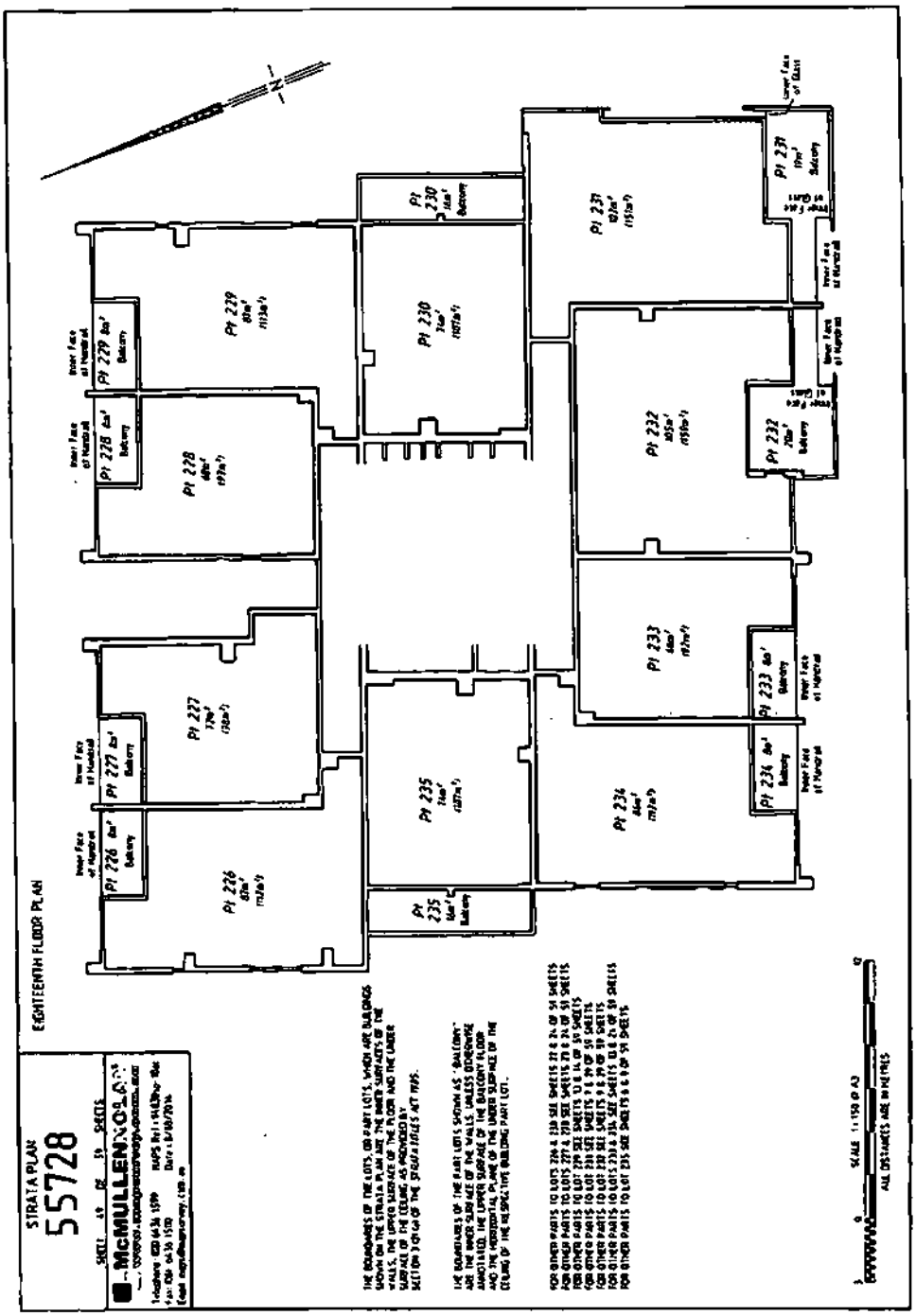

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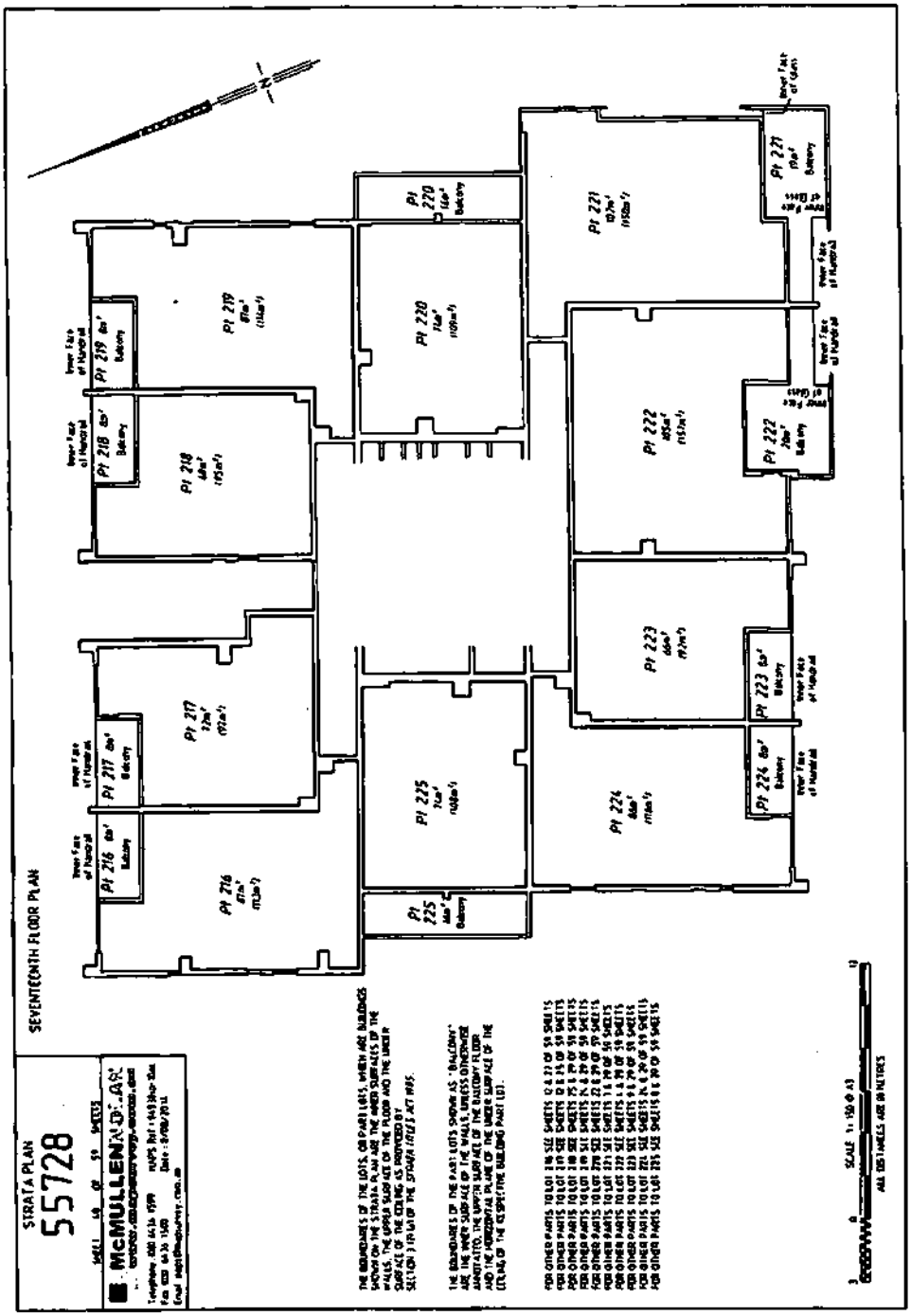

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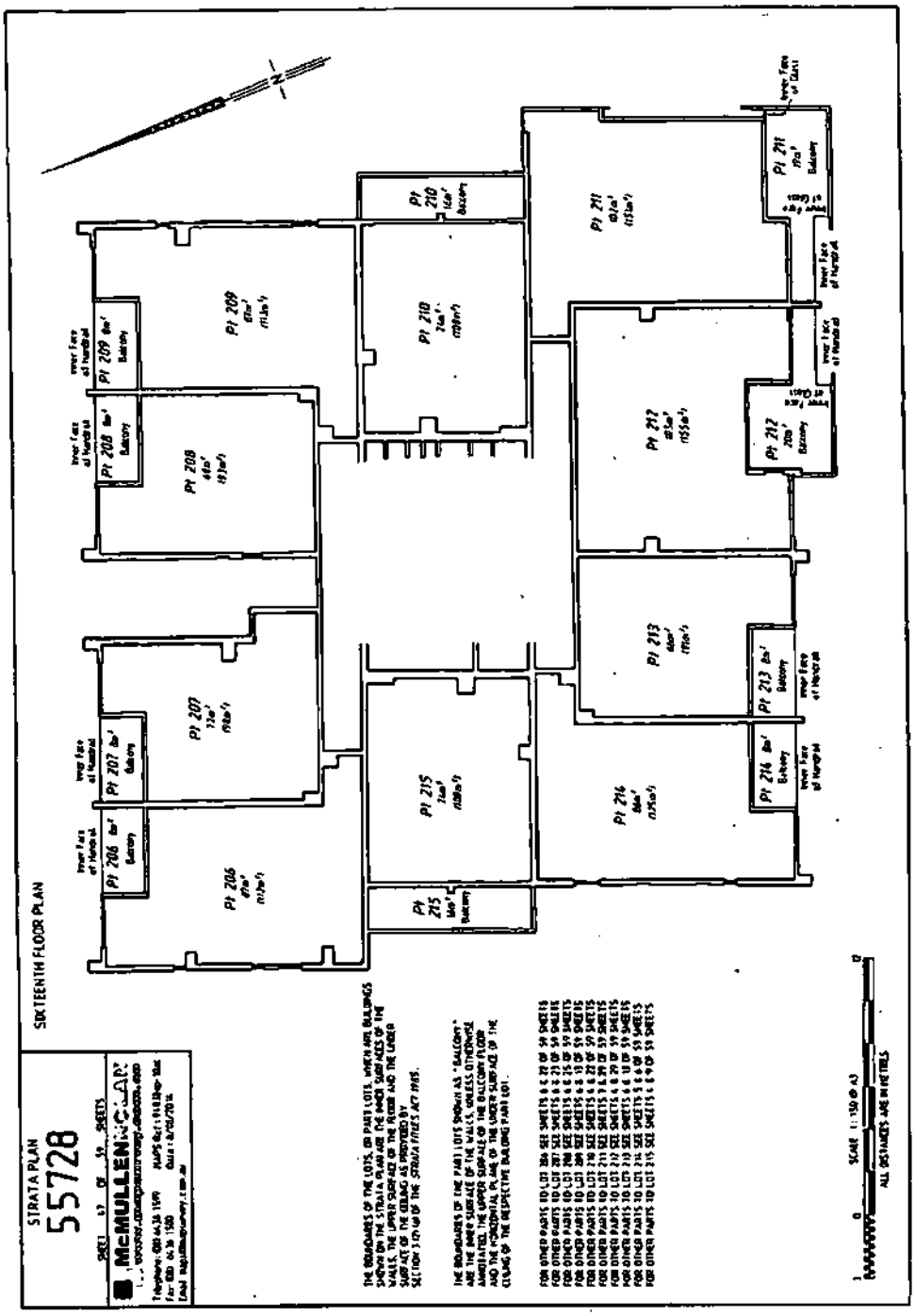

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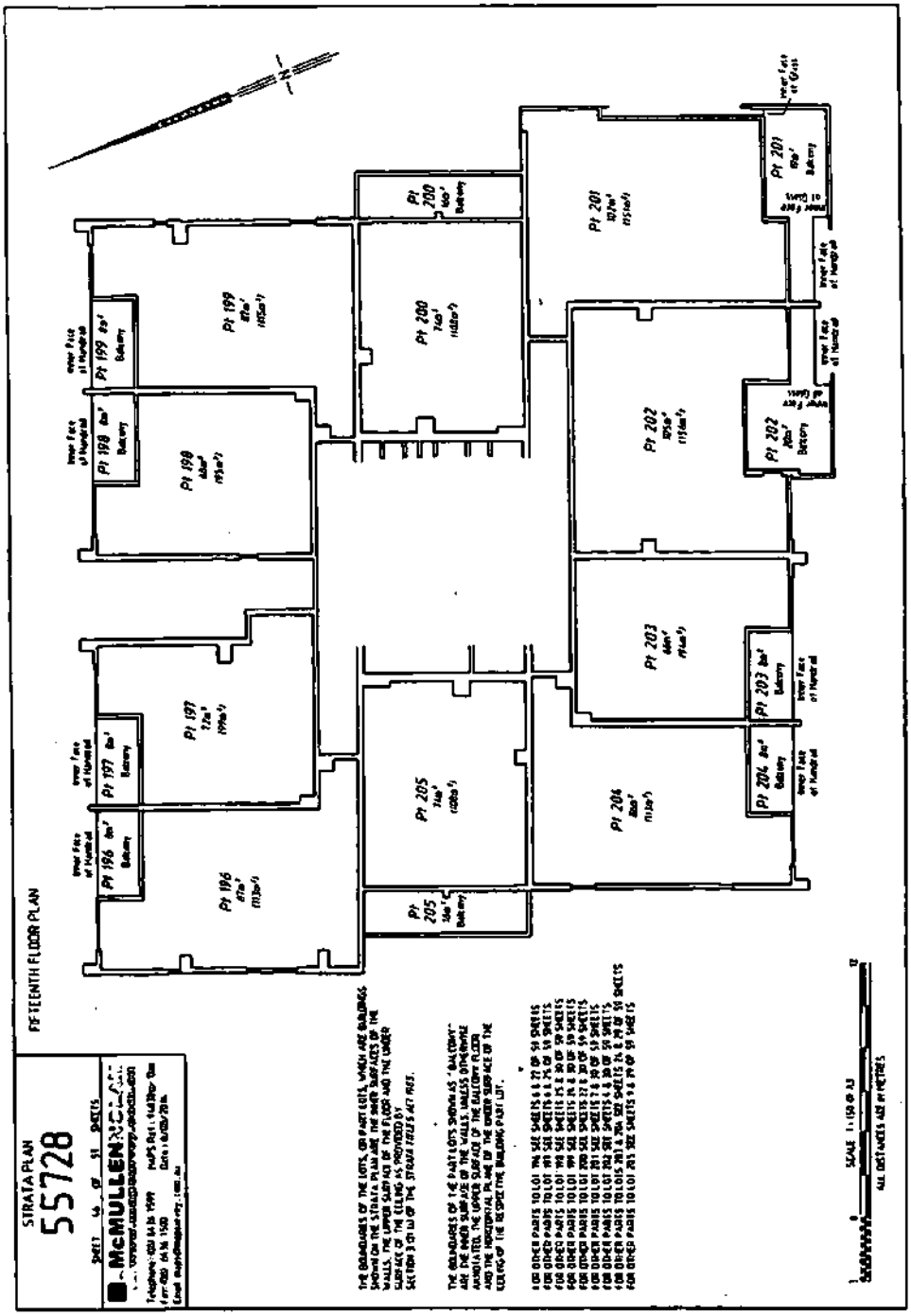

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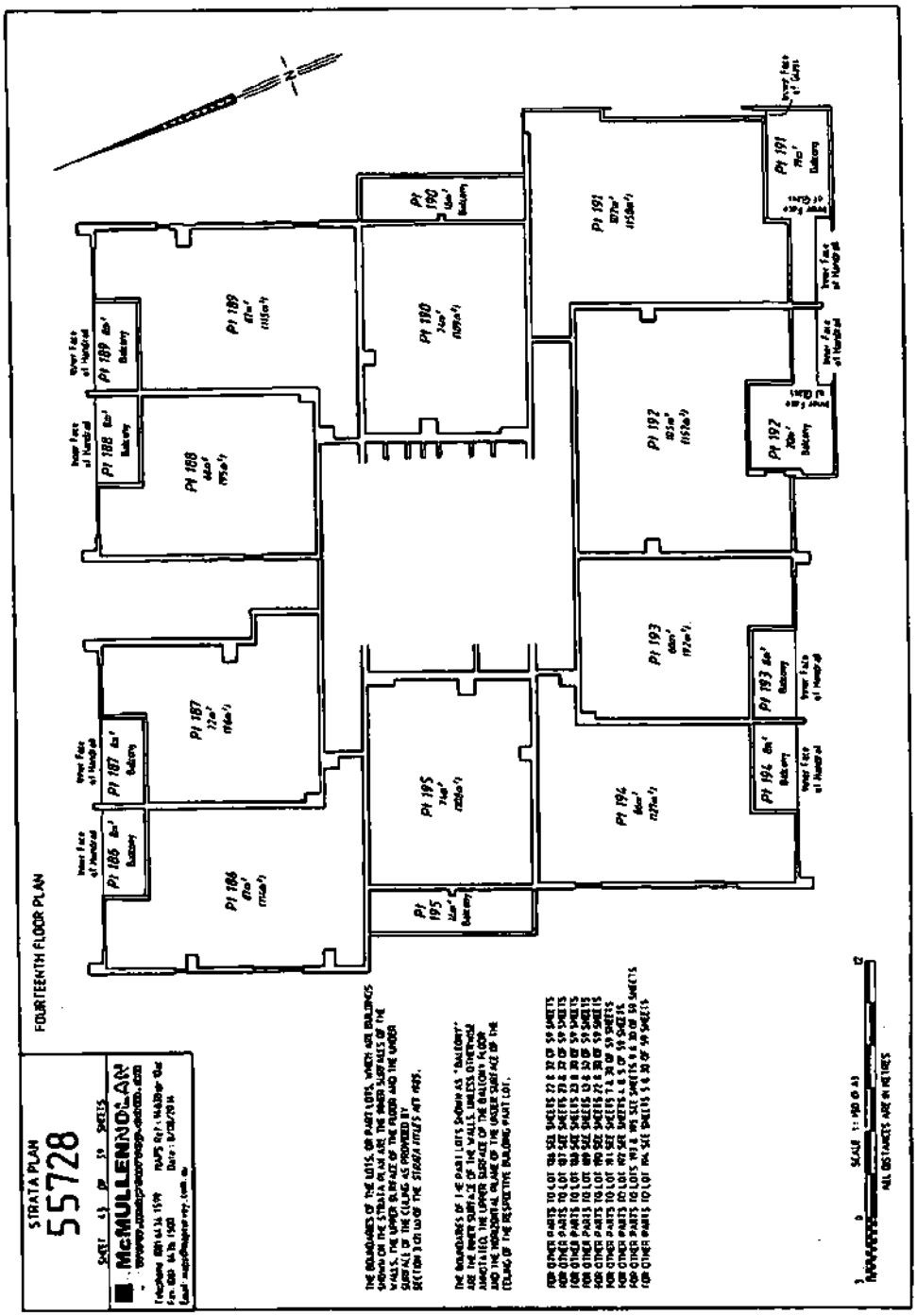

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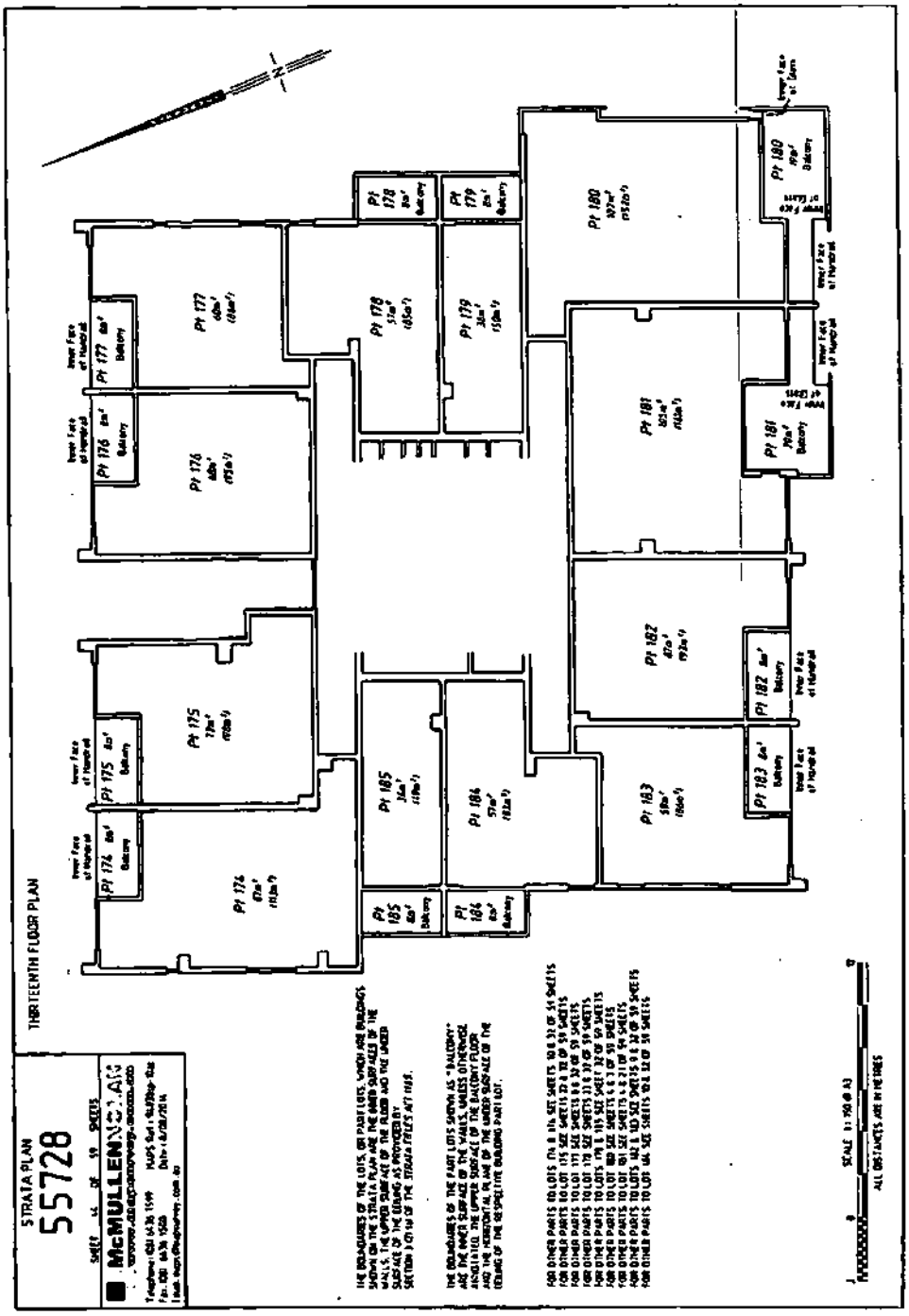

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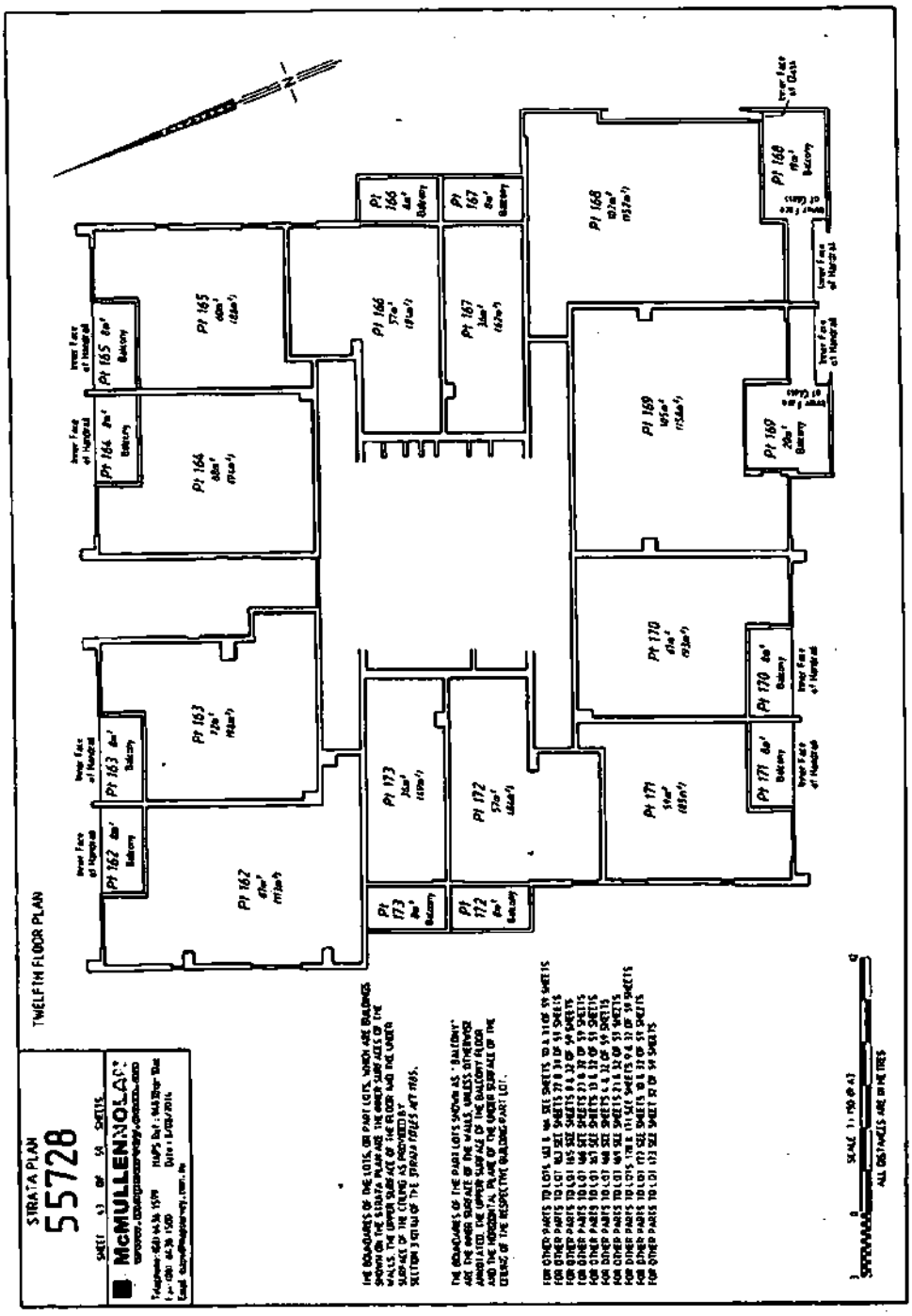

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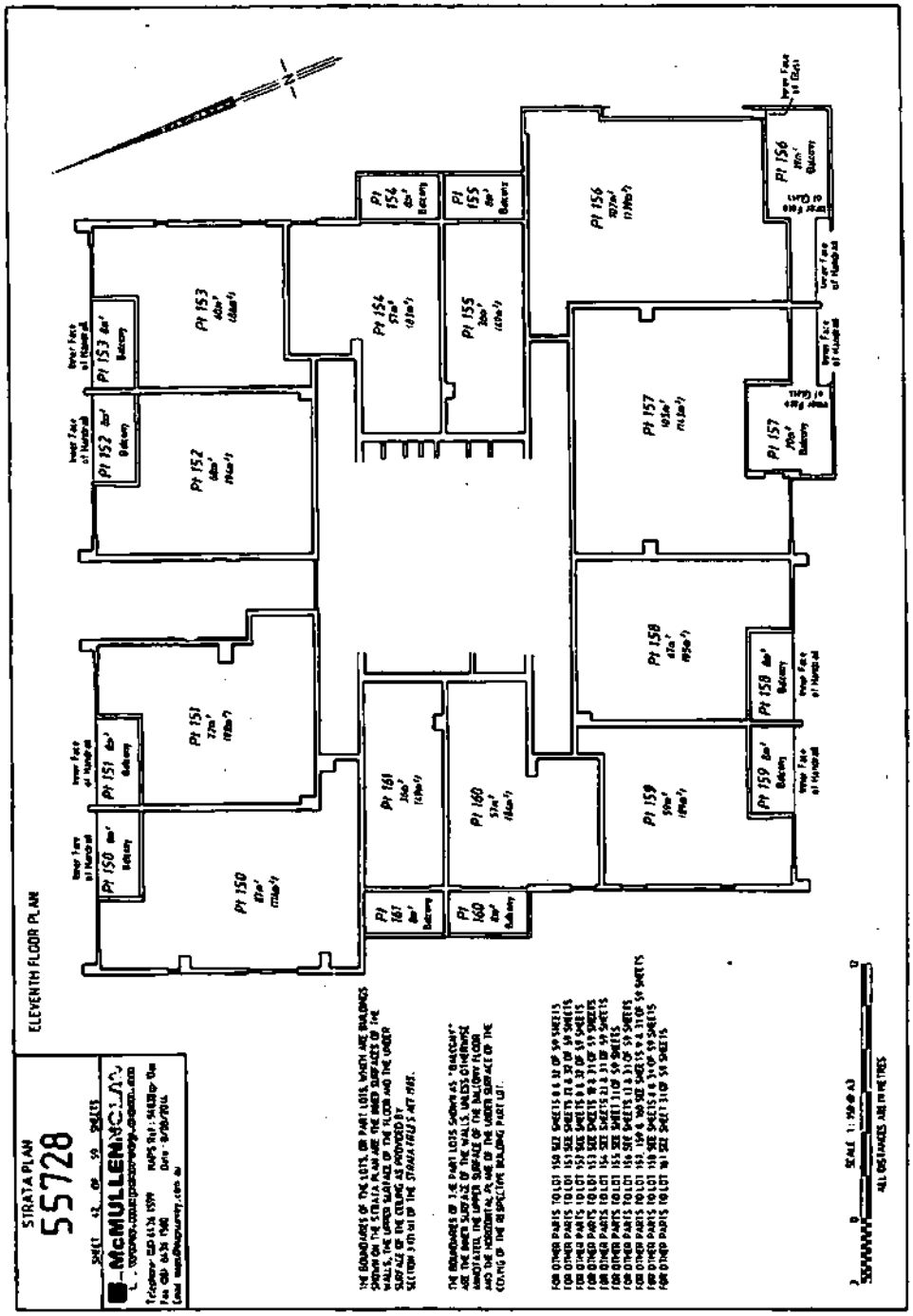

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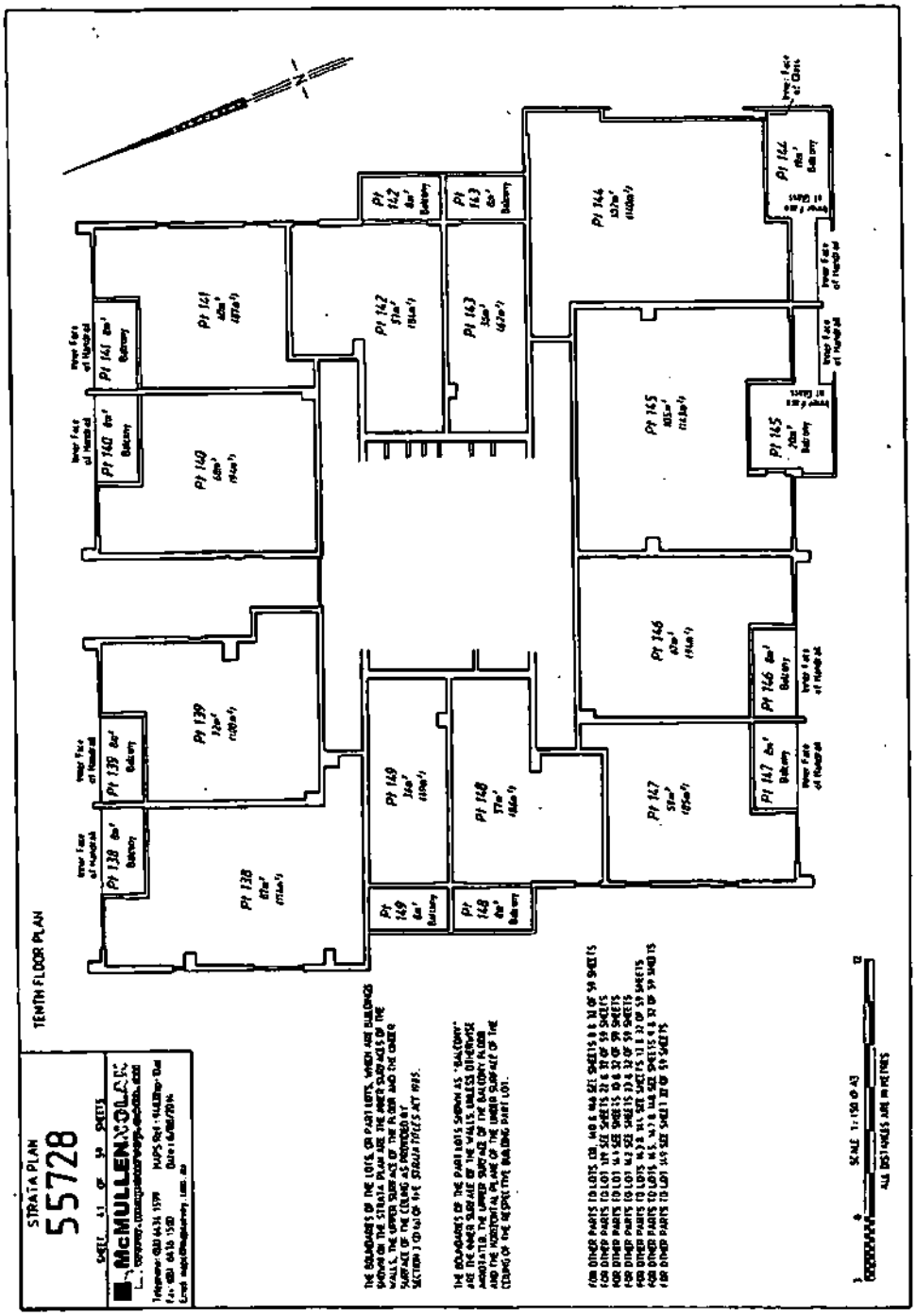

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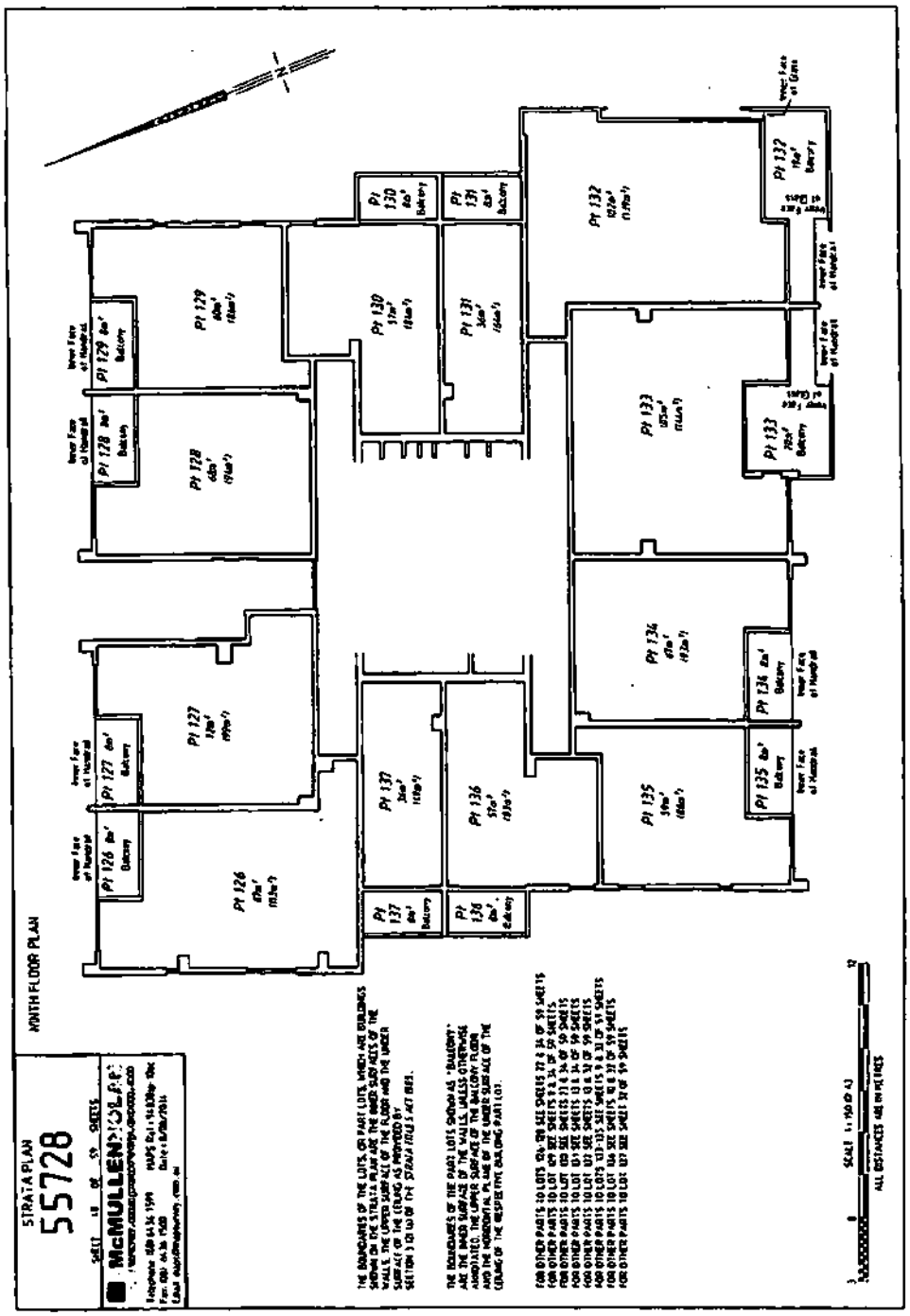

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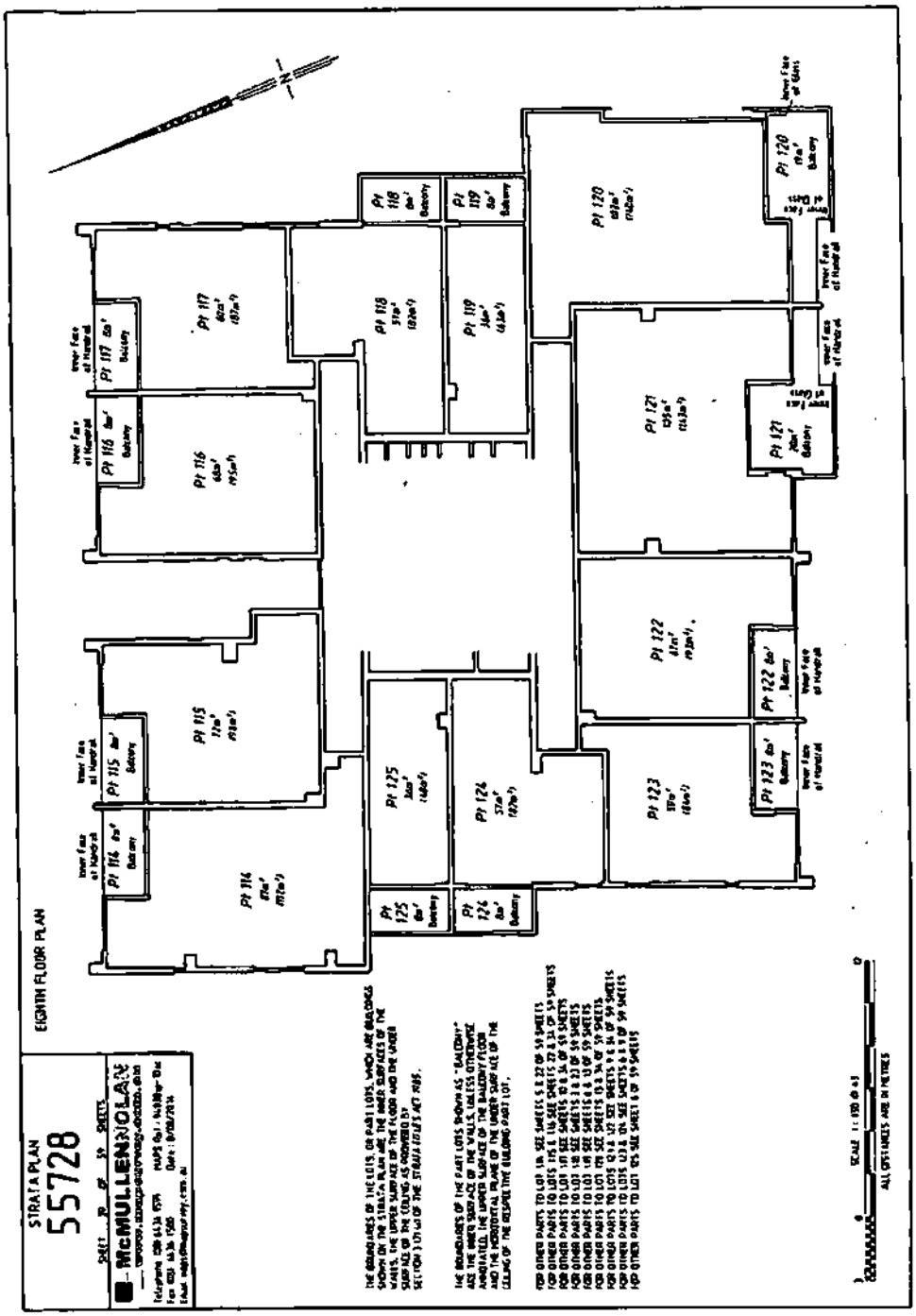

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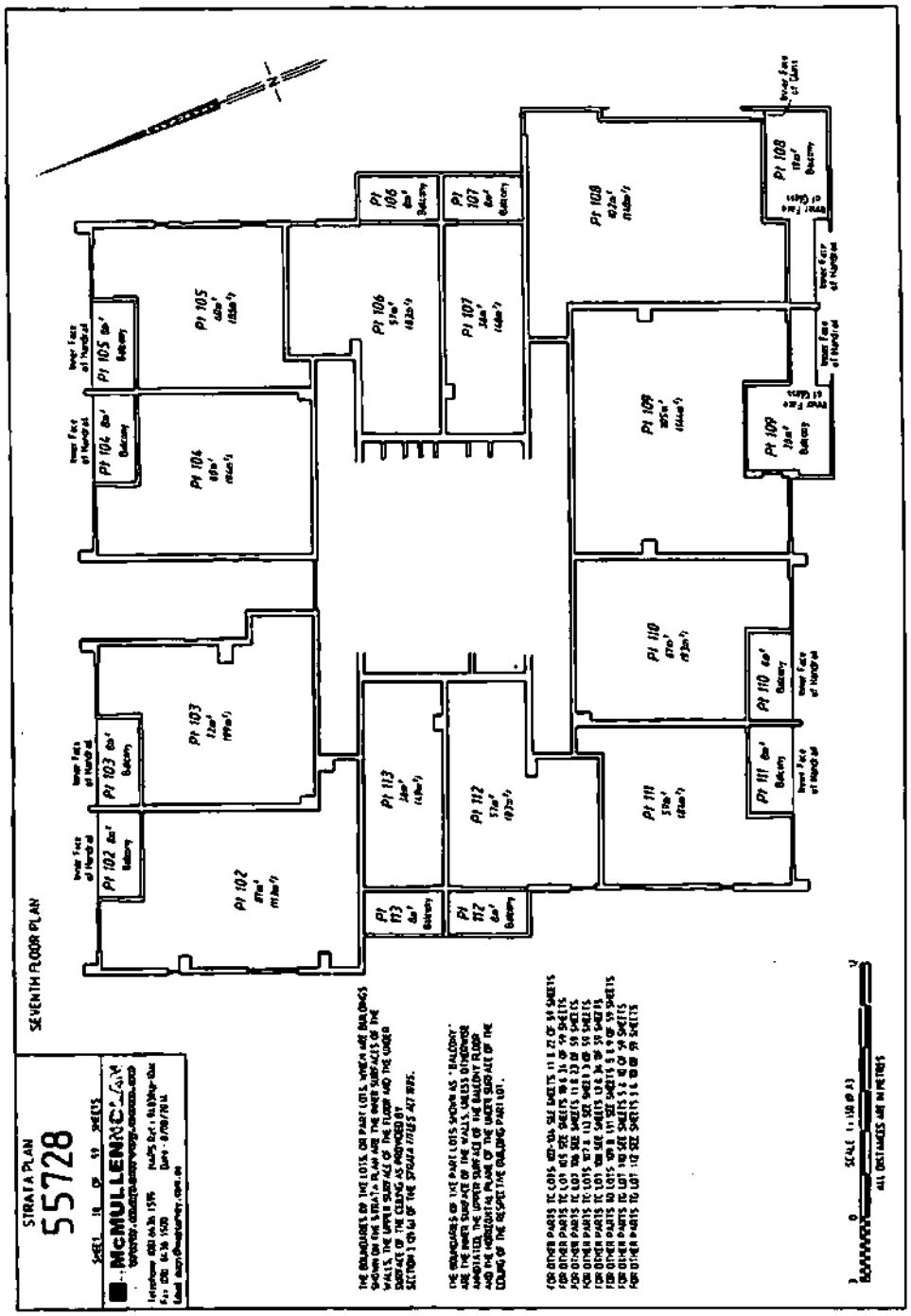

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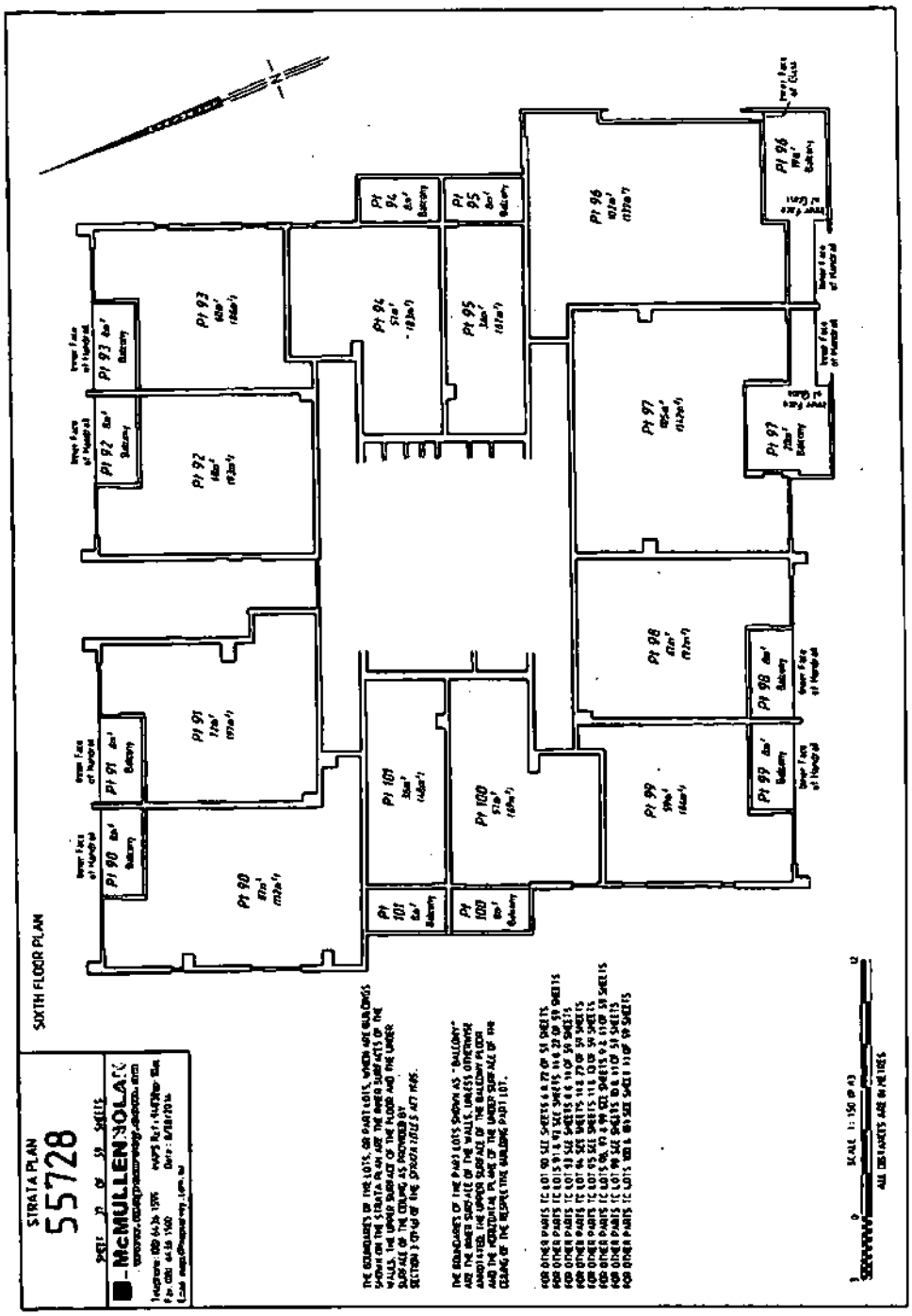

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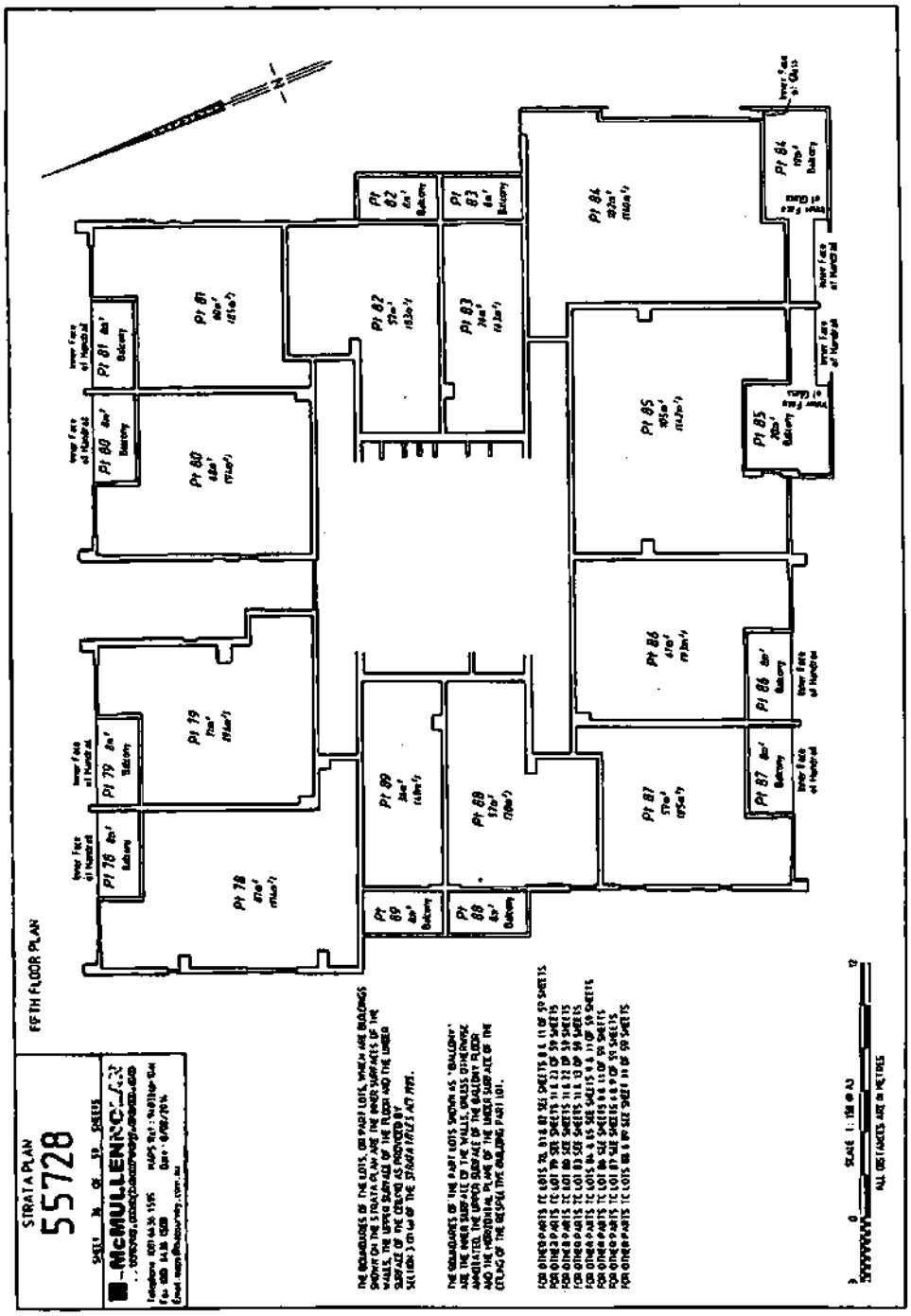

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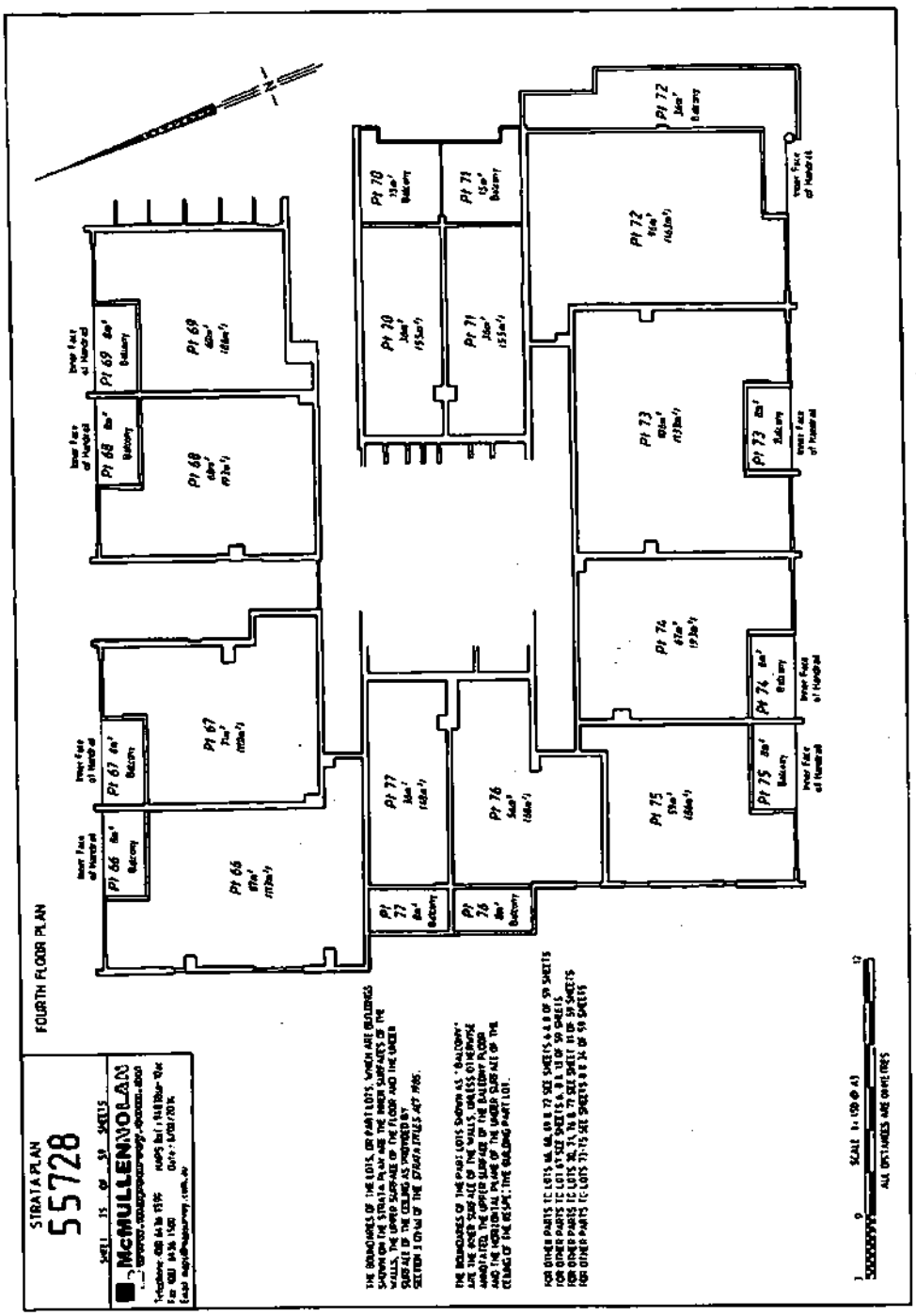

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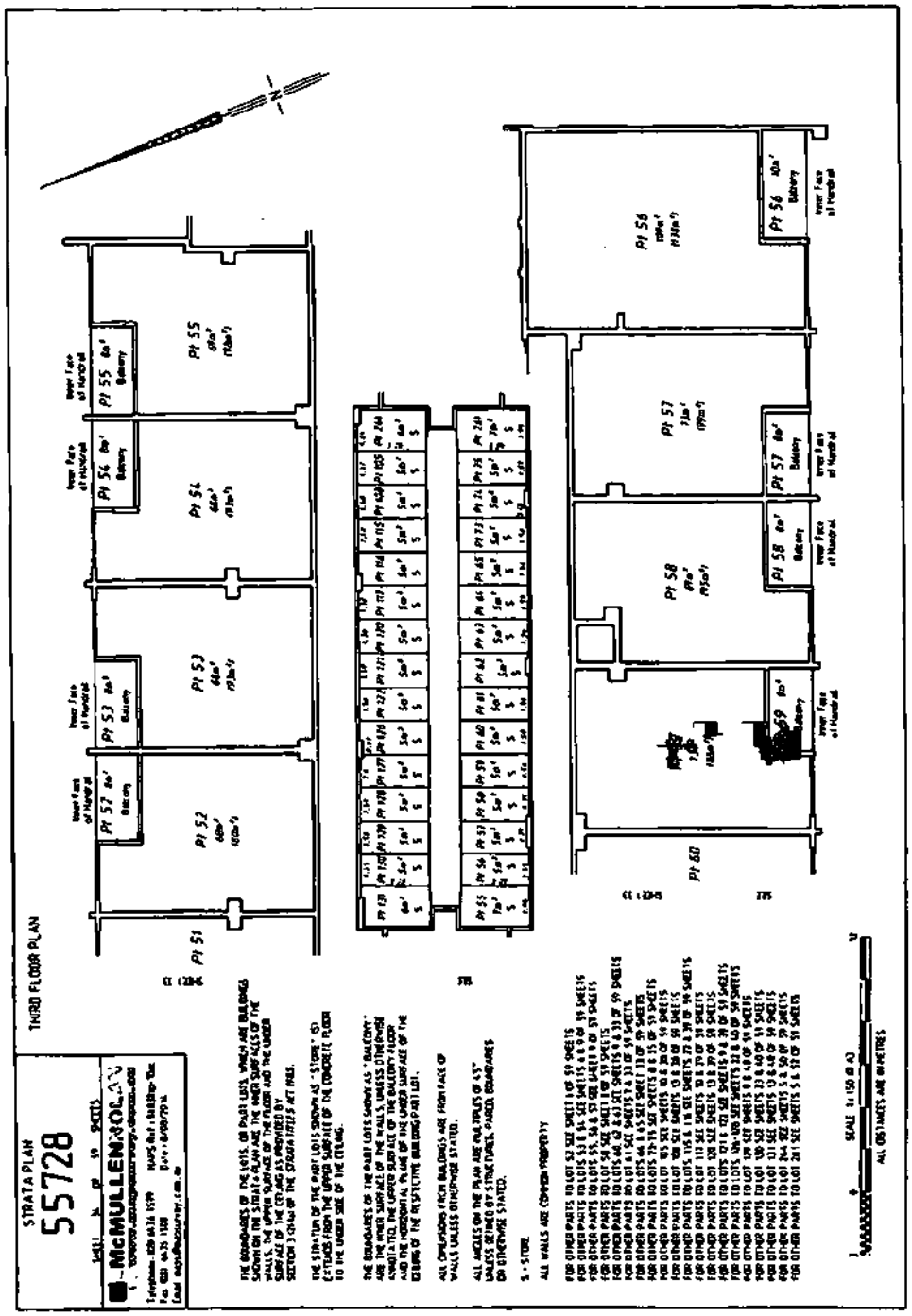

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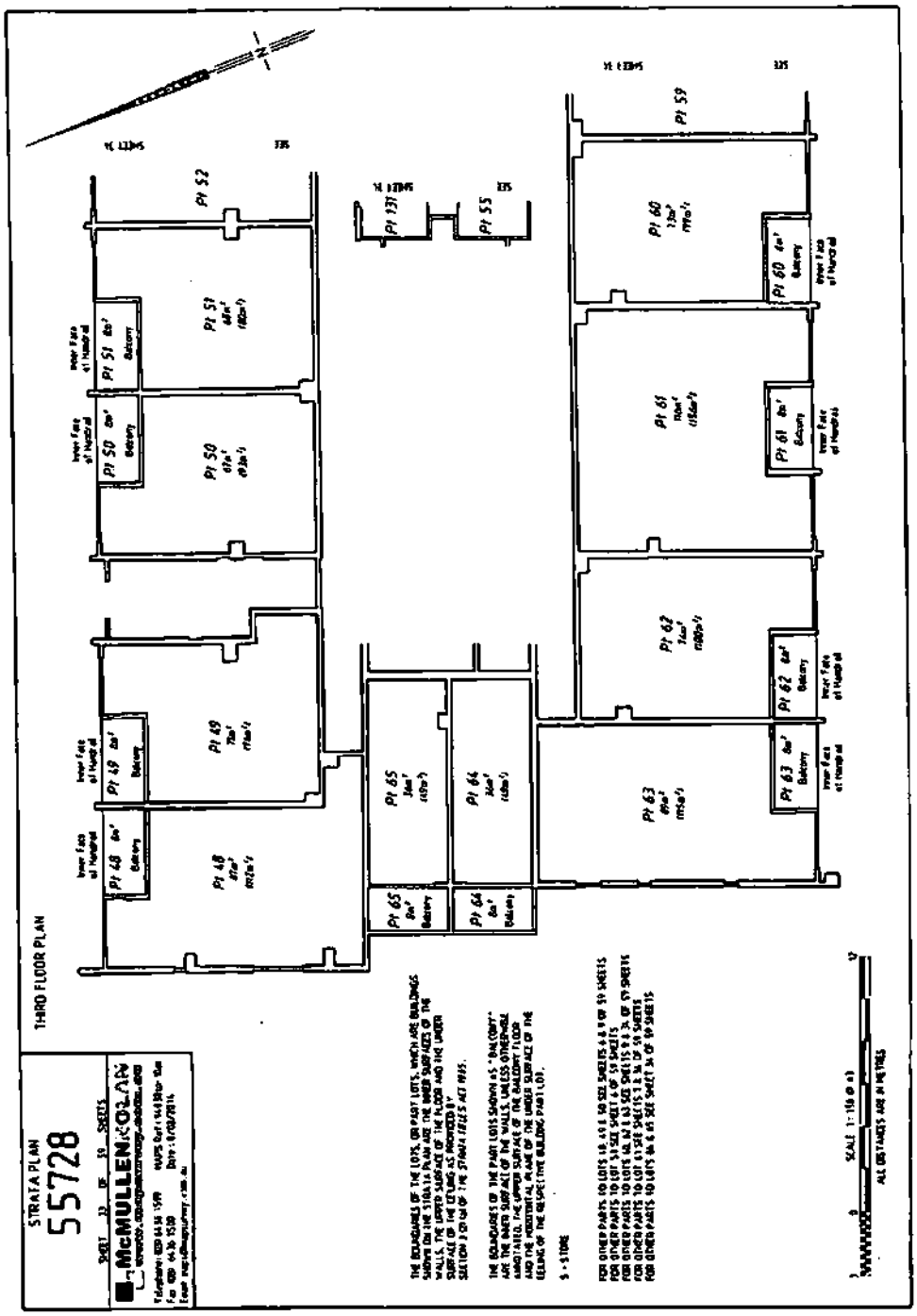

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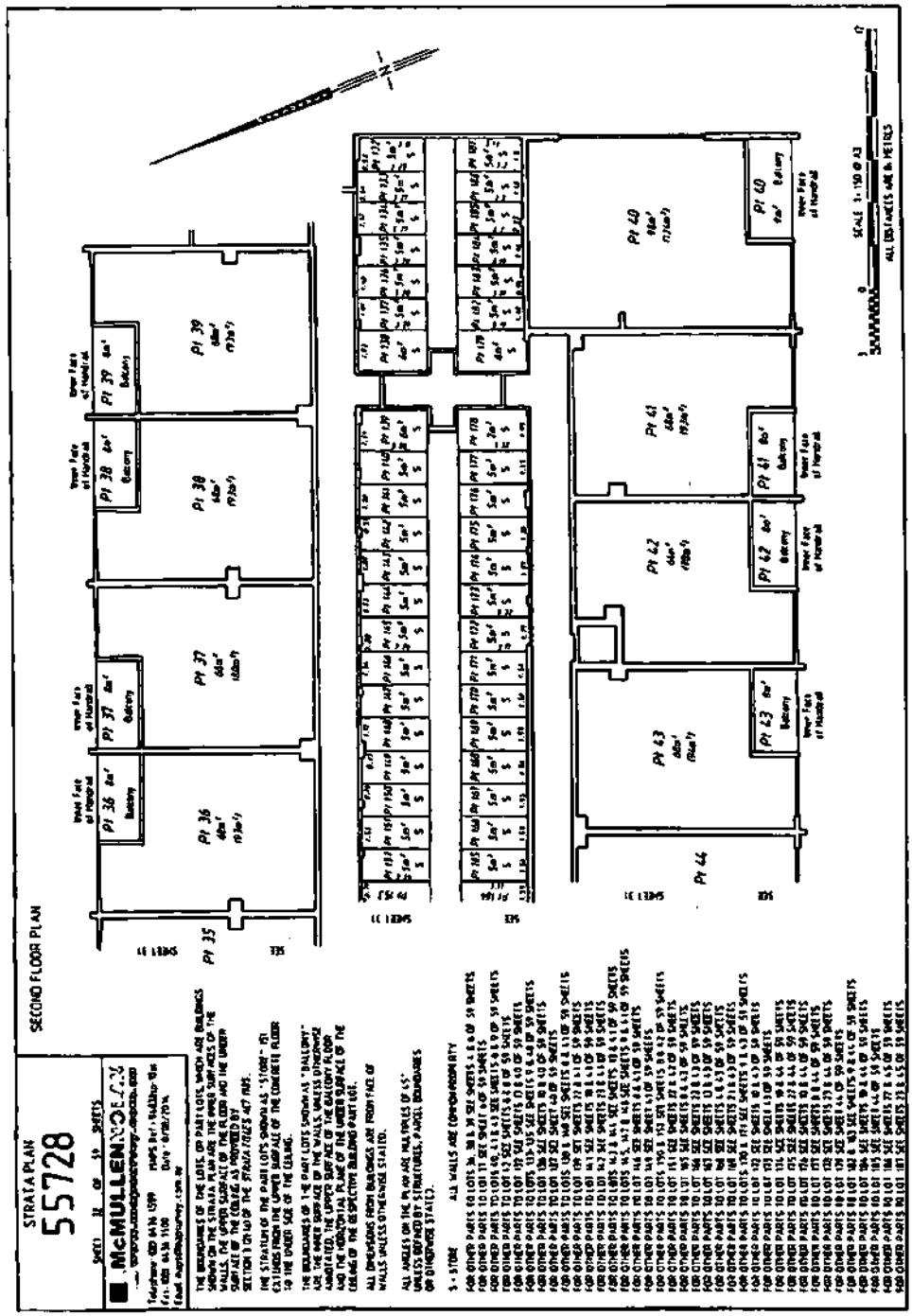

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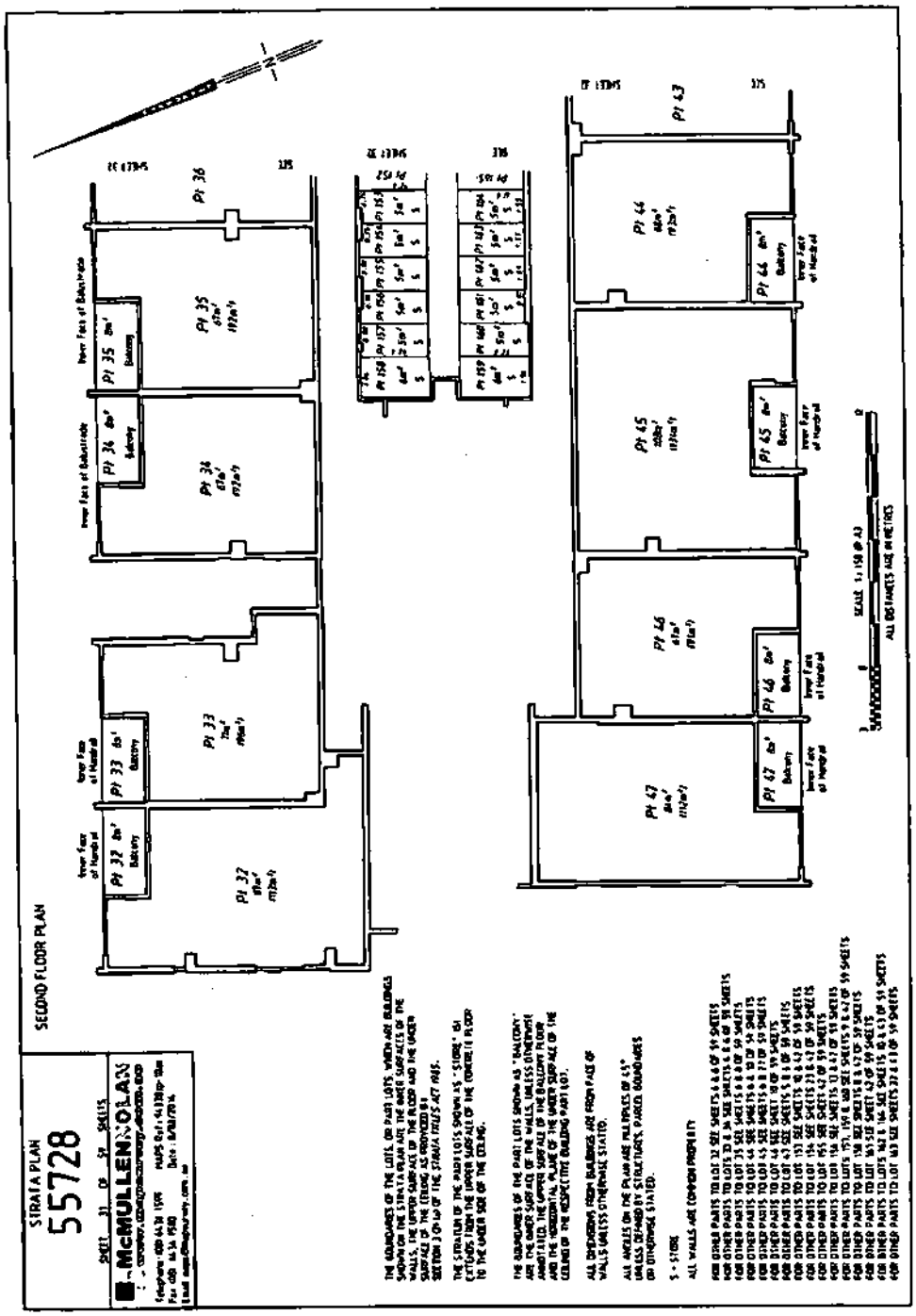

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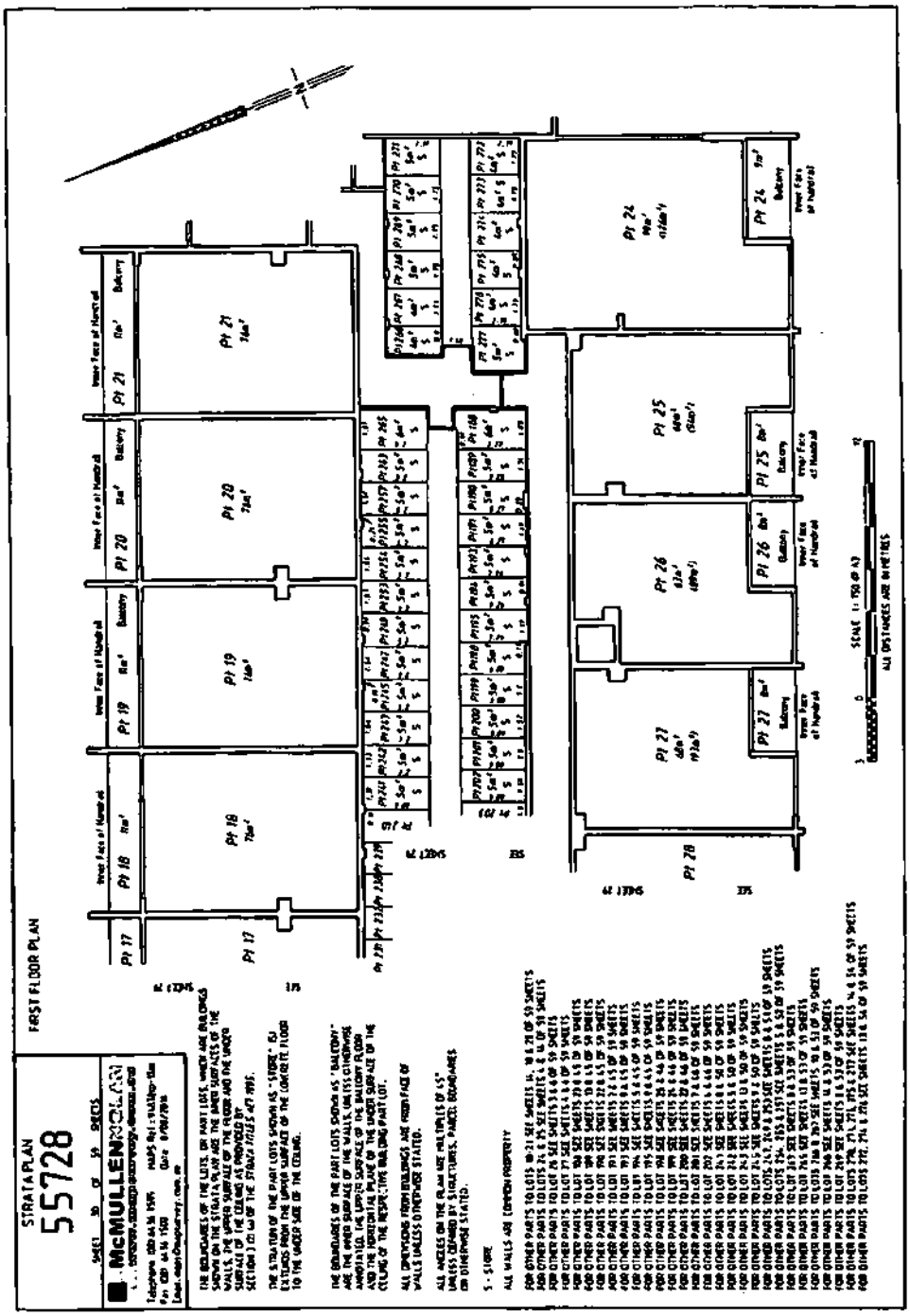

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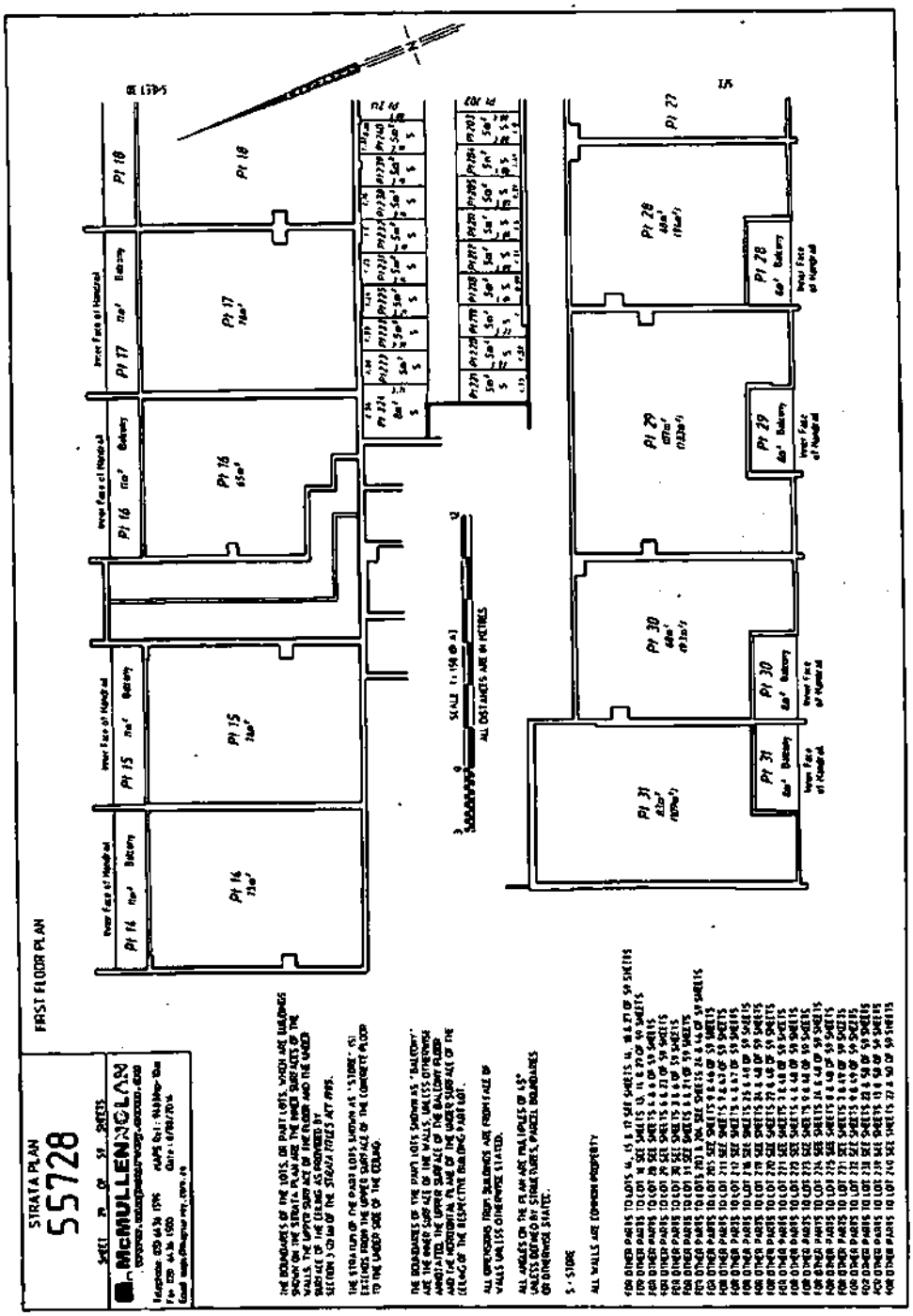

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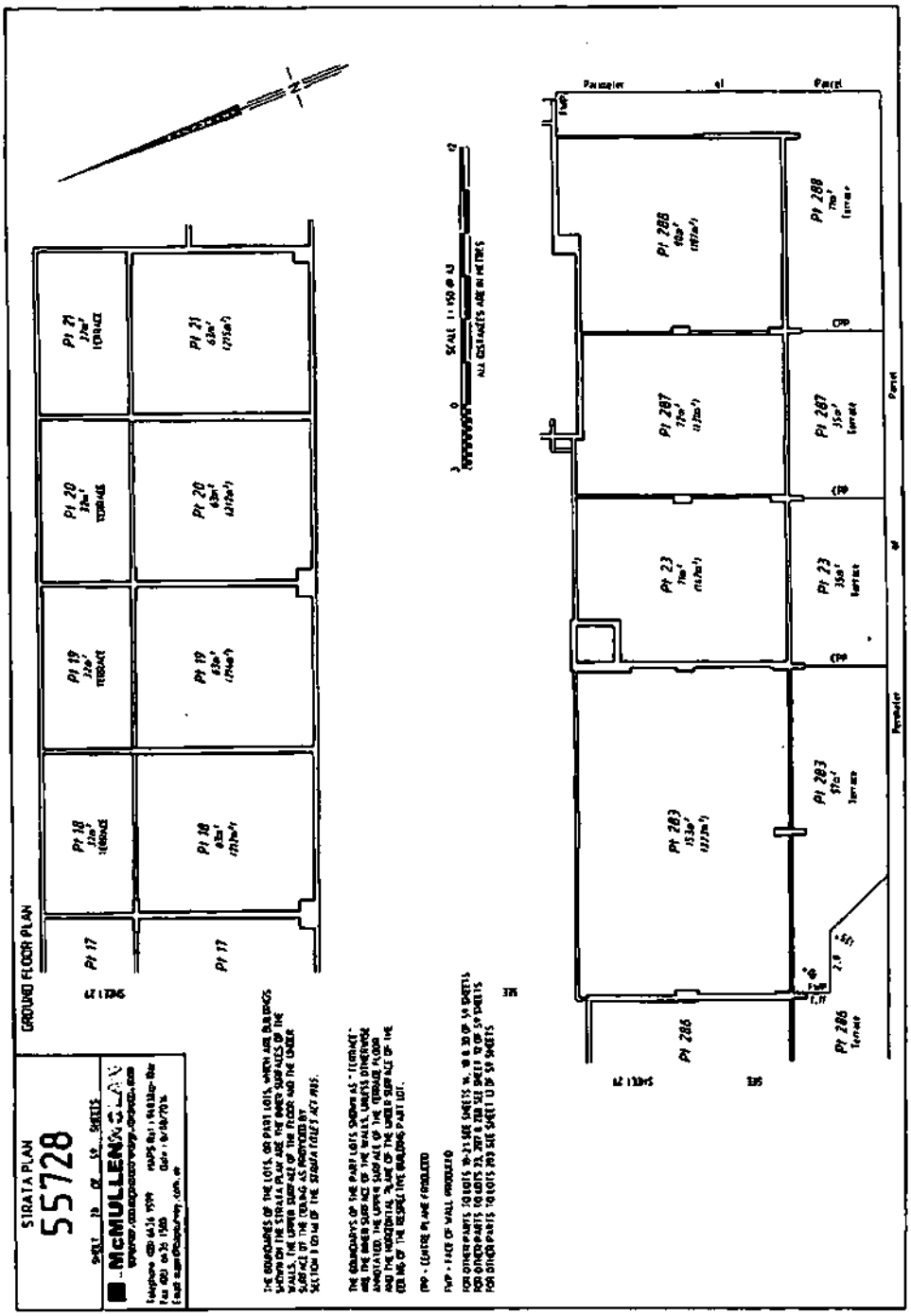

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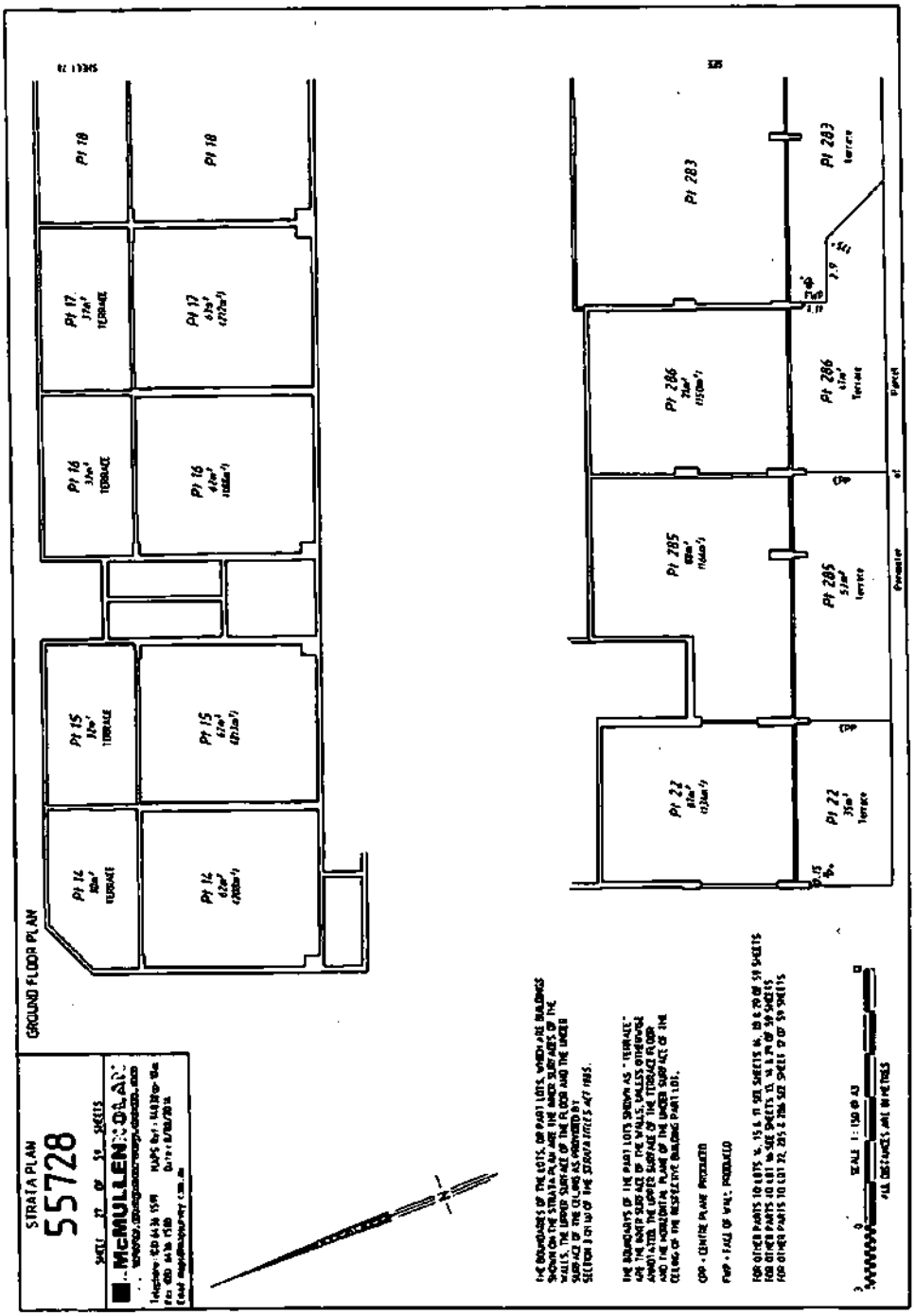

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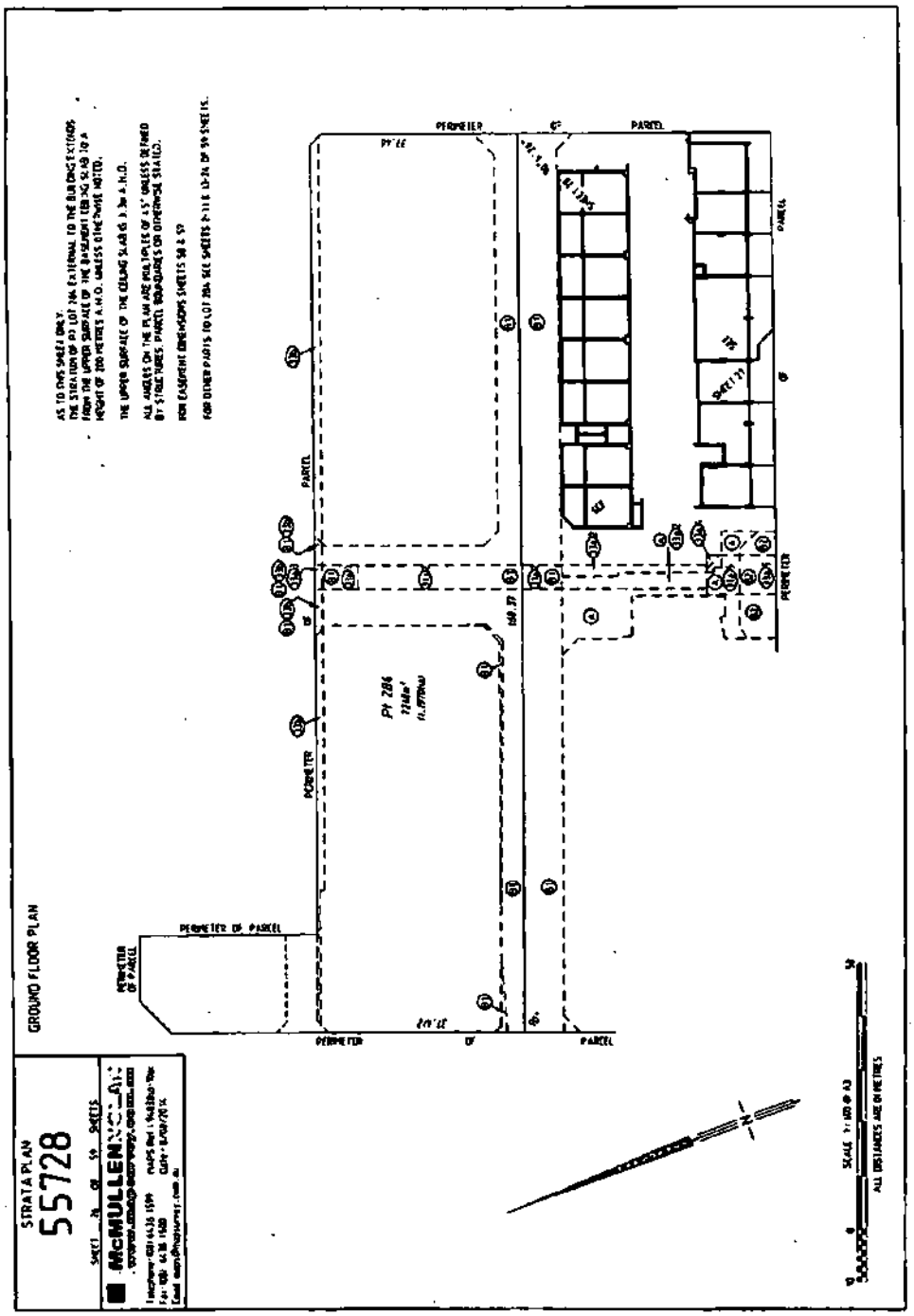

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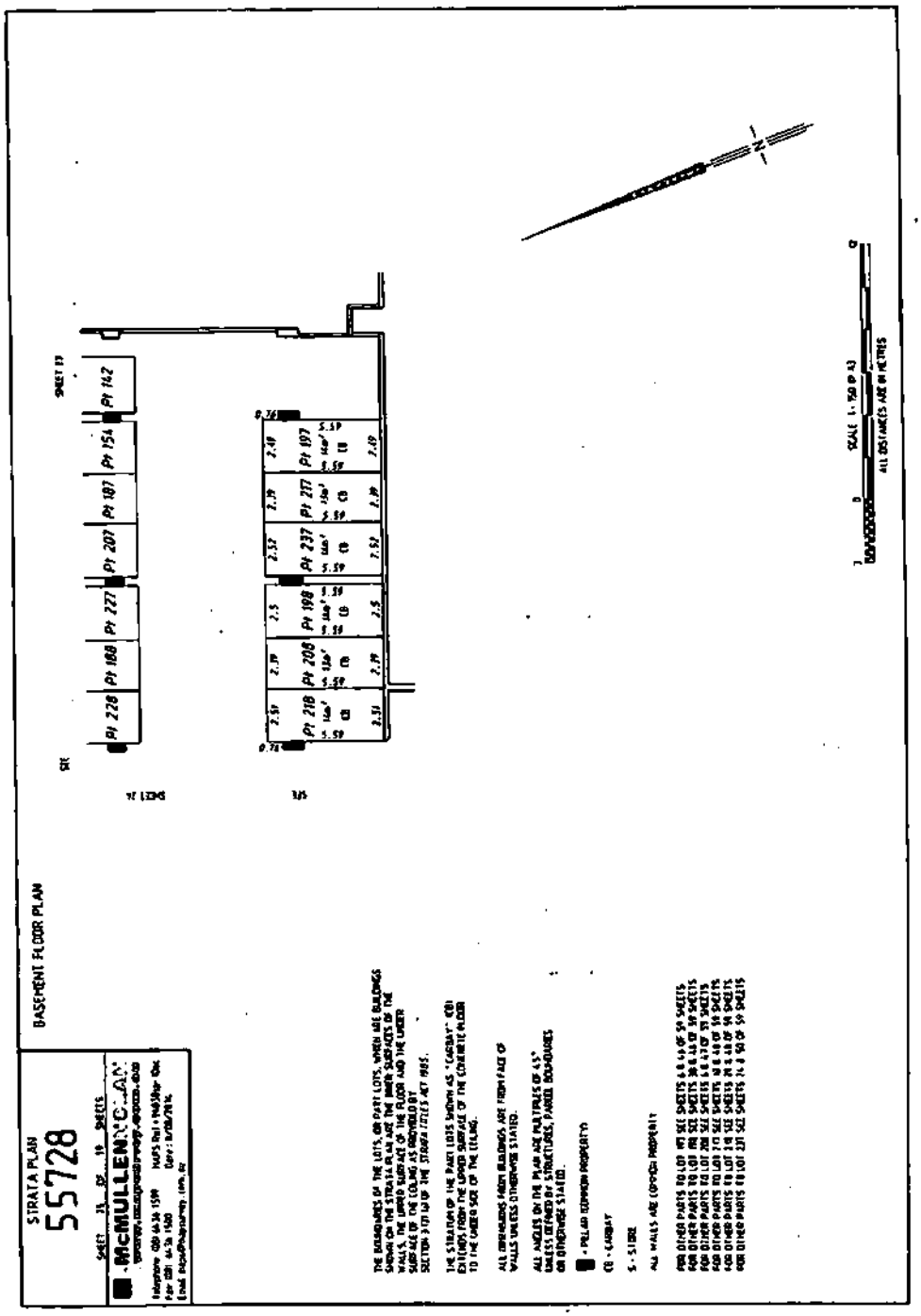

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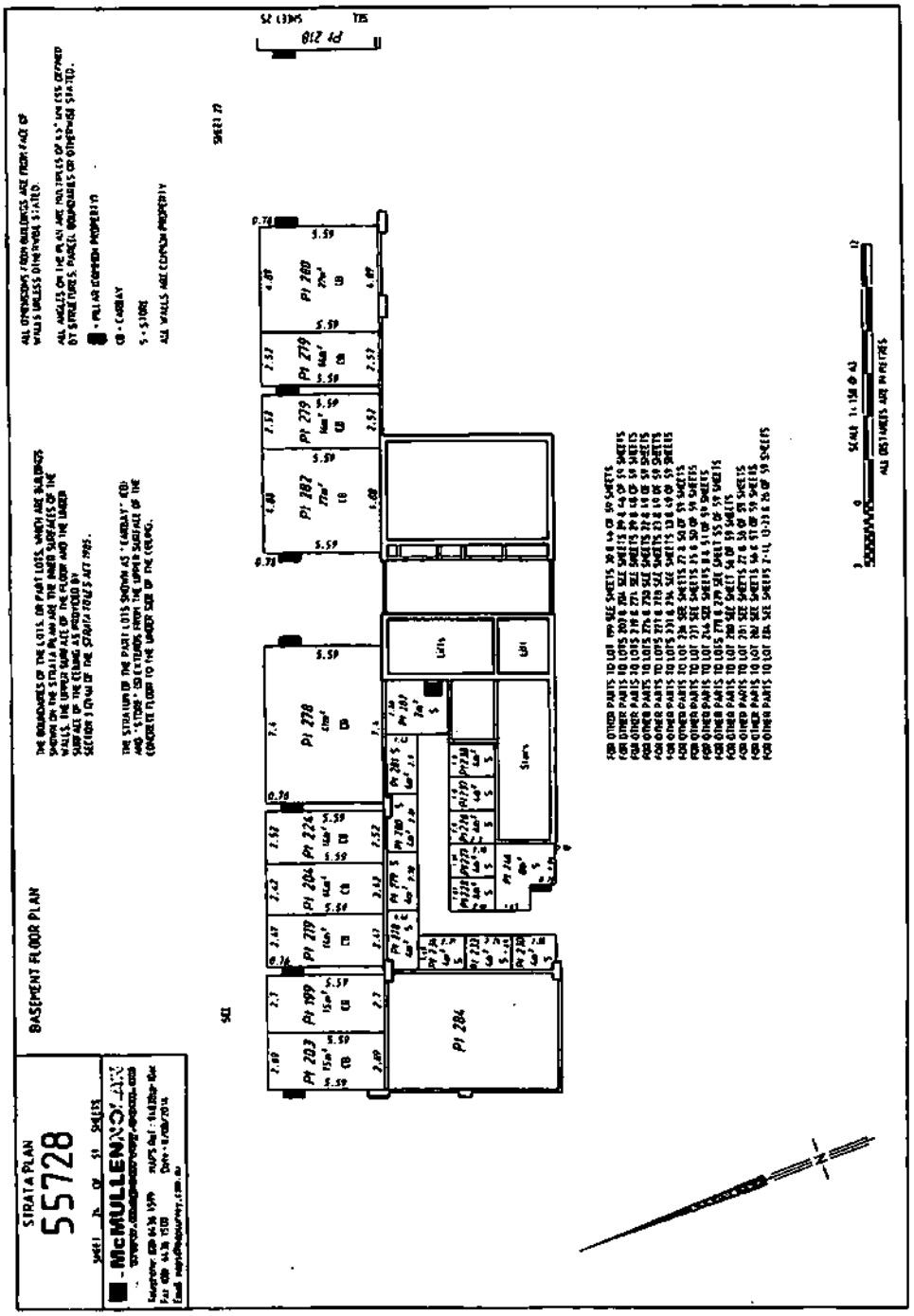

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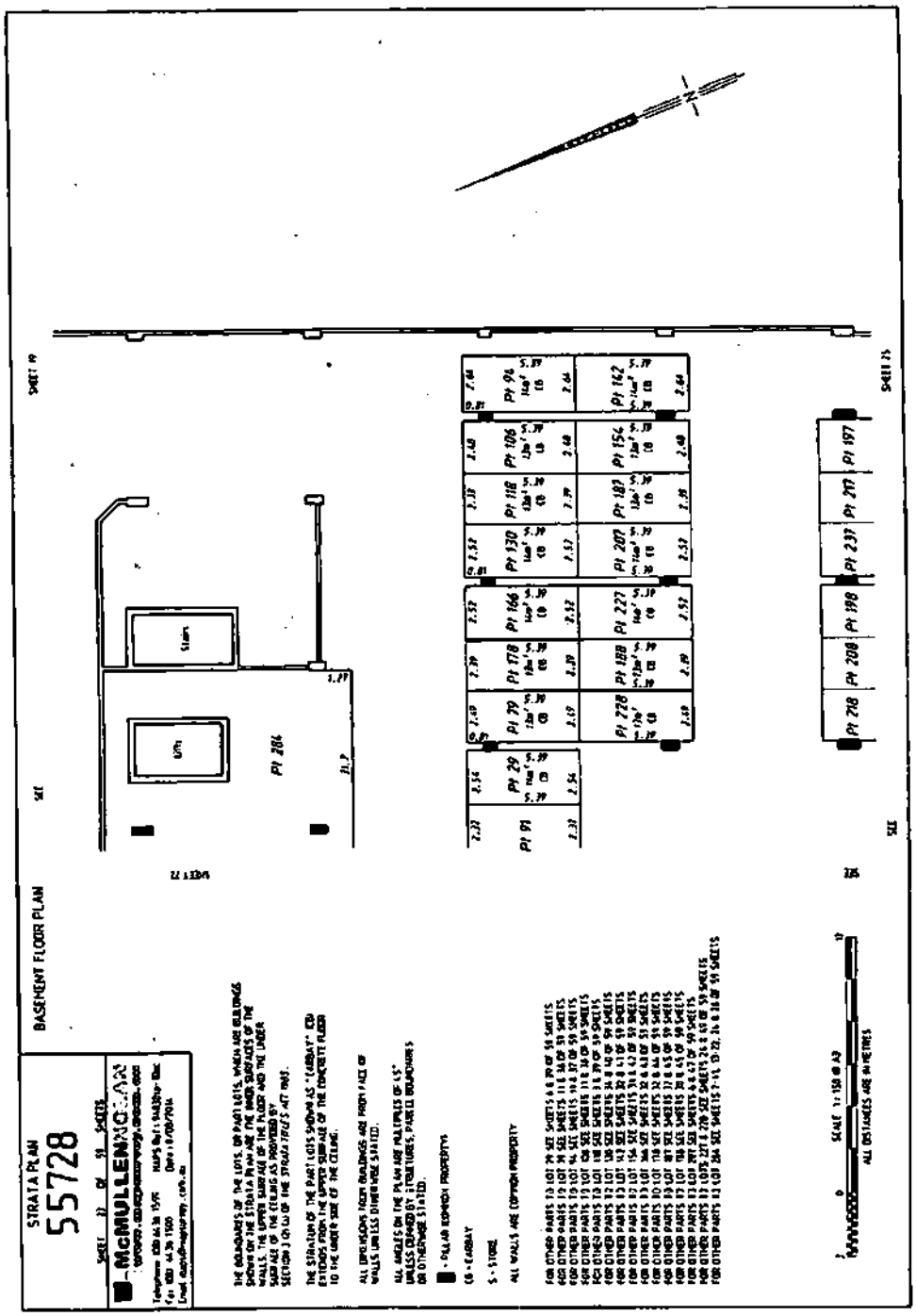

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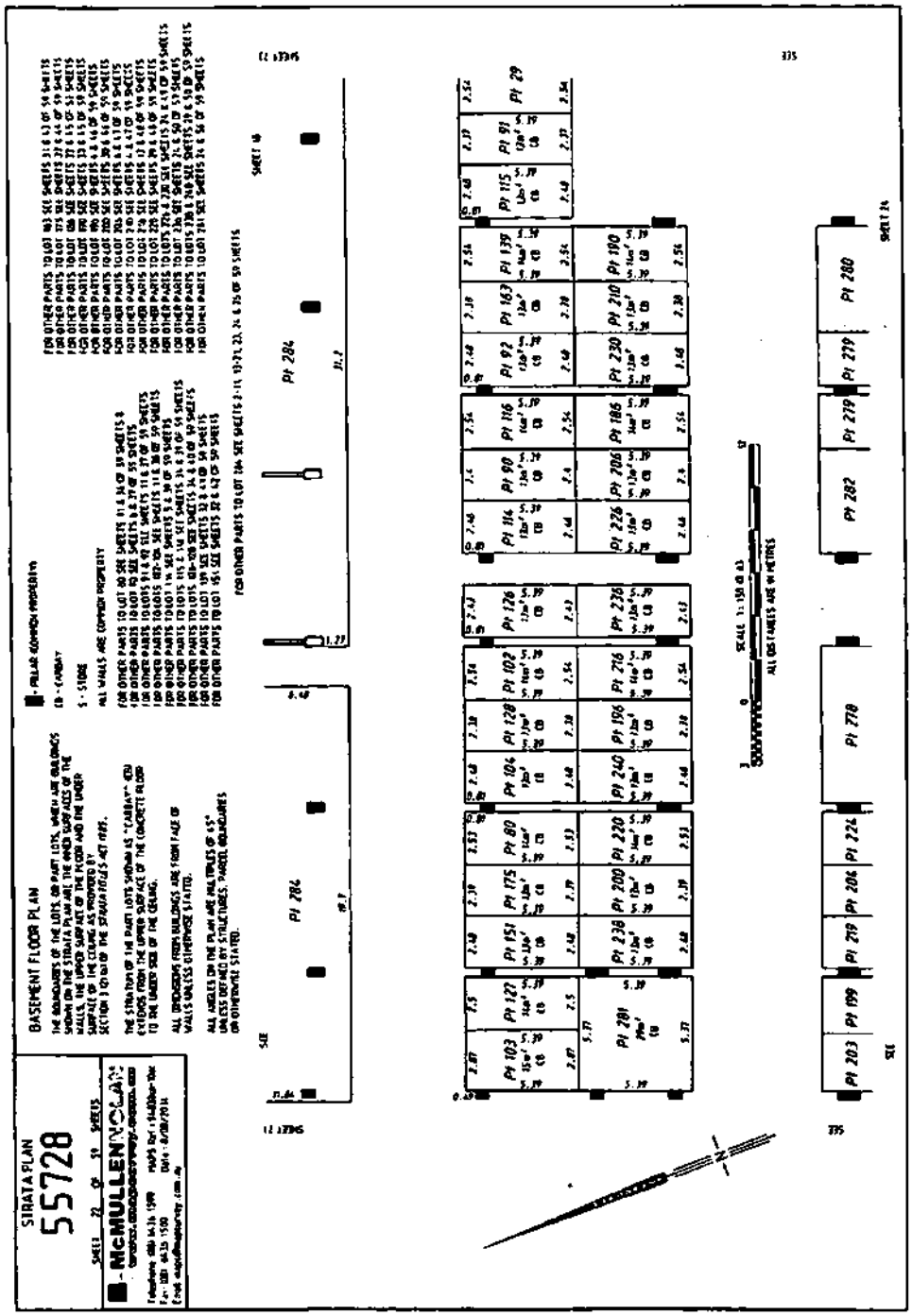

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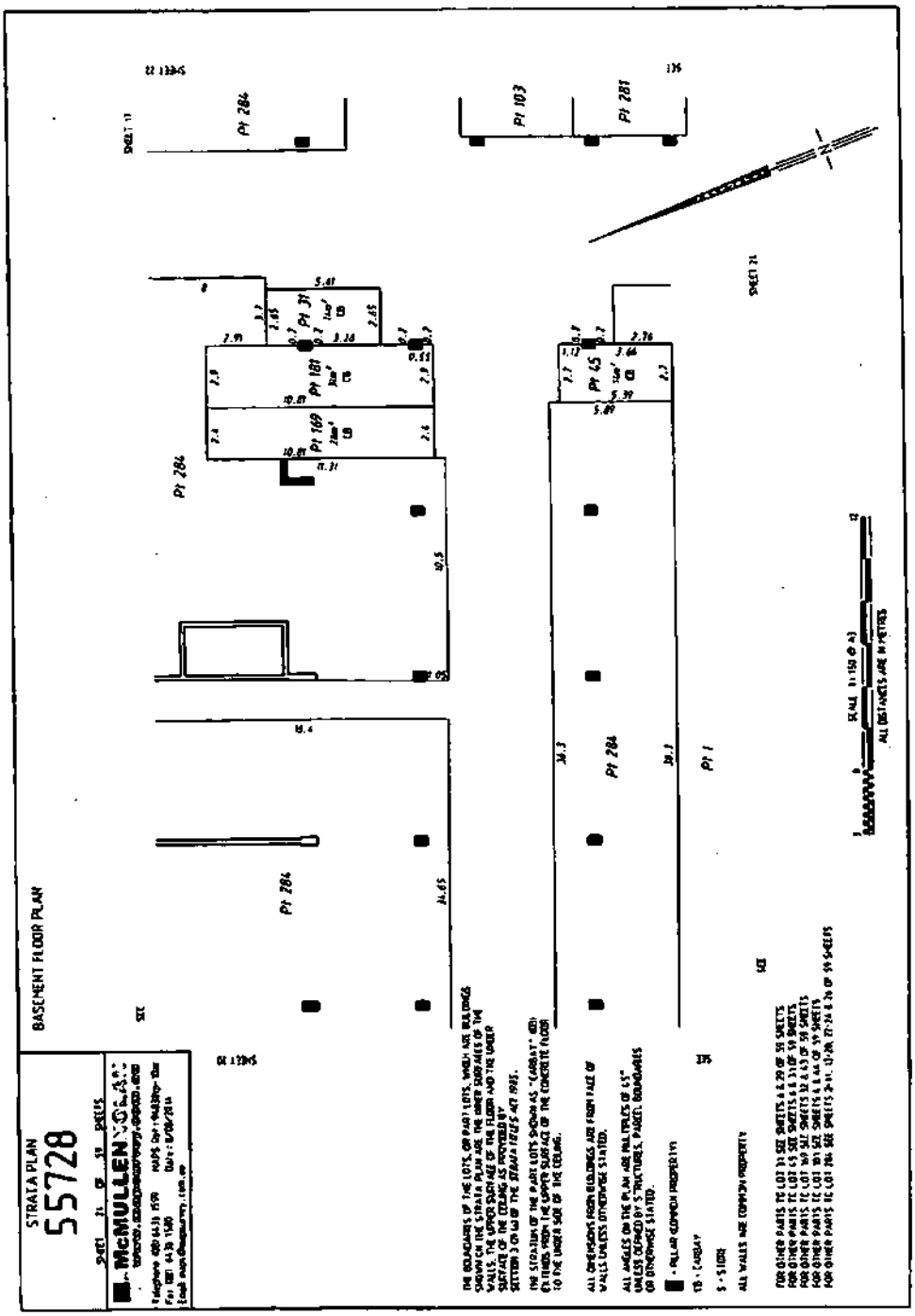

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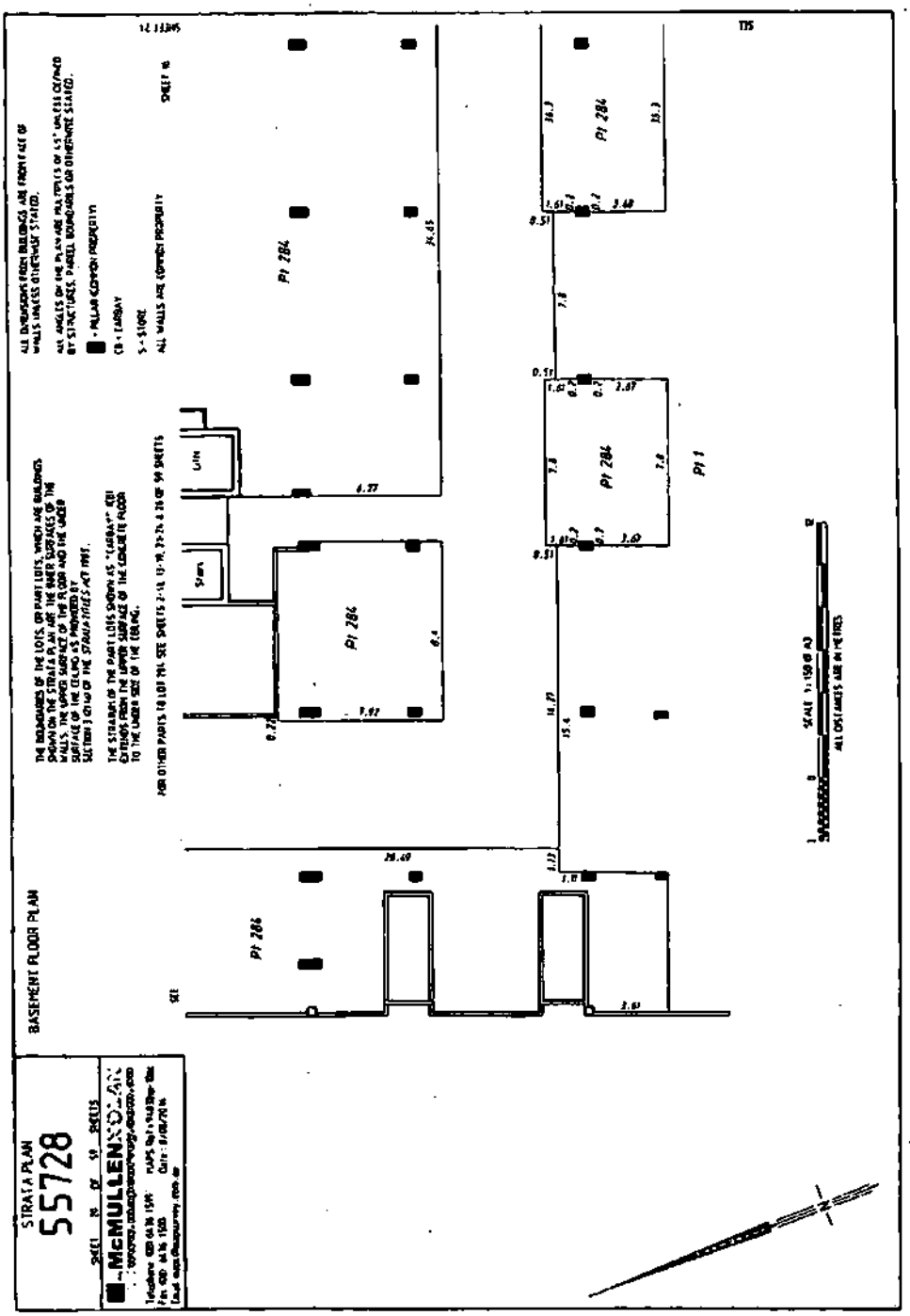

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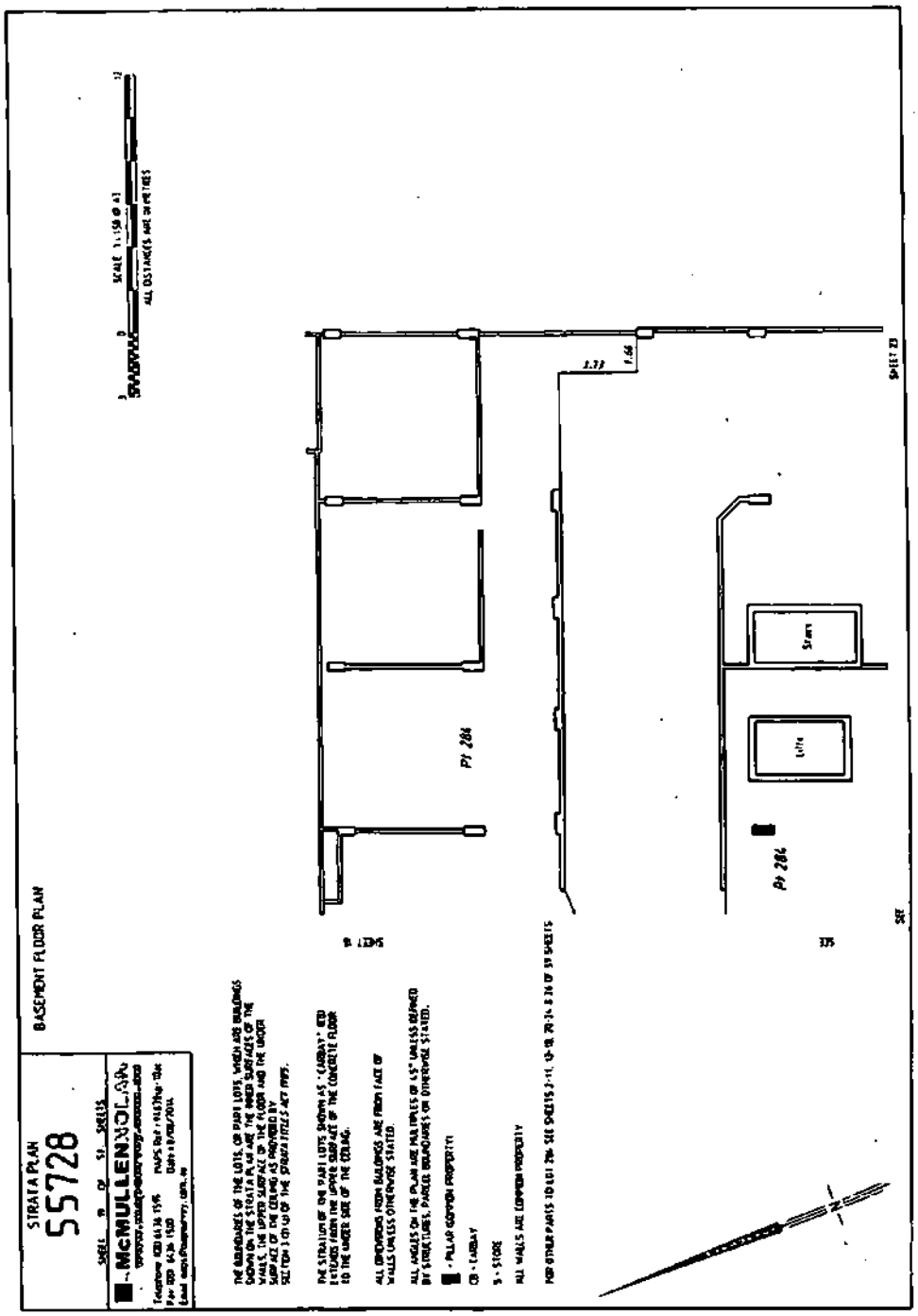

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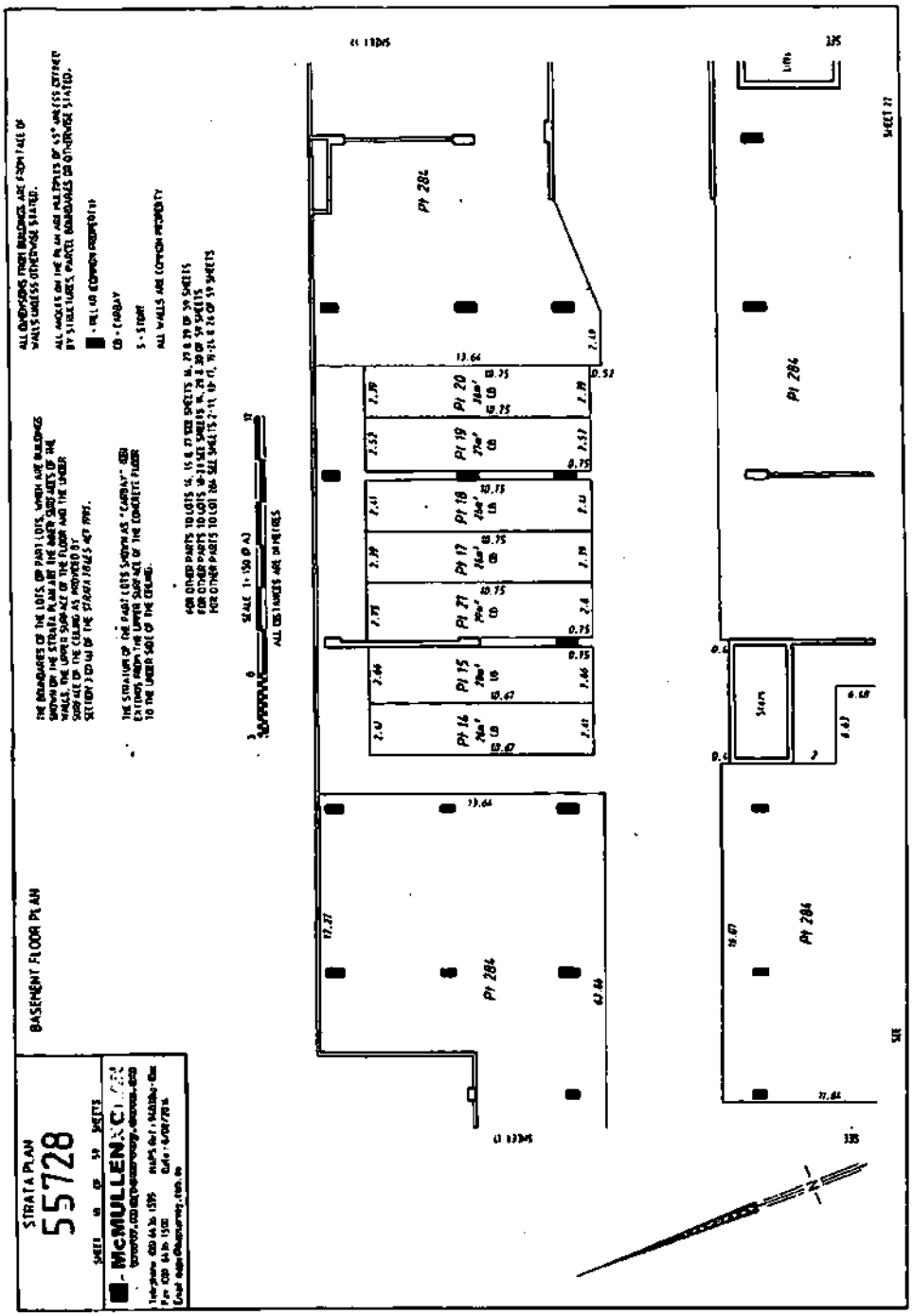

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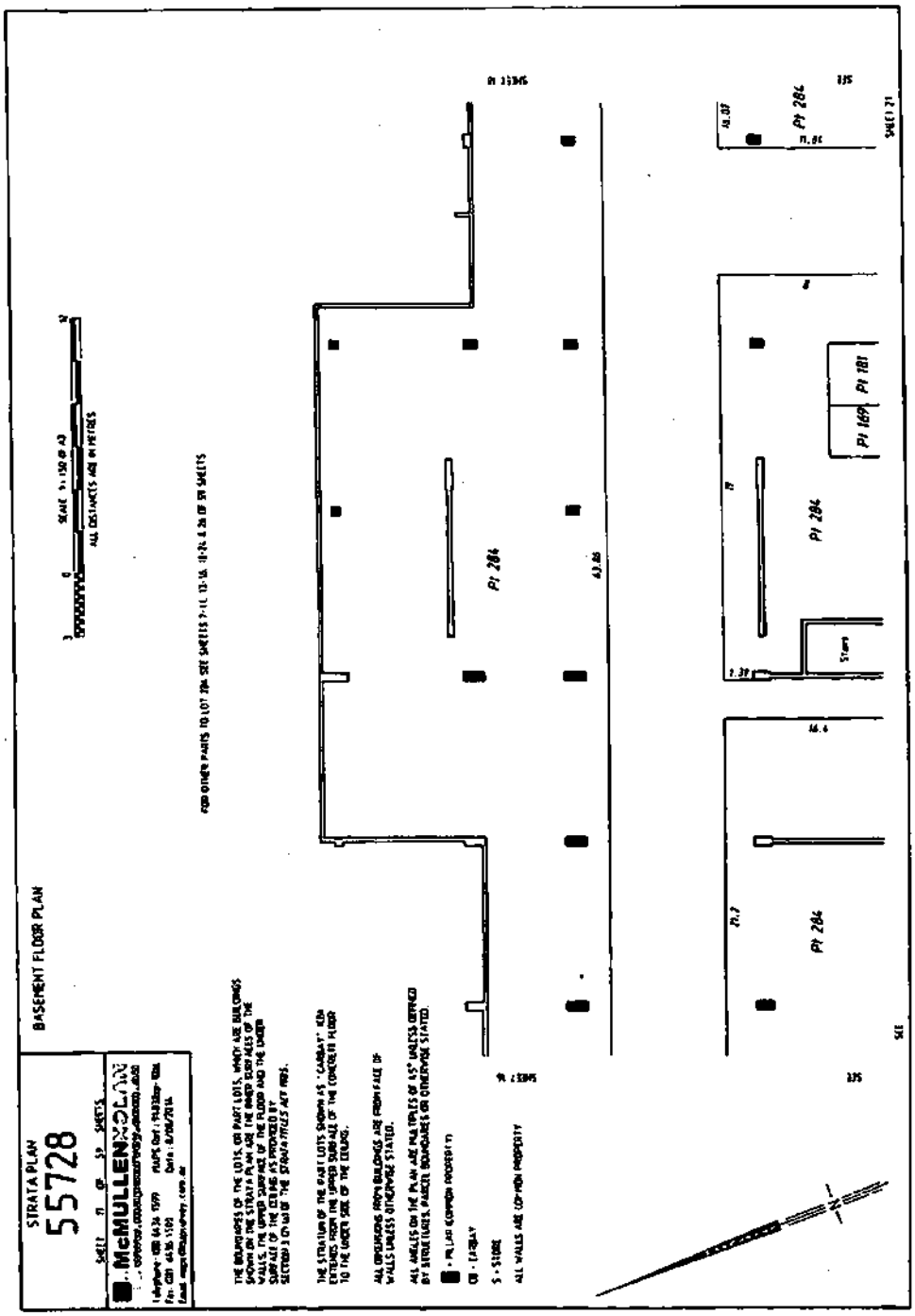

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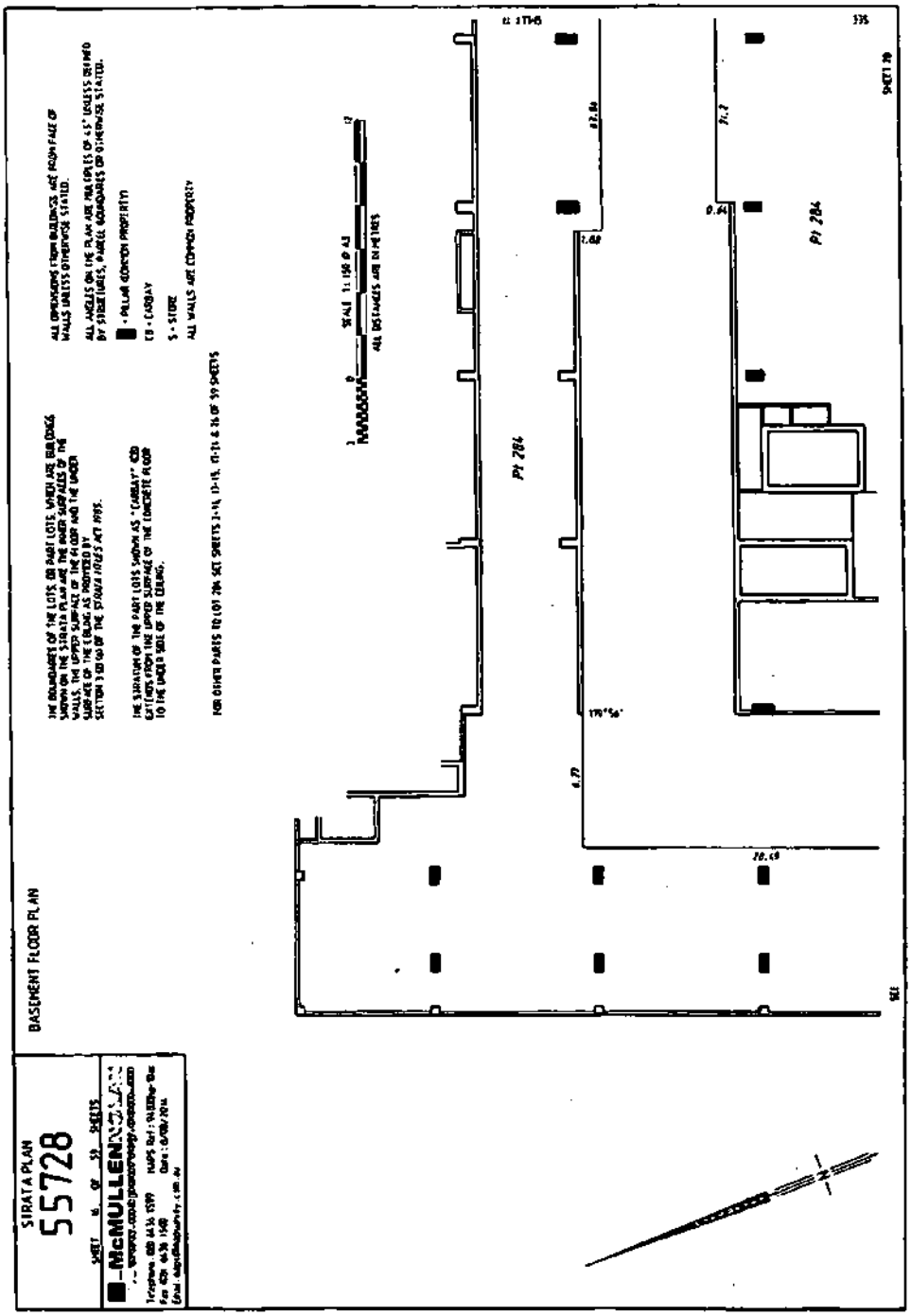

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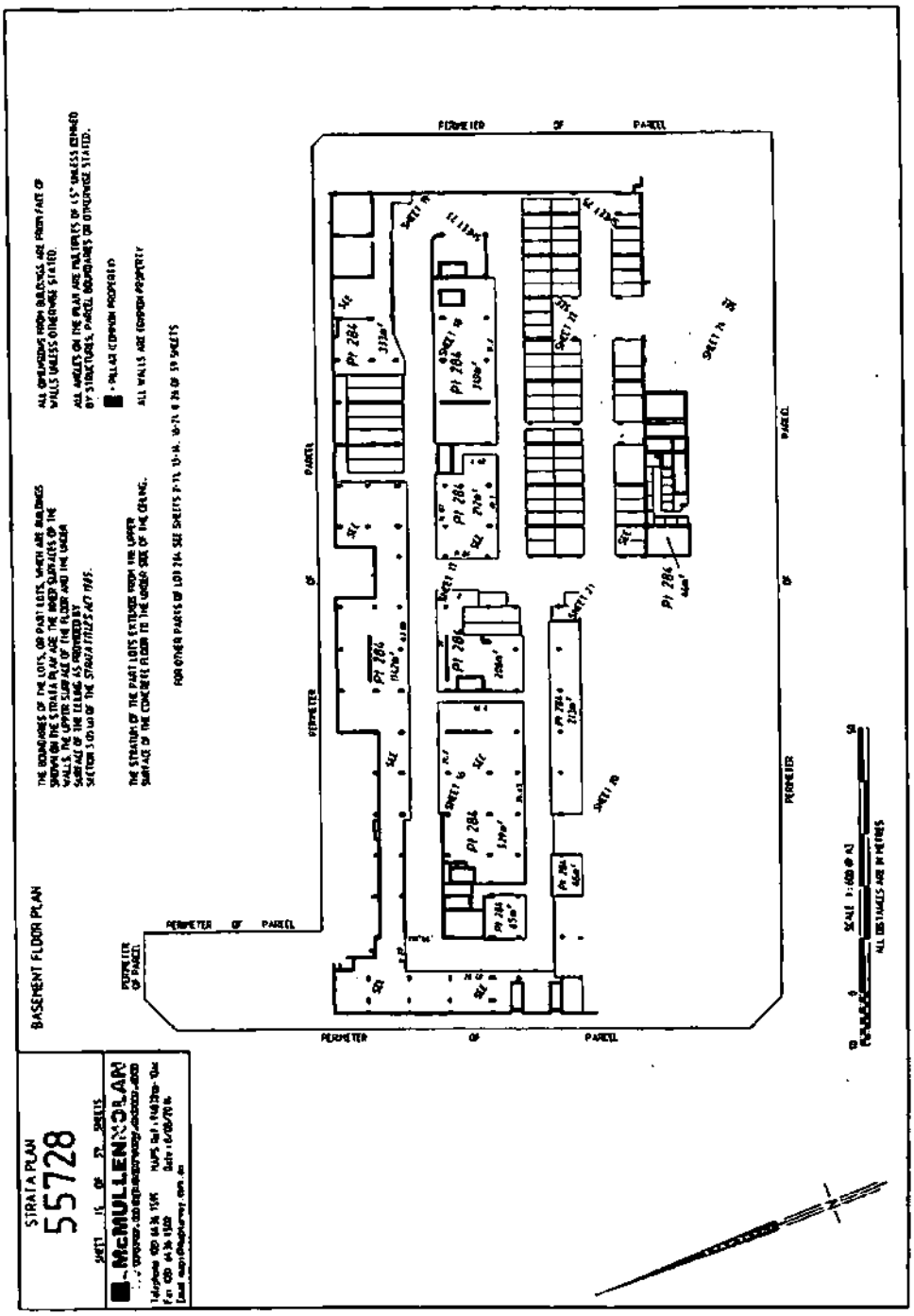

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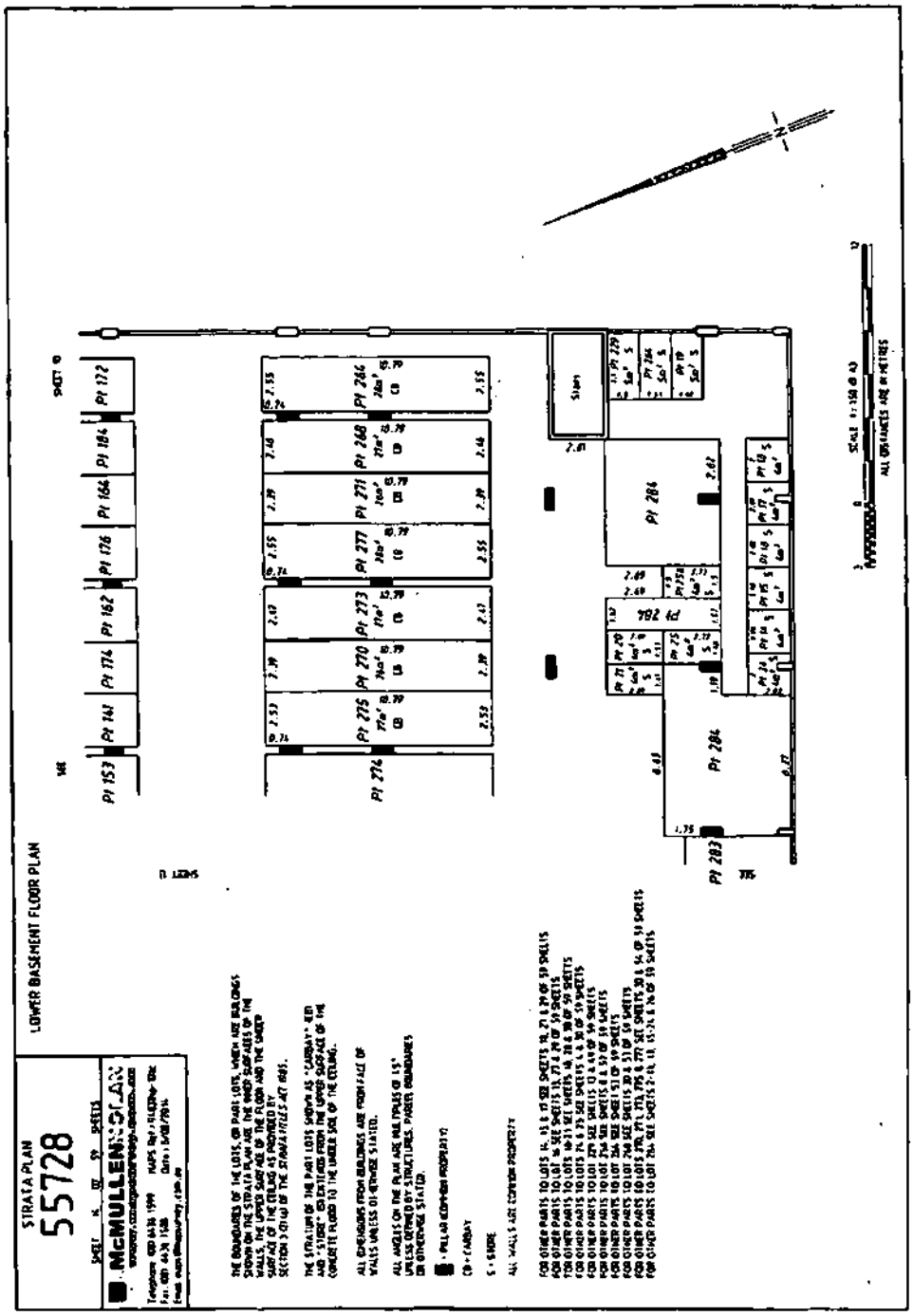

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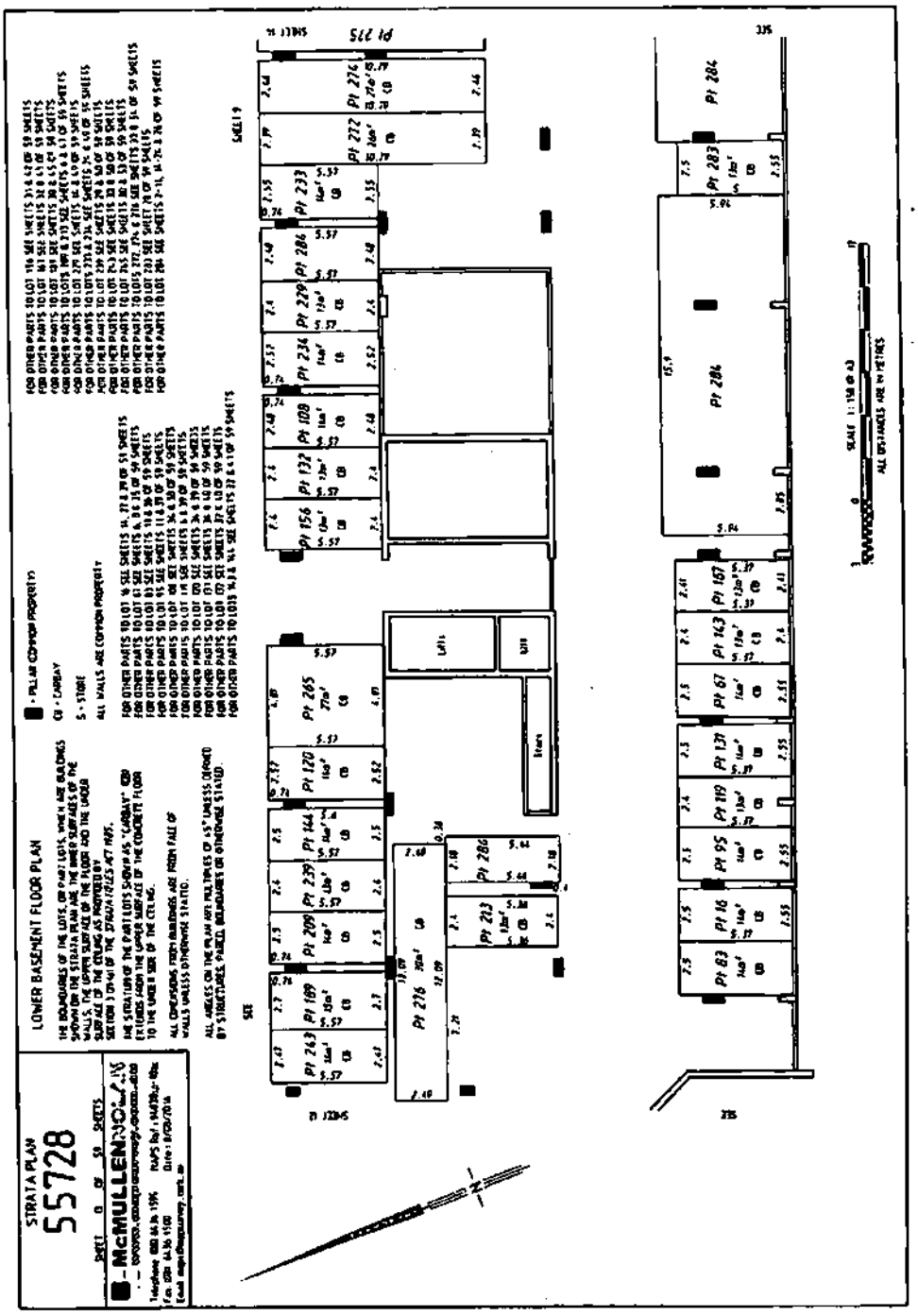

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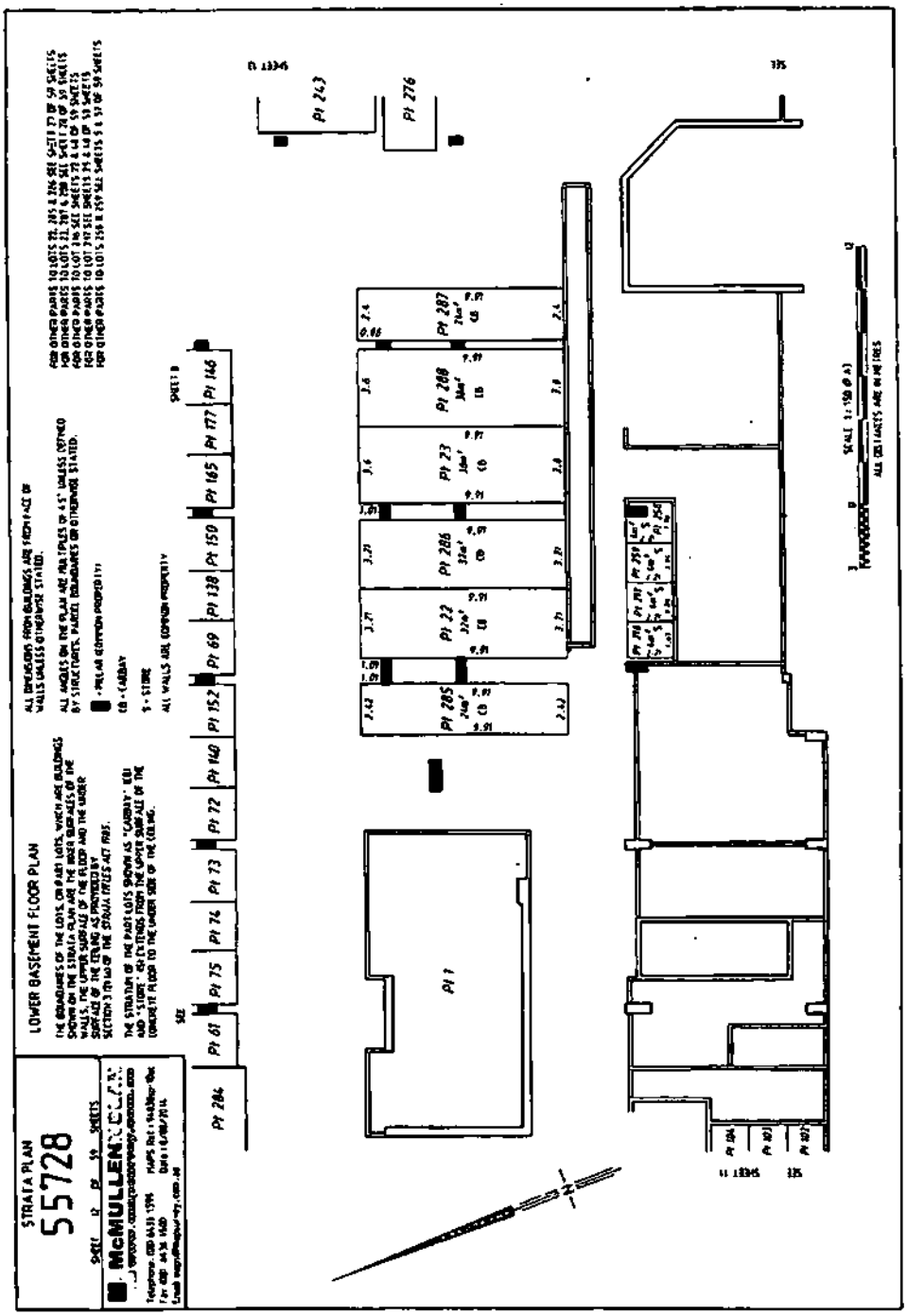

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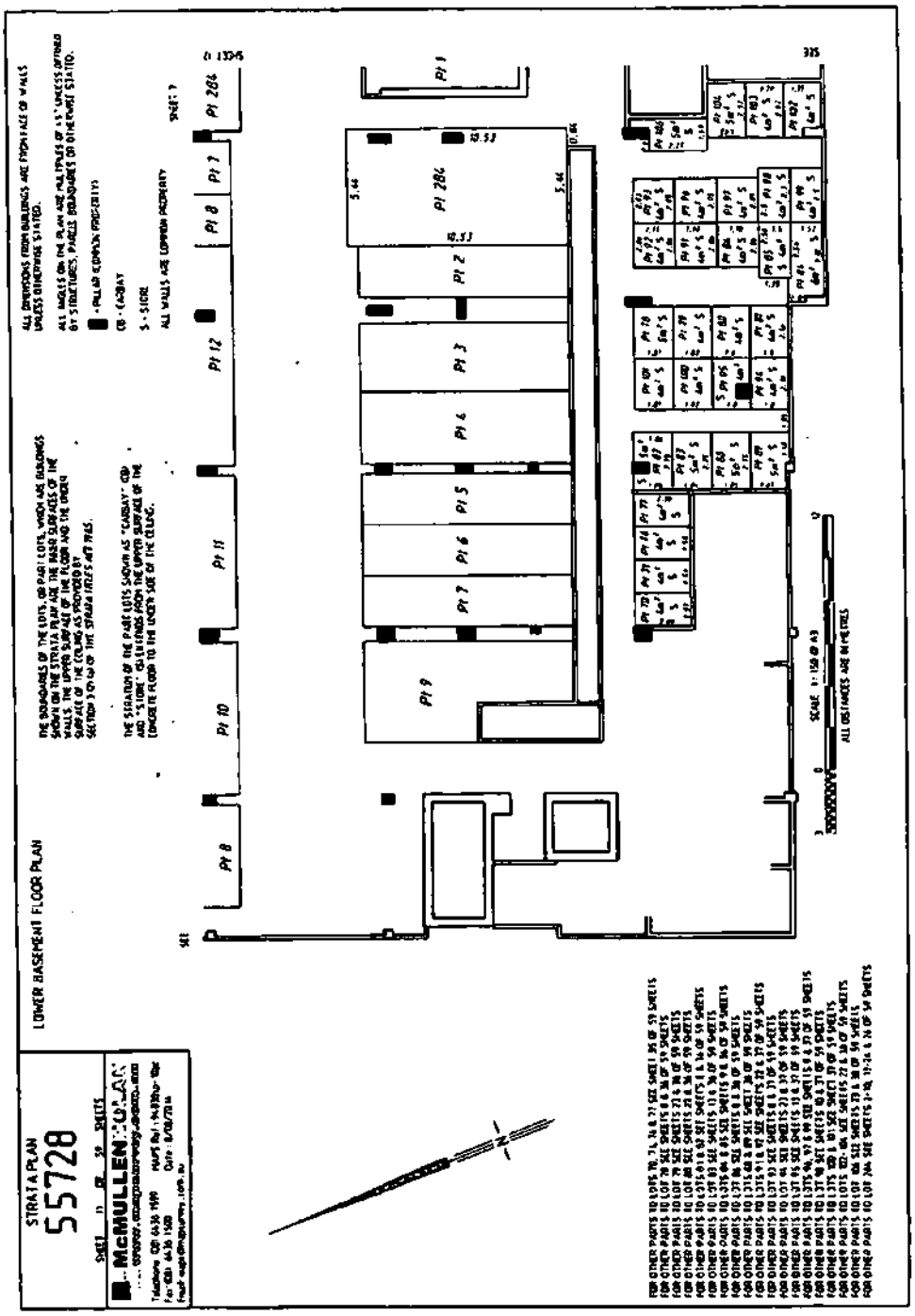

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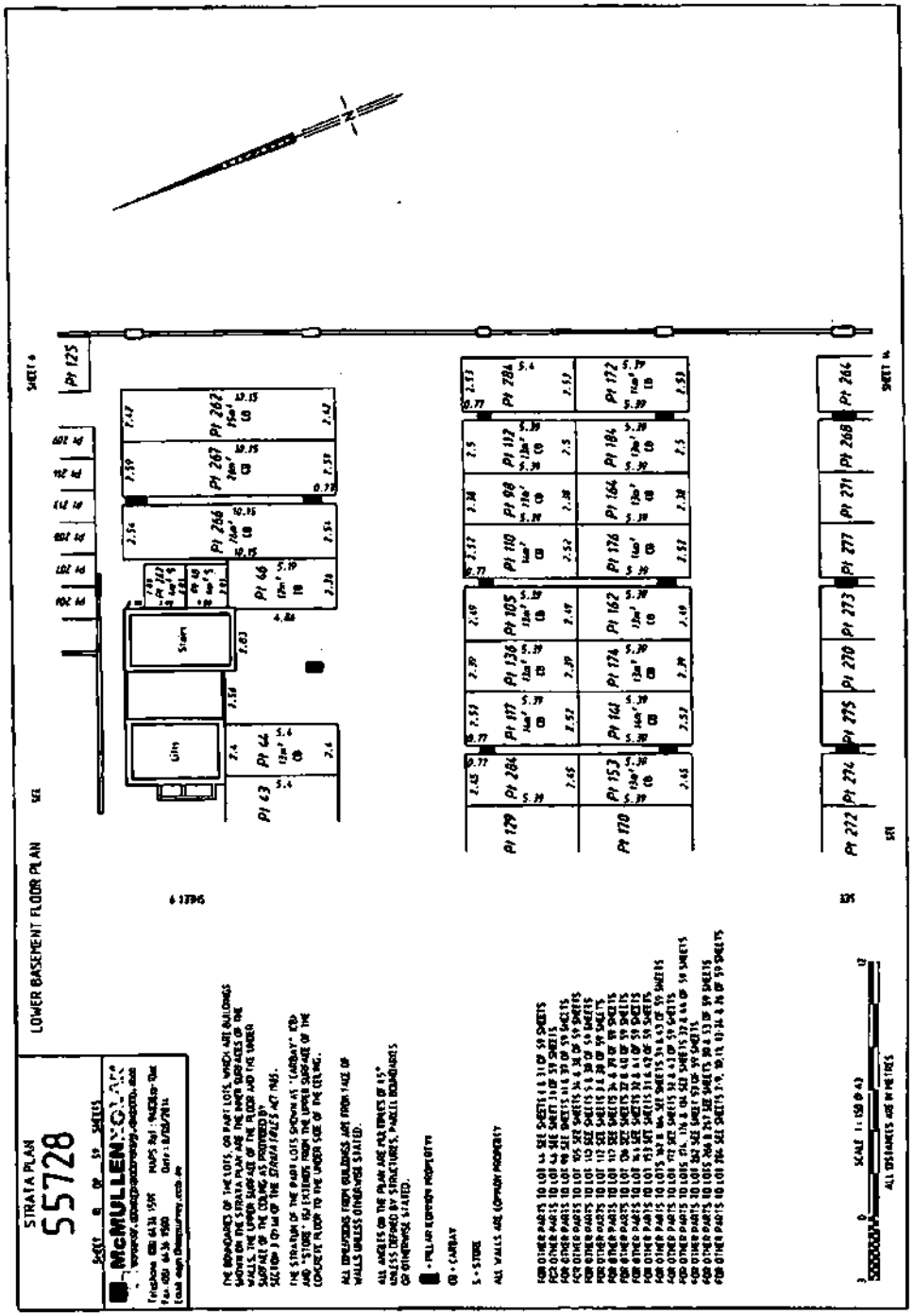

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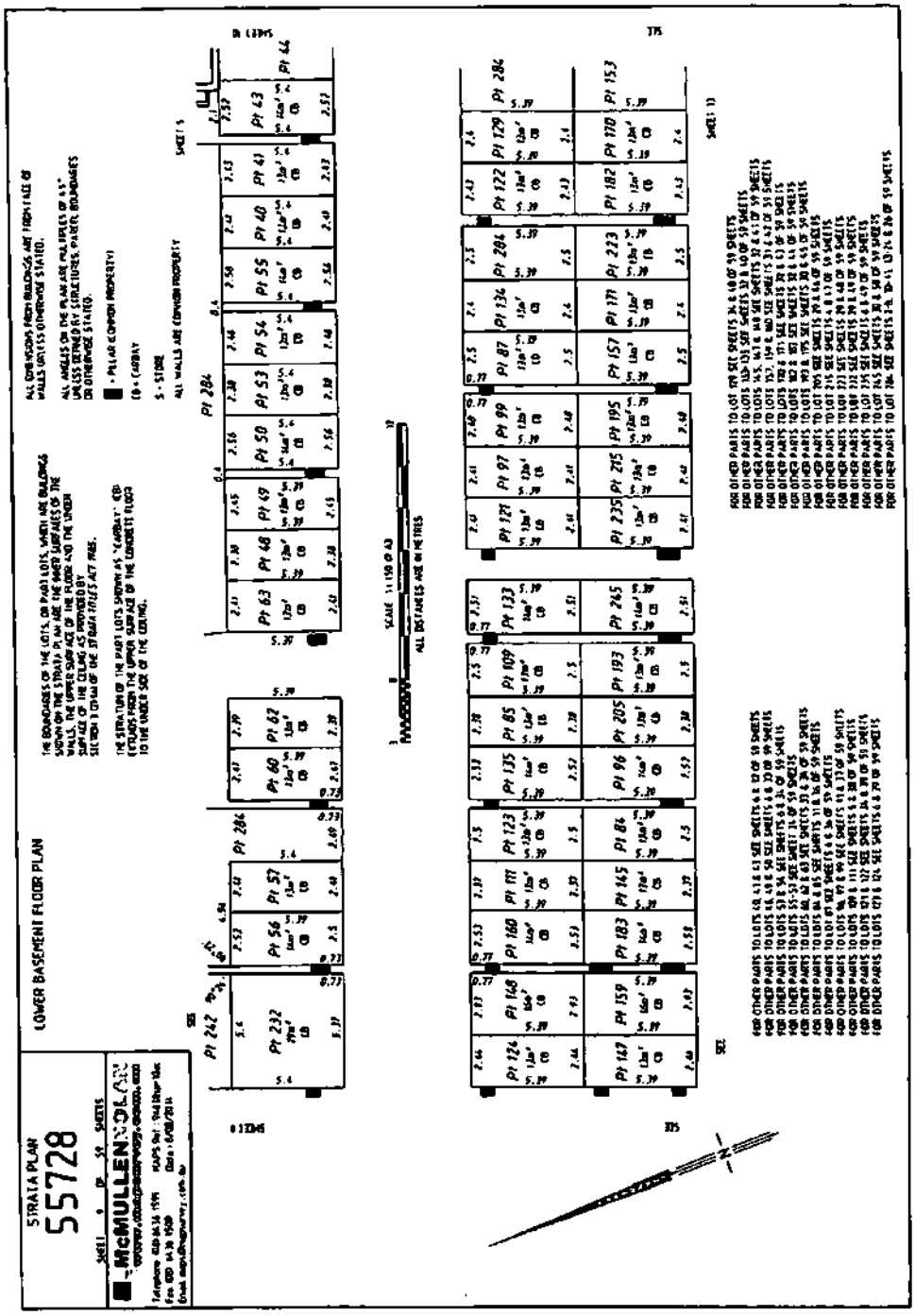

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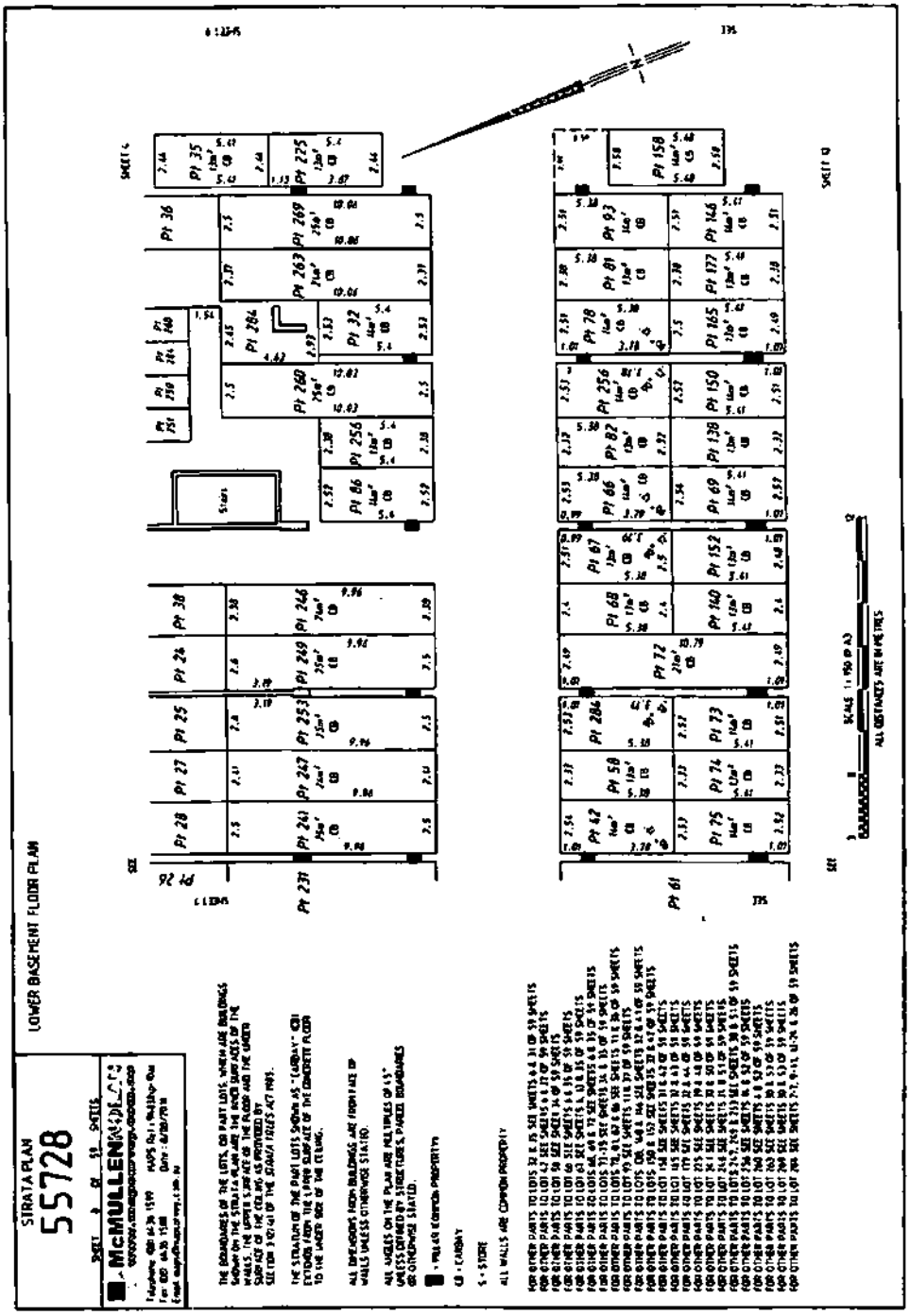

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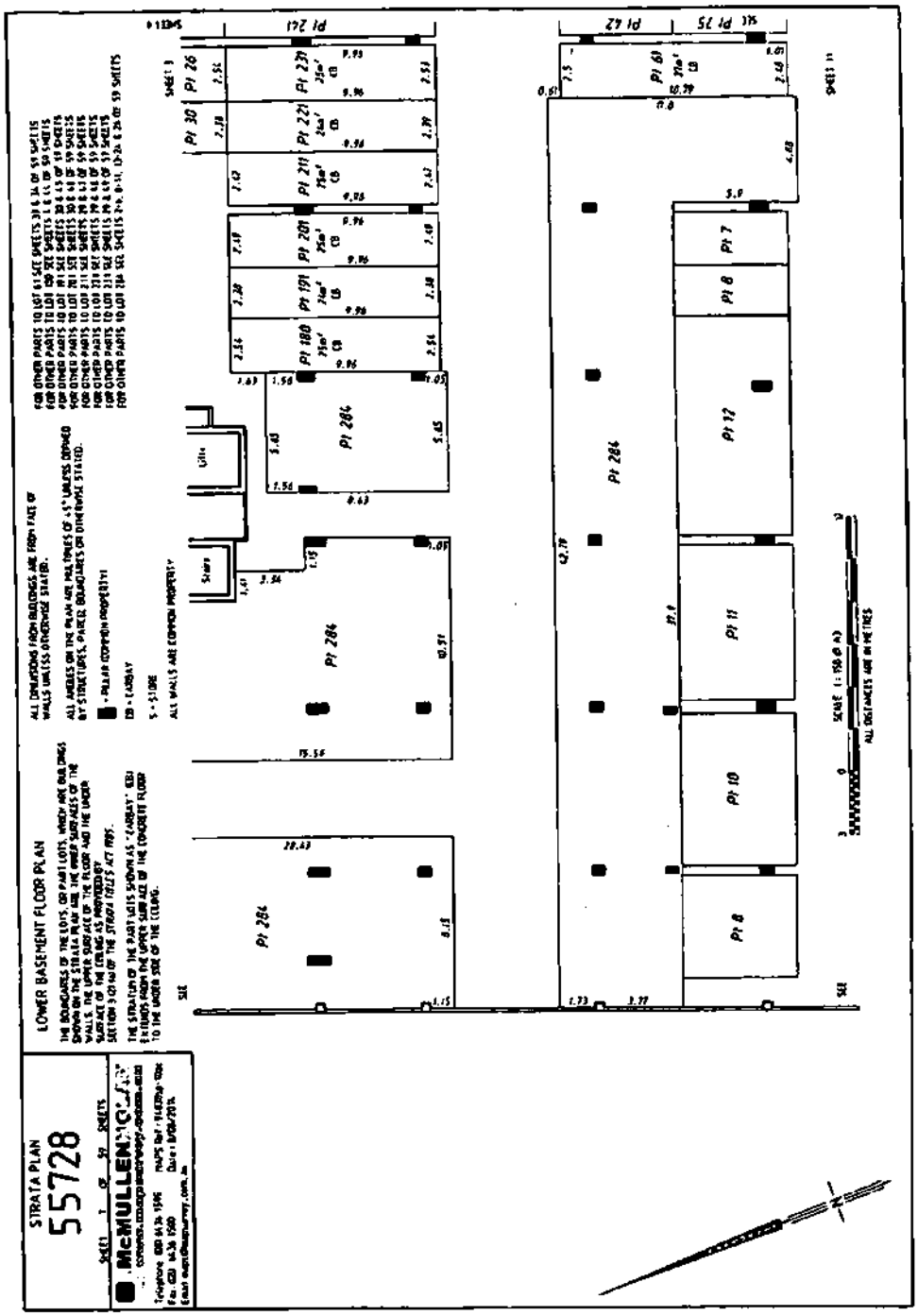

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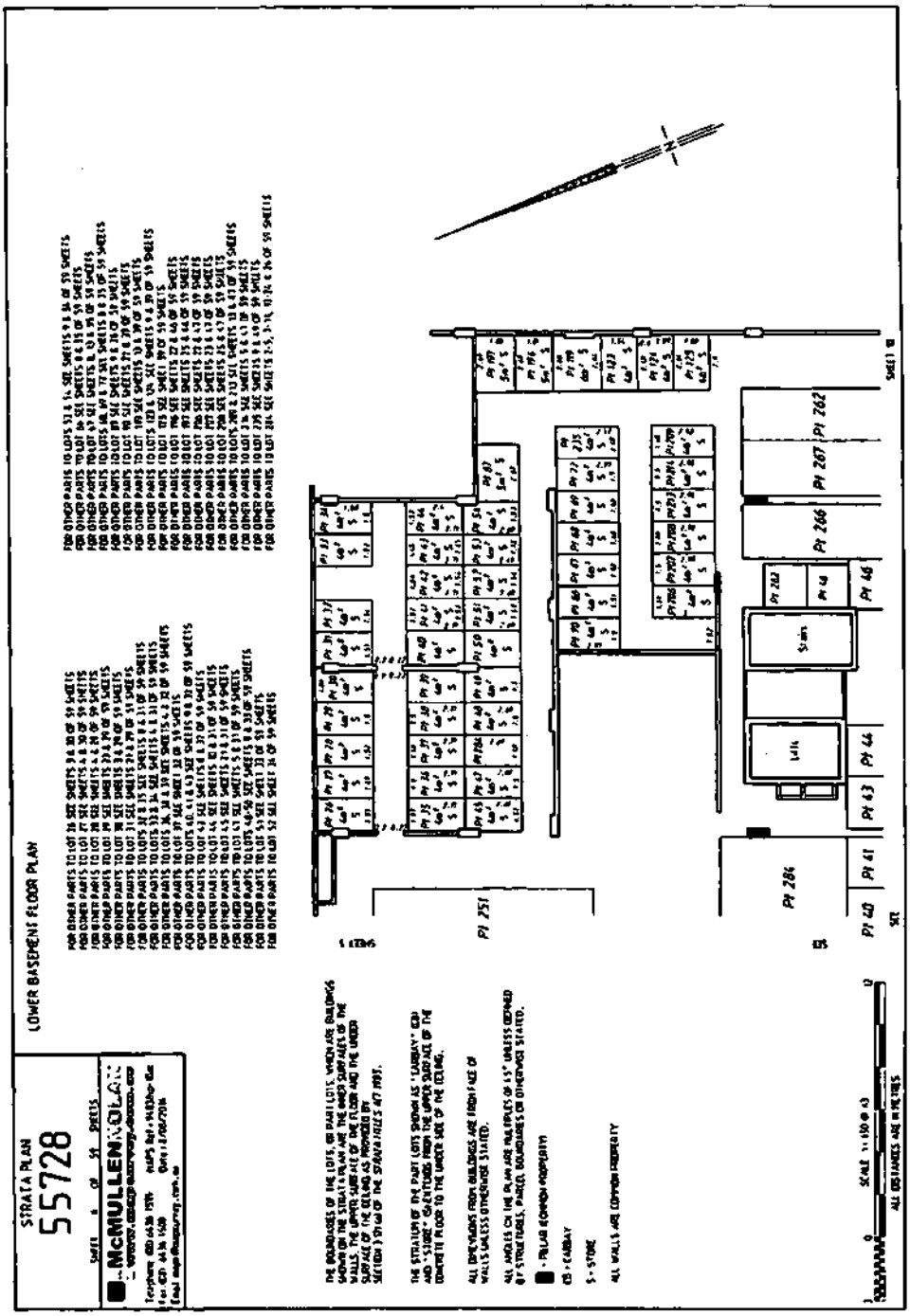

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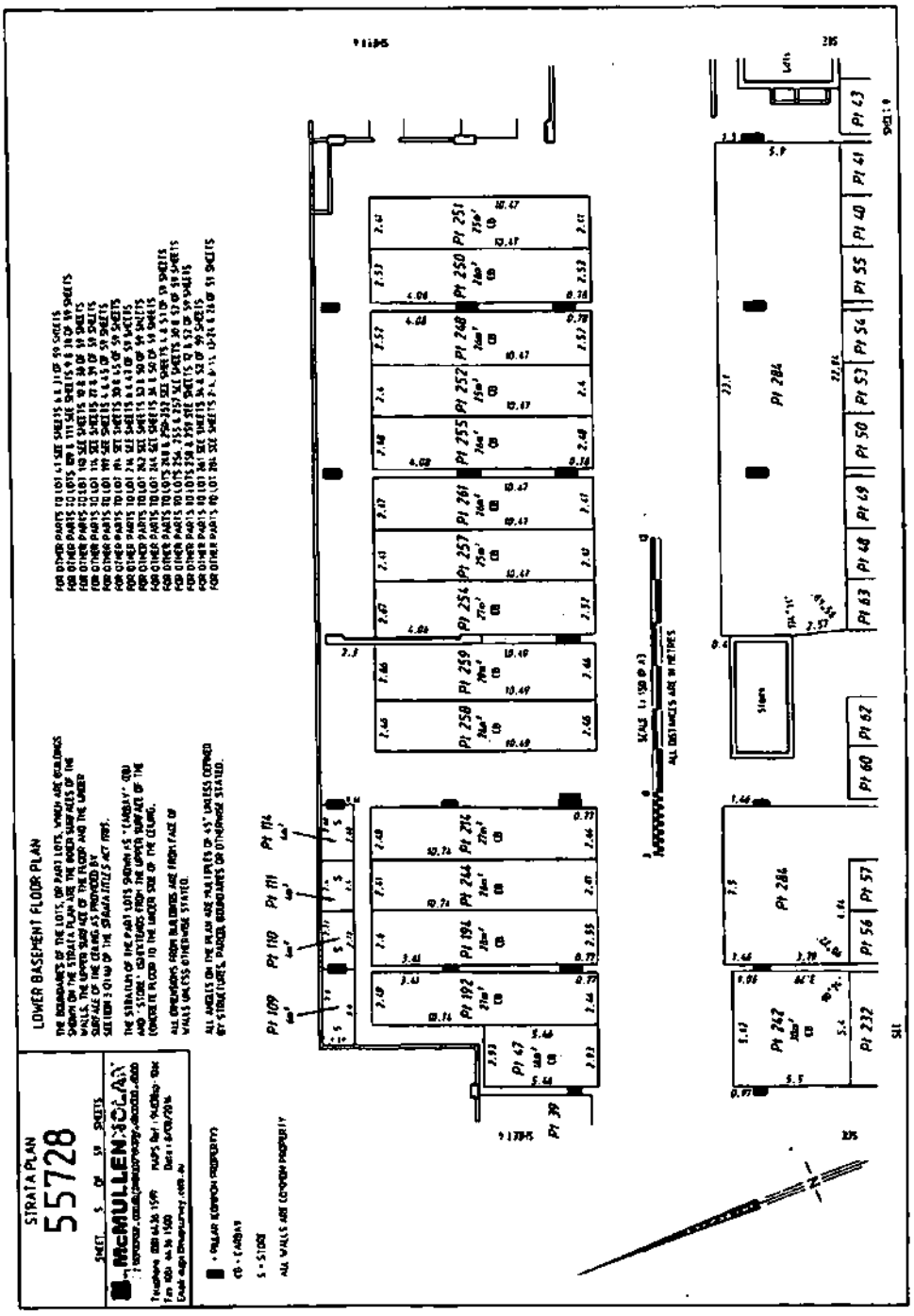

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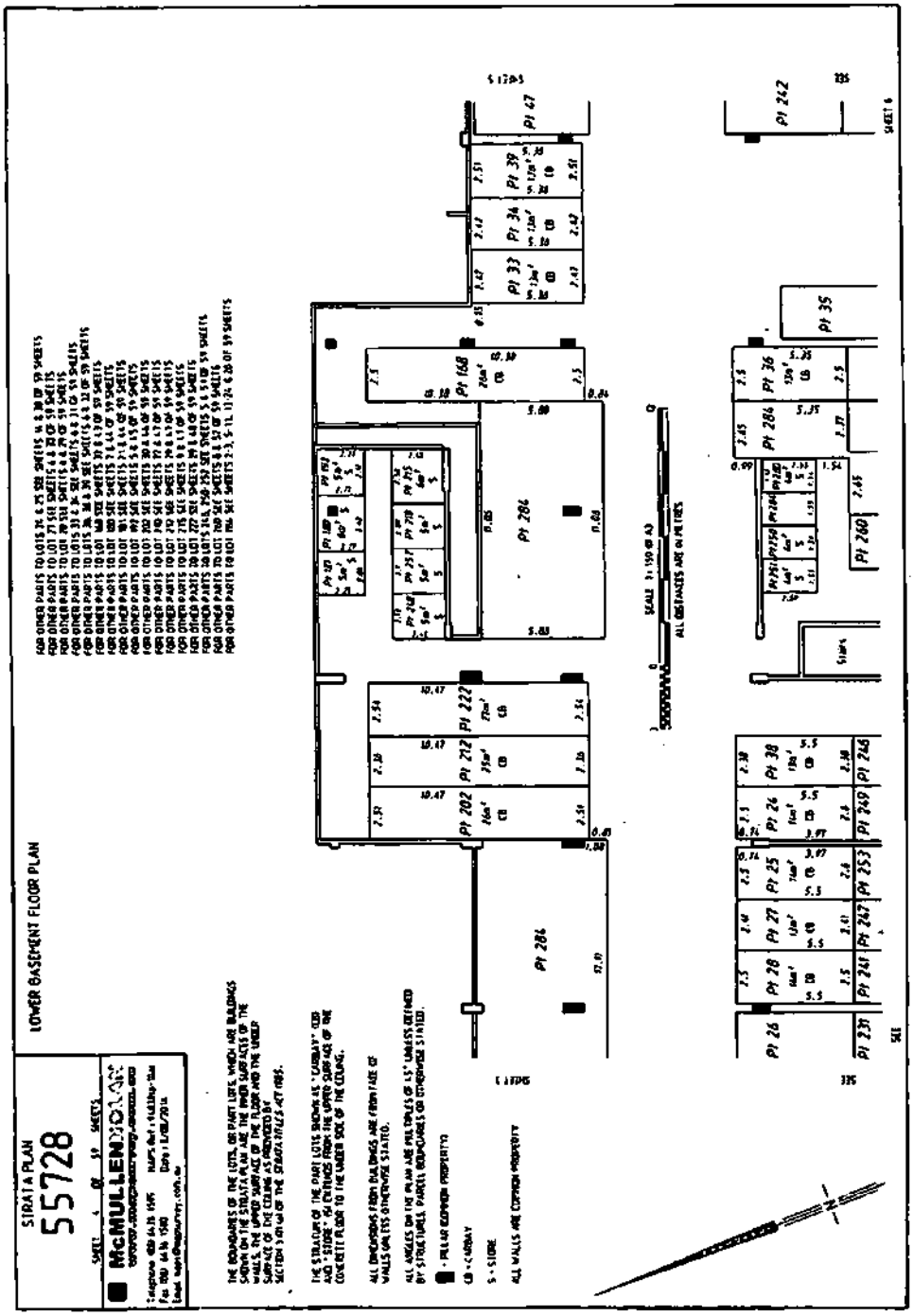

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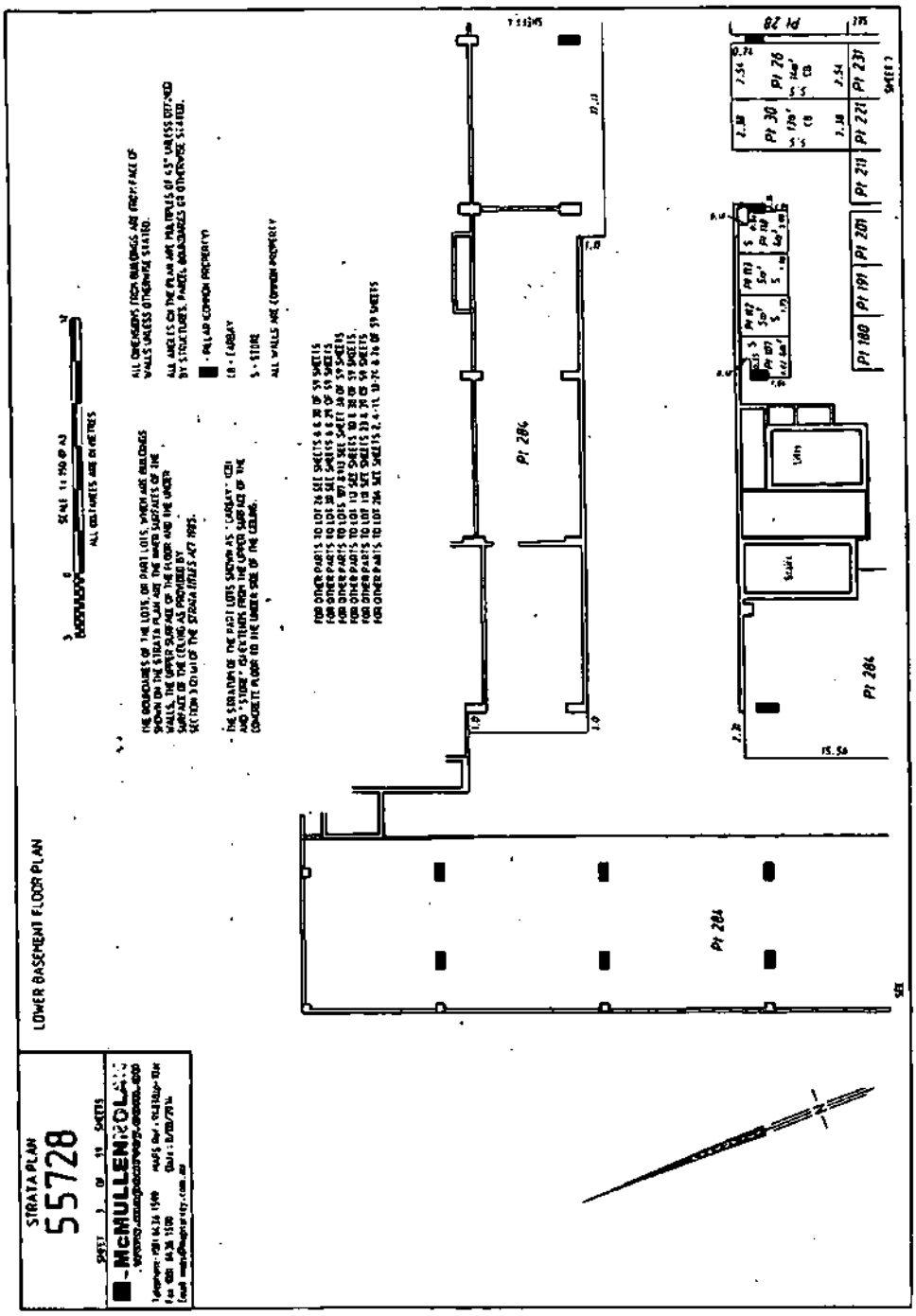

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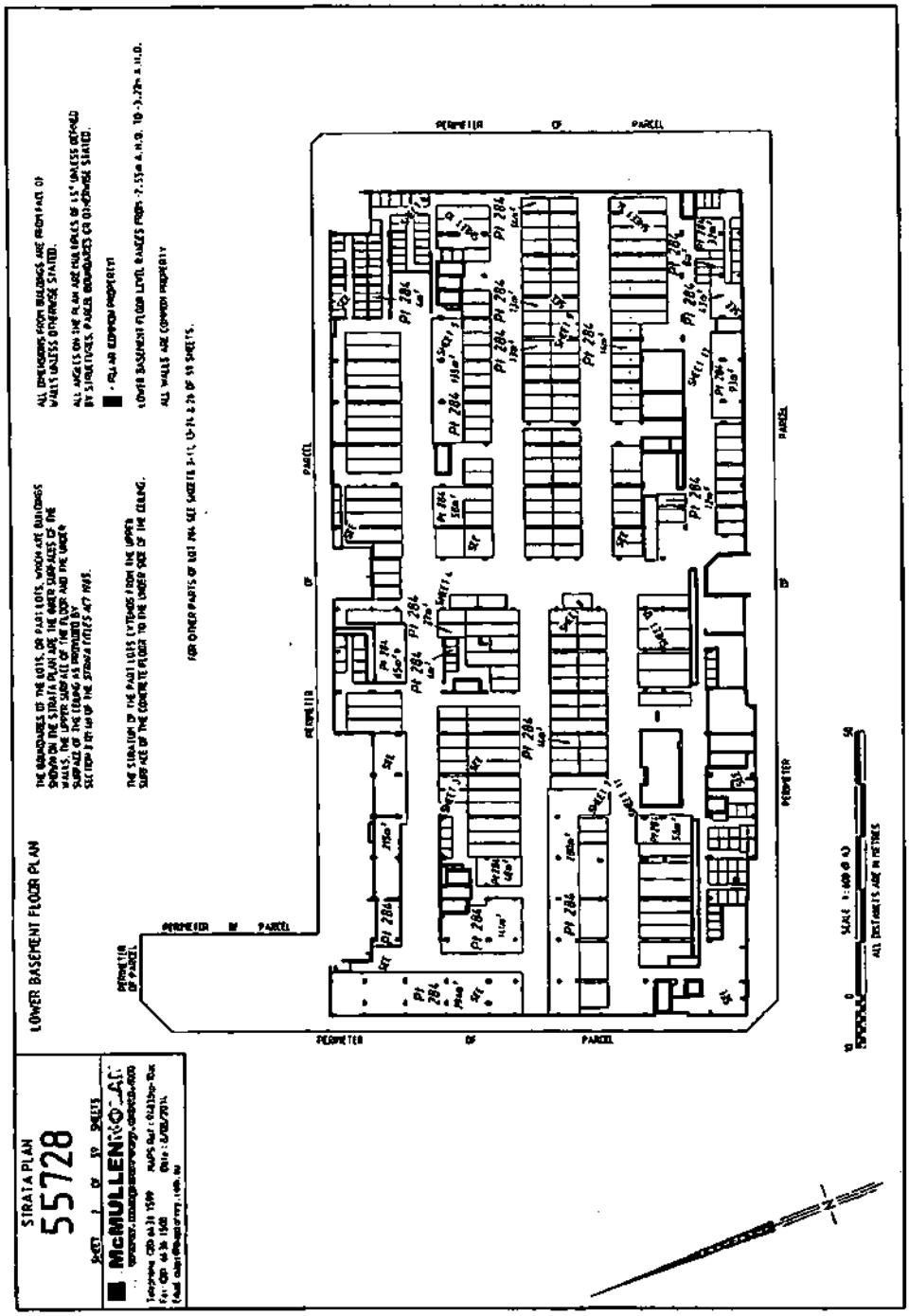

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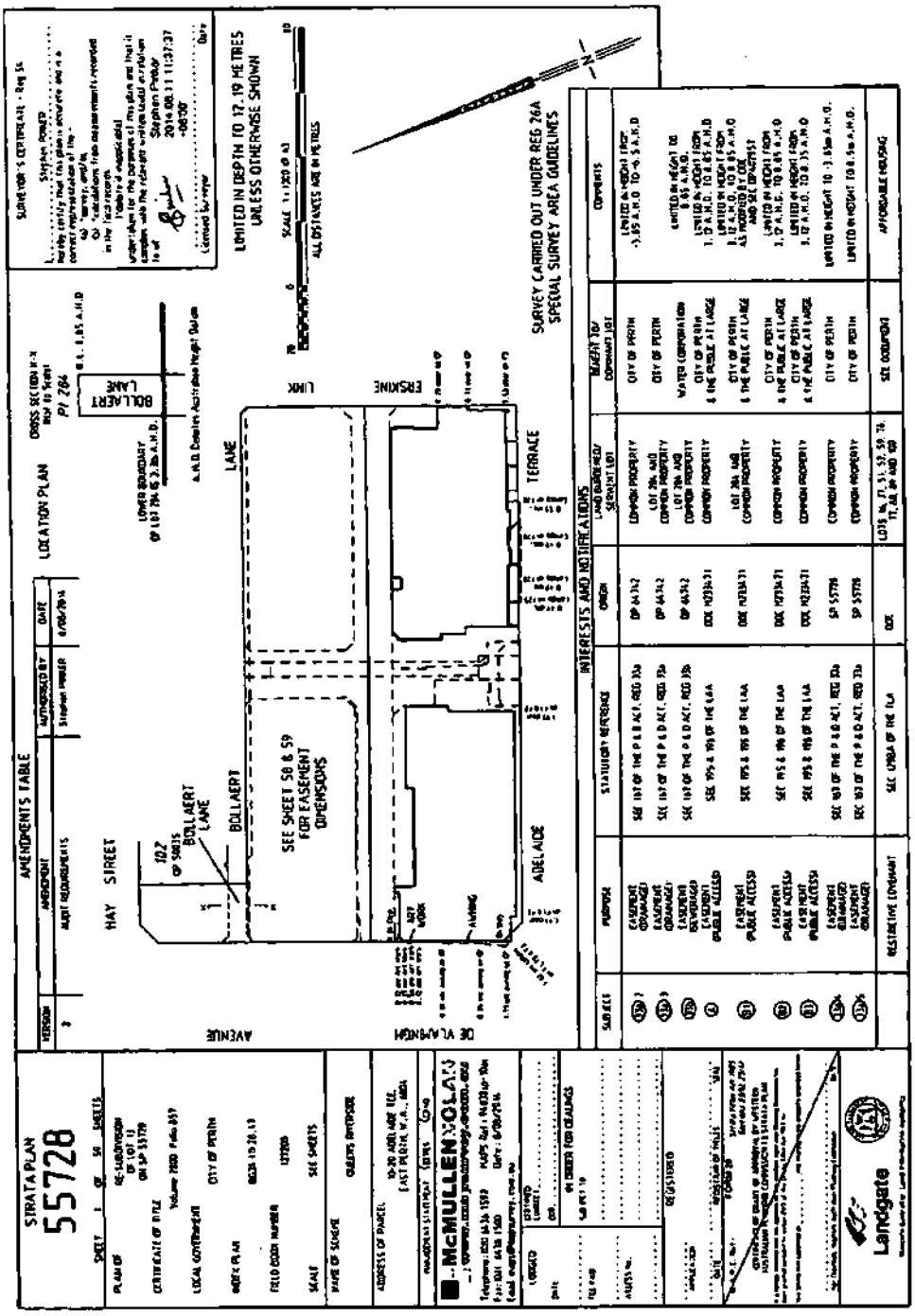

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Annexure C - Stage 2 Resubdivision Plan

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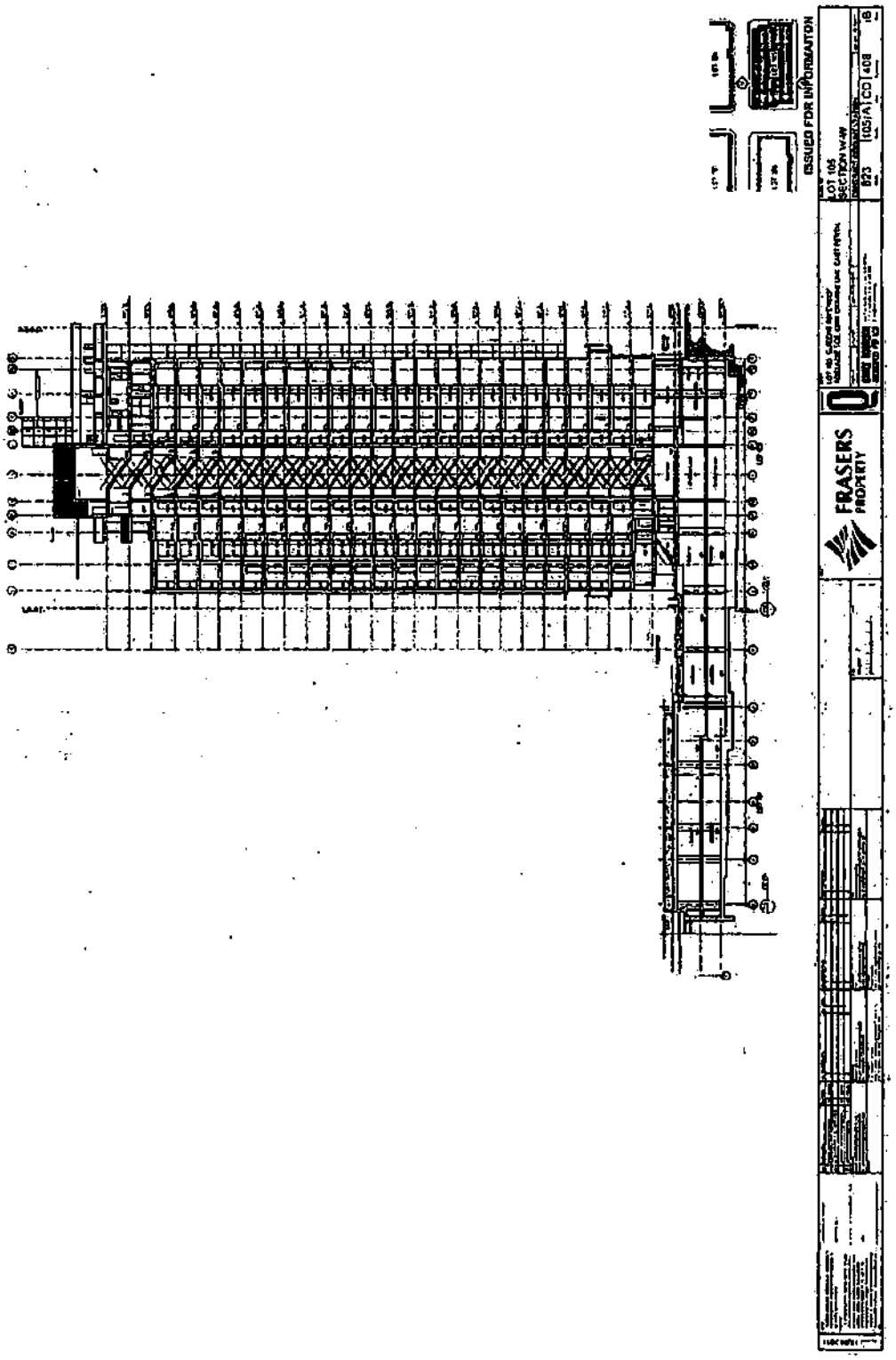

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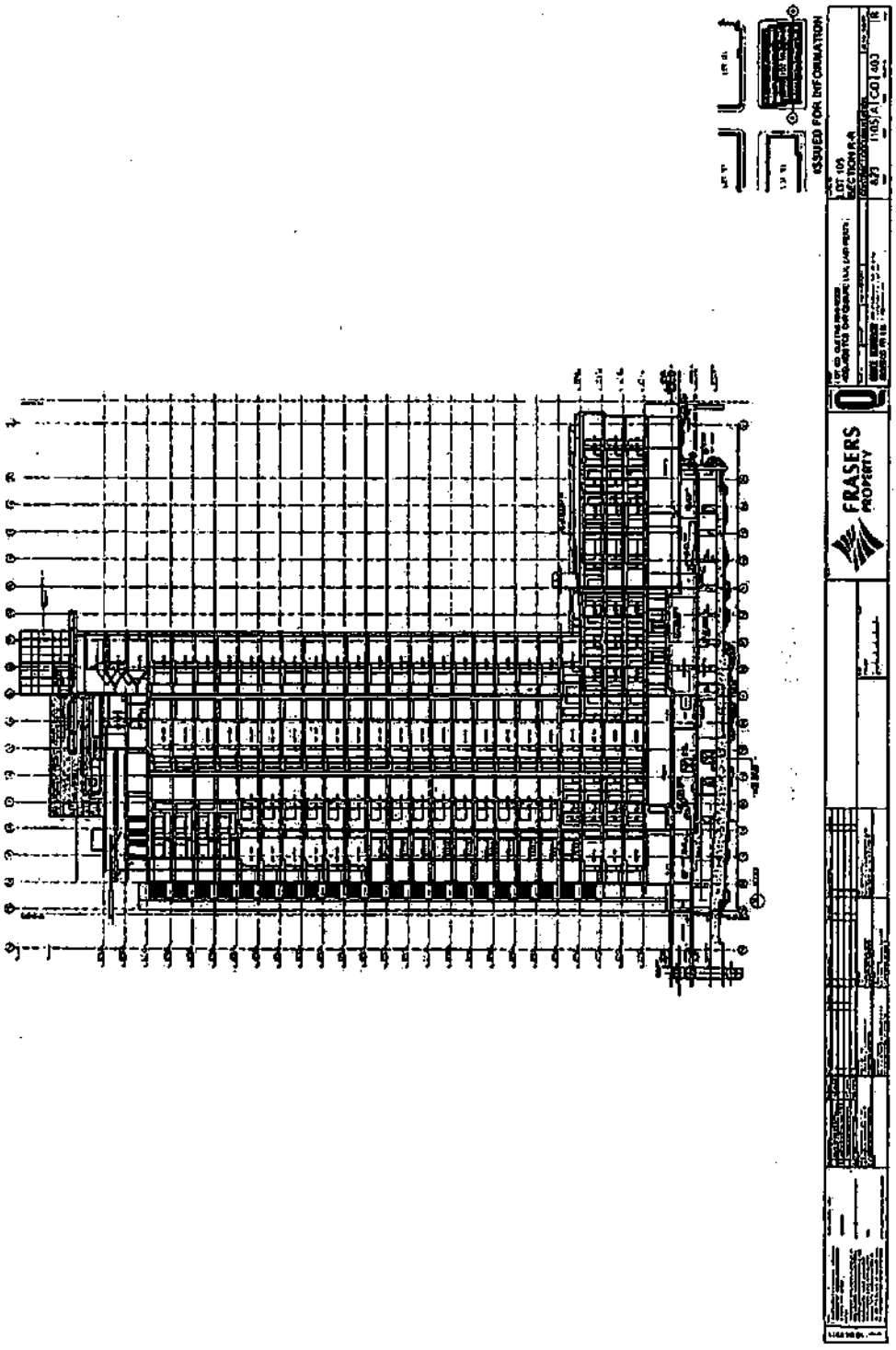

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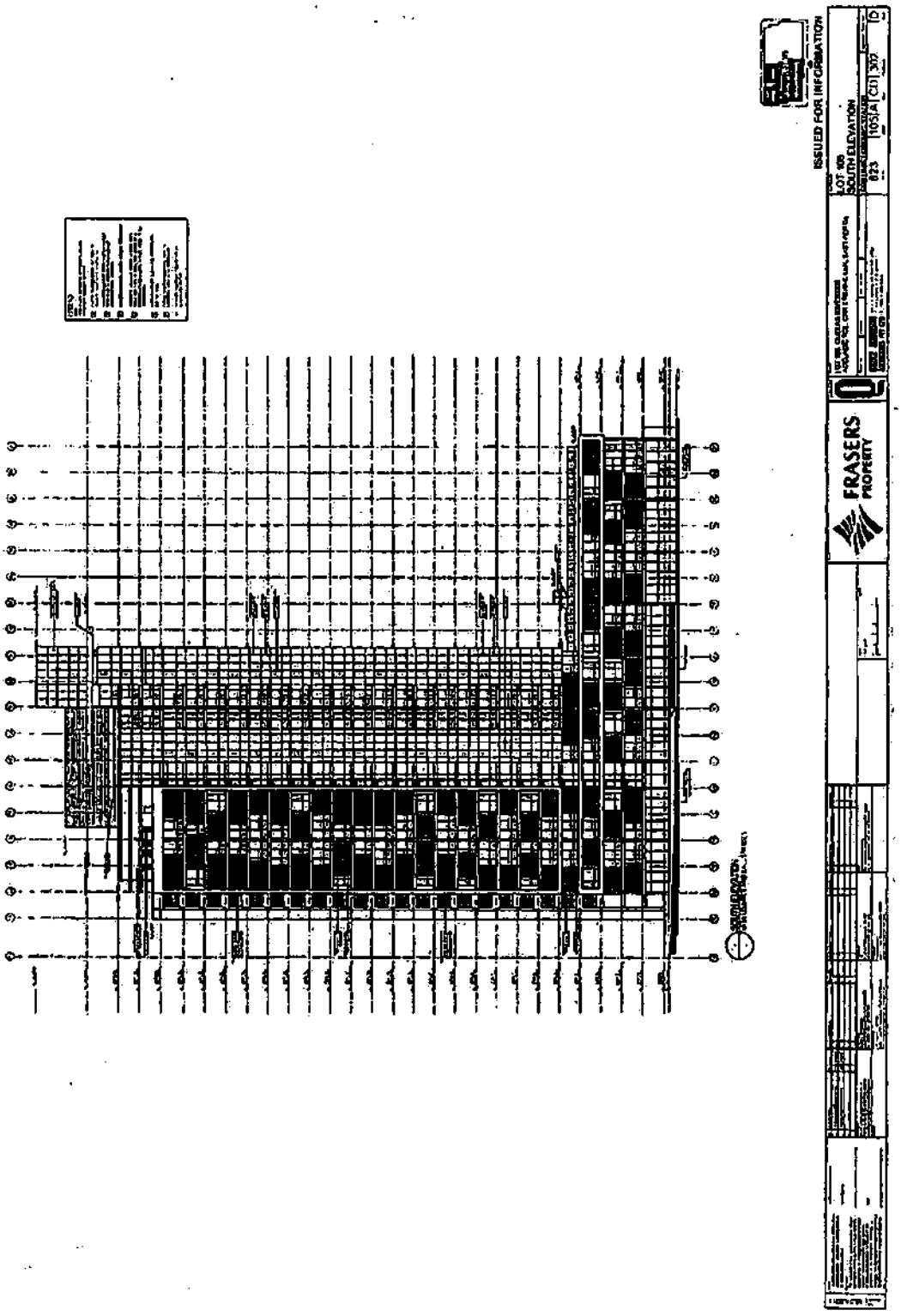

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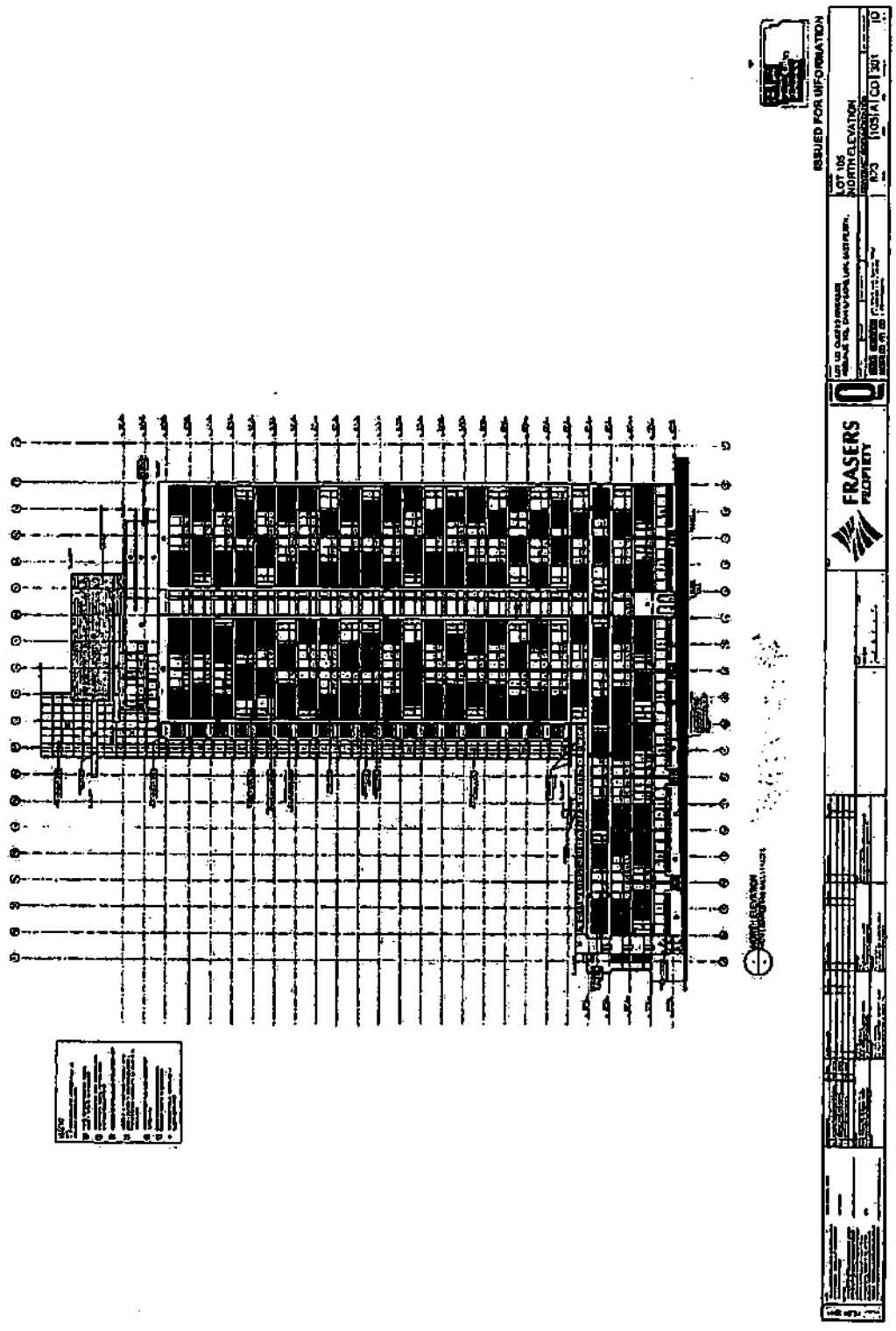

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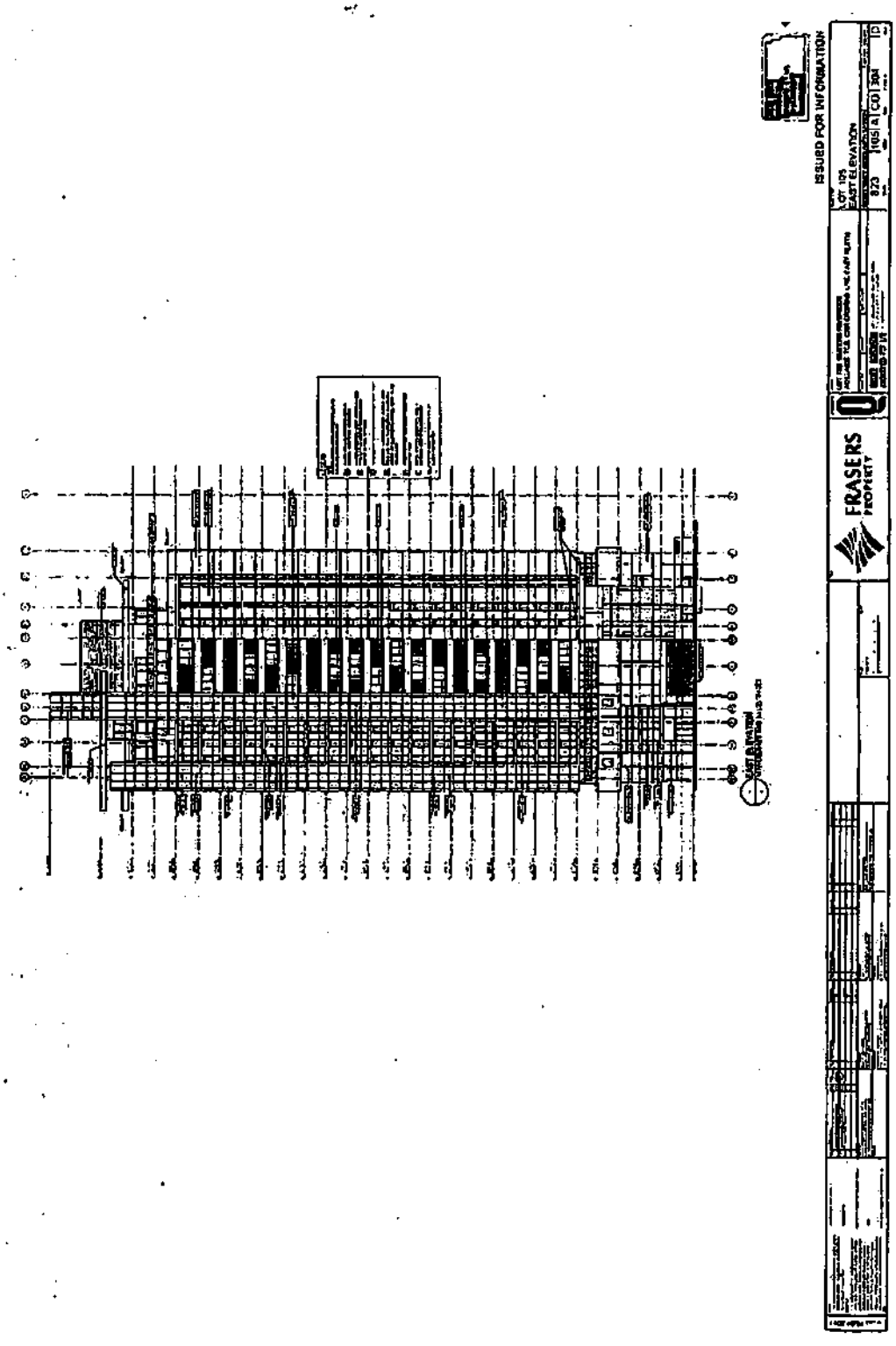

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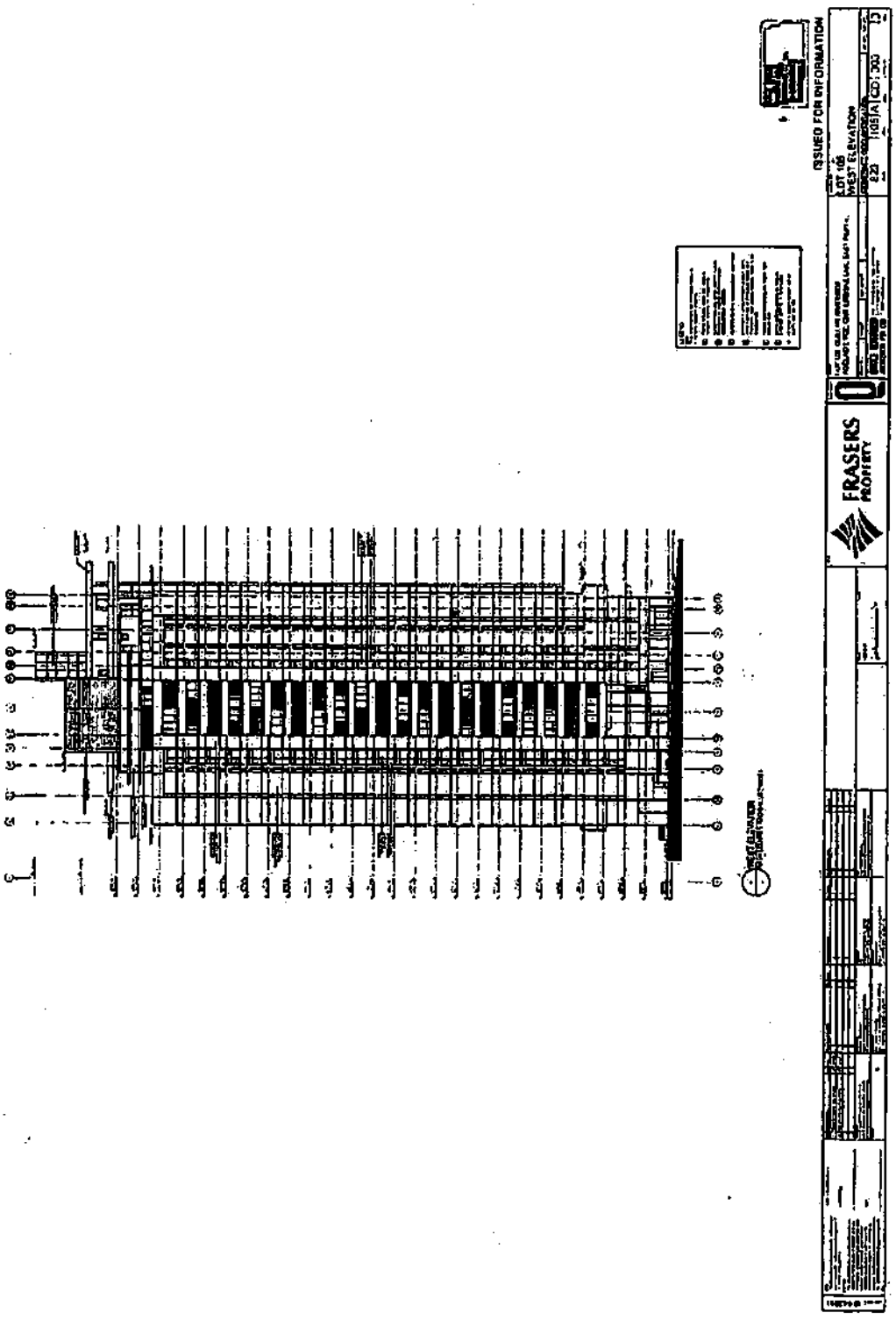

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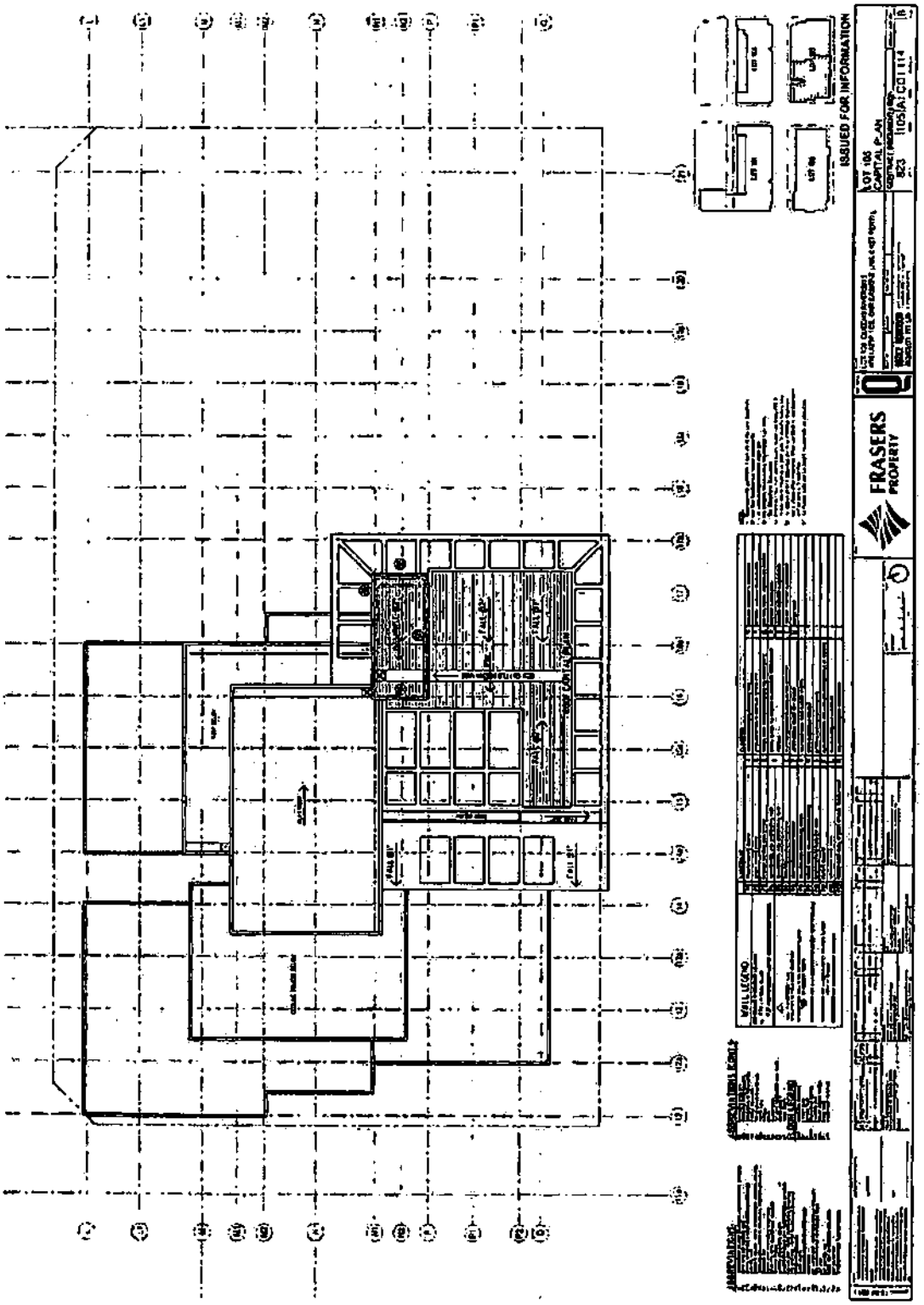

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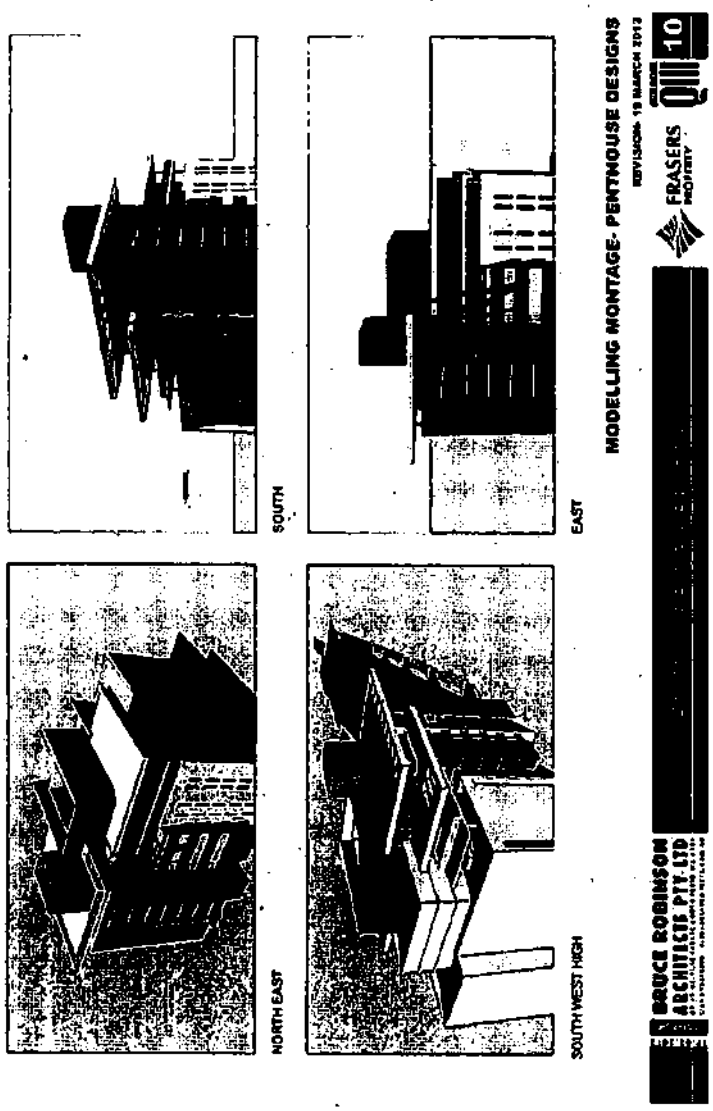

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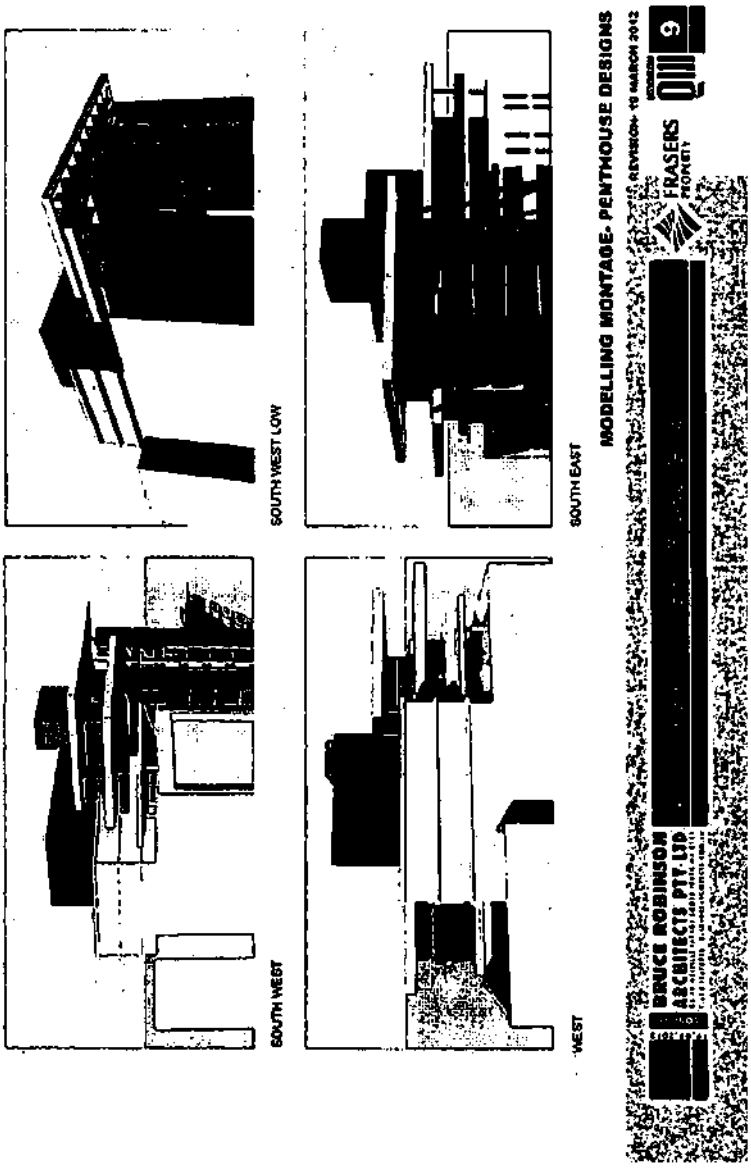

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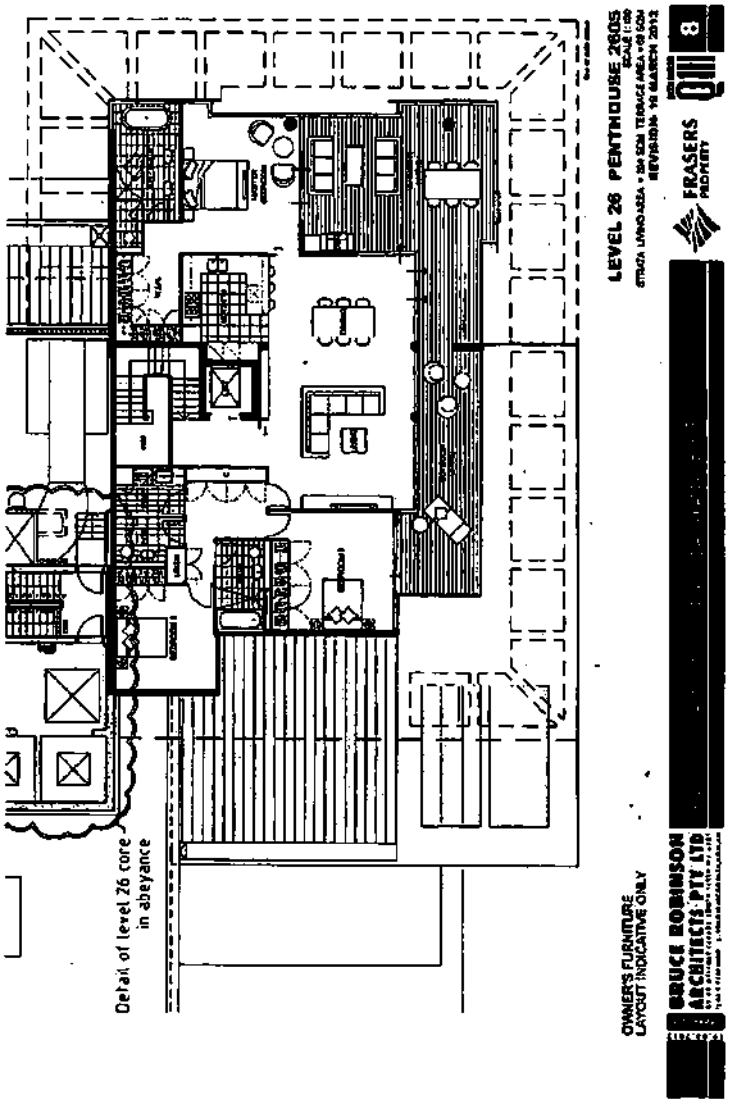

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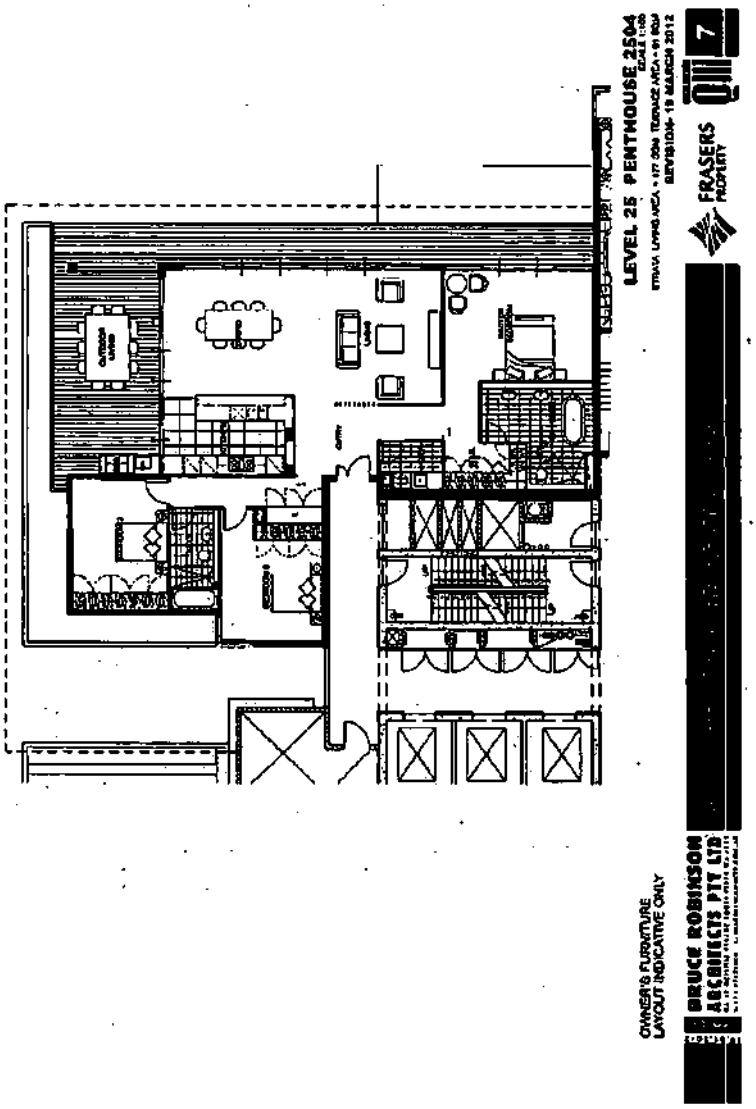

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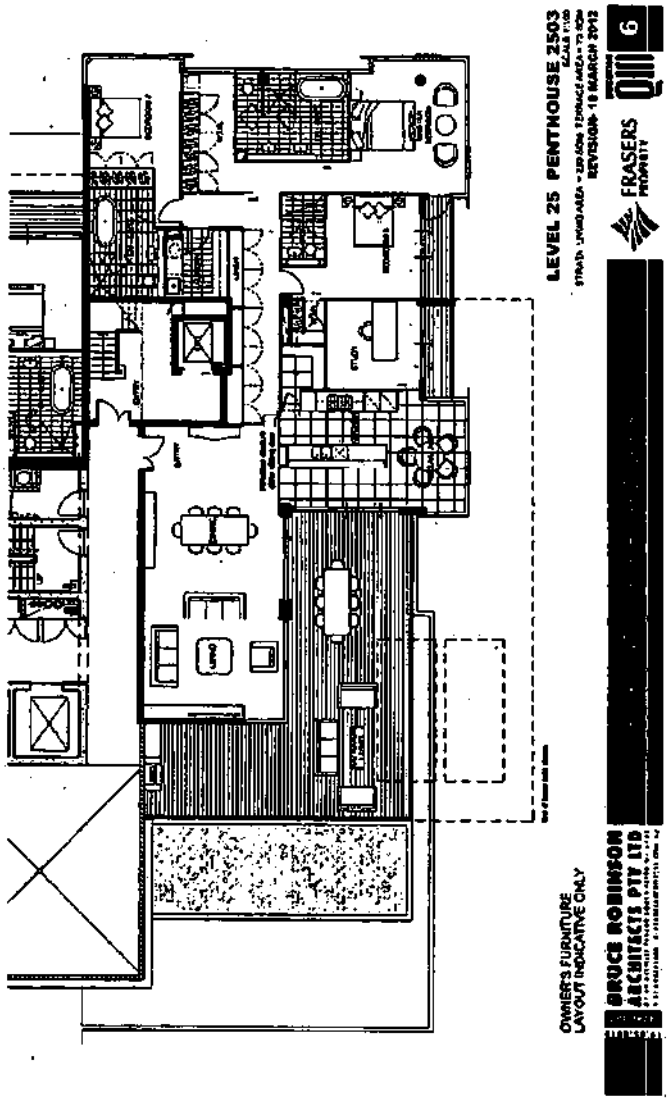

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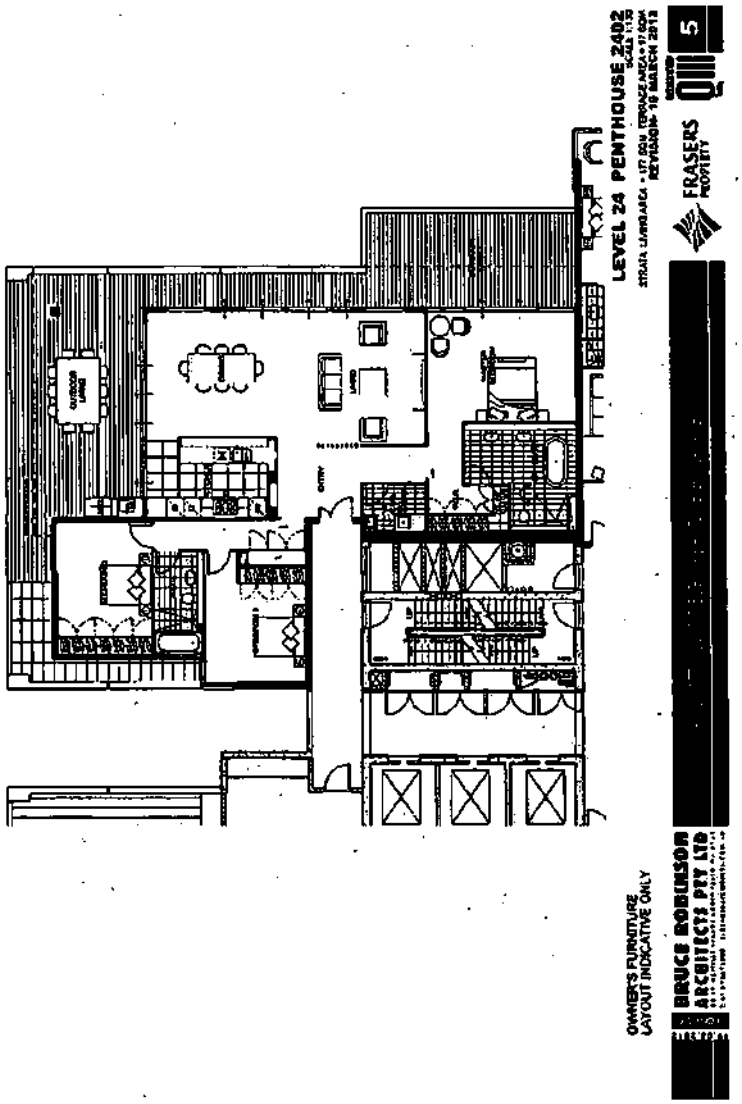

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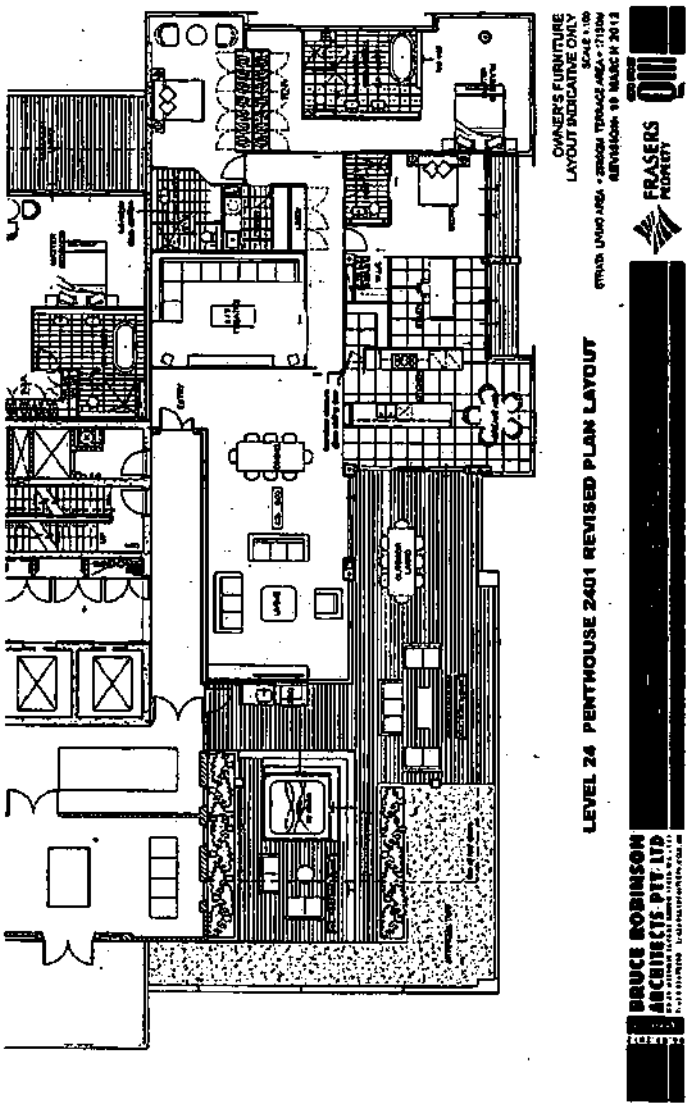

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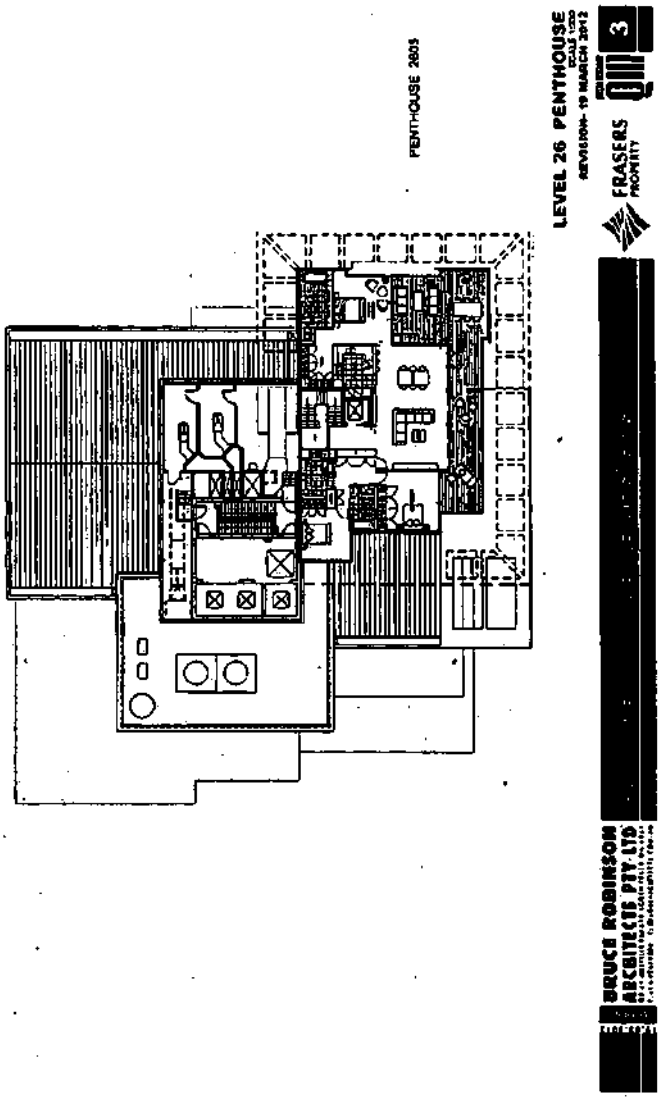

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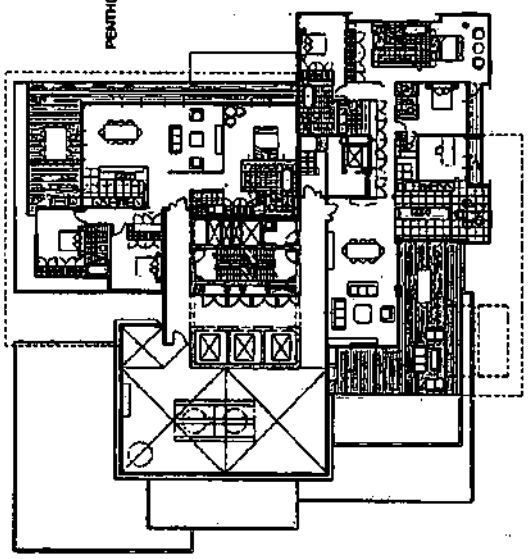

LEVEL 25 PENTHOUSES

FRASERS PROPERTY

BRUCE ROBINSON ARCHITECTS PTY LTD

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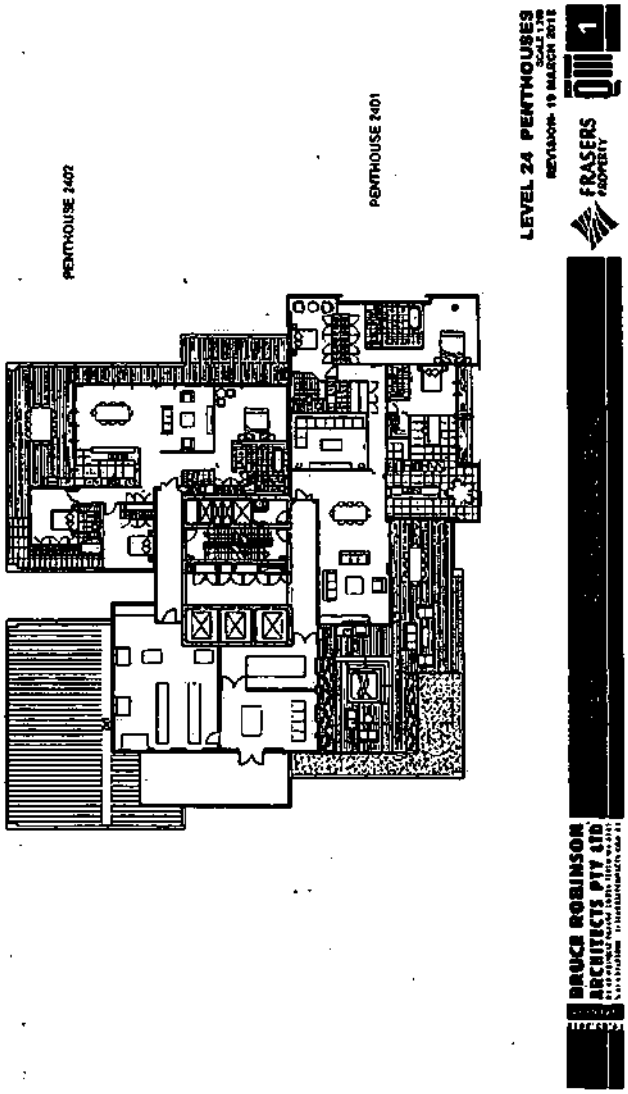

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QUEEN'S RIVERSIDE

LOT 105 QUEENS RIVERSIDE PENTHOUSE DESIGNS

REVISED PENTHOUSES DESIGNS

REVISION- 19 MARCH 2012

FRASERS PROPERTY

BRUCE ROBINSON ARCHITECTS PTY LTD

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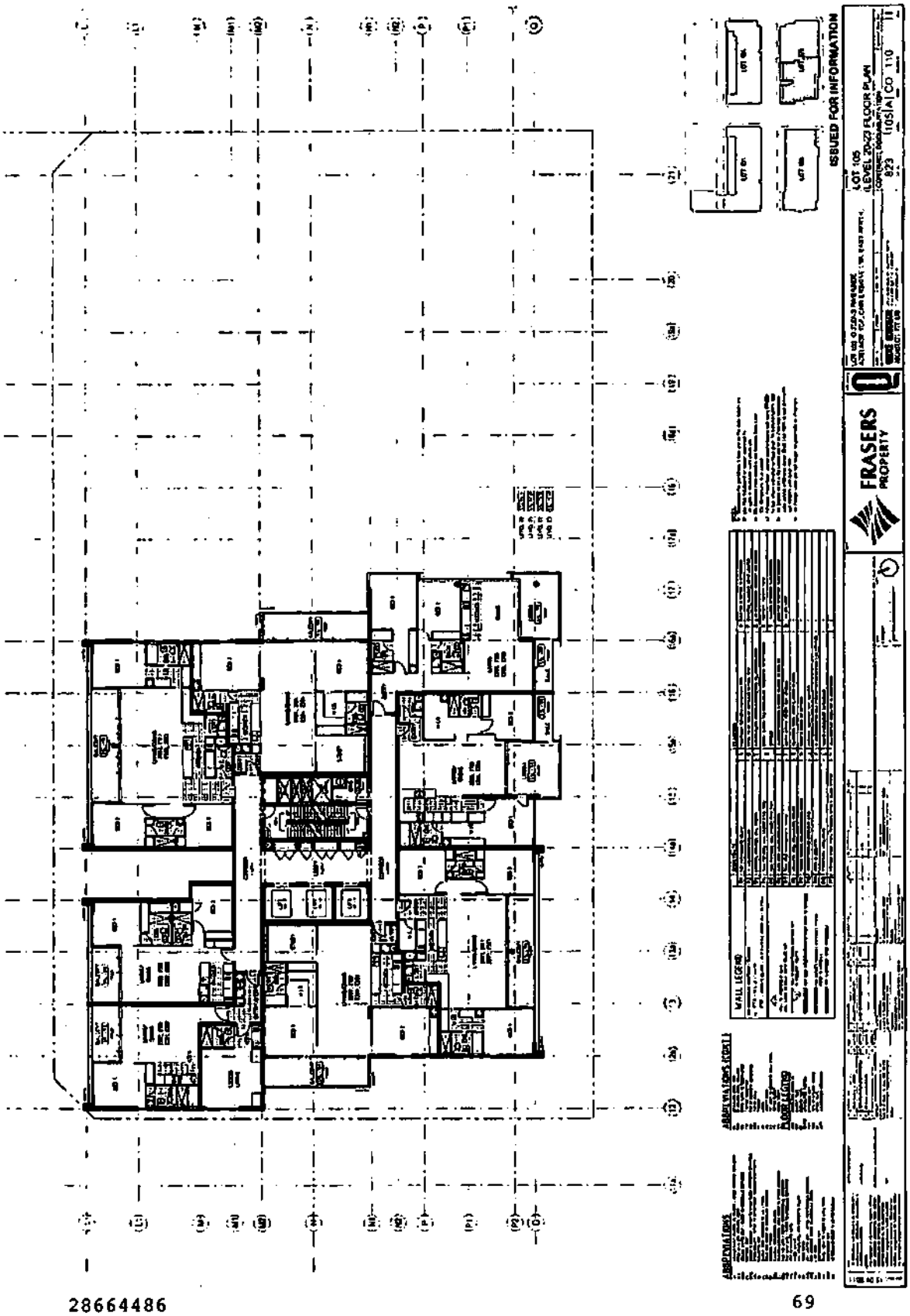

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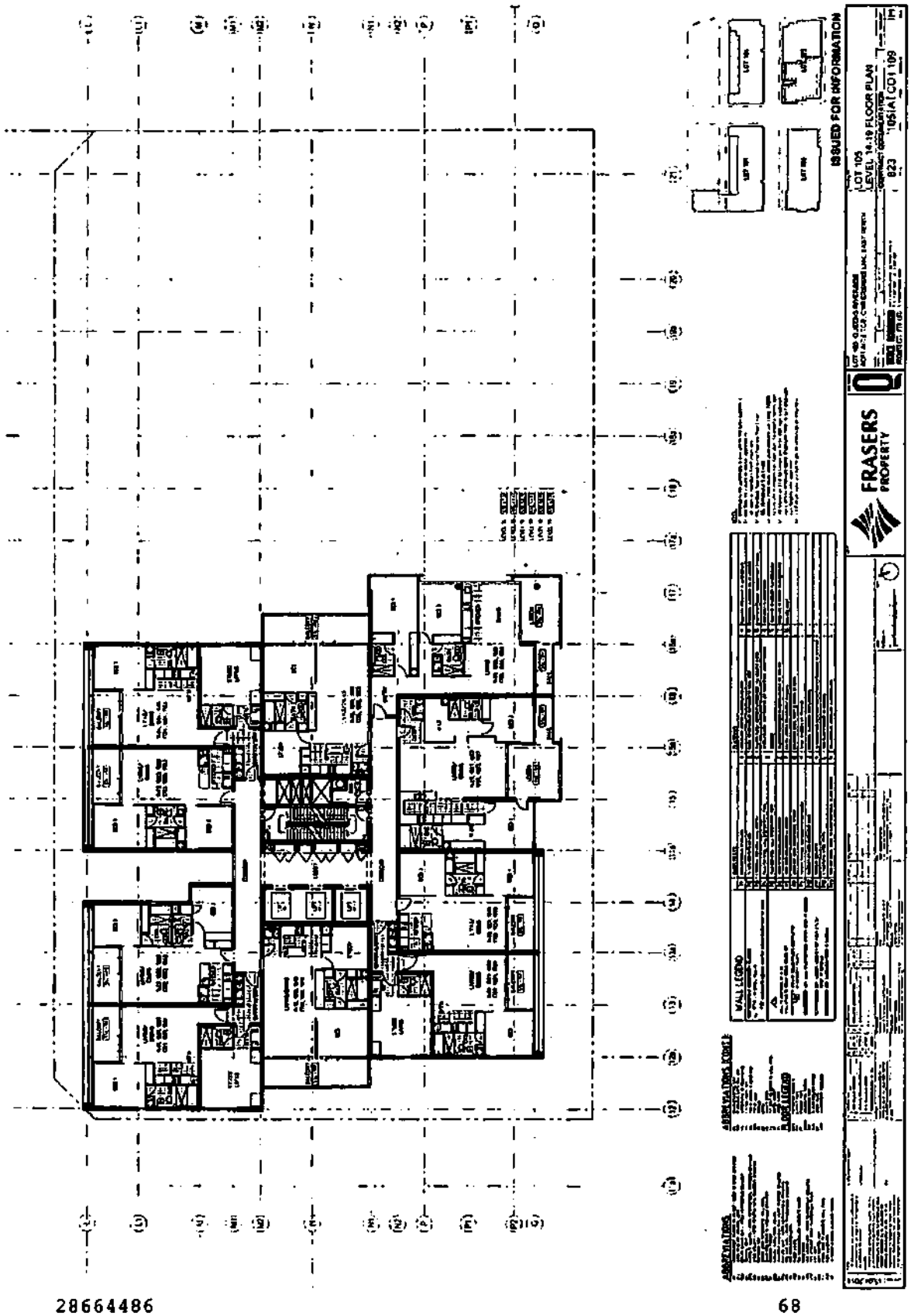

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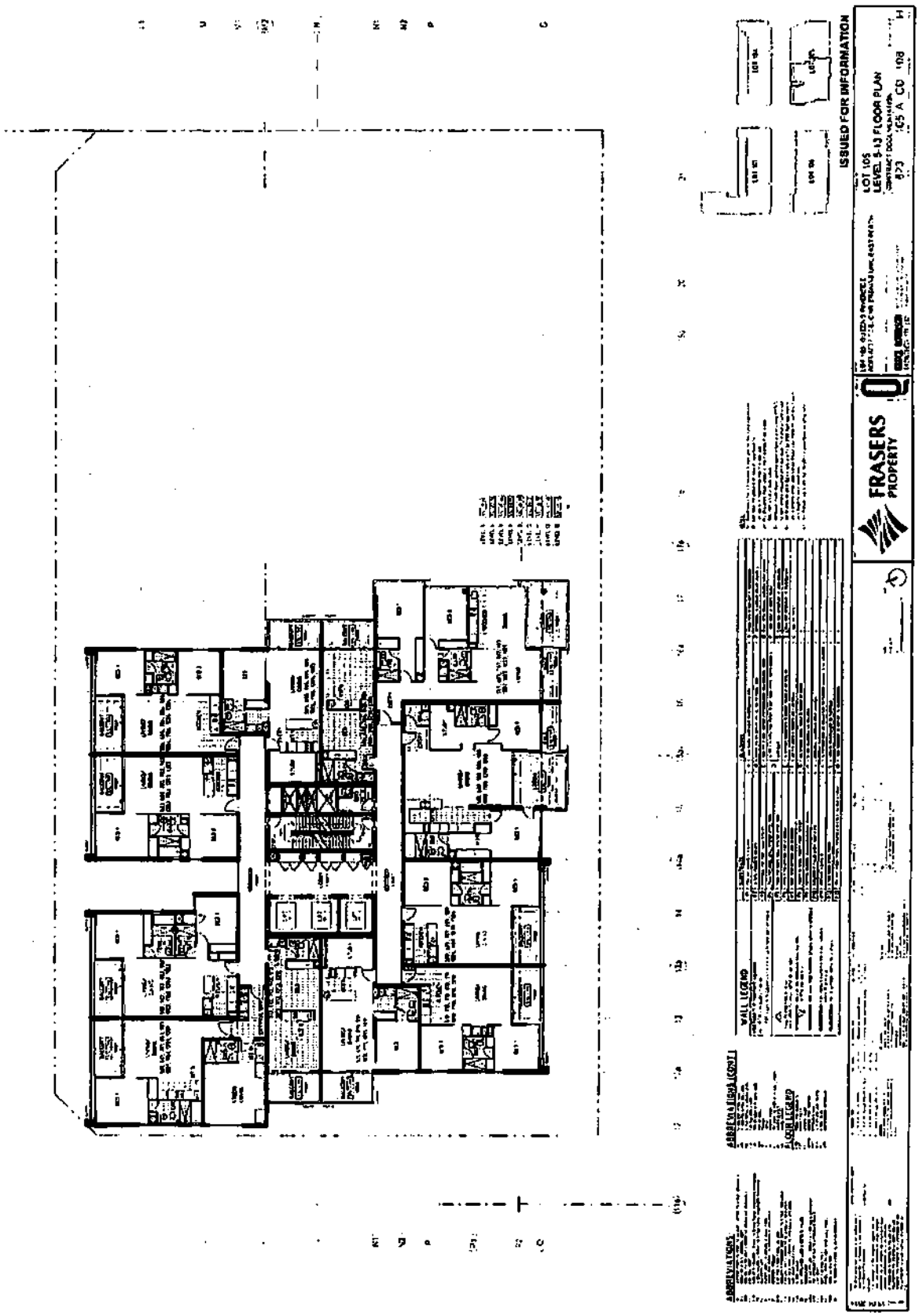

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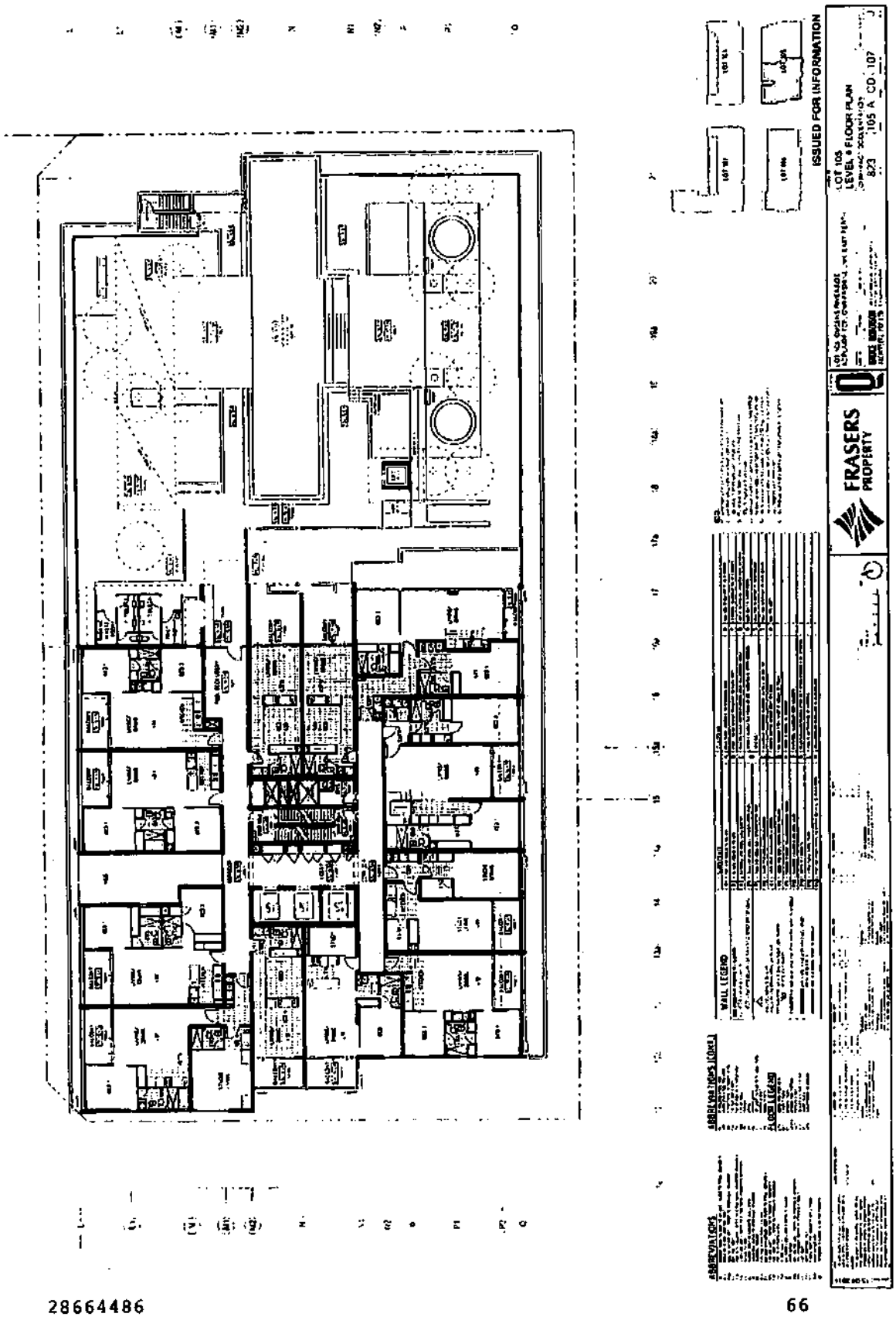

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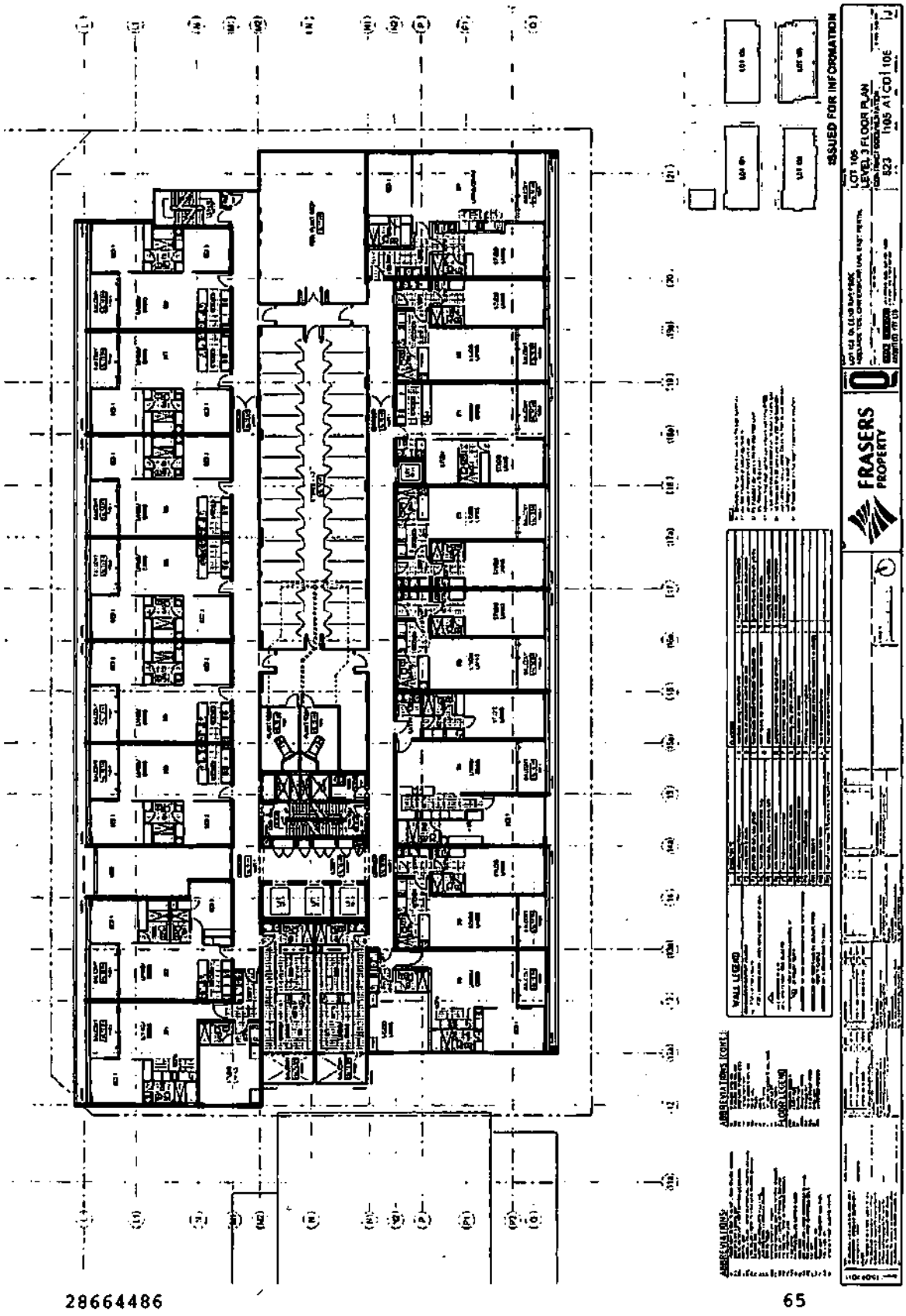

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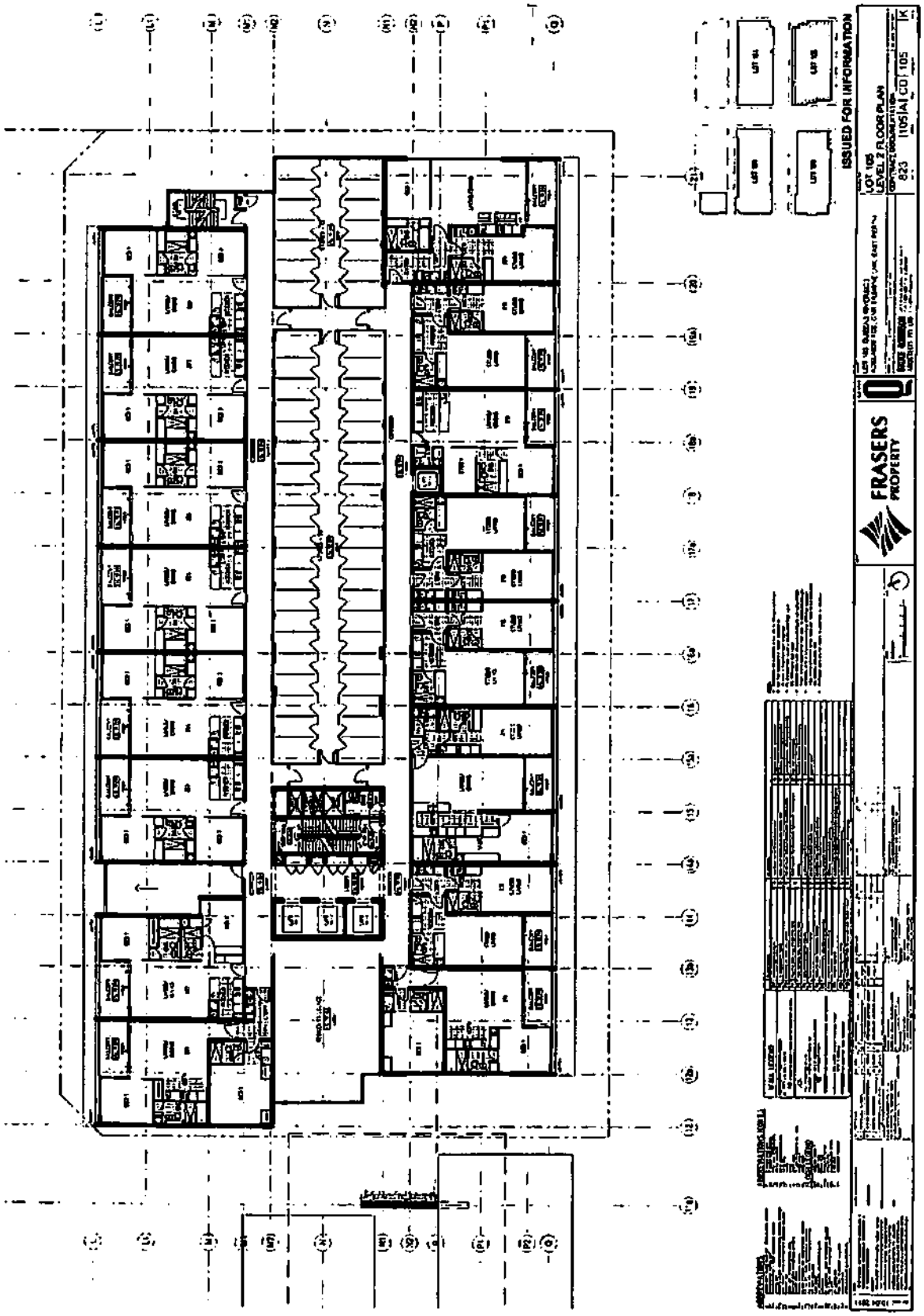

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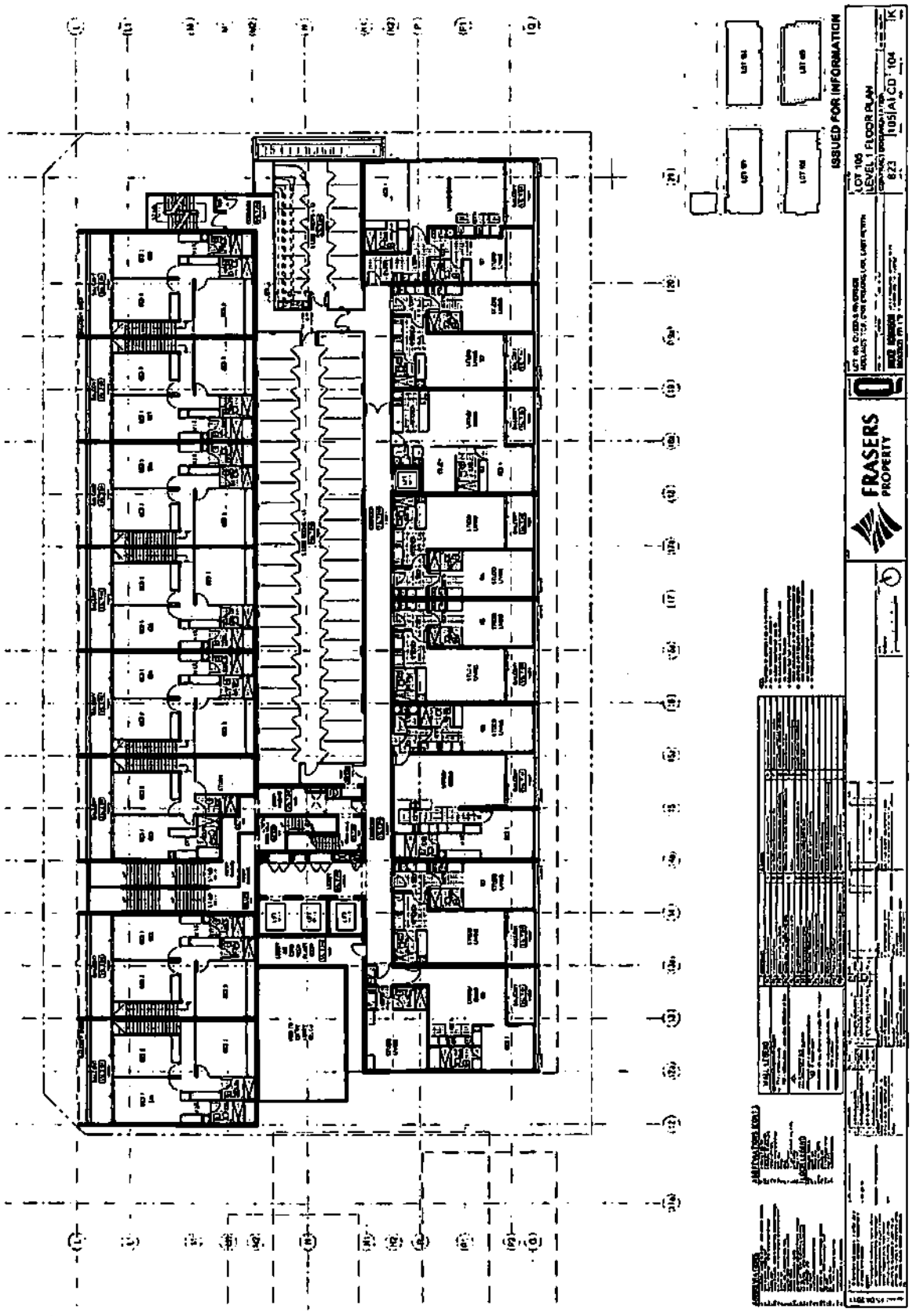

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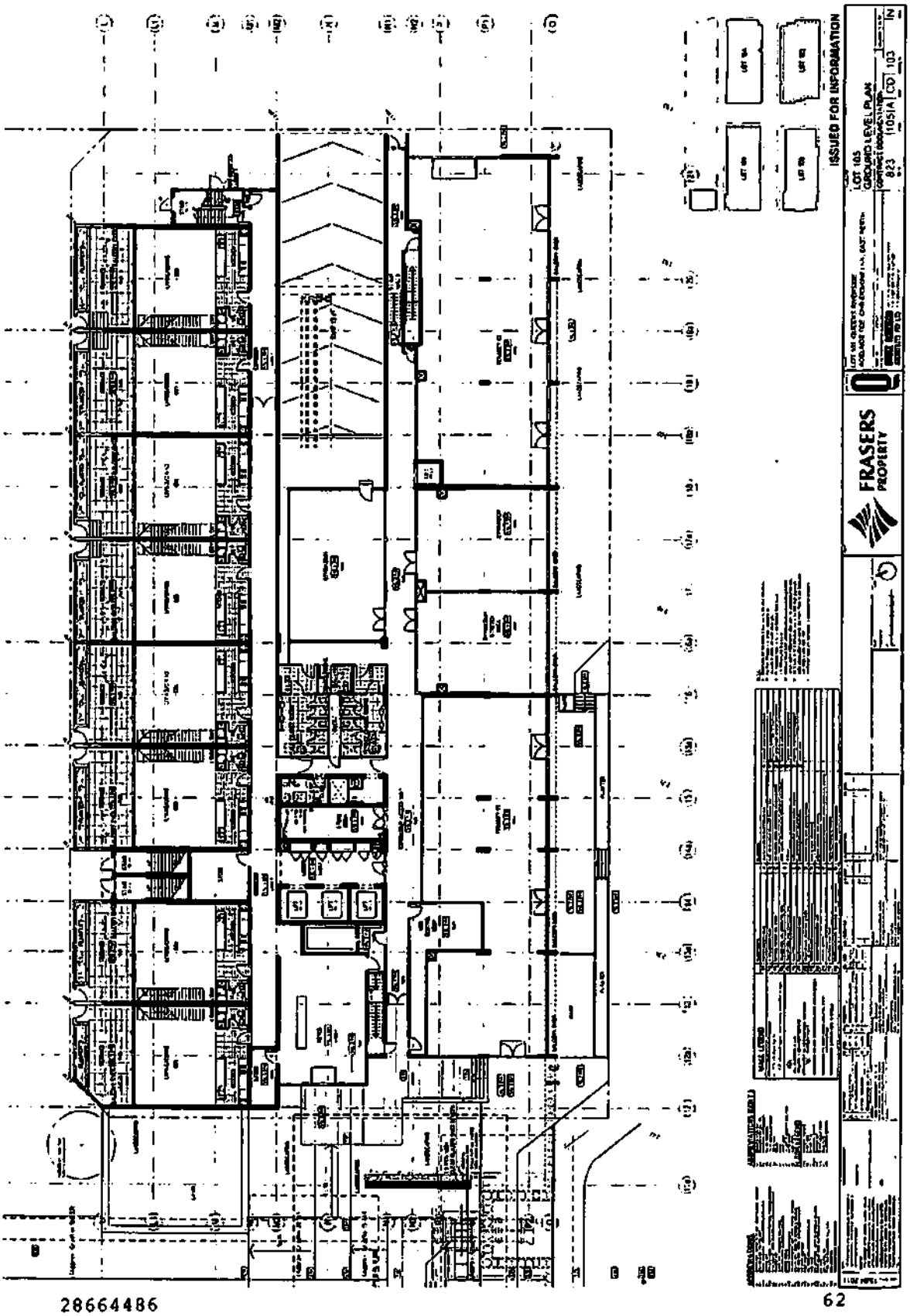

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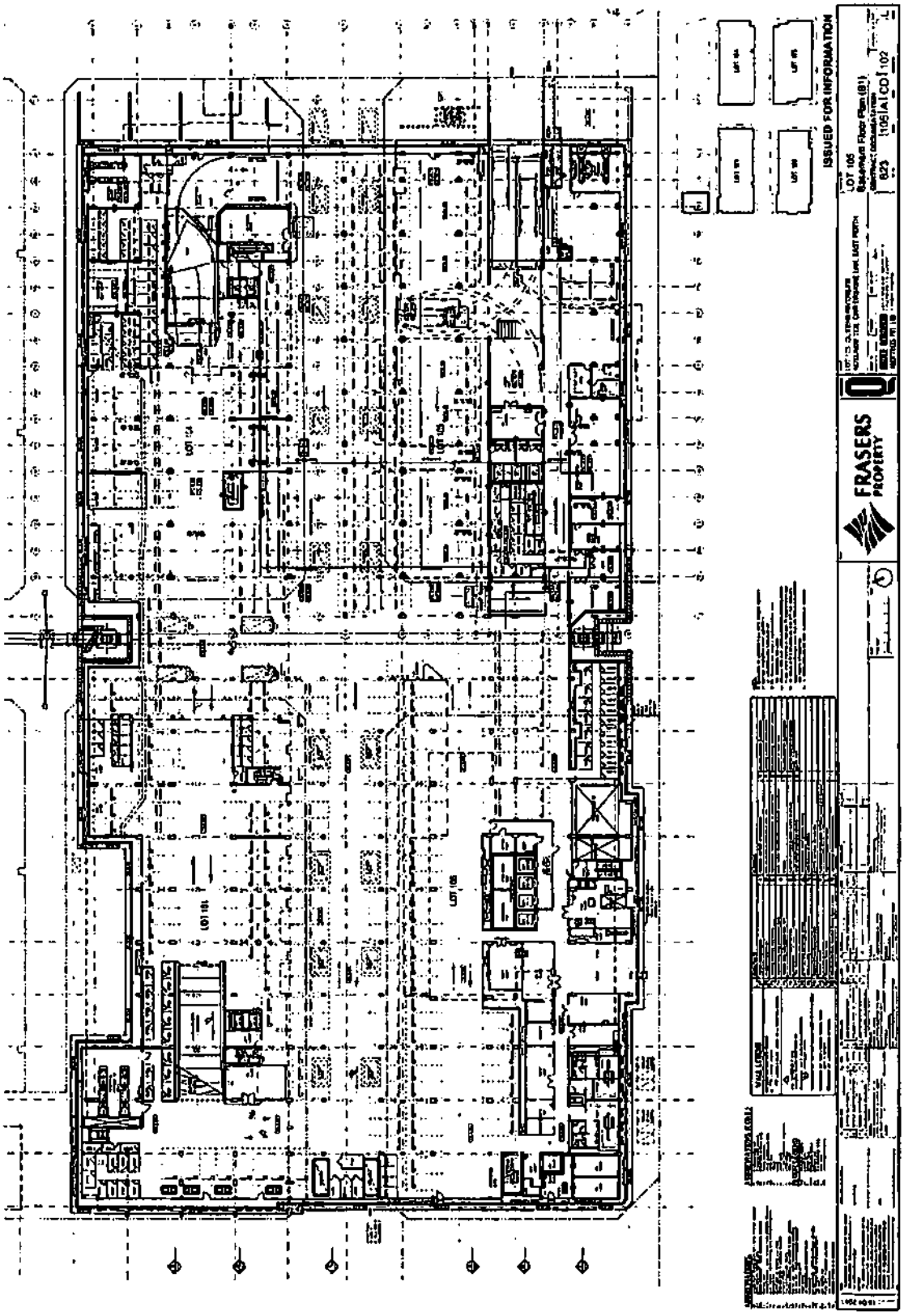

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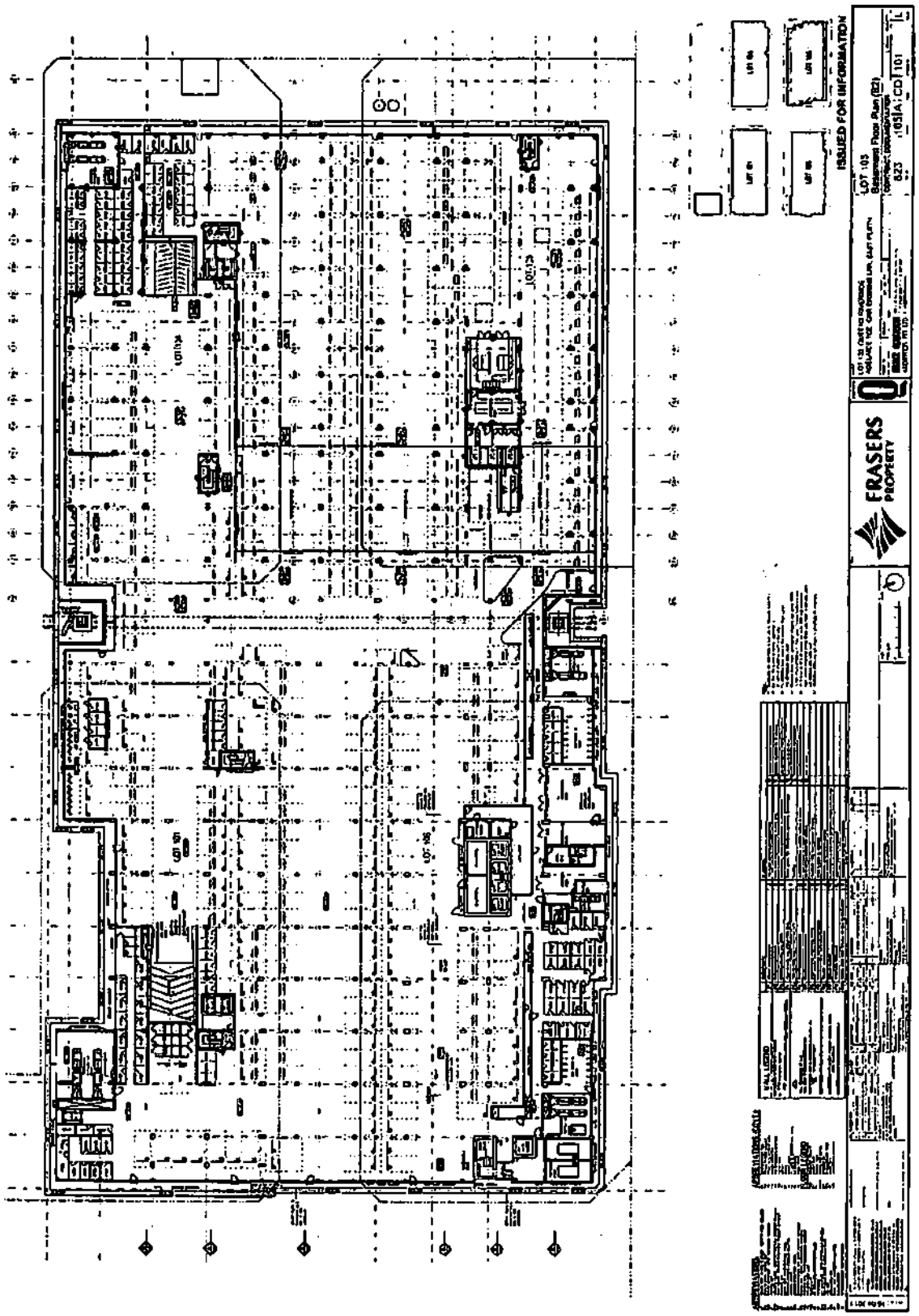

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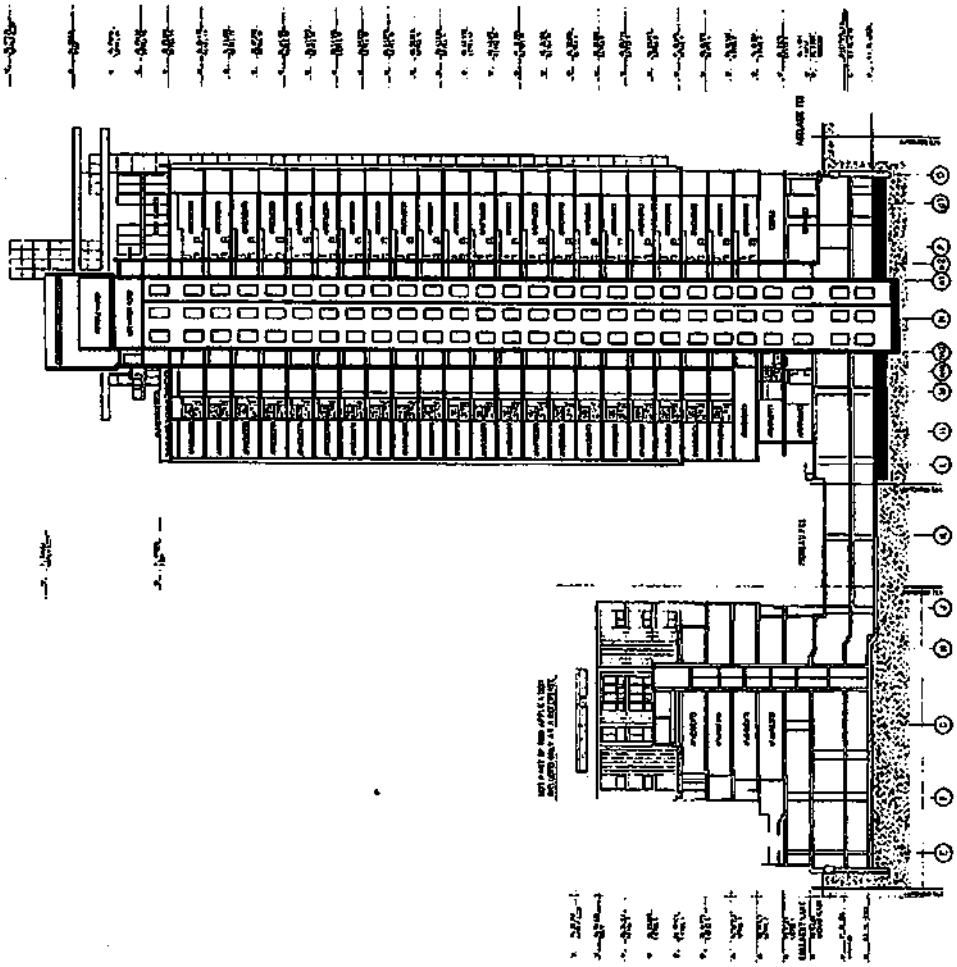

REVISED LOT 105 SECTION NORTH-SOUTH

BRUCE ROBINSON ARCHITECTS PTY LTD

LOT 105 QUEENS RIVERSIDE REVISED DEVELOPMENT APPLICATION

FRASERS PROPERTY

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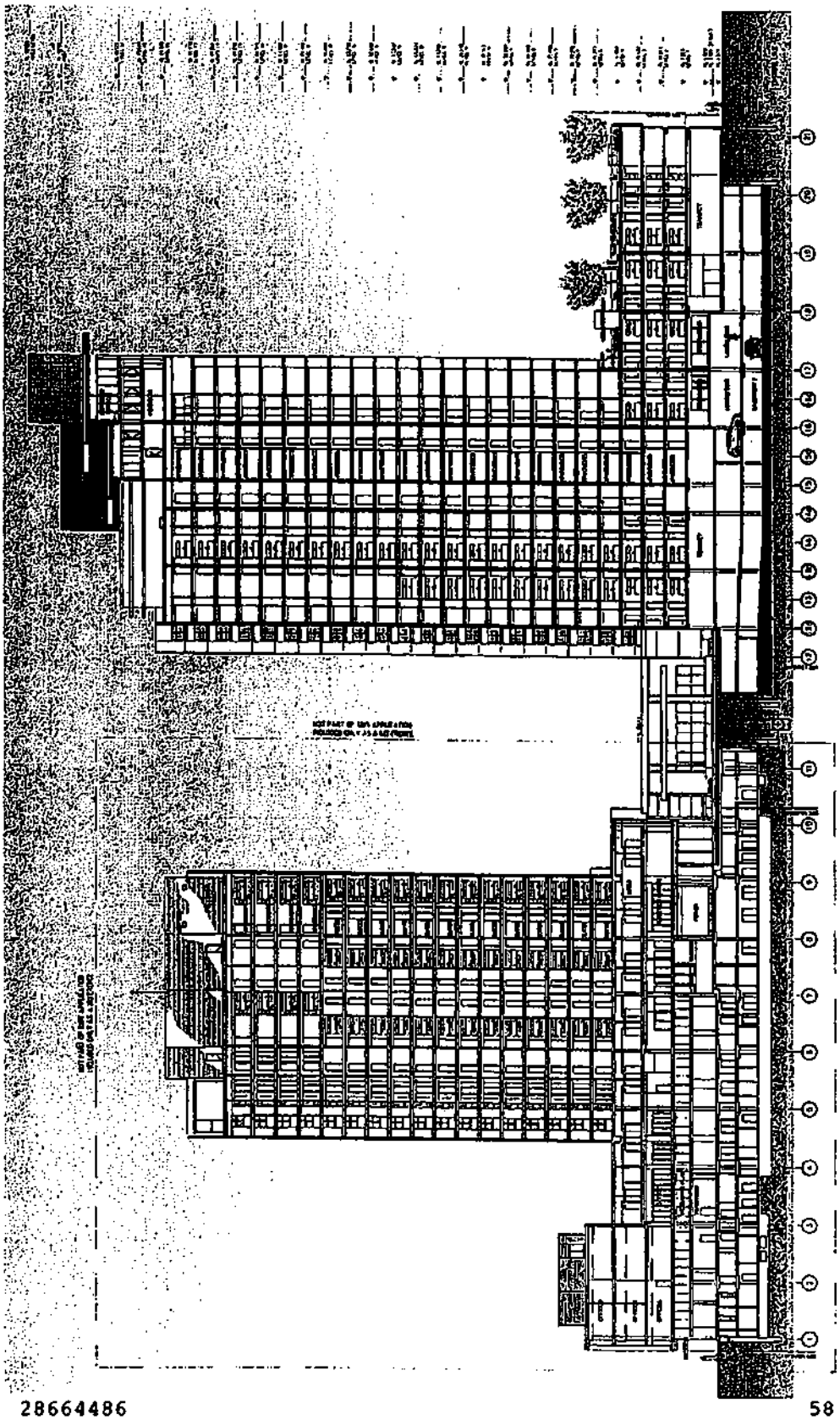

REVISED LOT 105 SECTION EAST - WEST ADELAIDE TERRACE

BRUCE ROBINSON ARCHITECTS PTY LTD DA-5

LOT 105 QUEENS RIVERSIDE REVISED DEVELOPMENT APPLICATION

FRASERS PROPERTY

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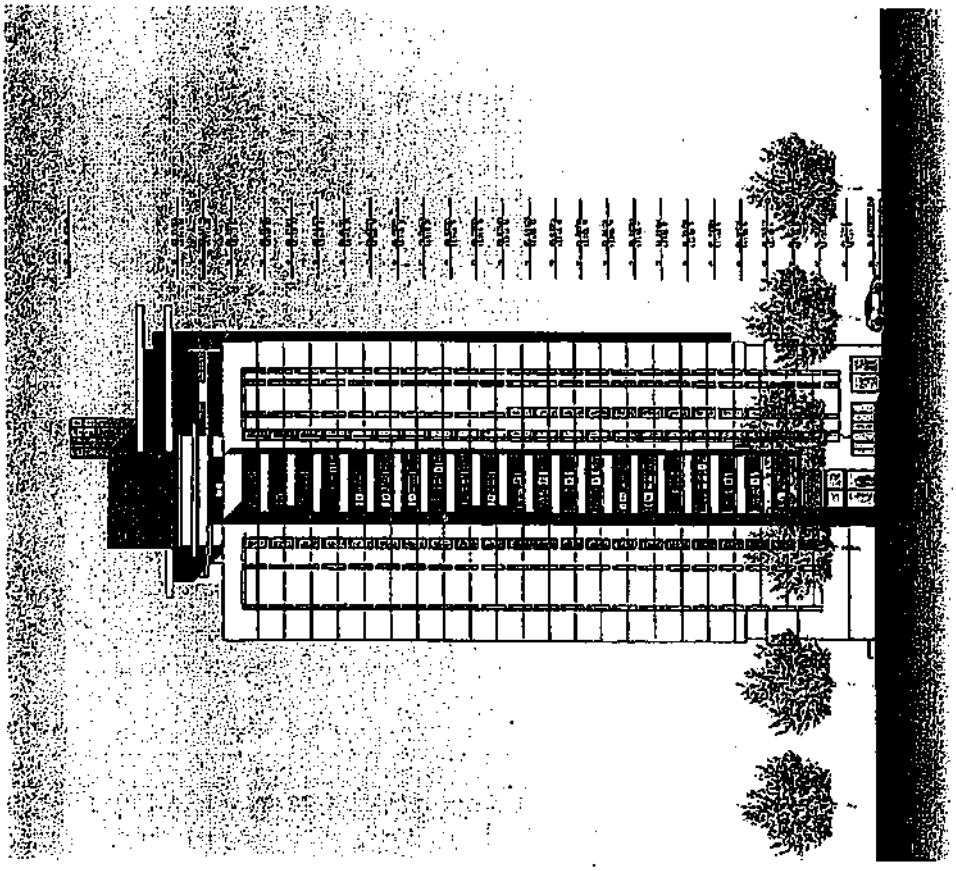

REVISED LOT 105 WEST ELEVATION BREMER PROMENADE

BRUCE ROBINSON ARCHITECTS PTY LTD

DA-4

LOT 105 QUEENS RIVERSIDE REVISED DEVELOPMENT APPLICATION

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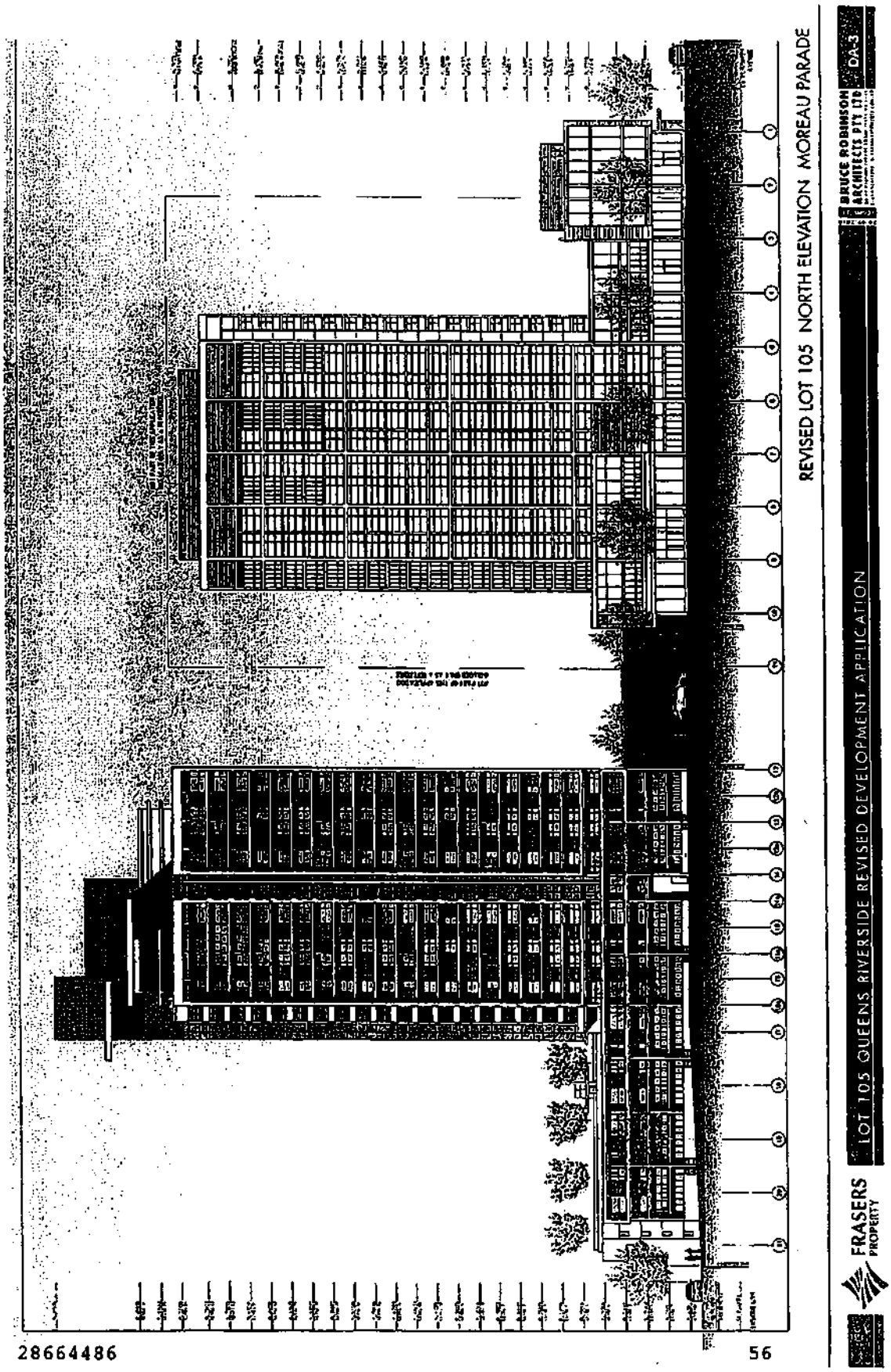

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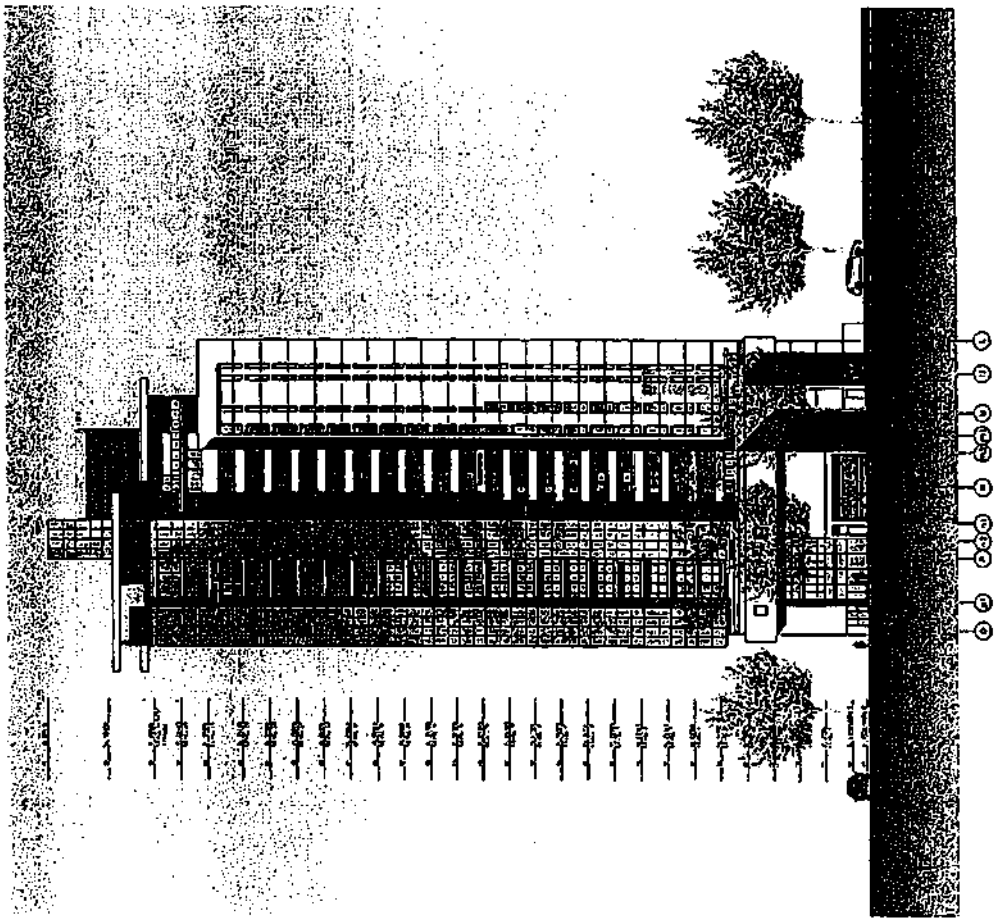

REVISED LOT 105 EAST ELEVATION ERSKINE LINK

BRUCE ROBINSON ARCHITECTS PTY LTD DA-2

LOT 105 QUEENS RIVERSIDE REVISED DEVELOPMENT APPLICATION

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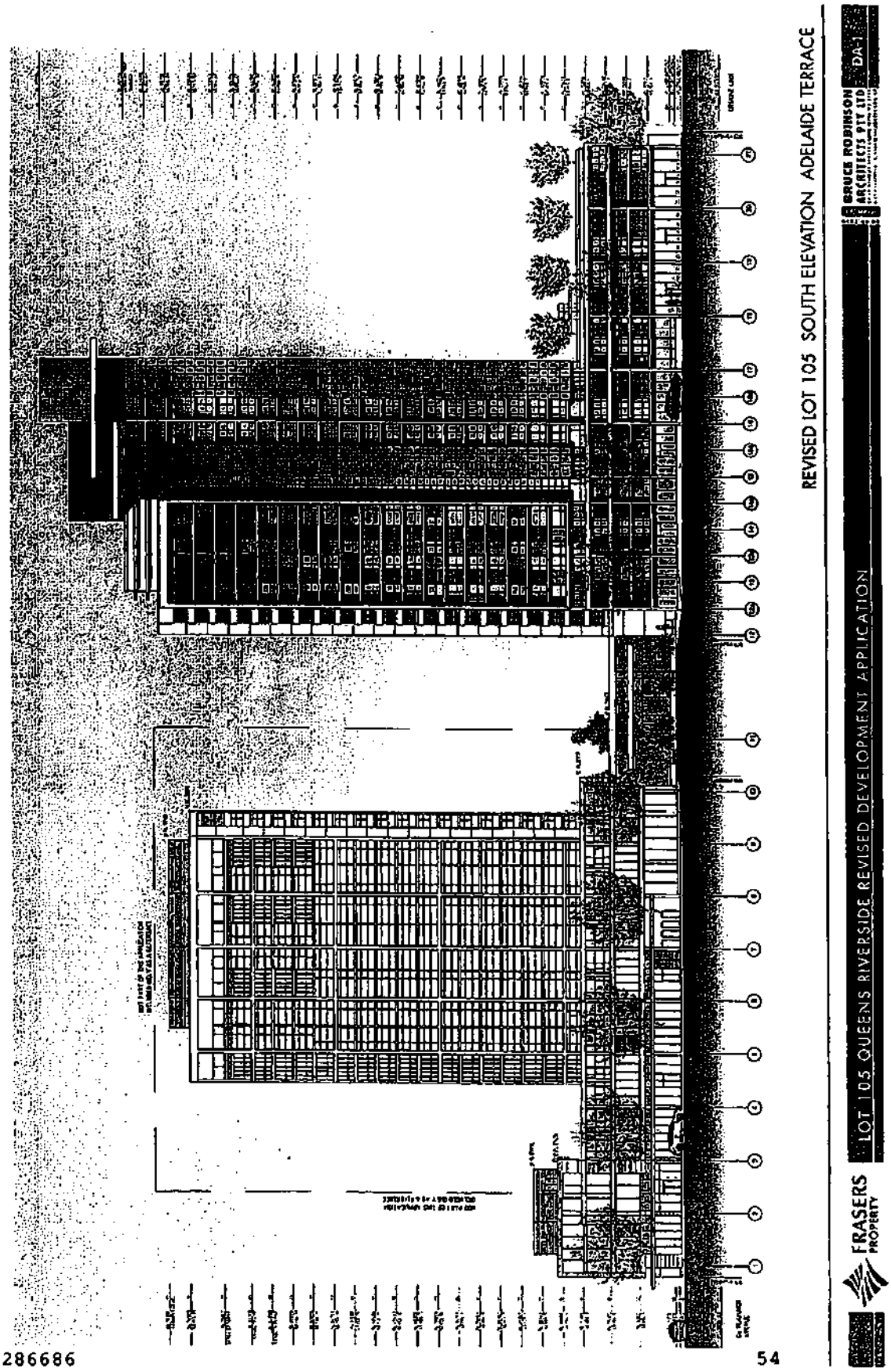

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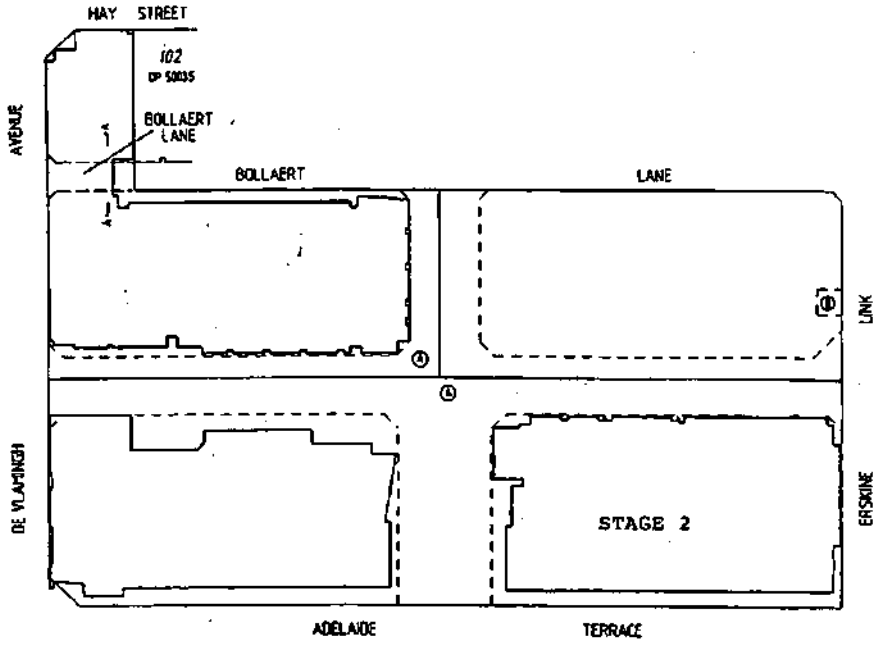
Annexure B - Stage 2 Architectural Plans

Queens Riverside Location Plan



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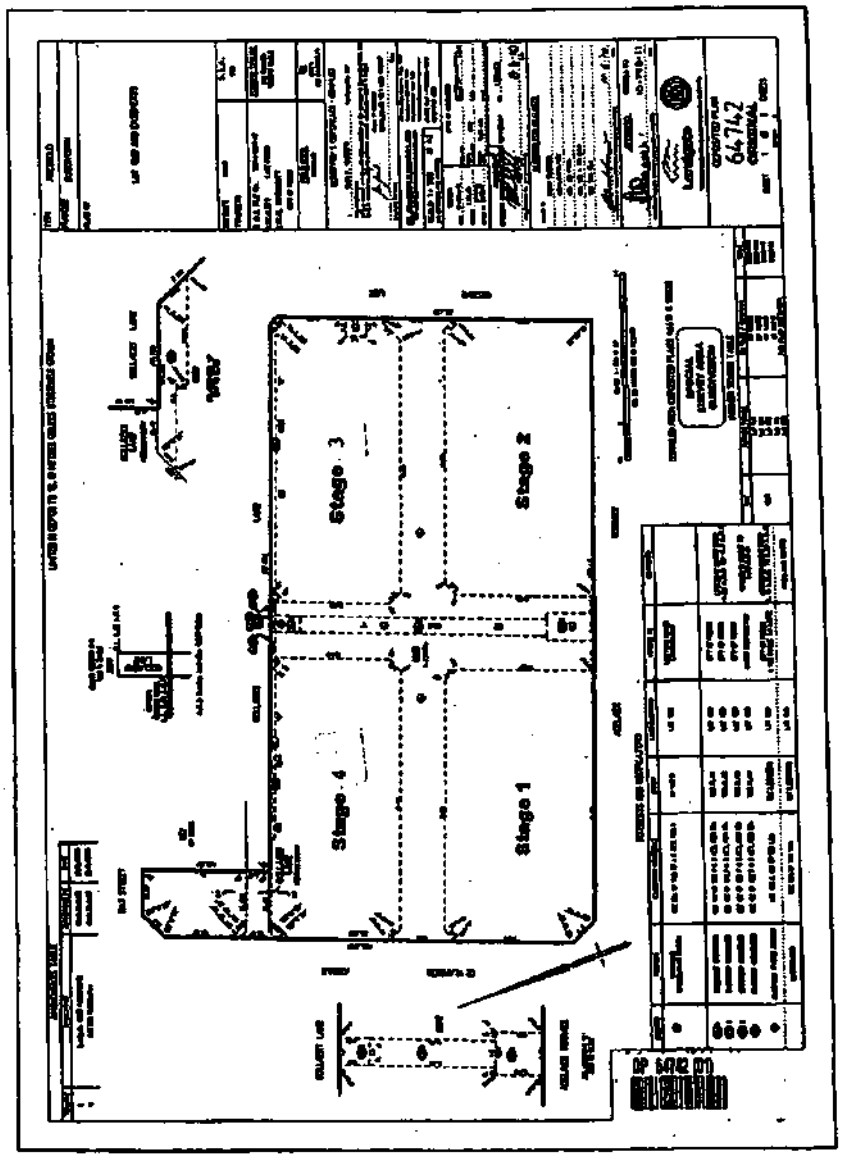
Annexure A – Stage Plan



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Schedule 1 By-law 22) as a display suite for the marketing of unsold lots in the development;

29.1.2 may undertake marketing activities with respect to the development including the display of for sale signs, insignia and other fixtures and fittings for marketing purposes as the Developer thinks fit; and,

29.2 will not object or seek to cause the strata company to object to the Developer's use of an apartment in the building as a display suite or to the Developer's marketing activities with respect to the development.

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Plant and Equipment means an exhaust duct, roof fan, refrigeration line or similar service line, shafts ducts, pipes wires and controls necessary for the operation of the plant and equipment.

Plant and Equipment Lot means a lot which includes Plant and Equipment or through which Plant & Equipment passes or which is required to be passed through to access Plant and Equipment.

28.2 The proprietor or occupier or other resident of a Plant and Equipment Lot must permit the proprietor of a lot, or their nominee, which is serviced by the Plant and Equipment, access to the Plant and Equipment to service, repair, maintain or replace the Plant and Equipment, provided that the proprietor or occupier of that lot:

28.2.1 gives the Plant and Equipment Lot proprietor, occupier or other resident reasonable written notice of the requirement for access or at any time in the case of an emergency;

29.2.1.1 accesses the Plant and Equipment at a reasonable time or at any time in the case of an emergency; and,

29.2.1.2 causes as little disruption and inconvenience as is reasonable in the circumstances.

28.3 The proprietor, occupier or other resident of lot who requires or provides access to a Plant and Equipment Lot must comply with any rules made by the strata company from time to time regarding access to Plant and Equipment and all requirements imposed by all relevant authorities.

28.4 The proprietor or occupier or other resident of a Plant and Equipment Lot must permit the strata company access to Plant and Equipment which services the common property to repair and maintain the Plant and Equipment, provided that the strata company:

28.4.1 gives the proprietor, occupier or other resident of the Plant and Equipment Lot reasonable written notice of the requirement for access or at any time in the case of an emergency;

28.4.2 accesses the Plant and Equipment at a reasonable time or at any time in the case of an emergency; and

28.4.3 causes as little disruption and inconvenience as is possible in the circumstances.

29 Display suites

The proprietor, occupier or other resident of a lot:

29.1 acknowledges that Frasers Queens Pty Ltd ACN 119 363 174 (the **Developer**):

29.1.1 intends using a lot or lots in any of Building QI, Building QII, Building QIII or the Fraser Suites (as those terms are defined in

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27.3 The Recordings and information about the Recordings will only be made available in the following circumstances:

27.3.1 to personnel authorised to service the System;

27.3.2 to a councillor on the written instruction of the Council that they do so to assist in determining whether a breach of the Act or the by-laws has been committed or to allow them to repair, maintain, renew or replace the System;

27.3.3 to a manager or other agent of the strata company on the written instruction of the Council that they do so to assist in determining whether a breach of the Act or the by-laws has been committed or to allow them to repair, maintain, renew or replace the System;

27.3.4 to proprietors, occupiers or other residents or any of their agents with the written consent of the Council;

27.3.5 to a person pursuant to and as required by order of a court or tribunal; or

27.3.6 to a law enforcement agency on its written request.

27.4 Notwithstanding section 43(1)(c), if the consent of the council is requested pursuant to sub-bylaw 28.3.4, the council:

27.4.1 shall refuse that request if it reasonably determines that making the Recordings or information about the Recordings available as requested would breach a lawful obligation upon it or would not be for the benefit of the strata company; and

27.4.2 may otherwise, as it shall reasonably determine, refuse that request, grant that request or grant that request on such terms as it may reasonably determine.

27.5 Notwithstanding section 43(1)(c), the terms on which an instruction is made pursuant to 28.3.2 or 28.3.3 or a request is granted pursuant to sub-bylaw 28.4.2 may include, amongst other things, that:

27.5.1 only a specified part of the Recordings or information about the Recordings will be made available;

27.5.2 the Recordings may only be viewed by a specified person and in a manner and at a place specified;

27.5.3 the Recordings are not to be copied or transmitted in any way; and

27.5.4 the Recordings may not be displayed on any other system or in any other format.

28 Access over lots for maintenance of plant and equipment

28.1 In this bylaw:

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24.3.9 parking;

24.3.10 safety and security;

24.3.11 alarms and warning devices;

24.3.12 shade devices;

24.3.13 signage;

24.3.14 speed limits; and

24.3.15 traffic control.

25 Dispute resolution

25.1 In the event of a dispute arising between the strata company and a proprietor, or between 2 or more proprietors, and prior to any application being made to the State Administrative Tribunal the parties must refer their dispute to an appropriate independent person or a qualified mediator agreed to by the parties within 10 business days of the dispute arising; or,

25.2 If the parties cannot agree on the appropriate independent person or mediator to which the dispute is to be referred within 10 business days of the dispute arising, an appropriate independent person or a qualified mediator will be appointed by either the Chairman of the strata company or the strata company manager whose decision as to the appointee will be binding on the parties to the dispute.

26 Copy of Schedule 2 by-laws and Rules to be kept and available

26.1 Proprietors must ensure that a copy or summary of the Schedule 2 by-laws and any rules or policies as provided by the strata company is kept on the lot and that every occupier or other resident is made aware of the requirements and standards set out in those by-laws, rules or policies.

27 Electronic surveillance

27.1 Pursuant to section 42(1)(c) and Item 12 Schedule 2A of the Act and for the benefit of all the proprietors, occupiers and other residents, the strata company shall deploy, use and maintain a system of electronic surveillance of the parcel by closed circuit television cameras located on the common property (**System**).

27.2 The strata company will:

27.2.1 cause signage to be prominently displayed throughout the common property advising of the System; and

27.2.2 develop a surveillance policy specifying in more detail the purpose of the System, the availability of the recordings generated by the System (**Recordings**) and make this policy available to all proprietors on request.

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thereof or occasioned wholly or in part by an act neglect default or omission by the proprietor of a Commercial Lot or by his employees or visitors.

22.2 All monies recovered in respect of any insurance under this by-law shall be forthwith expended by the Commercial Lot proprietor in the satisfaction reinstatement or replacement of those items for which the monies are received to the extent that those monies are sufficient for the purpose and the Commercial Lot proprietor shall make up any deficiency from his own monies.

22.3 Each Commercial Lot proprietor shall pay not later than seven days prior to the date for payment specified in the first premium notice or demand received in respect thereof all premiums in respect of the insurances to be effected and maintained by the Commercial Lot proprietor as herein provided and on demand shall produce any evidence of the policies and of the renewal thereof which the council may from time to time require.

23 Cleaning of windows and balcony balustrades

23.1 A proprietor, occupier, or other resident of the residential lots shall keep clean all internal glass in windows and doors on the boundary of a residential lot including the balcony balustrade and all roof and skylight windows (if applicable) other than so much thereof as is common property and which may be cleaned safely and without risk of injury to the proprietor, occupier or other resident.

24 Strata Company may adopt rules and policies

24.1 The strata company may adopt rules and policies, additional to the by-laws, in general meeting and those rules and policies may only be revoked, amended or added to by the strata company in general meeting.

24.2 No rule or policy made under this by-law can operate so as to be inconsistent with the Act or the by-laws.

24.3 Rules and policies may be adopted on, but are not limited to, the following matters:

24.3.1 access devices;

24.3.2 access to common property;

24.3.3 access to and use of common property garden areas;

24.3.4 by-law compliance and enforcement;

24.3.5 debt recovery;

24.3.6 fire and emergency procedures;

24.3.7 goods delivery;

24.3.8 use of common property and any facilities, including time restrictions;

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20.2.2 the conduct of the business from the lot does not breach any local government by-law or regulation;

20.2.3 the conduct of the business does not cause any inconvenience to the proprietors of other lots; and

20.2.4 the business does not involve the manufacture, storage or vending of goods.

20.3 A proprietor, occupier or other resident of a lot which includes a balcony must:

20.3.1 only use the balcony for recreational uses reasonably envisaged for the quiet enjoyment of the balcony and the placement of outdoor furniture settings, a portable gas or electric barbeque, pot plants and similar items;

20.3.2 not use the balcony for the general storage of any items and, in particular, flammable items (except a gas bottle used for barbeques);

20.3.3 permit the strata company to inspect the balcony from time to time to ensure that the requirements of this bylaw are being complied with.

21 Operation of a Bar & Restaurant Lot

21.1 Each proprietor of a lot acknowledges that a Bar & Restaurant Lot may be used for the purposes of a tavern, restaurant or bar & brasserie and:

21.1.1 must not make any objection to the use of the Bar & Restaurant Lot for these purposes; and

21.1.2 acknowledges that the use of the Bar & Restaurant for these purposes may result in the usual noise, disturbance, disruption, inconvenience, loss of amenity and nuisance normally associated with the operation of a tavern, restaurant, brasserie or bar.

22 Insurance of Commercial Lots

22.1 A proprietor or occupier of a commercial lot shall at his cost effect and at all times maintain policies with a public insurance office to cover:

22.1.1 all plate glass (if any) in the Commercial Lot against damage or destruction to the full insurable value thereof; and

22.1.2 public liability with a cover of not less than Twenty Million Dollars or any greater sum which the council may from time to time specify in respect of any one occurrence and this policy of insurance shall cover all claims demands proceedings judgements damages costs and losses of any nature whatsoever in connection with the loss of life of and or personal injury to any person and or damage to any property (wheresoever occurring) arising from or out of any occurrence at or in the vicinity of the Commercial Lot or any part

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17.1 A proprietor, occupier or other resident of a lot shall give the strata company, prompt notice of any accident to or defect in or want of repair in respect to the supply of sewer, water, gas, electricity, telephone or any other service situated within their lot and common property which comes to their knowledge.

17.2 Subject to section 39 of the Act, the strata company shall have authority to enter upon any lot and common property at all reasonable times, by its agents or contractors, having regard to the urgency involved, to carry out repairs and renovations to common property or to remedy defects on a lot as may be necessary.

18 Antennae etc

18.1 Except in relation to a Hotel Lot or a Bar & Restaurant Lot no television, radio, audio, electronic antenna or devices of similar type or for a similar purpose, or satellite dish, air conditioning unit or other fixtures and equipment shall be erected, constructed, placed or remain on the parcel without the consent of the strata company. Such consent may be conditionally given to ensure that no interference occurs with MATV or other communication transmission equipment or services.

19 Security and Fire Safety

19.1 A proprietor, occupier, or other resident of a lot or their invitee must not do or permit anything to be done which may prejudice the security or safety of the lot or the common property and, in particular, must ensure that any fire and security doors are kept locked or secure or in an operational state when not in immediate use.

19.2 A proprietor, occupier, or other resident of a lot or their invitee shall not:

19.2.1 interfere with any safety equipment;

19.2.2 obstruct any fire escape or stair well; nor

19.2.3 use any fire safety equipment except in the case of an emergency and then in accordance with the purpose for which the fire safety equipment is designed.

20 Use of residential lots

20.1 A proprietor, occupier or other resident must not use the lot that the person owns, occupies or resides in for the purpose of conducting or carrying on any kind of business without the prior written consent of the strata company which may be withheld in the complete discretion of the strata company and otherwise in accordance with all requirements of all relevant authorities.

20.2 A proprietor or the tenant of a proprietor of a residential lot may conduct a business from the lot provided that:

20.2.1 he does not invite customers of the business to visit the lot for the purpose of conducting the business;

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13.2.3 Commercial Lots: 3kpa live load.

14 Alarm systems

14.1 A proprietor, occupier or other resident of a lot must not install or cause to be installed a security alarm system which has an audible alarm, but is permitted to install a monitored (ie back to base) security system (without an audible alarm).

15 Alcohol, tobacco and drugs

15.1 Pursuant to section 42(1)(c) and Item 7 Schedule 2A of the Act and for the benefit of all the proprietors, occupiers and other residents:

15.1.1 a proprietor, occupier and other resident shall not allow or cause the sale or use of any tobacco product on the common property and will take all reasonable steps will to ensure their visitors comply with this by-law;

15.1.2 a proprietor, occupier, other resident or their invitee shall ensure that the consumption of alcohol on the common property does not cause any nuisance or interference with the quiet and peaceful enjoyment of the common property by other proprietors, occupiers, other resident or their invitees and will take all reasonable steps to ensure their visitors comply with this by-law and any rules or policies regarding the consumption of alcohol on common property;

15.1.3 a proprietor, occupier or other resident or their invitee shall take all reasonable steps to ensure that the:

(a) consumption of alcohol; or

(b) use of any tobacco product,

on the lot does not interfere with the peaceful enjoyment of or cause a nuisance to another proprietor, occupier or other resident; and

15.1.4 a proprietor, occupier or other resident or their invitee shall not allow or cause the sale or use of any drug prohibited by law on the parcel and will take all reasonable steps to ensure their visitors comply with this by-law.

16 Installation of BBQ on a lot

16.1 Unless a BBQ was constructed on a lot (including the installation of a gas connection point for the purposes of connection to a BBQ) prior to the registration of the strata plan, a proprietor, occupier or other resident of a lot must not install or permit to be installed on that person's lot a built in BBQ or a BBQ gas connection point, other than with the prior written consent of the strata company. A proprietor, occupier or other resident of a lot may however use a portable gas BBQ that is not affixed to or installed on a lot.

17 Proprietor or occupier to advise of defects

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11 Storage of bicycles

11.1 A proprietor, occupier or other resident of a lot must not:

11.1.1 cause or permit any bicycle to be stored in the common property other than in the designated bicycle storage facilities;

11.1.2 cause or permit any bicycle to be brought into any part of the common property other than for the purpose of placing it in the designated bicycle storage facilities; and

11.1.3 cause or permit any bicycle to be placed or kept on a balcony or other part of a lot in such a way as to be visible from outside the parcel.

12 Floor Coverings

12.1 A proprietor, resident or other occupier of a lot must not make any changes to the floor coverings within the lot unless the proprietor ensures that all floor space within the lot is covered or otherwise treated to an extent sufficient to prevent the transmission therefrom of impact noise likely to disturb the peaceful enjoyment of the proprietor, occupier or other resident of another lot and otherwise complies with the relevant codes and building regulations relating to sound transmission applicable to the floors of the lot.

12.2 Without limiting the requirements of by-law 12.1, if a proprietor, occupier, or other resident of a lot proposes to make any changes to the floor coverings, such change must not be undertaken until the strata company has given its approval to the proposed change, which approval will require that the following minimum requirements are met:

12.2.1 any changes to the floor coverings does not result in the Weighted Standardised Impact Sound Pressure Level of the floor ceiling system meeting or exceeding the current Building Code of Australia requirements; and

12.2.2 the proponent must provide the strata company with an acoustic report signed by an acoustic engineer or other appropriately qualified person certifying that the floor covering meets the requirements of this by-law.

13 Floor loading

13.1 A proprietor, occupier, or other resident of a lot shall not do anything that exceeds the maximum floor loading or may result in excessive stress or floor loading on any part of the parcel;

13.2 For the purposes of this by-law, the maximum floor loadings are as per AS1170,1;

13.2.1 Car park and common property: 2.5kpa live load;

13.2.2 Residential Lots: 1.5kpa live load; and

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8.1.4 ensure that placement and disposal of Rubbish in the receptacles or chutes provided for that purpose does not cause any accumulation of rubbish outside of those receptacles or chutes; and

8.1.5 comply with all local government requirements relating to the disposal of rubbish.

8.2 A proprietor or occupier of a lot that does not have shared receptacles for Rubbish, must:

8.2.1 maintain such receptacles within the lot, or on such part of the common property as may be authorised by the strata company, in clean and dry condition and (except in the case of receptacles for recyclable material) adequately covered;

8.2.2 ensure that before Rubbish is placed in the receptacles it is, in the case of domestic and general refuse, securely wrapped or, in the case of cans, bottles or other containers, completely drained, or, in the case of recyclable material or waste, separately and prepared in accordance with the applicable recycling guidelines;

8.2.3 place the rubbish within an area designated for that purpose by the strata company and at a time not more than 12 hours before the time at which Rubbish is normally collected;

8.2.4 when the Rubbish has been collected, within 12 hours return the receptacles to the lot or other area referred to in sub-bylaw 8.2.1; and

8.2.5 not place anything in the receptacles of the proprietor or occupier of any other lot.

8.3 A proprietor, occupier or resident of a lot must not dispose of any chemical, biological, toxic or other hazardous substances or waste in a manner that would contravene any relevant law applying to the disposal of such substances or waste.

9 Drying of laundry items

9.1 A proprietor, occupier or other resident of a lot shall not, except with the consent of the strata company, hang any washing, towel, bedding, clothing or other similar article on any part of the lot in such a way as to be visible from outside the lot.

10 Storage of chemical and other substances

10.1 A proprietor, occupier or other resident of a lot shall not, except with the consent of the strata company, use or store upon the lot or upon the common property any inflammable, chemical, liquid or gas, or other inflammable material, other than chemicals, liquids, gases or other materials used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

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or other similar materials ("**Rubbish**") likely to interfere with the peaceful enjoyment of another proprietor, occupier or other resident or of any person lawfully using the common property;

7.1.2 ensure that the health, hygiene and comfort of another proprietor, or invitee of any other lot is not adversely affected by their storage or disposal of Rubbish;

7.1.3 maintain within their lot, in clean and dry condition and properly covered, an adequate receptacle for Rubbish;

7.1.4 ensure that placement and disposal of Rubbish in the receptacles or chutes provided for that purpose does not cause any accumulation of rubbish outside of those receptacles or chutes; and

7.1.5 comply with all local government requirements relating to the disposal of rubbish.

7.2 A proprietor or occupier or other resident of a lot that has shared receptacles or chutes intended to be used for the disposal of Rubbish must:

7.2.1 ensure that before Rubbish is placed in the shared receptacles or chutes it is, in the case of refuse or garbage, securely wrapped or, in the case of tins or other containers, completely drained, or, in the case of recyclable material or waste, separately prepared in accordance with any applicable recycling guidelines;

7.2.2 ensure that any item placed in a chute is of a size and shape as will not cause the chute to become blocked; and

7.2.3 must comply with the reasonable requirements of the strata company regarding the disposal of Rubbish.

7.3 A proprietor, occupier or resident of a lot must not dispose of any chemical, biological, toxic or other hazardous substances or waste in a manner that would contravene any relevant law applying to the disposal of such substances or waste.

8 Rubbish disposal - No shared receptacles or garbage chutes

8.1 A proprietor, occupier or other resident of a lot shall:

8.1.1 not deposit or throw upon the parcel any household or commercial refuse, garbage, waste, packaging or recyclable materials, dirt, dust or other similar materials ("**Rubbish**") likely to interfere with the peaceful enjoyment of another proprietor, occupier or other resident or of any person lawfully using the common property;

8.1.2 ensure that the health, hygiene and comfort of another proprietor, or invitee of any other lot is not adversely affected by their storage or disposal of Rubbish;

8.1.3 maintain within their lot, in clean and dry condition and properly covered, an adequate receptacle for Rubbish;

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4.1 A proprietor, occupier or other resident of a lot shall not obstruct lawful use of common property by any person or cause or permit to be done anything whereby any obstruction, restriction or hindrance may be caused to the entrances, exits, access roads, pathways, of any lot or any part of the common property to any person lawfully using or entitled to use the same.

5 Nuisance

5.1 All proprietors acknowledge that the predominant use of the parcel is residential.

5.2 A proprietor, occupier or other resident of a lot shall not allow or cause:

5.2.1 the volume of musical instruments, radios, sound systems, televisions and the like to be at a level so as to be a nuisance;

5.2.2 any other loud or objectionable noise to be made within the parcel;

5.2.3 any noxious, cooking or other odours and fumes likely to be a nuisance;

5.2.4 any activity upon the parcel that may interfere with the peaceful enjoyment of or cause a nuisance to another proprietor, occupier or other resident or their invitees;

5.2.5 the use of horns, whistles, bells or other sound devices (other than security and warning devices used exclusively for that purpose), noisy or smoky vehicles, machinery power equipment or power tools or items which interfere with television or radio reception to be conducted, located, used or placed on the parcel, without the consent of the strata company; or

5.2.6 any fire to be lit on the parcel, including fires used for heating, wood fired pizza ovens, burning of garden or other rubbish.

6 Behaviour of proprietors and occupiers

6.1 A proprietor, occupier or other resident of a lot shall:

6.1.1 be adequately clothed when upon common property;

6.1.2 not use language or behave in a manner likely to cause offence or embarrassment to the proprietor, occupier, or other resident of another lot or to any person lawfully using common property; and

6.1.3 not ride bicycles, skateboards, rollerblades or similar equipment on any part of the common property.

7 Rubbish disposal - Shared receptacles or garbage chutes

7.1 A proprietor, occupier or other resident of a lot shall

7.1.1 not deposit or throw upon the parcel any household or commercial refuse, garbage, waste, packaging or recyclable materials, dirt, dust

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The Owners of Queens Riverside Strata Scheme 55728

Schedule 2 – Conduct by-laws

1 Duties of proprietors and others

1.1 A proprietor, occupier, or other resident of a lot shall:

1.1.1 use and enjoy the common property in such a manner as not unreasonably to interfere with the use and enjoyment thereof by other proprietors, occupiers or residents, or their invitees;

1.1.2 take all reasonable steps to ensure that their invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor, occupier or other resident of another lot or of any person lawfully using common property;

1.1.3 take all reasonable steps to ensure that their invitees comply with the by-laws; and

1.1.4 not use the lot or permit it to be used in such manner or for such purpose as causes a nuisance to any occupier or resident of another lot (whether a proprietor or not) or the family of such an occupier or resident;

1.2 A proprietor, occupier, or other resident of a lot shall not use the lot that they own, occupy or reside in for:

1.2.1 any purpose that may be illegal or injurious to the reputation of the building;

1.2.2 any use not approved by the local government; or

1.2.3 any auction, garage sale or similar disposal sale of goods.

2 Power of proprietor to decorate, etc.

2.1 A proprietor may, without obtaining the consent of the strata company, paint, wallpaper or otherwise decorate the structure which forms the inner surface of the boundary of their lot or affix locking devices, flyscreens, furnishings, furniture and other similar things to that surface, if and so long as that does not unreasonably damage the common property.

2.2 Except with the prior approval of the strata company a proprietor may not affix flyscreens, security screens or doors or any other article or object to the exterior of the lot or adjacent common property.

3 Compliance with easement

3.1 A proprietor, occupier or other resident must not do any act or thing which is contrary to or not in accordance with the provisions of any easements relating to the parcel.

4 Obstruction of common property

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Schedule 2 – Conduct by-laws

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43.5.2 more than 1 dog or cat at the same time.

43.6 If a proprietor, occupier, or other resident of a Residential Lot keeps a Permitted Animal or any animal for which they have obtained consent to keep, they:

43.6.1 must ensure that the animal;

(a) is at all times kept under control and within the confines of that that lot;

(b) is not at any time within the common property except for the purpose of access to and from that lot;

(c) is at all times on a leash and controlled or held when in or on any other part of the common property,

43.6.2 are liable to the proprietors and occupiers and each other person lawfully in the Residential Complex, the Hotel Complex or on the common property for any:

(a) noise which is disturbing to an extent which is unreasonable; and,

(b) damage to or loss of property or injury to any person caused by the animal; and

43.6.3 is responsible for cleaning up after the animal if it has soiled any part of another lot or the common property.

43.7 Without affecting any of the strata company's rights under the Strata Titles Act or these By-laws, the strata company may issue a notice notifying the proprietor or occupier of a lot in respect of a breach of any of the provisions of this by-law;

43.8 A person shall not keep any animal on the parcel if:

43.8.1 the keeping of the animal breaches any requirement of the local government;

43.8.2 they have failed to comply with a notice relating to that animal given by the strata company pursuant to sub-bylaw 42.7; or

43.8.3 they have received three notices issued under sub-bylaw 42.7 within a 12 month period.

43.9 A person to whom consent has been given shall indemnify and keep indemnified the strata company against all actions, claims, demands, damages, costs, suits or causes of action and losses of any nature whatsoever which the strata company may suffer or incur in respect of damage to property, death or bodily injury arising from or related to the animal the subject of any consent and that is occasioned wholly or in part by any wilful or negligent act or omission, breach of this by-law or breach of duty of care by the person to whom consent has been given.

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43 Animals

43.1 Definitions

In this by-law:

Excluded Dog means:

43.1.1 a pit bull terrier;

43.1.2 an American pit bull terrier;

43.1.3 a dogo argentino;

43.1.4 a fila brasileiro;

43.1.5 a Japanese tosa;

43.1.6 any other outcross;

43.1.7 any dog prohibited from importation into Australia by the Commonwealth government; and

43.1.8 an unregistered or dangerous dog under the *Dog Act 1976*.

Small Dog means any breed of dog which:

43.1.9 at its full grown size does not exceed 12 kilograms in weight; and

43.1.10 is not an Excluded Dog;

43.2 A proprietor, occupier or other resident of a lot must not bring or keep an Excluded Dog on any part of the parcel.

43.3 A proprietor, occupier or invitee of a Commercial Lot or a Hotel Lot must not bring or keep any animals on that Commercial Lot or Hotel Lot or the common property.

43.4 A proprietor, occupier, or other resident of a Residential Lot may keep without the prior consent of the strata company:

43.4.1 fish in one enclosed aquarium;

43.4.2 two birds in one suitable cage; and

43.4.3 1 Small Dog or 1 cat.

(Permitted Animals)

43.5 Subject to sub-bylaw 43.4, a proprietor, occupier, or other resident of a Residential Lot must obtain the prior written consent of the strata company before that proprietor, occupier, or other resident keeps:

43.5.1 any other type of animal including a dog which is not a Permitted Animal, a rodent, a reptile or an invertebrate; or

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40.6.3 is offensive.

40.7 A proprietor or occupier of a Commercial Lot may:

40.7.1 place or maintain external awnings in accordance with specifications provided by the Strata Company but must not cause or permit any alterations to external awnings except with the prior written approval of the Strata Company and the Hotel Lot Owner;

40.7.2 only conduct retail, commercial or business activities on a Commercial Lot in accordance with all requirements of all relevant authorities; and

40.7.3 in the case of a Food Lot, only conduct the business from the Food Lot in accordance with all requirements of the relevant authorities and the prior approval of the strata company.

40.8 A proprietor or occupier of a Commercial Lot may;

40.8.1 only affix, display or maintain signage, which is visible from outside the Commercial Lot, in such locations or areas which have the prior written approval of the strata company and the approval of all relevant authorities; and

40.8.2 any signage within the Hotel Complex also requires the prior written consent of the Hotel Lot Owner prior to seeking the approval of the strata company or the relevant authorities.

41 Operation and management of Hotel Complex

41.1 The Hotel Lot Owner may make rules regarding the use of the common property within the Hotel Complex which are reasonably required to ensure the proper day to day operation of the hotel forming part of the Hotel Complex including, without limitation, rules relating to restricted or limited access to areas in the Hotel Complex.

41.2 A proprietor, occupier or other resident of a lot, including, without limiting the generality of the term, any lessee, licensee, guest or visitor of the proprietor, occupier or other resident of a lot must at all times comply with the rules made from time to time by the Hotel Lot Owner in relation to the use of the common areas in the Hotel Complex.

41.3 The rules made by the Hotel Lot Owner in relation to the common property in the Hotel Complex may relate to the use and management of the car park in the Hotel Complex.

42 Telecommunication Equipment

42.1 A proprietor, occupier or other resident of a lot acknowledges and agrees that a proprietor or occupier of a Hotel Lot or a Bar & Restaurant Lot, may affix or attach on the roof area of the building any television antenna, radio aerial, television aerial, satellite dish, or communication installation required for the normal use and operation of a Hotel Lot and a Bar & Restaurant Lot, in positions reasonably determined by the strata company.

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40.4.4 the removal and disposal of bottles, glassware and other similar items which have the potential to cause noise is undertaken at times and in a manner so as to cause as little disturbance as possible to the owner or occupier of another lot or of any person lawfully using common property.

40.5 A proprietor or occupier of a Commercial Lot must not:

40.5.1 use the lot or permit any use of the lot for any purpose likely to cause nuisance or annoyance to any other proprietor in the vicinity of the lot;

40.5.2 use the Commercial Lot for residential purposes;

40.5.3 cause or permit any form of live entertainment to be conducted on a Commercial Lot;

40.5.4 create any noise or allow music to be played on the Commercial Lot which interferes or is likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using common property;

40.5.5 commence any commercial, business, retail or food business until and unless the strata company has approved the means of satisfactorily dealing with any likely noxious or objectionable odours or fumes resulting from the conduct of the proposed business activity;

40.5.6 cause or permit any other use which:

(a) causes or may cause a nuisance to occupiers of the lots or uses of the common property by residents; or

(b) is or may be offensive,

except with the prior written consent of the strata company and otherwise in accordance with all requirements of the relevant authorities: and

40.5.7 cause or permit any alterations to external awnings except with the prior written approval of the Strata Company and the Hotel Lot Owner.

40.6 A proprietor or occupier of a Commercial Lot in the Hotel Complex must not, except with the consent of the Hotel Lot Owner and otherwise in accordance with all requirements of the relevant authorities, cause or permit any other use which:

40.6.1 is not in keeping with the standard of the hotel type operation conducted from the Hotel Complex;

40.6.2 causes or may cause nuisance to occupiers of the lots or uses of the common property used in connection with the hotel type operation conducted from the Hotel Complex; or

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40.2.2 maintain the standard of decoration and repair to that of high class business premises;

40.2.3 ensure that levels of noise within the lot or audible outside the lot do not give rise to any nuisance or annoyance to other proprietors or occupiers of lots and at all times obey the reasonable directions of the building manager or the strata company as to the level of noise on the lot or emanating from the lot;

40.2.4 ensure that all bins for the use of the occupier of the lot are emptied daily, disinfected weekly and kept within the lot, or such other area as is specified by the strata company.

40.2.5 comply with all local government regulations which may apply to the conduct of that business; and

40.2.6 comply with any conditions imposed by the strata company in giving consent to the operation of the business in the lot.

40.3 A Proprietor or occupier of a Commercial Lot having "alfresco areas" must:

40.3.1 comply with all requirements of all relevant authorities relating to the use of its relevant "alfresco area"; and

40.3.2 without limitation, ensure that all tables and chairs associated with the use of those alfresco areas are removed from any public footpath area outside normal trading hours.

40.3.3 ensure that the design of tables and chairs (if any) used within the Commercial Lot or "alfresco areas" incorporates nylon feet and that the tables and chairs are regularly checked and maintained to include nylon feet at all times.

40.4 A proprietor or occupier of a Commercial Lot must ensure that:

40.4.1 the fit-out of a Commercial Lot is designed, installed, operated and maintained so that noise from the activities and operations of a Commercial Lot at all times comply with the requirements of the noise level specified:

(a) in the *Environmental Protection (Noise) Regulations 1997*; and

(b) by the relevant authorities.

40.4.2 the common property, including any stairways, immediately adjacent to the lot is kept clean, clear and free from rubbish and promptly clean any spillage cause by occupiers or patrons of the Commercial Lots;

40.4.3 deliveries to and from the Commercial Lot are undertaken so as not to cause any disturbance or pose any safety risk to the owner or occupier of another lot or of any person lawfully using common property; and

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guest or visitor of the proprietor, occupier or other resident, must at all times comply with the rules made from time to time by the strata company in relation to the Pool Area.

39.8 For the avoidance of doubt, the proprietor or occupier of a Commercial Lot or the Hotel Lot or a guest, visitor, employee, lessee or licensee of the proprietor of a Commercial Lot or the Hotel Lot Owner or occupier is not permitted to use the Pool Area.

40 Use of commercial lots and facilities

40.1 The Commercial Lots may not be used for any of the following purposes or uses:

40.1.1 as a fish and chip or similar fast food shop unless exhaust systems and services are provided to the satisfaction of the strata company;

40.1.2 as a pet shop;

40.1.3 as a government office which predominately manages, distributes, administers or provides advice in relation to social security or welfare payments or matters;

40.1.4 as a government office which assists in the employment or training of unemployed persons;

40.1.5 as an opportunity shop or similar charity based retail store;

40.1.6 as an amusement arcade or similar entertainment arcade;

40.1.7 as a store predominately used for the sale or hire of adult or restricted publications, videos or goods; or

40.1.8 in respect of a Commercial Lot in the Hotel Complex, any other use which:

(a) is not in keeping with the standard of the hotel type operation conducted from the Hotel Complex;

(b) causes or may cause nuisance to occupiers of the lots or uses of the common property used in connection with the hotel type operation conducted from the Hotel Complex; or

(c) is offensive,

except with the consent of the Hotel Lot Owner and otherwise in accordance with all requirements of the relevant authorities.

40.2 A proprietor or occupier of a Commercial Lot in which a business is carried on must at all times:

40.2.1 maintain the lot to the highest prevailing standards of cleanliness and hygiene;

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39.5.2 use any part of the Pool Area for any business or commercial purpose;

39.5.3 enter or remain in the Pool Area if under the influence of drugs or alcohol;

39.5.4 behave in a loud, disorderly, immoral, abusive, riotous, indecent, obscene or aggressive manner while in the Pool Area;

39.5.5 spit, urinate or defecate in the Pool Area;

39.5.6 use soap, detergent or any other substance that may foul or pollute the swimming pool or spas;

39.5.7 climb up or onto any fence, partition, roof or raised object in the Pool Area other than one intended for that purpose;

39.5.8 enter or remain in the Pool Area unless suitably attired;

39.5.9 enter and exit the Pool Area except through the gates and doors which are designed for that purpose;

39.5.10 permit any animal to enter the Pool Area;

39.5.11 leave any rubbish in the Pool Area except in a receptacle provided for that purpose;

39.5.12 smoke in the Pool Area;

39.5.13 enter or use the Pool Area if affected by or suffering from any infectious or contagious disease or skin complaint;

39.5.14 use or leave drinking glasses, bottles or any other glass container within two (2) metres of the swimming pool or spas;

39.5.15 improperly use, damage or remove any furniture fittings, equipment or chattels located in the Pool Area;

39.5.16 tamper with any equipment or signage in the Pool Area; nor

39.5.17 enter or remain in the Pool Area:

(a) outside the permitted times for use of the Pool Area.

(b) when requested to leave the Pool Area by the building manager or other authorised representative of the strata company.

39.6 No child under 16 years of age may enter or remain within the Pool Area unless accompanied by an adult person exercising effective control of that child.

39.7 The strata company in general meeting may make rules regarding the use of the Pool Area and a proprietor, occupier or other resident of a Residential Lot, including, without limiting the generality of the term, any lessee, licensee,

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38.3.9 enter or remain in the Residential Recreational Facilities:

(a) outside the permitted times for use of the Residential Recreational Facilities; or

(b) when requested to leave the Residential Recreational Facilities by the building manager or other authorised representative of the strata company.

38.4 No child under 16 years of age may enter or remain within the Residential Recreational Facilities unless accompanied by an adult person exercising effective control of that child.

38.5 The strata company in general meeting may make rules regarding the use of the Residential Recreational Facilities and a proprietor, occupier or other resident of a Residential Lot, including, without limiting the generality of the term, any lessee, licensee, guest or visitor of the proprietor, occupier or other resident, must at all times comply with the rules made from time to time by the strata company in relation to the Residential Recreational Facilities

38.6 For the avoidance of doubt, the proprietor or occupier of a Commercial Lot or the Hotel Lot or a guest, visitor, employee, lessee or licensee of the proprietor of a Commercial Lot or the Hotel Lot Owner or occupier is not permitted to use the Residential Recreational Facilities.

39 Use of Swimming Pool Area

39.1 In this by-law "**Pool Area**" includes the Swimming Pool Facility and those areas adjacent to the Swimming Pool Facility intended for the use and enjoyment of residents of the development and "**Swimming Pool Facility**" means the common property swimming pool and spas located on the common property, including all associated surrounds, enclosures, pumps, filters and other accessories installed or used in connection with the use, safety, hygiene or management of the swimming pool and spas.

39.2 This by-law regulating the use of the Pool Area is in addition to and not in substitution of any other by-law or rule relating to the use and enjoyment of the facilities provided for the use and enjoyment of residents of the residential lots.

39.3 A proprietor who has granted occupancy rights of whatever nature to another person shall be deemed to have assigned their entitlement to the use of the Pool Area to the occupier of the lot and shall not themselves use or make any other assignment of use to any person other than the person to whom those occupancy rights have been granted.

39.4 No child under 16 years of age may enter or remain within the Pool Area unless accompanied by an adult person exercising effective control of that child.

39.5 A proprietor, occupier, other resident of a lot or their invitee may not:

39.5.1 use any part of the Pool Area to the exclusion of any other person entitled to use the Pool Area;

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for the payment to the strata company of any additional cost or expense to the strata company arising from that instruction and shall be further responsible for the cost of removing or altering any work performed by the contractor or worker pursuant to that instruction.

38 Use of Residential Recreational Facilities other than the swimming pool

In this by-law "**Residential Recreational Facilities**" means collectively the barbeque area, gymnasium and resident's lounge and any other similar communal facilities, other than the swimming pool, situated on the common property in the Residential Complex, and intended for the use and enjoyment of residents of the development.

38.1 A proprietor who has granted occupancy rights of whatever nature to another person shall be deemed to have assigned their entitlement to the use of the Residential Recreational Facilities to the occupier of thee lot and shall not themselves use or make any other assignment of use to any person other than the person to whom those occupancy rights have been granted.

38.2 No person, other than a resident and a maximum of two invitees who at all times are accompanied by the resident, may use any of the Residential Recreational Facilities without the prior written consent of the strata company:

38.2.1 to the exclusion of any other person entitled to use the Residential Recreational Facilities;

38.2.2 for any business or commercial purpose; and

38.2.3 other than during the hours prescribed by the strata company from time to time;

38.3 A proprietor, occupier, other resident of a lot or their invitee must not:

38.3.1 enter or remain in the Residential Recreational Facilities if under the influence of drugs or alcohol;

38.3.2 behave in a loud, disorderly, immoral, abusive, riotous, indecent, obscene or aggressive manner;

38.3.3 enter or remain in the Residential Recreational Facilities unless suitably attired;

38.3.4 permit any animal to enter the Residential Recreational Facilities;

38.3.5 leave any rubbish in the Residential Recreational Facilities except in a receptacle provided for that purpose;

38.3.6 smoke in the Residential Recreational Facilities;

38.3.7 improperly use, damage or remove any furniture fittings, equipment or chattels located in the Residential Recreational Facilities;

38.3.8 tamper with any equipment or signage in the Residential Recreational Facilities; or

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(a) the curtains or window treatments have white backing material;

(b) the combined window furnishings on clear glass are equal to or better than a shading co-efficient of 0.50 to ensure that heating/cooling systems work efficiently within the dwelling constructed on the lot; and

(c) the curtains or window treatments are affixed to the pelmets or bulkheads adjacent to the window, which allow for the affixing of window treatments; and

35.2.4 not affix window furnishings or brackets to window frames.

and, the strata company may require removal of any window treatments in a lot visible from outside the lot that are not, in the reasonable opinion of the strata company, appropriately fixed, or in keeping with the development on the parcel.

35.3 Notwithstanding any other by-law, a proprietor of a lot must not:

35.3.1 install or affix any structure, improvement or object to a balcony or an external wall or surface of a lot or the common property unless it is of a standard in keeping with a high class residential development and has been approved by the strata company; or

35.3.2 interfere with, remove or add louvers on the lot balcony.

35.4 A proprietor, occupier, or other resident of a lot shall not, without the consent of the strata company maintain within their lot anything visible from outside the lot that, in the reasonable opinion of the strata company, when viewed from outside the lot, is not in keeping with the development on the parcel.

36 Blockage of Drainage Pipes

36.1 The toilets and other water apparatus including waste pipes and drains shall not be used for any purpose other than those for which they were constructed and no sweepings, rubbish or other unsuitable substance shall be deposited therein; and

36.2 Any cost incurred by the strata company in repairing any damage or blockage resulting to such toilets, water apparatus, waste pipes and drains caused by a breach of by-law 36.1 shall be borne by the proprietor whether the blockage is caused by their own actions or those of the proprietors' invitees.

37 Instructing Contractors by Proprietors

37.1 Neither a proprietor, occupier, or other resident of a lot or their invitee shall instruct any contractor or worker engaged by the strata company, unless authorised to do so by the building manager or in the absence of the building manager the strata company; and

37.2 If a proprietor, occupier, or other resident of a lot or their invitee instructs a contractor or worker without authorisation, that proprietor shall be responsible

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34.3.4 any common property damaged as a result of conducting the Works is cleaned and restored to the same state and condition as it was before the Works commenced;

34.3.5 access to or egress from the lot by all trades bringing materials to the lot for the purpose of carrying out the Works is pre-arranged with the strata company;

34.3.6 no noxious or offensive activity shall be carried on upon the lot between the hours of 5.00 p.m. and 7.00 a.m. on any day, after 12 noon on Saturday or at any time on Sunday or a Public Holiday nor shall anything be done thereon which interferes with the peaceful enjoyment of or causes a nuisance to another proprietor, occupier or other resident and, without limiting the generality of the foregoing, no mechanical or pneumatic tools shall be used during the hours above; and

34.3.7 all Alterations are carried out in an enclosed environment to prevent the escape of dust, debris and other materials from the lot.

34.4 Upon written direction by the strata company, a proprietor or occupier must remove, rectify or make good any unauthorised Alterations or fixtures upon his lot.

34.5 A proprietor occupier or other resident who fails to comply with the written direction referred to in sub-bylaw 34.4 within a reasonable time agrees that:

34.5.1 the strata company may carry out any works needed to remedy that non-compliance; and

34.5.2 the costs of those works may be recovered from the party concerned in a court of competent jurisdiction.

35 Appearance of lot including balconies

35.1 A proprietor, occupier, or other resident of a lot shall not, without the prior consent of the strata company, maintain within their lot anything visible from outside the lot that, in the reasonable opinion of the strata company, when viewed from outside the lot, is not in keeping with the development on the parcel.

35.2 A proprietor, occupier, or other resident of a lot shall not, without the prior consent of the strata company:

35.2.1 allow any tree, bush or plant growing on any portion of the lot to exceed 1.5 metres in height (measured from the floor level);

35.2.2 install flyscreens, security screens or security doors which are not in keeping with the design and colour of the existing window and door frames to the lot; or

35.2.3 install curtains or other window treatments visible from outside the lot unless:

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34 Alterations to lots

34.1 In this by-law, **"Alterations"** means any structural alterations, erections, extensions or additions, office or residential fit-out, renovations or associated works to a lot.

34.2 A proprietor shall not commence any Alterations unless they have:

34.2.1 complied with and obtained all the necessary approvals of the strata company as provided for in sections 7 and 7B of the Act as may be appropriate;

34.2.2 obtained all the necessary approvals and permits of the local government and any other competent public authority;

34.2.3 given to the strata company at least 14 days written notice of the proposed commencement of the Alterations and true and complete copies of all relevant plans and specifications and any approvals and permits obtained from the local government and any other competent public authority pursuant to sub-bylaw and in any event, must not commence any Alterations to the lot without giving the strata company, not later than 28 days before commencement of the alteration, a written notice describing the proposed alteration;

34.2.4 provided the strata company with a detailed dilapidation report prepared by a suitably qualified and independent contractor covering the common property over or through which any building or other materials, to be utilised for the Alterations, are to be transported or stored and in particular for the whole of the floor on which the lot is located; and

34.2.5 indemnified the strata company against all actions, claims, demands, damages, costs, suits, causes of action and losses of any nature whatsoever which the strata company may suffer or incur in respect of damage to property, death or bodily injury arising from or related to the proprietor undertaking the Alterations, and that is occasioned wholly or in part by any wilful or negligent act or omission or by any breach of this by-law or any duty of care or without the strata company's consent, by the proprietor, or by any other person undertaking the Alterations with the knowledge and consent of the proprietor.

34.3 In causing or allowing any permitted Alterations of any kind to be carried out on their lot, a proprietor shall ensure that:

34.3.1 all trades' vehicles permitted by these by-laws are parked, stored or kept within that part of the lot intended for use as a car bay;

34.3.2 no rubbish or building materials are stored on or within the common property without the consent of the strata company;

34.3.3 no security door or gate within the scheme remains open while the Works are carried out;

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32.1.3 compensate the strata company for any damage, loss or expense occasioned by the strata company that is caused or contributed to by any Invitees of the proprietor, occupier or other resident.

33 Moving Furniture or large objects

33.1 A proprietor, occupier or other resident of a lot shall not cause or permit the transport of any furniture or large objects through or within the parcel:

33.1.1 unless they notify the building manager appointed by the strata company at least 48 hours prior to the proposed transport giving details of what will be moved, when and how it will be moved and how long the operation will take; and, without receiving approval from the building manager for the day and time of the proposed move;

33.1.2 on a day or time other than between 8.00 am and 5.00 pm on Monday to Friday, unless otherwise approved by the building manager; or

33.1.3 on a Saturday, Sunday or Public Holiday without first paying the fee set by the strata company for the overtime attendance of the building manager or other person appointed for the purpose.

33.2 A proprietor, occupier, other resident or their contractor, having met the requirements set out in sub-bylaw 33.1, while moving any furniture or large objects to or from a lot or through or on common property; must not:

33.2.1 permit any carriers or tradespeople to commence operations prior to their making contact with the building manager upon arrival;

33.2.2 permit any furniture or items to enter or exit the building other than via the basement;

33.2.3 permit any vehicles to restrict access to the car park;

33.2.4 conduct operations so as to unduly restrict access of other residents to the lifts or lobbies or restrict access to fire escapes;

33.2.5 place any furniture or items in a lift other than that specified by the building manager and, in any event, not until protective covers have been placed in the lift by the building manager;

33.2.6 permit any furniture or other items to come into contact in any way with the lifts doors, including static contact or leaning or stacking against the door; or

33.2.7 damage the common property.

33.3 If any damage is caused to any part of the common property by the actions of any proprietor or their invitee moving any furniture, large object or deliveries to or from a lot or through or on common property, then the proprietor shall be responsible for the cost to the strata company of making good any such damage.

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31.4.5 hose down or otherwise attempt to clean any accumulation or spillage of oil or similar products spilled in a car parking bay forming part of the lot or upon common property and must instead appoint a specialised contractor nominated by the strata company to remove or clean the accumulation or spillage;

31.4.6 use a designated parking bay for any purpose other than parking one motor vehicle;

31.4.7 park, stand or keep (including on a temporary basis) a boat or other water craft, including a jet ski on any part of the parcel; or

31.4.8 grant any lease, licence or other occupancy right to any person who is not a proprietor or the tenant of a proprietor in respect of any part of the parcel used as a car bay.

31.5 A proprietor, occupier, or other resident of a lot shall not on any part of the parcel intended for use as a car bay:

31.5.1 erect any form of structure;

31.5.2 store any commercial, household, recreational or other goods;

31.5.3 allow any accumulation of rubbish or waste materials; or

31.5.4 allow any oil, grease, lubricant, petroleum or other like substance to be spilled, leaked or otherwise discharged on any part of the parcel.

31.6 A proprietor occupier or other resident who causes damage, by his use of a motor vehicle, to the common property or to any part of his lot and, on reasonable request by the strata company, fails to remedy that damage within a reasonable time agrees that:

31.6.1 the strata company may carry out any works needed to remedy that damage; and

31.6.2 the costs of those works may be recovered from the party concerned in a court of competent jurisdiction

32 Responsibility for Invitees

32.1 A proprietor, occupier or other resident of a lot shall:

32.1.1 not cause or allow more than two persons not residing in any of the lots (their **Invitees**), to enter or use the common property or facilities and any such Invitees must be in the company of or supervised by that proprietor, occupier or other resident at all times;

32.1.2 take all reasonable steps to ensure that their invitees observe and comply with the By-laws and the rules and if they are unable to ensure such compliance, then upon notice from the strata company, they must take all reasonable steps to have the invitees leave the parcel immediately; and

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advertising, placard, banner, pamphlet or like matter (**Sign**) on any part of their lot or the common property in such a way that it is visible from the outside of the building.

30.2 The original proprietor shall have the right for the period of two (2) years following the registration of the Strata Plan (which right is hereby expressly conferred) to display on any part of any lot or any part of the common property such sign as the original proprietor sees fit.

30.3 For the avoidance of doubt this by-law does not apply to the Commercial Lots.

31 Vehicles and parking

31.1 A proprietor, occupier or other resident of a lot acknowledges that there will be separate and distinct car parking areas for the Hotel Complex and the Residential Complex and in particular, that:

31.1.1 a proprietor, occupier or other resident of a lot in the Hotel Complex will not have access to car parking areas allocated to the Residential Complex; and

31.1.2 a proprietor, occupier or other resident of a lot in the Residential Complex will not have access to car parking areas allocated to the Hotel Complex.

31.2 A proprietor, occupier, or other resident of a lot or their invitee shall comply with all signage relating to the use and parking of motor vehicles.

31.3 A proprietor, occupier, or other resident of a lot or their invitee shall not cause or permit any motor or other vehicle to park or stand:

31.3.1 on the common property other than with the consent of the strata company;

31.3.2 in such a position where it is likely to be a nuisance or obstruct access or egress to any car parking area or the common property; and

31.3.3 whose length or width exceeds the marked limits of any designated car bay, whether part of a lot or the common property.

31.4 A proprietor, occupier, or other resident of a lot shall not;

31.4.1 park any motor vehicle on any part of the common property reserved for visitor parking;

31.4.2 drive any vehicle at a speed in excess of 10km/h on the parcel;

31.4.3 conduct repairs on or restoration to any motor or other vehicle on the parcel other than to remove it from the parcel;

31.4.4 wash down any motor vehicle on any part of the parcel;

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28.1.6 if a proprietor fails to adequately remedy a breach of this by-law in accordance with a notice given under sub-by-law 28.1.5, allow the strata company or its agents to enter the lot and carry out such works as are required to effect that remedy and thereafter reimburse the strata company for its reasonable costs of carrying out those works.

28.2 If a proprietor grants occupancy rights in respect of their lot, they shall:

28.2.1 ensure that each occupier is provided with a copy of the Schedule 2 by-laws and the rules (if any) at the commencement of the occupation;

28.2.2 ensure that the occupancy agreement provides that the occupier will comply with the by-laws and the rules and that any breach thereof will constitute a breach of the occupancy agreement that will entitle the proprietor to terminate the occupancy agreement with the occupier; and

28.2.3 if required in writing by the strata company, notify the strata company of any lease of a lot, the name of any lessee, tenant or other occupier and the term of the lease, tenancy or occupation of the proprietor's lot, in such form as is reasonably required by the strata company.

29 Use of and damage to common property

29.1 A proprietor, occupier, or other resident of a lot shall not:

29.1.1 cause or permit damage to any part of the common property;

29.1.2 use any portion of the common property for their own purposes without the prior written consent of the strata company;

29.1.3 erect, alter or remove any structure, fixture or facility on or within the common property without the prior written consent of the strata company;

29.1.4 store any material in or on any area set aside for landscaping, parking or within any vehicular access areas; or

29.1.5 Carry out or allow to be carried out any electrical, mechanical or other works, repairs, construction or assembly of any kind on any part of the common property without the prior written consent of the strata company.

29.2 If any damage is caused to any part of the common property by the actions of any proprietor or their invitee, then the proprietor shall be responsible for the cost to the strata company of making good any such damage.

30 Signs

30.1 Subject to sub-bylaws 30.2 and 30.3 a proprietor, occupier or other resident of a residential lot shall not display any sign, any 'for sale', 'to let' or any other

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repair/condition to the same standards as the strata company would be required to maintain that area in accordance with section 35(1)(c) of the Act;

(b) must allow the strata company access to the Lot 494 Area to enable the strata company to inspect that area and undertake any repair, maintenance or cleaning required by the strata company; and

(c) acknowledges and agrees that installation and maintenance of the flooring is entirely at the cost and risk of the Lot 494 User, and if any breach of this bylaw occurs the strata company can enter the Lot 494 Area after notice and remedy the breach, with costs incurred by the strata company recoverable from the Lot 494 User as if a levy under section 36(1)(c) of the Act.

28 Duties of proprietors

28.1 A proprietor shall:

28.1.1 forthwith carry out all work that may be ordered by any competent public authority or local government in respect of their lot other than such work as may be for the benefit of the building generally and pay all rates, taxes, charges, outgoings and assessments that may be payable in respect of their lot;

28.1.2 notify the strata company forthwith upon any change of ownership or other dealing in connection with their lot including in the notice an address of the proprietor for service of notices and other documents pursuant to the Act;

28.1.3 repair and maintain their lot, and keep it in a state of good and serviceable repair, and, where necessary, renew and replace, the improvements, fittings and fixtures used in connection with the lot which may, in the opinion of the strata company;

(a) be unsightly or not of a sufficient state or standard of repair;

(b) be beyond repair;

(c) harbour vermin, insects or disease; or

(d) be or become a nuisance or hazard,

and do so whether any nuisance, damage or deterioration arises from fair wear and tear, inherent defect or any other cause;

28.1.4 not allow the escape of water from the proprietor's balcony onto any adjacent lot or the common property;

28.1.5 when given notice of a breach of this by-law, remedy that breach within such period as may be stipulated in that notice (which shall be at least seven days); and

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26 Conditional exclusive use of Frasers Suites external facade

26.1 In this by-law **Facade** means all external surfaces of the Fraser Suites building including doors, windows, signage, awnings, decorative mouldings and any building structures attached to the Fraser Suites and comprising common property.

26.2 The Hotel Lot Owner shall have exclusive use and enjoyment of the Facade subject to compliance with sub-bylaws 26.3 and 26.4.

26.3 The Hotel Lot Owner shall repair, maintain, clean, upgrade, refurbish, repaint and redecorate, at the cost of the Hotel Lot Owner, the common property comprising all or any part of the Facade to enable the Hotel Lot Owner to keep the Facade to a standard determined by the Hotel Lot Owner in connection with the permitted use of the Hotel Lot.

26.4 The Hotel Lot Owner shall:

26.4.1 be excused from the performance of the duty of the strata company under section 35(1)(c) of the Act, other than as provided in this sub-bylaw;

26.4.2 allow the strata company by its agents, employees, councillors and contractors, on reasonable notice, to

26.4.2.1 to inspect the Facade; and

26.4.2.2 arrange and carry out any works needed to remedy any non-compliance with this by-law, if the Hotel Lot Owner fails to remedy that non-compliance upon reasonable request;

and

26.4.3 pay the strata company's costs of any remedial works on demand and the Hotel Lot Owner agrees that these costs may be recovered as if they were a contribution levied pursuant to section 36(1) of the Act.

26.5 A proprietor, occupier or other resident of a lot must not object to or interfere with the Hotel Lot Owner exercising its rights in accordance with bylaw 26.2.

27 Exclusive Use – Lobby

(1) The proprietor or occupier of Lot 494 (**Lot 494 User**) is given the exclusive right to use that part of the area marked "B" on the plans annexed to this new bylaw 27 (**Lot 494 Area**) to enable the Lot 494 User to use the Lot 494 Area in connection with the permitted use of Lot 494 and to install stone work flooring in that area as approved by Frasers Queens Pty Ltd.

(2) The Lot 494 User:

(a) must keep the Lot 494 Area in a tidy condition and free from rubbish and maintain and upkeep the flooring in good and serviceable

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24.4 No Affordable Housing Unit may be modified, altered or increased in size without written consent of the Housing Authority.

24.5 Compliance with by-laws 24.1 to 24.4 inclusive will be determined by the Determining Body in its discretion (who may also, and without limitation impose conditions relating to the basis for verifying that the relevant Affordable Housing Unit is being occupied by an Eligible Buyer at any time).

24.6 This by-law 24 has been made at the request of the Determining Body and any repeal or amendment to this by-law 24 requires the prior written consent of the Determining Body.

25 Conditional exclusive use Port Cochere and water features on common property

25.1 The Hotel Lot Owner is given the exclusive right to construct, operate, maintain, upgrade, refurbish, repaint and redecorate, at the cost of the Hotel Lot Owner, any structures on:

25.1.1 the area marked 'A' on the plan attached at Annexure K to these by-laws; and

25.1.2 subject to sub-bylaw 25.4, the area marked 'B' (**Area B**) on the plan attached at Annexure K to these by-laws.

(together the **Special Privileges Areas**), to enable the Hotel Lot Owner to keep the Special Privileges Areas to a standard required by the Hotel Lot Owner in connection with the permitted use of the Hotel Lot.

25.2 ~~25.3~~ The Hotel Lot Owner must:

25.3.1 also pay the costs associated with the use, repair, maintenance, cleaning and insurance of the Special Privileges Areas; and

25.3.2 on request of the strata company, provide a copy of the certificate of currency of insurance in respect to risks occasioned by use of the Special Privileges Areas:

25.3 ~~25.4~~ Subject to sub-bylaw 25.4 in respect of Area B, the Hotel Lot Owner may make, amend, vary or replace rules governing the use of the Special Privileges Areas provided that those rules do not have the effect of giving exclusivity to the Hotel Lot Owner in respect of the use of the Special Privileges Areas.

25.4 ~~25.5~~ The Hotel Lot Owner acknowledges that Area B is burdened by Easement M233471 for the purpose of a public thoroughfare over the road shown on the Stage Plan attached as Annexure A to these by-laws. In respect to Area B, the Hotel Lot Owner must ensure that in exercising any of its rights under by-law 25.1, the Hotel Lot Owner complies with Easement M233471.

25.5 ~~25.6~~ A proprietor, occupier or other resident of a lot must adhere to any rules governing the Special Privileges Areas and not interfere with the improvements or operation, repairs, maintenance, upgrading, refurbishment and redecoration of the Special Privileges Areas undertaken by the Hotel Lot Owner in accordance with this by-law 25.

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(c) will be owned and occupied by an Eligible Buyer.

Determining Body means MRA or such other State Government department or body as MRA nominates.

Eligible Buyer means an owner and occupier of an Affordable Housing Unit who satisfies the following criteria (which criteria may be varied from time to time by the Housing Authority in consultation with MRA):

(a) the eligibility criteria for a borrower under the Keystart Housing Scheme and may include a first home buyer or a subsequent home buyer;

(b) is able to pay a deposit of not less than $2,000 or 2% of the purchase price of the Eligible Buyer's share of the Affordable Housing Unit (whichever is the greater);

(c) apart from the Affordable Housing Unit, has no interest (as owner) in any other residential property; and

(d) has no liquid assets at the time of purchase which exceed 20% of the purchase price of the Eligible Buyer's share of the Affordable Housing Unit.

Housing Authority means the Housing Authority of 99 Plain Street, East Perth, Western Australia established under the Housing Act 1980 or its successor.

Keystart Housing Scheme means the full ownership and various shared equity schemes run by Keystart Loans Limited and the Housing Authority to assist eligible home buyers purchasing or constructing a home up to an ascertained value by providing an innovative home loan product.

Indicative Size Requirements means, in relation to Affordable Housing Units:

(a) in respect of a one bedroom unit, approximately 60m2;

(b) in respect of a two bedroom unit, approximately 75m2; and

(c) in respect of a three bedroom unit, approximately 90m2.

24.2 In accordance with the approvals granted by the Determining Body, the Affordable Housing Units may only be occupied by owner-occupiers who satisfy the criteria of an Eligible Buyer in accordance with the restrictive covenant registered against the certificate of title restricting the use of the Affordable Housing Unit for affordable housing in perpetuity pursuant to Section 129BA of the *Transfer of Land Act* 1893.

24.3 Additional or substitute conditions may be imposed by the Determining Body in relation to dealings with or use of any Affordable Housing Unit, which conditions must be complied with by the owner or occupier of any Affordable Housing Unit.

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22.5.1 Stage 2 of the scheme and registration of the Stage 2 Resubdivision Plan are set out in the Stage 2 Unit Entitlement Certification;

22.5.2 Stage 3 of the scheme and registration of the Stage 3 Resubdivision Plan are set out in the Stage 3 Unit Entitlement Certification; and

22.5.3 Stage 4 of the scheme and registration of the Stage 4 Resubdivision Plan are set out in the Stage 4 Unit Entitlement Certification.

22.6 Copies of the proposed location plan, the proposed floor plan and the architectural plans of the completed:

22.6.1 Building QI are included in the Stage 4 Architectural Plans;

22.6.2 Building QII are included in the Stage 3 Architectural Plans; and

22.6.3 Building QIII are included in the Stage 2 Architectural Plans.

23 Consent to resubdivision

23.1 Each proprietor of a lot unconditionally consents to the resubdivision of the strata plan for the scheme into Stages as substantially set out in:

23.1.1 the Stage Plan;

23.1.2 the Stage 2 Resubdivision Plan and the Stage 2 Unit Entitlement Certification;

23.1.3 the Stage 3 Resubdivision Plan and the Stage 3 Unit Entitlement Certification; and

23.1.4 the Stage 4 Resubdivision Plan and the Stage 4 Unit Entitlement Certification.

WARNING

The proposed resubdivisions in by-laws 22 and 23 above are not binding on the Western Australia Planning Commission, local government or any other public or statutory authority. Any of these authorities may not approve, or may require changes before approving, the proposed resubdivisions.

24 Affordable Housing

24.1 In this by-law:

Affordable Housing Units means those housing units designated by the original proprietor as "affordable housing units" from time to time, which:

(a) will form part of the development on the strata plan;

(b) must comply with the Indicative Size Requirements; and

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22.2.2 the original proprietor will resubdivide the Land as shown on the Stage 2 Resubdivision Plan, the Stage 3 Resubdivision Plan and the Stage 4 Resubdivision Plan for the purposes of constructing Building QI, Building QII and Building QIII on the Land.

22.2.3 in order for the original proprietor to complete the resubdivision of the Land into Stage 2, Stage 3 and Stage 4 and construct Buildings QI, QII and QIII, it may be necessary:

22.2.3.1 to carry out construction works on common property and other portions of the Land from time to time, and the proprietor will:

22.2.3.1.1 not make any objection to those works;

22.2.3.1.2 not make any complaint, take any action or seek any compensation in respect of noise, dust, pollution, disturbance, disruption, inconvenience, loss of amenity, nuisance or on any other account resulting from the execution of those works; and

22.2.3.1.3 do all acts and things necessary on the part of the proprietor to facilitate the execution of those works by the original proprietor;

22.2.3.2 to make amendments or additions to the by-laws to accommodate or regulate the use of any premises, amenities or facilities situated in or on the Land from time to time; and

22.2.3.3 to allocate or re-allocate areas of common property for specific purposes, including visitor parking.

22.3 Each proprietor agrees to do all acts and things necessary on the part of the proprietor to permit the original proprietor to do or procure any of the things specified in this bylaw.

22.4 Lots on the strata plan for the scheme will be resubdivided substantially as shown on:

22.4.1 the Stage Plan;

22.4.2 the Stage 2 Resubdivision Plan;

22.4.3 the Stage 3 Resubdivision Plan; and

22.4.4 the Stage 4 Resubdivision Plan.

22.5 The proposed unit entitlement of each lot and the proposed aggregate unit entitlement of the scheme following the completion of the proposed re-subdivision of:

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Building QIII means the building to be constructed as part of Stage 2 as shown on the Stage Plan and the Stage 2 Architectural Plans.

Fraser Suites means the building to be constructed as part of Stage 1 as shown on the Stage Plan.

Land means the land known as Queens Riverside, corner Adelaide Terrace and De Vlamingh Avenue, East Perth, being the land comprising Lot 1000 on Deposited Plan 64742 being the whole of the land comprised in Certificate of Title Volume 2761 Folio 573 as generally shown on the Stage Plan, and where the context admits, includes any part of that land.

Stage means a stage of the subdivision of the Land as shown on the Stage Plan.

Stage Plan means the plan for the subdivision of the Land into stages, comprising Annexure A to these by-laws.

Stage 2 Architectural Plans means the plans comprising Annexure B to these by-laws.

Stage 2 Resubdivision Plan means the proposed strata plan of resubdivision for Stage 2, comprising Annexure C to these by-laws.

Stage 2 Unit Entitlement Certification means the valuer's certificate and schedule of unit entitlement for Stage 2, comprising Annexure D to these by-laws.

Stage 3 Architectural Plans means the plans comprising Annexure E (2015) to these by-laws;

Stage 3 Resubdivision plan means the updated strata plan of resubdivision for Stage 3 comprising Annexure F (2015) to these by-laws.

Stage 3 Unit Entitlement Certification means the valuer's certificate and schedule of unit entitlement for Stage 3, comprising Annexure G to these by-laws.

Stage 4 Architectural Plans means the plans comprising Annexure H (2015) to these by-laws;

Stage 4 Resubdivision plan means the strata plan of resubdivision for Stage 4 comprising Annexure I (2015) to these by-laws.

Stage 4 Unit Entitlement Certification means the valuer's certificate and schedule of unit entitlement for Stage 4 comprising Annexure J (2015) to these by-laws.

22.2 Each proprietor of a lot acknowledges that:

22.2.1 Frasers Suites comprises Stage 1 of the development, Building QIII comprises Stage 2 of the development, Building QI comprises Stage 4 of the development and Building QII comprises Stage 3 of the development.

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between the *PPMA* Proprietors, on the basis of the number of *PPMA* Bays they own or have lawful possession of divided by the total number of *PPMA* Bays; and,

20.3 Each PPMA Proprietor agrees that these PPMA Fees may be recovered as if they were a contribution levied pursuant to section 36(1) of the Act.

21 Security keys

21.1 A proprietor, occupier or other resident of a lot acknowledges and agrees that particular common areas in the buildings have restricted access and are not accessible by all proprietors, occupiers or other residents, as reasonably determined by the strata company.

21.2 The strata company will provide each proprietor of a lot, with two security key or access devices (**Security Key**) to enable the proprietor to access particular restricted areas in the buildings which that proprietor is permitted by the strata company to access.

21.3 The strata company may charge a reasonable fee for any additional or replacement Security Keys required by a proprietor.

21.4 A proprietor of a lot must exercise a high degree of caution and responsibility in making a Security Key available for use by any occupier or other resident of that proprietor's lot and must use all reasonable endeavours, including an appropriate stipulation in any lease or licence of that lot, to ensure the return of the Security Key to the proprietor or the strata company.

21.5 A proprietor of a lot in possession of a Security Key must not without the strata company's prior written consent duplicate the Security Key or permit it to be duplicated and must take all reasonable precautions to ensure that the Security Key is not lost or handed to any person other than another proprietor and is not disposed of otherwise than by returning it to the strata company.

21.6 A proprietor of a lot must promptly notify the strata company if a Security Key is lost or destroyed.

WARNING

The proposed resubdivisions in by-laws 22 and 23 below are not binding on the Western Australia Planning Commission, local government or any other public or statutory authority. Any of these authorities may not approve, or may require changes before approving, the proposed resubdivisions.

22 Resubdivision - Buildings QI, QII & QIII

22.1 In these bylaws 22 and 23:

Building QI means the building to be constructed as part of Stage 4 as shown on the Stage Plan and the Stage 4 Architectural Plans.

Building QII means the building to be constructed as part of Stage 3 as shown on the Stage Plan and the Stage 3 Architectural Plans:

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Services Equipment means all exhaust fans, equipment used to extract ventilation, hot water units, floor wastes, overflows and grease traps provided for the use of a lot which may be located either on common property or within the lot together with all associated wires, pipes, conduits, ducts and the like that relate to the system providing air conditioning to that lot.

18.2 The proprietor of a lot is entitled to the exclusive use and enjoyment of the Air Conditioning Equipment and Services Equipment providing air conditioning and other services to that lot ("**the System**") and the proprietor:

18.2.1 is responsible for the costs of operation and proper maintenance of and keeping the System in a state of good and serviceable repair and the renewal and replacement of the System irrespective of the cause of any damage or deterioration; and

18.2.2 must maintain the System to a standard, and if renewed or replaced of a type, as may be approved by the strata company from time to time.

18.3 For the avoidance of doubt this by-law does not apply to air-conditioning to the lots in building QIII being lots 14 to 283 and lots 285 to 288.

19 Maintenance of garden and landscaped area on a lot

19.1 In this bylaw, **Garden** means a garden or landscaped area on a lot.

19.2 Pursuant to section 37(1)(g), each proprietor agrees that:

19.2.1 the Garden on that lot will be maintained by the strata company; and.

19.2.2 all costs associated with maintenance of the Garden will form part of the separate budget prepared pursuant to By-law 2.2

19.3 Each proprietor authorises the strata company to enter the lot to exercise the rights conferred on the strata company under by-law 19.2

20 Parking Licence Contributions

20.1 In this by-law:

20.1.1 ***PPMA*** is the *Perth Parking Management Act 1999* (WA);

20.1.2 ***PPMA Bays*** are the car parking bays on the parcel that are subject to the *PPMA*;

20.1.3 ***PPMA* Fees** are the licence fees imposed on the strata company pursuant to the *PPMA* in respect of the *PPMA* Bays; and

20.1.4 ***PPMA* Proprietors** are the proprietors who own or have lawful possession of the *PPMA* Bays.

20.2 Pursuant to section 42B of the Act, the strata company shall levy contributions in respect of the *PPMA* Fees only on the *PPMA* Proprietors, and

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16.1 A proprietor, occupier or other resident of a lot acknowledges and agrees that as part of the approvals for the Development, the strata company is required to implement in perpetuity for the Development:

16.1.1 landscaping in accordance with a landscaping plan approved by MRA; and

16.1.2 a public art strategy in accordance with a public art strategy plan approved by MRA (**MRA Requirements**).

16.2 A proprietor, occupier or other resident of a lot agrees that:

16.2.1 the strata company may take all necessary actions reasonably required to implement the MRA Requirements;

16.2.2 the strata company in general meeting may make rules in respect to any areas affected by the MRA Requirements; and

16.2.3 all costs associated with the MRA Requirements will form part of the administrative expenses of the strata company.

16.3 A proprietor, occupier or other resident of a lot must comply with any rules under bylaw 16.2 in respect of the MRA Requirements.

16.4 Each proprietor, occupier or other resident of a lot agrees that this by-law 16 is made in accordance with section 42(2d) of the Strata Titles Act and may not be amended without the consent of MRA.

17 Wine cellar

A proprietor, occupier or other resident of a lot acknowledges and agrees that:

17.1 the strata company may make available for use by a proprietor, occupier or other resident of a lot, for a fee and on terms prescribed by the strata company, areas within a wine cellar situated in the common property for the purposes of use as a wine storage area;

17.2 the strata company will not be responsible for any loss or damage to wine stored in a wine storage area; and

17.3 any wine stored in a wine storage area must be insured and cared for by a proprietor, occupier or other resident of a lot.

18 Conditional Exclusive Use in respect of Individual Air Conditioning Systems and other Services to a lot

18.1 In this bylaw:

Air Conditioning Equipment means the plant and equipment that exclusively provides air conditioning to a lot including the fan unit located in the lot and the condenser unit which may be located either on common property or within the lot, together with all wires, pipes, conduits, ducts and the like that relate to the system providing air conditioning to that lot; and,

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13.2.4 in respect of costs other than legal costs, as liquidated damages; and

13.2.5 in respect of legal costs of proceedings in a court of competent jurisdiction, as costs of those proceedings on a solicitor/ own-client basis,

provided always that before issuing any proceedings the strata company shall issue or cause to be issued to the proprietor a written notice specifying amounts to that date in respect of which such proceedings are to be taken.

13.3 To the extent that the strata company may be precluded from claiming all or any part of the costs incurred pursuant to this by-law as liquidated damages, the council is hereby empowered, when required:

13.3.1 to determine that costs incurred pursuant to this by-law shall be included in the amounts to be raised for the purposes set out in section 36(1)(a) (specifically, the strata company's obligation to pay the costs of the parties engaged to assist in the recovery action contemplated by this by-law); and

13.3.2 to exercise the function prescribed by section 36(1)(c) in accordance with the provisions of this by-law in which case a contribution under that section in respect of the relevant costs shall be deemed to have been levied on the proprietor by service of notice under sub-bylaw 13.2.

14 Service of notices and documents

14.1 Pursuant to section 125 and the *Electronic Transactions Act 2003* (WA) notices and documents, including but not limited to notices and minutes of general meetings, notices of infringement of by-laws and invoices, may be served by the strata company by email or by other electronic means on any proprietor who has given written consent to that method of service.

14.2 The proprietors acknowledge that the Act obliges the strata company to allow any qualified applicant to inspect and obtain copies of all records relating to those notices and documents and their service on any proprietor.

15 Consent or approval of strata company or council

15.1 If the consent or approval of the strata company or council is requested pursuant to the Act or the by-laws, the strata company or the council, as the case may be, may refuse that request, grant that request or grant that request on such terms as it shall reasonably determine.

15.2 If the consent or approval of the strata company or council is required pursuant to the Act or the by-laws, that consent or approval shall only be taken to have been given if it is given in writing.

16 Maintenance of public art and landscaped areas on common property

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13.1 If the proprietor of a lot refuses or fails to pay to the strata company any amount due for contributions (whether levied under sections 36(1) or 36(2)) or any other amount properly due to the strata company, including but not limited to:

13.1.1 the costs of making good any damage to common property caused by that proprietor or the occupier or other resident of that proprietor's lot or the Invitee of the proprietor, occupier or other resident;

13.1.2 the costs of making any application or submission to the State Administrative Tribunal or any court of competent jurisdiction in respect to any breach of the by-laws by that proprietor or the occupier or other resident of that proprietor's lot or the Invitee of the proprietor, occupier or other resident;

13.1.3 the costs of rectifying any works carried out on common property as a result of an unauthorised instruction or action of that proprietor or the occupier or other resident of that proprietor's lot;

13.1.4 the costs of remedying a breach of any of the by-laws or any provision of the Act committed by that proprietor or the occupier or other resident of that proprietor's lot or the Invitee of the proprietor, occupier or other resident;

13.1.5 the costs of any excess imposed by the strata company's insurer in respect to any claim made on the company's policy which has arisen as a consequence of the action or behaviour of the proprietor, resident or other occupier of a lot including accidental damage to the improvements within the lot or the common property;

13.1.6 the costs referred to in Schedule 1 By-laws 3, 18, 21, 25, 26, 28, 29, 36 and 37; and,

13.1.7 the costs referred to in Schedule 2 By-laws 6, 10 and 13.

and, the strata company may take such lawful action as it deems necessary to recover that amount from the proprietor (including proceedings in any court of competent jurisdiction).

13.2 All costs incurred in taking action pursuant to sub-bylaw 13.1, including, but not limited to:

13.2.1 strata company manager's costs, pursuant to the management agreement between the strata company and the strata company manager or as otherwise determined by the strata company;

13.2.2 legal costs on a solicitor / own-client basis; and

13.2.3 debt recovery agency's costs;

may be included and claimed in such action. All such costs shall be payable by the proprietor:

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10.4 The keeping of the books of account referred to in section 35(1)(f) and the preparation of the statement of accounts referred to in section 35(1)(g).

11 Council to appoint manager and others

11.1 The council shall, on behalf of the strata company, appoint a strata company manager in connection with the exercise and performance of any or all of the functions, powers and duties of the council and the strata company.

11.2 In appointing a strata company manager in accordance with sub-bylaw 11.1, the council may:

11.2.1 delegate to the strata company manager any of the functions, powers and duties of the strata company as are capable of being delegated, including the functions, powers and duties of the secretary and the treasurer set out in by-laws 9 and 10, on such terms and conditions as it thinks fit, and may at any time revoke that delegation or vary or amend those terms and conditions; and,

11.2.2 without limiting sub-bylaw 11.2.1, authorise the strata company manager to engage or employ such contractors or employees as the strata company manager considers necessary to perform those delegated functions, powers and duties provided that the exercise of such authority by the strata company manager shall at all times be made subject to the lawful direction of the Council.

11.3 Subject to by-laws 11.1 and 11.2 the council may on behalf of the strata company:

11.3.1 employ solicitors, agents, managers, caretakers and others in connection with the exercise and performance of all or any of the functions, powers and duties of the council and the strata company; and

11.3.2 delegate to one or more of its members or to any of the other persons referred to in sub-bylaw 11.3.1, any of the functions, powers and duties of the strata company as are capable of being delegated, including the functions, powers and duties of the secretary and the treasurer set out in by-laws 9 and 10, on such terms and conditions it thinks fit, and may at any time revoke that delegation or vary or amend those terms and conditions.

11.4 The performance by the council of its obligations and the exercise by the council of its discretions under this by-law shall at all times be subject to the direction of the strata company given in general meeting.

12 Penalty for Breach of by-law

12.1 Pursuant to section 42A(1) of the Act and subject to section 42A(2), the penalty for a breach of any provision of any Schedule 1 or Schedule 2 by-law shall be $500 or such other amount as may from time to time be prescribed for the purposes of section 42A or section 103I.

13 Costs of recovering unpaid contributions and other amounts

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8.2.2 with the agreement of a majority of its members, conduct a meeting of the council by telephone, audio-visual or other agreed electronic means or any combination thereof by which continuous communication is maintained between such of its members as would constitute a quorum if the members of the council were meeting in person;

8.3 A member of a council may appoint a proprietor, or an individual authorised under section 45 of the Act by a corporation which is a proprietor, to act in his place as a member of the council at any meeting of the council and any proprietor or individual so appointed shall, when so acting, be deemed to be a member of the council.

8.4 A proprietor or individual may be appointed under by-law 8.3 whether or not he is a member of the council.

8.5 If a person appointed under sub-bylaw 8.4 is a member of the council he may, at any meeting of the council, separately vote in his capacity as a member and on behalf of the member in whose place he has been appointed to act.

8.6 The council shall keep minutes of its proceedings.

9 Powers and duties of secretary of the strata company

Subject to by-law 11, the powers and duties of the secretary of a strata company include –

9.1 The preparation and distribution of minutes of meetings of the strata company and the submission of a motion for confirmation of the minutes of any meeting of the strata company at the next such meeting;

9.2 The giving on behalf of the strata company and of the council of the notices required to be given under the Act;

9.3 The supply of information on behalf of the strata company in accordance with section 43(1)(a) and (b);

9.4 The answering of communications addressed to the strata company; and

9.5 Subject to sections 49 and 103 of the Act, the convening of meetings of the strata company and of the council.

10 Powers and duties of treasurer of the strata company

Subject to by-law 11, the powers and duties of the treasurer of a strata company include –

10.1 The notifying of proprietors of any contributions levied pursuant to the Act;

10.2 The receipt, acknowledgment and banking of and the accounting for any money paid to the strata company;

10.3 The preparation of any certificate applied for under section 43; and

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6.1 The members of the council shall, at the first meeting of the council after they assume office as such members, appoint a chairman, a secretary and a treasurer of the council.

6.2 A person:

6.2.1 shall not be appointed to an office referred to in sub-bylaw 6.1 unless he is a member of the council; and

6.2.2 may be appointed to one or more of those offices.

6.3 A person appointed to an office referred to in sub-bylaw 6.1 shall hold office until:

6.3.1 he ceases to be a member of the council;

6.3.2 receipt by the strata company of notice in writing of his resignation from that office; or

6.3.3 another person is appointed by the council to hold that office;

whichever first happens.

6.4 The chairman shall preside at all meetings of the council at which he is present and, if he is absent from any meeting, the members of the council present at that meeting shall appoint one of their number to preside at that meeting during the absence of the chairman.

7 Chairman, secretary and treasurer of strata company

7.1 Subject to by-law 7.2 the chairman, secretary and treasurer of the council are also respectively the chairman, secretary and treasurer of the strata company.

7.2 A strata company may at a general meeting authorise a person whether a proprietor or not to act as the chairman of the strata company for the purposes of that meeting.

7.3 A person appointed under sub-bylaw 7.2 may act until the end of the meeting for which he was appointed to act.

8 Meetings of council

8.1 At meetings of the council, all matters shall be determined by a simple majority vote.

8.2 The council may –

8.2.1 meet together for the conduct of business and adjourn and otherwise regulate its meetings as it thinks fit, but the council shall meet when any member of the council gives to the other members not less than 7 days' notice of a meeting proposed by him, specifying in the notice the reason for calling the meeting, and,

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5.4.1 where the number of candidates equals or is less than the number of members of the council determined in accordance with the requirements of by-law 4.3 of this Schedule, shall declare those candidates to be elected as members of the council;

5.4.2 where the number of candidates exceeds the number of members of the council as so determined, shall direct that a ballot be held.

5.5 If a ballot is to be held, the chairman shall –

5.5.1 announce the names of the candidates; and

5.5.2 cause to be furnished to each person present and entitled to vote a blank paper in respect of each lot in respect of which he is entitled to vote for use as a ballot-paper.

5.6 A person who is entitled to vote shall complete a valid ballot-paper by –

5.6.1 writing thereon the names of candidates, equal in number to the number of members of the council so that no name is repeated;

5.6.2 indicating thereon the number of each lot in respect of which his vote is cast and whether he so votes as proprietor or first mortgagee of each such lot or as proxy of the proprietor or first mortgagee;

5.6.3 signing the ballot-paper; and

5.6.4 returning it to the chairman.

5.7 The chairman, or a person appointed by him, shall count the votes recorded on valid ballot-papers in favour of each candidate.

5.8 Subject to sub-bylaw 5.9 of this by-law, candidates, being equal in number to the number of members of the council determined in accordance with by-law 4.3 of this Schedule, who receive the highest numbers of votes shall be declared elected to the council.

5.9 Where the number of votes recorded in favour of any candidate is the lowest of the numbers of votes referred to in sub-bylaw 5.8 of this by-law and –

5.9.1 that number equals the number of votes recorded in favour of any other candidate; and

5.9.2 if each of those candidates were to be declared elected the number of persons elected would exceed the number of persons required to be elected,

as between those candidates, the election shall be decided by a show of hands of those present and entitled to vote.

6 Chairman, Secretary and treasurer of council

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4.9.3 at the conclusion of an annual general meeting of the strata company at which an election of members of the council takes place and at which he is not elected or re-elected;

4.9.4 in a case where he is a member of the council by reason of there being not more than 3 proprietors, upon an election of members of the council (as a result of there being an increase in the number of proprietors to more than 3 at which he is not elected; or

4.9.5 where he is removed from office under sub-bylaw 4.8 of this by-law.

4.10 Any casual vacancy on the council may be filled by the remaining members of the council, except that, in a case where a casual vacancy arises because of the removal from office of a member under sub-bylaw 4.8, the strata company may resolve that the casual vacancy shall be filled by the strata company at a general meeting.

4.11 Except where there is only one proprietor, a quorum of the council shall be 2 where the council consists of 3 or 4 members; 3, where it consists of 5 or 6 members; and 4, where it consists of 7 members.

4.12 The continuing members of the council may act notwithstanding any vacancy in the council, but so long as the number of members is reduced below the number fixed by these by-laws as the quorum of the council, the continuing members or member of the council may act for the purpose of increasing the number of members of the council or convening a general meeting of the strata company, but for no other purpose.

4.13 All acts done in good faith by the council shall, notwithstanding that it is afterwards discovered that there was some defect in the appointment or continuance in office of any member of the council, be as valid as if that member had been duly appointed or had duly continued in office.

5 Election of council

The procedure for nomination and election of members of a council shall be in accordance with the following rules –

5.1 The meeting shall determine, in accordance with the requirements of by-law 4.3 of this Schedule the number of persons of whom the council shall consist.

5.2 The chairman shall call upon those persons present and entitled to nominate candidates to nominate candidates for election to the council.

5.3 A nomination is ineffective unless supported by the consent of the nominee to his nomination, given

5.3.1 in writing, and furnished to the chairman at the meeting; or

5.3.2 orally by a nominee who is present at the meeting.

5.4 When no further nominations are forthcoming, the chairman –

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quorum is present shall be competent to exercise all or any of the authorities, functions or powers of the council.

4.2 Until the first annual general meeting of the strata company, the proprietors of all the lots shall constitute the council.

4.3 Where there are not more than 3 proprietors the council shall consist of all proprietors and where there are more than 3 proprietors the council shall consist of not less than 3 nor more than 7 proprietors as is determined by the strata company provided that:

4.3.1 While the original proprietor (Frasers Queens Pty Ltd) remains the proprietor of a lot, it is entitled to be a member of the council. If it nominates itself as a candidate for election to the council, it will become a member of the council without the requirement for it to be elected as a member of the council; and,

4.3.2 If Frasers Queens Pty Ltd nominates as a candidate the number of positions available determined in accordance with sub-bylaw 4.3 will be reduced by one.

4.4 Where there are more than 3 proprietors the members of the council shall be elected at each annual general meeting of the strata company or, if the number of proprietors increases to more than 3, at an extraordinary general meeting convened for the purpose.

4.5 In determining the number of proprietors for the purposes of this by-law, co-proprietors of a lot or more than one lot shall be deemed to be one proprietor and a person who owns more than one lot shall also be deemed to be one proprietor.

4.6 If there are co-proprietors of a lot, one only of the co-proprietors shall be eligible to be, or to be elected to be, a member of the council and the co-proprietor who is so eligible shall be nominated by his co-proprietors, but, if the co-proprietors fail to agree on a nominee, the co-proprietor who owns the largest share of the lot shall be the nominee or if there is no co-proprietor who owns the largest share of the lot, the co-proprietor whose name appears first in the certificate of title for the lot shall be the nominee.

4.7 On an election of members of the council, a proprietor shall have one vote in respect of each lot owned by him.

4.8 Except where the council consists of all the proprietors, the strata company may by special resolution remove any member of the council before the expiration of his term of office.

4.9 A member of the council vacates his office as a member of the council –

4.9.1 if he dies or ceases to be a proprietor or a co-proprietor of a lot;

4.9.2 upon receipt by the strata company of notice in writing of his resignation from the office of member;

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3.1 Where the supply of water, gas or electricity to a lot is regulated by means of a submeter, the strata company may require the proprietor of the lot to pay the strata company by way of security for the payment of charges arising through the submeter an amount not exceeding $500 and, if any amount so paid is applied by the strata company under sub-bylaw 3.4.1 of this by-law, to pay such further amount or amounts by way of such security as may be necessary to maintain the amount of the security as, subject to this sub-bylaw, the strata company may require.

3.2 The strata company shall lodge every sum received under this by-law to the credit of an interest-bearing account with an ADI (authorised deposit-taking institution) as defined in section 5 of the *Banking Act 1959* of the Commonwealth and all interest accruing in respect of amounts so received shall, subject to this by-law, be held on trust for the proprietor who made the payment.

3.3 Where the supply of water, gas or electricity to a lot is regulated by means of a submeter the strata company may arrange for the submeter to be read on a regular basis and if it does so shall render invoices on the proprietor of the lot inclusive of the metered consumption and the reasonable administration costs incurred by the strata company in that respect;

3.4 If the proprietor of a lot in respect of which a submeter is used for the supply of gas or electricity refuses or fails to pay any charges due for the supply of water, gas or electricity to that lot, the strata company may;

3.4.1 apply in payment of those charges all, or such part as is necessary, of any amount paid to the strata company by that proprietor under this by-law by way of security pursuant to sub-law 3.1, including any interest that may have accrued in respect of that amount; and further,

3.4.2 If a proprietor refuses or fails to pay to the strata company any amount due for any amount due to the strata company in respect of the costs referred to in sub-bylaw 3.3, the strata company may take such lawful proceedings as it deems necessary to recover that amount from the proprietor as provided for in by-law 13 and the proprietor agrees that these costs may be recovered as if they were a contribution levied pursuant to section 36(1).

3.5 Where a proprietor who has paid an amount under this by-law to the strata company satisfies the strata company that he is no longer the proprietor of a lot and that the strata company no longer has any liability or contingent liability for the supply of water, gas or electricity to that lot during the period when that person was a proprietor of the lot, the strata company shall refund to that proprietor the amount then held on his behalf under this by-law.

4 Constitution of the council

4.1 The powers and duties of the strata company shall, subject to any restriction imposed or direction given at a general meeting, be exercised and performed by the council of the strata company and a meeting of the council at which a

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"Residential Lots" means Lots 14 to 21 (inclusive) and Lots 24 to 282 (inclusive) in Building QIII, Lots 289 to 391 (inclusive) and Lots 393 to 396 (inclusive) in Building QII and Lots 397 to 522 (inclusive) in Building QI.

"Retail Lots" means Lots 23, Lot 287 and Lot 288 on the Strata Plan.

2 Different basis for levying contributions

2.1 As provided in section 36 of the Strata Titles Act, and subject to sub-bylaws 2.2 & 2.3, the strata company in general meeting shall determine the amounts to be raised for the administrative fund and levy the proprietors:

2.1.1 in proportion to the unit entitlement of their respective lots; or

2.1.2 in any other manner permitted under the by-laws and the Act from time to time;

PROVIDED THAT, prior to their subdivision in accordance with the Stage 2 Resubdivision Plan, the Stage 3 Resubdivision Plan or the Stage 4 Resubdivision Plan, the owner of each or any of Lots 13, 284 and 392 is not required to make any contribution to the administrative fund.

2.2 Pursuant to section 42B of the Act the strata company will levy contributions in respect of the administrative fund other than by reference to unit entitlement on the basis that:

2.2.1 separate budgets are prepared by the council for the costs associated with the management, control, repair and maintenance of areas, facilities, plant and equipment which are provided for the exclusive or predominant use of particular lots as reasonably determined by the strata company in general meeting;

2.2.2 in particular, the council shall prepare separate budgets for the amounts to be raised for the administrative fund associated with the Hotel Complex and each Residential Complex; and,

2.2.3 the amount levied by the strata company for the management, control, repair and maintenance of those areas, facilities, plant or equipment is apportioned between those lots which have the exclusive or predominant use of those areas, facilities, plant or equipment in the same proportion that the unit entitlement of each of those lots bears to the total unit entitlements for all of those lots.

2.3 The strata company in general meeting must:

2.3.1 establish a reserve fund in accordance with section 36(2) of the Act; and,

2.3.2 raise the amounts determined from time to time be levying contributions pursuant to section 36(2)(c) of the Act on the proprietors in proportion to the unit entitlement of their respective lots.

3 Power of strata company regarding sub-meters

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The Owners of Queens Riverside Strata Scheme 55728

Schedule 1 – Governance by-laws

1 Definitions

In these bylaws:

"Act" means the Strata Titles Act 1985 WA

"Bar & Restaurant Lot" means any one or more lots in the Development used as a bar & restaurant.

"Commercial Lots" means:

(a) the Retail Lots; and

(b) the Office Lots.

"Development" means all buildings, improvements and facilities on the parcel;

"Food Lot" means any Commercial Lot used as a café, kiosk, brasserie, restaurant or take-away premises where food is prepared, sold or consumed.

"Fraser Suites" means the building constructed as part of Stage 1 being lots 1 to 12

"Hotel Complex" means the lots comprising:

(a) the Hotel Lot;

(b) the Office Lots comprising Lots 2 to 12 and adjacent common property and being the Fraser Suites

"Hotel Lot" means Lot 1 on the Strata Plan.

"Hotel Lot Owner" means the Proprietor of Lot 1

"Lot" has the same meaning as in the Act.

"MRA" means the Metropolitan Redevelopment Authority established pursuant to section 4 of the *Metropolitan Redevelopment Act 2011* (WA) or its successor.

"Office Lots" means Lots 2 to 12 (inclusive), Lot 22, Lot 283, Lot 285, Lot 286 and Lot 523 to 527 (inclusive) on the Strata Plan.

"Residential Complex" means each building which includes the lots comprising:

(a) the Residential Lots; and

(b) adjacent common property,

and being Building QI, Building QII and Building QIII (as those terms are defined in Schedule 1 bylaw 22.1).

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26 Conditional exclusive use of Frasers Suites external facade

27 Exclusive Use – Lobby

28 Duties of proprietors

29 Use of and damage to common property

30 Signs

31 Vehicles and parking

32 Responsibility for Invitees

33 Moving Furniture or large objects

34 Alterations to lots

35 Appearance of lot including balconies

36 Blockage of Drainage Pipes

37 Instructing Contractors by Proprietors

38 Use of Residential Recreational Facilities other than the swimming pool

39 Use of Swimming Pool Area

40 Use of commercial lots and facilities

41 Operation and management of Hotel Complex

42 Telecommunication Equipment

43 Animals

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Annexure B

The Owners of Queens Riverside Strata Scheme 55728

Schedule 1 – Governance by-laws

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2	Different basis for levying contributions
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6	Chairman, Secretary and treasurer of council
7	Chairman, secretary and treasurer of strata company
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9	Powers and duties of secretary of the strata company
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12	Penalty for Breach of by-law
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15	Consent or approval of strata company or council
16	Maintenance of public art and landscaped areas on common property
17	Wine cellar
18	Conditional Exclusive Use in respect of Individual Air Conditioning Systems and other Services to a lot
19	Maintenance of garden and landscaped area on a lot
20	Parking Licence Contributions
21	Security keys
22	Resubdivision - Buildings QI, QII & QIII
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24	Affordable Housing
25	Conditional exclusive use Port Cochere and water features on common property

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31.2.2 is aimed at ensuring the Scheme operates in a harmonious and respectful manner to enable Participants as a whole to optimize the quiet use and enjoyment of their lot and the common property.

Acknowledgement by Participants

31.3 Each Participant acknowledges and agrees:

31.3.1 that they own and or occupy a lot in the Scheme;

31.3.2 that they are part of a community of people that includes each of the other Participants; and

31.3.3 that each Participant has a duty under this Dispute Code to show respect at all times to:

(a) other Participants;

(b) Council Members; and

(c) contractors of the Strata Company, including a Strata Manager.

Proceedings against a Respondent

31.4 Each Participant agrees and acknowledges that if the Participant brings Proceedings against a Respondent the Proceedings must not be:

31.4.1 trivial; or

31.4.2 appear to have been made for the purpose of:

(a) harassing the Respondent;

(b) annoying the Respondent;

(c) causing some form of detriment to the Respondent;

(d) distracting a Respondent from their substantive tasks; or

(e) wasting the Respondent's time,

as such Proceedings may:

31.4.3 unreasonably interfere with the Council Member's quiet enjoyment of their lot and the common property within the Scheme; or

31.4.4 result in the Strata Company having to spend significant amounts of money paying for lawyers to represent the Strata Company in the Proceedings.

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30.6.1 may only be obliged to provide information in accordance with an application properly made by a person under section 107 of the Act; and

30.6.2 subject to any order of a court or tribunal, are not required to provide information that is:

(a) not part of the Strata Company records; or

(b) subject of legal professional privilege; and

30.6.3 may otherwise exercise their discretion not to provide information requested by a Participant.

31 Code of Conduct: Disputes

31.1 In this by-law:

31.1.1 **Act** means the *Strata Titles Act 1985*.

31.1.2 **Council** means the council of the Strata Company.

31.1.3 **Council Member** means a member of the Council.

31.1.4 **Dispute Code** means the code of conduct detailed within this by-law.

31.1.5 **Lot** means a lot in the Scheme.

31.1.6 **Owner** means the owner of a Lot as defined under section 3(1) of the Act.

31.1.7 **Occupier** means any tenant, occupier, employee, agent or contractor of an Owner who occupies:

(a) the Owner's Lot; or

(b) the common property.

31.1.1 **Participant** means an Owner or an Occupier.

31.1.2 **Proceedings** mean proceedings in a court, tribunal or the State Administrative Tribunal.

31.1.3 **Respondent** means:

(a) a Council Member;

(b) a Strata Manager; or

(c) the Strata Company.

31.1.4 **Scheme** means the strata titles scheme for which these by-laws have been registered.

31.1.5 **Strata Company** means the strata company established on registration of the Scheme.

31.1.6 **Strata Manager** means the strata manager for the Strata Company and any employees, agents or contractors of the Strata Manager.

31.2 This Dispute Code:

31.2.1 imposes duties on each Participant relating to how they conduct disputes with any Council Member, the Strata Company and contractors of the Strata Company; and

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30.5.3 that each Participant acknowledges that the function of the Council does not include replying to every Request given to the Council, Strata Company or Strata Manager by a Participant;

30.5.4 that the Strata Manager is paid by the Strata Company to perform specified scheme functions which do not include having to respond to every Request made by a Participant, especially where such Request is trivial or appears to have been made to annoy, harass or waste the Strata Manager's time;

30.5.5 that, depending on the terms of the contract between the Strata Manager and the Strata Company, the Strata Company may be required to pay money to the Strata Manager for each block of time the Strata Manager spends dealing with a Requests from a Participant;

30.5.6 that Participants must comply with this Code to ensure that the Strata Company does not unnecessarily spend money dealing with Requests which are not a core function of the Council or the Strata Company;

30.5.7 that when communicating or liaising with the Council, a Council Member, the Strata Company or the Strata Manager (**Recipients**), a Participant must not make a Request where such a Request is:

(a) trivial; or

(b) appears to have been made for the purpose of:

(i) harassing the Recipient;

(ii) annoying the Recipient;

(iii) causing some form of detriment to the Recipient;

(iv) distracting a Recipient from their substantive tasks; or

(v) wasting the Recipient's time,

as such a Request may:

(c) unreasonably interfere with the Council Member's quiet enjoyment of their lot and the common property within the Scheme; or

(d) result in the Strata Company having to spend money reimbursing the Strata Manager for the time taken to respond to such a Request; and

30.5.8 that if a Participant makes a Request, the Participant must:

(a) comply with sub-bylaw 30.5.7; and

(b) comply with any policy adopted from time to time by the Council relating to lodging a Request, which may, without limitation, require the Participant to lodge an electronic Request form with the Strata Company.

Seeking information or responses from the Council

30.6 Each Participant agrees and acknowledges that if a Participant requests information from the Council, Strata Manager or Strata Company the Council and the Strata Company:

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30.2.2 is aimed at ensuring the Scheme operates in a harmonious and respectful manner to enable Participants as a whole to optimize the quiet use and enjoyment of their lot and the common property.

Acknowledgements by Participants

30.3 Each Participant acknowledges and agrees:

30.3.1 that they own and or occupy a lot in the Scheme;

30.3.2 that they are part of a community of people that includes each of the other Participants; and

30.3.3 that each Participant has a duty under this Code to show respect at all times to:

(a) other Participants;

(b) any Council Member; and

(c) Contractors, including a Strata Manager.

Interactions between Participants, Council Members and others

30.4 Each Participant:

30.4.1 deserves to be treated with courtesy and respect that is reasonable in the circumstances;

30.4.2 must treat other Participants, Council Members, Contractors and the Strata Manager with courtesy and respect;

30.4.3 must act in a polite and courteous manner when speaking to, writing to or dealing with a Council Member;

30.4.4 must not directly or indirectly, threaten, bully, harass, verbally abuse, racially abuse, make slurs or intimidate a Council Member; and

30.4.5 must ensure that any Guest they invite onto the Scheme:

(a) treats each Participant, Council Member, Contractor and Strata Manager with courtesy and respect;

(b) acts in a polite and courteous manner when speaking to, writing to or dealing with a Council Member or a Contractor; and

(c) does not directly or indirectly, threaten, bully, harass, verbally abuse, racially abuse, make slurs or intimidate a Council Member or Contractor.

Lodging Requests with the Council, Strata Company or Strata Manager

30.5 Each Participant agrees and acknowledges:

30.5.1 that any threats, bullying, harassment, offensive language, racial abuse slurs, or intimidation of any form directed by a Participant to a Council Member amounts to contravention of this Code and the by-laws;

30.5.2 that the Council Members perform their duties under the Act and the Scheme by-laws as volunteers and should therefore be shown respect by Participants for volunteering their own time;

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Annexure A

The Owners of Queens Riverside Strata Scheme 55728

Added Schedule 2 Conduct By-laws

30 Code of Conduct: General

30.1 In this by-law:

30.1.1 **Act** means the *Strata Titles Act 1985*.

30.1.2 **Code** means the code of conduct detailed within this by-law.

30.1.3 **Contractor** means a contractor of the Strata Company.

30.1.4 **Council** means the council of the Strata Company.

30.1.5 **Council Member** means a member of the Council.

30.1.6 **Guest** means a person invited onto a lot or the Common Property within the Scheme by an owner or occupier.

30.1.7 **Lot** means a lot in the Scheme.

30.1.8 **Owner** means the owner of a Lot as defined under section 3(1) of the Act.

30.1.9 **Occupier** means any tenant, occupier, employee, agent or contractor of an Owner who occupies:

(a) the Owner's Lot; or

(b) the common property.

30.1.10 **Participant** means an Owner or an Occupier.

30.1.11 **Request** means:

(a) a Request for information;

(b) a Request for a response;

(c) making a complaint about the Scheme, Scheme buildings, another owner or occupier, a Council Member, the Council, the Strata Manager or the Strata Company; or

(d) any other similar communication requesting a response,

made by a Participant to a Council Member, the Council, the Strata Company or the Strata Manager.

30.1.12 **Scheme** means the strata titles scheme for which these by-laws have been registered.

30.1.13 **Strata Company** means the strata company established on registration of the Scheme.

30.1.14 **Strata Manager** means the strata manager for the Strata Company and any employees, agents or contractors of the Strata Manager.

30.2 This Code:

30.2.1 imposes duties on each Participant relating to their conduct with any other Participant, any Council Member, the Strata Company and contractors of the Strata Company; and

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2. No Common Seal

Signed for and on behalf of the Owners of[9] **Queens Riverside Strata Scheme 55728** in accordance with authority conferred under section 118 of the *Strata Titles Act 1985*[10].

☐ Member of Council / ☐ Strata Manager[11]:	☐ Member of Council / ☐ Strata Manager[11]:
Signature	Signature
Full Name	Full Name
Delegation[12]	Delegation[12]
Lot Number	Lot Number

[9] To be completed as "[scheme name + scheme type + scheme number]" under s.14(2) of the Act, e.g. Pretty Ponds Survey-Strata Scheme 12345.

[10] Under section 118(2) of the Act, the strata company may, by ordinary resolution, authorise any of the following to execute documents on its behalf subject to any conditions or limitations specified in the resolution:

(a) a member of the council of the strata company; or
(b) members of the council of the strata company acting jointly; or
(c) a strata manager of the strata company.

[11] Select whichever is applicable.

[12] Expand to state whether "Authorised by [name of corporation] under s.136(2) of the Act", if applicable.

SB

Please note: As stated in the *Strata Titles Act 1985* (Act) section 59 the Registrar of Titles is not obliged to examine scheme by-laws lodged for registration for compliance with the Act, it must not be presumed that because the Registrar of Titles has registered scheme by-laws, the by-laws are valid or enforceable and the State does not guarantee the validity or enforceability of scheme by-laws.

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Part 6 – Execution

Date of Execution: 5 July 2022

1. Common Seal

The common seal of the Owners of[7]

Queens Riverside Strata Scheme 55728

is fixed to this document in accordance with section 118 of the *Strata Titles Act 1985* in the presence of:

The Owners of
Queens Riverside
Strata Plan 55728
COMMON SEAL

[AFFIX COMMON SEAL HERE]

Member of Council:

Signature

Wayne Skeggs
Full Name

Council Member
Delegation[8]

391
Lot Number

Member of Council:

Signature

Dayman ~~Oliveira~~ OLIVEIRA
Full Name

Council Member
Delegation[8]

356
Lot Number

OR

[7] To be completed as "[scheme name + scheme type + scheme number]" under s.14(2) of the Act, e.g. Pretty Ponds Survey-Strata Scheme 12345.

[8] Expand to state whether "Authorised by [name of corporation] under s.136(2) of the Act", if applicable.

SB

Please note: As stated in the *Strata Titles Act 1985* (Act) section 59 the Registrar of Titles is not obliged to examine scheme by-laws lodged for registration for compliance with the Act, it must not be presumed that because the Registrar of Titles has registered scheme by-laws, the by-laws are valid or enforceable and the State does not guarantee the validity or enforceability of scheme by-laws.

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Part 5 – Attachments

- ☐ **Consent Statement – Designated Interest[6] Holders for making / amendment / repeal of staged subdivision by-laws**
- ☐ Written consent of owner of each lot granted exclusive use (owners of special lots)
- ☐ Written consent of Western Australian Planning Commission or Local Government (as relevant) to amendment or repeal of any by-laws created in relation to a planning (scheme by-laws) condition

[6] Refer to section 3(1) of the Act for the meaning of designated interest.

SB

Please note: As stated in the *Strata Titles Act 1985* (Act) section 59 the Registrar of Titles is not obliged to examine scheme by-laws lodged for registration for compliance with the Act, it must not be presumed that because the Registrar of Titles has registered scheme by-laws, the by-laws are valid or enforceable and the State does not guarantee the validity or enforceability of scheme by-laws.

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Part 4 – By-laws of Significance

The strata company acknowledges that the following Governance by-laws need consent from a party other than the strata company if they are to be made, amended or repealed. For more information about who these parties are, refer to the *Strata Titles Act 1985* and the *Strata Titles (General) Regulations 2019*:

	By-law number(s)
Staged subdivision by-laws[3]:	**Schedule 1 by-laws 22, 23 (Note: These by-laws are existing by-laws and have not been added or amended through this approved form.)**
By-law under planning (scheme by-laws) condition[4]:	**Schedule 1 by-laws 16, 24 (these are existing by-law and have not been added or amended through this approved form)**
Exclusive use by-laws[5]: (existing and new)	**Schedule 1 by-laws 18, 25, 26, 27, 30, 38, 39, 40, 41 and 42. (Note: These by-laws are existing by-laws and have not been added or amended through this approved form.)**

[3] Refer *Strata Titles Act 1985* section 42.
[4] Refer *Strata Titles Act 1985* section 22.
[5] Refer *Strata Titles Act 1985* section 43.

SB

Please note: As stated in the *Strata Titles Act 1985* (Act) section 59 the Registrar of Titles is not obliged to examine scheme by-laws lodged for registration for compliance with the Act, it must not be presumed that because the Registrar of Titles has registered scheme by-laws, the by-laws are valid or enforceable and the State does not guarantee the validity or enforceability of scheme by-laws.

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Part 3 – Consolidated By-laws of Scheme Number: 55728

See Annexure B.

SB

Please note: As stated in the *Strata Titles Act 1985* (Act) section 59 the Registrar of Titles is not obliged to examine scheme by-laws lodged for registration for compliance with the Act, it must not be presumed that because the Registrar of Titles has registered scheme by-laws, the by-laws are valid or enforceable and the State does not guarantee the validity or enforceability of scheme by-laws.

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Scheme By-laws – First Consolidation

Strata Titles Act 1985
Part 4 Division 4

Scheme Number: **55728**

The Owners of[1] **Queens Riverside Strata Scheme 55728** (strata company):

Part 1 – First Consolidation
In compliance with the *Strata Titles Act 1985* Section 56 and Schedule 5 clause 4 and the *Strata Titles (General) Regulations 2019* Regulation 180(2), applies to the Registrar of Titles to register an amendment to the strata titles scheme by registration of a consolidated set of scheme by-laws.

[Note that no resolution is required if the strata company is just reflecting the by-law changes set out in the legislation, classifying by-laws as governance or conduct, repealing invalid by-laws and then renumbering as required.]

Part 2 – Application to Amend
In compliance with the *Strata Titles Act 1985* Section 56 and Schedule 5 clause 4 and the *Strata Titles (General) Regulations 2019* Regulation 180(1), applies to the Registrar of Titles to register an amendment to the strata titles scheme by amending the scheme by-laws and registering a consolidated set of scheme by-laws.

and certifies that:

By resolution without dissent, the voting period for which opened on _____ and closed on _____ (and which must be registered within 3 months from closing date) the ☐ **additions/** ☐ **amendments/** ☐ **repeal**[2] to the Governance by-laws were made as detailed here.

☐ **and** / ☒ **or**[2]

By special resolution, the voting period for which opened on **29/03/2022** and closed on **26/04/2022** (and which must be registered within 3 months from closing date) the ☒ **additions/** ☐ **amendments/** ☐ **repeal**[2] to the Conduct by-laws were made as detailed here.

See Annexure A.

The strata company further certifies that the consolidated by-laws provided in **Part 3** are all the current by-laws for the scheme.

[1] To be completed as "[scheme name + scheme type + scheme number]" under s.14(2) of the Act, e.g. Pretty Ponds Survey-Strata Scheme 12345.
[2] Select one.

SB

Please note: As stated in the *Strata Titles Act 1985* (Act) section 59 the Registrar of Titles is not obliged to examine scheme by-laws lodged for registration for compliance with the Act, it must not be presumed that because the Registrar of Titles has registered scheme by-laws, the by-laws are valid or enforceable and the State does not guarantee the validity or enforceability of scheme by-laws.

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Attachment #2 - By-Laws

N292871 AE
05 Apr 2016 14:31:41 Perth

INSTRUCTIONS

1. This form may be used only when a "Box Type" Form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult person. The full name, address and occupation of the witness must be stated.

EXAMINED

LODGED BY

ADDRESS **Herbert Smith Freehills**
QV.1 Building
250 St Georges Terrace
PERTH WA 6000
PHONE No. **Tel: 9211 7777**
FAX No. **Fax: 9211 7878**
LTO Box 116D Perth

REFERENCE No.

ISSUING BOX No.

PREPARED BY Herbert Smith Freehills
Barristers & Solicitors
ADDRESS Level 36
QV1 Building
250 St Georges Terrace
PERTH WA 6000
PHONE No. (08) 9211 7777
FAX No. (08) 9211 7878
REF: FAP:81393034

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1.
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Received Items
Nos.
0
Receiving Clerk

Registered pursuant to the provisions of the *TRANSFER OF LAND ACT 1893* as amended on the day and time shown above and particulars entered in the Register.

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Consent

FRASERS QUEENS PTY LTD (ACN 119 363 174) as proprietor of Lot 494, hereby consents to the new Schedule 1 Bylaw 37 .

Executed by
Frasers Queens Pty Ltd
ACN 119 363 174~~of~~

sign here ►
Director

print name MATTHEW JAMES KNOX

sign here ►
~~Director~~ / Company Secretary

print name JANIS SHARON WOOD

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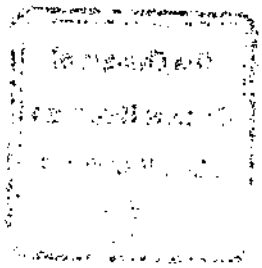

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Executed by:

The Common Seal of The Owners of Queens Riverside Strata Plan 55728 was hereunto affixed on 10 February 2016 in the presence of —

Susan S. EVANS

Janet Edwards. J. EDWARDS.
Janet

Members of the Council.

The Owners of Queens Riverside Strata Plan 55728 COMMON SEAL

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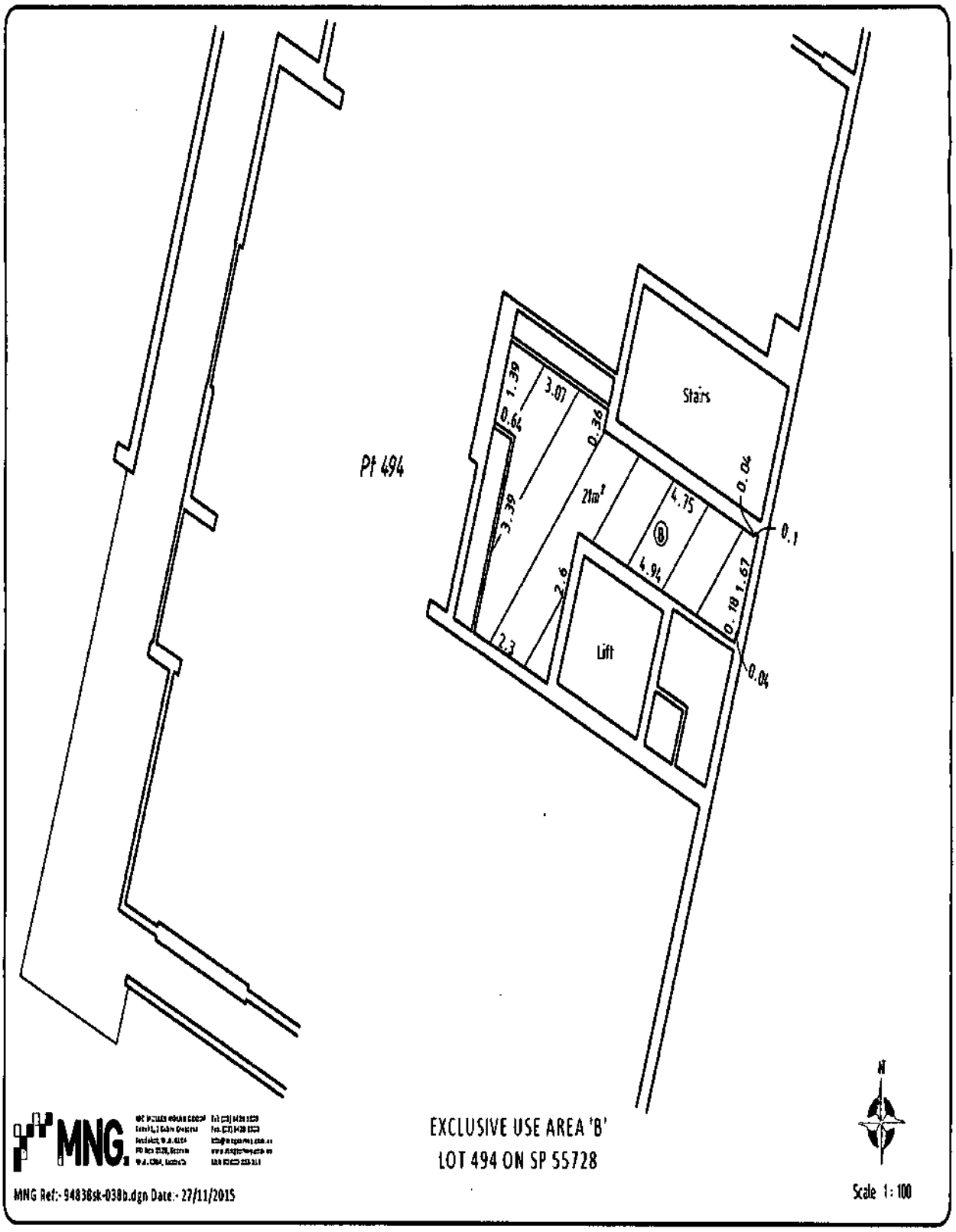
Bylaw 37 – Annexure - Plan



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Form 21

NOTIFICATION OF CHANGE OF BY-LAWS

Strata Titles Act 1985

Section 42

The Owners of Queens Riverside Strata Plan 55728 hereby certify:

that by resolution without dissent duly passed at a meeting of the strata company on 7 January 2016 which became unconditional on 4 February 2016, the Schedule 1 by-laws (and associated annexures) as they applied to the strata company were added to as follows.

A new Schedule 1 Bylaw 37 is added as follows:

37 Exclusive Use - Lobby

(1) The proprietor or occupier of Lot 494 (**Lot 494 User**) is given the exclusive right to use that part of the area marked "B" on the plans annexed to this new bylaw 37 (**Lot 494 Area**) to enable the Lot 494 User to use the Lot 494 Area in connection with the permitted use of Lot 494 and to install stone work flooring in that area as approved by Frasers Queens Pty Ltd.

(2) The Lot 494 User:

(a) must keep the Lot 494 Area in a tidy condition and free from rubbish and maintain and upkeep the flooring in good and serviceable repair/condition to the same standards as the strata company would be required to maintain that area in accordance with section 35(1)(c) of the Act;

(b) must allow the strata company access to the Lot 494 Area to enable the strata company to inspect that area and undertake any repair, maintenance or cleaning required by the strata company; and

(c) acknowledges and agrees that installation and maintenance of the flooring is entirely at the cost and risk of the Lot 494 User, and if any breach of this bylaw occurs the strata company can enter the Lot 494 Area after notice and remedy the breach, with costs incurred by the strata company recoverable from the Lot 494 User as if a levy under section 36(1)(c) of the Act.

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Attachment #2 - By-Laws

INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet Form B1, should be used with appropriate headings. The boxed sections should only contain the words "see page....."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialed by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
   Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
   Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated.
   The Volume and Folio number to be stated.
2. **REGISTERED PROPRIETOR**
   State full name and address of the Registered Proprietors as shown on the Certificate of Title and the address / addresses to which future Notices can be sent.
3. **LOCAL GOVERNMENT / PUBLIC AUTHORITY**
   State the name of the Local Government or the Public Authority preparing and lodging this notification.
4. **FACTOR AFFECTING THE USE AND ENJOYMENT OF LAND**
   Describe the factor affecting the use or enjoyment of land.
5. **ATTESTATION OF LOCAL GOVERNMENT / PUBLIC AUTHORITY**
   To be attested in the manner prescribed by the Local Government Act or as prescribed by the Act constituting the Public Authority.
6. **REGISTERED PROPRIETOR'S EXECUTION**
   A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The full name, address and occupation of the witness must be stated.

Landgate

EXAMINED

10 FEB 2011 9:44:47

L534935 NR

~~20 Jan 2011 12:00 as~~ Midland

REG $ 135.00

NOTIFICATION

LODGED BY McMullen Nolan Partners

ADDRESS Level 1, 2 Sabre Crescent Jandakot

PHONE No. 64361599

FAX No. 64361500

REFERENCE No. 94838

ISSUING BOX No. 888V

PREPARED BY McMullen Nolan & Partners

ADDRESS Level 1, 2 Sabre Crescent, Jandakot WA 6164

PHONE No. 6436 1599 FAX No. 6436 1500

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

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TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Received Items

Nos.

Receiving Clerk

Lodged pursuant to the provisions of the *TRANSFER OF LAND ACT 1893* as amended on the day and time shown above and particulars entered in the Register.

REGISTRAR OF TITLES WESTERN AUSTRALIA

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FORM N1

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

NOTIFICATION UNDER SECTION 70A

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
LOT 1000 ON DEPOSITED PLAN 64742	WHOLE		

REGISTERED PROPRIETOR (Note 2)

FRASERS QUEENS PTY LTD OF LEVEL 11, 488 KENT STREET, SYDNEY, NSW

LOCAL GOVERNMENT / PUBLIC AUTHORITY (Note 3)

EAST PERTH REDEVELOPMENT AUTHORITY, 12 LINDSAY STREET, PERTH WA 6000

FACTOR AFFECTING USE OR ENJOYMENT OF LAND (Note 4)

THE LAND IS LOCATED WITHIN AN INNER-CITY MIXED USE PRECINCT THAT FEATURES A NON-UNIFORM AND DYNAMIC MIX OF RESIDENTIAL, OFFICE, COMMERCIAL, HOSPITALITY AND ENTERTAINMENT LAND USE AND DEVELOPMENT OF VARIOUS SIZE; SCALE; INTENSITY; OPERATING HOURS; HEIGHT ABOVE GROUND LEVEL; VEHICULAR AND PEDESTRIAN TRAFFIC GENERATION; LIGHT, ODOUR AND NOISE GENERATION. THE SINGULAR OR CUMULATIVE EFFECT OF THIS LAND USE AND DEVELOPMENT GENERALLY RESULTS IN AN AMENITY THAT DIFFERS FROM A TYPICAL SUBURBAN RESIDENTIAL ENVIRONMENT. PROPRIETORS AND PROSPECTIVE PROPRIETORS SHOULD EXPECT, WITHIN LEGAL LIMITS, HIGH LEVELS OF ACTIVITY, LIGHT, NOISE, TRAFFIC AND LATE HOURS OF OPERATION WITHIN PUBLIC AND PRIVATE AREAS.

Dated this 20 day of JANUARY Year 2011

LOCAL GOVERNMENT/PUBLIC AUTHORITY ATTESTATION (Note 5)

SIGNED on behalf of **EAST PERTH REDEVELOPMENT AUTHORITY** by a person authorised by its Board in accordance with Section 56(1) of the East Perth Redevelopment Act 1991

Authorised Officer

ANTHONY ROBERT MORGAN
Full name of Authorised Officer

REGISTERED PROPRIETOR/S SIGN HERE (Note 6)

Executed by FRASERS QUEENS PTY LTD (ACN 119 363 174) in accordance with Section 127(1) of the Corporations Act:

Director

PAUL BARBER
Print Name of Director

Director/Secretary

NOEL O KEEFFE
Print Name of Director/Secretary

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MinterEllison
LAWYERS

2 February 2011

LEVEL 49 CENTRAL PARK 152–158 ST GEORGES TERRACE PERTH
GPO BOX A39 PERTH WA 6837 AUSTRALIA
DX 124 PERTH www.minterellison.com
TELEPHONE +61 8 9429 7444 FACSIMILE +61 8 9429 7666

BY FACSIMILE: (08) 9273 7673

Allan Riley
Landgate
1 Midland Square
Midland WA 6056

Dear Sir

Requisition Notice - Documents L534935, L534936 and L534937

We act on behalf of the East Perth Redevelopment Authority (**EPRA**) in relation to the caveat lodged over Lot 100 on Deposited Plan 64742 pursuant to a Contract for Sale dated 22 May 2006 made between the caveator, EPRA (as seller) and the registered proprietor, Frasers Queens Pty Ltd (**Frasers**) (as buyer).

We are instructed by EPRA to authorise Landgate to amend the time-clock details on documents L534935, L534936 and L534937 such that they are simultaneous with the required Application for New Title A6 to be lodged on behalf of Frasers.

Should you have any queries, please contact Nadine Frost on 9429 7440.

Yours faithfully
MINTER ELLISON

Contact: Nadine Frost Direct phone: +61 8 9429 7440
Email: nadine.frost@minterellison.com
Partner responsible: John Prevost Direct phone: +61 8 9429 7550
Our reference: NDF:JLP 601429211

CC Michael Swift
Blake Dawson
michael.swift@blakedawson.com

PERDM01_2529429_1

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Attachment #2 - By-Laws

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NOTES

1. Insert document type.
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EXAMINED

40062522

N 32562 RC

18 Jun 2015 11:27:14 Perth

REG $ 100.00

LODGED BY

ADDRESS

PHONE NO.

FAX NO.

REFERENCE

ISSUING BOX NO.

Herbert Smith Freehills
QV.1 Building
250 St Georges Terrace
PERTH WA 6000
Tel: 9211 7777
Fax: 9211 7878
LTO Box 116D Perth

PREPARED BY:
ADDRESS:
PHONE No.
REF:

Herbert Smith Freehills
QV.1 Building
250 St Georges Terrace
PERTH WA 6000
Tel: 9211 7777
Fax: 9211 7878
LTO Box 116D Perth

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

1/1

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. Letter
2.
3.
4.
5.
6.

Received Items

Nos. 1

Receiving Clerk

Registered pursuant to the provisions of the *TRANSFER OF LAND ACT 1893* as amended on the day and time shown above and particulars entered in the Register.

REGISTRAR OF TITLES WESTERN AUSTRALIA

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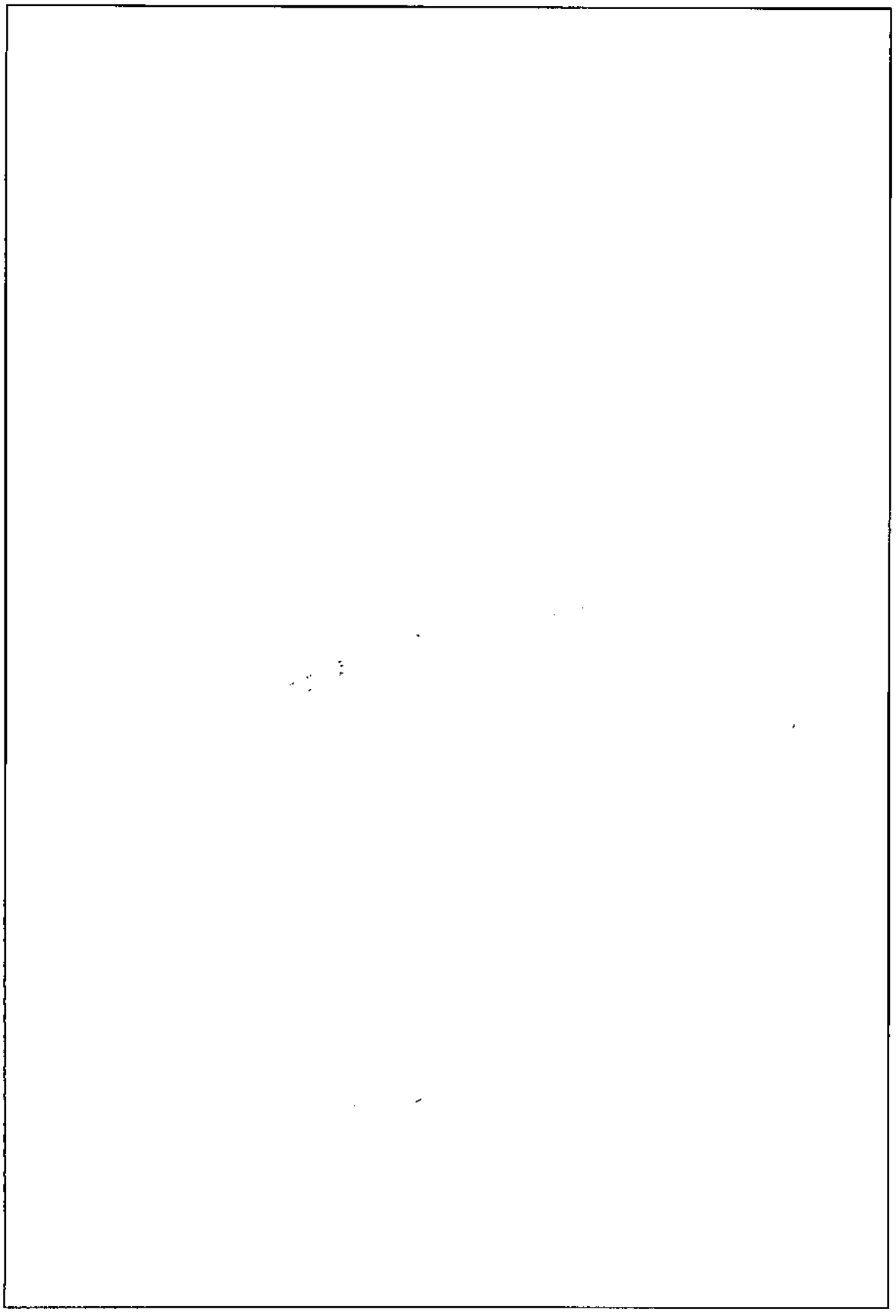

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WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED.

ADDITIONAL PAGE TO RESTRICTIVE COVENANT Dated 17 June 2015.

Consent

Oversea-Chinese Banking Corporation Ltd (ARBN 073 598 035) being the registered holder of **Mortgage M068642** over the Land described in the within restrictive covenant consents to the within restrictive covenant.

Signed by Wee Tiong Seng as attorney for **Oversea-Chinese Banking Corporation Ltd** by its attorney under Power of Attorney number M858310 dated 18 November 2014 in the presence of:

Witness Signature	Attorney Signature
Geraldine Wong.	Wee Tiong Seng
Print Name of Witness	Print Name of Attorney
Level 2, 75 Castlereagh St, Sydney, NSW 2000.	General Manager.
Address of Witness	Office/Position of Attorney
Relationship Manager.	
Occupation of Witness	

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SCHEDULE

ENCUMBRANCES

1. Interests notified on the Strata Plan and any amendments to lots or common property notified thereon by virtue of the provisions of the Strata Titles Act No. 33 of 1985 as amended.

2. Mortgage M068642

Executed for FRASERS QUEENS PTY LTD pursuant to Power of Attorney M803661 by its duly appointed attorneys:

Signature of attorney

FRANCO ANTONIO POETA

Name of attorney

Signature of attorney

DAVID MARK HUGO

Name of attorney

in the presence of:

Signature of Witness

Vanessa Humberstone

Name of Witness

10 Alberbi Circle Corramar WA 6031

Address of Witness

Legal secretary

Occupation of Witness

Signature of Witness

Vanessa Humberstone

Name of Witness

10 Alberbi Circle Corramar WA 6031

Address of Witness

Legal Secretary

Occupation of Witness

The Common Seal of Housing Authority was hereunto affixed in the presence of:

Signature of Authorised Officer

ALLAN PEREIRA

Name of Authorised Officer (please print)

MANAGER SECURITIES & CONVEYANCING

Position of Authorised Officer

Signature of Authorised Officer

Eugene George Bowden

Name of Authorised Officer (please print)

CONVEYANCING MANAGER

Position of Authorised Officer

HOUSING AUTHORITY COMMON SEAL

40062522

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2.2 The burden of the Restrictive Covenant shall run with the Affordable Housing Lots for the benefit of the Housing Authority.

3. DISPUTES

3.1 Dispute

If a dispute between the Parties arises in connection with this Deed then a Party must give a written notice of dispute to the other Party identifying the dispute and providing details of it.

3.2 Mediator

The Parties must endeavour to settle the dispute by mediation to be conducted by a mediator independent of the Parties appointed by agreement of the Parties or, failing agreement, by a person appointed by the Chair of the LEADR or his or her nominee.

3.3 Rules

The mediation rules of LEADR shall apply to the mediation.

3.4 The mediation Arbitration or Litigation

It is a condition precedent to the right of either Party to arbitrate or litigate the dispute that it has first complied with the mediation process referred to above. This condition precedent does not apply to proceedings for an injunction.

4. COSTS

Each Party shall pay its own costs of and incidental to the preparation and execution of this Deed and the Owner shall pay all costs of stamping and registration fees at Landgate.

5. PROPER LAW

This Deed shall be subject to the laws of Western Australia.

6. SEVERABILITY

If any provision (or part thereof) of this Deed is illegal or unenforceable, it may be severed from this Deed and the remaining provisions of this Deed shall continue in force.

7. NOTICES

7.1 Definition

In this clause **'Notice'** means a notice, demand, consent or authority given or made to any Party under this Deed.

7.2 Form and Service

Any Notice to be made or given pursuant to this Deed must be in writing and signed by the Party giving the Notice, and may be served personally or may be served by being delivered or by being sent by prepaid post:

(a) To the Party's address specified in this Deed unless that Party has given to the other Party a notice of a substituted address for service of Notices in which case that substituted address will be the Party's address for service;

(b) A Notice served in accordance with paragraph (a) will be deemed to have been served:

(i) On the day of delivery if delivered before 5.00pm on a Business Day, and otherwise on the Business Day next following; or

(ii) If posted, on the second Business Day following the day of posting;

(c) A Notice may be signed by a director, secretary, manager or duly authorised officer of a Party, or by a solicitor or other agent of the Party giving the Notice.

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(e) **'Encumbrances'** means the encumbrances set out in the Schedule;

(f) **'Keystart Housing Scheme'** means the full ownership and various shared equity programs run by Keystart Loans Limited and the Housing Authority to assist eligible home buyers purchasing or constructing a home up to an ascertained value by providing an innovative home loan product;

(g) **'Land'** means Lot 284 on Strata Plan 55728, the whole of the land in Certificate of Title Volume 2850 Folio 271;

(h) **'LEADR'** means the dispute resolution organisation of that name;

(i) **'MRA Approval'** means the approval to undertake development in respect of the Land dated 12 May 2010;

(j) **'Restrictive Covenant'** means the covenant set out in Clause 2 of the Deed; and

(k) **'Strata Plan'** means Strata Plan 55728.

1.2 Interpretation

(a) A reference to a Party is a reference to that body corporate as it may be reconstituted or continued under any Act of Parliament from time to time.

(b) A reference to a Party, if that Party ceases to exist or is reconstituted, renamed or replaced, or its powers or functions are transferred to any other person, refers respectively to the person established or constituted in its place or succeeding to its power or functions.

(c) Unless contrary to the sense or context, a reference to a Party includes that Party's transferees, successors in title and assigns.

(d) To avoid doubt, a transferee, successor in title or assignee of the Affordable Housing Lot is a 'Party' for the purposes of this Deed, only in respect of that Affordable Housing Lot of which it is, or is entitled to be, registered as the proprietor.

(e) If a Party comprises two (2) or more persons an obligation, covenant, representation or warranty given by that Party binds those persons jointly and each of them severally.

(f) A reference to any thing includes the whole or any part of that thing and a reference to a group of things or persons includes each thing or person in that group.

(g) A reference to a clause, paragraph, Schedule or Annexure is a reference to a clause or paragraph in this Deed and the relevant Schedule or Annexure to this Deed respectively.

(h) The headings have been included for ease of reference only and they are not to be used to construe or interpret any part of this Deed.

(i) When the day or last day for doing an act is not a Business Day, the day or last day for doing the act will be the next following Business Day.

(j) Subject to any contrary provision in this Deed, a reference to any other deed, agreement, instrument or contract includes a reference to that other deed, agreement, instrument or contract as amended, supplemented or varied from time to time.

(k) A reference to a statute concludes a regulation, by-law, local law, requisition or order made under that statute and any amendment to or re-enactment of that statute, regulation, by-law, local law, requisition or order from time to time in force.

(l) Where applicable:

(i) Words denoting the singular include the plural;

(ii) Words denoting the plural include the singular.

(iii) Words denoting a gender include each gender; and

(iv) A reference to a person includes a corporation.

2. RESTRICTIVE COVENANT

2.1 The Owner must not sell, assign, transfer or otherwise dispose of the Affordable Housing Lots or any interest in the Affordable Housing Lots to any person other than to the Housing Authority or an owner occupier who satisfies the criteria of an Eligible Purchaser who has been approved in writing by the Housing Authority.

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FORM B2

FORM APPROVAL
No. B7557

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

BLANK INSTRUMENT FORM

RESTRICTIVE COVENANT
(AFFORDABLE HOUSING) (Note 1)

Assist. Registrar of Titles.

THIS DEED is made the 17th day of June 2015

BETWEEN

Frasers Queens Pty Ltd ACN 119 363 174 of Level 2, 115 Cambridge Street, West Leederville WA 6007 (the **Owner**).
of Suite 11, Lumiere Commercial, Level 12, 101 Bathurst Street, Sydney. NSW

AND

HOUSING AUTHORITY established under the *Housing Act 1980* of 99 Plain Street, East Perth, Western Australia (the **Housing Authority**).

RECITALS

A. The Owner is registered as the proprietor of the Land.

B. The Housing Authority is a 'public authority' referred to in Section 129BA of the *Transfer of Land Act 1893*.

C. The Authority has issued the MRA Approval to the Owner in relation to the development of the Land.

D. The Owner has agreed, pursuant to the MRA Approval, to create the Restrictive Covenant pursuant to Section 129BA of the *Transfer of Land Act 1893* in respect of the Affordable Housing Lots which form part of the Land as required by the MRA Approval on the terms and conditions set out in this Deed.

OPERATIVE PART:

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Deed:

(a) **'Affordable Housing Lots'** means Lots 290, 295, 300, 305, 308, 309, 310, 318, 319, 322, 324, 327, 329, 331, 364 and 393 on the Strata Plan which have been approved by the Authority for affordable housing;

(b) **'Authority'** means Metropolitan Redevelopment Authority established under Section 4 of the *Metropolitan Redevelopment Authority Act 2011*.

(c) **'Business Day'** means a day, other than Saturday, Sunday;

(d) **'Eligible Purchaser'** means an owner and occupier of an Affordable Housing Lot who satisfies the following criteria (which criteria may be varied from time to time by the Housing Authority in consultation with the Authority):

(i) the eligibility criteria for a borrower under the Keystart Housing Scheme and may include a first home buyer or a subsequent home buyer;

(ii) is able to pay a deposit of not less than $2,000 or 2% of the purchase price of the Eligible Purchaser's share of the Affordable Housing Lot (whichever is greater);

(iii) apart from the Affordable Housing Lot has no interest (as owner) in any other residential property; and

(iv) has no liquid assets at the time of purchase, which exceed 20% of the purchase price of Eligible Purchaser's share of the Affordable Housing Lot.

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HERBERT SMITH FREEHILLS

Landgate
Midland Square
MIDLAND WA 6056

17 June 2015
Matter 81393034
by hand

Dear Sir / Madam

Restrictive Covenant - follower to dealings N029024 to N029028

I am the solicitor for the owner, Frasers Queens Pty Ltd. I have authority to make and to authorise on behalf of the owner the following request.

We refer to the restrictive covenant in favour of the Housing Authority and request that the document is lodged as a follower to dealings N029024 to N029028.

Yours sincerely

Fiona Ryan
Solicitor
Herbert Smith Freehills

+61 8 9211 7626

fiona.ryan@hsf.com

Herbert Smith Freehills LLP and its subsidiaries and Herbert Smith Freehills, an Australian Partnership, are separate member firms of the international legal practice known as Herbert Smith Freehills.

Doc 43641857.1

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INSTRUCTIONS

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2. If there is insufficient space Additional Sheet, Form B1, should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The full name, address and occupation of the witness must be stated.

OFFICE USE ONLY

N302602 RC

15 Apr 2016 12:54:29 Perth

LODGED BY

ADDRESS Herbert Smith Freehills
QV.1 Building
250 St Georges Terrace
PERTH WA 6000

PHONE NO. Tel: 9211 7777

FAX NO. Fax: 9211 7878

REFERENCE LTO Box 116D Perth
JMA 81393034

ISSUING BOX NO.

PREPARED BY:

ADDRESS:

PHONE No. FAX No.

REF:

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

2/2

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. HSF letter
2.
3.
4.
5.
6.

Received items

Nos. 1

Receiving Clerk

Registered pursuant to the provisions of the *TRANSFER OF LAND ACT 1893* as amended on the day and time shown above and particulars entered in the Register.

EXAMINED

47224516

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Executed by
Frasers Queens Pty Ltd
ACN 119 363 174 ~~of~~

sign here ▸ _____
Director
MATTHEW JAMES KNOX
print name _____

sign here ▸ _____
~~Director~~ / Company Secretary
JANIS SHARON WOOD
print name _____

47224516

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SCHEDULE

ENCUMBRANCES

1. Interests notified on the Strata Plan and any amendments to lots or common property notified thereon by virtue of the provisions of the Strata Titles Act No. 33 of 1985 as amended.

Executed for FRASERS QUEENS PTY LTD pursuant to Power of Attorney by its duly appointed attorneys:

Signature of attorney	*Signature of attorney*
TONY PERRIN	
Name of attorney	*Name of attorney*

in the presence of:

Nelson Hodge	
Signature of Witness	*Signature of Witness*
NICHOLAS HODGE	
Name of Witness	*Name of Witness*
14 SNOWBED GARDENS	
Address of Witness JOONDALUP 6027	*Address of Witness*
DEVELOPMENT MANAGER.	
Occupation of Witness	*Occupation of Witness*

The Common Seal of Housing Authority was hereunto affixed in the presence of:

Signature of Authorised Officer	Signature of Authorised Officer
	JUDY INNOCENT PHILLIPS
Eugene George Bowden	
Name of Authorised Officer (please print)	Name of Authorised Officer (please print)
MANAGER SECURITIES & CONVEYANCING	CONVEYANCING MANAGER
Position of Authorised Officer	Position of Authorised Officer

HOUSING AUTHORITY COMMON SEAL

47224516

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2.2 The burden of the Restrictive Covenant shall run with the Affordable Housing Lots for the benefit of the Housing Authority.

3. DISPUTES

3.1 Dispute

If a dispute between the Parties arises in connection with this Deed then a Party must give a written notice of dispute to the other Party identifying the dispute and providing details of it.

3.2 Mediator

The Parties must endeavour to settle the dispute by mediation to be conducted by a mediator independent of the Parties appointed by agreement of the Parties or, failing agreement, by a person appointed by the Chair of the LEADR or his or her nominee.

3.3 Rules

The mediation rules of LEADR shall apply to the mediation.

3.4 The mediation Arbitration or Litigation

It is a condition precedent to the right of either Party to arbitrate or litigate the dispute that it has first complied with the mediation process referred to above. This condition precedent does not apply to proceedings for an injunction.

4. COSTS

Each Party shall pay its own costs of and incidental to the preparation and execution of this Deed and the Owner shall pay all costs of stamping and registration fees at Landgate.

5. PROPER LAW

This Deed shall be subject to the laws of Western Australia.

6. SEVERABILITY

If any provision (or part thereof) of this Deed is illegal or unenforceable, it may be severed from this Deed and the remaining provisions of this Deed shall continue in force.

7. NOTICES

7.1 Definition

In this clause '**Notice**' means a notice, demand, consent or authority given or made to any Party under this Deed.

7.2 Form and Service

Any Notice to be made or given pursuant to this Deed must be in writing and signed by the Party giving the Notice, and may be served personally or may be served by being delivered or by being sent by prepaid post:

(a) To the Party's address specified in this Deed unless that Party has given to the other Party a notice of a substituted address for service of Notices in which case that substituted address will be the Party's address for service;

(b) A Notice served in accordance with paragraph (a) will be deemed to have been served:

(i) On the day of delivery if delivered before 5.00pm on a Business Day, and otherwise on the Business Day next following; or

(ii) If posted, on the second Business Day following the day of posting;

(c) A Notice may be signed by a director, secretary, manager or duly authorised officer of a Party, or by a solicitor or other agent of the Party giving the Notice.

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(e) **'Encumbrances'** means the encumbrances set out in the Schedule;

(f) **'Keystart Housing Scheme'** means the full ownership and various shared equity programs run by Keystart Loans Limited and the Housing Authority to assist eligible home buyers purchasing or constructing a home up to an ascertained value by providing an innovative home loan product;

(g) **'Land'** means Lot 392 on Strata Plan 55728, the whole of the land in Certificate of Title Volume 2877 Folio 104;

(h) **'LEADR'** means the dispute resolution organisation of that name;

(i) **'MRA Approval'** means the approval to undertake development in respect of the Land dated 12 May 2010;

(j) **'Restrictive Covenant'** means the covenant set out in Clause 2 of the Deed; and

(k) **'Strata Plan'** means Strata Plan 55728.

1.2 Interpretation

(a) A reference to a Party is a reference to that body corporate as it may be reconstituted or continued under any Act of Parliament from time to time.

(b) A reference to a Party, if that Party ceases to exist or is reconstituted, renamed or replaced, or its powers or functions are transferred to any other person, refers respectively to the person established or constituted in its place or succeeding to its power or functions.

(c) Unless contrary to the sense or context, a reference to a Party includes that Party's transferees, successors in title and assigns.

(d) To avoid doubt, a transferee, successor in title or assignee of the Affordable Housing Lot is a 'Party' for the purposes of this Deed, only in respect of that Affordable Housing Lot of which it is, or is entitled to be, registered as the proprietor.

(e) If a Party comprises two (2) or more persons an obligation, covenant, representation or warranty given by that Party binds those persons jointly and each of them severally.

(f) A reference to any thing includes the whole or any part of that thing and a reference to a group of things or persons includes each thing or person in that group.

(g) A reference to a clause, paragraph, Schedule or Annexure is a reference to a clause or paragraph in this Deed and the relevant Schedule or Annexure to this Deed respectively.

(h) The headings have been included for ease of reference only and they are not to be used to construe or interpret any part of this Deed.

(i) When the day or last day for doing an act is not a Business Day, the day or last day for doing the act will be the next following Business Day.

(j) Subject to any contrary provision in this Deed, a reference to any other deed, agreement, instrument or contract includes a reference to that other deed, agreement, instrument or contract as amended, supplemented or varied from time to time.

(k) A reference to a statute concludes a regulation, by-law, local law, requisition or order made under that statute and any amendment to or re-enactment of that statute, regulation, by-law, local law, requisition or order from time to time in force.

(l) Where applicable:

(i) Words denoting the singular include the plural;

(ii) Words denoting the plural include the singular.

(iii) Words denoting a gender include each gender; and

(iv) A reference to a person includes a corporation.

2. RESTRICTIVE COVENANT

2.1 The Owner must not sell, assign, transfer or otherwise dispose of the Affordable Housing Lots or any interest in the Affordable Housing Lots to any person other than to the Housing Authority or an owner occupier who satisfies the criteria of an Eligible Purchaser who has been approved in writing by the Housing Authority.

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FORM B2

FORM APPROVAL
No. B7557

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

BLANK INSTRUMENT FORM

RESTRICTIVE COVENANT
(AFFORDABLE HOUSING)

(Note 1)

THIS DEED is made the 11th day of March 2016 ~~2015~~

BETWEEN

Frasers Queens Pty Ltd ACN 119 363 174 of Level 2, 115 Cambridge Street, West Leederville WA 6007 (the **Owner**).

AND

HOUSING AUTHORITY established under the *Housing Act 1980* of 99 Plain Street, East Perth, Western Australia (the **Housing Authority**).

RECITALS

A. The Owner is registered as the proprietor of the Land.

B. The Housing Authority is a 'public authority' referred to in Section 129BA of the *Transfer of Land Act 1893*.

C. The Authority has issued the MRA Approval to the Owner in relation to the development of the Land.

D. The Owner has agreed, pursuant to the MRA Approval, to create the Restrictive Covenant pursuant to Section 129BA of the *Transfer of Land Act 1893* in respect of the Affordable Housing Lots which form part of the Land as required by the MRA Approval on the terms and conditions set out in this Deed.

OPERATIVE PART:

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Deed:

(a) **'Affordable Housing Lots'** means Lots 401, 403, 410, 421, 425, 431, 433, 444, 446, 449, 452, 453, 455, 465, 470, 483, 520 and 521 on the Strata Plan which have been approved by the Authority for affordable housing;

(b) **'Authority'** means Metropolitan Redevelopment Authority established under Section 4 of the *Metropolitan Redevelopment Authority Act 2011*.

(c) **'Business Day'** means a day, other than Saturday, Sunday;

(d) **'Eligible Purchaser'** means an owner and occupier of an Affordable Housing Lot who satisfies the following criteria (which criteria may be varied from time to time by the Housing Authority in consultation with the Authority):

(i) the eligibility criteria for a borrower under the Keystart Housing Scheme and may include a first home buyer or a subsequent home buyer;

(ii) is able to pay a deposit of not less than $2,000 or 2% of the purchase price of the Eligible Purchaser's share of the Affordable Housing Lot (whichever is greater);

(iii) apart from the Affordable Housing Lot has no interest (as owner) in any other residential property; and

(iv) has no liquid assets at the time of purchase, which exceed 20% of the purchase price of Eligible Purchaser's share of the Affordable Housing Lot.

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HERBERT SMITH FREEHILLS

Landgate
Western Australian Land
Information Authority
1 Midland Square
MIDLAND WA 6056

15 April 2016
Matter 81393034
By Hand

Dear Sir/Madam

Strata Plan 55728
Restrictive Covenant

We act for Frasers Queens Pty Ltd.

We refer to the Restrictive Covenant to be registered in respect of Strata Plan 55728.

The Restrictive Covenant has been signed by Frasers Queens Pty Ltd in error under Power of Attorney, but has been re-executed by a Director and Company Secretary.

Please accept this document for registration.

Yours sincerely

EV000161701 LTR

Marissa D'Andrea
Paralegal
Herbert Smith Freehills

+61 8 9211 7976
+61 408 557 570
marissa.dandrea@hsf.com

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Annexure K - Special Privileges Areas

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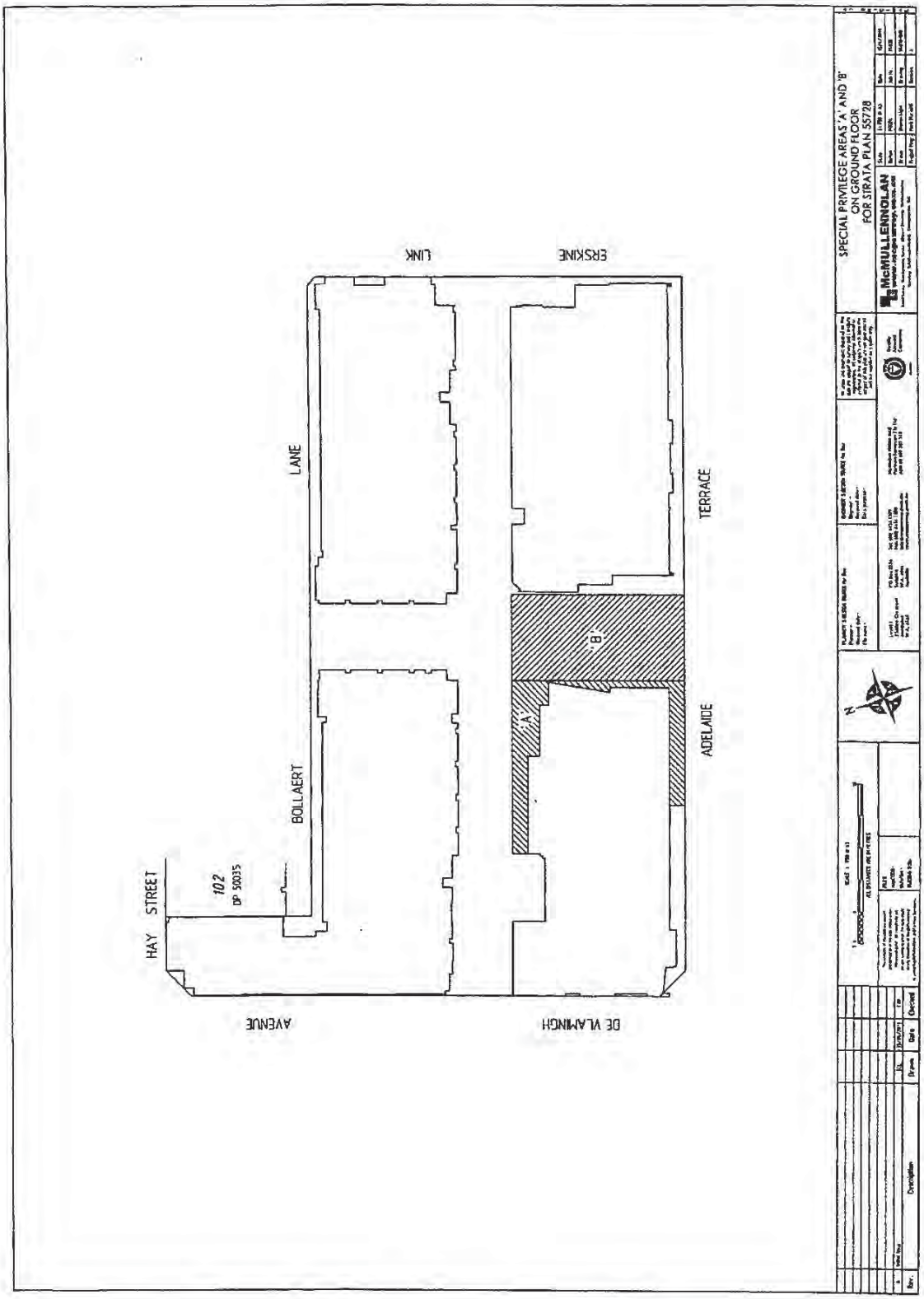

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Executed by:

The Common Seal of The Owners of Queens Riverside Strata Plan 55728 was hereunto affixed on 21 August 2014 in the presence of —

.....
John Mulligan
A person authorised under Section 45 (2)
of the Strata Titles Act 1985 to execute this
document on behalf of Frasers Perth Pty Ltd

.....
John Mulligan
A person authorised under Section 45 (2)
of the Strata Titles Act 1985 to execute this
document on behalf of Frasers Queens Pty Ltd

Members of the Council.

The Owners of
QUEENS RIVERSIDE
Strata Plan 55728
COMMON SEAL

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Execution by persons having registered interests and caveators

City of Perth (ABN 83 780 118 628), a local government body corporate established under the *Local Government Act 1995* (WA) being the grantee of ~~an~~ easements for drainage purposes created under section 167 of the *Planning and Development Act 2005* and an easement for public access purposes under Easement M233471 registered against Strata Plan 55728, hereby consents to the change of by-laws.

The common seal of
City of Perth
is fixed to this document in the presence of

sign here ▶ _____
Mayor – MICHELLE

print name LISA ~~M~~ M. SCAFFIDI

sign here ▶ _____
Chief Executive Officer

print name DOUG FORSTER

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Execution by persons having registered interests and caveators

Oversea-Chinese Banking Corporation Limited ACN 073 598 035 as mortgagee under Mortgage M068642 hereby consents to the change of by-laws.

Signed by **Oversea-Chinese Banking Corporation Limited** by its attorney under power of attorney dated 8 May 2013 book 999L no

sign (attorney)

the attorney states that he or she has no notice of termination or suspension of the power

YAP CHOONG LAN
full name (attorney)

sign (witness)

the witness states that he or she is not a party and was present when the attorney signed

GERALDINE WONG CHAI LING
full name (witness)

Level 2, 75 Castlereagh St, Sydney, NSW 2000
address (witness)

Relationship Manager
occupation (witness)

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Execution by persons having registered interests and caveators

Standard Chartered Bank ARBN 097 571 778 as mortgagee under Mortgage MM253218 hereby consents to the change of by-laws.

Signature

PRADEEP C IYER
Regional Head of Local Corporates (ASEAN)
Corporate and Institutional Clients

Print Name

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Execution by persons having registered interests and caveators

Water Corporation (ABN 28 003 434 917), a body corporate established under the *Water Corporation Act 1995* (WA), being the grantee of an easement for sewerage purposes created under section 167 of the *Planning and Development Act* 2005 registered against Strata Plan 55728, hereby consents to the change of by-laws.

Signed by **Josephus Johannes Henricus Mensink** the **Manager, Procurement and Property** of **Water Corporation (a Level 1 Attorney)** and by **Domenico Papalia** the **Acting Manager, Property Acquisitions** of **Water Corporation (a Level 1 Attorney)** as the attorneys for Water Corporation who state that they have no notice of revocation of the **Power of Attorney No M115043** dated 19 November 2012 under which they sign

sign here ▸	Attorney	Attorney
print name	**Josephus Johannes Henricus Mensink**	**Domenico Papalia**
	Manager, Procurement and Property of Water Corporation Designated Post	Acting Manager, Property Acquisitions of Water Corporation Designated Post

in the presence of

sign here ▸	Witness	Witness
print name	LEEANNE COOK	LEEANNE COOK
address	629 NEWCASTLE STREET LEEDERVILLE WA 6007	629 NEWCASTLE STREET LEEDERVILLE WA 6007
occupation	ACQUISITIONS SUPPORT OFFICER	ACQUISITIONS SUPPORT OFFICER

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4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult person. The full name, address and occupation of the witness must be stated.

M750712 AE
27 Aug 2014 18:13:44 Midland
REG $ 160.00

LODGED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

ISSUING BOX No.

Herbert Smith Freehills
QV.1 Building
250 St Georges Terrace
PERTH WA 6000
Tel: 9211 7777
Fax: 9211 7878
LTO Box 116D Perth

PREPARED BY	Herbert Smith Freehills Barristers & Solicitors
ADDRESS	Level 36 QV1 Building 250 St Georges Terrace PERTH WA 6000
PHONE No.	(08) 9211 7777
FAX No.	(08) 9211 7878
REF:	FAP:81393034 (#28664486)

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

5/6.

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. _____ Received Items
2. _____ Nos.
3. _____
4. _____
5. _____
6. _____ Receiving Clerk

Registered pursuant to the provisions of the *TRANSFER OF LAND ACT 1893* as amended on the day and time shown above and particulars entered in the Register.

EXAMINED

28664486

310

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Attachment #2 - By-Laws

INSTRUCTIONS

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NOTES

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

Assist. Registrar of Titles

M233471 E

15 08 Apr 2013 12:11:58 Perth

REG $ 160.00

LODGED BY	McLeods
ADDRESS	220 - 222 Stirling Highway CLAREMONT WA 6010
PHONE No.	9383 3133
FAX No	9383 4935
REFERENCE No.	NE 26697 (26697-13.03.08-NE-Easement)
ISSUING BOX No.	346K

PREPARED BY	McLeods		
ADDRESS	220 - 222 Stirling Highway CLAREMONT WA 6010		
PHONE No.	9383 3133	FAX No.	9383 4935

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6
8.

TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

1. ELECTRICITY NETWORK CONSENT
2. MORTGAGE CONSENT.
3. _____
4. _____
5. _____
6. _____

Received Items

Nos.

Receiving Clerk

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REGISTRAR OF TITLES WESTERN AUSTRALIA

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EXECUTED by the parties as a Deed:

Executed by **Frasers Queens Pty Ltd (ACN 119 363 174)** in accordance with section 127 of the Corporations Act:

Signature of director

Signature of ~~director~~/company secretary

Guy Pahor

Name of director (print)

Jerry Lee

Name of director/company secretary (print)

The Common Seal of the **City of Perth** is affixed in the presence of:

MAYOR

Michelle LISA M. SCAFFIDI

(Print Full Name)

CHIEF EXECUTIVE OFFICER

GARY JOHN STEVENSON

(Print Full Name)

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SCHEDULE

ITEM 1: **THE SERVIENT TENEMENT**

Lot 1000 on Deposited Plan 64742 and being the whole of the land comprised in Certificate of Title Volume 2761 Folio 573.

ITEM 2: **ENCUMBRANCES**

1. Easement burden created pursuant to section 167 of the Planning & Development Act for underground electricity purposes – see Deposited Plan 64742 as created in Deposited Plan 46619 (Western Power);

2. Easement burden created pursuant to section 167 of the Planning & Development Act for drainage purposes – see Deposited Plan 64742 (City of Perth);

3. Easement burden created pursuant to section 167 of the Planning & Development Act for sewerage purposes – see Deposited Plan 64742 (Water Corporation);

4. Notification L534935; and

5. Mortgage M068642.

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The Schedule forms part of this Deed.

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are kept open and available for use by the public in accordance with this grant between 5.00am and 1.00am of each day for 364 days out of every year, unless the City otherwise consents in writing.

3. **GRANTEE'S COVENANTS AND ACKNOWLEDGEMENTS**

The Grantee acknowledges that:

(a) the rights created in the Easements herein are not granted exclusively and are granted by the Grantor in common with the corresponding rights of the Grantor and other persons lawfully entitled to exercise such rights and that where the consent of the Grantee is required pursuant to the terms of this grant, such consent shall not unreasonably be withheld;

(b) in the event of the Grantor needing to obstruct a portion of the Easements temporarily for a purpose associated with the use of the Servient Tenement, the Grantee will not unreasonably withhold its consent PROVIDED THAT access through or to the Easements is not in the opinion of the Grantee unreasonably impeded.

4. **COSTS**

The Grantor shall pay the costs, including the Grantee's solicitors' costs, of and incidental to the preparation (including drafts), execution, stamping and registration of this Deed and all stamp duties and registration fees payable hereon.

5. **INTERPRETATION**

In this Deed.

Reference to the parties includes their personal representatives, successors and lawful assigns.

Where a reference to a party includes more than one person the rights and obligation of those persons shall be joint and several.

Headings have been inserted for guidance only and shall be deemed not to form part of the context.

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(b) Indemnity to Other Interest Holders

In the event that the grant set out herein or the lawful use of the Easements impinge on the rights of prior equitable interest holders in the Servient Tenement, the Grantor HEREBY INDEMNIFIES the Grantee against any claim that may arise out of such circumstances.

(c) Grantor to Perfect Grant Where Required

The Grantor and every other person having or rightfully claiming any estate or interest in the Servient Tenement will from time to time and at all times hereafter at the request of the Grantee do all such lawful assurances and things for more perfectly assuring the grant set out herein as the Grantee reasonably requires.

(d) No Obstruction of Easements

The Grantor will not construct erect or build or suffer to be constructed erected or built any building structure or obstruction whatsoever on the Easements or any part thereof or use or permit the Servient Tenement to be used in such a way as to obstruct or interfere with the use of the Easements without the consent in writing of the Grantee first being obtained and nor will the Grantor construct or cause to be constructed any fence or obstruction on the boundary of the Servient Tenement where the Easements adjoin a neighbouring lot unless agreed to in writing by the Grantee.

(e) Construction and Maintenance of Easements

If requested by the Grantee, the Grantor shall construct and/or pave the right of way comprising the Easements to the satisfaction of the Grantee and where appropriate to a standard stipulated in any development approval or planning consent, where the Easements have not already been paved. Further, the Grantor or its successors in title as may be appropriate shall bear the responsibility and cost for repair and maintenance of the Easements and the Grantor further assures the Grantee that the Grantee shall not be liable for any costs associated with such repair or maintenance.

(f) Grantor to Keep Easements Open for Use by Public

Subject to the provisions of this Easement the Grantor will ensure that the Easements

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metres above the Australian Height Datum (**AHD**) to 8.85 metres above the AHD as set out on Deposited Plan 76651;

(b) a public access easement for the use and benefit of the public at large under and by virtue of the provisions of sections 195 and 196 of the Land Administration Act 1997 with the full and free right, liberty, power and authority from time to time and at all times hereafter to go, pass and repass for all purposes and either with or without vehicles over, along and across those portions of the Servient Tenement as are delineated and marked "B1" and "B2" on Deposited Plan 76651 and limited in height from 3.12 metres above the AHD to 8.85 metres above the AHD as set out on Deposited Plan 76651; and

(c) a public access easement for the use and benefit of the public at large under and by virtue of the provisions of sections 195 and 196 of the Land Administration Act 1997 with the full and free right, liberty, power and authority from time to time and at all times hereafter to go, pass and repass for all purposes and either with or without vehicles over, along and across that portion of the Servient Tenement as is delineated and marked "B3" on Deposited Plan 76651 and limited in height from 3.12 metres above the AHD to 8.35 metres above the AHD as set out on Deposited Plan 76651.

(**Easements**)

2. **GRANTOR'S COVENANTS**

The Grantor HEREBY COVENANTS AND AGREES with the Grantee that:

(a) Grantor's Power

Notwithstanding anything made, done, omitted or knowingly suffered, the Grantor has full power to make the grant set out herein and assures the Grantee such grant shall remain to and be quietly held and enjoyed by the Grantee and the benefit thereof shall be received and taken accordingly without interruption or disturbance by the Grantor or any person claiming by, through, under or in trust for or in any way against the Grantor.

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FORM B 2

FORM APPROVED
NO. B2891

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

BLANK INSTRUMENT FORM

GRANT OF EASEMENT (Note 1)

THIS DEED is made the 8 day of March 2013.

BETWEEN:

ABN 99 593 347 728
WESTERN AUSTRALIA DUTY
TSF 13/03/13 14:11 003298148-002 U N
DUTIABLE VALUE $ **********1
DUTY $ **********.00
EXEMPT 100 %

FRASERS QUEENS PTY LTD (ACN 119 363 174) of Suite 11, Lumiere Commercial, Level 12, 101 Bathurst Street, Sydney, New South Wales, Western Australia (**Grantor**)

AND

CITY OF PERTH of Council House, 27 St Georges Terrace, Perth, Western Australia (**Grantee**)

OPERATIVE PART:

1. **GRANT OF EASEMENT**

The Grantor, being registered as the proprietor of an estate in fee simple in the land described in Item 1 of the Schedule hereto (**Servient Tenement**) subject to the encumbrances notified hereunder in Item 2 of the Schedule HEREBY TRANSFERS AND GRANTS to the Grantee:

(a) a public access easement for the use and benefit of the public at large under and by virtue of the provisions of sections 195 and 196 of the Land Administration Act 1997 with the full and free right, liberty, power and authority from time to time and at all times hereafter to go, pass and repass on foot for all purposes over, along and across that portion of the Servient Tenement as is delineated and marked with the letter "A" on Deposited Plan 76651 and limited in height from 3.12

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WATER CORPORATION CONSENT

SIGNED by **Josephus Johannes Henricus Mensink** the **Manager, Procurement and Property Branch of Water Corporation (a Level 1 Attorney)** and by ~~**Phillip Robert Bland**~~ Domenico Papalia the **Manager, Property Acquisitions of Water Corporation (a Level 1 Attorney)** as the attorneys for Water Corporation who state that they have no notice of revocation of the **Power of Attorney No M115043 dated 19 November 2012** under which they sign in the presence of:

Witness

Jeanette Burra-Robinson

Name (please print)

629 Newcastle Street,

Address

Leederville WA 6007

Address (continued)

Project Officer

Occupation

Witness

Jeanette Burra-Robinson

Name (please print)

629 Newcastle Street,

Address

Leederville WA 6007

Address (continued)

Project Officer

Occupation

Attorney

Josephus Johannes Henricus Mensink

Manager, Procurement and Property of Water Corporation

Designated Post

Attorney

Domenico Papalia

~~**Phillip Robert Bland**~~

A/ **Manager, Property Acquisitions of Water Corporation**

Designated Post

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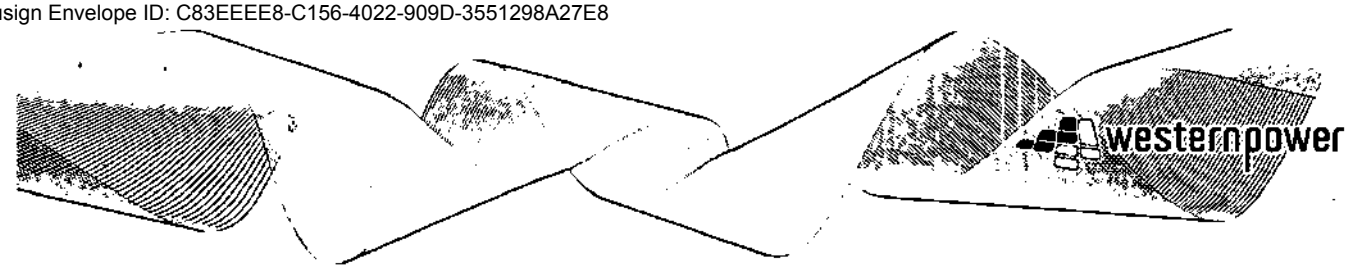

Our Ref: DM# 10451659v1
Contact: Kylie James, Tel: (08) 9326 6308 Fax: (08) 9225 2057

6 March 2013

Landgate
PO Box 2222
Midland Square
Midland WA 6936

Dear Sir/Madam

Consent to Creation of Easements (Deposited Plan 76651)

Electricity Networks Corporation having an Easement registered pursuant to Section 27A of the TP. & D. Act, against Certificate of Title Volume 2761 Folio 573 over which Deposited Plan 76651 is to be registered hereby consents to the creation of the Section 195 & 196 Easements marked 'A', 'B1', 'B2' and 'B3' on Deposited Plan 76651.

Dated this 8th day of March 2013

Signed on behalf of ELECTRICITY NETWORKS CORPORATION by persons authorised by its Board in accordance with Section 135(4) of the Electricity Corporations Act 2005.

Authorised Person – Name: David James Fowler

Authorised Person – Name: ~~DAVID FIFE~~ LEIGH SILLIAN

Connecting people with energy

363 Wellington Street Perth WA 6000
GPO Box L921 Perth WA 6842
enquiry@westernpower.com.au

T 13 10 87 | F (08) 9225 2660
TTY 1800 13 13 51 | TIS 13 14 50
westernpower.com.au

Electricity Networks Corporation
ABN 18 540 492 861

04/2011

Printed on Revive Laser 100% recycled

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MORTGAGEE'S CONSENT

OVERSEA-CHINESE BANKING CORPORATION LTD being the Mortgagee under Mortgage M068642 HEREBY CONSENTS to this Deed and to the grant of the easement contained herein.

DATED the 6th day of MARCH 2013.

Signed by **Oversea-Chinese Banking Corporation Limited** by its attorney under power of attorney book no DEALING NUMBER L691499

sign (attorney)

the attorney states that he or she has no notice of termination or suspension of the power

Helen Yap Choong Lan

full name (attorney)

sign (witness)

the witness states that he or she is not a party and was present when the attorney signed

Wong Chai Ming

full name (witness)

Level 3, Castlereagh Street

address (witness) Sydney, NSW 2000

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Attachment #2 - By-Laws

INSTRUCTIONS

1. This form may be used only when a "Box Type" form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The full name, address and occupation of the witness must be stated.

Landgate

N572335 E
09 Mar 2017 13:59:07 Perth

LODGED BY	WESTERN POWER
ADDRESS	363-365 WELLINGTON STREET PERTH WA 6000
PHONE No.	9326 6308
FAX No.	9225 2057
REFERENCE No.	PM/3/93(59)V5 (DM# 13309646v1)
ISSUING BOX No.	**BOX 184K (PERTH)**

PREPARED BY	AS ABOVE
ADDRESS	
PHONE No. FAX No.	

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

1/1

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. FORM 14
2.
3.
4.
5.
6.

Received Items
Nos. 1-1

Receiving Clerk

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

EXAMINED

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QUEENS RIVERSIDE

The Common Seal of the Owners of Strata Plan 55728 was hereunto affixed on in the presence of:

The Owners of QUEENS RIVERSIDE Strata Plan 55728 COMMON SEAL

Member of Council

CLAIRE NIELSEN
Print Full Name

Member of Council

SUSAN MARGARET EVANS
Print Full Name

Signed on behalf of ELECTRICITY NETWORKS CORPORATION by persons authorised by its Board in accordance with Section 135(4) of the Electricity Corporations Act 2005.

Authorised Person: Kylie Michele James
Property Specialist

Authorised Person: Sinisa Krstic
Property Team Leader

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GRANTEES CONSENT

I/WE, **WATER CORPORATION** being the Grantee under and by virtue of Easement registered **pursuant to Section 167 P. & D. Act as marked '33B' on Strata Plan 55728** DO HEREBY CONSENT to the within Easement.

DATED this 9TH day of OCTOBER 2018 ~~6~~ 5

SIGNED by **Josephus Johannes Henricus Mensink** the **Manager, Procurement and Property Branch of Water Corporation (a Level 1 Attorney)** and by ~~**Domenico Papalia**~~ David Robert Arthur Morgan the **Acting Manager, Property Acquisitions of Water Corporation (a Level 1 Attorney)** as the attorneys for Water Corporation who state that they have no notice of revocation of the **Power of Attorney No M115043 dated 19 November 2012** under which they sign in the presence of:

Witness

LEEANNE Cook
Name (please print)

629 Newcastle Street,
Address

Leederville WA 6007
Address (continued)

ACQUISITIONS SUPPORT OFFICER
Occupation

Attorney

Josephus Johannes Henricus Mensink

Manager, Procurement and Property of Water Corporation
Designated Post

Witness

LEEANNE Cook
Name (please print)

629 Newcastle Street,
Address

Leederville WA 6007
Address (continued)

ACQUISITIONS SUPPORT OFFICER
Occupation

Attorney

David Robert Arthur Morgan
~~**Domenico Papalia**~~

Acting Manager, Property Acquisitions of Water Corporation
Designated Post

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FORM B1

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

Landgate

ADDITIONAL PAGE TO EASEMENT IN GROSS

GRANTEES CONSENT

I/WE, **CITY OF PERTH** being the Grantee under and by virtue of Easement registered **No. M233471 and marked 'B1' on Strata Plan 55728 and an Easement registered pursuant to Section 167 P. & D. Act as marked '33a'3 on Strata Plan 55728** DO HEREBY CONSENT to the within Easement.

DATED this 29 day of OCTOBER 2015

The Common Seal of the City of Perth
was hereunto affixed by the authority of a
resolution of the Council in the presence of:

Mayor _____ Print Full Name: LISA Michelle M. SCAFFIDI

Chief Executive Officer _____ Print Full Name: GARY JOHN STEVENSON

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THE SCHEDULE

Part 1 – Encumbrances

Easement Burden Created Under Section 167 P. & D. Act for Drainage Purposes to Local Authority – See Strata Plan 55728 as Created on Deposited Plan 64742 and varied by Document M233469
Easement Burden Created Under Section 167 P. & D. Act for Sewerage Purposes to Water Corporation – See Strata Plan 55728 as Created on Deposited Plan 64742 and varied by Document N29025
L534935 Notification
M233471 Easement
M233466 Management Statement
Easement Burden Created Under Section 167 P. & D. Act for Drainage Purposes to Local Authority – See Strata Plan 55728
M750712 Notification of Change of By-Laws
N29026 Notification of Change of By-Laws

Part 2 – Encroachments

Nil

Part 3 – Electricity Works

Underground Distribution Cable

DATED this 1st day of February 2017

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ADDITIONAL PAGE TO EASEMENT IN GROSS

2. MUTUAL COVENANTS

The Grantor and Electricity Networks Corporation MUTUALLY AGREE AND DECLARE that:

(a) Electricity Networks Corporation shall maintain all bridges, gates, culverts, access roads and improvements which it makes to the Land to the extent that they serve the Electricity Works;

(b) Electricity Networks Corporation shall not be required to fence off all or any part of the Easement but may cut and remove part of any fence as Electricity Networks Corporation may require to enjoy the Grant;

(c) subject to the express provisions of this Grant, Electricity Networks Corporation shall do as little damage as is reasonably possible and shall make good or otherwise pay adequate compensation for all physical damage done to the Land and any premises or thing, by Electricity Networks Corporation in the course and at the time of the exercise of any power of entry onto the Easement;

(d) in this Grant, unless the context otherwise requires:
   (i) a covenant or agreement entered into by more than one person shall be deemed entered into and to bind all parties jointly and each party severally;
   (ii) a reference to the Grantor (where there is more than one) shall mean and include each of them and any two or more of them; and
   (iii) all words and phrases which are defined in the Act, shall have the same meanings whenever they appear in this Grant;

(e) this Grant is made and received upon and subject to all of the rights, powers and authority of Electricity Networks Corporation contained in the Act and any other Act or Acts, including the Energy Operators (Powers) Act 1979 Sections 28(3)(d), 36, 37 and 45, which now or subsequently confer any rights, powers or authorities on Electricity Networks Corporation.

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1. GRANTORS COVENANTS

1.1 The Grantor COVENANTS with Electricity Networks Corporation not to:

(a) construct, erect or set up any building, structure or improvement with the Easement or alter or disturb the present grades and contours of the surface of the land within the Easement except with the prior written consent of Electricity Networks Corporation.

(b) construct, erect, set up, improve, enlarge or alter any:

(i) contour bank;

(ii) fenced stormwater drain or compensating basin; or

(iii) fenced artificial lake;

within the Easement without the prior written consent of Electricity Networks Corporation, which Electricity Networks Corporation may grant in its discretion, with or without conditions;

(c) stack, place or store any plant or material within the Easement without Electricity Networks Corporation's consent which will not be unreasonably withheld;

(d) bring onto or permit to be brought onto the Easement any explosive, flammable or unstable substance or material other than agricultural crops;

(e) blast or permit any blasting within the Easement;

(f) carry on or permit to be carried on any activity or operation which endangers the safety of the Electricity Works or the safe, efficient and continuous operation of the Electricity Works;

1.2 Nothing in clause 1.1 is intended to prohibit the Grantor from constructing and maintaining any landscaping, paths, public art, public furniture or similar structures within the Easement, so long as –

(a) no excavation trenching or digging activity exceeds 450mm in depth from the present levels and contours of the surface of the ground within the Easement; and

(b) no paths, public art, public furniture or similar structures are placed so as to obstruct access to the Electricity Works.

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WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

BLANK INSTRUMENT FORM

EASEMENT IN GROSS

(Note 1)

I/WE **THE OWNERS OF STRATA PLAN 55728 OF PO BOX 779, VICTORIA PARK** in the State of Western Australia ("the Grantor", which expression includes the transferees, assigns, personal representatives and successors in title of the Grantor) being registered as the proprietor of an estate in Fee Simple in ALL THAT land being:

COMMON PROPERTY LOT ON STRATA PLAN 55728

("the Land").

AGREE THAT IN CONSIDERATION of the sum of **ONE DOLLAR ($1.00)** paid to me/us on the execution of this GRANT by Electricity Networks Corporation, a body corporate pursuant to the Electricity Corporations Act 2005 ("the Act") of 363-365 Wellington Street, Perth in the State of Western Australia ("the Grantee", which expression includes the successors and assigns of Electricity Networks Corporation) subject only to the –

Encumbrances (if any) notified in Part 1 of the Schedule; and
Encroachments (if any) notified in Part 2 of the Schedule,

ABN 99 593 347 728
WESTERN AUSTRALIA DUTY
TSF 03/02/17 11:25 003316753-001 VG
DUTIABLE VALUE $ ********1
DUTY $ ********1.00

I/WE TRANSFER AND GRANT to Electricity Networks Corporation full right and liberty for Electricity Networks Corporation from time to time and at all times hereafter, to enter in, upon, under, over and across ALL THAT portion of Land denoted **'C'** as shown on **Deposited Plan 407087 Version 1** ("the Easement") and to remain on and occupy the Easement at all times for so long as is necessary for Electricity Networks Corporation to (subject to the terms of this Easement):

(a) clear and keep the Easement clear of trees, shrubs, vegetation and other growth;

(b) break, excavate (to the depth necessary), remove timber, vegetation, soil, earth, gravel and stone upon the Easement; and

(c) set up, lay down, establish, maintain, utilize, operate and at any time, inspect, service, maintain, repair, replace, alter or remove the system of electricity Transmission and or Distribution Works named and described in Part 3 of the Schedule and all of the Works and Undertakings which now or in the future form any part of those Works ("the Electricity Works") and to transmit or distribute electricity and information through the Electricity Works without interruption or hindrance from the Grantor and the Grantor's Personnel.

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FORM B1

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

Landgate

ADDITIONAL PAGE TO EASEMENT IN GROSS

Dated 1, 2, 17

CERTIFICATE OF STRATA COMPANY

FORM 14

Strata Titles Act 1985

Sections 19 & 20

The Owners of **QUEENS RIVERSIDE**, ~~**10-20 ADELAIDE TERRACE, EAST PERTH**~~, **STRATA PLAN NO. 55728** hereby certifies with relation to the undermentioned instrument that a resolution without dissent was duly passed and that all necessary consents were given.

Instrument: Easement in Gross dated 1st , 2 , 17

Granted to Electricity Networks Corporation over part of **COMMON PROPERTY** ~~**LOT**~~ **ON STRATA PLAN 55728**, as shown on Deposited Plan 407087.

THE COMMON SEAL OF THE
OWNERS OF STRATA PLAN 55728
was hereunto affixed on in the presence of:

QUEENS RIVERSIDE

The Owners of
QUEENS RIVERSIDE
Strata Plan 55728
COMMON SEAL

Member of Council

Member of Council

CLAIRE NIELSEN
Print Name

SUSAN EVANS.
Print Name

EV000405461 OTHER

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The Owners of Queens Riverside
Strata Plan 55728

MINUTES OF EXTRAORDINARY GENERAL MEETING
Wednesday 24 September 2025

Following a period of 30 minutes from the start time and as per Section 130 of the Strata Titles Act (Amended) 1985 a quorum was declared by those owners present.

PRESENT

LOT	NAME	PRESENT/PROXY
1	Damian Fasher	Proxy present
2	Damian Fasher	Proxy present
3	Damian Fasher	Proxy present
4	Damian Fasher	Proxy present
5	Damian Fasher	Proxy present
6	Damian Fasher	Proxy present
7	Damian Fasher	Proxy present
8	Damian Fasher	Proxy present
9	Damian Fasher	Proxy present
10	Damian Fasher	Proxy present
11	Damian Fasher	Proxy present
12	Damian Fasher	Proxy present
17	Belinda Humphreys (non-financial)	Owner present
28	Glenn Gauslaa	Owner present
29	Rahul Ingle	Owner present
45	Kendall Carter	Owner present
47	Almog Hanan	Owner present
69	Dmitry Ivanov	Owner present
72	Dheeraj Gupta	Owner present
73	Tetiana Kuzma,Artur Kuzma	Multiple owners present
75	Kunal Malhotra	Owner present
87	Luke Lee	Proxy present
95	Poh Leng Chin	Owner present
103	Yit Peng Chong	Owner present
114	Gordon Milne	Proxy present
119	Naijiao Bo	Owner present
120	Chester Weixun Tham	Owner present
125	John Peter James Cotterell	Owner present
138	Trishna Arya	Owner present
168	Chairperson	Proxy present
171	Ricardo Dos Santos Rocha ,Riste Blazhevski	Multiple owners present
180	James Koh Cher Siang	Owner present
190	Gillian Hamilton,Shaun Hamilton	Multiple owners present

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199	Susan Heyworth	Owner present
201	Chairperson	Proxy present
215	Clayton TABONI (non-financial)	Owner present
216	Benjamin Leonard Stephenson	Proxy present
217	Poh Leng Chin	Proxy present
225	Anne Samaan	Owner present
226	Wei Sheong Woi & Dewi Octavia	Owner present
227	Kylie Jane Brookes	Owner present
237	Edward Francis Roper & Pascale Gabrielle Jeanne Roper	Proxy present
238	Diana Wong	Owner present
251	David John Wilding	Owner present
258	Janet Edwards	Owner present
261	Ross Mcphee	Owner present
262	Janet Edwards	Proxy present
263	Michal Kaminski	Owner present
265	Benjamin Leonard Stephenson	Owner present
266	Suresh Nair	Owner present
273	Claire Backhouse and Nicholas Crowe-Mai	Owner present
277	Claire Backhouse and Nicholas Crowe-Mai	Multiple owners present
278	Sahib Singh	Owner present
282	Philip Harris	Owner present
283	Tasha Stewart	Owner present
289	Robert Herbert, Joanne Herbert	Multiple owners present
290	Philippa Doran	Owner present
295	Sussi Porsborg	Owner present
298	Ava Watson	Owner present
306	Tengku Mohamad Rizam	Owner present
308	Leisa Peake	Owner present
324	Yvonne Hale	Owner present
340	Emma Bock	Owner present
344	Michael Weston,Donna Weston	Multiple owners present
352	Dana Lewis	Owner present
356	Mr Dayman Javier Oliviera	Proxy present
362	Carolyn Battye	Owner present
365	Bruce Longmuir	Owner present
369	Edward Francis Roper & Pascale Gabrielle Jeanne Roper	Owner present
370	Darryl Bourne	Owner present
374	Rajeev Ghodke	Owner present
378	Gordon Milne	Owner present
381	Kien Hui Tan,Theam Kong Mun	Multiple owners present
384	David Wilding	Proxy present
387	Jennifer Wadd	Owner present
395	Malcolm Sibson	Owner present
397	Kathleen Della-Vedova, Gary Della-Vedova	Multiple owners present
415	Creena Anne Holly	Owner present
418	Anna Chernysheva	Owner present
426	Cheryl Parks	Owner present

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429	Erika Judith Martinez Alfonso	Owner present
431	Martin Dowling	Proxy present
432	Chairperson	Proxy present
435	Jacson Chung	Owner present
436	Warren Long, Vivien Long	Multiple owners present
437	Frank Herold	Owner present
441	Chairperson	Proxy present
446	Alexander Rojas Moreno	Owner present
447	Venkata Sudha Kalyan Chirlamcherla	Owner present
450	Geoff Wright	Owner present
452	Ann Rachel Bird	Owner present
455	Alona Arbolente	Owner present
456	Jing En Wong	Proxy present
460	Philip Charles Macaulay Evans & Patricia K. Evans	Owner present
464	Angelo Rutigliano	Owner present
466	Dheeraj Gupta	Owner present
480	Timothy Dunne	Owner present
482	Emma Dolzadelli	Owner present
486	Chris Hayne	Owner present
497	Jojo Yi Rollerson	Owner present
499	Kavir Laloo (non-financial)	Owner present
501	Perri Hochwald-Jones (non-financial)	Owner present
502	Glenn Gauslaa	Owner present
503	Julie Stewart	Owner present
505	Bevan Hobson	Owner present
506	Jade Pettersen	Owner present
510	Paul Lapham	Owner present
511	Karine and Turkmenian (non-financial)	Multiple owners present
513	Jojo Yi Rollerson	Owner present
514	Dan Refeld	Owner present
515	Mukul Soul	Owner present
516	Paul David Kempshall ,Leanne Margaret Kempshall	Multiple owners present
517	Stephen Costar	Owner present

OTHER ATTENDEES

Carolyn Meighan was appointed as Chairperson for the meeting.

Amy McCaffrey, Renee Marshal, Grant Raubenheimer and Jed Browell of Cygnet West.

Minutes

1. **Previous Minutes**
That the previously circulated minutes of the General Meeting held on 24th of February 2025 of previous meeting be confirmed as a true and accurate record of those proceedings.

Motion CARRIED.

919	40	3229	149
Yes	No	Abstain	Invalid

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2. **General Information - Financial Statements**
Financial and split schedule financial statements for the periods 1 October 2024 – 3 September 2025 (as attached)

3. **General Information on why special levy needed**
Owners are requested to review the attached documents which will provide some background on why this special levy is now required

4. **Levy Contribution - Q1 - Lots 397-526**
The Strata Company resolves by ordinary resolution to raise an Administration Levy payable by the owner for each lot in

Q1 - Lots 397-526 - Aggregate Units of Entitlement (UOE) - 1773

Levy Status	Due	Admin Fund	Per Lot Ent. Admin
To be issued	30/09/2025	$385,926.00 (ex GST)	$217.669 (ex GST)

Motion CARRIED.

3173	332	745	149
Yes	No	Abstain	Invalid

5. **Levy Contribution - Q2 - Lots 289-396**
The Strata Company resolves by ordinary resolution that the proportion of Administration & Reserve Levy payable in advance by the owner for each lot shall be in accordance with the unit entitlement of the lot as shown below:

Q2 - Lots 289-396 - Aggregate Units of Entitlement (UOE) - 1529

Levy Status	Due	Admin Fund	Per Lot Ent. Admin
To be issued	30/09/2025	$241,402.00 (ex GST)	$157.883 (ex GST)

Motion CARRIED.

719	237	3308	149
Yes	No	Abstain	Invalid

6. **Levy Contribution - Q3 - Lots 14-288**

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The Strata Company resolves by ordinary resolution to raise an Administration Levy payable by the owner for each lot in accordance with the unit entitlement of the lot as shown below:
Q3 - Lots 14-288 - Aggregate Units of Entitlement (UOE) - 4390

Levy Status	Due	Admin Fund	Per Lot Ent. Admin
To be issued	30/09/2025	$657,423.00 (ex GST)	$149.755 (ex GST)

Motion CARRIED.

3234	267	763	149
Yes	No	Abstain	Invalid

7. Appointment of Auditor

That the strata company resolves by ordinary resolution to appoint an external auditor to audit the financial statements of the strata company for the current financial year prior to the next Annual General Meeting, at a cost not exceeding $10,000.00.

Motion CARRIED.

3615	17	632	149
Yes	No	Abstain	Invalid

8. General Information - AGM Date

It is proposed that the Annual General Meeting will be held either the last week of November or first week of December 2025

Meeting Closed

The chairperson declared the meeting closed at 06:57 PM.

Docusign Envelope ID: C83EEEE8-C156-4022-909D-3551298A27E8

The Owners of Queens Riverside Strata Plan 55728

NOTICE OF EXTRAORDINARY GENERAL MEETING

Notice is hereby given that the Extraordinary General Meeting of the above Strata Company will be held at 24 Sep 2025 at Sky Lounge, Level 26, 197 St Georges Terrace, Perth, WA, 6000 commencing at 05:30 PM

Notice is hereby given by authority and on the instruction of the Strata Company pursuant to Section 129 of the Strata Titles Act 1985 (Act).

In order to assist in the running of the meeting, it is requested that any questions related to the enclosed agenda are issued a minimum of 72hrs prior to the date of the meeting. There will be a facility available to ask questions during the session or they may be submitted prior to the meeting via the Queens Riverside portal. We encourage you to submit any questions prior to the event as the time will not be available to answer all individual questions at the meeting. If we are not reasonably able to answer appropriate questions at the meeting, a response will be provided after the meeting

All Owners who wish to attend must advise their attendance a minimum of 72hrs prior to the date of the meeting by emailing queensriverside.wa@cygnetwest.com.

During the meeting, those Owners attending via the online option will be able to direct message the Chairperson and those assisting in the facilitation of the meeting, should the question be answerable at the meeting either the Chairperson will advise making the query viewable by the meeting or the minutes will have the question and answer listed for review.

Owners are advised that any of the proposed resolutions may be amended at the meeting and this may significantly affect the outcome. This may apply to the budget and proposed levied contributions for example. Attendance at the meeting enables participation in the dialogue and voting on each resolution, amended or not. It is also possible to instruct your appointed proxy to provide your input and/or to vote for or against any matter put to a vote.

Strata Vote does allow the function for all Owners to be present online and validly vote on the motions as required.

Section 131 (2) of the Strata Titles Act 1985 provides that a person attending a meeting by remote communication is taken to be present at the meeting.

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PRELIMINARY MATTERS
Registration of owners and proxy holders
Verification of valid proxies received
Verification of those eligible to vote and personally present
Record those present by invitation
Record any apologies received
Appointment of Chairperson for the meeting

Confirmation of a quorum being present, that the meeting is properly constituted and may proceed to the conduct of business. As per section 130 of the Strata Titles Act (Amended) 1985, a quorum is constituted if there are owners of 50% or more of the Lots in the scheme present in person or by duly appointed proxy. If a quorum is not present 30 minutes after the general meeting's start time, the persons present at the general meeting are taken to constitute a quorum for the purposes of the general meeting.

Voting at a General Meeting
In accordance with section 120(2) of the Act, an owner is entitled to vote on a proposed resolution of the Strata Company if the proposed resolution is:

1. a resolution without dissent or unanimous resolution; and
2. a special resolution or ordinary resolution, but only if the owner is financial at the time the owner's vote is cast by that owner: section 120(5) of the Act.

An owner is financial if the owner does not owe the Strata Company any money recoverable under the Act at the time the vote is cast by that owner: section 120(2) of the Act.

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Meeting Agenda

BUSINESS REQUIRED PURSUANT TO SECTION 127 OF THE ACT

1. Previous Minutes

That the previously circulated minutes of the General Meeting held on 24th of February 2025 of previous meeting be confirmed as a true and accurate record of those proceedings.

2. General Information - Financial Statements

Financial and split schedule financial statements for the periods 1 October 2024 – 3 September 2025 (as attached)

It is noted that the Council of Owners have made available to all Owners, via the Queens Riverside MyBuildings Website, the last 5 years of consolidated and split schedule financials, including the detailed ledgers, together with copies of all COO meeting minutes approved to date

3. General Information on why special levy needed

Owners are requested to review the attached documents which will provide some background on why this special levy is now required

The amounts proposed to be raised do not relate to a specific expense but, as detailed in the attached communications, as an accumulation of previous years expenditure.

A copy of the schedule of unit entitlements is available to all via the Queens Riverside MyBuildings Website and is also attached for ease of reference.

The special levy is to be issued as due on 30 September 2025, however, the Council of Owners recognise that this may be too short a notice period for some Owners. Although it is requested that this levy be paid as soon as possible, in order to ensure that the Strata Company has sufficient funds to meet its financial obligations, the Council of Owners has granted a 30 day interest free period for payment. Any Owner who may be suffering financial hardship and wishes to request a payment plan can submit this request in writing to the Strata Company Manager.

Please note that if levies remain unpaid at the date of the next General Meeting, including those on an approved payment plan, then those lot owners will not be eligible for voting.

4. Levy Contribution - Q1 - Lots 397-526

The Strata Company resolves by ordinary resolution to raise an Administration Levy payable by the owner for each lot in accordance with the unit entitlement of the lot as shown below:

Q1 - Lots 397-526 - Aggregate Units of Entitlement (UOE) - 1773

Levy Status	Due	Admin Fund	Per Lot Ent. Admin
To be issued	30/09/2025	$385,926.00 (ex GST)	$217.669 (ex GST)

Docusign Envelope ID: C83EEEE8-C156-4022-909D-3551298A27E8

5. **Levy Contribution - Q2 - Lots 289-396**

The Strata Company resolves by ordinary resolution that the proportion of Administration & Reserve Levy payable in advance by the owner for each lot shall be in accordance with the unit entitlement of the lot as shown below:

Q2 - Lots 289-396 - Aggregate Units of Entitlement (UOE) - 1529

Levy Status	Due	Admin Fund	Per Lot Ent. Admin
To be issued	30/09/2025	$241,402.00 (ex GST)	$157.883 (ex GST)

6. **Levy Contribution - Q3 - Lots 14-288**

The Strata Company resolves by ordinary resolution to raise an Administration Levy payable by the owner for each lot in accordance with the unit entitlement of the lot as shown below:

Q3 - Lots 14-288 - Aggregate Units of Entitlement (UOE) - 4390

Levy Status	Due	Admin Fund	Per Lot Ent. Admin
To be issued	30/09/2025	$657,423.00 (ex GST)	$149.755 (ex GST)

7. **Appointment of Auditor**

That the strata company resolves by ordinary resolution to appoint an external auditor to audit the financial statements of the strata company for the current financial year prior to the next Annual General Meeting, at a cost not exceeding $10,000.00.

8. **General Information - AGM Date**

It is proposed that the Annual General Meeting will be held either the last week of November or first week of December 2025

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Annexure A

The Owners of Queens Riverside Strata Scheme 55728 (Strata Company)

Standing Orders for General Meetings

1 Moving motions

1.1 Each matter on the agenda of a General Meeting is a motion, other than the adoption of the minutes of the previous general meeting and the financial statements for the previous year.

1.2 The council of the Strata Company (**Council**) may move a motion for a general meeting of the Strata Company (**General Meeting**) and all motions other than those referred to in clause 1.3 are taken to be motions moved by the Council.

1.3 An owner may only move a proposed special resolution or ordinary resolution, provided the owner is financial at the time the owner gives the proposed resolution to the Council in accordance with section 120(4) of the of the Strata Titles Act 1985 (**Act**).

1.4 For the purposes of these Standing Orders, an owner is financial if the owner does not owe the Strata Company any money recoverable under the Act: section 120(2) of the Act.

2 Amending and withdrawing motions

2.1 The chairperson of the General Meeting (**Chairperson**) may amend any motion moved by the Council, at the Chairperson's discretion.

2.2 Subject to clause 2.3, an owner may amend a motion that owner has moved, provided that owner submits a written version of the amended motion to the Chairperson within two hours after the start time for that General Meeting.

2.3 A motion may only be amended once during a General Meeting, unless otherwise permitted by the Chairperson, at the Chairperson's discretion.

2.4 A motion may only be withdrawn:

2.4.1 by the person who moved the motion; and

2.4.2 with the leave of the Chairperson.

3 Debate and speaking

3.1 Debate on a motion on the agenda of a General Meeting (**Agenda**) will only proceed if that motion is moved and seconded.

3.2 All debate must be directed through the Chairperson.

3.3 No person may speak on a motion at a General Meeting unless they have been nominated by the Chairperson to speak on that motion.

3.4 Debate on a motion at a General Meeting:

3.4.1 must be no more than two minutes per motion; or

3.4.2 may be for a longer period:

(a) only if permitted by the Chairperson, at the Chairperson's discretion; and

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(b) must end when the Chairperson directs.

3.5 The owner who moved a motion:

3.5.1 will have the first right to speak on that motion; and

3.5.2 must speak on that motion for no more than one minute, unless otherwise permitted by the Chairperson, at the Chairperson's discretion.

3.6 Owners may engage in debate on a motion on the Agenda prior to the General Meeting, including by posting comments through the Strata Company's portal: https://queensstrata.mybuildings.com/

4 Voting procedure

4.1 In accordance with section 120(2) of the Act, an owner is entitled to vote on a proposed resolution of the Strata Company if the proposed resolution is:

4.1.1 a resolution without dissent or unanimous resolution; and

4.1.2 a special resolution or ordinary resolution, but only if the owner is financial at the time the owner's vote is cast by that owner: section 120(5) of the Act.

4.2 For an ordinary resolution:

4.2.1 voting will be conducted on a show of hands, unless a poll vote is demanded by an owner;

4.2.2 if a vote is conducted by show of hands, an owner may vote one vote for each lot owned by them; and

4.2.3 if a vote is conducted by poll, an owner may vote the unit entitlements of that owner's respective lot(s).

4.3 For a special resolution, the votes must be counted both:

4.3.1 by the number of votes cast by show of hands; and

4.3.2 by the number of unit entitlements of the lots for which votes are cast.

4.4 For a unanimous resolution or a resolution without dissent, voting will be conducted on a show of hands, unless a poll vote is demanded by an owner.

4.5 Owners must indicate their vote(s) in respect of the lot or lots they own and for which they are entitled to vote.

4.6 If there are co-owners of the lot, the co-owners may only cast the vote through jointly appointing a single proxy (who may be one of the co-owners) in accordance with section 126(b)(iii) of the Act.

5 Results of voting

5.1 The outcome of voting on a resolution without dissent, unanimous resolution or special resolution will be recorded numerically by the Chairperson.

5.2 The outcome of an ordinary resolution will be announced by the Chairperson as carried or lost.

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6 Business of the meeting

6.1 Except for motions amended in accordance with clauses 2.1, 2.2 and 2.3, only those items of business shown on the Agenda on the Meeting Notice may be debated and / or determined by this General Meeting.

6.2 In accordance with section 127(3) and (4) of the Act:

6.2.1 the following matters must be included as an item of business on the Agenda for each annual General Meeting of the Strata Company:

(a) election of Council members;

(b) consideration of accounts; and

(c) the presentation of copies of certificates and schedules for the insurance required under the Act, current as at the date of the General Meeting.

6.2.2 all business transacted at an annual General Meeting other than that referred to in 6.2.1 is taken to be special business.

6.3 In accordance with section 128(6) of the Act, all business transacted at an extraordinary General Meeting is taken to be special business.

6.4 Any other matters raised during this General Meeting that are relevant to the affairs of the Strata Company may be referred to the Council for their consideration and any appropriate response.

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The Owners of Queens Riverside
Strata Plan 55728

MINUTES OF ANNUAL GENERAL MEETING
Monday 24 February 2025

Following a period of 30 minutes from the start time and as per Section 130 of the Strata Titles Act (Amended) 1985 a quorum was declared by those owners present.

PRESENT

LOT	NAME	PRESENT/PROXY
1	Alexis Hvalgaard	Proxy present
2	Alexis Hvalgaard	Proxy present
3	Alexis Hvalgaard	Proxy present
4	Alexis Hvalgaard	Proxy present
5	Alexis Hvalgaard	Proxy present
6	Alexis Hvalgaard	Proxy present
7	Alexis Hvalgaard	Proxy present
8	Alexis Hvalgaard	Proxy present
9	Alexis Hvalgaard	Proxy present
10	Alexis Hvalgaard	Proxy present
11	Alexis Hvalgaard	Proxy present
12	Alexis Hvalgaard	Proxy present
14	Kunal Malhotra	Proxy present
17	Belinda Humphreys	Owner present (pre-voted)
21	Helen Montgomery	Owner present
22	Chairperson	Proxy present
29	Rahul Ingle	Owner present (pre-voted)
34	Kunal Malhotra	Proxy present
41	Grant Stewart	Proxy present
42	Grant Stewart	Proxy present
45	Kendall Carter	Owner present (pre-voted)
47	Almog Hanan	Owner present
48	Grant Stewart	Proxy present
49	Grant Stewart	Proxy present
50	Grant Stewart	Proxy present
53	Kunal Malhotra	Proxy present
55	Grant Stewart	Proxy present
57	Grant Stewart	Proxy present
58	Kunal Malhotra	Proxy present
60	Grant Stewart	Proxy present
61	Grant Stewart	Proxy present
65	Grant Stewart	Proxy present
68	Kunal Malhotra	Proxy present
69	Dmitry Ivanov	Owner present
73	Tetiana Kuzma	Owner present (pre-voted)

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75	Kunal Malhotra	Owner present
78	Benjamin F Collins	Owner present (pre-voted)
81	Grant Stewart	Proxy present
82	Grant Stewart	Proxy present
83	Kunal Malhotra	Proxy present
86	Kunal Malhotra	Proxy present
90	Ying Li	Owner present (pre-voted)
94	Grant Stewart	Proxy present
95	Grant Stewart	Proxy present
96	Kunal Malhotra	Proxy present
97	Grant Stewart	Proxy present
102	Grant Stewart	Proxy present
109	Tasha Stewart	Proxy present
110	Kunal Malhotra	Proxy present
112	Nah Keng Líp Rayson	Electronic vote
115	Grant Stewart	Proxy present
119	Naijiao Bo	Owner present (pre-voted)
123	Grant Stewart	Proxy present
126	Kunal Malhotra	Proxy present
127	Tasha Stewart	Proxy present
128	Chairperson	Proxy present
130	Grant Stewart	Proxy present
132	Kunal Malhotra	Proxy present
135	Grant Stewart	Proxy present
138	Trishna Arya	Owner present (pre-voted)
140	Grant Stewart	Proxy present
151	Kunal Malhotra	Proxy present
156	Levi Simon Kelder	Owner present (pre-voted)
162	Tasha Stewart	Proxy present
165	Ruohan Li & Zhu Wang	Owner present (pre-voted)
169	Kunal Malhotra	Proxy present
170	Kunal Malhotra	Proxy present
171	Siew Choon Li	Owner present
181	Grant Stewart	Proxy present
185	Wayne Trevor Dymock	Owner present
189	KK	Owner present (pre-voted)
190	Shaun and Gillian Hamilton	Owner present (pre-voted)
191	Grant Stewart	Proxy present
193	Gary Brown	Owner present (pre-voted)
196	Kunal Malhotra	Proxy present
199	Kunal Malhotra	Proxy present
201	Chairperson	Proxy present
202	Grant Stewart	Proxy present
203	Kunal Malhotra	Proxy present
208	Grant Stewart	Proxy present
209	Tasha Stewart	Proxy present
211	Grant Stewart	Proxy present
214	Kunal Malhotra	Proxy present
215	CLAY TABONI (non-financial)	Owner present (pre-voted)
216	Benjamin Stephenson	Proxy present
221	Grant Stewart	Proxy present
222	Grant Stewart	Proxy present

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223	Kunal Malhotra	Proxy present
226	Wei Sheong Woi	Owner present (pre-voted)
227	Dexter Walford	Electronic vote
228	Susanto Susanto	Owner present (pre-voted)
229	Grant Stewart	Proxy present
230	Grant Stewart	Proxy present
231	Kunal Malhotra	Proxy present
232	Kunal Malhotra (non-financial)	Proxy present
233	Grant Stewart	Proxy present
235	Shankar Radha	Owner present (pre-voted)
236	Kunal Malhotra	Proxy present
238	Grant Stewart	Proxy present
240	Kunal Malhotra	Proxy present
242	Tasha Stewart	Proxy present
245	Kunal Malhotra	Proxy present
246	Kunal Malhotra	Proxy present
248	Kunal Malhotra	Proxy present
251	David Wilding	Owner present
256	Oey Tjie Piek	Owner present (pre-voted)
258	Ross Allen Mcphee Maureen Frances McPhee	Owner present
259	Kunal Malhotra	Proxy present
261	Ross Allen Mcphee Maureen Frances McPhee	Owner present
263	Michal Kaminski,Anna Oglaza	Multiple owners present
265	Benjamin Stephenson	Owner present
275	KEE SENG TAN	Owner present (pre-voted)
277	Nicholas Crowe-Mai & Claire Backhouse	Owner present
278	Grant Stewart	Proxy present
282	Golden Mile Investments	Owner present (pre-voted)
283	Grant Stewart	Proxy present
285	Chairperson	Proxy present
287	Chairperson	Proxy present
290	Philippa Doran	Owner present (pre-voted)
292	Tasha Stewart	Proxy present
296	Stuart Brown	Owner present (pre-voted)
297	Aurellya Charlene Kimbal	Owner present (pre-voted)
301	Grant Stewart	Proxy present
303	Grant Stewart	Proxy present
306	Tengku Mohamad Rizam Aziz,Tunku Noor Hayati	Multiple owners present
308	Leisa Peake	Owner present (pre-voted)
313	Grant Stewart	Proxy present
320	Grant Stewart	Proxy present
322	Yen Ly	Owner present (pre-voted)
325	Ainsley Joesph Paul	Owner present
330	Matthew Faust and Michele Faust	Owner present (pre-voted)
340	Emma Bock	Owner present
342	Tasha Stewart	Proxy present
344	Michael and Donna Weston	Owner present
345	Yanjun Jin	Owner present (pre-voted)
347	Grant Stewart	Proxy present

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356	Dayman Oliviera	Owner present
357	Grant Stewart	Proxy present
358	Dayman Oliviera	Proxy present
359	Kunal Malhotra	Proxy present
365	Bruce Gordon Longmuir	Owner present
366	Grant Stewart	Proxy present
367	Chairperson	Proxy present
368	Grant Stewart	Proxy present
369	Edward Francis Roper & Pascale Gabrielle Jeanne Roper	Owner present
372	Grant Stewart	Proxy present
374	R K GHODKE & D D WADIA	Owner present
375	Grant Stewart	Proxy present
377	Corey Skelton	Owner present (pre-voted)
384	Deborah Caroline Stackpole	Owner present (pre-voted)
387	Jennifer Wadd	Owner present (pre-voted)
389	Grant Stewart	Proxy present
395	Mal and Linda Sibson	Electronic vote
397	Kathleen Della-Vedova	Owner present (pre-voted)
399	Simbarashe Stephen Chipfunde	Owner present (pre-voted)
400	Arvin Singh Kohli	Owner present (pre-voted)
407	Matthew Bristow	Owner present (pre-voted)
413	Tasha Stewart	Proxy present
418	Anna Chernysheva and Jean-Marie Maxime Dominique Gillette	Owner present (pre-voted)
419	Jennifer Fong	Electronic vote
424	Homer Constantinos Constantinides	Owner present (pre-voted)
428	Arvin Singh Kohli	Owner present (pre-voted)
429	Diego Andres Pabon Rosas	Owner present (pre-voted)
431	Yola Christine Rawis	Owner present (pre-voted)
432	Chairperson	Proxy present
435	Jacson Chung	Owner present
437	Frank Willibald Herold & On Na Lam	Owner present
441	Bronwyn Cross	Owner present (pre-voted)
442	Maria Frances Ricupero	Owner present
445	Andrei Lux	Owner present (pre-voted)
450	Geoff Wright and Kim Gai Wright	Owner present (pre-voted)
452	Ann Bird	Owner present (pre-voted)
455	Alona Arbolente	Owner present (pre-voted)
460	Philip Charles Macaulay Evans and Mrs Patricia Kathleen Evans	Owner present (pre-voted)
461	Ruohan Li	Owner present (pre-voted)
464	Angelo Rutigliano	Owner present
468	Dongmei Zhao	Owner present (pre-voted)
473	Christophe Soliveau	Company Nominee present
477	Neil Ginbey	Owner present (pre-voted)
480	Timothy Dunne	Owner present
486	Christopher Hayne	Owner present (pre-voted)
489	Michael Yates	Owner present
495	Chairperson (non-financial)	Proxy present
497	Jojo Yi Rollerson	Owner present (pre-voted)
503	Julie Stewart	Owner present

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505	Sasha Vermazen Peppinck	Owner present (pre-voted)
506	Jade Pettersen	Owner present (pre-voted)
510	Paul Lapham	Owner present (pre-voted)
511	Sarkis Akopov	Owner present (pre-voted)
513	Jojo Yi Rollerson	Owner present (pre-voted)
514	Daniel Refeld	Owner present (pre-voted)
516	Paul & Leanne Kempshall	Owner present (pre-voted)
522	Grant Mathews and Ryan D Greatrex	Owner present (pre-voted)
525	Chin-Chang Wang	Owner present (pre-voted)
526	Chin-Chang Wang	Owner present (pre-voted)

APOLOGIES

OTHER ATTENDEES

Amy McCaffrey was appointed as Chairperson for the meeting.
Shannon Hodgkinson – Cygnet West
Jessica Wilkes – Cygnet West

Minutes

1. Previous Minutes

That the previously circulated minutes of the General Meeting held on 18th of March 2024 of previous meeting be confirmed as a true and accurate record of those proceedings.

Motion CARRIED.

2. Constitution of the Council

The Strata Company resolves by ordinary resolution that the Council of the Strata Company shall consist of 7 proprietors.
2.1 Receive nominations of candidates for election to the Council.
2.2 If required, conduct a ballot to elect members of the Council.

Motion CARRIED.

3. Election of Committee

Election of All Members
Clayton Taboni, Emma Bock, Kunal Malhotra, Ross McPhee, Dayman Oliviera, Frasers Perth Pty Ltd, Grant Stewart have been elected to the committee.

Name	Outcome
Clayton Taboni	Elected
Emma Bock	Elected

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Kunal Malhotra	Elected
Ross McPhee	Elected
Dayman Oliviera	Elected
Frasers Perth Pty Ltd	Elected
Grant Stewart	Elected

4. Consideration of Statement of Accounts

Resolve by ordinary resolution to consider the accounting records and last financial statements prepared and to adopt the financial statements for the period of 1st of October 2023 to 30th of September 2024

Motion CARRIED.

5. Insurance Policy Renewal

The Strata Company resolves by ordinary resolution that the Council be directed to renew the insurance policy prior to its expiry date or secure insurance with a different insurer in such sums and on terms which are not less than the current policy, or as are recommended by qualified professional advisors.

Motion CARRIED.

6. Insurance Confirmation

The Strata Company resolves by ordinary resolution that the insurances effected on behalf of the Strata Company as required under the Act be confirmed as per the insurance certificates and schedules annexed.

Motion CARRIED.

7. Insurance – Fidelity Guarantee & Office Bearers Liability Insurance

The Strata Company resolves by ordinary resolution that the strata company effect appropriate cover for the fidelity guarantee and office bearers liability when the insurance cover is renewed and, if required, the Council of the strata company should seek advice and effect the appropriate cover in accordance with the advice obtained.

Motion CARRIED.

8. Consideration of Budget of Estimated Expenditure

The Strata Company resolves by ordinary resolution that the proposed budget of expenditure from the Administrative and Reserve Funds for the period 1st of October 2024 to 30th of September 2025 as annexed be adopted.

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Further, that the Strata Company resolves by ordinary resolution to adopt the approved budget of expenditure for the administration and reserve funds as approved in the aforementioned motion, for the period beginning 1st of October 2025

Motion CARRIED.

9. Levy Contribution - Q1 - Lots 397-526

The Strata Company resolves by ordinary resolution that the proportion of Administration & Reserve Levy payable in advance by the owner for each lot shall be in accordance with the unit entitlement of the lot as shown below:

Q1 - Lots 397-526 - Aggregate Units of Entitlement (UOE) - 1773

Levy Status	Period From	Period To	Per Lot Ent. Admin	Per Lot Ent. Sinking
Issued	01/10/2024	31/12/2024	$73.8400	$10.2000
Issued	01/01/2025	31/03/2025	$73.8330	$10.2078
	01/04/2025	30/06/2025	$73.8330	$10.2078
	01/07/2025	30/09/2025	$73.8330	$10.2078

The Administration Levy to raise a total of $523,636.19 GST Inclusive in the financial year,

The Reserve Levy to raise a total of $72,380.00 GST Inclusive in the financial year,

That in each case those contributions be continued on a quarterly basis until otherwise determined by a resolution of the strata company, as per below;

Administration - $73.8330 per UE
Reserve - $10.2078 per UE

Motion CARRIED.

10. Levy Contribution - Q2 - Lots 289-396

The Strata Company resolves by ordinary resolution that the proportion of Administration & Reserve Levy payable in advance by the owner for each lot shall be in accordance with the unit entitlement of the lot as shown below:

Q2 - Lots 289-396 - Aggregate Units of Entitlement (UOE) - 1529

Levy Status	Period From	Period To	Per Lot Ent. Admin	Per Lot Ent. Sinking
Issued	01/10/2024	31/12/2024	$73.5100	$11.8400
Issued	01/01/2025	31/03/2025	$73.4661	$11.8327
	01/04/2025	30/06/2025	$73.4661	$11.8327
	01/07/2025	31/09/2025	$73.4661	$11.8327

The Administration Levy to raise a total of $449,385.96 GST Inclusive in the financial year,

The Reserve Levy to raise a total of $72,380.00 GST Inclusive in the financial year,

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That in each case those contributions be continued on a quarterly basis until otherwise determined by a resolution of the strata company, as per below;

Administration - $73.4661 per UE
Reserve - $11.8327 per UE

Motion CARRIED.

11. Levy Contribution - Q3 - Lots 14-288

The Strata Company resolves by ordinary resolution that the proportion of Administration & Reserve Levy payable in advance by the owner for each lot shall be in accordance with the unit entitlement of the lot as shown below:

Q3 - Lots 14-288 - Aggregate Units of Entitlement (UOE) - 4390.

Levy Status	Period From	Period To	Per Lot Ent. Admin	Per Lot Ent. Sinking
Issued	01/10/2024	31/12/2024	$78.6800	$9.3900
Issued	01/01/2025	31/03/2025	$78.6775	$9.3984
	01/04/2025	30/06/2025	$78.6775	$9.3984
	01/07/2025	30/09/2025	$78.6775	$9.3984

The Administration Levy to raise a total of $1,381,588.97 GST Inclusive in the financial year,

The Reserve Levy to raise a total of $165,000.00 GST Inclusive in the financial year,

That in each case those contributions be continued on a quarterly basis until otherwise determined by a resolution of the strata company, as per below;

Administration - $78.6775 per UE
Reserve - $9.3984 per UE

Motion CARRIED.

12. Levy Contribution - Q4 - Lots 1-12

The Strata Company resolves by ordinary resolution that the proportion of Administration & Reserve Levy payable in advance by the owner for each lot shall be in accordance with the unit entitlement of the lot as shown below:

Q1 - Lots 1-12 - Aggregate Units of Entitlement (UOE) - 2308

Levy Status	Period From	Period To	Per Lot Ent. Admin	Per Lot Ent. Sinking
Issued	01/10/2024	31/12/2024	$53.0700	$22.6600
Issued	01/01/2025	31/03/2025	$53.0700	$22.6677
	01/04/2025	30/06/2025	$53.0700	$22.6677
	01/07/2025	30/09/2025	$53.0700	$22.6677

The Administration Levy to raise a total of $489,941.24 GST Inclusive in the financial year,

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The Reserve Levy to raise a total of $209,250.80 GST Inclusive in the financial year,

That in each case those contributions be continued on a quarterly basis until otherwise determined by a resolution of the strata company, as per below;

Administration - $53.0700 per UE
Reserve - $22.6637 per UE

Motion CARRIED.

13. Debt Recovery

Resolve by ordinary resolution that should any owner, mortgagee in possession or former owner of a lot not pay contributions by their due date in relation to a lot that:

Stage 1:
The Strata Manager may issue one or two reminder letters each requesting payment within 14 days of the reminder letter;

Stage 2:
If the owner, mortgagee in possession or former owner has not made payment of any outstanding amount in accordance with any reminder letters sent
by the Strata Manager, a debt recovery agent be engaged and instructed to:

1. Prepare and issue to any relevant lot owner, mortgagee in possession or former lot owner a notice of proposed action to recover by way of proceedings in a court of competent jurisdiction on behalf of the Strata Company setting out:

a. The amount of the contribution, interest or expenses sought to be recovered.
b. The proposed recovery action by way of proceedings in a court of competent jurisdiction.
c. The date the contribution was due to be paid.
d. Any other action that may be taken to arrange for payment of the contribution.

Stage 3:
A debt recovery agent be engaged and instructed to:

1. Provide advice regarding recovering outstanding contributions.
2. Commence, maintain, defend or discontinue court proceedings against any lot owner, mortgagee in possession or former lot owner where outstanding contributions are due in relation to the relevant lot.

Motion CARRIED.

14. Increase in Cleaning Schedule for Q3 Windows and Shutters on Lower Levels Facing Adelaide Terrace - Requested by Lot 28/Unit 105 - Q3 - P Burgess & M Burgess *Amended*

That the Owners and COO agree to increase the cleaning schedule for windows and shutters on the lower levels of the building that directly face the road, due to the accumulation of dirt and debris resulting from their proximity to road traffic. This change aims to improve the appearance, maintenance, and overall livability for residents occupying these levels.

MANAGER NOTE: All costs to be born by Owners of Q3.

Motion CARRIED.
3 invalid vote(s) - 3x Non-financial

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15. Approval for the Installation of a Digital Sign and License Agreement

The Strata Company by Special Resolution to:

1. Investigate the installation of a digital sign on the eastern end of Q3, as per the provided documentation, subject to compliance with all relevant regulations and strata by-laws.
2. Approve the Council of Owners to negotiate and provide further information to all Owners into a paid license agreement with Sign On Group Pty Ltd, following a review of the agreement by legal representation to ensure it aligns with the best interests of the Strata Company. A general meeting of all owners will be called for final approval.

Motion DEFEATED.

Meeting Closed

The chairperson declared the meeting closed at 7:07 PM.

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Cygnet West
Level 26, 197 St Georges Terrace PERTH WA 6000 ABN: 26 791 928 513
Ph: +61 8 6375 6000 Email: strata.wa@cygnetwest.com

Balance Sheet - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Consolidated

	Administrative	Reserve	TOTAL THIS YEAR
Assets			
Cash At Bank			
Cygnet West P/L Trust Account Owners of Queens Riverside SP55728	$112,120.24	$173,685.12	$285,805.36
Cygnet West P/L P/L Trust Account IB SP55728	$(0.00)	$0.00	$(0.00)
Cygnet West P/L Trust Account IBTC SP55728	$(0.00)	$0.00	$(0.00)
Cygnet West P/L Trust Account IBTC -SP55728	$0.00	$1,119,476.01	$1,119,476.01
Cygnet West P/L Trust Account IBTC 2 SP55728	$0.00	$(0.00)	$(0.00)
Levies Receivable	$35,435.38	$1,199.38	$36,634.76
Accounts Receivable	$156,150.24	$0.00	$156,150.24
GST Liability	$(2,076.70)	$48,342.19	$46,265.49
Total Assets	**$301,629.16**	**$1,342,702.70**	**$1,644,331.86**
Liabilities			
Accounts Payable (GST Free)	$48,118.90	$(6,067.03)	$42,051.87
BAS Clearing	$110,227.05	$(65,840.33)	$44,386.72
Paid in Advance	$145,022.14	$8,186.53	$153,208.67
Accounts Payable	$247,042.36	$0.00	$247,042.36
Company PAYG	$(36,014.01)	$0.00	$(36,014.01)
Total Liabilities	**$514,396.44**	**$(63,720.83)**	**$450,675.61**
Net Assets	**$(212,767.28)**	**$1,406,423.53**	**$1,193,656.25**

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"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Consolidated

	Administrative	Reserve	TOTAL THIS YEAR
Owners Funds			
Opening Balance	$(154.72)	$2,103,261.80	$2,103,107.08
Fund Transfer Admin	$310,000.00	$(310,000.00)	$0.00
Net Income For The Period	$(522,612.56)	$(386,838.27)	$(909,450.83)
Total Owners Funds	**$(212,767.28)**	**$1,406,423.53**	**$1,193,656.25**

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Income and Expenditure Statement - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Consolidated

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Debt Collection Income	$0.00	*$0.00*	*$2,169.42*
Insurance Claim Income	$5,350.00	*$0.00*	*$18,831.50*
Recycling Income	$768.46	*$331.96*	*$795.38*
Miscellaneous Income - Admin	$36.36	*$0.00*	*$0.00*
Recoveries	$1,899.18	*$175.60*	*$0.00*
DFES Charges Income	$22,729.00	*$0.00*	*$6,685.00*
Rental Income	$460.00	*$0.00*	*$0.00*
Section 110 Certificate Fee Income	$20,440.00	*$0.00*	*$14,280.00*
Parking Licence Oncharge	$180,446.95	*$186,000.00*	*$178,048.15*
Air Conditioning Income	$21,907.37	*$0.00*	*$480.00*
Levy Income	$2,586,065.50	*$2,585,957.60*	*$2,464,841.87*
Rent Income	$0.00	*$70.92*	*$0.00*
Special Levy Income	$37.50	*$0.00*	*$327.27*
Breach Notices Income	$416.60	*$0.00*	*$516.64*
Commercial Cleaning Income	$990.00	*$0.00*	*$0.00*
Legal & Debt Collection Income	$18,960.84	*$65,000.00*	*$26,350.49*
Document Search Fee Income	$0.00	*$0.00*	*$90.91*
Electricity Income	$1,176,477.27	*$1,407,500.00*	*$1,379,242.60*
Gas Income	$144.65	*$200.00*	*$53.82*
Interest Income on Investments	$0.00	*$25,180.00*	*$4,138.85*
Interest on Overdues	$2,460.47	*$5,047.25*	*$5,294.54*
Keys & Access Devices Income	$7,186.60	*$15,141.73*	*$10,010.25*
Plumbing Income	$14,325.60	*$0.00*	*$9,334.62*
Repairs and Maintenance Income	$24,849.75	*$0.00*	*$5,206.54*
Total Administrative Fund Income	**$4,085,952.10**	*$4,290,605.06*	*$4,126,697.85*
Expenses			
Submeter Invoicing Fee	$19,190.23	*$0.00*	*$17,968.07*
Accounting	$649.98	*$1,007.20*	*$649.99*
Bank Charges - GST inc	$2,342.93	*$4,028.80*	*$3,887.00*
Consultants	$4,295.00	*$0.00*	*$0.00*
Consultants - Legal	$8,631.59	*$10,072.00*	*$7,301.00*
Income Tax Expense - Admin	$4,082.00	*$0.00*	*$10,900.90*
Legal & Debt Collection Fees	$17,734.56	*$10,072.00*	*$30,250.56*
Management Fees - Schedule B	$22,146.28	*$5,037.01*	*$11,765.68*
Registration/License/Permit Fees	$151,876.20	*$143,493.28*	*$145,273.80*

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Income and Expenditure Statement - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Consolidated

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Stationery & Printing	$2,544.70	*$0.00*	*$143.40*
Section 110 Certificate Fees Paid	$280.00	*$0.00*	*$280.00*
Telephone Charges	$237.82	*$2,014.40*	*$439.40*
Insurance Excess	$20,000.00	*$0.00*	*$0.00*
Insurance Claim	$15,952.50	*$0.00*	*$0.00*
Insurance Premiums	$608,666.17	*$614,392.00*	*$613,929.16*
Airconditioning	$217,877.57	*$109,228.00*	*$163,494.92*
Airconditioning Contract	$95,096.60	*$158,129.20*	*$103,401.72*
Concierge/Security Services	$563.53	*$0.00*	*$0.00*
Facilities Manager	$407,834.63	*$453,240.00*	*$471,928.95*
Carpark	$1,289.00	*$6,043.20*	*$(6,232.49)*
Cleaning	$24,272.63	*$0.00*	*$4,362.19*
Cleaning Carpet/Furniture	$4,103.16	*$16,353.07*	*$3,665.65*
Cleaning Contracts	$249,907.41	*$276,965.00*	*$252,558.20*
Cleaning Materials	$11,726.57	*$32,400.00*	*$17,252.04*
Cleaning Windows/Glass	$49,140.00	*$140,060.00*	*$72,984.40*
Computer Systems	$0.00	*$1,007.20*	*$0.00*
Computer Systems--Website	$0.00	*$2,518.00*	*$563.52*
Doors & Windows	$847.16	*$0.00*	*$0.00*
Electrical	$43,777.54	*$0.00*	*$(1,068.18)*
Electrical Lamps & Tubes	$1,763.64	*$0.00*	*$0.00*
Electricity Meter Reading	$29,565.00	*$32,919.35*	*$44,000.36*
Electrical Maintenance	$(68,046.00)	*$54,000.00*	*$86,803.52*
Fire Protection	$43,407.98	*$7,385.90*	*$29,402.74*
Fire Protection Contract	$49,187.80	*$69,200.00*	*$35,870.86*
Fire Equipment - Other	$78,927.76	*$60,432.00*	*$83,455.50*
General Repairs	$129,330.62	*$100,720.00*	*$149,734.28*
Maintenance/Repairs - Oncharged	$57,351.66	*$0.00*	*$1,473.20*
Gym Equipment	$250.00	*$19,595.54*	*$592.26*
Gym Repairs & Maintenance	$2,206.04	*$2,018.89*	*$3,820.54*
Insurance Repairs	$7,587.50	*$0.00*	*$0.00*
Intercom	$1,257.50	*$1,007.20*	*$896.00*
Lift	$1,150.77	*$0.00*	*$24,416.70*
Lift Maintenance Contract	$105,655.15	*$98,147.00*	*$113,167.81*
Lift Servicing/Repair	$25,544.03	*$10,072.00*	*$23,994.35*
Lift Telephone	$753.64	*$0.00*	*$502.16*
Keys & Access Devices	$10,414.92	*$10,072.00*	*$6,008.57*
Pest/Vermin Control	$7,489.58	*$9,300.00*	*$7,083.15*
Plumbing - Contract	$236.36	*$12,087.41*	*$2,630.42*

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Income and Expenditure Statement - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Consolidated

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Plumbing & Drainage	$116,565.20	*$50,360.00*	*$152,420.93*
Pumps	$10,324.64	*$5,036.00*	*$33,428.23*
Security - Repairs	$12,470.90	*$0.00*	*$(17,743.96)*
Security Gates	$(41,502.60)	*$10,072.00*	*$53,869.59*
Security Guard	$(14,001.51)	*$5,047.25*	*$(82,028.11)*
Surveillance Equipment	$3,785.00	*$0.00*	*$0.00*
Security System & Management	$(22,993.95)	*$23,841.80*	*$37,079.50*
Internet Costs	$2,819.50	*$2,014.40*	*$2,421.32*
Gardening	$88,404.84	*$50,360.00*	*$29,240.65*
Pool	$35,892.09	*$31,494.80*	*$41,981.25*
Electricity	$1,415,221.39	*$1,034,552.66*	*$1,359,106.85*
Gas	$150,557.73	*$121,133.86*	*$110,496.35*
Water & Sewerage	$216,084.91	*$211,512.00*	*$209,602.14*
Bank Charges	$138.79	*$0.00*	*$180.04*
Information Certificate	$17,640.00	*$0.00*	*$15,120.00*
Management Fee	$148,058.02	*$156,116.00*	*$155,393.83*
Total Administrative Fund Expenses	**$4,608,564.66**	*$4,174,558.42*	*$4,640,120.91*
Administrative Fund Surplus/Deficit	**$(522,612.56)**	*$116,046.64*	*$(513,423.06)*

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Income and Expenditure Statement - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Consolidated

Reserve Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest Income on Investments (R)	$50,808.46	*$0.00*	*$55,810.89*
Interest on Overdues	$443.39	*$0.00*	*$844.84*
Levy Income	$471,831.65	*$471,828.00*	*$471,804.50*
Total Reserve Fund Income	**$523,083.50**	*$471,828.00*	*$528,460.23*
Expenses			
Building Improvement (R)	$37,367.07	*$0.00*	*$0.00*
Fire Protection (R)	$134,409.80	*$0.00*	*$0.00*
Cleaning Windows/Glass	$54,500.00	*$0.00*	*$0.00*
Doors & Windows (R)	$19,027.50	*$0.00*	*$85,011.01*
Electrical (R)	$90,760.74	*$0.00*	*$92,335.26*
General Replacement (R)	$359,469.68	*$0.00*	*$17,973.64*
Painting & Surface Finishes (R)	$13,680.00	*$0.00*	*$0.00*
Plumbing & Hydraulics (R)	$15,972.37	*$0.00*	*$0.00*
Security & Gates (R)	$25,608.25	*$0.00*	*$144,679.25*
Security Upgrade (R)	$159,126.36	*$0.00*	*$0.00*
Total Reserve Fund Expenses	**$909,921.77**	*$0.00*	*$339,999.16*
Reserve Fund Surplus/Deficit	**$(386,838.27)**	*$471,828.00*	*$188,461.07*

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Balance Sheet - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

General

	Administrative	Reserve	TOTAL THIS YEAR
Assets			
Cash At Bank			
Cygnet West P/L Trust Account Owners of Queens Riverside SP55728	$(553,079.24)	$(1,285,795.34)	$(1,838,874.58)
Cygnet West P/L P/L Trust Account IB SP55728	$165,089.33	$0.00	$165,089.33
Cygnet West P/L Trust Account IBTC SP55728	$500,000.00	$0.00	$500,000.00
Cygnet West P/L Trust Account IBTC -SP55728	$0.00	$1,000,000.00	$1,000,000.00
Cygnet West P/L Trust Account IBTC 2 SP55728	$0.00	$247,456.38	$247,456.38
GST Liability	$450.63	$0.00	$450.63
Total Assets	**$112,460.72**	**$(38,338.96)**	**$74,121.76**
Liabilities			
Accounts Payable (GST Free)	$28.97	$0.00	$28.97
BAS Clearing	$(6,210.79)	$5,178.64	$(1,032.15)
Paid in Advance	$28,637.31	$0.00	$28,637.31
Suspense--Admin	$1,243.23	$0.00	$1,243.23
Total Liabilities	**$23,698.72**	**$5,178.64**	**$28,877.36**
Net Assets	**$88,762.00**	**$(43,517.60)**	**$45,244.40**
Owners Funds			
Opening Balance	$(221,237.72)	$266,482.40	$45,244.68
Fund Transfer Admin	$310,000.00	$0.00	$310,000.00
Fund Transfer Reserve	$0.00	$(310,000.00)	$(310,000.00)
Net Income For The Period	$(0.28)	$0.00	$(0.28)
Total Owners Funds	**$88,762.00**	**$(43,517.60)**	**$45,244.40**

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Cygnet West
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Income and Expenditure Statement - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Administrative Fund	General TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Breach Notices Income	$0.00	*$0.00*	*$0.00*
Interest on Overdues	$(0.28)	*$0.00*	*$0.00*
Total Administrative Fund Income	**$(0.28)**	*$0.00*	*$0.00*
Expenses			
Total Administrative Fund Expenses	**$0.00**	*$0.00*	*$0.00*
Administrative Fund Surplus/Deficit	**$(0.28)**	*$0.00*	*$0.00*

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Income and Expenditure Statement - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Reserve Fund	General TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Total Reserve Fund Income	**$0.00**	*$0.00*	*$0.00*
Expenses			
Total Reserve Fund Expenses	**$0.00**	*$0.00*	*$0.00*
Reserve Fund Surplus/Deficit	**$0.00**	*$0.00*	*$0.00*

Docusign Envelope ID: C83EEEE8-C156-4022-909D-3551298A27E8

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Balance Sheet - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Q1

	Administrative	Reserve	TOTAL THIS YEAR
Assets			
Cash At Bank			
Cygnet West P/L Trust Account Owners of Queens Riverside SP55728	$(226,063.01)	$262,273.76	$36,210.75
Cygnet West P/L P/L Trust Account IB SP55728	$(29,270.35)	$0.00	$(29,270.35)
Cygnet West P/L Trust Account IBTC SP55728	$(90,730.33)	$0.00	$(90,730.33)
Cygnet West P/L Trust Account IBTC -SP55728	$0.00	$21,427.21	$21,427.21
Cygnet West P/L Trust Account IBTC 2 SP55728	$0.00	$(43,803.01)	$(43,803.01)
Accounts Receivable	$33,074.00	$0.00	$33,074.00
Levies Receivable	$3,138.49	$283.44	$3,421.93
GST Liability	$(914.91)	$7,371.39	$6,456.48
Total Assets	**$(310,766.11)**	**$247,552.79**	**$(63,213.32)**
Liabilities			
Accounts Payable	$34,944.76	$0.00	$34,944.76
Accounts Payable (GST Free)	$9,800.49	$1,440.13	$11,240.62
BAS Clearing	$9,618.43	$(7,023.72)	$2,594.71
Company PAYG	$(6,458.08)	$0.00	$(6,458.08)
Paid in Advance	$25,081.50	$806.42	$25,887.92
Suspense--Admin	$(6,290.93)	$0.00	$(6,290.93)
Total Liabilities	**$66,696.17**	**$(4,777.17)**	**$61,919.00**
Net Assets	**$(377,462.28)**	**$252,329.96**	**$(125,132.32)**

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Balance Sheet - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Q1

	Administrative	Reserve	TOTAL THIS YEAR
Owners Funds			
Opening Balance	$(296,854.65)	$287,579.55	$(9,275.10)
Net Income For The Period	$(80,607.63)	$(35,249.59)	$(115,857.22)
Total Owners Funds	**$(377,462.28)**	**$252,329.96**	**$(125,132.32)**

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Income and Expenditure Statement - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Administrative Fund	Q1 TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Debt Collection Income	$0.00	*$0.00*	*$110.00*
Recycling Income	$179.64	*$0.00*	*$185.28*
Recoveries	$1,779.18	*$0.00*	*$0.00*
Section 110 Certificate Fee Income	$4,480.00	*$0.00*	*$2,240.00*
Parking Licence Oncharge	$17,432.49	*$19,000.00*	*$17,444.68*
Air Conditioning Income	$13,689.90	*$0.00*	*$480.00*
Levy Income	$476,031.19	*$476,032.90*	*$476,484.60*
Rent Income	$0.00	*$70.92*	*$0.00*
Special Levy Income	$0.00	*$0.00*	*$109.09*
Breach Notices Income	$0.00	*$0.00*	*$376.64*
Legal & Debt Collection Income	$3,696.24	*$5,000.00*	*$4,337.98*
Electricity Income	$166,170.67	*$248,600.00*	*$194,843.33*
Interest Income on Investments	$0.00	*$4,432.50*	*$744.99*
Interest on Overdues	$424.61	*$1,163.39*	*$364.86*
Keys & Access Devices Income	$1,326.32	*$3,490.16*	*$1,906.32*
Plumbing Income	$908.40	*$0.00*	*$5,509.59*
Repairs and Maintenance Income	$13,699.31	*$0.00*	*$1,762.61*
Total Administrative Fund Income	**$699,817.95**	*$757,789.87*	*$706,899.97*
Expenses			
Submeter Invoicing Fee	$4,665.81	*$0.00*	*$4,290.01*
Accounting	$115.91	*$177.30*	*$116.66*
Bank Charges - GST inc	$415.39	*$709.20*	*$697.00*
Consultants - Legal	$1,530.38	*$1,773.00*	*$1,314.18*
Income Tax Expense - Admin	$723.74	*$0.00*	*$1,962.16*
Legal & Debt Collection Fees	$3,550.28	*$1,773.00*	*$5,038.45*
Management Fees - Schedule B	$4,000.72	*$886.68*	*$2,449.33*
Registration/License/Permit Fees	$12,391.23	*$11,709.00*	*$11,610.20*
Stationery & Printing	$458.06	*$0.00*	*$25.81*
Telephone Charges	$77.54	*$354.60*	*$254.86*
Insurance Premiums	$109,559.91	*$108,153.00*	*$110,507.24*
Airconditioning	$4,731.50	*$15,957.00*	*$15,915.21*
Airconditioning Contract	$2,752.17	*$21,453.30*	*$5,115.83*
Concierge/Security Services	$122.18	*$0.00*	*$0.00*
Facilities Manager	$73,077.71	*$79,785.00*	*$84,947.19*
Carpark	$296.47	*$1,063.80*	*$(1,121.85)*

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Income and Expenditure Statement - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Q1

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Cleaning	$3,813.14	*$0.00*	*$2,130.54*
Cleaning Carpet/Furniture	$843.10	*$3,769.37*	*$843.09*
Cleaning Contracts	$62,064.65	*$63,066.00*	*$57,344.78*
Cleaning Materials	$2,092.16	*$9,600.00*	*$3,329.31*
Cleaning Windows/Glass	$22,435.00	*$23,000.00*	*$19,037.20*
Computer Systems	$0.00	*$177.30*	*$0.00*
Computer Systems--Website	$0.00	*$443.25*	*$101.40*
Electrical	$3,099.02	*$0.00*	*$(518.18)*
Electrical Lamps & Tubes	$200.07	*$0.00*	*$0.00*
Electricity Meter Reading	$5,285.03	*$5,929.09*	*$7,153.75*
Electrical Maintenance	$(94.94)	*$7,000.00*	*$15,702.25*
Fire Protection	$3,210.00	*$2,304.90*	*$3,258.46*
Fire Protection Contract	$7,884.18	*$8,500.00*	*$587.37*
Fire Equipment - Other	$11,966.56	*$10,638.00*	*$13,998.21*
General Repairs	$21,527.97	*$17,730.00*	*$27,670.23*
Maintenance/Repairs - Oncharged	$23,683.86	*$0.00*	*$374.40*
Gym Equipment	$57.50	*$5,118.90*	*$136.22*
Gym Repairs & Maintenance	$508.55	*$465.35*	*$1,045.33*
Intercom	$210.00	*$177.30*	*$640.00*
Lift	$0.00	*$0.00*	*$24,416.70*
Lift Maintenance Contract	$24,416.70	*$30,765.00*	*$8,651.01*
Lift Servicing/Repair	$1,980.00	*$1,773.00*	*$8,045.33*
Lift Telephone	$652.95	*$0.00*	*$424.93*
Keys & Access Devices	$2,278.37	*$1,773.00*	*$1,298.84*
Pest/Vermin Control	$1,493.36	*$2,500.00*	*$1,754.29*
Plumbing - Contract	$0.00	*$2,127.78*	*$0.00*
Plumbing & Drainage	$20,287.33	*$8,865.00*	*$63,358.11*
Pumps	$2,355.37	*$886.50*	*$2,029.75*
Security - Repairs	$(4,195.02)	*$0.00*	*$(3,165.10)*
Security Gates	$(7,265.55)	*$1,773.00*	*$8,566.36*
Security Guard	$(2,520.27)	*$1,163.39*	*$(14,765.09)*
Security System & Management	$(8,902.91)	*$4,609.80*	*$9,638.25*
Internet Costs	$206.29	*$354.60*	*$553.02*
Gardening	$20,354.09	*$8,865.00*	*$5,204.08*
Pool	$8,296.59	*$7,259.53*	*$10,002.54*
Electricity	$231,227.87	*$221,003.23*	*$208,304.03*
Gas	$34,853.72	*$27,921.26*	*$25,370.29*
Water & Sewerage	$38,574.09	*$37,233.00*	*$37,728.38*
Bank Charges	$27.08	*$0.00*	*$32.27*

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Income and Expenditure Statement - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Q1

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Information Certificate	$2,800.00	*$0.00*	*$1,960.00*
Management Fee	$26,250.67	*$27,481.50*	*$27,862.45*
Total Administrative Fund Expenses	**$780,425.58**	*$788,068.93*	*$823,227.08*
Administrative Fund Surplus/Deficit	**$(80,607.63)**	*$(30,279.06)*	*$(116,327.11)*

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Income and Expenditure Statement - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Reserve Fund	Q1 TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest Income on Investments (R)	$9,104.45	*$0.00*	*$10,015.22*
Interest on Overdues	$81.47	*$0.00*	*$66.70*
Levy Income	$65,800.16	*$65,800.00*	*$65,793.72*
Total Reserve Fund Income	**$74,986.08**	*$65,800.00*	*$75,875.64*
Expenses			
Doors & Windows (R)	$11,585.00	*$0.00*	*$5,579.05*
Electrical (R)	$16,162.62	*$0.00*	*$3,967.56*
General Replacement (R)	$14,456.70	*$0.00*	*$0.00*
Security & Gates (R)	$5,189.82	*$0.00*	*$26,453.06*
Security Upgrade (R)	$62,841.53	*$0.00*	*$0.00*
Total Reserve Fund Expenses	**$110,235.67**	*$0.00*	*$35,999.67*
Reserve Fund Surplus/Deficit	**$(35,249.59)**	*$65,800.00*	*$39,875.97*

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Balance Sheet - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Q2

	Administrative	Reserve	TOTAL THIS YEAR
Assets			
Cash At Bank			
Cygnet West P/L Trust Account Owners of Queens Riverside SP55728	$(94,982.88)	$288,641.36	$193,658.48
Cygnet West P/L P/L Trust Account IB SP55728	$(25,242.15)	$0.00	$(25,242.15)
Cygnet West P/L Trust Account IBTC SP55728	$(74,269.01)	$0.00	$(74,269.01)
Cygnet West P/L Trust Account IBTC -SP55728	$0.00	$19,323.14	$19,323.14
Cygnet West P/L Trust Account IBTC 2 SP55728	$0.00	$(36,440.54)	$(36,440.54)
Accounts Receivable	$20,731.42	$0.00	$20,731.42
Levies Receivable	$3,243.40	$503.03	$3,746.43
Total Assets	**$(170,519.22)**	**$272,026.99**	**$101,507.77**
Liabilities			
Accounts Payable	$34,632.10	$0.00	$34,632.10
Accounts Payable (GST Free)	$8,839.52	$1,631.80	$10,471.32
BAS Clearing	$15,554.81	$(12,597.30)	$2,957.51
Company PAYG	$(5,429.79)	$0.00	$(5,429.79)
Paid in Advance	$19,548.83	$757.29	$20,306.12
Suspense--Admin	$(7,258.64)	$0.00	$(7,258.64)
GST Liability	$4,326.89	$(3,113.53)	$1,213.36
Total Liabilities	**$70,213.72**	**$(13,321.74)**	**$56,891.98**
Net Assets	**$(240,732.94)**	**$285,348.73**	**$44,615.79**

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"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Q2

	Administrative	Reserve	TOTAL THIS YEAR
Owners Funds			
Opening Balance	$(247,218.49)	$270,457.57	$23,239.08
Net Income For The Period	$6,485.55	$14,891.16	$21,376.71
Total Owners Funds	**$(240,732.94)**	**$285,348.73**	**$44,615.79**

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"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Q2

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Debt Collection Income	$0.00	*$0.00*	*$1,596.15*
Insurance Claim Income	$5,350.00	*$0.00*	*$0.00*
Recycling Income	$149.70	*$61.16*	*$155.84*
Miscellaneous Income - Admin	$36.36	*$0.00*	*$0.00*
Rental Income	$460.00	*$0.00*	*$0.00*
Section 110 Certificate Fee Income	$4,760.00	*$0.00*	*$2,800.00*
Parking Licence Oncharge	$17,175.23	*$11,000.00*	*$9,322.15*
Air Conditioning Income	$5,799.60	*$0.00*	*$0.00*
Levy Income	$408,584.89	*$408,532.69*	*$413,213.01*
Special Levy Income	$0.00	*$0.00*	*$109.09*
Legal & Debt Collection Income	$3,596.19	*$15,000.00*	*$8,193.40*
Electricity Income	$102,423.69	*$226,000.00*	*$131,018.34*
Interest Income on Investments	$0.00	*$3,822.50*	*$620.83*
Interest on Overdues	$583.88	*$1,003.28*	*$2,428.62*
Keys & Access Devices Income	$1,785.82	*$3,009.84*	*$1,673.82*
Plumbing Income	$4,216.60	*$0.00*	*$463.75*
Repairs and Maintenance Income	$3,357.84	*$0.00*	*$467.75*
Total Administrative Fund Income	**$558,279.80**	*$668,429.47*	*$572,062.75*
Expenses			
Submeter Invoicing Fee	$3,840.35	*$0.00*	*$3,531.01*
Accounting	$98.66	*$152.90*	*$97.86*
Bank Charges - GST inc	$358.25	*$611.60*	*$585.92*
Consultants - Legal	$1,319.78	*$1,529.00*	*$1,095.15*
Income Tax Expense - Admin	$624.14	*$0.00*	*$1,635.14*
Legal & Debt Collection Fees	$3,561.40	*$1,529.00*	*$9,860.99*
Management Fees - Schedule B	$3,444.54	*$764.65*	*$1,748.26*
Registration/License/Permit Fees	$4,853.52	*$4,585.00*	*$4,336.30*
Stationery & Printing	$381.70	*$0.00*	*$21.51*
Telephone Charges	$4.30	*$305.80*	*$33.75*
Insurance Claim	$7,587.50	*$0.00*	*$0.00*
Insurance Premiums	$91,299.92	*$93,269.00*	*$92,089.37*
Airconditioning	$8,149.17	*$13,761.00*	*$14,639.87*
Airconditioning Contract	$0.00	*$18,500.90*	*$0.00*
Concierge/Security Services	$106.05	*$0.00*	*$0.00*
Facilities Manager	$61,532.35	*$68,805.00*	*$70,789.41*

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10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Q2

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Carpark	$257.80	*$917.40*	*$(934.87)*
Cleaning	$3,411.54	*$0.00*	*$347.78*
Cleaning Carpet/Furniture	$733.13	*$3,250.63*	*$733.13*
Cleaning Contracts	$50,721.40	*$61,932.00*	*$56,283.02*
Cleaning Materials	$1,692.73	*$9,600.00*	*$2,718.72*
Cleaning Windows/Glass	$22,185.00	*$23,000.00*	*$19,037.20*
Computer Systems	$0.00	*$152.90*	*$0.00*
Computer Systems--Website	$0.00	*$382.25*	*$84.56*
Electrical	$2,630.30	*$0.00*	*$(550.00)*
Electrical Lamps & Tubes	$572.94	*$0.00*	*$0.00*
Electricity Meter Reading	$4,474.13	*$4,940.00*	*$5,961.45*
Electrical Maintenance	$(63,707.61)	*$7,000.00*	*$21,837.87*
Fire Protection	$9,355.88	*$1,987.00*	*$9,812.93*
Fire Protection Contract	$478.64	*$8,700.00*	*$494.65*
Fire Equipment - Other	$4,649.16	*$9,174.00*	*$3,878.07*
General Repairs	$6,770.72	*$15,290.00*	*$28,591.86*
Maintenance/Repairs - Oncharged	$14,980.45	*$0.00*	*$0.00*
Gym Equipment	$50.00	*$3,930.32*	*$118.46*
Gym Repairs & Maintenance	$439.60	*$401.31*	*$1,122.93*
Insurance Repairs	$7,587.50	*$0.00*	*$0.00*
Intercom	$0.00	*$152.90*	*$256.00*
Lift Maintenance Contract	$15,629.94	*$14,291.00*	*$19,791.82*
Lift Servicing/Repair	$0.00	*$1,529.00*	*$4,770.07*
Keys & Access Devices	$2,316.84	*$1,529.00*	*$863.93*
Pest/Vermin Control	$1,755.23	*$2,800.00*	*$2,180.91*
Plumbing - Contract	$0.00	*$1,834.95*	*$0.00*
Plumbing & Drainage	$15,570.56	*$7,645.00*	*$25,398.35*
Pumps	$2,040.94	*$764.50*	*$4,660.20*
Security - Repairs	$7,972.72	*$0.00*	*$(2,637.59)*
Security Gates	$(6,299.33)	*$1,529.00*	*$21,747.09*
Security Guard	$(2,100.23)	*$1,003.28*	*$(12,304.22)*
Security System & Management	$(2,480.26)	*$3,058.00*	*$6,658.84*
Internet Costs	$174.51	*$305.80*	*$81.47*
Gardening	$21,193.49	*$7,645.00*	*$5,307.48*
Pool	$7,121.30	*$6,260.47*	*$8,741.41*
Electricity	$145,488.64	*$108,977.16*	*$122,428.57*
Gas	$29,628.40	*$24,078.74*	*$22,078.06*
Water & Sewerage	$32,757.71	*$32,109.00*	*$31,440.33*
Bank Charges	$20.76	*$0.00*	*$27.17*

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Cygnet West
Level 26, 197 St Georges Terrace PERTH WA 6000 ABN: 26 791 928 513
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Income and Expenditure Statement - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Administrative Fund	Q2 TOTAL THIS YEAR	This Year Budget	Last Year Actual
Information Certificate	$3,920.00	*$0.00*	*$4,200.00*
Management Fee	$22,638.09	*$23,699.50*	*$23,425.58*
Total Administrative Fund Expenses	**$551,794.25**	*$593,683.96*	*$639,117.77*
Administrative Fund Surplus/Deficit	**$6,485.55**	*$74,745.51*	*$(67,055.02)*

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"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Reserve Fund	Q2 TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest Income on Investments (R)	$9,136.59	*$0.00*	*$8,404.65*
Interest on Overdues	$115.91	*$0.00*	*$426.12*
Levy Income	$65,801.64	*$65,800.00*	*$65,806.21*
Total Reserve Fund Income	**$75,054.14**	*$65,800.00*	*$74,636.98*
Expenses			
Doors & Windows (R)	$5,155.00	*$0.00*	*$11,216.56*
Electrical (R)	$13,801.34	*$0.00*	*$78,960.29*
General Replacement (R)	$15,224.91	*$0.00*	*$0.00*
Security & Gates (R)	$4,421.58	*$0.00*	*$22,112.65*
Security Upgrade (R)	$21,560.15	*$0.00*	*$0.00*
Total Reserve Fund Expenses	**$60,162.98**	*$0.00*	*$112,289.50*
Reserve Fund Surplus/Deficit	**$14,891.16**	*$65,800.00*	*$(37,652.52)*

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Balance Sheet - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004

For the Financial Period 01/10/2024 to 03/09/2025

Q3

	Administrative	Reserve	TOTAL THIS YEAR
Assets			
Cash At Bank			
Cygnet West P/L Trust Account Owners of Queens Riverside SP55728	$(206,857.62)	$112,810.20	$(94,047.42)
Cygnet West P/L P/L Trust Account IB SP55728	$(72,474.21)	$0.00	$(72,474.21)
Cygnet West P/L Trust Account IBTC SP55728	$(220,003.23)	$0.00	$(220,003.23)
Cygnet West P/L Trust Account IBTC -SP55728	$0.00	$51,222.91	$51,222.91
Cygnet West P/L Trust Account IBTC 2 SP55728	$0.00	$(110,078.87)	$(110,078.87)
Accounts Receivable	$59,345.26	$0.00	$59,345.26
Levies Receivable	$6,817.83	$412.91	$7,230.74
GST Liability	$3,530.87	$9,290.30	$12,821.17
Total Assets	**$(429,641.10)**	**$63,657.45**	**$(365,983.65)**
Liabilities			
Accounts Payable	$124,533.80	$0.00	$124,533.80
Accounts Payable (GST Free)	$23,438.27	$3,838.33	$27,276.60
BAS Clearing	$30,631.51	$(46,883.70)	$(16,252.19)
Company PAYG	$(15,835.64)	$0.00	$(15,835.64)
Paid in Advance	$56,262.27	$1,522.56	$57,784.83
Suspense--Admin	$(21,136.57)	$0.00	$(21,136.57)
Total Liabilities	**$197,893.64**	**$(41,522.81)**	**$156,370.83**
Net Assets	**$(627,534.74)**	**$105,180.26**	**$(522,354.48)**

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Balance Sheet - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Q3

	Administrative	Reserve	TOTAL THIS YEAR
Owners Funds			
Opening Balance	$(432,887.43)	$328,676.41	$(104,211.02)
Net Income For The Period	$(194,647.31)	$(223,496.15)	$(418,143.46)
Total Owners Funds	**$(627,534.74)**	**$105,180.26**	**$(522,354.48)**

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Income and Expenditure Statement - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Q3

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Debt Collection Income	$0.00	*$0.00*	*$463.27*
Insurance Claim Income	$0.00	*$0.00*	*$8,365.00*
Recycling Income	$439.12	*$175.60*	*$454.26*
Recoveries	$120.00	*$175.60*	*$0.00*
Section 110 Certificate Fee Income	$7,840.00	*$0.00*	*$9,240.00*
Parking Licence Oncharge	$28,037.24	*$41,000.00*	*$36,087.96*
Air Conditioning Income	$2,417.87	*$0.00*	*$0.00*
Levy Income	$1,256,032.83	*$1,255,989.97*	*$1,255,977.63*
Special Levy Income	$37.50	*$0.00*	*$109.09*
Breach Notices Income	$416.60	*$0.00*	*$140.00*
Commercial Cleaning Income	$990.00	*$0.00*	*$0.00*
Legal & Debt Collection Income	$11,594.97	*$45,000.00*	*$13,434.37*
Document Search Fee Income	$0.00	*$0.00*	*$90.91*
Electricity Income	$274,040.31	*$372,900.00*	*$354,259.62*
Gas Income	$144.65	*$200.00*	*$53.82*
Interest Income on Investments	$0.00	*$10,975.00*	*$1,821.09*
Interest on Overdues	$1,437.46	*$2,880.58*	*$2,501.06*
Keys & Access Devices Income	$3,938.10	*$8,641.73*	*$4,581.92*
Plumbing Income	$9,200.60	*$0.00*	*$3,361.28*
Repairs and Maintenance Income	$7,927.60	*$0.00*	*$2,976.18*
Total Administrative Fund Income	**$1,604,614.85**	*$1,737,938.48*	*$1,693,917.46*
Expenses			
Submeter Invoicing Fee	$9,959.97	*$0.00*	*$9,474.85*
Accounting	$285.59	*$439.00*	*$285.87*
Bank Charges - GST inc	$1,028.54	*$1,756.00*	*$1,709.30*
Consultants	$4,295.00	*$0.00*	*$0.00*
Consultants - Legal	$3,789.27	*$4,390.00*	*$3,212.44*
Income Tax Expense - Admin	$1,792.00	*$0.00*	*$4,796.40*
Legal & Debt Collection Fees	$10,549.44	*$4,390.00*	*$14,966.37*
Management Fees - Schedule B	$10,621.06	*$2,195.44*	*$5,404.69*
Registration/License/Permit Fees	$23,430.79	*$22,137.28*	*$21,691.28*
Stationery & Printing	$1,119.65	*$0.00*	*$63.10*
Section 110 Certificate Fees Paid	$280.00	*$0.00*	*$280.00*
Telephone Charges	$12.35	*$878.00*	*$99.03*
Insurance Excess	$20,000.00	*$0.00*	*$0.00*

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Income and Expenditure Statement - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Q3

Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Insurance Claim	$8,365.00	*$0.00*	*$0.00*
Insurance Premiums	$267,813.11	*$267,790.00*	*$270,128.84*
Airconditioning	$74,419.73	*$39,510.00*	*$49,001.86*
Airconditioning Contract	$31,135.38	*$47,731.00*	*$42,161.39*
Concierge/Security Services	$302.78	*$0.00*	*$0.00*
Facilities Manager	$179,324.08	*$197,550.00*	*$207,648.76*
Carpark	$734.73	*$2,634.00*	*$(2,742.30)*
Cleaning	$12,539.83	*$0.00*	*$1,558.83*
Cleaning Carpet/Furniture	$2,526.93	*$9,333.07*	*$2,089.43*
Cleaning Contracts	$114,859.81	*$127,295.00*	*$115,784.04*
Cleaning Materials	$4,936.42	*$9,600.00*	*$8,173.50*
Cleaning Windows/Glass	$0.00	*$80,500.00*	*$21,350.00*
Computer Systems	$0.00	*$439.00*	*$0.00*
Computer Systems--Website	$0.00	*$1,097.50*	*$247.96*
Electrical	$15,158.60	*$0.00*	*$0.00*
Electrical Lamps & Tubes	$990.63	*$0.00*	*$0.00*
Electricity Meter Reading	$12,995.05	*$14,485.92*	*$20,521.51*
Electrical Maintenance	$(2,552.95)	*$25,000.00*	*$25,371.62*
Fire Protection	$6,234.80	*$0.00*	*$3,573.09*
Fire Protection Contract	$15,663.58	*$18,800.00*	*$1,440.62*
Fire Equipment - Other	$27,654.48	*$26,340.00*	*$38,329.82*
General Repairs	$58,724.04	*$43,900.00*	*$16,660.40*
Maintenance/Repairs - Oncharged	$18,687.35	*$0.00*	*$1,098.80*
Gym Equipment	$142.50	*$10,546.32*	*$337.58*
Gym Repairs & Maintenance	$1,257.89	*$1,152.23*	*$1,652.28*
Intercom	$1,047.50	*$439.00*	*$0.00*
Lift Maintenance Contract	$61,786.21	*$46,890.00*	*$69,394.94*
Lift Servicing/Repair	$11,959.03	*$4,390.00*	*$9,733.95*
Lift Telephone	$72.55	*$0.00*	*$77.23*
Keys & Access Devices	$5,394.61	*$4,390.00*	*$2,652.97*
Pest/Vermin Control	$3,622.47	*$3,500.00*	*$2,549.95*
Plumbing - Contract	$236.36	*$5,268.44*	*$474.56*
Plumbing & Drainage	$53,522.82	*$21,950.00*	*$47,278.34*
Pumps	$5,028.33	*$2,195.00*	*$6,373.15*
Security - Repairs	$6,595.94	*$0.00*	*$(7,896.96)*
Security Gates	$(18,334.00)	*$4,390.00*	*$15,362.46*
Security Guard	$(6,160.66)	*$2,880.58*	*$(36,092.41)*
Surveillance Equipment	$3,785.00	*$0.00*	*$0.00*
Security System & Management	$(5,627.71)	*$11,414.00*	*$15,108.42*

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Income and Expenditure Statement - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Administrative Fund	Q3 TOTAL THIS YEAR	This Year Budget	Last Year Actual
Internet Costs	$976.53	*$878.00*	*$1,011.93*
Gardening	$34,935.18	*$21,950.00*	*$12,332.61*
Pool	$20,474.20	*$17,974.80*	*$23,237.30*
Electricity	$427,779.29	*$293,281.68*	*$397,192.20*
Gas	$86,075.61	*$69,133.86*	*$63,048.00*
Water & Sewerage	$94,958.40	*$92,190.00*	*$92,224.93*
Bank Charges	$59.61	*$0.00*	*$79.16*
Information Certificate	$7,000.00	*$0.00*	*$8,960.00*
Management Fee	$64,997.46	*$68,045.00*	*$68,333.07*
Total Administrative Fund Expenses	**$1,799,262.16**	*$1,631,050.12*	*$1,677,807.16*
Administrative Fund Surplus/Deficit	**$(194,647.31)**	*$106,888.36*	*$16,110.30*

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Income and Expenditure Statement - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Reserve Fund	Q3 TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest Income on Investments (R)	$20,869.31	*$0.00*	*$24,545.40*
Interest on Overdues	$234.19	*$0.00*	*$349.12*
Levy Income	$150,002.52	*$150,000.00*	*$149,985.44*
Total Reserve Fund Income	**$171,106.02**	*$150,000.00*	*$174,879.96*
Expenses			
Building Improvement (R)	$27,430.00	*$0.00*	*$0.00*
Cleaning Windows/Glass	$54,500.00	*$0.00*	*$0.00*
Doors & Windows (R)	$2,287.50	*$0.00*	*$66,597.70*
Electrical (R)	$39,870.16	*$0.00*	*$5,202.38*
General Replacement (R)	$186,055.45	*$0.00*	*$17,973.64*
Painting & Surface Finishes (R)	$13,680.00	*$0.00*	*$0.00*
Security & Gates (R)	$12,776.50	*$0.00*	*$64,726.81*
Security Upgrade (R)	$58,002.56	*$0.00*	*$0.00*
Total Reserve Fund Expenses	**$394,602.17**	*$0.00*	*$154,500.53*
Reserve Fund Surplus/Deficit	**$(223,496.15)**	*$150,000.00*	*$20,379.43*

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Balance Sheet - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Q4

	Administrative	Reserve	TOTAL THIS YEAR
Assets			
Cash At Bank			
Cygnet West P/L Trust Account Owners of Queens Riverside SP55728	$1,193,102.99	$795,755.14	$1,988,858.13
Cygnet West P/L P/L Trust Account IB SP55728	$(38,102.62)	$0.00	$(38,102.62)
Cygnet West P/L Trust Account IBTC SP55728	$(114,997.43)	$0.00	$(114,997.43)
Cygnet West P/L Trust Account IBTC -SP55728	$0.00	$27,502.75	$27,502.75
Cygnet West P/L Trust Account IBTC 2 SP55728	$0.00	$(57,133.96)	$(57,133.96)
Accounts Receivable	$42,999.56	$0.00	$42,999.56
Levies Receivable	$22,235.66	$0.00	$22,235.66
GST Liability	$(816.40)	$28,566.97	$27,750.57
Total Assets	**$1,104,421.76**	**$794,690.90**	**$1,899,112.66**
Liabilities			
Accounts Payable	$52,931.70	$0.00	$52,931.70
Accounts Payable (GST Free)	$6,011.65	$(12,977.29)	$(6,965.64)
BAS Clearing	$60,633.09	$(4,514.25)	$56,118.84
Company PAYG	$(8,290.50)	$0.00	$(8,290.50)
Paid in Advance	$15,492.23	$5,100.26	$20,592.49
Suspense--Admin	$33,442.91	$0.00	$33,442.91
Total Liabilities	**$160,221.08**	**$(12,391.28)**	**$147,829.80**
Net Assets	**$944,200.68**	**$807,082.18**	**$1,751,282.86**

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"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Q4

	Administrative	Reserve	TOTAL THIS YEAR
Owners Funds			
Opening Balance	$1,198,043.57	$950,065.87	$2,148,109.44
Net Income For The Period	$(253,842.89)	$(142,983.69)	$(396,826.58)
Total Owners Funds	**$944,200.68**	**$807,082.18**	**$1,751,282.86**

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Income and Expenditure Statement - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Q4

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Insurance Claim Income	$0.00	*$0.00*	*$10,466.50*
Recycling Income	$0.00	*$95.20*	*$0.00*
DFES Charges Income	$22,729.00	*$0.00*	*$6,685.00*
Section 110 Certificate Fee Income	$3,360.00	*$0.00*	*$0.00*
Parking Licence Oncharge	$117,801.99	*$115,000.00*	*$115,193.36*
Levy Income	$445,416.59	*$445,402.04*	*$319,166.63*
Legal & Debt Collection Income	$73.44	*$0.00*	*$384.74*
Electricity Income	$633,842.60	*$560,000.00*	*$699,121.31*
Interest Income on Investments	$0.00	*$5,950.00*	*$951.94*
Interest on Overdues	$14.80	*$0.00*	*$0.00*
Keys & Access Devices Income	$136.36	*$0.00*	*$1,848.19*
Repairs and Maintenance Income	$(135.00)	*$0.00*	*$0.00*
Total Administrative Fund Income	**$1,223,239.78**	*$1,126,447.24*	*$1,153,817.67*
Expenses			
Submeter Invoicing Fee	$724.10	*$0.00*	*$672.20*
Accounting	$149.82	*$238.00*	*$149.60*
Bank Charges - GST inc	$540.75	*$952.00*	*$894.78*
Consultants - Legal	$1,992.16	*$2,380.00*	*$1,679.23*
Income Tax Expense - Admin	$942.12	*$0.00*	*$2,507.20*
Legal & Debt Collection Fees	$73.44	*$2,380.00*	*$384.75*
Management Fees - Schedule B	$4,079.96	*$1,190.24*	*$2,163.40*
Registration/License/Permit Fees	$111,200.66	*$105,062.00*	*$107,636.02*
Stationery & Printing	$585.29	*$0.00*	*$32.98*
Telephone Charges	$143.63	*$476.00*	*$51.76*
Insurance Premiums	$139,993.23	*$145,180.00*	*$141,203.71*
Airconditioning	$130,577.17	*$40,000.00*	*$83,937.98*
Airconditioning Contract	$61,209.05	*$70,444.00*	*$56,124.50*
Concierge/Security Services	$32.52	*$0.00*	*$0.00*
Facilities Manager	$93,900.49	*$107,100.00*	*$108,543.59*
Carpark	$0.00	*$1,428.00*	*$(1,433.47)*
Cleaning	$4,508.12	*$0.00*	*$325.04*
Cleaning Contracts	$22,261.55	*$24,672.00*	*$23,146.36*
Cleaning Materials	$3,005.26	*$3,600.00*	*$3,030.51*
Cleaning Windows/Glass	$4,520.00	*$13,560.00*	*$13,560.00*
Computer Systems	$0.00	*$238.00*	*$0.00*

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Cygnet West
Level 26, 197 St Georges Terrace PERTH WA 6000 ABN: 26 791 928 513
Ph: +61 8 6375 6000 Email: strata.wa@cygnetwest.com

Income and Expenditure Statement - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Administrative Fund	Q4 TOTAL THIS YEAR	This Year Budget	Last Year Actual
Computer Systems--Website	$0.00	*$595.00*	*$129.60*
Doors & Windows	$847.16	*$0.00*	*$0.00*
Electrical	$22,889.62	*$0.00*	*$0.00*
Electricity Meter Reading	$6,810.79	*$7,564.34*	*$10,363.65*
Electrical Maintenance	$(1,690.50)	*$15,000.00*	*$23,891.78*
Fire Protection	$24,607.30	*$3,094.00*	*$12,758.26*
Fire Protection Contract	$25,161.40	*$33,200.00*	*$33,348.22*
Fire Equipment - Other	$34,657.56	*$14,280.00*	*$27,249.40*
General Repairs	$42,307.89	*$23,800.00*	*$76,811.79*
Maintenance/Repairs - Oncharged	$0.00	*$0.00*	*$0.00*
Intercom	$0.00	*$238.00*	*$0.00*
Lift	$1,150.77	*$0.00*	*$0.00*
Lift Maintenance Contract	$3,822.30	*$6,201.00*	*$15,330.04*
Lift Servicing/Repair	$11,605.00	*$2,380.00*	*$1,445.00*
Lift Telephone	$28.14	*$0.00*	*$0.00*
Keys & Access Devices	$425.10	*$2,380.00*	*$1,192.83*
Pest/Vermin Control	$618.52	*$500.00*	*$598.00*
Plumbing - Contract	$0.00	*$2,856.24*	*$2,155.86*
Plumbing & Drainage	$27,184.49	*$11,900.00*	*$16,386.13*
Pumps	$900.00	*$1,190.00*	*$20,365.13*
Security - Repairs	$2,097.26	*$0.00*	*$(4,044.31)*
Security Gates	$(9,603.72)	*$2,380.00*	*$8,193.68*
Security Guard	$(3,220.35)	*$0.00*	*$(18,866.39)*
Security System & Management	$(5,983.07)	*$4,760.00*	*$5,673.99*
Internet Costs	$1,462.17	*$476.00*	*$774.90*
Gardening	$11,922.08	*$11,900.00*	*$6,396.48*
Electricity	$610,725.59	*$411,290.59*	*$631,182.05*
Water & Sewerage	$49,794.71	*$49,980.00*	*$48,208.50*
Bank Charges	$31.34	*$0.00*	*$41.44*
Information Certificate	$3,920.00	*$0.00*	*$0.00*
Management Fee	$34,171.80	*$36,890.00*	*$35,772.73*
Total Administrative Fund Expenses	**$1,477,082.67**	*$1,161,755.41*	*$1,499,968.90*
Administrative Fund Surplus/Deficit	**$(253,842.89)**	*$(35,308.17)*	*$(346,151.23)*

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Income and Expenditure Statement - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2024 to 03/09/2025

Reserve Fund	Q4 TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest Income on Investments (R)	$11,698.11	*$0.00*	*$12,845.62*
Interest on Overdues	$11.82	*$0.00*	*$2.90*
Levy Income	$190,227.33	*$190,228.00*	*$190,219.13*
Total Reserve Fund Income	**$201,937.26**	*$190,228.00*	*$203,067.65*
Expenses			
Building Improvement (R)	$9,937.07	*$0.00*	*$0.00*
Fire Protection (R)	$134,409.80	*$0.00*	*$0.00*
Doors & Windows (R)	$0.00	*$0.00*	*$1,617.70*
Electrical (R)	$20,926.62	*$0.00*	*$4,205.03*
General Replacement (R)	$143,732.62	*$0.00*	*$0.00*
Plumbing & Hydraulics (R)	$15,972.37	*$0.00*	*$0.00*
Security & Gates (R)	$3,220.35	*$0.00*	*$31,386.73*
Security Upgrade (R)	$16,722.12	*$0.00*	*$0.00*
Total Reserve Fund Expenses	**$344,920.95**	*$0.00*	*$37,209.46*
Reserve Fund Surplus/Deficit	**$(142,983.69)**	*$190,228.00*	*$165,858.19*

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3 September 2025

Letter from Council of Owners of Queens Riverside - SP 55728

Further to previous broadcasts by the Strata Manager, the 'townhall' style meetings held for owners, and various discussions on the social channels, the COO wishes to reiterate and provide you with a clearer explanation of why a special levy is now required as we head into an Extraordinary General Meeting (EGM).

The COO is also aware that there has been some inaccurate information circulating amongst a small number of owners and wish to set the record straight prior to the EGM.

Efforts to Minimise Levies

Over the last several years, the COO has been very mindful of the financial pressures on owners. The COO deliberately took every effort to kept levy increases to a minimum knowing full well that any increases would cause hardship, relying instead on the surplus carried forward mainly from Q4's payments. Importantly, the COO (including the rep for Q4) did not seek to refund this surplus to Q4, but to leave it in the strata account for the benefit of all owners. This approach allowed us to manage expenses without increasing levies, even when unexpected costs arose.

Unexpected Costs and Use of Surplus

During this period, the strata company incurred several large and unforeseen expenses, including roller door damage and replacement, installation of parcel lockers, RMU replacement, window defect rectification works, water ingress damage, and common area painting. Under normal circumstances, these costs would have required the raising of additional levies year on year. However, the COO made the considered decision to absorb these costs and carry them forward, in order to avoid placing further financial pressure on owners. The COO's hope was that conditions would improve and the financial balance could be restored over time.

Financial Results

Despite these efforts, the financial records, which have all been presented and approved at each general meeting by all owners, have noted a consistent deficit:

- 2022: **($231,005.05) consolidated deficit**
- 2023: **($35,978.52) consolidated deficit** (helped by a large Q3 surplus, but wiped out in Q4)
- 2024: **($513,423.06) consolidated deficit**
- 2025 (to 10 August): **($245,147.69) consolidated deficit**

These figures are not new – they have been reported in the financial statements that each owner received at the end of each year.

Why Now?

With changes in ownership of Q4, the position of "carrying forward" is no longer reasonable. The strata company is now facing immediate cashflow requirements, and without action, we risk disruption to essential services and non-compliance with our financial obligations.

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What Does This Mean for Owners?
To restore financial balance, a **special levy** must now be raised based on unit entitlements. The exact figures will be included in the formal EGM documentation.

Next Steps
We understand that special levies are never welcome, and this decision has not been made lightly. To ensure transparency, the Council of Owners has already convened informal owners' meetings to discuss the matter openly. For those who still have specific questions regarding the expenses, please note that the Council has instructed the Strata Manager to make available the detailed reports so that every owner has the opportunity to review them personally.

Any further questions may be submitted prior to the Extraordinary General Meeting (refer to the EGM notice for the exact date). The Strata Manager will collate these queries and provide responses to all owners, ensuring the same information is shared consistently across the ownership group. We appreciate all owners' interest in seeking clarity

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The Owners of Queens Riverside – SP 55728
10 Adelaide Terrace
East Perth
WA 6004

3 September 2025

Dear Owners,

We would like to take this opportunity to reaffirm our commitment to transparency, trust, and open collaboration with your Council of Owners. Your confidence in the way contributions are managed is important to us, and we continue to place clear communication and responsible financial management at the centre of our approach.

For clarity, Queens' Trust Account management has always been conducted strictly in line with the Strata Titles Act and Trust Account Regulations. Cygnet West is licensed by the Department of Local Government, Industry Regulation and Safety (LGIRS), and our trust accounts are audited annually by an **independent auditor**, with reports provided to the Department. At no stage have Queens' funds been at risk, and consolidated Funds have consistently been available to meet obligations.

Looking ahead, we will continue to strengthen financial oversight through:

- Collaborative budgeting with the Facilities Manager and your Council of Owners.
- Quarterly reviews of financial statements at Council meetings, led by the Treasurer.
- Regular updates to owners to ensure everyone remains informed and engaged.

We believe these steps, together with the ongoing involvement of your Council, provide a strong framework for the long-term sustainability of the scheme and continued confidence in its financial management.

Kind regards,
Cygnet West Strata Management

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SP 55728 -Queen's Riverside - Broadcast on 15 August2025

Subject: Important Notice – Update on Special Levy Required to Meet Financial Obligations

Dear Owners,

We hope this message finds you well.

The Council of Owners have asked us to provide all Owners with an update following the Owners meeting that took place on Monday 11 August 2025. For those that were not able to attend, this was in relation to an important financial matter that requires urgent attention.

As previously advised, after a thorough internal review of the Strata Company's financial position, it has become clear that a **special levy** must be raised to ensure we meet you meet your ongoing obligations and maintain the integrity of your shared property.

Why is a Special Levy Needed?

Over the past year, the Council of Owners have worked diligently to manage the Strata Company's finances responsibly. In recognition of the financial pressures many owners have faced post-COVID, a conscious decision was made to **keep levies unchanged** and **utilise surplus funds** from the Administrative Fund to cover rising costs.

Unfortunately, this surplus has now been exhausted, and the Strata Company has faced some **unexpected expenses** over the last few years, that could not have been reasonably forecast.

Additionally, each of the buildings have experienced **significant increases** in costs due to inflation and market volatility. Despite best efforts to anticipate and manage these changes, the extent of the increases has exceeded expectations.

How Did This Happen?

- **Underestimation of future cost increases** during previous budgeting cycles.
- **Unforeseen repairs and maintenance** that are critical to safety and compliance.
- **Rising cost of living and services,** which have impacted all sectors, including those living in strata properties

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A review has been conducted of each cost centre and determined that **Q1, Q2, and Q3** require immediate financial support to restore balance and ensure continuity of services.
The Strata Company is **authorised** to spend the **equivalent of up to $500 per lot** outside of the budget, provided that funds are available. This has amounted to overspends, on your Admin account, of approx $250,000 pa against annual expenditure of approx $4,000,000 pa

How can we access our Financials?
The financial accounts are included annually with the AGM documentation but the Council of Owners have also requested that these be uploaded to your **MyBuildings Website.** These are stored in **Document Library** under **Document Type - Financial** and **Document subtype – Other**

Both **consolidated** and **split schedule financials** are available on the Website for the following periods:

- 1 October 2021 - 30 September 2022
- 1 October 2022 – 30 September 2023
- 1 October 2023 – 30 September 2024

What is the current financial position on the Admin account for each of the Building, as at 10 August 2025?

- Consolidated - $64,697
- Q1 - ($320,473)
- Q2 - ($185,238)
- Q3 - ($484,726)
- Q4 - $966,374

How are common property costs split between the buildings?
UE per building

Q1 - lots 397 to 526 (1,773 UE for 130 units)

Q2 - lots 289 to 396 (1,529 UE for 107 units)

Q3 - lots 14 to 288 (4,390 UE for 274 units) - main tower with facilities

Q4 - lots 1 to 12 (2,308 UE for 12 units) – Hotel

Split of common area costs

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Q1 – 17.73%

Q2 – 15.29%

Q3 – 43.90%

Q4 – 23.08%

Which buildings need to contribute?

We understand that financial matters like this can be concerning, and the CoO wish to be transparent and supportive throughout the process. As discussed at the meeting, **each owner's contribution will be calculated based on the unit of entitlement attached to their lot,** ensuring the levy is applied fairly-and proportionally. The **special levy** will need to be raised against **Q1, Q2, and Q3** as they are the buildings that have incurred costs in excess of the levies raised.

How will Special Levy be calculated?

The special levy has been **calculated** on the **basis of the deficit** on each account, to cover the overspend to date, and an **additional 50% of your usually quarterly levy,** in order to ensure sufficient funds are available to get you through to your AGM.

How much will you need to pay?

In order to **calculate the special levy** applicable your unit you will need to **multiply the levy rate** for your building by the **Units of Entitlement** allocated to your lot.

Q1 - special levy re current deficit	$180.752 per UE (to raise $320,473)
Q1 – special levy to ensure funds available	$ 36.917 per UE (to raise $65,452)
Q1 – Total Special Levy	**$217.669 per UE (to raise $385,926)**
Q2 - special levy re current deficit	$121.150 per UE (to raise $185,238)
Q2 – special levy to ensure funds available	$ 36.733 per UE (to raise $56,164)
Q2 – Total Special Levy	**$157.883 per UE (to raise $241,402)**
Q3 - special levy re current deficit	$110.416 per UE (to raise $484,726)
Q3 – special levy to ensure funds available	$ 39.339 per UE (to raise $172,697)
Q3 – Total Special Levy	**$149.755 per UE (to raise $657,423)**

Please know that this decision was not made lightly. The CoO has **thoroughly investigated** and exhausted **all other possible avenues** before arriving at this outcome. They genuinely appreciate your understanding and continued support as we work together to address this important matter.

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Where can you find The Schedule of Unit Entitlements?
The Schedule of Unit Entitlements has been uploaded to your website and can be found same section as the financials.

These are stored in **Document Library** under **Document Type - Financial** and **Document subtype – Other**

Why Now?
While the CoO had hoped to address this matter at the upcoming AGM, **cashflow requirements mean they can no longer delay**. Immediate action is necessary to avoid disruption to essential services and to maintain compliance with our financial obligations.

When will this need to be paid?
In order to ensure **cashflow requirements** are met the intention is that this levy will be **due and payable on 30 September 2025.** This will also enable the income to be recorded in the financials for the year ending 30 September 2025.

What happens if this levy is not approved?
All Owners have unlimited liability in funding the financial obligations of the Strata Company. If levies continue to be insufficient to meet the needs of the Strata Company then you will be unable to pay your utilities, contractors, or service providers, as payments become due.

When will the EGM be held?
Discussions are currently in progress regarding the **date and venue of the EGM**. It is expected to take place **end of August/early September 2025** with Owners being given 2 weeks notice of the scheduled arrangements

Will there be an Audit?
The Council of Owners will be considering the cost of an **annual audit** and may include this for voting on at the upcoming EGM

Will there be improved transparency in future?
The Council of Owners have requested that **all minutes f**rom previous council meetings be **updated to the Website** as soon as practicable. They are also considering the issue of a **regular newsletter** to all Owners which will include an **overview of the financial position** of the Strata Company at that time.

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How can this situation be avoided in the future?
The Council of Owners will consider whether a **briefing session** is required with Owners to go through the **draft budget** before finalising for the AGM

Your understanding and cooperation is appreciated during this time. Please be assured that the Council of Owners remains committed to acting in the best interests of all owners.

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SP 55728 – Queens Riverside - Broadcast 6 August 2025

Dear Owners,

Important Notice – Special Levy Required to Meet Financial Obligations

We hope this message finds you well.

The Council of Owners wishes to inform you of an important financial matter that requires urgent attention. After a thorough internal review of the Strata Company's financial position, it has become clear that a **special levy** must be raised to ensure we meet our ongoing obligations and maintain the integrity of our shared property.

Why is a Special Levy Needed?
Over the past year, the Council of Owners have worked diligently to manage the Strata Company's finances responsibly. In recognition of the financial pressures many owners have faced post-COVID, a conscious decision was made to **keep levies unchanged** and **utilize surplus funds** from the Administrative Fund to cover rising costs.
Unfortunately, this surplus has now been exhausted, and the Strata Company has faced some **unexpected expenses** over the last few years, that could not have been reasonably forecast. For example, these included items such as roller door damage and replacement, parcel lockers, RMU replacement, window defect rectification works, and common area painting .

Additionally, each of the buildings have experienced **significant increases** in costs due to inflation and market volatility. Despite best efforts to anticipate and manage these changes, the extent of the increases has exceeded expectations.

How Did This Happen?

- **Underestimation of future cost increases** during previous budgeting cycles.
- **Unforeseen repairs and maintenance** that are critical to safety and compliance.
- **Rising cost of living and services**, which have impacted all sectors, including those living in strata properties

A review has been conducted of each cost centre and determined that **Q1, Q2, and Q3** require immediate financial support to restore balance and ensure continuity of services.

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What Will This Cost?
We understand that financial matters like this can be concerning, and the CoO wish to be transparent and supportive throughout the process. The total amount required will be outlined in the Emergency General Meeting (EGM) documentation, which will be distributed to you shortly. **Each owner's contribution will be calculated based on the unit of entitlement attached to their lot**, ensuring the levy is applied fairly and proportionally. Please know that this decision was not made lightly. The CoO has thoroughly investigated and exhausted all other possible avenues before arriving at this outcome. We genuinely appreciate your understanding and continued support as we work together to address this important matter.

It is anticipated that a one-off special levy of approx $1,500 - $6,000 will be applied for most units. This will be calculated on the basis of the units of entitlement allocated to your lot and the total levy to be raised will relate to the cost centre you are part of, this excludes the figures for the penthouses and large commercial units which will be higher.

Why Now?
While the CoO had hoped to address this matter at the upcoming AGM, **cashflow requirements mean they can no longer delay**. Immediate action is necessary to avoid disruption to essential services and to maintain compliance with our financial obligations.

Informal Owners Meeting
To ensure transparency and provide an opportunity for owners to ask questions and share concerns, the Council of Owners will be holding an **informal meeting in the resident's lounge on Monday 11th August 2025 at 5.30pm**. We encourage all owners to attend. A Q&A sheet will be provided to help guide the discussion and address common queries.

We appreciate your understanding and cooperation during this time and please be assured that the Council of Owners remains committed to acting in the best interests of all owners.

Should you have any questions or concerns, please do not hesitate to reach out.
Kind regards,
Council of Owners
Queens Riverside – SP 55728

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FORM 3

STRATA PLAN No. 55728					
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	2056	2800 - 845	28	12	2850 - 15
2	27	2800 - 846	29	17	2850 - 16
3	28	2800 - 847	30	12	2850 - 17
4	23	2800 - 848	31	15	2850 - 18
5	26	2800 - 849	32	14	2850 - 19
6	20	2800 - 850	33	12	2850 - 20
7	19	2800 - 851	34	12	2850 - 21
8	27	2800 - 852	35	12	2850 - 22
9	24	2800 - 853	36	12	2850 - 23
10	17	2800 - 854	37	12	2850 - 24
11	24	2800 - 855	38	12	2850 - 25
12	17	2800 - 856	39	12	2850 - 26
13	Now Subdivided		40	16	2850 - 27
14	22	2850 - 1	41	13	2850 - 28
15	22	2850 - 2	42	10	2850 - 29
16	21	2850 - 3	43	13	2850 - 30
17	22	2850 - 4	44	13	2850 - 31
18	22	2850 - 5	45	17	2850 - 32
19	22	2850 - 6	46	13	2850 - 33
20	22	2850 - 7	47	15	2850 - 34
21	22	2850 - 8	48	15	2850 - 35
22	11	2850 - 9	49	12	2850 - 36
23	11	2850 - 10	50	12	2850 - 37
24	16	2850 - 11	51	12	2850 - 38
25	12	2850 - 12	52	12	2850 - 39
26	10	2850 - 13	53	12	2850 - 40
27	12	2850 - 14	54	12	2850 - 41

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Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
55	12	2850	42	82	10	2850	69
56	16	2850	43	83	8	2850	70
57	13	2850	44	84	16	2850	71
58	10	2850	45	85	17	2850	72
59	13	2850	46	86	17	2850	73
60	13	2850	47	87	12	2850	74
61	18	2850	48	88	10	2850	75
62	13	2850	49	89	8	2850	76
63	15	2850	50	90	15	2850	77
64	7	2850	51	91	13	2850	78
65	7	2850	52	92	12	2850	79
66	15	2850	53	93	12	2850	80
67	12	2850	54	94	10	2850	81
68	12	2850	55	95	8	2850	82
69	11	2850	56	96	17	2850	83
70	8	2850	57	97	17	2850	84
71	8	2850	58	98	13	2850	85
72	17	2850	59	99	13	2850	86
73	17	2850	60	100	10	2850	87
74	13	2850	61	101	7	2850	88
75	12	2850	62	102	16	2850	89
76	9	2850	63	103	13	2850	90
77	7	2850	64	104	12	2850	91
78	15	2850	65	105	12	2850	92
79	12	2850	66	106	11	2850	93
80	12	2850	67	107	8	2850	94
81	12	2850	68	108	17	2850	95

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Lot No,	Unit Entitlement	Vol. Fol.	Lot No,	Unit Entitlement	Vol. Fol.
109	18	2850 - 96	136	10	2850 - 123
110	14	2850 - 97	137	8	2850 - 124
111	13	2850 - 98	138	16	2850 - 125
112	10	2850 - 99	139	13	2850 - 126
113	8	2850 - 100	140	13	2850 - 127
114	16	2850 - 101	141	13	2850 - 128
115	13	2850 - 102	142	11	2850 - 129
116	13	2850 - 103	143	8	2850 - 130
117	12	2850 - 104	144	18	2850 - 131
118	11	2850 - 105	145	18	2850 - 132
119	8	2850 - 106	146	14	2850 - 133
120	17	2850 - 107	147	13	2850 - 134
121	18	2850 - 108	148	10	2850 - 135
122	14	2850 - 109	149	8	2850 - 136
123	13	2850 - 110	150	16	2850 - 137
124	10	2850 - 111	151	14	2850 - 138
125	8	2850 - 112	152	13	2850 - 139
126	16	2850 - 113	153	13	2850 - 140
127	13	2850 - 114	154	11	2850 - 141
128	13	2850 - 115	155	8	2850 - 142
129	13	2850 - 116	156	18	2850 - 143
130	11	2850 - 117	157	18	2850 - 144
131	8	2850 - 118	158	14	2850 - 145
132	17	2850 - 119	159	14	2850 - 146
133	18	2850 - 120	160	10	2850 - 147
134	14	2850 - 121	161	8	2850 - 148
135	13	2850 - 122	162	16	2850 - 149

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Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
163	14	2850	150	190	14	2850	177
164	13	2850	151	191	18	2850	178
165	13	2850	152	192	19	2850	179
166	11	2850	153	193	15	2850	180
167	8	2850	154	194	18	2850	181
168	18	2850	155	195	14	2850	182
169	19	2850	156	196	17	2850	183
170	15	2850	157	197	14	2850	184
171	14	2850	158	198	14	2850	185
172	10	2850	159	199	17	2850	186
173	8	2850	160	200	15	2850	187
174	17	2850	161	201	19	2850	188
175	14	2850	162	202	19	2850	189
176	14	2850	163	203	15	2850	190
177	13	2850	164	204	18	2850	191
178	11	2850	165	205	14	2850	192
179	9	2850	166	206	17	2850	193
180	18	2850	167	207	15	2850	194
181	19	2850	168	208	14	2850	195
182	15	2850	169	209	17	2850	196
183	14	2850	170	210	15	2850	197
184	10	2850	171	211	19	2850	198
185	8	2850	172	212	20	2850	199
186	17	2850	173	213	15	2850	200
187	14	2850	174	214	18	2850	201
188	14	2850	175	215	14	2850	202
189	17	2850	176	216	18	2850	203

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FORM 3

STRATA PLAN No. 55728					
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.
217	15	2850	204	244	19	2850	231
218	15	2850	205	245	15	2850	232
219	18	2850	206	246	18	2850	233
220	15	2850	207	247	16	2850	234
221	19	2850	208	248	27	2850	235
222	20	2850	209	249	25	2850	236
223	16	2850	210	250	22	2850	237
224	18	2850	211	251	22	2850	238
225	14	2850	212	252	29	2850	239
226	18	2850	213	253	23	2850	240
227	15	2850	214	254	19	2850	241
228	15	2850	215	255	16	2850	242
229	18	2850	216	256	28	2850	243
230	15	2850	217	257	25	2850	244
231	20	2850	218	258	23	2850	245
232	20	2850	219	259	23	2850	246
233	16	2850	220	260	29	2850	247
234	19	2850	221	261	24	2850	248
235	14	2850	222	262	19	2850	249
236	18	2850	223	263	16	2850	250
237	15	2850	224	264	28	2850	251
238	15	2850	225	265	26	2850	252
239	18	2850	226	266	23	2850	253
240	15	2850	227	267	23	2850	254
241	20	2850	228	268	20	2850	255
242	21	2850	229	269	25	2850	256
243	16	2850	230	270	19	2850	257

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FORM 3

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Lot No,	Unit Entitlement	Vol. Fol.	Lot No,	Unit Entitlement	Vol. Fol.
271	17	2850 - 258	298	13	2877 - 10
272	29	2850 - 259	299	13	2877 - 11
273	26	2850 - 260	300	13	2877 - 12
274	24	2850 - 261	301	13	2877 - 13
275	24	2850 - 262	302	13	2877 - 14
276	30	2850 - 263	303	13	2877 - 15
277	25	2850 - 264	304	14	2877 - 16
278	73	2850 - 265	305	10	2877 - 17
279	57	2850 - 266	306	14	2877 - 18
280	68	2850 - 267	307	14	2877 - 19
281	57	2850 - 268	308	11	2877 - 20
282	68	2850 - 269	309	11	2877 - 21
283	21	2850 - 270	310	11	2877 - 22
284	Now Subdivided		311	10	2877 - 23
285	13	2850 - 272	312	10	2877 - 24
286	9	2850 - 273	313	11	2877 - 25
287	9	2850 - 274	314	11	2877 - 26
288	12	2850 - 275	315	13	2877 - 27
289	13	2877 - 1	316	9	2877 - 28
290	9	2877 - 2	317	13	2877 - 29
291	10	2877 - 3	318	13	2877 - 30
292	10	2877 - 4	319	13	2877 - 31
293	15	2877 - 5	320	13	2877 - 32
294	11	2877 - 6	321	13	2877 - 33
295	11	2877 - 7	322	13	2877 - 34
296	9	2877 - 8	323	14	2877 - 35
297	9	2877 - 9	324	10	2877 - 36

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Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
325	14	2877	37	352	15	2877	64
326	13	2877	38	353	18	2877	65
327	11	2877	39	354	13	2877	66
328	9	2877	40	355	13	2877	67
329	12	2877	41	356	13	2877	68
330	13	2877	42	357	13	2877	69
331	9	2877	43	358	13	2877	70
332	15	2877	44	359	15	2877	71
333	17	2877	45	360	11	2877	72
334	15	2877	46	361	16	2877	73
335	18	2877	47	362	15	2877	74
336	13	2877	48	363	12	2877	75
337	13	2877	49	364	9	2877	76
338	13	2877	50	365	13	2877	77
339	13	2877	51	366	13	2877	78
340	13	2877	52	367	11	2877	79
341	15	2877	53	368	16	2877	80
342	11	2877	54	369	17	2877	81
343	16	2877	55	370	16	2877	82
344	15	2877	56	371	25	2877	83
345	12	2877	57	372	20	2877	84
346	9	2877	58	373	16	2877	85
347	13	2877	59	374	23	2877	86
348	13	2877	60	375	22	2877	87
349	10	2877	61	376	18	2877	88
350	15	2877	62	377	21	2877	89
351	17	2877	63	378	25	2877	90

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FORM 3

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Lot No,	Unit Entitlement	Vol. Fol.	Lot No,	Unit Entitlement	Vol. Fol.
379	20	2877 - 91	406	15	2899 - 410
380	16	2877 - 92	407	15	2899 - 411
381	24	2877 - 93	408	14	2899 - 412
382	23	2877 - 94	409	14	2899 - 413
383	18	2877 - 95	410	10	2899 - 414
384	21	2877 - 96	411	9	2899 - 415
385	25	2877 - 97	412	11	2899 - 416
386	21	2877 - 98	413	9	2899 - 417
387	17	2877 - 99	414	12	2899 - 418
388	24	2877 - 100	415	15	2899 - 419
389	23	2877 - 101	416	15	2899 - 420
390	19	2877 - 102	417	15	2899 - 421
391	22	2877 - 103	418	15	2899 - 422
392	Now Subdivided		419	15	2899 - 423
393	8	2877 - 106	420	15	2899 - 424
394	12	2877 - 107	421	7	2899 - 425
395	9	2877 - 108	422	14	2899 - 426
396	12	2877 - 109	423	10	2899 - 427
397	15	2899 - 401	424	13	2899 - 428
398	15	2899 - 402	425	7	2899 - 429
399	15	2899 - 403	426	15	2899 - 430
400	15	2899 - 404	427	15	2899 - 431
401	7	2899 - 405	428	10	2899 - 432
402	14	2899 - 406	429	14	2899 - 433
403	10	2899 - 407	430	14	2899 - 434
404	13	2899 - 408	431	10	2899 - 435
405	7	2899 - 409	432	7	2899 - 436

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FORM 3

STRATA PLAN No. 55728					
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Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
433	12	2899	437	460	16	2899	464
434	8	2899	438	461	16	2899	465
435	12	2899	439	462	16	2899	466
436	15	2899	440	463	8	2899	467
437	14	2899	441	464	14	2899	468
438	15	2899	442	465	10	2899	469
439	15	2899	443	466	14	2899	470
440	15	2899	444	467	8	2899	471
441	15	2899	445	468	16	2899	472
442	7	2899	446	469	16	2899	473
443	18	2899	447	470	10	2899	474
444	10	2899	448	471	15	2899	475
445	13	2899	449	472	15	2899	476
446	7	2899	450	473	15	2899	477
447	15	2899	451	474	14	2899	478
448	15	2899	452	475	9	2899	479
449	10	2899	453	476	12	2899	480
450	14	2899	454	477	16	2899	481
451	14	2899	455	478	17	2899	482
452	10	2899	456	479	16	2899	483
453	10	2899	457	480	16	2899	484
454	12	2899	458	481	16	2899	485
455	9	2899	459	482	16	2899	486
456	12	2899	460	483	8	2899	487
457	16	2899	461	484	14	2899	488
458	16	2899	462	485	14	2899	489
459	16	2899	463	486	8	2899	490

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Lot No,	Unit Entitlement	Vol. Fol.	Lot No,	Unit Entitlement	Vol. Fol.
487	16	2899 - 491	514	18	2899 - 518
488	16	2899 - 492	515	15	2899 - 519
489	10	2899 - 493	516	15	2899 - 520
490	15	2899 - 494	517	16	2899 - 521
491	15	2899 - 495	518	14	2899 - 522
492	15	2899 - 496	519	9	2899 - 523
493	14	2899 - 497	520	9	2899 - 524
494	40	2899 - 498	521	9	2899 - 525
495	40	2899 - 499	522	9	2899 - 526
496	17	2899 - 500	523	11	2899 - 527
497	17	2899 - 501	524	12	2899 - 528
498	17	2899 - 502	525	16	2899 - 529
499	17	2899 - 503	526	20	2899 - 530
500	8	2899 - 504			
501	15	2899 - 505			
502	14	2899 - 506			
503	8	2899 - 507			
504	17	2899 - 508			
505	17	2899 - 509			
506	10	2899 - 510			
507	15	2899 - 511			
508	15	2899 - 512			
509	16	2899 - 513			
510	14	2899 - 514			
511	18	2899 - 515			
512	18	2899 - 516			
513	10	2899 - 517			

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FORM 3

STRATA PLAN No. 55728					
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.
				Aggregate	10,000		

DESCRIPTION OF PARCEL

Subdivision of Lot 392 on Strata Plan 55728 comprising
125 Residential Apartments and 5 Commercial Suites
Known as Queens Riverside

CERTIFICATE OF LICENSED VALUER
SURVEY-STRATA

I, **Don Eftos**, 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.

30-Nov-2015
Date

Digitally signed by Don Eftos
Date: 2015.11.30 17:56:57 +08'00'
Signed

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VOTING RIGHTS, NOMINATION AND ELECTION OF THE COUNCIL

VOTING RIGHTS AT A GENERAL MEETING

Subject to the eligibility provisions shown below, the owner of each lot is entitled to one vote in respect of each lot owned by that owner on a proposed resolution.

Votes may be cast by the owner or a duly appointed proxy but if both the owner and the proxy are present only the owner may cast the vote/s.

In the case of an ordinary resolution or a ballot for election of members of the Council, a demand that the votes be counted by the number of unit entitlements of the lots for which votes are cast must be made either in writing or orally at the meeting before voting on the resolution or ballot opens.

In the case of a special resolution votes are cast both in respect to the lots and to the unit enticement

In the case of a unanimous resolution or a resolution without dissent the vote attached to the lot is the only vote to be cast either in favour or against the proposed resolution. Unit entitlement is not relevant to the outcome of these resolutions.

ELIGIBILITY TO EXERCISE VOTING RIGHTS

Subject to any mortgagee's rights, notified to the Strata Company, owners are at all times entitled to exercise their power to vote on matters requiring a Unanimous Resolution or a Resolution without Dissent.

However, owners may not exercise their power of voting on any Special or Ordinary Resolutions, or, a ballot for election of members of the Council, at a meeting of the Strata Company, if, there is an outstanding amount recoverable under the Act owed to the strata company by the owner of the lot at the time the vote is cast.

NOMINATING A CANDIDATE FOR ELECTION AS A MEMBER OF THE COUNCIL

A person (which term includes a corporation) is entitled to nominate a candidate for election as a member of the council only if that person is entitled to vote at the election. Any persons entitled to nominate may nominate themselves. A person who is not entitled to nominate may, however, be nominated by a person who is entitled to do so. A nomination does not need to be seconded and financial status is not a bar to nomination.

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METHODS OF VOTING THAT ARE ACCEPTABLE TO THE STRATA COMPANY

If a resolution is an ordinary resolution and any person entitled to cast a vote, demands either orally or in writing before the resolution is put to the vote or the ballot commences, that the votes be counted by the number of unit entitlements of the lots for which votes are cast, then, they will be counted in that manner.

If a resolution is a special resolution the votes will be counted both by the number of lots **AND** the number of unit entitlements of the lots for which votes are cast.

If a resolution is a unanimous resolution or resolution without dissent the votes will be counted only by the number of lots for which votes are cast.

Section 129(2)(d)

Acceptable methods of casting votes by owners, proxies, first mortgagees or others who are eligible to vote on a resolution or an amendment of a resolution, when asked by the Chairperson, are as follows:

1. **If attending the meeting:**
   By raising one hand or one voting flag indicating either being in favour or against the resolution, or an amendment of the resolution, or on a substantive amended resolution, in respect of each lot for which the person is eligible to vote.

2. **If attending remotely:**
   By orally indicating either being in favour or against the resolution, or an amendment of the resolution, or on a substantive amended resolution, in respect of each lot for which the person is eligible to vote.

3. **In writing:**
   By submitting a legible and verifiable signed document, either by email or post, to be received by the strata manager at least 3 days prior to the date of the meeting. The document must set out clearly that the vote is being cast either in favour or against the resolution, as it appears on the agenda, in respect of each lot for which the person is eligible to vote. The writing referred to can be incorporated in or attached to a valid proxy form. Note: Such votes may be for more than one proposed resolution on the agenda but will not be cast or tallied in respect to an amendment or on a substantive amended resolution.

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INSURANCE REQUIREMENTS AND IMPORTANT INFORMATION

Attachment to Insurance Schedule and provided with the notice of Annual General Meeting

COMPULSORY INSURANCE COVER

Your Strata Company is required to comply with various insurance provisions of the *Strata Titles Act 1985 (WA) ("Act")* and Sections 97 to 99 set out the full insurance requirements. These requirements are insured under the current policy, details of which are shown on the attached Insurance Schedule.

Buildings, fixtures and improvements

The Sum Insured for 'Buildings' must be for the replacement value as defined by the Act. We recommend that an independent valuation be carried out at a minimum of three yearly intervals to ensure that this cover is kept in line with current and projected building replacement costs and other increases in expenditure.

Public Liability

In the case of public liability risks the minimum amount under the Act is $10. Many Strata Companies now insure for a minimum of $40 million in residential schemes and as much as $50 million where there is any commercial use of lots or common property.

Workers Compensation

It is also suggested that every Strata Company effect's insurance in respect to possible liability under the Workers Compensation and Injury Management Act 1981 and your Strata Company has insured against such a risk.

DISCRETIONARY INSURANCE COVER

In addition to the compulsory insurances required under the *Act*, a Strata Company also has other risks it should consider covering because of its financial or legal responsibilities **for which it may become liable.** The strata company has the discretionary power to insure for other risks such as personal accident for voluntary workers, fidelity guarantee, office bearer's liability, machinery breakdown, catastrophe cover, government audit costs, legal defence expenses, loss of market value and owners' fixtures and improvements.

SCHEDULE OF INSURANCE

The enclosed insurance schedule shows which risks have been selected and the applicable Sum Insured amount. For a full understanding of the additional benefits applying to each policy you will need to review the policy wording or speak with the insurer**. The Schedule also contains details of the amount of any commission paid to us**.

IMPORTANT

Should you decide to seek an alternative quotation or change your insurance, your current insurance policy i.e. renewal should be the **minimum cover to be afforded by any new policy, including all additional and special benefits.** This means when seeking and comparing your existing policy with other quotations, great care should be exercised to ensure there is a 'like for like' comparison made, and, no reduction in cover or increase in risk for the Strata Scheme and its owners. For more information about this please speak to your Strata Manager.

GENERAL ADVICE WARNING

The above information is not personal advice. This advice is general only and before a decision is made to insure, the Product Disclosure Statement should be carefully reviewed. The strata company has been provided with a copy of the relevant Financial Services Guide and Product Disclosure Statement and these are held as part of the records of the strata company and are open to personal inspection by proprietors pursuant to section 109 of the Act.

DISCLOSURE OF OUR RELATIONSHIP AND COMMISSIONS RECEIVED

Cygnet West Pty Ltd receives a commission from *insert insurer/broker for the referral of insurance business. These commissions vary in value and will be notified to the strata company on receipt.

This commission does not affect the premium you pay to the insurer.

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The Owners Of Queens Riverside, Strata Plan 55728

General Proxy Form for General Meetings & Votes Outside of General Meetings

Please read the important notes below before completing this form

I/We,_____

being the owner/s of lot number/s_____ hereby appoint:
(***Select only one of the below options by deleting the other two options.)**

***Option 1**

Name of proxy holder_____ or, failing his/her attendance failing their attendance/participation the Chairperson of the general meeting, or if not at a general meeting, the Chairperson of the council, **or**,

***Option 2**

The Chairperson of the general meeting, or if not at a general meeting, the Chairperson of the council, **or**,

***Option 3**

Name of proxy holder_____ only

to speak and act as my/our proxy holder and to vote for me/us in my/our name at all general meetings, and for all votes taken outside general meetings, of the Strata Company until this general proxy is revoked.

Dated this_____ day of _____ 20__

Signature of **sole** Owner or **all** co-Owners

_____Owner _____Co-Owner

_____Co-Owner

_____Co-Owner

Section Below for Use Only by a Corporate Owner

In the case of an **incorporated owner**, this form requires the signature of a duly authorised person authorised to sign by its constitution.

_____

Director/Secretary/Attorney/Officer/Agent (Delete those not applicable)

IMPORTANT NOTES

1 Signatories should print their name under their signature.
2 Any natural person can hold a proxy form. That person does not have to be an owner.
3 An incorporated owner should appoint a natural person as its proxy holder if it intends to vote.
4 If a sole owner and their proxy are present at the meeting only the owner may vote.
5 Except in the case of a unanimous resolution, co-owners of a lot (e.g. husband and wife) may **only** vote on a show of hands if a proxy form has been completed by **all** co-owners appointing one person to vote for them.
6 If possible, please complete and return the proxy form to the strata manager well before the general meeting.
7 If you want to revoke this proxy form, please give notice of revocation to the proxy holder and the strata manager.

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The Owners Of Queens Riverside, Strata Plan 55728

Proxy Form for the General Meeting

To Be Held On 24 September 2025

Please read the important notes below before completing this form

I/We,_____

being the owner/s of lot number/s_____ hereby appoint:
(*S**elect only one of the below options by deleting the other two options.)**

***Option 1**

Name of proxy holder_____ or, failing his/her attendance at the general meeting, the Chairperson of the general meeting, **or**,

***Option 2**

The Chairperson from time to time of the general meeting only, **or**,

***Option 3**

Name of proxy holder_____ only
to speak and act as my/our proxy holder and to vote for me/us in my/our name at the general meeting to be held on _____***and at any adjournment of that meeting*.**

Dated this_____ day of _____ 20__

Signature of **sole** owner or **all** co-Owners

_____Owner _____Co-Owner

_____Co-Owner

_____Co-Owner

Section Below for Use Only by a Corporate Owner

In the case of an **incorporated owner**, this form requires the signature of a duly authorised person authorised to sign by its constitution.

_____

Director/Secretary/Attorney/Officer/Agent (Delete those not applicable)

IMPORTANT NOTES

1 Signatories should print their name under their signature.
2 Any natural person can hold a proxy form. That person does not have to be an owner.
3 An incorporated owner should appoint a natural person as its proxy holder if it intends to vote.
4 If a sole owner and their proxy are present at the meeting only the owner may vote.
5 Except in the case of a unanimous resolution, co-owners of a lot (e.g. husband and wife) may **only** vote on a show of hands if a proxy form has been completed by **all** co-owners appointing one person to vote for them.
6 If possible, please complete and return the proxy form to the strata manager well before the general meeting.
7 If you want to revoke this proxy form, please give notice of revocation to the proxy holder and the strata manager.

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The Owners Of Queens Riverside
Strata Plan 55728
Nomination for Election to Council - AGM 2025

Owner/s nominating themself, a co- owner or in the case of a corporate owner, itself.

The Chairperson
The Owners of Queens Riverside Strata Plan 55728

I/we being the owner/co-owner of lot/s ___ hereby nominate (please print)

……. …… (name of the person or corporate **owner** who is being nominated) as a candidate for election to the Council at the Annual General Meeting of the Strata Company to be held on 24 September 2025.
Name/s of nominator/s (please print)**:** **Signature/s of nominator/s:**

_____ _____

_____ _____

_____ _____

Director/Secretary/Attorney/Officer/Agent

(*in the case of an incorporated owner, the signatory must delete those not applicable:)
Dated: _____

Consent to Nomination for Election to Council

I/we hereby advise that I/we consent to being nominated as a candidate for election to the Council of the Strata Company at the Annual General Meeting to be held on 24 September 2025 and, if elected, to serve as a member of the Council.
Name: _____ (Please print) of lot/s: _____

Signature of Nominee: _____ Dated: _____
***Director/Secretary/Attorney/Officer/Agent**
(*in the case of an incorporated owner, the nominee must delete those not applicable:)

Notes:

1. This form of nomination and consent to nomination must be in the hands of the Chairperson of the Annual General Meeting prior to the close of nominations for that election.
2. In the case of a **sole owner** written consent is only required if the candidate, being a natural person, is not personally present at the meeting.
3. In the case of **co-owners** of a lot the nomination must be in favour of one co-owner and signed by all co-owners, including the nominee.
4. In the case of a **corporate owner** the nomination and consent must be in writing and need to be signed by a properly authorised person.)

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Attachment #3 - Meeting Minutes

The Owners of Queens Riverside
Strata Plan 55728

MINUTES OF ANNUAL GENERAL MEETING
Monday 24 February 2025

Following a period of 30 minutes from the start time and as per Section 130 of the Strata Titles Act (Amended) 1985 a quorum was declared by those owners present.

PRESENT

LOT	NAME	PRESENT/PROXY
1	Alexis Hvalgaard	Proxy present
2	Alexis Hvalgaard	Proxy present
3	Alexis Hvalgaard	Proxy present
4	Alexis Hvalgaard	Proxy present
5	Alexis Hvalgaard	Proxy present
6	Alexis Hvalgaard	Proxy present
7	Alexis Hvalgaard	Proxy present
8	Alexis Hvalgaard	Proxy present
9	Alexis Hvalgaard	Proxy present
10	Alexis Hvalgaard	Proxy present
11	Alexis Hvalgaard	Proxy present
12	Alexis Hvalgaard	Proxy present
14	Kunal Malhotra	Proxy present
17	Belinda Humphreys	Owner present (pre-voted)
21	Helen Montgomery	Owner present
22	Chairperson	Proxy present
29	Rahul Ingle	Owner present (pre-voted)
34	Kunal Malhotra	Proxy present
41	Grant Stewart	Proxy present
42	Grant Stewart	Proxy present
45	Kendall Carter	Owner present (pre-voted)
47	Almog Hanan	Owner present
48	Grant Stewart	Proxy present
49	Grant Stewart	Proxy present
50	Grant Stewart	Proxy present
53	Kunal Malhotra	Proxy present
55	Grant Stewart	Proxy present
57	Grant Stewart	Proxy present
58	Kunal Malhotra	Proxy present
60	Grant Stewart	Proxy present
61	Grant Stewart	Proxy present
65	Grant Stewart	Proxy present
68	Kunal Malhotra	Proxy present
69	Dmitry Ivanov	Owner present
73	Tetiana Kuzma	Owner present (pre-voted)

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75	Kunal Malhotra	Owner present
78	Benjamin F Collins	Owner present (pre-voted)
81	Grant Stewart	Proxy present
82	Grant Stewart	Proxy present
83	Kunal Malhotra	Proxy present
86	Kunal Malhotra	Proxy present
90	Ying Li	Owner present (pre-voted)
94	Grant Stewart	Proxy present
95	Grant Stewart	Proxy present
96	Kunal Malhotra	Proxy present
97	Grant Stewart	Proxy present
102	Grant Stewart	Proxy present
109	Tasha Stewart	Proxy present
110	Kunal Malhotra	Proxy present
112	Nah Keng Líp Rayson	Electronic vote
115	Grant Stewart	Proxy present
119	Naijiao Bo	Owner present (pre-voted)
123	Grant Stewart	Proxy present
126	Kunal Malhotra	Proxy present
127	Tasha Stewart	Proxy present
128	Chairperson	Proxy present
130	Grant Stewart	Proxy present
132	Kunal Malhotra	Proxy present
135	Grant Stewart	Proxy present
138	Trishna Arya	Owner present (pre-voted)
140	Grant Stewart	Proxy present
151	Kunal Malhotra	Proxy present
156	Levi Simon Kelder	Owner present (pre-voted)
162	Tasha Stewart	Proxy present
165	Ruohan Li & Zhu Wang	Owner present (pre-voted)
169	Kunal Malhotra	Proxy present
170	Kunal Malhotra	Proxy present
171	Siew Choon Li	Owner present
181	Grant Stewart	Proxy present
185	Wayne Trevor Dymock	Owner present
189	KK	Owner present (pre-voted)
190	Shaun and Gillian Hamilton	Owner present (pre-voted)
191	Grant Stewart	Proxy present
193	Gary Brown	Owner present (pre-voted)
196	Kunal Malhotra	Proxy present
199	Kunal Malhotra	Proxy present
201	Chairperson	Proxy present
202	Grant Stewart	Proxy present
203	Kunal Malhotra	Proxy present
208	Grant Stewart	Proxy present
209	Tasha Stewart	Proxy present
211	Grant Stewart	Proxy present
214	Kunal Malhotra	Proxy present
215	CLAY TABONI (non-financial)	Owner present (pre-voted)
216	Benjamin Stephenson	Proxy present
221	Grant Stewart	Proxy present
222	Grant Stewart	Proxy present

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223	Kunal Malhotra	Proxy present
226	Wei Sheong Woi	Owner present (pre-voted)
227	Dexter Walford	Electronic vote
228	Susanto Susanto	Owner present (pre-voted)
229	Grant Stewart	Proxy present
230	Grant Stewart	Proxy present
231	Kunal Malhotra	Proxy present
232	Kunal Malhotra (non-financial)	Proxy present
233	Grant Stewart	Proxy present
235	Shankar Radha	Owner present (pre-voted)
236	Kunal Malhotra	Proxy present
238	Grant Stewart	Proxy present
240	Kunal Malhotra	Proxy present
242	Tasha Stewart	Proxy present
245	Kunal Malhotra	Proxy present
246	Kunal Malhotra	Proxy present
248	Kunal Malhotra	Proxy present
251	David Wilding	Owner present
256	Oey Tjie Piek	Owner present (pre-voted)
258	Ross Allen Mcphee Maureen Frances McPhee	Owner present
259	Kunal Malhotra	Proxy present
261	Ross Allen Mcphee Maureen Frances McPhee	Owner present
263	Michal Kaminski,Anna Oglaza	Multiple owners present
265	Benjamin Stephenson	Owner present
275	KEE SENG TAN	Owner present (pre-voted)
277	Nicholas Crowe-Mai & Claire Backhouse	Owner present
278	Grant Stewart	Proxy present
282	Golden Mile Investments	Owner present (pre-voted)
283	Grant Stewart	Proxy present
285	Chairperson	Proxy present
287	Chairperson	Proxy present
290	Philippa Doran	Owner present (pre-voted)
292	Tasha Stewart	Proxy present
296	Stuart Brown	Owner present (pre-voted)
297	Aurellya Charlene Kimbal	Owner present (pre-voted)
301	Grant Stewart	Proxy present
303	Grant Stewart	Proxy present
306	Tengku Mohamad Rizam Aziz,Tunku Noor Hayati	Multiple owners present
308	Leisa Peake	Owner present (pre-voted)
313	Grant Stewart	Proxy present
320	Grant Stewart	Proxy present
322	Yen Ly	Owner present (pre-voted)
325	Ainsley Joesph Paul	Owner present
330	Matthew Faust and Michele Faust	Owner present (pre-voted)
340	Emma Bock	Owner present
342	Tasha Stewart	Proxy present
344	Michael and Donna Weston	Owner present
345	Yanjun Jin	Owner present (pre-voted)
347	Grant Stewart	Proxy present

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356	Dayman Oliviera	Owner present
357	Grant Stewart	Proxy present
358	Dayman Oliviera	Proxy present
359	Kunal Malhotra	Proxy present
365	Bruce Gordon Longmuir	Owner present
366	Grant Stewart	Proxy present
367	Chairperson	Proxy present
368	Grant Stewart	Proxy present
369	Edward Francis Roper & Pascale Gabrielle Jeanne Roper	Owner present
372	Grant Stewart	Proxy present
374	R K GHODKE & D D WADIA	Owner present
375	Grant Stewart	Proxy present
377	Corey Skelton	Owner present (pre-voted)
384	Deborah Caroline Stackpole	Owner present (pre-voted)
387	Jennifer Wadd	Owner present (pre-voted)
389	Grant Stewart	Proxy present
395	Mal and Linda Sibson	Electronic vote
397	Kathleen Della-Vedova	Owner present (pre-voted)
399	Simbarashe Stephen Chipfunde	Owner present (pre-voted)
400	Arvin Singh Kohli	Owner present (pre-voted)
407	Matthew Bristow	Owner present (pre-voted)
413	Tasha Stewart	Proxy present
418	Anna Chernysheva and Jean-Marie Maxime Dominique Gillette	Owner present (pre-voted)
419	Jennifer Fong	Electronic vote
424	Homer Constantinos Constantinides	Owner present (pre-voted)
428	Arvin Singh Kohli	Owner present (pre-voted)
429	Diego Andres Pabon Rosas	Owner present (pre-voted)
431	Yola Christine Rawis	Owner present (pre-voted)
432	Chairperson	Proxy present
435	Jacson Chung	Owner present
437	Frank Willibald Herold & On Na Lam	Owner present
441	Bronwyn Cross	Owner present (pre-voted)
442	Maria Frances Ricupero	Owner present
445	Andrei Lux	Owner present (pre-voted)
450	Geoff Wright and Kim Gai Wright	Owner present (pre-voted)
452	Ann Bird	Owner present (pre-voted)
455	Alona Arbolente	Owner present (pre-voted)
460	Philip Charles Macaulay Evans and Mrs Patricia Kathleen Evans	Owner present (pre-voted)
461	Ruohan Li	Owner present (pre-voted)
464	Angelo Rutigliano	Owner present
468	Dongmei Zhao	Owner present (pre-voted)
473	Christophe Soliveau	Company Nominee present
477	Neil Ginbey	Owner present (pre-voted)
480	Timothy Dunne	Owner present
486	Christopher Hayne	Owner present (pre-voted)
489	Michael Yates	Owner present
495	Chairperson (non-financial)	Proxy present
497	Jojo Yi Rollerson	Owner present (pre-voted)
503	Julie Stewart	Owner present

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505	Sasha Vermazen Peppinck	Owner present (pre-voted)
506	Jade Pettersen	Owner present (pre-voted)
510	Paul Lapham	Owner present (pre-voted)
511	Sarkis Akopov	Owner present (pre-voted)
513	Jojo Yi Rollerson	Owner present (pre-voted)
514	Daniel Refeld	Owner present (pre-voted)
516	Paul & Leanne Kempshall	Owner present (pre-voted)
522	Grant Mathews and Ryan D Greatrex	Owner present (pre-voted)
525	Chin-Chang Wang	Owner present (pre-voted)
526	Chin-Chang Wang	Owner present (pre-voted)

APOLOGIES

OTHER ATTENDEES

Amy McCaffrey was appointed as Chairperson for the meeting.

Minutes

1. Previous Minutes

That the previously circulated minutes of the General Meeting held on 18th of March 2024 of previous meeting be confirmed as a true and accurate record of those proceedings.

Motion CARRIED.

2. Constitution of the Council

The Strata Company resolves by ordinary resolution that the Council of the Strata Company shall consist of 7 proprietors.
2.1 Receive nominations of candidates for election to the Council.
2.2 If required, conduct a ballot to elect members of the Council.

Motion CARRIED.

3. Election of Committee

Election of All Members
Naijiao Bo, Emma Bock, Kunal Malhotra, Ross McPhee, Dayman Oliviera, Frasers Perth Pty Ltd, Grant Stewart have been elected to the committee.

Name	
Clayton Taboni	Elected
Emma Bock	Elected

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Kunal Malhotra	Elected
Ross McPhee	Elected
Dayman Oliviera	Elected
Frasers Perth Pty Ltd	Elected
Grant Stewart	Elected

4. Consideration of Statement of Accounts

Resolve by ordinary resolution to consider the accounting records and last financial statements prepared and to adopt the financial statements for the period of 1st of October 2023 to 30th of September 2024

Motion CARRIED.

5. Insurance Policy Renewal

The Strata Company resolves by ordinary resolution that the Council be directed to renew the insurance policy prior to its expiry date or secure insurance with a different insurer in such sums and on terms which are not less than the current policy, or as are recommended by qualified professional advisors.

Motion CARRIED.

6. Insurance Confirmation

The Strata Company resolves by ordinary resolution that the insurances effected on behalf of the Strata Company as required under the Act be confirmed as per the insurance certificates and schedules annexed.

Motion CARRIED.

7. Insurance – Fidelity Guarantee & Office Bearers Liability Insurance

The Strata Company resolves by ordinary resolution that the strata company effect appropriate cover for the fidelity guarantee and office bearers liability when the insurance cover is renewed and, if required, the Council of the strata company should seek advice and effect the appropriate cover in accordance with the advice obtained.

Motion CARRIED.

8. Consideration of Budget of Estimated Expenditure

Docusign Envelope ID: C83EEEE8-C156-4022-909D-3551298A27E8

The Strata Company resolves by ordinary resolution that the proposed budget of expenditure from the Administrative and Reserve Funds for the period 1st of October 2024 to 30th of September 2025 as annexed be adopted.

Further, that the Strata Company resolves by ordinary resolution to adopt the approved budget of expenditure for the administration and reserve funds as approved in the aforementioned motion, for the period beginning 1st of October 2025

Motion CARRIED.

9. Levy Contribution - Q1 - Lots 397-526

The Strata Company resolves by ordinary resolution that the proportion of Administration & Reserve Levy payable in advance by the owner for each lot shall be in accordance with the unit entitlement of the lot as shown below:

Q1 - Lots 397-526 - Aggregate Units of Entitlement (UOE) - 1773

Levy Status	Period From	Period To	Per Lot Ent. Admin	Per Lot Ent. Sinking
Issued	01/10/2024	31/12/2024	$73.8400	$10.2000
Issued	01/01/2025	31/03/2025	$73.8330	$10.2078
	01/04/2025	30/06/2025	$73.8330	$10.2078
	01/07/2025	30/09/2025	$73.8330	$10.2078

The Administration Levy to raise a total of $523,636.19 GST Inclusive in the financial year,

The Reserve Levy to raise a total of $72,380.00 GST Inclusive in the financial year,

That in each case those contributions be continued on a quarterly basis until otherwise determined by a resolution of the strata company, as per below;

Administration - $73.8330 per UE
Reserve - $10.2078 per UE

Motion CARRIED.

10. Levy Contribution - Q2 - Lots 289-396

The Strata Company resolves by ordinary resolution that the proportion of Administration & Reserve Levy payable in advance by the owner for each lot shall be in accordance with the unit entitlement of the lot as shown below:

Q2 - Lots 289-396 - Aggregate Units of Entitlement (UOE) - 1529

Levy Status	Period From	Period To	Per Lot Ent. Admin	Per Lot Ent. Sinking
Issued	01/10/2024	31/12/2024	$73.5100	$11.8400
Issued	01/01/2025	31/03/2025	$73.4661	$11.8327
	01/04/2025	30/06/2025	$73.4661	$11.8327
	01/07/2025	31/09/2025	$73.4661	$11.8327

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The Administration Levy to raise a total of $449,385.96 GST Inclusive in the financial year,

The Reserve Levy to raise a total of $72,380.00 GST Inclusive in the financial year,

That in each case those contributions be continued on a quarterly basis until otherwise determined by a resolution of the strata company, as per below;

Administration - $73.4661 per UE
Reserve - $11.8327 per UE

Motion CARRIED.

11. Levy Contribution - Q3 - Lots 14-288

The Strata Company resolves by ordinary resolution that the proportion of Administration & Reserve Levy payable in advance by the owner for each lot shall be in accordance with the unit entitlement of the lot as shown below:

Q3 - Lots 14-288 - Aggregate Units of Entitlement (UOE) - 4390.

Levy Status	Period From	Period To	Per Lot Ent. Admin	Per Lot Ent. Sinking
Issued	01/10/2024	31/12/2024	$78.6800	$9.3900
Issued	01/01/2025	31/03/2025	$78.6775	$9.3984
	01/04/2025	30/06/2025	$78.6775	$9.3984
	01/07/2025	30/09/2025	$78.6775	$9.3984

The Administration Levy to raise a total of $1,381,588.97 GST Inclusive in the financial year,

The Reserve Levy to raise a total of $165,000.00 GST Inclusive in the financial year,

That in each case those contributions be continued on a quarterly basis until otherwise determined by a resolution of the strata company, as per below;

Administration - $78.6775 per UE
Reserve - $9.3984 per UE

Motion CARRIED.

12. Levy Contribution - Q4 - Lots 1-12

The Strata Company resolves by ordinary resolution that the proportion of Administration & Reserve Levy payable in advance by the owner for each lot shall be in accordance with the unit entitlement of the lot as shown below:

Q1 - Lots 1-12 - Aggregate Units of Entitlement (UOE) - 2308

Levy Status	Period From	Period To	Per Lot Ent. Admin	Per Lot Ent. Sinking
Issued	01/10/2024	31/12/2024	$53.0700	$22.6600
Issued	01/01/2025	31/03/2025	$53.0700	$22.6677
	01/04/2025	30/06/2025	$53.0700	$22.6677
	01/07/2025	30/09/2025	$53.0700	$22.6677

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The Administration Levy to raise a total of $489,941.24 GST Inclusive in the financial year,

The Reserve Levy to raise a total of $209,250.80 GST Inclusive in the financial year,

That in each case those contributions be continued on a quarterly basis until otherwise determined by a resolution of the strata company, as per below;

Administration - $53.0700 per UE
Reserve - $22.6637 per UE

Motion CARRIED.

13. Debt Recovery

Resolve by ordinary resolution that should any owner, mortgagee in possession or former owner of a lot not pay contributions by their due date in relation to a lot that:

Stage 1:
The Strata Manager may issue one or two reminder letters each requesting payment within 14 days of the reminder letter;

Stage 2:
If the owner, mortgagee in possession or former owner has not made payment of any outstanding amount in accordance with any reminder letters sent
by the Strata Manager, a debt recovery agent be engaged and instructed to:

1. Prepare and issue to any relevant lot owner, mortgagee in possession or former lot owner a notice of proposed action to recover by way of proceedings in a court of competent jurisdiction on behalf of the Strata Company setting out:

a. The amount of the contribution, interest or expenses sought to be recovered.
b. The proposed recovery action by way of proceedings in a court of competent jurisdiction.
c. The date the contribution was due to be paid.
d. Any other action that may be taken to arrange for payment of the contribution.

Stage 3:
A debt recovery agent be engaged and instructed to:

1. Provide advice regarding recovering outstanding contributions.
2. Commence, maintain, defend or discontinue court proceedings against any lot owner, mortgagee in possession or former lot owner where outstanding contributions are due in relation to the relevant lot.

Motion CARRIED.

14. Increase in Cleaning Schedule for Q3 Windows and Shutters on Lower Levels Facing Adelaide Terrace - Requested by Lot 28/Unit 105 - Q3 - P Burgess & M Burgess

That the Owners and COO agree to increase the cleaning schedule for windows and shutters on the lower levels of the building that directly face the road, due to the accumulation of dirt and debris resulting from their proximity to road traffic. This change aims to improve the appearance, maintenance, and overall livability for residents occupying these levels.

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MANAGER NOTE: All costs to be born by Owners of Q3.

Motion CARRIED.

15. Approval for the Installation of a Digital Sign and License Agreement

The Strata Company by Special Resolution to:

1. Investigate the installation of a digital sign on the eastern end of Q3, as per the provided documentation, subject to compliance with all relevant regulations and strata by-laws.
2. Approve the Council of Owners to negotiate and provide further information to all Owners into a paid license agreement with Sign On Group Pty Ltd, following a review of the agreement by legal representation to ensure it aligns with the best interests of the Strata Company. A general meeting of all owners will be called for final approval.

Motion CARRIED.

Meeting Closed

The chairperson declared the meeting closed at 6:26 PM.

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The Owners of Queens Riverside Strata Plan 55728

NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that the Annual General Meeting of the above Strata Company will be held at 24 February 2025 at Cygnet West, Level 26, 197 St Georges Terrace, Perth, WA, 6000 commencing at 05:00 PM to 7:30pm (estimated)

Notice is hereby given by authority and on the instruction of the Strata Company pursuant to Section 129 of the Strata Titles Act 1985 (Act).

In order to assist in the running of the meeting, it is requested that any questions related to the enclosed agenda are issued a minimum of 72hrs prior to the date of the meeting. There will be a facility available to ask questions during the session or they may be submitted prior to the meeting via the Queens Riverside portal. We encourage you to submit any questions prior to the event as the time will not be available to answer all individual questions at the meeting. If we are not reasonably able to answer appropriate questions at the Annual General Meeting, a response will be provided after the meeting via the Annual General Meeting Minutes.

During the meeting, those Owners attending via the online option will be able to direct message the Chairperson and those assisting in the facilitation of the meeting, should the question be answerable at the meeting either the Chairperson will advise making the query viewable by the meeting or the minutes will have the question and answer listed for review.

In the event of a change to an Owner requested motion, due to the allowance of pre-voting as per the Act, any alterations will be may dealt with via circular resolution in order to allow voting clarity on motions.

The attention of owners is drawn to the following documents enclosed with this combined notice and agenda for this meeting:

1. *Information in respect of voting rights, nomination, and election of members of the Council.*
2. *Statement of acceptable methods of voting.*
3. *Statement of accounts*
4. *Copy of certificate of currency*
5. *Budget of estimated expenditure from the Administrative Fund [and assumption notes (if any)].*
6. *Forms of general and specific proxy*
7. *Other supporting documentation*

Owners are advised that any of the proposed resolutions may be amended at the meeting and this may significantly affect the outcome. This may apply to the budget and proposed levied contributions for example. Attendance at the meeting enables participation in the dialogue and voting on each resolution, amended or not. It is also possible to instruct your appointed proxy to provide your input and/or to vote for or against any matter put to a vote.

All Owners who wish to attend must advise their attendance a minimum of 72hrs prior to the date of the meeting by emailing queensriverside.wa@cygnetwest.com.

Should there be new government or medical mandates, the above may be subject to change up until the date of the meeting. This will also include any business changes that may take place at

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Cygnet West's office. Strata Vote does allow the function for all Owners to be present online and validly vote on the motions as required.

Section 131 (2) of the Strata Titles Act 1985 provides that a person attending a meeting by remote communication is taken to be present at the meeting.

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PRELIMINARY MATTERS
Registration of owners and proxy holders
Verification of valid proxies received
Verification of those eligible to vote and personally present
Record those present by invitation
Record any apologies received
Appointment of Chairperson for the meeting

Confirmation of a quorum being present, that the meeting is properly constituted and may proceed to the conduct of business. As per section 130 of the Strata Titles Act (Amended) 1985, a quorum is constituted if there are owners of 50% or more of the Lots in the scheme present in person or by duly appointed proxy. If a quorum is not present 30 minutes after the general meeting's start time, the persons present at the general meeting are taken to constitute a quorum for the purposes of the general meeting.

Voting at a General Meeting
In accordance with section 120(2) of the Act, an owner is entitled to vote on a proposed resolution of the Strata Company if the proposed resolution is:

1. a resolution without dissent or unanimous resolution; and
2. a special resolution or ordinary resolution, but only if the owner is financial at the time the owner's vote is cast by that owner: section 120(5) of the Act.

An owner is financial if the owner does not owe the Strata Company any money recoverable under the Act at the time the vote is cast by that owner: section 120(2) of the Act.

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Meeting Agenda

BUSINESS REQUIRED PURSUANT TO SECTION 127 OF THE ACT

1. Previous Minutes

That the previously circulated minutes of the General Meeting held on 18th of March 2024 of previous meeting be confirmed as a true and accurate record of those proceedings.

☐ YES ☐ NO ☐ ABSTAIN

2. Constitution of the Council

The Strata Company resolves by ordinary resolution that the Council of the Strata Company shall consist of 7 proprietors.
2.1 Receive nominations of candidates for election to the Council.
2.2 If required, conduct a ballot to elect members of the Council.

☐ YES ☐ NO ☐ ABSTAIN

3. Election of Committee

All Members
Nominations will be called for at the meeting

4. Consideration of Statement of Accounts

Resolve by ordinary resolution to consider the accounting records and last financial statements prepared and to adopt the financial statements for the period of 1st of October 2023 to 30th of September 2024

☐ YES ☐ NO ☐ ABSTAIN

5. Insurance Policy Renewal

The Strata Company resolves by ordinary resolution that the Council be directed to renew the insurance policy prior to its expiry date or secure insurance with a different insurer in such sums and on terms which are not less than the current policy, or as are recommended by qualified professional advisors.

☐ YES ☐ NO ☐ ABSTAIN

6. Insurance Confirmation

The Strata Company resolves by ordinary resolution that the insurances effected on behalf of the Strata Company as required under the Act be confirmed as per the insurance certificates and schedules annexed.

☐ YES ☐ NO ☐ ABSTAIN

7. Insurance – Fidelity Guarantee & Office Bearers Liability Insurance

The Strata Company resolves by ordinary resolution that the strata company effect appropriate cover for the fidelity guarantee and office bearers liability when the insurance cover is renewed and, if required, the Council of the strata company should seek advice and effect the appropriate cover in accordance with the advice obtained.

☐ YES ☐ NO ☐ ABSTAIN

8. Consideration of Budget of Estimated Expenditure

The Strata Company resolves by ordinary resolution that the proposed budget of expenditure from the Administrative and Reserve Funds for the period 1st of October 2024 to 30th of September 2025 as annexed be adopted.

Docusign Envelope ID: C83EEEE8-C156-4022-909D-3551298A27E8

Further, that the Strata Company resolves by ordinary resolution to adopt the approved budget of expenditure for the administration and reserve funds as approved in the aforementioned motion, for the period beginning 1st of October 2025

☐ YES ☐ NO ☐ ABSTAIN

9. Levy Contribution - Q1 - Lots 397-526

The Strata Company resolves by ordinary resolution that the proportion of Administration & Reserve Levy payable in advance by the owner for each lot shall be in accordance with the unit entitlement of the lot as shown below:

Q1 - Lots 397-526 - Aggregate Units of Entitlement (UOE) - 1773

Levy Status	Period From	Period To	Per Lot Ent. Admin	Per Lot Ent. Sinking
Issued	01/10/2024	31/12/2024	$73.8400	$10.2000
Issued	01/01/2025	31/03/2025	$73.8330	$10.2078
	01/04/2025	30/06/2025	$73.8330	$10.2078
	01/07/2025	30/09/2025	$73.8330	$10.2078

The Administration Levy to raise a total of $523,636.19 GST Inclusive in the financial year,

The Reserve Levy to raise a total of $72,380.00 GST Inclusive in the financial year,

That in each case those contributions be continued on a quarterly basis until otherwise determined by a resolution of the strata company, as per below;

Administration - $73.8330 per UE
Reserve - $10.2078 per UE

☐ YES ☐ NO ☐ ABSTAIN

10. Levy Contribution - Q2 - Lots 289-396

The Strata Company resolves by ordinary resolution that the proportion of Administration & Reserve Levy payable in advance by the owner for each lot shall be in accordance with the unit entitlement of the lot as shown below:

Q2 - Lots 289-396 - Aggregate Units of Entitlement (UOE) - 1529

Levy Status	Period From	Period To	Per Lot Ent. Admin	Per Lot Ent. Sinking
Issued	01/10/2024	31/12/2024	$73.5100	$11.8400
Issued	01/01/2025	31/03/2025	$73.4661	$11.8327
	01/04/2025	30/06/2025	$73.4661	$11.8327
	01/07/2025	31/09/2025	$73.4661	$11.8327

The Administration Levy to raise a total of $449,385.96 GST Inclusive in the financial year,

The Reserve Levy to raise a total of $72,380.00 GST Inclusive in the financial year,

That in each case those contributions be continued on a quarterly basis until otherwise determined by a resolution of the strata company, as per below;

Administration - $73.4661 per UE
Reserve - $11.8327 per UE

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☐ YES ☐ NO ☐ ABSTAIN

11. **Levy Contribution - Q3 - Lots 14-288**

The Strata Company resolves by ordinary resolution that the proportion of Administration & Reserve Levy payable in advance by the owner for each lot shall be in accordance with the unit entitlement of the lot as shown below:

Q3 - Lots 14-288 - Aggregate Units of Entitlement (UOE) - 4390.

Levy Status	Period From	Period To	Per Lot Ent. Admin	Per Lot Ent. Sinking
Issued	01/10/2024	31/12/2024	$78.6800	$9.3900
Issued	01/01/2025	31/03/2025	$78.6775	$9.3984
	01/04/2025	30/06/2025	$78.6775	$9.3984
	01/07/2025	30/09/2025	$78.6775	$9.3984

The Administration Levy to raise a total of $1,381,588.97 GST Inclusive in the financial year,

The Reserve Levy to raise a total of $165,000.00 GST Inclusive in the financial year,

That in each case those contributions be continued on a quarterly basis until otherwise determined by a resolution of the strata company, as per below;

Administration - $78.6775 per UE
Reserve - $9.3984 per UE

☐ YES ☐ NO ☐ ABSTAIN

12. **Levy Contribution - Q4 - Lots 1-12**

The Strata Company resolves by ordinary resolution that the proportion of Administration & Reserve Levy payable in advance by the owner for each lot shall be in accordance with the unit entitlement of the lot as shown below:

Q1 - Lots 1-12 - Aggregate Units of Entitlement (UOE) - 2308

Levy Status	Period From	Period To	Per Lot Ent. Admin	Per Lot Ent. Sinking
Issued	01/10/2024	31/12/2024	$53.0700	$22.6600
Issued	01/01/2025	31/03/2025	$53.0700	$22.6677
	01/04/2025	30/06/2025	$53.0700	$22.6677
	01/07/2025	30/09/2025	$53.0700	$22.6677

The Administration Levy to raise a total of $489,941.24 GST Inclusive in the financial year,

The Reserve Levy to raise a total of $209,250.80 GST Inclusive in the financial year,

That in each case those contributions be continued on a quarterly basis until otherwise determined by a resolution of the strata company, as per below;

Administration - $53.0700 per UE
Reserve - $22.6637 per UE

☐ YES ☐ NO ☐ ABSTAIN

13. **Debt Recovery**

Resolve by ordinary resolution that should any owner, mortgagee in possession or former owner of a lot not pay contributions by their due date in relation to a lot that:

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Stage 1:
The Strata Manager may issue one or two reminder letters each requesting payment within 14 days of the reminder letter;

Stage 2:
If the owner, mortgagee in possession or former owner has not made payment of any outstanding amount in accordance with any reminder letters sent
by the Strata Manager, a debt recovery agent be engaged and instructed to:

1. Prepare and issue to any relevant lot owner, mortgagee in possession or former lot owner a notice of proposed action to recover by way of proceedings in a court of competent jurisdiction on behalf of the Strata Company setting out:
a. The amount of the contribution, interest or expenses sought to be recovered.
b. The proposed recovery action by way of proceedings in a court of competent jurisdiction.
c. The date the contribution was due to be paid.
d. Any other action that may be taken to arrange for payment of the contribution.

Stage 3:
A debt recovery agent be engaged and instructed to:

1. Provide advice regarding recovering outstanding contributions.
2. Commence, maintain, defend or discontinue court proceedings against any lot owner, mortgagee in possession or former lot owner where outstanding contributions are due in relation to the relevant lot.

☐ YES ☐ NO ☐ ABSTAIN

14. **Increase in Cleaning Schedule for Q3 Windows and Shutters on Lower Levels Facing Adelaide Terrace - Requested by Lot 28/Unit 105 - Q3 - P Burgess & M Burgess**
That the Owners and COO agree to increase the cleaning schedule for windows and shutters on the lower levels of the building that directly face the road, due to the accumulation of dirt and debris resulting from their proximity to road traffic. This change aims to improve the appearance, maintenance, and overall livability for residents occupying these levels.

MANAGER NOTE: All costs to be born by Owners of Q3.

Lot 28/Unit 105 - Q3 - P Burgess & M Burgess

Increased Dirt Buildup: The windows and shutters on the lower levels facing the road are more exposed to dust, exhaust fumes, and other pollutants due to their proximity to vehicular traffic. Regular cleaning will help maintain their appearance and functionality.

Enhanced Resident Satisfaction: Maintaining a clean environment for all residents, especially those affected by more frequent buildup on the lower levels, contributes to a positive living experience and enhances property values.

Property Maintenance: Regular cleaning prevents the long-term accumulation of grime and potential damage to window frames and shutters, which can lead to higher maintenance costs if left unaddressed.

☐ YES ☐ NO ☐ ABSTAIN

15. **Approval for the Installation of a Digital Sign and License Agreement**
The Strata Company by Special Resolution to:

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1. Approve, in principle, the installation of a digital sign on the eastern end of Q3, as per the provided documentation, subject to compliance with all relevant regulations and strata by-laws.
2. Approve the Council of Owners to negotiate and enter into a paid license agreement with Sign On Group Pty Ltd, following a review of the agreement by legal representation to ensure it aligns with the best interests of the Strata Company.

☐ YES ☐ NO ☐ ABSTAIN

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The Owners of Queens Riverside
Strata Plan 55728

MINUTES OF ANNUAL GENERAL MEETING
Tuesday 9 April 2024

Following a period of 30 minutes from the start time and as per Section 130 of the Strata Titles Act (Amended) 1985 a quorum was declared by those owners present.

PRESENT

LOT	NAME	PRESENT/PROXY
1	A Hvalgaard	Proxy present (pre-voted)
2	A Hvalgaard	Proxy present
3	A Hvalgaard	Proxy present
4	A Hvalgaard	Proxy present
5	A Hvalgaard	Proxy present
6	A Hvalgaard	Proxy present
7	A Hvalgaard	Proxy present
8	A Hvalgaard	Proxy present
9	A Hvalgaard	Proxy present
10	A Hvalgaard	Proxy present
11	A Hvalgaard	Proxy present
12	A Hvalgaard	Proxy present
14	K Malhotra	Proxy present
21	Donald and Helen Montgomery	Electronic vote
22	Stuart Carter	Proxy present (pre-voted)
24	Yongyuan Li	Electronic vote
29	Rahul Ingle	Owner present (pre-voted)
30	G Stewart	Owner present
31	T Stewart	Proxy present
32	G Stewart	Proxy present
34	T Stewart	Proxy present
41	G Stewart	Proxy present
42	G Stewart	Proxy present
45	Kendall Carter	Owner present (pre-voted)
47	Almog Hanan	Owner present
48	G Stewart	Proxy present
49	G Stewart	Proxy present
50	G Stewart	Proxy present
53	K Malhotra	Proxy present
55	G Stewart	Proxy present
57	G Stewart	Proxy present
58	K Malhotra	Proxy present
60	G Stewart	Proxy present
61	G Stewart	Proxy present
62	T Stewart	Proxy present

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63	T Stewart	Proxy present
65	G Stewart	Proxy present
68	K Malhotra	Proxy present
69	K Malhotra	Proxy present
73	K Malhotra	Proxy present
75	K Malhotra (non-financial)	Owner present
81	G Stewart	Proxy present
82	G Stewart	Proxy present
83	K Malhotra	Proxy present
86	K Malhotra (non-financial)	Proxy present
90	K Malhotra	Proxy present
94	G Stewart	Proxy present
95	G Stewart	Proxy present
96	K Malhotra (non-financial)	Proxy present
97	G Stewart	Proxy present
99	G Stewart	Proxy present
102	G Stewart	Proxy present
109	T Stewart	Proxy present
110	K Malhotra	Proxy present
111	Benjamin Stephenson	Proxy present
112	Nah Keng Líp Rayson	Electronic vote
114	Gordon Milne (non-financial)	Proxy present
115	G Stewart	Proxy present
119	Naijiao Bo	Owner present (pre-voted)
121	Brett Matthew Kapernick	Owner present (pre-voted)
123	G Stewart	Proxy present
125	K Malhotra	Proxy present
126	K Malhotra	Proxy present
127	T Stewart	Proxy present
130	G Stewart	Proxy present
132	K Malhotra (non-financial)	Proxy present (pre-voted)
133	G Stewart (non-financial)	Proxy present
135	G Stewart	Proxy present
138	K Malhotra	Proxy present
140	G Stewart	Proxy present
144	Gerard Thomas Lee	Owner present (pre-voted)
145	T Stewart	Proxy present
149	G Stewart	Proxy present
151	K Malhotra	Proxy present
156	G Stewart	Proxy present
157	T Stewart	Proxy present
161	G Stewart	Proxy present
162	T Stewart	Proxy present
165	K Malhotra	Proxy present (pre-voted)
166	Wai Kin NG	Owner present
169	K Malhotra	Proxy present
170	K Malhotra	Proxy present
174	K Malhotra	Proxy present
175	Sruti Simon (non-financial)	Owner present (pre-voted)
176	Thomas Kennedy (non-financial)	Owner present (pre-voted)
181	G Stewart	Proxy present
188	G Stewart	Proxy present

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189	KY KIU	Owner present (pre-voted)
190	Shaun Hamilton and Shaun Hamilton	Multiple owners present
192	G Stewart	Proxy present
195	Fiona Ee lynn foo	Electronic vote
196	K Malhotra	Proxy present
199	K Malhotra	Proxy present
201	Chairperson	Proxy present
202	G Stewart	Proxy present
203	K Malhotra	Proxy present
204	G Stewart	Proxy present
205	K Malhotra	Proxy present
206	MARTIN GUI	Owner present (pre-voted)
208	G Stewart	Proxy present
209	T Stewart	Proxy present
211	G Stewart	Proxy present
212	G Stewart	Proxy present
214	K Malhotra	Proxy present
216	Benjamin Stephenson	Proxy present
219	G Stewart	Proxy present
221	G Stewart	Proxy present
222	G Stewart	Proxy present
223	K Malhotra (non-financial)	Proxy present
226	Wei Sheong Woi	Owner present (pre-voted)
228	G Stewart	Proxy present
229	G Stewart	Proxy present
230	G Stewart	Proxy present
231	K Malhotra	Proxy present
232	K Malhotra	Proxy present
233	G Stewart	Proxy present
236	K Malhotra	Proxy present
238	G Stewart (non-financial)	Proxy present
240	K Malhotra	Proxy present
242	T Stewart	Proxy present
245	K Malhotra	Proxy present
246	G Stewart	Proxy present
248	K Malhotra	Proxy present
259	K Malhotra	Proxy present
261	Ross Mcphee & Maureen Mcphee	Multiple owners present
265	Benjamin Stephenson	Owner present
267	K Malhotra	Proxy present
275	KEE SENG TAN	Owner present (pre-voted)
277	Claire Backhouse	Owner present (pre-voted)
278	G Stewart	Proxy present
279	Paul Devine	Owner present
280	Bruce Maluish & Eileen English	Owner present (pre-voted)
282	Phil Harris	Owner present
283	Stuart Carter (non-financial)	Proxy present (pre-voted)
285	Stuart Carter	Proxy present (pre-voted)
287	Stuart Carter	Proxy present (pre-voted)
288	Stuart Carter	Proxy present (pre-voted)
292	T Stewart	Proxy present
296	Stuart Brown	Owner present (pre-voted)

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297	Aurellya Charlene Kimbal	Owner present (pre-voted)
298	T Stewart	Owner present
299	Renmin zhang	Owner present (pre-voted)
301	G Stewart (non-financial)	Proxy present
302	K Malhotra	Proxy present
303	G Stewart	Proxy present
308	Leisa Peake	Owner present
310	Teresa Nguyen	Owner present (pre-voted)
311	G Stewart	Proxy present
312	Simon stanford (non-financial)	Owner present (pre-voted)
313	G Stewart (non-financial)	Proxy present
314	Simon stanford (non-financial)	Owner present (pre-voted)
320	G Stewart	Proxy present
322	Yen The Ly	Owner present (pre-voted)
335	G Stewart (non-financial)	Proxy present
339	G Stewart (non-financial)	Proxy present (pre-voted)
340	Emma Bock	Owner present
342	T Stewart (non-financial)	Proxy present
347	G Stewart (non-financial)	Proxy present
356	Dayman Oliveira	Owner present
357	G Stewart	Proxy present
359	K Malhotra (non-financial)	Proxy present
365	Bruce Longmuir	Owner present
366	G Stewart	Proxy present
368	G Stewart (non-financial)	Proxy present
369	Edward Roper	Owner present
372	G Stewart	Proxy present
373	MEI YANG (non-financial)	Owner present (pre-voted)
374	Benjamin Stephenson	Proxy present
375	G Stewart	Proxy present
377	Corey Skelton	Owner present (pre-voted)
378	Gordon Milne	Owner present
387	Jennifer Wadd	Owner present (pre-voted)
389	G Stewart	Proxy present
391	Wayne Skeggs	Owner present (pre-voted)
395	Benjamin Stephenson (non-financial)	Proxy present
397	Kathleen and Gary Della-Vedova	Owner present (pre-voted)
407	Haena Bristow	Owner present
413	T Stewart	Proxy present
414	Michelle Taran	Owner present (pre-voted)
415	Iris Jennifer Sheehan	Owner present (pre-voted)
418	Anna Chernysheva and Dominique Gillette	Owner present (pre-voted)
424	Homer Constantinos Constantinides	Owner present (pre-voted)
425	Sarah Harwood	Owner present (pre-voted)
429	Erika Martinez and Diego Pabon	Owner present (pre-voted)
431	Jennifer Engwirda	Owner present (pre-voted)
435	S K Chung (non-financial)	Owner present (pre-voted)
437	Frank Herold	Owner present
441	Bronwyn Diane Cross	Owner present (pre-voted)
445	Andrei Lux	Owner present (pre-voted)
450	Geoffrey Bernard Wright	Owner present (pre-voted)

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452	Ann Bird	Owner present (pre-voted)
455	Alona Olanda Arbolente	Owner present (pre-voted)
461	Ruohan Li	Owner present (pre-voted)
464	Angelo Rutigliano	Owner present
467	T Stewart	Proxy present
473	Christophe Soliveau	Company Nominee present
474	Milner Property Group	Owner present (pre-voted)
477	Neil R Ginbey	Electronic vote
485	T Stewart	Proxy present
489	Michael Yates	Owner present
491	Victoria Graves	Owner present
492	Anthony Warren (non-financial)	Owner present (pre-voted)
495	Stuart Carter	Proxy present (pre-voted)
496	Janice Slinger	Owner present (pre-voted)
503	Julie Stewart	Owner present (pre-voted)
506	Jade Pettersen	Owner present (pre-voted)
511	Benjamin Stephenson	Proxy present
513	Jojo Yi Rollerson	Owner present (pre-voted)
514	Daniel Refeld	Owner present (pre-voted)
517	Stephen Costar	Owner present (pre-voted)
522	Grant Mathews & Ryan Greatrex	Owner present (pre-voted)
525	Chin-Chang Wang	Owner present (pre-voted)
526	Chin-Chang Wang	Owner present (pre-voted)

APOLOGIES

OTHER ATTENDEES

Amy McCaffrey was appointed as Chairperson for the meeting.

Minutes

1. Previous Minutes

That the previously circulated minutes of the General Meeting held on 28th of February 2023 of previous meeting be confirmed as a true and accurate record of those proceedings.

Motion CARRIED.

2. Constitution of the Council

The Strata Company resolves by ordinary resolution that the Council of the Strata Company shall consist of 7 proprietors.
2.1 Receive nominations of candidates for election to the Council.
2.2 If required, conduct a ballot to elect members of the Council.

Motion CARRIED.

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3. Election of Committee

Election of All Members
K Malhotra, Ross McPhee, Dayman Oliviera, Frasers Perth Pty Ltd, Edward Roper, Wayne Skeggs, Clayton Taboni have been elected to the committee.

Name	Outcome
Emma Bock	
K Malhotra	Elected
Ross McPhee	Elected
Dayman Oliviera	Elected
Frasers Perth Pty Ltd	Elected
Edward Roper	Elected
Wayne Skeggs	Elected
Benjamin Stephenson	
Clayton Taboni	Elected

4. Consideration of Statement of Accounts

Resolve by ordinary resolution to consider the accounting records and last financial statements prepared and to adopt the financial statements for the period of 1st of October 2022 to 30th of September 2023

Motion CARRIED.

5. Insurance Policy Renewal

The Strata Company resolves by ordinary resolution that the Council be directed to renew the insurance policy prior to its expiry date or secure insurance with a different insurer in such sums and on terms which are not less than the current policy, or as are recommended by qualified professional advisors.

Motion CARRIED.

6. Insurance Confirmation

The Strata Company resolves by ordinary resolution that the insurances effected on behalf of the Strata Company as required under the Act be confirmed as per the insurance certificates and schedules annexed.

Motion CARRIED.

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7. **Insurance – Fidelity Guarantee & Office Bearers Liability Insurance**

The Strata Company resolves by ordinary resolution that the strata company effect appropriate cover for the fidelity guarantee and office bearers liability when the insurance cover is renewed and, if required, the Council of the strata company should seek advice and effect the appropriate cover in accordance with the advice obtained.

Motion CARRIED.

8. **Consideration of Budget of Estimated Expenditure**

The Strata Company resolves by ordinary resolution that the proposed budget of expenditure from the Administrative and Reserve Funds for the period 1st of October 2023 to 30th of September 2024 as annexed be adopted.

Further, that the Strata Company resolves by ordinary resolution to adopt the approved budget of expenditure for the administration and reserve funds as approved in the aforementioned motion, for the period beginning 1st of October 2024

Motion CARRIED.

9. **Levy Contribution - Q1 - Lots 397-526**

The Strata Company resolves by ordinary resolution that the proportion of Administration & Reserve Levy payable in advance by the owner for each lot shall be in accordance with the unit entitlement of the lot as shown below:

Q1 - Lots 397-526 - Aggregate Units of Entitlement (UOE) - 1773

Levy Status	Period From	Period To	Per Lot Ent. Admin	Per Lot Ent. Sinking
Issued	01/10/2023	31/12/2023	$73.8347	$10.2058
Issued	01/01/2024	31/03/2024	$73.8300	$10.21
	01/04/2024	30/06/2024	$73.8371	$10.2038
	01/07/2024	30/09/2024	$73.8371	$10.2038

The Administration Levy to raise a total of $523,636.19 GST Inclusive in the financial year,

The Reserve Levy to raise a total of $72,380.00 GST Inclusive in the financial year,

That in each case those contributions be continued on a quarterly basis until otherwise determined by a resolution of the strata company, as per below;

Administration - $73.8371 per UE
Reserve - $10.2038 per UE

Motion CARRIED.

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10. Levy Contribution - Q2 - Lots 289-396

The Strata Company resolves by ordinary resolution that the proportion of Administration & Reserve Levy payable in advance by the owner for each lot shall be in accordance with the unit entitlement of the lot as shown below:

Q2 - Lots 289-396 - Aggregate Units of Entitlement (UOE) - 1529

Levy Status	Period From	Period To	Per Lot Ent. Admin	Per Lot Ent. Sinking
Issued	01/10/2023	31/12/2023	$73.4471	$11.8345
Issued	01/01/2024	31/03/2024	$73.4500	$11.8300
	01/04/2024	30/06/2024	$73.5056	$11.8368
	01/07/2024	31/09/2024	$73.5056	$11.8368

The Administration Levy to raise a total of $449,385.96 GST Inclusive in the financial year,

The Reserve Levy to raise a total of $72,380.00 GST Inclusive in the financial year,

That in each case those contributions be continued on a quarterly basis until otherwise determined by a resolution of the strata company, as per below;

Administration - $73.5056 per UE
Reserve - $11.8368 per UE

Motion CARRIED.

11. Levy Contribution - Q3 - Lots 14-288

The Strata Company resolves by ordinary resolution that the proportion of Administration & Reserve Levy payable in advance by the owner for each lot shall be in accordance with the unit entitlement of the lot as shown below:

Q3 - Lots 14-288 - Aggregate Units of Entitlement (UOE) - 4390.

Levy Status	Period From	Period To	Per Lot Ent. Admin	Per Lot Ent. Sinking
Issued	01/10/2023	31/12/2023	$78.6764	$9.3963
Issued	01/01/2024	31/03/2024	$78.6800	$9.4000
	01/04/2024	30/06/2024	$78.6781	$9.3945
	01/07/2024	30/09/2024	$78.6781	$9.3945

The Administration Levy to raise a total of $1,381,558.97 GST Inclusive in the financial year,

The Reserve Levy to raise a total of $165,000.00 GST Inclusive in the financial year,

That in each case those contributions be continued on a quarterly basis until otherwise determined by a resolution of the strata company, as per below;

Administration - $78.6781 per UE
Reserve - $9.3945 per UE

Motion CARRIED.

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12. Levy Contribution - Q4 - Lots 1-12

The Strata Company resolves by ordinary resolution that the proportion of Administration & Reserve Levy payable in advance by the owner for each lot shall be in accordance with the unit entitlement of the lot as shown below:

Q1 - Lots 1-12 - Aggregate Units of Entitlement (UOE) - 2308

Levy Status	Period From	Period To	Per Lot Ent. Admin	Per Lot Ent. Sinking
Issued	01/10/2023	31/12/2023	$22.6658	$22.6658
Issued	01/01/2024	31/03/2024	$22.6700	$22.6700
	01/04/2024	30/06/2024	$53.0734	$22.6637
	01/07/2024	30/09/2024	$53.0734	$22.6637

The Administration Levy to raise a total of $349,622.27 GST Inclusive in the financial year,

The Reserve Levy to raise a total of $209,250.80 GST Inclusive in the financial year,

That in each case those contributions be continued on a quarterly basis until otherwise determined by a resolution of the strata company, as per below;

Administration - $53.0734 per UE
Reserve - $22.6637 per UE

Motion CARRIED.

13. Debt Recovery

Resolve by ordinary resolution that should any owner, mortgagee in possession or former owner of a lot not pay contributions by their due date in relation to a lot that:

Stage 1:
The Strata Manager may issue one or two reminder letters each requesting payment within 14 days of the reminder letter;

Stage 2:
If the owner, mortgagee in possession or former owner has not made payment of any outstanding amount in accordance with any reminder letters sent
by the Strata Manager, a debt recovery agent be engaged and instructed to:

1. Prepare and issue to any relevant lot owner, mortgagee in possession or former lot owner a notice of proposed action to recover by way of proceedings in a court of competent jurisdiction on behalf of the Strata Company setting out:

a. The amount of the contribution, interest or expenses sought to be recovered.
b. The proposed recovery action by way of proceedings in a court of competent jurisdiction.
c. The date the contribution was due to be paid.
d. Any other action that may be taken to arrange for payment of the contribution.

Stage 3:
A debt recovery agent be engaged and instructed to:

1. Provide advice regarding recovering outstanding contributions.

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2. Commence, maintain, defend or discontinue court proceedings against any lot owner, mortgagee in possession or former lot owner where outstanding contributions are due in relation to the relevant lot.

Motion CARRIED.

14. Installation of Parcel Lockers

The Strata Company resolves by ordinary resolution to approve the Council of Owners to utilise existing funds for the outfitting and installation of parcel lockers intended for the convenience of all residents.

Motion CARRIED.

15. Installation of EV Charging Stations - Moreau Parade

The Strata Company resolves by ordinary resolution to approve the Council of Owners to utilise existing funds for the outfitting and installation of 2 x EV charging stations on Moreau Parade.

Motion CARRIED.

16. Window Repairs - Q3 only

The Strata Company resolves by ordinary resolution to approve the window repairs in Q3. The allocated funds include $157,000 for the remaining 22 apartments and an additional $290,000 for the 29 apartments that have not yet undergone repairs.

Motion CARRIED.

Meeting Closed

The chairperson declared the meeting closed at 6:18 PM.

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Chubb Insurance Australia Limited
ABN: 23 001 642 020 AFSL: 239687
Grosvenor Place
Level 38, 225 George Street
Sydney NSW 2000, Australia
O +61 2 9335 3200
www.chubb.com/au

Date Issued: 02 February 2024

Certificate of Currency

This Certificate of Currency confirms the following **Policy** is current at the date stated below. Please refer to **Policy** documents for full terms and conditions.

Certificate of Currency		
Named Insured:	SP 55728	
Indemnity to Others (Section 5, General Liability Insurance Only)	Not Applicable	
Policy Number:	93212433	
Insurance:	Residential Strata Insurance	
Wording	Chubb Strata Insurance ChubbSTRATA01PDS0923	
Period of Insurance:	From:	4.00pm on 31 January 2024, Local Standard Time
	To:	4.00pm on 31 January 2025, Local Standard Time
The Insurer:	Section 1	70% Chubb Insurance Australia Limited
	Section 2	70% Chubb Insurance Australia Limited
	Section 3	70% Chubb Insurance Australia Limited
	Section 4-10	100% Chubb Insurance Australia Limited
Insured Location	8-10 Adelaide Terrace, East Perth WA 6004	

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Limits of Liability		
Section 1: Property Damage Insurance	**Buildings** and **Common Property**	AUD 662,273,700
	Common Contents	AUD 6,622,737
	Catastrophe	AUD 100,334,466
Section 2: Machinery Breakdown Insurance	AUD 200,000	
Section 3: Consequential Loss Insurance	AUD 99,341,055	
Combined Section 1 - Property Damage Insurance and Section 3 - Consequential Loss Insurance Limit of Liability	AUD 768,237,492	
Section 4: Crime Insurance	AUD 100,000	
Section 5: General Liability Insurance	**Personal Injury**	AUD 50,000,000 in respect of any one **Occurrence**
	Property Damage	AUD 50,000,000 in respect of any one **Occurrence**
Section 6: Environmental Impairment Liability Insurance	AUD 250,000 in the aggregate **Period of Insurance**	
Section 7: Management Committee Liability Insurance	Not Insured	
Section 8: Audit Expenses Insurance	AUD 30,000	
Section 9: Appeal Expenses Insurance	AUD 150,000	
Section 10: Voluntary Workers Insurance	**Accident** each occurrence Limit	AUD 200,000
	Accident aggregate Limit	AUD 200,000 in the aggregate **Period of Insurance**

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All the values on this Certificate of Currency are correct as at 02 February 2024 and may only be subject to change within the **Period of Insurance** by written agreement between the Insurer and the **Insured**.

The insurance afforded by the policies described in this Certificate is subject to all terms, exclusions and conditions of such policies.

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made. **Policy** terms and conditions incorporate provisions which may enable Insurers to cancel or vary the **Policy** on the happening of prescribed circumstances or events (i.e. non-payment of premium). Therefore, this confirmation of insurance is not to be construed as guaranteeing that the **Policy** will remain in force throughout the **Period of Insurance** as specified herein.

Signed:

Natasha Nel
Strata Underwriter

Authorised Officer, Chubb Insurance Australia Limited
ABN 23 001 642 020 AFSL 239687

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Docusign Envelope ID: C83EEEE8-C156-4022-909D-3551298A27E8

Cygnet West

Statement of Financial Affairs

Prepared for Owners of Strata Company 55728

"Queens Riverside"

10 Adelaide Terrace EAST PERTH WA 6004

For the Financial Period 01/10/23 to 30/09/24

Docusign Envelope ID: C83EEEE8-C156-4022-909D-3551298A27E8

Cygnet West
Level 26, 197 St Georges Terrace PERTH WA 6000 ABN: 26 791 928 513
Ph: +61 8 6375 6000 Email: strata.wa@cygnetwest.com

Balance Sheet - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004

For the Financial Period 01/10/2023 to 30/09/2024

FINAL

Consolidated

	Administrative	Reserve	TOTAL THIS YEAR
Assets			
Cash At Bank			
Cygnet West P/L Trust Account Owners of Queens Riverside SP55728	$324,145.49	$1,140,852.04	$1,464,997.53
Cygnet West P/L P/L Trust Account IB SP55728	$(0.00)	$0.00	$(0.00)
Cygnet West P/L Trust Account IBTC SP55728	$(0.00)	$0.00	$(0.00)
Cygnet West P/L Trust Account IBTC -SP55728	$0.00	$1,084,358.11	$1,084,358.11
Cygnet West P/L Trust Account IBTC 2 SP55728	$0.00	$263,028.72	$263,028.72
Levies Receivable	$28,306.56	$1,473.04	$29,779.60
Accounts Receivable	$121,297.06	$0.00	$121,297.06
GST Liability	$28,597.05	$(10,489.69)	$18,107.36
Total Assets	**$502,346.16**	**$2,479,222.22**	**$2,981,568.38**
Liabilities			
Accounts Payable (GST Free)	$3,036.86	$0.00	$3,036.86
BAS Clearing	$76,726.20	$(38,514.04)	$38,212.16
Paid in Advance	$603,580.93	$103,935.65	$707,516.58
Accounts Payable	$145,987.59	$366.12	$146,353.71
Company PAYG	$(16,658.01)	$0.00	$(16,658.01)
Total Liabilities	**$812,673.57**	**$65,787.73**	**$878,461.30**
Net Assets	**$(310,327.41)**	**$2,413,434.49**	**$2,103,107.08**

Docusign Envelope ID: C83EEEE8-C156-4022-909D-3551298A27E8

Balance Sheet - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004

For the Financial Period 01/10/2023 to 30/09/2024

FINAL

Consolidated

	Administrative	Reserve	TOTAL THIS YEAR
Owners Funds			
Opening Balance	$513,268.34	$1,914,800.73	$2,428,069.07
Net Income For The Period	$(823,595.75)	$498,633.76	$(324,961.99)
Total Owners Funds	**$(310,327.41)**	**$2,413,434.49**	**$2,103,107.08**

Docusign Envelope ID: C83EEEE8-C156-4022-909D-3551298A27E8

Income and Expenditure Statement - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004

For the Financial Period 01/10/2023 to 30/09/2024

FINAL

Consolidated

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Air Conditioning Income	$480.00	*$0.00*	*$401.25*
Breach Notices Income	$516.64	*$0.00*	*$70.00*
DFES Charges Income	$6,685.00	*$0.00*	*$14,707.00*
Debt Collection Income	$2,169.42	*$0.00*	*$2,324.40*
Debt Collection/Legal Income	$26,350.49	*$65,000.00*	*$35,663.93*
Document Search Fee Income	$90.91	*$0.00*	*$0.00*
Electricity Income	$1,379,242.60	*$1,407,500.00*	*$1,140,741.87*
Gas Income	$53.82	*$200.00*	*$184.91*
Income Tax Refund Income	$0.00	*$0.00*	*$812.10*
Insurance Claim Income	$18,831.50	*$0.00*	*$0.00*
Interest Income on Investments	$4,138.85	*$25,180.00*	*$15,769.04*
Interest on Overdues	$5,294.54	*$5,047.25*	*$3,767.73*
Keys & Access Devices Income	$10,010.25	*$15,141.73*	*$12,980.66*
Legal Fees Income	$0.00	*$0.00*	*$321.00*
Levy Income	$2,464,841.87	*$2,458,393.99*	*$2,459,313.47*
Parking Licence Oncharge	$178,048.15	*$186,000.00*	*$185,892.62*
Plumbing Income	$9,334.62	*$0.00*	*$0.00*
Recoveries	$0.00	*$175.60*	*$0.00*
Recycling Income	$795.38	*$331.96*	*$397.28*
Rent Income	$0.00	*$70.92*	*$0.00*
Repairs and Maintenance Income	$5,206.54	*$0.00*	*$33,581.10*
Section 110 Certificate Fee Income	$14,280.00	*$0.00*	*$13,287.27*
Special Levy Income	$327.27	*$0.00*	*$0.00*
Total Administrative Fund Income	**$4,126,697.85**	*$4,163,041.45*	*$3,920,215.63*
Expenses			
Accounting	$649.99	*$1,007.20*	*$649.99*
Airconditioning	$163,494.92	*$109,228.00*	*$107,149.47*
Airconditioning Contract	$103,401.72	*$120,290.00*	*$52,890.36*
Bank Charges	$180.04	*$0.00*	*$168.38*
Bank Charges - GST inc	$3,887.00	*$4,028.80*	*$3,792.06*
Building Report	$0.00	*$0.00*	*$200.00*
Carpark	$(6,232.49)	*$6,043.20*	*$18,331.33*
Cleaning	$4,362.19	*$0.00*	*$0.00*
Cleaning Carpet/Furniture	$3,665.65	*$8,075.59*	*$4,515.00*
Cleaning Contracts	$252,558.20	*$252,108.00*	*$242,679.08*

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Cygnet West
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Income and Expenditure Statement - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004
For the Financial Period 01/10/2023 to 30/09/2024
FINAL

Consolidated

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Cleaning Materials	$17,252.04	*$8,057.60*	*$13,828.50*
Cleaning Windows/Glass	$87,577.20	*$140,060.00*	*$113,160.00*
Computer Systems	$0.00	*$1,007.20*	*$173.91*
Computer Systems--Website	$563.52	*$2,518.00*	*$(2,483.59)*
Concierge/Security Services	$0.00	*$0.00*	*$398.73*
Consultants	$0.00	*$0.00*	*$8,850.00*
Consultants - Legal	$7,301.00	*$10,072.00*	*$9,301.49*
Electrical	$(1,068.18)	*$0.00*	*$0.00*
Electrical Maintenance	$179,138.78	*$40,288.00*	*$108,405.26*
Electricity	$1,359,106.85	*$1,200,000.00*	*$1,034,552.66*
Electricity Meter Reading	$44,000.36	*$36,259.20*	*$36,464.96*
Facilities Manager	$471,928.95	*$453,240.00*	*$447,510.87*
Fire Alarms	$0.00	*$7,184.00*	*$0.00*
Fire Equipment - Other	$83,455.50	*$75,540.00*	*$98,339.43*
Fire Protection	$29,402.74	*$0.00*	*$21,418.25*
Fire Protection Contract	$35,870.86	*$63,196.00*	*$35,681.12*
GST on Expenses	$0.00	*$0.00*	*$455.01*
Gardening	$29,240.65	*$60,432.00*	*$52,725.84*
Gas	$110,496.35	*$100,944.89*	*$118,773.15*
General Repairs	$208,299.66	*$80,576.00*	*$39,101.56*
Gym Equipment	$592.26	*$504.73*	*$825.75*
Gym Repairs & Maintenance	$3,820.54	*$2,018.89*	*$1,713.05*
Income Tax Expense - Admin	$10,900.90	*$0.00*	*$0.00*
Information Certificate	$15,120.00	*$0.00*	*$12,880.00*
Insurance Claim	$0.00	*$0.00*	*$926.66*
Insurance Premiums	$613,929.16	*$614,392.00*	*$479,059.47*
Intercom	$896.00	*$1,007.20*	*$132.00*
Internet Costs	$2,421.32	*$2,014.40*	*$1,770.51*
Keys & Access Devices	$6,008.57	*$10,072.00*	*$8,810.74*
Legal & Debt Collection Fees	$30,250.56	*$10,072.00*	*$33,267.19*
Lift	$24,416.70	*$0.00*	*$0.00*
Lift Maintenance Contract	$113,167.81	*$98,147.00*	*$63,305.28*
Lift Servicing/Repair	$23,994.35	*$10,072.00*	*$4,850.00*
Lift Telephone	$502.16	*$0.00*	*$0.00*
Maintenance & Meter Reads	$0.00	*$0.00*	*$19,265.17*
Maintenance/Repairs - Oncharged	$1,473.20	*$0.00*	*$0.00*
Management Fee	$155,393.83	*$156,116.00*	*$147,351.78*
Management Fees - Schedule B	$11,765.68	*$5,037.01*	*$7,826.96*
Pest/Vermin Control	$7,083.15	*$8,057.60*	*$7,245.75*

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Cygnet West
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Income and Expenditure Statement - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004

For the Financial Period 01/10/2023 to 30/09/2024

FINAL

Consolidated

Administrative Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Plumbing & Drainage	$152,420.93	*$50,360.00*	*$136,621.91*
Plumbing - Contract	$2,630.42	*$12,087.41*	*$15,840.28*
Pool	$41,981.25	*$50,472.44*	*$49,436.99*
Pumps	$33,428.23	*$5,036.00*	*$5,832.50*
Registration/License/Permit Fees	$145,273.80	*$143,493.28*	*$143,492.30*
Section 110 Certificate Fees Paid	$280.00	*$0.00*	*$0.00*
Security - Repairs	$(17,743.96)	*$0.00*	*$0.00*
Security Contract	$0.00	*$0.00*	*$132.91*
Security Gates	$53,869.59	*$10,072.00*	*$21,307.59*
Security Guard	$62,651.14	*$5,047.25*	*$868.16*
Security System & Management	$37,079.50	*$20,144.00*	*$18,297.64*
Stationery & Printing	$143.40	*$0.00*	*$0.00*
Submeter Invoicing Fee	$17,968.07	*$0.00*	*$(2,788.31)*
Surveillance Equipment	$0.00	*$0.00*	*$2,000.01*
Telephone Charges	$439.40	*$2,014.40*	*$1,374.70*
Water & Sewerage	$209,602.14	*$211,512.00*	*$207,514.34*
Total Administrative Fund Expenses	**$4,950,293.60**	*$4,207,905.29*	*$3,956,194.15*
Administrative Fund Surplus/Deficit	**$(823,595.75)**	*$(44,863.84)*	*$(35,978.52)*

Docusign Envelope ID: C83EEEE8-C156-4022-909D-3551298A27E8

Income and Expenditure Statement - S/Plan 55728
"QUEENS RIVERSIDE"
10 ADELAIDE TERRACE, EAST PERTH, WA 6004

For the Financial Period 01/10/2023 to 30/09/2024

FINAL

Consolidated

Reserve Fund	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Income			
Interest Income on Investments (R)	$55,810.89	*$0.00*	*$37,601.50*
Interest on Overdues	$844.84	*$0.00*	*$729.51*
Levy Income	$471,804.50	*$471,828.00*	*$471,781.18*
Total Reserve Fund Income	**$528,460.23**	*$471,828.00*	*$510,112.19*
Expenses			
Building Improvement (R)	$0.00	*$0.00*	*$102,804.55*
Doors & Windows (R)	$11,852.83	*$0.00*	*$117,573.14*
General Replacement (R)	$17,973.64	*$0.00*	*$39,230.00*
Security & Gates (R)	$0.00	*$0.00*	*$19,503.08*
Total Reserve Fund Expenses	**$29,826.47**	*$0.00*	*$279,110.77*
Reserve Fund Surplus/Deficit	**$498,633.76**	*$471,828.00*	*$231,001.42*

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Cygnet West
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Ph: +61 8 6375 6000 Email: strata.wa@cygnetwest.com

Statement of Key Financial Information - Strata Company 55728 "QUEENS RIVERSIDE"

10 ADELAIDE TERRACE, EAST PERTH, WA 6004

For the Financial Period 01/10/2023 to 30/09/2024

FINAL

Consolidated

Name of Fund: Administrative Fund	$	
Balance carried forward from previous reporting period:	513,268.34	
Total income received during reporting period:	4,121,403.31	(2)
Total interest earned by fund during reporting period:	5,294.54	(3)
Total contributions paid during reporting period:	4,553,238.08	
Total unpaid contributions payable for reporting period:	28,306.56	(4)
Total expenditure for maintenance during reporting period:	159,677.49	
Total expenditure for administration costs during reporting period:	4,790,616.11	
Balance of Fund at end of reporting period:	-310,327.41	
List of principal items of expenditure proposed for next reporting period:		(5)
Total Expenses	**0.00**	

Notes:

(1) The Statement of Key Financial Information is a statutory report to display amounts for the financial period for financial information required under the Act. It is not a cumulative report and should not be interpreted as one.

(2) Total income received represents the total receipts (exclusive of GST) and may include amounts not represented on this report.

(3) Total interest includes interest received on the working account, and investment accounts and penalty interest for late payment of levies.

(4) This amount represents the total of unpaid levy contributions due and payable during, and prior to the reporting period.

(5) As the plan is GST registered all amounts listed for proposed expenditure are exclusive of GST.

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Cygnet West
Level 26, 197 St Georges Terrace PERTH WA 6000 ABN: 26 791 928 513
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Statement of Key Financial Information - Strata Company 55728 "QUEENS RIVERSIDE"

10 ADELAIDE TERRACE, EAST PERTH, WA 6004

For the Financial Period 01/10/2023 to 30/09/2024

FINAL

Consolidated

Name of Fund: Reserve Fund	$	
Balance carried forward from previous reporting period:	1,914,800.73	
Total income received during reporting period:	527,615.39	(2)
Total interest earned by fund during reporting period:	844.84	(3)
Total contributions paid during reporting period:	522,761.47	
Total unpaid contributions payable for reporting period:	1,473.04	(4)
Total expenditure for maintenance during reporting period:	11,852.83	
Total expenditure for administration costs during reporting period:	17,973.64	
Balance of Fund at end of reporting period:	2,413,434.49	
List of principal items of expenditure proposed for next reporting period:		(5)
Total Expenses	**0.00**	

Notes:

(1) The Statement of Key Financial Information is a statutory report to display amounts for the financial period for financial information required under the Act. It is not a cumulative report and should not be interpreted as one.

(2) Total income received represents the total receipts (exclusive of GST) and may include amounts not represented on this report.

(3) Total interest includes interest received on the working account, and investment accounts and penalty interest for late payment of levies.

(4) This amount represents the total of unpaid levy contributions due and payable during, and prior to the reporting period.

(5) As the plan is GST registered all amounts listed for proposed expenditure are exclusive of GST.

Docusign Envelope ID: C83EEEE8-C156-4022-909D-3551298A27E8

Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Aggregate Units of Entitlement (UOE) 1773 Administrative Fund-	Proposed Budget (01/10/2024-30/09/2025)	Adjustment	Current Year (01/10/2023-30/09/2024)			Last Year (01/10/2022-30/09/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Q1								
Income								
Air Conditioning Income	$0.00		$0.00	$480.00	*$-480.00*	$0.00	$213.75	*$-213.75*
Breach Notices Income	$0.00		$0.00	$376.64	*$-376.64*	$0.00	$0.00	*$0.00*
Debt Collection Income	$0.00		$0.00	$110.00	*$-110.00*	$0.00	$104.55	*$-104.55*
Debt Collection/Legal Income	$5,000.00		$5,000.00	$4,337.98	*$662.02*	$1,773.00	$3,851.47	*$-2,078.47*
Electricity Income	$248,600.00		$248,600.00	$194,843.33	*$53,756.67*	$175,000.00	$163,538.78	*$11,461.22*
Income Tax Refund Income	$0.00		$0.00	$0.00	*$0.00*	$0.00	$146.18	*$-146.18*
Interest Income on Investments	$4,432.50		$4,432.50	$744.99	*$3,687.51*	$177.00	$2,116.82	*$-1,939.82*
Interest on Overdues	$1,163.39		$1,163.39	$364.86	*$798.53*	$0.00	$556.56	*$-556.56*
Keys & Access Devices Income	$3,490.16		$3,490.16	$1,906.32	*$1,583.84*	$1,000.00	$4,839.98	*$-3,839.98*
Levy Income	$476,032.90		$476,032.90	$476,484.60	*$-451.70*	$476,032.90	$476,803.60	*$-770.70*
Parking Licence Oncharge	$19,000.00		$19,000.00	$17,444.68	*$1,555.32*	$19,000.00	$19,289.77	*$-289.77*
Plumbing Income	$0.00		$0.00	$5,509.59	*$-5,509.59*	$0.00	$0.00	*$0.00*
Recycling Income	$0.00		$0.00	$185.28	*$-185.28*	$0.00	$92.88	*$-92.88*
Rent Income	$70.92		$70.92	$0.00	*$70.92*	$0.00	$0.00	*$0.00*
Repairs and Maintenance Income	$0.00		$0.00	$1,762.61	*$-1,762.61*	$0.00	$12,608.84	*$-12,608.84*
Section 110 Certificate Fee Income	$0.00		$0.00	$2,240.00	*$-2,240.00*	$1,773.00	$6,440.00	*$-4,667.00*
Special Levy Income	$0.00		$0.00	$109.09	*$-109.09*	$0.00	$0.00	*$0.00*
Total Income	**$757,789.87**		**$757,789.87**	**$706,899.97**	***$50,889.90***	**$674,755.90**	**$690,603.18**	***$-15,847.28***
Expense								
Accounting	$177.30		$177.30	$116.66	*$60.64*	$177.00	$116.25	*$60.75*
Airconditioning	$15,957.00		$15,957.00	$15,915.21	*$41.79*	$4,000.00	$9,226.07	*$-5,226.07*
Airconditioning Contract	$3,857.00		$3,857.00	$5,115.83	*$-1,258.83*	$18,637.00	$1,216.99	*$17,420.01*

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Aggregate Units of Entitlement (UOE) 1773 Administrative Fund-	Proposed Budget (01/10/2024-30/09/2025)	Adjustment	Current Year (01/10/2023-30/09/2024)			Last Year (01/10/2022-30/09/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Q1								
Bank Charges	$0.00		$0.00	$32.27	*$-32.27*	$0.00	$30.18	*$-30.18*
Bank Charges - GST inc	$709.20		$709.20	$697.00	*$12.20*	$709.00	$679.97	*$29.03*
Carpark	$1,063.80		$1,063.80	$-1,121.85	*$2,185.65*	$1,064.00	$2,256.91	*$-1,192.91*
Cleaning	$0.00		$0.00	$2,130.54	*$-2,130.54*	$0.00	$0.00	*$0.00*
Cleaning Carpet/Furniture	$1,861.42		$1,861.42	$843.09	*$1,018.33*	$665.00	$795.57	*$-130.57*
Cleaning Contracts	$57,108.00		$57,108.00	$57,344.78	*$-236.78*	$40,000.00	$53,759.28	*$-13,759.28*
Cleaning Materials	$1,418.40		$1,418.40	$3,329.31	*$-1,910.91*	$1,418.00	$2,478.97	*$-1,060.97*
Cleaning Windows/Glass	$23,000.00		$23,000.00	$19,037.20	*$3,962.80*	$21,276.00	$22,435.00	*$-1,159.00*
Computer Systems	$177.30		$177.30	$0.00	*$177.30*	$355.00	$31.30	*$323.70*
Computer Systems--Website	$443.25		$443.25	$101.40	*$341.85*	$443.00	$-440.34	*$883.34*
Concierge/Security Services	$0.00		$0.00	$0.00	*$0.00*	$0.00	$71.79	*$-71.79*
Consultants	$0.00		$0.00	$0.00	*$0.00*	$887.00	$0.00	*$887.00*
Consultants - Legal	$1,773.00		$1,773.00	$1,314.18	*$458.82*	$3,546.00	$1,649.15	*$1,896.85*
Electrical	$0.00		$0.00	$-518.18	*$518.18*	$0.00	$0.00	*$0.00*
Electrical Maintenance	$7,092.00		$7,092.00	$19,669.81	*$-12,577.81*	$2,216.00	$6,808.42	*$-4,592.42*
Electricity	$220,000.00		$220,000.00	$208,304.03	*$11,695.97*	$187,938.00	$221,003.23	*$-33,065.23*
Electricity Meter Reading	$6,382.80		$6,382.80	$7,153.75	*$-770.95*	$6,206.00	$6,540.15	*$-334.15*
Facilities Manager	$79,785.00		$79,785.00	$84,947.19	*$-5,162.19*	$78,012.00	$80,254.18	*$-2,242.18*
Fire Alarms	$1,796.00		$1,796.00	$0.00	*$1,796.00*	$0.00	$0.00	*$0.00*
Fire Equipment - Other	$13,297.50		$13,297.50	$13,998.21	*$-700.71*	$10,638.00	$19,046.15	*$-8,408.15*
Fire Protection	$0.00		$0.00	$3,258.46	*$-3,258.46*	$2,000.00	$2,017.80	*$-17.80*
Fire Protection Contract	$8,375.00		$8,375.00	$587.37	*$7,787.63*	$10,000.00	$849.50	*$9,150.50*
Gardening	$10,638.00		$10,638.00	$5,204.08	*$5,433.92*	$10,638.00	$9,665.41	*$972.59*
Gas	$23,267.72		$23,267.72	$25,370.29	*$-2,102.57*	$15,957.00	$38,340.81	*$-22,383.81*

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Aggregate Units of Entitlement (UOE) 1773 Administrative Fund-	Proposed Budget (01/10/2024-30/09/2025)	Adjustment	Current Year (01/10/2023-30/09/2024)			Last Year (01/10/2022-30/09/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Q1								
General Repairs	$14,184.00		$14,184.00	$33,172.73	*$-18,988.73*	$12,411.00	$20,426.05	*$-8,015.05*
Gym Equipment	$116.34		$116.34	$136.22	*$-19.88*	$115.00	$445.34	*$-330.34*
Gym Repairs & Maintenance	$465.35		$465.35	$1,045.33	*$-579.98*	$230.00	$307.62	*$-77.62*
Income Tax Expense - Admin	$0.00		$0.00	$1,962.16	*$-1,962.16*	$89.00	$0.00	*$89.00*
Information Certificate	$0.00		$0.00	$1,960.00	*$-1,960.00*	$0.00	$7,560.00	*$-7,560.00*
Insurance Claim	$0.00		$0.00	$0.00	*$0.00*	$3,546.00	$913.37	*$2,632.63*
Insurance Premiums	$108,153.00		$108,153.00	$110,507.24	*$-2,354.24*	$97,515.00	$86,230.71	*$11,284.29*
Intercom	$177.30		$177.30	$640.00	*$-462.70*	$887.00	$0.00	*$887.00*
Internet Costs	$354.60		$354.60	$553.02	*$-198.42*	$177.00	$210.16	*$-33.16*
Keys & Access Devices	$1,773.00		$1,773.00	$1,298.84	*$474.16*	$1,064.00	$1,941.22	*$-877.22*
Legal & Debt Collection Fees	$1,773.00		$1,773.00	$5,038.45	*$-3,265.45*	$1,773.00	$2,960.85	*$-1,187.85*
Lift	$0.00		$0.00	$24,416.70	*$-24,416.70*	$3,901.00	$0.00	*$3,901.00*
Lift Maintenance Contract	$30,765.00		$30,765.00	$8,651.01	*$22,113.99*	$17,000.00	$31,741.71	*$-14,741.71*
Lift Servicing/Repair	$1,773.00		$1,773.00	$8,045.33	*$-6,272.33*	$5,000.00	$4,030.00	*$970.00*
Lift Telephone	$0.00		$0.00	$424.93	*$-424.93*	$0.00	$0.00	*$0.00*
Maintenance & Meter Reads	$0.00		$0.00	$0.00	*$0.00*	$0.00	$4,663.46	*$-4,663.46*
Maintenance/Repairs - Oncharged	$0.00		$0.00	$374.40	*$-374.40*	$0.00	$0.00	*$0.00*
Management Fee	$27,481.50		$27,481.50	$27,862.45	*$-380.95*	$25,354.00	$26,523.33	*$-1,169.33*
Management Fees - Schedule B	$886.68		$886.68	$2,449.33	*$-1,562.65*	$887.00	$2,074.27	*$-1,187.27*
Meeting Expenses	$0.00		$0.00	$0.00	*$0.00*	$709.00	$0.00	*$709.00*
PAYG Income Tax Instalment	$0.00		$0.00	$0.00	*$0.00*	$355.00	$0.00	*$355.00*
Pest/Vermin Control	$1,418.40		$1,418.40	$1,754.29	*$-335.89*	$1,418.00	$1,522.86	*$-104.86*
Plumbing & Drainage	$8,865.00		$8,865.00	$63,358.11	*$-54,493.11*	$8,000.00	$32,344.48	*$-24,344.48*
Plumbing - Contract	$2,127.78		$2,127.78	$0.00	*$2,127.78*	$2,128.00	$3,503.30	*$-1,375.30*

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Aggregate Units of Entitlement (UOE) 1773 Administrative Fund-	Proposed Budget (01/10/2024-30/09/2025)	Adjustment	Current Year (01/10/2023-30/09/2024)			Last Year (01/10/2022-30/09/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Q1								
Pool	$11,633.86		$11,633.86	$10,002.54	*$1,631.32*	$7,360.00	$12,656.72	*$-5,296.72*
Pumps	$886.50		$886.50	$2,029.75	*$-1,143.25*	$1,950.00	$946.35	*$1,003.65*
Registration/License/Permit Fees	$11,709.00		$11,709.00	$11,610.20	*$98.80*	$19,000.00	$-84,158.32	*$103,158.32*
Section 110 Certificate Fees Paid	$0.00		$0.00	$0.00	*$0.00*	$1,773.00	$0.00	*$1,773.00*
Security - Repairs	$0.00		$0.00	$-3,165.10	*$3,165.10*	$0.00	$0.00	*$0.00*
Security Contract	$0.00		$0.00	$0.00	*$0.00*	$2,000.00	$23.56	*$1,976.44*
Security Gates	$1,773.00		$1,773.00	$8,566.36	*$-6,793.36*	$922.00	$4,998.40	*$-4,076.40*
Security Guard	$1,163.39		$1,163.39	$11,687.97	*$-10,524.58*	$1,773.00	$222.83	*$1,550.17*
Security System & Management	$3,546.00		$3,546.00	$9,638.25	*$-6,092.25*	$7,000.00	$9,313.14	*$-2,313.14*
Stationery & Printing	$0.00		$0.00	$25.81	*$-25.81*	$177.00	$0.00	*$177.00*
Submeter Invoicing Fee	$0.00		$0.00	$4,290.01	*$-4,290.01*	$0.00	$-687.82	*$687.82*
Surveillance Equipment	$0.00		$0.00	$0.00	*$0.00*	$0.00	$254.24	*$-254.24*
Telephone Charges	$354.60		$354.60	$254.86	*$99.74*	$798.00	$809.16	*$-11.16*
Water & Sewerage	$37,233.00		$37,233.00	$37,728.38	*$-495.38*	$31,914.00	$37,179.85	*$-5,265.85*
Total Expense	**$746,792.99**		**$746,792.99**	**$859,150.20**	***$-112,357.21***	**$674,008.00**	**$687,789.58**	***$-13,781.58***
Total Q1 Levy Income	**$476,032.90**		**$476,032.90**	**$476,484.60**	***$-451.70***	**$476,032.90**	**$476,803.60**	***$-770.70***
ADD: ADMIN GST	**$47,603.29**		**$47,603.29**			**$47,603.29**		
Total Q1 Budget	**$523,636.19**		**$523,636.19**	**$476,484.60**	***$-451.70***	**$523,636.19**	**$476,803.60**	***$-770.70***

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Cygnet West
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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Aggregate Units of Entitlement (UOE) 1529 Administrative Fund-	Proposed Budget (01/10/2024-30/09/2025)	Adjustment	Current Year (01/10/2023-30/09/2024)			Last Year (01/10/2022-30/09/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Q2								
Income								
Air Conditioning Income	$0.00		$0.00	$0.00	*$0.00*	$0.00	$187.50	*$-187.50*
Debt Collection Income	$0.00		$0.00	$1,596.15	*$-1,596.15*	$0.00	$1,141.65	*$-1,141.65*
Debt Collection/Legal Income	$15,000.00		$15,000.00	$8,193.40	*$6,806.60*	$1,529.00	$12,713.65	*$-11,184.65*
Electricity Income	$226,000.00		$226,000.00	$131,018.34	*$94,981.66*	$16,500.00	$121,344.38	*$-104,844.38*
Income Tax Refund Income	$0.00		$0.00	$0.00	*$0.00*	$0.00	$121.82	*$-121.82*
Interest Income on Investments	$3,822.50		$3,822.50	$620.83	*$3,201.67*	$153.00	$3,086.97	*$-2,933.97*
Interest on Overdues	$1,003.28		$1,003.28	$2,428.62	*$-1,425.34*	$0.00	$654.44	*$-654.44*
Keys & Access Devices Income	$3,009.84		$3,009.84	$1,673.82	*$1,336.02*	$1,000.00	$2,365.06	*$-1,365.06*
Legal Fees Income	$0.00		$0.00	$0.00	*$0.00*	$0.00	$321.00	*$-321.00*
Levy Income	$408,532.69		$408,532.69	$413,213.01	*$-4,680.32*	$408,532.69	$408,636.31	*$-103.62*
Parking Licence Oncharge	$11,000.00		$11,000.00	$9,322.15	*$1,677.85*	$11,000.00	$10,998.74	*$1.26*
Plumbing Income	$0.00		$0.00	$463.75	*$-463.75*	$0.00	$0.00	*$0.00*
Recycling Income	$61.16		$61.16	$155.84	*$-94.68*	$0.00	$77.40	*$-77.40*
Repairs and Maintenance Income	$0.00		$0.00	$467.75	*$-467.75*	$0.00	$10,300.34	*$-10,300.34*
Section 110 Certificate Fee Income	$0.00		$0.00	$2,800.00	*$-2,800.00*	$1,529.00	$2,520.00	*$-991.00*
Special Levy Income	$0.00		$0.00	$109.09	*$-109.09*	$0.00	$0.00	*$0.00*
Total Income	**$668,429.47**		**$668,429.47**	**$572,062.75**	***$96,366.72***	**$440,243.69**	**$574,469.26**	***$-134,225.57***
Expense								
Accounting	$152.90		$152.90	$97.86	*$55.04*	$153.00	$98.30	*$54.70*
Airconditioning	$13,761.00		$13,761.00	$14,639.87	*$-878.87*	$4,000.00	$5,415.76	*$-1,415.76*
Airconditioning Contract	$6,114.00		$6,114.00	$0.00	*$6,114.00*	$16,072.00	$2,923.00	*$13,149.00*
Bank Charges	$0.00		$0.00	$27.17	*$-27.17*	$0.00	$25.38	*$-25.38*

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Aggregate Units of Entitlement (UOE) 1529 Administrative Fund-	Proposed Budget (01/10/2024-30/09/2025)	Adjustment	Current Year (01/10/2023-30/09/2024)			Last Year (01/10/2022-30/09/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Q2								
Bank Charges - GST inc	$611.60		$611.60	$585.92	*$25.68*	$612.00	$571.61	*$40.39*
Carpark	$917.40		$917.40	$-934.87	*$1,852.27*	$917.00	$5,188.74	*$-4,271.74*
Cleaning	$0.00		$0.00	$347.78	*$-347.78*	$0.00	$0.00	*$0.00*
Cleaning Carpet/Furniture	$1,605.25		$1,605.25	$733.13	*$872.12*	$573.00	$1,310.52	*$-737.52*
Cleaning Contracts	$56,036.00		$56,036.00	$56,283.02	*$-247.02*	$40,000.00	$58,130.00	*$-18,130.00*
Cleaning Materials	$1,223.20		$1,223.20	$2,718.72	*$-1,495.52*	$1,223.00	$2,085.22	*$-862.22*
Cleaning Windows/Glass	$23,000.00		$23,000.00	$19,037.20	*$3,962.80*	$18,348.00	$22,185.00	*$-3,837.00*
Computer Systems	$152.90		$152.90	$0.00	*$152.90*	$306.00	$26.09	*$279.91*
Computer Systems--Website	$382.25		$382.25	$84.56	*$297.69*	$382.00	$-379.74	*$761.74*
Concierge/Security Services	$0.00		$0.00	$0.00	*$0.00*	$0.00	$59.82	*$-59.82*
Consultants	$0.00		$0.00	$0.00	*$0.00*	$765.00	$0.00	*$765.00*
Consultants - Legal	$1,529.00		$1,529.00	$1,095.15	*$433.85*	$3,058.00	$1,422.20	*$1,635.80*
Electrical	$0.00		$0.00	$-550.00	*$550.00*	$0.00	$0.00	*$0.00*
Electrical Maintenance	$6,116.00		$6,116.00	$100,798.16	*$-94,682.16*	$1,911.00	$71,814.65	*$-69,903.65*
Electricity	$200,000.00		$200,000.00	$122,428.57	*$77,571.43*	$162,074.00	$108,977.16	*$53,096.84*
Electricity Meter Reading	$5,504.40		$5,504.40	$5,961.45	*$-457.05*	$5,352.00	$5,495.02	*$-143.02*
Facilities Manager	$68,805.00		$68,805.00	$70,789.41	*$-1,984.41*	$67,276.00	$67,446.51	*$-170.51*
Fire Alarms	$1,796.00		$1,796.00	$0.00	*$1,796.00*	$0.00	$0.00	*$0.00*
Fire Equipment - Other	$11,467.50		$11,467.50	$3,878.07	*$7,589.43*	$9,174.00	$7,286.79	*$1,887.21*
Fire Protection	$0.00		$0.00	$9,812.93	*$-9,812.93*	$2,000.00	$1,966.50	*$33.50*
Fire Protection Contract	$8,554.00		$8,554.00	$494.65	*$8,059.35*	$10,000.00	$7,738.63	*$2,261.37*
Gardening	$9,174.00		$9,174.00	$5,307.48	*$3,866.52*	$9,174.00	$7,693.56	*$1,480.44*
Gas	$20,065.62		$20,065.62	$22,078.06	*$-2,012.44*	$13,761.00	$42,966.43	*$-29,205.43*
General Repairs	$12,232.00		$12,232.00	$37,711.86	*$-25,479.86*	$10,703.00	$18,753.08	*$-8,050.08*

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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Aggregate Units of Entitlement (UOE) 1529 Administrative Fund-	Proposed Budget (01/10/2024-30/09/2025)	Adjustment	Current Year (01/10/2023-30/09/2024)			Last Year (01/10/2022-30/09/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Q2								
Gym Equipment	$100.33		$100.33	$118.46	*$-18.13*	$100.00	$115.99	*$-15.99*
Gym Repairs & Maintenance	$401.31		$401.31	$1,122.93	*$-721.62*	$200.00	$271.66	*$-71.66*
Income Tax Expense - Admin	$0.00		$0.00	$1,635.14	*$-1,635.14*	$76.00	$0.00	*$76.00*
Information Certificate	$0.00		$0.00	$4,200.00	*$-4,200.00*	$0.00	$2,240.00	*$-2,240.00*
Insurance Claim	$0.00		$0.00	$0.00	*$0.00*	$3,058.00	$845.69	*$2,212.31*
Insurance Premiums	$93,269.00		$93,269.00	$92,089.37	*$1,179.63*	$84,095.00	$71,858.92	*$12,236.08*
Intercom	$152.90		$152.90	$256.00	*$-103.10*	$765.00	$0.00	*$765.00*
Internet Costs	$305.80		$305.80	$81.47	*$224.33*	$153.00	$57.30	*$95.70*
Keys & Access Devices	$1,529.00		$1,529.00	$863.93	*$665.07*	$917.00	$1,521.14	*$-604.14*
Legal & Debt Collection Fees	$1,529.00		$1,529.00	$9,860.99	*$-8,331.99*	$1,529.00	$13,487.40	*$-11,958.40*
Lift	$0.00		$0.00	$0.00	*$0.00*	$3,364.00	$0.00	*$3,364.00*
Lift Maintenance Contract	$14,291.00		$14,291.00	$19,791.82	*$-5,500.82*	$17,000.00	$10,077.28	*$6,922.72*
Lift Servicing/Repair	$1,529.00		$1,529.00	$4,770.07	*$-3,241.07*	$5,000.00	$0.00	*$5,000.00*
Maintenance & Meter Reads	$0.00		$0.00	$0.00	*$0.00*	$0.00	$3,838.39	*$-3,838.39*
Management Fee	$23,699.50		$23,699.50	$23,425.58	*$273.92*	$21,865.00	$22,102.77	*$-237.77*
Management Fees - Schedule B	$764.65		$764.65	$1,748.26	*$-983.61*	$765.00	$1,570.92	*$-805.92*
Meeting Expenses	$0.00		$0.00	$0.00	*$0.00*	$612.00	$0.00	*$612.00*
PAYG Income Tax Instalment	$0.00		$0.00	$0.00	*$0.00*	$306.00	$0.00	*$306.00*
Pest/Vermin Control	$1,223.20		$1,223.20	$2,180.91	*$-957.71*	$1,223.00	$2,322.60	*$-1,099.60*
Plumbing & Drainage	$7,645.00		$7,645.00	$25,398.35	*$-17,753.35*	$8,000.00	$22,707.83	*$-14,707.83*
Plumbing - Contract	$1,834.95		$1,834.95	$0.00	*$1,834.95*	$1,835.00	$2,078.32	*$-243.32*
Pool	$10,032.81		$10,032.81	$8,741.41	*$1,291.40*	$6,400.00	$11,247.55	*$-4,847.55*
Pumps	$764.50		$764.50	$4,660.20	*$-3,895.70*	$1,682.00	$788.63	*$893.37*
Registration/License/Permit Fees	$4,585.00		$4,585.00	$4,336.30	*$248.70*	$11,000.00	$4,585.56	*$6,414.44*

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Aggregate Units of Entitlement (UOE) 1529 Administrative Fund-	Proposed Budget (01/10/2024-30/09/2025)	Adjustment	Current Year (01/10/2023-30/09/2024)			Last Year (01/10/2022-30/09/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Q2								
Section 110 Certificate Fees Paid	$0.00		$0.00	$0.00	*$0.00*	$1,529.00	$0.00	*$1,529.00*
Security - Repairs	$0.00		$0.00	$-2,637.59	*$2,637.59*	$0.00	$0.00	*$0.00*
Security Contract	$0.00		$0.00	$0.00	*$0.00*	$2,000.00	$20.32	*$1,979.68*
Security Gates	$1,529.00		$1,529.00	$21,747.09	*$-20,218.09*	$795.00	$3,854.52	*$-3,059.52*
Security Guard	$1,003.28		$1,003.28	$9,808.43	*$-8,805.15*	$1,529.00	$196.78	*$1,332.22*
Security System & Management	$3,058.00		$3,058.00	$6,658.84	*$-3,600.84*	$6,000.00	$679.79	*$5,320.21*
Stationery & Printing	$0.00		$0.00	$21.51	*$-21.51*	$153.00	$0.00	*$153.00*
Submeter Invoicing Fee	$0.00		$0.00	$3,531.01	*$-3,531.01*	$0.00	$-566.13	*$566.13*
Surveillance Equipment	$0.00		$0.00	$0.00	*$0.00*	$0.00	$229.84	*$-229.84*
Telephone Charges	$305.80		$305.80	$33.75	*$272.05*	$688.00	$105.12	*$582.88*
Water & Sewerage	$32,109.00		$32,109.00	$31,440.33	*$668.67*	$27,522.00	$31,312.69	*$-3,790.69*
Total Expense	**$650,862.05**		**$650,862.05**	**$749,310.71**	***$-98,448.66***	**$587,995.00**	**$646,751.11**	***$-58,756.11***
Total Q2 Levy Income	**$408,532.69**		**$408,532.69**	**$413,213.01**	***$-4,680.32***	**$408,532.69**	**$408,636.31**	***$-103.62***
ADD: ADMIN GST	**$40,853.27**		**$40,853.27**			**$40,853.27**		
Total Q2 Budget	**$449,385.96**		**$449,385.96**	**$413,213.01**	***$-4,680.32***	**$449,385.96**	**$408,636.31**	***$-103.62***

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Aggregate Units of Entitlement (UOE) 4390 Administrative Fund-	Proposed Budget (01/10/2024-30/09/2025)	Adjustment	Current Year (01/10/2023-30/09/2024)			Last Year (01/10/2022-30/09/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Q3								
Income								
Breach Notices Income	$0.00		$0.00	$140.00	*$-140.00*	$0.00	$70.00	*$-70.00*
Debt Collection Income	$0.00		$0.00	$463.27	*$-463.27*	$0.00	$1,078.20	*$-1,078.20*
Debt Collection/Legal Income	$45,000.00		$45,000.00	$13,434.37	*$31,565.63*	$4,390.00	$19,098.81	*$-14,708.81*
Document Search Fee Income	$0.00		$0.00	$90.91	*$-90.91*	$0.00	$0.00	*$0.00*
Electricity Income	$372,900.00		$372,900.00	$354,259.62	*$18,640.38*	$380,000.00	$332,780.89	*$47,219.11*
Gas Income	$200.00		$200.00	$53.82	*$146.18*	$0.00	$184.91	*$-184.91*
Income Tax Refund Income	$0.00		$0.00	$0.00	*$0.00*	$0.00	$357.32	*$-357.32*
Insurance Claim Income	$0.00		$0.00	$8,365.00	*$-8,365.00*	$0.00	$0.00	*$0.00*
Interest Income on Investments	$10,975.00		$10,975.00	$1,821.09	*$9,153.91*	$439.00	$6,938.38	*$-6,499.38*
Interest on Overdues	$2,880.58		$2,880.58	$2,501.06	*$379.52*	$0.00	$2,557.75	*$-2,557.75*
Keys & Access Devices Income	$8,641.73		$8,641.73	$4,581.92	*$4,059.81*	$3,000.00	$5,329.72	*$-2,329.72*
Levy Income	$1,255,989.97		$1,255,989.97	$1,255,977.63	*$12.34*	$1,255,989.97	$1,256,035.02	*$-45.05*
Parking Licence Oncharge	$41,000.00		$41,000.00	$36,087.96	*$4,912.04*	$41,000.00	$40,775.08	*$224.92*
Plumbing Income	$0.00		$0.00	$3,361.28	*$-3,361.28*	$0.00	$0.00	*$0.00*
Recoveries	$175.60		$175.60	$0.00	*$175.60*	$0.00	$0.00	*$0.00*
Recycling Income	$175.60		$175.60	$454.26	*$-278.66*	$0.00	$227.00	*$-227.00*
Repairs and Maintenance Income	$0.00		$0.00	$2,976.18	*$-2,976.18*	$0.00	$10,536.92	*$-10,536.92*
Section 110 Certificate Fee Income	$0.00		$0.00	$9,240.00	*$-9,240.00*	$4,390.00	$4,327.27	*$62.73*
Special Levy Income	$0.00		$0.00	$109.09	*$-109.09*	$0.00	$0.00	*$0.00*
Total Income	**$1,737,938.48**		**$1,737,938.48**	**$1,693,917.46**	***$44,021.02***	**$1,689,208.97**	**$1,680,297.27**	***$8,911.70***
Expense								
Accounting	$439.00		$439.00	$285.87	*$153.13*	$439.00	$285.72	*$153.28*

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Aggregate Units of Entitlement (UOE) 4390 Administrative Fund-	Proposed Budget (01/10/2024-30/09/2025)	Adjustment	Current Year (01/10/2023-30/09/2024)			Last Year (01/10/2022-30/09/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Q3								
Airconditioning	$39,510.00		$39,510.00	$49,001.86	*$-9,491.86*	$39,000.00	$41,669.44	*$-2,669.44*
Airconditioning Contract	$44,338.00		$44,338.00	$42,161.39	*$2,176.61*	$46,146.00	$26,231.13	*$19,914.87*
Bank Charges	$0.00		$0.00	$79.16	*$-79.16*	$0.00	$74.05	*$-74.05*
Bank Charges - GST inc	$1,756.00		$1,756.00	$1,709.30	*$46.70*	$1,756.00	$1,667.53	*$88.47*
Building Report	$0.00		$0.00	$0.00	*$0.00*	$0.00	$200.00	*$-200.00*
Carpark	$2,634.00		$2,634.00	$-2,742.30	*$5,376.30*	$2,634.00	$8,001.85	*$-5,367.85*
Cleaning	$0.00		$0.00	$1,558.83	*$-1,558.83*	$0.00	$0.00	*$0.00*
Cleaning Carpet/Furniture	$4,608.92		$4,608.92	$2,089.43	*$2,519.49*	$1,646.00	$2,408.91	*$-762.91*
Cleaning Contracts	$115,355.00		$115,355.00	$115,784.04	*$-429.04*	$105,000.00	$108,569.28	*$-3,569.28*
Cleaning Materials	$3,512.00		$3,512.00	$8,173.50	*$-4,661.50*	$3,512.00	$6,080.74	*$-2,568.74*
Cleaning Windows/Glass	$80,500.00		$80,500.00	$35,942.80	*$44,557.20*	$52,680.00	$59,500.00	*$-6,820.00*
Computer Systems	$439.00		$439.00	$0.00	*$439.00*	$878.00	$76.52	*$801.48*
Computer Systems--Website	$1,097.50		$1,097.50	$247.96	*$849.54*	$1,098.00	$-1,090.29	*$2,188.29*
Concierge/Security Services	$0.00		$0.00	$0.00	*$0.00*	$0.00	$175.44	*$-175.44*
Consultants	$0.00		$0.00	$0.00	*$0.00*	$2,195.00	$8,850.00	*$-6,655.00*
Consultants - Legal	$4,390.00		$4,390.00	$3,212.44	*$1,177.56*	$8,780.00	$4,083.36	*$4,696.64*
Electrical Maintenance	$17,560.00		$17,560.00	$30,574.00	*$-13,014.00*	$5,488.00	$19,824.96	*$-14,336.96*
Electricity	$330,000.00		$330,000.00	$397,192.20	*$-67,192.20*	$465,340.00	$293,281.68	*$172,058.32*
Electricity Meter Reading	$15,804.00		$15,804.00	$20,521.51	*$-4,717.51*	$15,365.00	$16,035.87	*$-670.87*
Facilities Manager	$197,550.00		$197,550.00	$207,648.76	*$-10,098.76*	$193,160.00	$196,794.49	*$-3,634.49*
Fire Alarms	$1,796.00		$1,796.00	$0.00	*$1,796.00*	$0.00	$0.00	*$0.00*
Fire Equipment - Other	$32,925.00		$32,925.00	$38,329.82	*$-5,404.82*	$26,340.00	$38,962.66	*$-12,622.66*
Fire Protection	$0.00		$0.00	$3,573.09	*$-3,573.09*	$3,000.00	$1,152.20	*$1,847.80*
Fire Protection Contract	$16,426.00		$16,426.00	$1,440.62	*$14,985.38*	$27,000.00	$272.05	*$26,727.95*

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Aggregate Units of Entitlement (UOE) 4390 Administrative Fund-	Proposed Budget (01/10/2024-30/09/2025)	Adjustment	Current Year (01/10/2023-30/09/2024)			Last Year (01/10/2022-30/09/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Q3								
GST on Expenses	$0.00		$0.00	$0.00	*$0.00*	$0.00	$455.01	*$-455.01*
Gardening	$26,340.00		$26,340.00	$12,332.61	*$14,007.39*	$26,340.00	$24,279.44	*$2,060.56*
Gas	$57,611.55		$57,611.55	$63,048.00	*$-5,436.45*	$39,510.00	$37,465.91	*$2,044.09*
General Repairs	$35,120.00		$35,120.00	$58,985.58	*$-23,865.58*	$30,730.00	$-29,895.55	*$60,625.55*
Gym Equipment	$288.06		$288.06	$337.58	*$-49.52*	$285.00	$264.42	*$20.58*
Gym Repairs & Maintenance	$1,152.23		$1,152.23	$1,652.28	*$-500.05*	$570.00	$1,133.77	*$-563.77*
Income Tax Expense - Admin	$0.00		$0.00	$4,796.40	*$-4,796.40*	$220.00	$0.00	*$220.00*
Information Certificate	$0.00		$0.00	$8,960.00	*$-8,960.00*	$0.00	$3,080.00	*$-3,080.00*
Insurance Claim	$0.00		$0.00	$0.00	*$0.00*	$8,780.00	$-2,112.54	*$10,892.54*
Insurance Premiums	$267,790.00		$267,790.00	$270,128.84	*$-2,338.84*	$241,450.00	$210,786.16	*$30,663.84*
Intercom	$439.00		$439.00	$0.00	*$439.00*	$2,195.00	$132.00	*$2,063.00*
Internet Costs	$878.00		$878.00	$1,011.93	*$-133.93*	$439.00	$769.06	*$-330.06*
Keys & Access Devices	$4,390.00		$4,390.00	$2,652.97	*$1,737.03*	$2,634.00	$3,486.52	*$-852.52*
Legal & Debt Collection Fees	$4,390.00		$4,390.00	$14,966.37	*$-10,576.37*	$4,390.00	$16,818.94	*$-12,428.94*
Lift	$0.00		$0.00	$0.00	*$0.00*	$9,658.00	$0.00	*$9,658.00*
Lift Maintenance Contract	$46,890.00		$46,890.00	$69,394.94	*$-22,504.94*	$34,000.00	$21,486.29	*$12,513.71*
Lift Servicing/Repair	$4,390.00		$4,390.00	$9,733.95	*$-5,343.95*	$10,000.00	$820.00	*$9,180.00*
Lift Telephone	$0.00		$0.00	$77.23	*$-77.23*	$0.00	$0.00	*$0.00*
Maintenance & Meter Reads	$0.00		$0.00	$0.00	*$0.00*	$0.00	$9,977.32	*$-9,977.32*
Maintenance/Repairs - Oncharged	$0.00		$0.00	$1,098.80	*$-1,098.80*	$0.00	$0.00	*$0.00*
Management Fee	$68,045.00		$68,045.00	$68,333.07	*$-288.07*	$62,777.00	$64,834.77	*$-2,057.77*
Management Fees - Schedule B	$2,195.44		$2,195.44	$5,404.69	*$-3,209.25*	$2,195.00	$3,478.59	*$-1,283.59*
Meeting Expenses	$0.00		$0.00	$0.00	*$0.00*	$1,756.00	$0.00	*$1,756.00*
PAYG Income Tax Instalment	$0.00		$0.00	$0.00	*$0.00*	$878.00	$0.00	*$878.00*

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Aggregate Units of Entitlement (UOE) 4390 Administrative Fund-	Proposed Budget (01/10/2024-30/09/2025)	Adjustment	Current Year (01/10/2023-30/09/2024)			Last Year (01/10/2022-30/09/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Q3								
Pest/Vermin Control	$3,512.00		$3,512.00	$2,549.95	*$962.05*	$3,512.00	$2,921.89	*$590.11*
Plumbing & Drainage	$21,950.00		$21,950.00	$47,278.34	*$-25,328.34*	$21,615.00	$71,912.53	*$-50,297.53*
Plumbing - Contract	$5,268.44		$5,268.44	$474.56	*$4,793.88*	$5,268.00	$6,869.16	*$-1,601.16*
Pool	$28,805.77		$28,805.77	$23,237.30	*$5,568.47*	$18,240.00	$25,532.72	*$-7,292.72*
Pumps	$2,195.00		$2,195.00	$6,373.15	*$-4,178.15*	$5,268.00	$2,888.30	*$2,379.70*
Registration/License/Permit Fees	$22,137.28		$22,137.28	$21,691.28	*$446.00*	$41,000.00	$22,137.28	*$18,862.72*
Section 110 Certificate Fees Paid	$0.00		$0.00	$280.00	*$-280.00*	$4,390.00	$0.00	*$4,390.00*
Security - Repairs	$0.00		$0.00	$-7,896.96	*$7,896.96*	$0.00	$0.00	*$0.00*
Security Contract	$0.00		$0.00	$0.00	*$0.00*	$4,000.00	$58.35	*$3,941.65*
Security Gates	$4,390.00		$4,390.00	$15,362.46	*$-10,972.46*	$2,283.00	$8,452.32	*$-6,169.32*
Security Guard	$2,880.58		$2,880.58	$28,634.40	*$-25,753.82*	$4,390.00	$448.55	*$3,941.45*
Security System & Management	$8,780.00		$8,780.00	$15,108.42	*$-6,328.42*	$9,000.00	$7,006.36	*$1,993.64*
Stationery & Printing	$0.00		$0.00	$63.10	*$-63.10*	$439.00	$0.00	*$439.00*
Submeter Invoicing Fee	$0.00		$0.00	$9,474.85	*$-9,474.85*	$0.00	$-1,476.16	*$1,476.16*
Surveillance Equipment	$0.00		$0.00	$0.00	*$0.00*	$0.00	$1,515.93	*$-1,515.93*
Telephone Charges	$878.00		$878.00	$99.03	*$778.97*	$1,976.00	$301.78	*$1,674.22*
Water & Sewerage	$92,190.00		$92,190.00	$92,224.93	*$-34.93*	$79,020.00	$83,333.63	*$-4,313.63*
Total Expense	**$1,623,546.77**		**$1,623,546.77**	**$1,804,654.33**	***$-181,107.56***	**$1,680,665.00**	**$1,432,270.34**	***$248,394.66***
Total Q3 Levy Income	**$1,255,989.97**		**$1,255,989.97**	**$1,255,977.63**	***$12.34***	**$1,255,989.97**	**$1,256,035.02**	***$-45.05***
ADD: ADMIN GST	**$125,599.00**		**$125,599.00**			**$125,599.00**		
Total Q3 Budget	**$1,381,588.97**		**$1,381,588.97**	**$1,255,977.63**	***$12.34***	**$1,381,588.97**	**$1,256,035.02**	***$-45.05***

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Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Aggregate Units of Entitlement (UOE) 2308 Administrative Fund-	Proposed Budget (01/10/2024-30/09/2025)	Adjustment	Current Year (01/10/2023-30/09/2024)			Last Year (01/10/2022-30/09/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Q4								
Income								
DFES Charges Income	$0.00		$0.00	$6,685.00	*$-6,685.00*	$0.00	$14,707.00	*$-14,707.00*
Debt Collection/Legal Income	$0.00		$0.00	$384.74	*$-384.74*	$2,308.00	$0.00	*$2,308.00*
Electricity Income	$560,000.00		$560,000.00	$699,121.31	*$-139,121.31*	$480,000.00	$523,077.82	*$-43,077.82*
Income Tax Refund Income	$0.00		$0.00	$0.00	*$0.00*	$0.00	$186.78	*$-186.78*
Insurance Claim Income	$0.00		$0.00	$10,466.50	*$-10,466.50*	$0.00	$0.00	*$0.00*
Interest Income on Investments	$5,950.00		$5,950.00	$951.94	*$4,998.06*	$231.00	$3,626.87	*$-3,395.87*
Interest on Overdues	$0.00		$0.00	$0.00	*$0.00*	$0.00	$-1.02	*$1.02*
Keys & Access Devices Income	$0.00		$0.00	$1,848.19	*$-1,848.19*	$0.00	$445.90	*$-445.90*
Levy Income	$445,402.04		$317,838.43	$319,166.63	*$-1,328.20*	$317,838.43	$317,838.54	*$-0.11*
Parking Licence Oncharge	$115,000.00		$115,000.00	$115,193.36	*$-193.36*	$115,000.00	$114,829.03	*$170.97*
Recycling Income	$95.20		$95.20	$0.00	*$95.20*	$0.00	$0.00	*$0.00*
Repairs and Maintenance Income	$0.00		$0.00	$0.00	*$0.00*	$0.00	$135.00	*$-135.00*
Total Income	**$1,126,447.24**		**$998,883.63**	**$1,153,817.67**	***$-154,934.04***	**$915,377.43**	**$974,845.92**	***$-59,468.49***
Expense								
Accounting	$238.00		$238.00	$149.60	*$88.40*	$231.00	$149.72	*$81.28*
Airconditioning	$40,000.00		$40,000.00	$83,937.98	*$-43,937.98*	$43,000.00	$50,838.20	*$-7,838.20*
Airconditioning Contract	$65,981.00		$65,981.00	$56,124.50	*$9,856.50*	$24,261.00	$22,519.24	*$1,741.76*
Bank Charges	$0.00		$0.00	$41.44	*$-41.44*	$0.00	$38.77	*$-38.77*
Bank Charges - GST inc	$952.00		$952.00	$894.78	*$57.22*	$923.00	$872.95	*$50.05*
Carpark	$1,428.00		$1,428.00	$-1,433.47	*$2,861.47*	$1,385.00	$2,883.83	*$-1,498.83*
Cleaning	$0.00		$0.00	$325.04	*$-325.04*	$0.00	$0.00	*$0.00*
Cleaning Carpet/Furniture	$0.00		$0.00	$0.00	*$0.00*	$866.00	$0.00	*$866.00*

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Aggregate Units of Entitlement (UOE) 2308 Administrative Fund-	Proposed Budget (01/10/2024-30/09/2025)	Adjustment	Current Year (01/10/2023-30/09/2024)			Last Year (01/10/2022-30/09/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Q4								
Cleaning Contracts	$23,609.00		$23,609.00	$23,146.36	*$462.64*	$25,000.00	$22,220.52	*$2,779.48*
Cleaning Materials	$1,904.00		$1,904.00	$3,030.51	*$-1,126.51*	$1,846.00	$3,183.57	*$-1,337.57*
Cleaning Windows/Glass	$13,560.00		$13,560.00	$13,560.00	*$0.00*	$27,696.00	$9,040.00	*$18,656.00*
Computer Systems	$238.00		$238.00	$0.00	*$238.00*	$462.00	$40.00	*$422.00*
Computer Systems--Website	$595.00		$595.00	$129.60	*$465.40*	$577.00	$-573.22	*$1,150.22*
Concierge/Security Services	$0.00		$0.00	$0.00	*$0.00*	$0.00	$91.68	*$-91.68*
Consultants	$0.00		$0.00	$0.00	*$0.00*	$1,154.00	$0.00	*$1,154.00*
Consultants - Legal	$2,380.00		$2,380.00	$1,679.23	*$700.77*	$4,616.00	$2,146.78	*$2,469.22*
Electrical Maintenance	$9,520.00		$9,520.00	$28,096.81	*$-18,576.81*	$2,885.00	$9,957.23	*$-7,072.23*
Electricity	$450,000.00		$450,000.00	$631,182.05	*$-181,182.05*	$244,628.00	$411,290.59	*$-166,662.59*
Electricity Meter Reading	$8,568.00		$8,568.00	$10,363.65	*$-1,795.65*	$8,078.00	$8,393.92	*$-315.92*
Facilities Manager	$107,100.00		$107,100.00	$108,543.59	*$-1,443.59*	$101,552.00	$103,015.69	*$-1,463.69*
Fire Alarms	$1,796.00		$1,796.00	$0.00	*$1,796.00*	$0.00	$0.00	*$0.00*
Fire Equipment - Other	$17,850.00		$17,850.00	$27,249.40	*$-9,399.40*	$13,848.00	$33,043.83	*$-19,195.83*
Fire Protection	$0.00		$0.00	$12,758.26	*$-12,758.26*	$1,000.00	$16,281.75	*$-15,281.75*
Fire Protection Contract	$29,841.00		$29,841.00	$33,348.22	*$-3,507.22*	$13,000.00	$26,820.94	*$-13,820.94*
Gardening	$14,280.00		$14,280.00	$6,396.48	*$7,883.52*	$13,848.00	$11,087.43	*$2,760.57*
General Repairs	$19,040.00		$19,040.00	$78,429.49	*$-59,389.49*	$16,156.00	$29,817.98	*$-13,661.98*
Income Tax Expense - Admin	$0.00		$0.00	$2,507.20	*$-2,507.20*	$115.00	$0.00	*$115.00*
Insurance Claim	$0.00		$0.00	$0.00	*$0.00*	$4,616.00	$1,280.14	*$3,335.86*
Insurance Premiums	$145,180.00		$145,180.00	$141,203.71	*$3,976.29*	$126,940.00	$110,183.68	*$16,756.32*
Intercom	$238.00		$238.00	$0.00	*$238.00*	$1,154.00	$0.00	*$1,154.00*
Internet Costs	$476.00		$476.00	$774.90	*$-298.90*	$231.00	$733.99	*$-502.99*
Keys & Access Devices	$2,380.00		$2,380.00	$1,192.83	*$1,187.17*	$1,385.00	$1,861.86	*$-476.86*

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Aggregate Units of Entitlement (UOE) 2308 Administrative Fund-	Proposed Budget (01/10/2024-30/09/2025)	Adjustment	Current Year (01/10/2023-30/09/2024)			Last Year (01/10/2022-30/09/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Q4								
Legal & Debt Collection Fees	$2,380.00		$2,380.00	$384.75	*$1,995.25*	$2,308.00	$0.00	*$2,308.00*
Lift	$0.00		$0.00	$0.00	*$0.00*	$5,078.00	$0.00	*$5,078.00*
Lift Maintenance Contract	$6,201.00		$6,201.00	$15,330.04	*$-9,129.04*	$5,000.00	$0.00	*$5,000.00*
Lift Servicing/Repair	$2,380.00		$2,380.00	$1,445.00	*$935.00*	$1,500.00	$0.00	*$1,500.00*
Maintenance & Meter Reads	$0.00		$0.00	$0.00	*$0.00*	$0.00	$786.00	*$-786.00*
Management Fee	$36,890.00		$36,890.00	$35,772.73	*$1,117.27*	$33,004.00	$33,890.91	*$-886.91*
Management Fees - Schedule B	$1,190.24		$1,190.24	$2,163.40	*$-973.16*	$1,154.00	$703.18	*$450.82*
Meeting Expenses	$0.00		$0.00	$0.00	*$0.00*	$923.00	$0.00	*$923.00*
Other Expenses - Admin	$0.00		$0.00	$0.00	*$0.00*	$2,308.00	$0.00	*$2,308.00*
PAYG Income Tax Instalment	$0.00		$0.00	$0.00	*$0.00*	$462.00	$0.00	*$462.00*
Pest/Vermin Control	$1,904.00		$1,904.00	$598.00	*$1,306.00*	$1,846.00	$478.40	*$1,367.60*
Plumbing & Drainage	$11,900.00		$11,900.00	$16,386.13	*$-4,486.13*	$12,000.00	$9,657.07	*$2,342.93*
Plumbing - Contract	$2,856.24		$2,856.24	$2,155.86	*$700.38*	$2,770.00	$3,389.50	*$-619.50*
Pumps	$1,190.00		$1,190.00	$20,365.13	*$-19,175.13*	$2,539.00	$1,209.22	*$1,329.78*
Registration/License/Permit Fees	$105,062.00		$105,062.00	$107,636.02	*$-2,574.02*	$115,000.00	$200,927.78	*$-85,927.78*
Section 110 Certificate Fees Paid	$0.00		$0.00	$0.00	*$0.00*	$2,308.00	$0.00	*$2,308.00*
Security - Repairs	$0.00		$0.00	$-4,044.31	*$4,044.31*	$0.00	$0.00	*$0.00*
Security Contract	$0.00		$0.00	$0.00	*$0.00*	$0.00	$30.68	*$-30.68*
Security Gates	$2,380.00		$2,380.00	$8,193.68	*$-5,813.68*	$1,200.00	$4,002.35	*$-2,802.35*
Security Guard	$0.00		$0.00	$12,520.34	*$-12,520.34*	$0.00	$0.00	*$0.00*
Security System & Management	$4,760.00		$4,760.00	$5,673.99	*$-913.99*	$4,000.00	$1,298.35	*$2,701.65*
Stationery & Printing	$0.00		$0.00	$32.98	*$-32.98*	$231.00	$0.00	*$231.00*
Submeter Invoicing Fee	$0.00		$0.00	$672.20	*$-672.20*	$0.00	$-58.20	*$58.20*
Telephone Charges	$476.00		$476.00	$51.76	*$424.24*	$1,039.00	$158.64	*$880.36*

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Aggregate Units of Entitlement (UOE) 2308 Administrative Fund-	Proposed Budget (01/10/2024-30/09/2025)	Adjustment	Current Year (01/10/2023-30/09/2024)			Last Year (01/10/2022-30/09/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Q4								
Water & Sewerage	$49,980.00		$49,980.00	$48,208.50	*$1,771.50*	$41,544.00	$55,688.17	*$-14,144.17*
Total Expense	**$1,186,703.48**		**$1,186,703.48**	**$1,537,178.36**	***$-350,474.88***	**$917,667.00**	**$1,189,383.12**	***$-271,716.12***
Total Q4 Levy Income	**$445,402.04**		**$317,838.43**	**$319,166.63**	***$-1,328.20***	**$317,838.43**	**$317,838.54**	***$-0.11***
ADD: ADMIN GST	**$44,540.20**		**$31,783.84**			**$31,783.84**		
Total Q4 Budget	**$489,942.24**		**$349,622.27**	**$319,166.63**	***$-1,328.20***	**$349,622.27**	**$317,838.54**	***$-0.11***
TOTAL ADMIN LEVY INCOME	**$2,585,957.60**		**$2,458,393.99**	**$2,464,841.87**	***$-6,447.88***	**$2,458,393.99**	**$2,459,313.47**	***$-919.48***
ADD: ADMIN GST	**$258,595.76**		**$245,839.40**			**$245,839.40**		
TOTAL ADMIN BUDGET	**$2,844,553.36**		**$2,704,233.39**			**$2,704,233.39**		

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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Aggregate Units of Entitlement (UOE) 1773 Reserve Fund-	Proposed Budget (01/10/2024-30/09/2025)	Adjustment	Current Year (01/10/2023-30/09/2024)			Last Year (01/10/2022-30/09/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Q1								
Income								
Interest Income on Investments (R)	$0.00		$0.00	$10,015.22	*$-10,015.22*	$0.00	$6,765.10	*$-6,765.10*
Interest on Overdues	$0.00		$0.00	$66.70	*$-66.70*	$0.00	$110.84	*$-110.84*
Levy Income	$65,800.00		$65,800.00	$65,793.72	*$6.28*	$65,800.00	$65,787.10	*$12.90*
Total Income	**$65,800.00**		**$65,800.00**	**$75,875.64**	***$-10,075.64***	**$65,800.00**	**$72,663.04**	***$-6,863.04***
Expense								
Doors & Windows (R)	$0.00		$0.00	$76.55	*$-76.55*	$0.00	$13,168.59	*$-13,168.59*
General Replacement (R)	$0.00		$0.00	$0.00	*$0.00*	$0.00	$18,670.00	*$-18,670.00*
Security & Gates (R)	$0.00		$0.00	$0.00	*$0.00*	$0.00	$9,727.56	*$-9,727.56*
Total Expense	**$0.00**		**$0.00**	**$76.55**	***$-76.55***	**$0.00**	**$41,566.15**	***$-41,566.15***
Total Q1 Levy Income	**$65,800.00**		**$65,800.00**	**$65,793.72**	***$6.28***	**$65,800.00**	**$65,787.10**	***$12.90***
ADD: RESERVE GST	**$6,580.00**		**$6,580.00**			**$6,580.00**		
Total Q1 Budget	**$72,380.00**		**$72,380.00**	**$65,793.72**	***$6.28***	**$72,380.00**	**$65,787.10**	***$12.90***

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Aggregate Units of Entitlement (UOE) 1529 Reserve Fund-	Proposed Budget (01/10/2024-30/09/2025)	Adjustment	Current Year (01/10/2023-30/09/2024)			Last Year (01/10/2022-30/09/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Q2								
Income								
Interest Income on Investments (R)	$0.00		$0.00	$8,404.65	*$-8,404.65*	$0.00	$5,643.63	*$-5,643.63*
Interest on Overdues	$0.00		$0.00	$426.12	*$-426.12*	$0.00	$152.04	*$-152.04*
Levy Income	$65,800.00		$65,800.00	$65,806.21	*$-6.21*	$65,800.00	$65,812.68	*$-12.68*
Total Income	**$65,800.00**		**$65,800.00**	**$74,636.98**	***$-8,836.98***	**$65,800.00**	**$71,608.35**	***$-5,808.35***
Expense								
Doors & Windows (R)	$0.00		$0.00	$2,096.56	*$-2,096.56*	$0.00	$0.00	*$0.00*
Security & Gates (R)	$0.00		$0.00	$0.00	*$0.00*	$0.00	$1,788.21	*$-1,788.21*
Total Expense	**$0.00**		**$0.00**	**$2,096.56**	***$-2,096.56***	**$0.00**	**$1,788.21**	***$-1,788.21***
Total Q2 Levy Income	**$65,800.00**		**$65,800.00**	**$65,806.21**	***$-6.21***	**$65,800.00**	**$65,812.68**	***$-12.68***
ADD: RESERVE GST	**$6,580.00**		**$6,580.00**			**$6,580.00**		
Total Q2 Budget	**$72,380.00**		**$72,380.00**	**$65,806.21**	***$-6.21***	**$72,380.00**	**$65,812.68**	***$-12.68***

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Aggregate Units of Entitlement (UOE) 4390 Reserve Fund-	Proposed Budget (01/10/2024-30/09/2025)	Adjustment	Current Year (01/10/2023-30/09/2024)			Last Year (01/10/2022-30/09/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Q3								
Income								
Interest Income on Investments (R)	$0.00		$0.00	$24,545.40	*$-24,545.40*	$0.00	$16,543.48	*$-16,543.48*
Interest on Overdues	$0.00		$0.00	$349.12	*$-349.12*	$0.00	$464.93	*$-464.93*
Levy Income	$150,000.00		$150,000.00	$149,985.44	*$14.56*	$150,000.00	$149,970.86	*$29.14*
Total Income	**$150,000.00**		**$150,000.00**	**$174,879.96**	***$-24,879.96***	**$150,000.00**	**$166,979.27**	***$-16,979.27***
Expense								
Building Improvement (R)	$0.00		$0.00	$0.00	*$0.00*	$0.00	$102,804.55	*$-102,804.55*
Doors & Windows (R)	$0.00		$0.00	$9,679.72	*$-9,679.72*	$0.00	$104,404.55	*$-104,404.55*
General Replacement (R)	$0.00		$0.00	$17,973.64	*$-17,973.64*	$0.00	$0.00	*$0.00*
Security & Gates (R)	$0.00		$0.00	$0.00	*$0.00*	$0.00	$5,245.40	*$-5,245.40*
Total Expense	**$0.00**		**$0.00**	**$27,653.36**	***$-27,653.36***	**$0.00**	**$212,454.50**	***$-212,454.50***
Total Q3 Levy Income	**$150,000.00**		**$150,000.00**	**$149,985.44**	***$14.56***	**$150,000.00**	**$149,970.86**	***$29.14***
ADD: RESERVE GST	**$15,000.00**		**$15,000.00**			**$15,000.00**		
Total Q3 Budget	**$165,000.00**		**$165,000.00**	**$149,985.44**	***$14.56***	**$165,000.00**	**$149,970.86**	***$29.14***

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Aggregate Units of Entitlement (UOE) 2308 Reserve Fund-	Proposed Budget (01/10/2024-30/09/2025)	Adjustment	Current Year (01/10/2023-30/09/2024)			Last Year (01/10/2022-30/09/2023)		
			Budget	Actual	Variance	Budget	Actual	Variance
Q4								
Income								
Interest Income on Investments (R)	$0.00		$0.00	$12,845.62	*$-12,845.62*	$0.00	$8,649.29	*$-8,649.29*
Interest on Overdues	$0.00		$0.00	$2.90	*$-2.90*	$0.00	$1.70	*$-1.70*
Levy Income	$190,228.00		$190,228.00	$190,219.13	*$8.87*	$190,228.00	$190,210.54	*$17.46*
Total Income	**$190,228.00**		**$190,228.00**	**$203,067.65**	***$-12,839.65***	**$190,228.00**	**$198,861.53**	***$-8,633.53***
Expense								
General Replacement (R)	$0.00		$0.00	$0.00	*$0.00*	$0.00	$20,560.00	*$-20,560.00*
Security & Gates (R)	$0.00		$0.00	$0.00	*$0.00*	$0.00	$2,741.91	*$-2,741.91*
Total Expense	**$0.00**		**$0.00**	**$0.00**	***$0.00***	**$0.00**	**$23,301.91**	***$-23,301.91***
Total Q4 Levy Income	**$190,228.00**		**$190,228.00**	**$190,219.13**	***$8.87***	**$190,228.00**	**$190,210.54**	***$17.46***
ADD: RESERVE GST	**$19,022.80**		**$19,022.80**			**$19,022.80**		
Total Q4 Budget	**$209,250.80**		**$209,250.80**	**$190,219.13**	***$8.87***	**$209,250.80**	**$190,210.54**	***$17.46***
TOTAL RESERVE LEVY INCOME	**$471,828.00**		**$471,828.00**	**$471,804.50**	***$23.50***	**$471,828.00**	**$471,781.18**	***$46.82***
ADD: RESERVE GST	**$47,182.80**		**$47,182.80**			**$47,182.80**		
TOTAL RESERVE BUDGET	**$519,010.80**		**$519,010.80**			**$519,010.80**		

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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Owner Summary (01/10/2024-30/09/2025) - Q1

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
397*	106/QI*	15	Gary Della-Vedova & Kathleen Della-Vedova						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
398*	107/QI*	15	Lucianna S Santa Maria Chauca & Wilder A Ruiz Conejo Neyra						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
399*	108/QI*	15	Deepika Chipfunde & Simbarashe Stephen Chipfunde						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
400*	109/QI*	15	Arvin Singh Kohli & Nithya Menon						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
401*	110/QI*	7	Nichola Michelle Pike & Housing Authority						
			Admin	$516.90	$516.85	$516.85	$516.85	$2,067.45	$516.85
			Reserve	$71.40	$71.45	$71.45	$71.45	$285.75	$71.45
			Owner Total	**$588.30**	**$588.30**	**$588.30**	**$588.30**	**$2,353.20**	**$588.30**
402*	111/QI*	14	Nimali Rajakaruna & Rathnayake Mudiyanselage Chamila Rathnayake						
			Admin	$1,033.75	$1,033.64	$1,033.64	$1,033.64	$4,134.67	$1,033.64
			Reserve	$142.80	$142.91	$142.91	$142.91	$571.53	$142.91
			Owner Total	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$4,706.20**	**$1,176.55**

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q1

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
403*	112/QI*	10	Lauren Ruth Rose & Housing Authority						
			Admin	$738.40	$738.32	$738.32	$738.32	$2,953.36	$738.32
			Reserve	$102.00	$102.08	$102.08	$102.08	$408.24	$102.08
			Owner Total	**$840.40**	**$840.40**	**$840.40**	**$840.40**	**$3,361.60**	**$840.40**
404*	113/QI*	13	Anthony Robert Scott						
			Admin	$959.90	$959.85	$959.85	$959.85	$3,839.45	$959.85
			Reserve	$132.60	$132.70	$132.70	$132.70	$530.70	$132.70
			Owner Total	**$1,092.50**	**$1,092.55**	**$1,092.55**	**$1,092.55**	**$4,370.15**	**$1,092.55**
405*	114/QI*	7	Sheena Marie Graham						
			Admin	$516.90	$516.85	$516.85	$516.85	$2,067.45	$516.85
			Reserve	$71.40	$71.45	$71.45	$71.45	$285.75	$71.45
			Owner Total	**$588.30**	**$588.30**	**$588.30**	**$588.30**	**$2,353.20**	**$588.30**
406*	115/QI*	15	Ethan Leighton & Amy Joanne Robinson						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
407*	116/QI*	15	Haena Bristow & Matthew James Bristow						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
408*	101/QI*	14	Lawrence Njoroge Muhuthia						
			Admin	$1,033.75	$1,033.64	$1,033.64	$1,033.64	$4,134.67	$1,033.64
			Reserve	$142.80	$142.91	$142.91	$142.91	$571.53	$142.91
			Owner Total	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$4,706.20**	**$1,176.55**

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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Owner Summary (01/10/2024-30/09/2025) - Q1

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
409*	102/QI*	14	Pavel Rovenskiy						
			Admin	$1,033.75	$1,033.64	$1,033.64	$1,033.64	$4,134.67	$1,033.64
			Reserve	$142.80	$142.91	$142.91	$142.91	$571.53	$142.91
			Owner Total	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$4,706.20**	**$1,176.55**
410*	103/QI*	10	Stephen Viles						
			Admin	$738.40	$738.32	$738.32	$738.32	$2,953.36	$738.32
			Reserve	$102.00	$102.08	$102.08	$102.08	$408.24	$102.08
			Owner Total	**$840.40**	**$840.40**	**$840.40**	**$840.40**	**$3,361.60**	**$840.40**
411*	104/QI*	9	Liomar David De Leon & Janen Lucmayon De Leon						
			Admin	$664.55	$664.48	$664.48	$664.48	$2,657.99	$664.48
			Reserve	$91.80	$91.87	$91.87	$91.87	$367.41	$91.87
			Owner Total	**$756.35**	**$756.35**	**$756.35**	**$756.35**	**$3,025.40**	**$756.35**
412*	105/QI*	11	Haeng Kyu Lee & Soyeong Jeong						
			Admin	$812.25	$812.16	$812.16	$812.16	$3,248.73	$812.16
			Reserve	$112.20	$112.29	$112.29	$112.29	$449.07	$112.29
			Owner Total	**$924.45**	**$924.45**	**$924.45**	**$924.45**	**$3,697.80**	**$924.45**
413*	N 101/QI*	9	Edward Costello & Maria Costello						
			Admin	$664.55	$664.48	$664.48	$664.48	$2,657.99	$664.48
			Reserve	$91.80	$91.87	$91.87	$91.87	$367.41	$91.87
			Owner Total	**$756.35**	**$756.35**	**$756.35**	**$756.35**	**$3,025.40**	**$756.35**
414*	N 102/QI*	12	Michelle Taran						
			Admin	$886.10	$886.01	$886.01	$886.01	$3,544.13	$886.01
			Reserve	$122.40	$122.49	$122.49	$122.49	$489.87	$122.49
			Owner Total	**$1,008.50**	**$1,008.50**	**$1,008.50**	**$1,008.50**	**$4,034.00**	**$1,008.50**

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Cygnet West
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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Owner Summary (01/10/2024-30/09/2025) - Q1

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
415*	N 103/QI*	15	Iris Jennifer Sheehan & Creena Anne Holly						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
416*	N 104/QI*	15	Goodsport Enterprises Pty Ltd						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
417*	206/QI*	15	Jian Lin Cao and Xiaogin Xin						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
418*	207/QI*	15	Anna Chernysheva & Jean-Marie Maxime Dominique Gillette						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
419*	208QI*	15	Jennifer Anne Fong & Kyle Robert Keith Lawrence						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
420*	209/QI*	15	Deborah Anne Zhi Fang Lee						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**

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Owner Summary (01/10/2024-30/09/2025) - Q1

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
421*	210/QI*	7	Mark Paul McNamara						
			Admin	$516.90	$516.85	$516.85	$516.85	$2,067.45	$516.85
			Reserve	$71.40	$71.45	$71.45	$71.45	$285.75	$71.45
			Owner Total	**$588.30**	**$588.30**	**$588.30**	**$588.30**	**$2,353.20**	**$588.30**
422*	211/QI*	14	Sarah Estelle Hennessy & Robert Ryan Hennessy						
			Admin	$1,033.75	$1,033.64	$1,033.64	$1,033.64	$4,134.67	$1,033.64
			Reserve	$142.80	$142.91	$142.91	$142.91	$571.53	$142.91
			Owner Total	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$4,706.20**	**$1,176.55**
423*	212/QI*	10	Michelle Anne Clarke						
			Admin	$738.40	$738.32	$738.32	$738.32	$2,953.36	$738.32
			Reserve	$102.00	$102.08	$102.08	$102.08	$408.24	$102.08
			Owner Total	**$840.40**	**$840.40**	**$840.40**	**$840.40**	**$3,361.60**	**$840.40**
424*	213/QI*	13	Homer Constantinos Constantinides						
			Admin	$959.90	$959.85	$959.85	$959.85	$3,839.45	$959.85
			Reserve	$132.60	$132.70	$132.70	$132.70	$530.70	$132.70
			Owner Total	**$1,092.50**	**$1,092.55**	**$1,092.55**	**$1,092.55**	**$4,370.15**	**$1,092.55**
425*	214/QI*	7	Sarah Jane Harwood						
			Admin	$516.90	$516.85	$516.85	$516.85	$2,067.45	$516.85
			Reserve	$71.40	$71.45	$71.45	$71.45	$285.75	$71.45
			Owner Total	**$588.30**	**$588.30**	**$588.30**	**$588.30**	**$2,353.20**	**$588.30**
426*	215/QI*	15	Eric Nankivell						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**

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Owner Summary (01/10/2024-30/09/2025) - Q1

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
427*	216/QI*	15	Xin Jin & Yang Cao						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
428*	217/QI*	10	Arvin Singh Kohli & Nithya Menon						
			Admin	$738.40	$738.32	$738.32	$738.32	$2,953.36	$738.32
			Reserve	$102.00	$102.08	$102.08	$102.08	$408.24	$102.08
			Owner Total	**$840.40**	**$840.40**	**$840.40**	**$840.40**	**$3,361.60**	**$840.40**
429*	201/QI*	14	Diego Andres Pabon Rosas & Erika Judith Martinez Alfonso						
			Admin	$1,033.75	$1,033.64	$1,033.64	$1,033.64	$4,134.67	$1,033.64
			Reserve	$142.80	$142.91	$142.91	$142.91	$571.53	$142.91
			Owner Total	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$4,706.20**	**$1,176.55**
430*	202/QI*	14	Emma Tojnar & Cameron Garrett						
			Admin	$1,033.75	$1,033.64	$1,033.64	$1,033.64	$4,134.67	$1,033.64
			Reserve	$142.80	$142.91	$142.91	$142.91	$571.53	$142.91
			Owner Total	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$4,706.20**	**$1,176.55**
431*	203/QI*	10	Christine Yola Rawis						
			Admin	$738.40	$738.32	$738.32	$738.32	$2,953.36	$738.32
			Reserve	$102.00	$102.08	$102.08	$102.08	$408.24	$102.08
			Owner Total	**$840.40**	**$840.40**	**$840.40**	**$840.40**	**$3,361.60**	**$840.40**
432*	204/QI*	7	Ho Jin Yoo						
			Admin	$516.90	$516.85	$516.85	$516.85	$2,067.45	$516.85
			Reserve	$71.40	$71.45	$71.45	$71.45	$285.75	$71.45
			Owner Total	**$588.30**	**$588.30**	**$588.30**	**$588.30**	**$2,353.20**	**$588.30**

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Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
433*	205/QI*	12	Taryn Jane Richards						
			Admin	$886.10	$886.01	$886.01	$886.01	$3,544.13	$886.01
			Reserve	$122.40	$122.49	$122.49	$122.49	$489.87	$122.49
			Owner Total	**$1,008.50**	**$1,008.50**	**$1,008.50**	**$1,008.50**	**$4,034.00**	**$1,008.50**
434*	N 201/QI*	8	Patrick Nicholas Mirosevich						
			Admin	$590.70	$590.64	$590.64	$590.64	$2,362.62	$590.64
			Reserve	$81.60	$81.66	$81.66	$81.66	$326.58	$81.66
			Owner Total	**$672.30**	**$672.30**	**$672.30**	**$672.30**	**$2,689.20**	**$672.30**
435*	N 202/QI*	12	Shung Kwong Chung						
			Admin	$886.10	$886.01	$886.01	$886.01	$3,544.13	$886.01
			Reserve	$122.40	$122.49	$122.49	$122.49	$489.87	$122.49
			Owner Total	**$1,008.50**	**$1,008.50**	**$1,008.50**	**$1,008.50**	**$4,034.00**	**$1,008.50**
436*	N 203/QI*	15	Carol Yin Wah Lam						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
437*	N 204/QI*	14	Frank Willibald Herold & On Na Lam						
			Admin	$1,033.75	$1,033.64	$1,033.64	$1,033.64	$4,134.67	$1,033.64
			Reserve	$142.80	$142.91	$142.91	$142.91	$571.53	$142.91
			Owner Total	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$4,706.20**	**$1,176.55**
438*	306/QI*	15	Steven David Austin and Gina Doreen Austin						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**

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Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
439*	307/QI*	15	Lisa Michelle Chegwidden & Philip Stanley Chegwidden						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
440*	308/QI*	15	Troy Shane Sydney Inwood						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
441*	309/QI*	15	D B Cross						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
442*	310/QI*	7	Maria Frances Ricupero						
			Admin	$516.90	$516.85	$516.85	$516.85	$2,067.45	$516.85
			Reserve	$71.40	$71.45	$71.45	$71.45	$285.75	$71.45
			Owner Total	**$588.30**	**$588.30**	**$588.30**	**$588.30**	**$2,353.20**	**$588.30**
443*	311/QI*	18	Udara Rusiri SIYASINGHE MUDIYANSELAGE & Udani GALAPPATHTHY						
			Admin	$1,329.10	$1,329.01	$1,329.01	$1,329.01	$5,316.13	$1,329.01
			Reserve	$183.60	$183.74	$183.74	$183.74	$734.82	$183.74
			Owner Total	**$1,512.70**	**$1,512.75**	**$1,512.75**	**$1,512.75**	**$6,050.95**	**$1,512.75**
444*	312/QI*	10	Thao Mi Nguyen & Housing Authority						
			Admin	$738.40	$738.32	$738.32	$738.32	$2,953.36	$738.32
			Reserve	$102.00	$102.08	$102.08	$102.08	$408.24	$102.08
			Owner Total	**$840.40**	**$840.40**	**$840.40**	**$840.40**	**$3,361.60**	**$840.40**

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest $0.05

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q1

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
445*	313/QI*	13	Andrei Alexander Lux & Asia May Pania Lux						
			Admin	$959.90	$959.85	$959.85	$959.85	$3,839.45	$959.85
			Reserve	$132.60	$132.70	$132.70	$132.70	$530.70	$132.70
			Owner Total	**$1,092.50**	**$1,092.55**	**$1,092.55**	**$1,092.55**	**$4,370.15**	**$1,092.55**
446*	314/QI*	7	Alexander Rojas Moreno & Housing Authority						
			Admin	$516.90	$516.85	$516.85	$516.85	$2,067.45	$516.85
			Reserve	$71.40	$71.45	$71.45	$71.45	$285.75	$71.45
			Owner Total	**$588.30**	**$588.30**	**$588.30**	**$588.30**	**$2,353.20**	**$588.30**
447*	315/QI*	15	Venkata Sudha Kalyan Chirlamcherla & Venkata Indira Priya Darshini						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
448*	316/QI*	15	Cresta Holdings Pty Ltd						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
449*	317/QI*	10	Priyanka Govindasamy & Housing Authority						
			Admin	$738.40	$738.32	$738.32	$738.32	$2,953.36	$738.32
			Reserve	$102.00	$102.08	$102.08	$102.08	$408.24	$102.08
			Owner Total	**$840.40**	**$840.40**	**$840.40**	**$840.40**	**$3,361.60**	**$840.40**
450*	301/QI*	14	Geoffrey Bernard Wright and Kim Gai Wright						
			Admin	$1,033.75	$1,033.64	$1,033.64	$1,033.64	$4,134.67	$1,033.64
			Reserve	$142.80	$142.91	$142.91	$142.91	$571.53	$142.91
			Owner Total	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$4,706.20**	**$1,176.55**

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Owner Summary (01/10/2024-30/09/2025) - Q1

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
451*	302/QI*	14	Mark Cesare Fogliani						
			Admin	$1,033.75	$1,033.64	$1,033.64	$1,033.64	$4,134.67	$1,033.64
			Reserve	$142.80	$142.91	$142.91	$142.91	$571.53	$142.91
			Owner Total	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$4,706.20**	**$1,176.55**
452*	303/QI*	10	Ann Rachel Bird						
			Admin	$738.40	$738.32	$738.32	$738.32	$2,953.36	$738.32
			Reserve	$102.00	$102.08	$102.08	$102.08	$408.24	$102.08
			Owner Total	**$840.40**	**$840.40**	**$840.40**	**$840.40**	**$3,361.60**	**$840.40**
453*	304/QI*	10	Gyula Plaganyi						
			Admin	$738.40	$738.32	$738.32	$738.32	$2,953.36	$738.32
			Reserve	$102.00	$102.08	$102.08	$102.08	$408.24	$102.08
			Owner Total	**$840.40**	**$840.40**	**$840.40**	**$840.40**	**$3,361.60**	**$840.40**
454*	305/QI*	12	Thi Hong Dung Phan						
			Admin	$886.10	$886.01	$886.01	$886.01	$3,544.13	$886.01
			Reserve	$122.40	$122.49	$122.49	$122.49	$489.87	$122.49
			Owner Total	**$1,008.50**	**$1,008.50**	**$1,008.50**	**$1,008.50**	**$4,034.00**	**$1,008.50**
455*	N 301/QI*	9	Alona Olanda Arbolente & Housing Authority						
			Admin	$664.55	$664.48	$664.48	$664.48	$2,657.99	$664.48
			Reserve	$91.80	$91.87	$91.87	$91.87	$367.41	$91.87
			Owner Total	**$756.35**	**$756.35**	**$756.35**	**$756.35**	**$3,025.40**	**$756.35**
456*	N 302/QI*	12	Seok Ean Tan						
			Admin	$886.10	$886.01	$886.01	$886.01	$3,544.13	$886.01
			Reserve	$122.40	$122.49	$122.49	$122.49	$489.87	$122.49
			Owner Total	**$1,008.50**	**$1,008.50**	**$1,008.50**	**$1,008.50**	**$4,034.00**	**$1,008.50**

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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Owner Summary (01/10/2024-30/09/2025) - Q1

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
457*	N 303/QI*	16	Julien Beaudoin-Tardif & Camila Andrea Caceres Tapia						
			Admin	$1,181.45	$1,181.32	$1,181.32	$1,181.32	$4,725.41	$1,181.32
			Reserve	$163.20	$163.33	$163.33	$163.33	$653.19	$163.33
			Owner Total	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$5,378.60**	**$1,344.65**
458*	N 304/QI*	16	Hoi Lun Chau						
			Admin	$1,181.45	$1,181.32	$1,181.32	$1,181.32	$4,725.41	$1,181.32
			Reserve	$163.20	$163.33	$163.33	$163.33	$653.19	$163.33
			Owner Total	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$5,378.60**	**$1,344.65**
459*	405/QI*	16	Jarred and Amanda Ryan						
			Admin	$1,181.45	$1,181.32	$1,181.32	$1,181.32	$4,725.41	$1,181.32
			Reserve	$163.20	$163.33	$163.33	$163.33	$653.19	$163.33
			Owner Total	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$5,378.60**	**$1,344.65**
460*	406/QI*	16	Philip Charles Macaulay Evans and Mrs Patricia Kathleen Evans						
			Admin	$1,181.45	$1,181.32	$1,181.32	$1,181.32	$4,725.41	$1,181.32
			Reserve	$163.20	$163.33	$163.33	$163.33	$653.19	$163.33
			Owner Total	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$5,378.60**	**$1,344.65**
461*	407/QI*	16	Ruohan Li						
			Admin	$1,181.45	$1,181.32	$1,181.32	$1,181.32	$4,725.41	$1,181.32
			Reserve	$163.20	$163.33	$163.33	$163.33	$653.19	$163.33
			Owner Total	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$5,378.60**	**$1,344.65**
462*	408/QI*	16	Mingsi Li						
			Admin	$1,181.45	$1,181.32	$1,181.32	$1,181.32	$4,725.41	$1,181.32
			Reserve	$163.20	$163.33	$163.33	$163.33	$653.19	$163.33
			Owner Total	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$5,378.60**	**$1,344.65**

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Owner Summary (01/10/2024-30/09/2025) - Q1

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
463*	409/QI*	8	Ashlyn Brooke Stevens						
			Admin	$590.70	$590.64	$590.64	$590.64	$2,362.62	$590.64
			Reserve	$81.60	$81.66	$81.66	$81.66	$326.58	$81.66
			Owner Total	**$672.30**	**$672.30**	**$672.30**	**$672.30**	**$2,689.20**	**$672.30**
464*	410/QI*	14	Angelo Rutigliano & Lorryn Rutigliano						
			Admin	$1,033.75	$1,033.64	$1,033.64	$1,033.64	$4,134.67	$1,033.64
			Reserve	$142.80	$142.91	$142.91	$142.91	$571.53	$142.91
			Owner Total	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$4,706.20**	**$1,176.55**
465*	411/QI*	10	Hyun Woo Choi & Housing Authority						
			Admin	$738.40	$738.32	$738.32	$738.32	$2,953.36	$738.32
			Reserve	$102.00	$102.08	$102.08	$102.08	$408.24	$102.08
			Owner Total	**$840.40**	**$840.40**	**$840.40**	**$840.40**	**$3,361.60**	**$840.40**
466*	412/QI*	14	Dheeraj Gupta						
			Admin	$1,033.75	$1,033.64	$1,033.64	$1,033.64	$4,134.67	$1,033.64
			Reserve	$142.80	$142.91	$142.91	$142.91	$571.53	$142.91
			Owner Total	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$4,706.20**	**$1,176.55**
467*	413/QI*	8	Man Yiu Wu & Belinda Hui Liu						
			Admin	$590.70	$590.64	$590.64	$590.64	$2,362.62	$590.64
			Reserve	$81.60	$81.66	$81.66	$81.66	$326.58	$81.66
			Owner Total	**$672.30**	**$672.30**	**$672.30**	**$672.30**	**$2,689.20**	**$672.30**
468*	414/QI*	16	Dongmei Zhao						
			Admin	$1,181.45	$1,181.32	$1,181.32	$1,181.32	$4,725.41	$1,181.32
			Reserve	$163.20	$163.33	$163.33	$163.33	$653.19	$163.33
			Owner Total	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$5,378.60**	**$1,344.65**

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Owner Summary (01/10/2024-30/09/2025) - Q1

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
469*	415/QI*	16	Michelle- Pam Gek Lyn Low						
			Admin	$1,181.45	$1,181.32	$1,181.32	$1,181.32	$4,725.41	$1,181.32
			Reserve	$163.20	$163.33	$163.33	$163.33	$653.19	$163.33
			Owner Total	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$5,378.60**	**$1,344.65**
470*	416/QI*	10	Stephen Ross Raymond Collins						
			Admin	$738.40	$738.32	$738.32	$738.32	$2,953.36	$738.32
			Reserve	$102.00	$102.08	$102.08	$102.08	$408.24	$102.08
			Owner Total	**$840.40**	**$840.40**	**$840.40**	**$840.40**	**$3,361.60**	**$840.40**
471*	401/QI*	15	Sujin Jeong						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
472*	402/QI*	15	Suriawaty Iskander						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
473*	403/QI*	15	Morgan Soliveau Property Portfolio Pty Ltd ATF Morgan Soliveau Holding Trust on behalf of Morgan Sol						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
474*	404/QI*	14	Milner Property Holdings Pty Ltd						
			Admin	$1,033.75	$1,033.64	$1,033.64	$1,033.64	$4,134.67	$1,033.64
			Reserve	$142.80	$142.91	$142.91	$142.91	$571.53	$142.91
			Owner Total	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$4,706.20**	**$1,176.55**

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Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
475*	N 401/QI*	9	Tamarra Leanne Sheldon						
			Admin	$664.55	$664.48	$664.48	$664.48	$2,657.99	$664.48
			Reserve	$91.80	$91.87	$91.87	$91.87	$367.41	$91.87
			Owner Total	**$756.35**	**$756.35**	**$756.35**	**$756.35**	**$3,025.40**	**$756.35**
476*	N 402/QI*	12	Barry Milton Nicholls						
			Admin	$886.10	$886.01	$886.01	$886.01	$3,544.13	$886.01
			Reserve	$122.40	$122.49	$122.49	$122.49	$489.87	$122.49
			Owner Total	**$1,008.50**	**$1,008.50**	**$1,008.50**	**$1,008.50**	**$4,034.00**	**$1,008.50**
477*	N 403/QI*	16	Neil Raymond Ginbey						
			Admin	$1,181.45	$1,181.32	$1,181.32	$1,181.32	$4,725.41	$1,181.32
			Reserve	$163.20	$163.33	$163.33	$163.33	$653.19	$163.33
			Owner Total	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$5,378.60**	**$1,344.65**
478*	N 404/QI*	17	Ashok Kumar Mishra & Archana Mishra						
			Admin	$1,255.30	$1,255.17	$1,255.17	$1,255.17	$5,020.81	$1,255.17
			Reserve	$173.40	$173.53	$173.53	$173.53	$693.99	$173.53
			Owner Total	**$1,428.70**	**$1,428.70**	**$1,428.70**	**$1,428.70**	**$5,714.80**	**$1,428.70**
479*	505/QI*	16	Ryan Carbery-Nolan						
			Admin	$1,181.45	$1,181.32	$1,181.32	$1,181.32	$4,725.41	$1,181.32
			Reserve	$163.20	$163.33	$163.33	$163.33	$653.19	$163.33
			Owner Total	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$5,378.60**	**$1,344.65**
480*	506/QI*	16	Timothy Andrew Dunne & Amane Dunne						
			Admin	$1,181.45	$1,181.32	$1,181.32	$1,181.32	$4,725.41	$1,181.32
			Reserve	$163.20	$163.33	$163.33	$163.33	$653.19	$163.33
			Owner Total	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$5,378.60**	**$1,344.65**

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Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
481*	507/QI*	16	J Stein & T Stankovic in trust of A Stevanovic						
			Admin	$1,181.45	$1,181.32	$1,181.32	$1,181.32	$4,725.41	$1,181.32
			Reserve	$163.20	$163.33	$163.33	$163.33	$653.19	$163.33
			Owner Total	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$5,378.60**	**$1,344.65**
482*	508/QI*	16	Emma Christine Dolzadelli						
			Admin	$1,181.45	$1,181.32	$1,181.32	$1,181.32	$4,725.41	$1,181.32
			Reserve	$163.20	$163.33	$163.33	$163.33	$653.19	$163.33
			Owner Total	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$5,378.60**	**$1,344.65**
483*	509/QI*	8	Jasmine Alexandria Lewis						
			Admin	$590.70	$590.64	$590.64	$590.64	$2,362.62	$590.64
			Reserve	$81.60	$81.66	$81.66	$81.66	$326.58	$81.66
			Owner Total	**$672.30**	**$672.30**	**$672.30**	**$672.30**	**$2,689.20**	**$672.30**
484*	510/QI*	14	John William & Lucy Jane Guyer						
			Admin	$1,033.75	$1,033.64	$1,033.64	$1,033.64	$4,134.67	$1,033.64
			Reserve	$142.80	$142.91	$142.91	$142.91	$571.53	$142.91
			Owner Total	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$4,706.20**	**$1,176.55**
485*	511/QI*	14	Wai Kwok and Jay Fowler						
			Admin	$1,033.75	$1,033.64	$1,033.64	$1,033.64	$4,134.67	$1,033.64
			Reserve	$142.80	$142.91	$142.91	$142.91	$571.53	$142.91
			Owner Total	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$4,706.20**	**$1,176.55**
486*	512/QI*	8	Christopher Charles Haynes						
			Admin	$590.70	$590.64	$590.64	$590.64	$2,362.62	$590.64
			Reserve	$81.60	$81.66	$81.66	$81.66	$326.58	$81.66
			Owner Total	**$672.30**	**$672.30**	**$672.30**	**$672.30**	**$2,689.20**	**$672.30**

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Docusign Envelope ID: C83EEEE8-C156-4022-909D-3551298A27E8

Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q1

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
487*	513/QI*	16	Rickie Brian Heaton & Voletta Gae Heaton						
			Admin	$1,181.45	$1,181.32	$1,181.32	$1,181.32	$4,725.41	$1,181.32
			Reserve	$163.20	$163.33	$163.33	$163.33	$653.19	$163.33
			Owner Total	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$5,378.60**	**$1,344.65**
488*	514/QI*	16	Shuk Man Gemma Sum						
			Admin	$1,181.45	$1,181.32	$1,181.32	$1,181.32	$4,725.41	$1,181.32
			Reserve	$163.20	$163.33	$163.33	$163.33	$653.19	$163.33
			Owner Total	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$5,378.60**	**$1,344.65**
489*	515/QI*	10	Michael Terence Yates						
			Admin	$738.40	$738.32	$738.32	$738.32	$2,953.36	$738.32
			Reserve	$102.00	$102.08	$102.08	$102.08	$408.24	$102.08
			Owner Total	**$840.40**	**$840.40**	**$840.40**	**$840.40**	**$3,361.60**	**$840.40**
490*	501/QI*	15	RB & DT Chen Pty Ltd						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
491*	502/QI*	15	Victoria Katherine Graves						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
492*	503/QI*	15	Anthony Warren						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**

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Cygnet West
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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q1

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
493*	504/QI*	14	Erika Giannini						
			Admin	$1,033.75	$1,033.64	$1,033.64	$1,033.64	$4,134.67	$1,033.64
			Reserve	$142.80	$142.91	$142.91	$142.91	$571.53	$142.91
			Owner Total	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$4,706.20**	**$1,176.55**
494*	N 501/QI*	40	Carmen Lane						
			Admin	$2,953.60	$2,953.34	$2,953.34	$2,953.34	$11,813.62	$2,953.34
			Reserve	$408.00	$408.31	$408.31	$408.31	$1,632.93	$408.31
			Owner Total	**$3,361.60**	**$3,361.65**	**$3,361.65**	**$3,361.65**	**$13,446.55**	**$3,361.65**
495*	C05/QI*	40	Fraser Queens Pty Ltd						
			Admin	$2,953.60	$2,953.34	$2,953.34	$2,953.34	$11,813.62	$2,953.34
			Reserve	$408.00	$408.31	$408.31	$408.31	$1,632.93	$408.31
			Owner Total	**$3,361.60**	**$3,361.65**	**$3,361.65**	**$3,361.65**	**$13,446.55**	**$3,361.65**
496*	605/QI*	17	Janica Jessica Slinger						
			Admin	$1,255.30	$1,255.17	$1,255.17	$1,255.17	$5,020.81	$1,255.17
			Reserve	$173.40	$173.53	$173.53	$173.53	$693.99	$173.53
			Owner Total	**$1,428.70**	**$1,428.70**	**$1,428.70**	**$1,428.70**	**$5,714.80**	**$1,428.70**
497*	606/QI*	17	Yipeng Guo						
			Admin	$1,255.30	$1,255.17	$1,255.17	$1,255.17	$5,020.81	$1,255.17
			Reserve	$173.40	$173.53	$173.53	$173.53	$693.99	$173.53
			Owner Total	**$1,428.70**	**$1,428.70**	**$1,428.70**	**$1,428.70**	**$5,714.80**	**$1,428.70**
498*	607/QI*	17	Stephanie Louise Amato						
			Admin	$1,255.30	$1,255.17	$1,255.17	$1,255.17	$5,020.81	$1,255.17
			Reserve	$173.40	$173.53	$173.53	$173.53	$693.99	$173.53
			Owner Total	**$1,428.70**	**$1,428.70**	**$1,428.70**	**$1,428.70**	**$5,714.80**	**$1,428.70**

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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q1

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
499*	608/QI*	17	Kavir Bharatlal Laloo						
			Admin	$1,255.30	$1,255.17	$1,255.17	$1,255.17	$5,020.81	$1,255.17
			Reserve	$173.40	$173.53	$173.53	$173.53	$693.99	$173.53
			Owner Total	**$1,428.70**	**$1,428.70**	**$1,428.70**	**$1,428.70**	**$5,714.80**	**$1,428.70**
500*	609/QI*	8	GM Burns Nominees Pty Ltd						
			Admin	$590.70	$590.64	$590.64	$590.64	$2,362.62	$590.64
			Reserve	$81.60	$81.66	$81.66	$81.66	$326.58	$81.66
			Owner Total	**$672.30**	**$672.30**	**$672.30**	**$672.30**	**$2,689.20**	**$672.30**
501*	610/QI*	15	David & Perri Hochwald - Jones						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
502*	611/QI*	14	Goodwin & Sermon						
			Admin	$1,033.75	$1,033.64	$1,033.64	$1,033.64	$4,134.67	$1,033.64
			Reserve	$142.80	$142.91	$142.91	$142.91	$571.53	$142.91
			Owner Total	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$4,706.20**	**$1,176.55**
503*	612/QI*	8	Julie Stewart						
			Admin	$590.70	$590.64	$590.64	$590.64	$2,362.62	$590.64
			Reserve	$81.60	$81.66	$81.66	$81.66	$326.58	$81.66
			Owner Total	**$672.30**	**$672.30**	**$672.30**	**$672.30**	**$2,689.20**	**$672.30**
504*	613/QI*	17	Shunqin Luo						
			Admin	$1,255.30	$1,255.17	$1,255.17	$1,255.17	$5,020.81	$1,255.17
			Reserve	$173.40	$173.53	$173.53	$173.53	$693.99	$173.53
			Owner Total	**$1,428.70**	**$1,428.70**	**$1,428.70**	**$1,428.70**	**$5,714.80**	**$1,428.70**

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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Owner Summary (01/10/2024-30/09/2025) - Q1

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
505*	614/QI*	17	Sasha Vermazen Peppinck & Bevan Anthony Hobson						
			Admin	$1,255.30	$1,255.17	$1,255.17	$1,255.17	$5,020.81	$1,255.17
			Reserve	$173.40	$173.53	$173.53	$173.53	$693.99	$173.53
			Owner Total	**$1,428.70**	**$1,428.70**	**$1,428.70**	**$1,428.70**	**$5,714.80**	**$1,428.70**
506*	615/QI*	10	Jade Pettersen						
			Admin	$738.40	$738.32	$738.32	$738.32	$2,953.36	$738.32
			Reserve	$102.00	$102.08	$102.08	$102.08	$408.24	$102.08
			Owner Total	**$840.40**	**$840.40**	**$840.40**	**$840.40**	**$3,361.60**	**$840.40**
507*	601/QI*	15	Benjawan Golding						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
508*	602/QI*	15	Ruping Hong						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
509*	603/QI*	16	Jin Huang						
			Admin	$1,181.45	$1,181.32	$1,181.32	$1,181.32	$4,725.41	$1,181.32
			Reserve	$163.20	$163.33	$163.33	$163.33	$653.19	$163.33
			Owner Total	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$5,378.60**	**$1,344.65**
510*	604/QI*	14	Paul John Lapham & Renae Lee Lapham						
			Admin	$1,033.75	$1,033.64	$1,033.64	$1,033.64	$4,134.67	$1,033.64
			Reserve	$142.80	$142.91	$142.91	$142.91	$571.53	$142.91
			Owner Total	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$4,706.20**	**$1,176.55**

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Owner Summary (01/10/2024-30/09/2025) - Q1

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
511*	705/QI*	18	Sarkis Akopov & Karine Turkmenian						
			Admin	$1,329.10	$1,329.01	$1,329.01	$1,329.01	$5,316.13	$1,329.01
			Reserve	$183.60	$183.74	$183.74	$183.74	$734.82	$183.74
			Owner Total	**$1,512.70**	**$1,512.75**	**$1,512.75**	**$1,512.75**	**$6,050.95**	**$1,512.75**
512*	706/QI*	18	Sherry Investments Pty Ltd ATFT Sherry Investment Unit Trust						
			Admin	$1,329.10	$1,329.01	$1,329.01	$1,329.01	$5,316.13	$1,329.01
			Reserve	$183.60	$183.74	$183.74	$183.74	$734.82	$183.74
			Owner Total	**$1,512.70**	**$1,512.75**	**$1,512.75**	**$1,512.75**	**$6,050.95**	**$1,512.75**
513*	707/QI*	10	Jojo Yi Rollerson						
			Admin	$738.40	$738.32	$738.32	$738.32	$2,953.36	$738.32
			Reserve	$102.00	$102.08	$102.08	$102.08	$408.24	$102.08
			Owner Total	**$840.40**	**$840.40**	**$840.40**	**$840.40**	**$3,361.60**	**$840.40**
514*	708/QI*	18	Daniel Allan Refeld & Stefana Lo Presti						
			Admin	$1,329.10	$1,329.01	$1,329.01	$1,329.01	$5,316.13	$1,329.01
			Reserve	$183.60	$183.74	$183.74	$183.74	$734.82	$183.74
			Owner Total	**$1,512.70**	**$1,512.75**	**$1,512.75**	**$1,512.75**	**$6,050.95**	**$1,512.75**
515*	701/QI*	15	Anjali Walia & Mukul Soul						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**
516*	702/QI*	15	Paul and Leanne Kempshall						
			Admin	$1,107.60	$1,107.48	$1,107.48	$1,107.48	$4,430.04	$1,107.48
			Reserve	$153.00	$153.12	$153.12	$153.12	$612.36	$153.12
			Owner Total	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$1,260.60**	**$5,042.40**	**$1,260.60**

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Owner Summary (01/10/2024-30/09/2025) - Q1

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
517*	703/QI*	16	Stephen Ross Costar						
			Admin	$1,181.45	$1,181.32	$1,181.32	$1,181.32	$4,725.41	$1,181.32
			Reserve	$163.20	$163.33	$163.33	$163.33	$653.19	$163.33
			Owner Total	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$5,378.60**	**$1,344.65**
518*	704/QI*	14	Neil Panchal						
			Admin	$1,033.75	$1,033.64	$1,033.64	$1,033.64	$4,134.67	$1,033.64
			Reserve	$142.80	$142.91	$142.91	$142.91	$571.53	$142.91
			Owner Total	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$1,176.55**	**$4,706.20**	**$1,176.55**
519*	G01/QI*	9	KOO Yee Shan						
			Admin	$664.55	$664.48	$664.48	$664.48	$2,657.99	$664.48
			Reserve	$91.80	$91.87	$91.87	$91.87	$367.41	$91.87
			Owner Total	**$756.35**	**$756.35**	**$756.35**	**$756.35**	**$3,025.40**	**$756.35**
520*	G02/QI*	9	Jason Paul Scott						
			Admin	$664.55	$664.48	$664.48	$664.48	$2,657.99	$664.48
			Reserve	$91.80	$91.87	$91.87	$91.87	$367.41	$91.87
			Owner Total	**$756.35**	**$756.35**	**$756.35**	**$756.35**	**$3,025.40**	**$756.35**
521*	G03/QI*	9	Joya Putri Tijitrahadi						
			Admin	$664.55	$664.48	$664.48	$664.48	$2,657.99	$664.48
			Reserve	$91.80	$91.87	$91.87	$91.87	$367.41	$91.87
			Owner Total	**$756.35**	**$756.35**	**$756.35**	**$756.35**	**$3,025.40**	**$756.35**
522*	G04/QI*	9	Grant Andrew Mathews & Ryan Dennis Greatrex						
			Admin	$664.55	$664.48	$664.48	$664.48	$2,657.99	$664.48
			Reserve	$91.80	$91.87	$91.87	$91.87	$367.41	$91.87
			Owner Total	**$756.35**	**$756.35**	**$756.35**	**$756.35**	**$3,025.40**	**$756.35**

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Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q1

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
523*	C01/QI*	11	Apple Mint 153 Pty Ltd ATF Apple Mint 153 Family Trust						
			Admin	$812.25	$812.16	$812.16	$812.16	$3,248.73	$812.16
			Reserve	$112.20	$112.29	$112.29	$112.29	$449.07	$112.29
			Owner Total	**$924.45**	**$924.45**	**$924.45**	**$924.45**	**$3,697.80**	**$924.45**
524*	C02/QI*	12	Apple Mint 153 Pty Ltd ATF Apple Mint 153 Family Trust						
			Admin	$886.10	$886.01	$886.01	$886.01	$3,544.13	$886.01
			Reserve	$122.40	$122.49	$122.49	$122.49	$489.87	$122.49
			Owner Total	**$1,008.50**	**$1,008.50**	**$1,008.50**	**$1,008.50**	**$4,034.00**	**$1,008.50**
525*	C03/QI*	16	Chin-Chang Wang						
			Admin	$1,181.45	$1,181.32	$1,181.32	$1,181.32	$4,725.41	$1,181.32
			Reserve	$163.20	$163.33	$163.33	$163.33	$653.19	$163.33
			Owner Total	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$1,344.65**	**$5,378.60**	**$1,344.65**
526*	C04/QI*	20	Chin-Chang Wang						
			Admin	$1,476.80	$1,476.64	$1,476.64	$1,476.64	$5,906.72	$1,476.64
			Reserve	$204.00	$204.16	$204.16	$204.16	$816.48	$204.16
Total aggregate of UOE 1773			**Owner Total**	**$1,680.80**	**$1,680.80**	**$1,680.80**	**$1,680.80**	**$6,723.20**	**$1,680.80**

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest $0.05

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q2

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
289*	G 5/QII*	13	Wai Ho Chan & Ngan Ting Regina Tsang						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
290*	G 6/QII*	9	Phillipa Doran & Housing Authority						
			Admin	$661.59	$661.21	$661.21	$661.21	$2,645.22	$661.21
			Reserve	$106.56	$106.49	$106.49	$106.49	$426.03	$106.49
			Owner Total	**$768.15**	**$767.70**	**$767.70**	**$767.70**	**$3,071.25**	**$767.70**
291*	G 7/QII*	10	Natalie Marie Eldridge						
			Admin	$735.10	$734.67	$734.67	$734.67	$2,939.11	$734.67
			Reserve	$118.40	$118.33	$118.33	$118.33	$473.39	$118.33
			Owner Total	**$853.50**	**$853.00**	**$853.00**	**$853.00**	**$3,412.50**	**$853.00**
292*	G 8/QII*	10	San Ping Jiang & Choo Geok Lim						
			Admin	$735.10	$734.67	$734.67	$734.67	$2,939.11	$734.67
			Reserve	$118.40	$118.33	$118.33	$118.33	$473.39	$118.33
			Owner Total	**$853.50**	**$853.00**	**$853.00**	**$853.00**	**$3,412.50**	**$853.00**
293*	G 9/QII*	15	Yizheng Huang						
			Admin	$1,102.65	$1,102.01	$1,102.01	$1,102.01	$4,408.68	$1,102.01
			Reserve	$177.60	$177.49	$177.49	$177.49	$710.07	$177.49
			Owner Total	**$1,280.25**	**$1,279.50**	**$1,279.50**	**$1,279.50**	**$5,118.75**	**$1,279.50**
294*	G 10/QII*	11	Mr Kang-Fui Koh & Mrs Evangeline Oi See Koh						
			Admin	$808.61	$808.14	$808.14	$808.14	$3,233.03	$808.14
			Reserve	$130.24	$130.16	$130.16	$130.16	$520.72	$130.16
			Owner Total	**$938.85**	**$938.30**	**$938.30**	**$938.30**	**$3,753.75**	**$938.30**

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Cygnet West
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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q2

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
295*	G 11/QII*	11	Sussi Porsborg						
			Admin	$808.61	$808.14	$808.14	$808.14	$3,233.03	$808.14
			Reserve	$130.24	$130.16	$130.16	$130.16	$520.72	$130.16
			Owner Total	**$938.85**	**$938.30**	**$938.30**	**$938.30**	**$3,753.75**	**$938.30**
296*	G 12/QII*	9	Mr Stuart Alexander Forsythe Brown						
			Admin	$661.59	$661.21	$661.21	$661.21	$2,645.22	$661.21
			Reserve	$106.56	$106.49	$106.49	$106.49	$426.03	$106.49
			Owner Total	**$768.15**	**$767.70**	**$767.70**	**$767.70**	**$3,071.25**	**$767.70**
297*	101/QII*	9	Aurellya C Kimbal						
			Admin	$661.59	$661.21	$661.21	$661.21	$2,645.22	$661.21
			Reserve	$106.56	$106.49	$106.49	$106.49	$426.03	$106.49
			Owner Total	**$768.15**	**$767.70**	**$767.70**	**$767.70**	**$3,071.25**	**$767.70**
298*	102/QII*	13	Graeme Jeffrey Watson & Sonia Elizabeth Watson						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
299*	103/QII*	13	Remin Zhang & He Li						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
300*	104/QII*	13	Vidula Runganaikaloo & Housing Authority						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**

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Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q2

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
301*	105/QII*	13	Paul Leslie & Suzanne Michelle Mulloland						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
302*	106/QII*	13	Khanh Cang Phan						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
303*	107/QII*	13	Mr Thomas Mark Broadhurst & Ms Melissa Ann Wilson						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
304*	108/QII*	14	Yao Chen & Subham Paliwal						
			Admin	$1,029.14	$1,028.54	$1,028.54	$1,028.54	$4,114.76	$1,028.54
			Reserve	$165.76	$165.66	$165.66	$165.66	$662.74	$165.66
			Owner Total	**$1,194.90**	**$1,194.20**	**$1,194.20**	**$1,194.20**	**$4,777.50**	**$1,194.20**
305*	109/QII*	10	Robert Duncan Batchelor						
			Admin	$735.10	$734.67	$734.67	$734.67	$2,939.11	$734.67
			Reserve	$118.40	$118.33	$118.33	$118.33	$473.39	$118.33
			Owner Total	**$853.50**	**$853.00**	**$853.00**	**$853.00**	**$3,412.50**	**$853.00**
306*	110/QII*	14	Rizam Aziz Rizam Tengku & Putra Tunku						
			Admin	$1,029.14	$1,028.54	$1,028.54	$1,028.54	$4,114.76	$1,028.54
			Reserve	$165.76	$165.66	$165.66	$165.66	$662.74	$165.66
			Owner Total	**$1,194.90**	**$1,194.20**	**$1,194.20**	**$1,194.20**	**$4,777.50**	**$1,194.20**

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Owner Summary (01/10/2024-30/09/2025) - Q2

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
307*	111/QII*	14	Chi Hang Leung						
			Admin	$1,029.14	$1,028.54	$1,028.54	$1,028.54	$4,114.76	$1,028.54
			Reserve	$165.76	$165.66	$165.66	$165.66	$662.74	$165.66
			Owner Total	**$1,194.90**	**$1,194.20**	**$1,194.20**	**$1,194.20**	**$4,777.50**	**$1,194.20**
308*	112/QII*	11	Leisa Janine Peake						
			Admin	$808.61	$808.14	$808.14	$808.14	$3,233.03	$808.14
			Reserve	$130.24	$130.16	$130.16	$130.16	$520.72	$130.16
			Owner Total	**$938.85**	**$938.30**	**$938.30**	**$938.30**	**$3,753.75**	**$938.30**
309*	113/QII*	11	Martin Thomas Desond Brady & Antonia Brady & Housing Authority						
			Admin	$808.61	$808.14	$808.14	$808.14	$3,233.03	$808.14
			Reserve	$130.24	$130.16	$130.16	$130.16	$520.72	$130.16
			Owner Total	**$938.85**	**$938.30**	**$938.30**	**$938.30**	**$3,753.75**	**$938.30**
310*	114/QII*	11	Teresa Nguyen						
			Admin	$808.61	$808.14	$808.14	$808.14	$3,233.03	$808.14
			Reserve	$130.24	$130.16	$130.16	$130.16	$520.72	$130.16
			Owner Total	**$938.85**	**$938.30**	**$938.30**	**$938.30**	**$3,753.75**	**$938.30**
311*	115/QII*	10	Yang Yang						
			Admin	$735.10	$734.67	$734.67	$734.67	$2,939.11	$734.67
			Reserve	$118.40	$118.33	$118.33	$118.33	$473.39	$118.33
			Owner Total	**$853.50**	**$853.00**	**$853.00**	**$853.00**	**$3,412.50**	**$853.00**
312*	116/QII*	10	Simon Andrew Stanford						
			Admin	$735.10	$734.67	$734.67	$734.67	$2,939.11	$734.67
			Reserve	$118.40	$118.33	$118.33	$118.33	$473.39	$118.33
			Owner Total	**$853.50**	**$853.00**	**$853.00**	**$853.00**	**$3,412.50**	**$853.00**

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Owner Summary (01/10/2024-30/09/2025) - Q2

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
313*	117/QII*	11	Lian Chye Joe Oh & Siew Hua Jeanie Tan						
			Admin	$808.61	$808.14	$808.14	$808.14	$3,233.03	$808.14
			Reserve	$130.24	$130.16	$130.16	$130.16	$520.72	$130.16
			Owner Total	**$938.85**	**$938.30**	**$938.30**	**$938.30**	**$3,753.75**	**$938.30**
314*	118/QII*	11	Simon Andrew Stanford						
			Admin	$808.61	$808.14	$808.14	$808.14	$3,233.03	$808.14
			Reserve	$130.24	$130.16	$130.16	$130.16	$520.72	$130.16
			Owner Total	**$938.85**	**$938.30**	**$938.30**	**$938.30**	**$3,753.75**	**$938.30**
315*	119/QII*	13	Huimin Shen						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
316*	201/QII*	9	Mr Mark Roland Neo						
			Admin	$661.59	$661.21	$661.21	$661.21	$2,645.22	$661.21
			Reserve	$106.56	$106.49	$106.49	$106.49	$426.03	$106.49
			Owner Total	**$768.15**	**$767.70**	**$767.70**	**$767.70**	**$3,071.25**	**$767.70**
317*	202/QII*	13	Mr Weili Ng & Ms Shitian Marissa Jane Goh						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
318*	203/QII*	13	Rick Anstey & Housing Authority						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**

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Owner Summary (01/10/2024-30/09/2025) - Q2

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
319*	204/QII*	13	Melissa Wanyu Guo & Housing Authority						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
320*	205/QII*	13	Mr Bryan Chong Heng Tan & Ms Erica Ai Li Toh						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
321*	206/QII*	13	Berendine Van Zyl & Matthew James Rush						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
322*	207/QII*	13	Yen The Ly						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
323*	208/QII*	14	A Rogowsky						
			Admin	$1,029.14	$1,028.54	$1,028.54	$1,028.54	$4,114.76	$1,028.54
			Reserve	$165.76	$165.66	$165.66	$165.66	$662.74	$165.66
			Owner Total	**$1,194.90**	**$1,194.20**	**$1,194.20**	**$1,194.20**	**$4,777.50**	**$1,194.20**
324*	209/QII*	10	Yvonne Majorie Hale						
			Admin	$735.10	$734.67	$734.67	$734.67	$2,939.11	$734.67
			Reserve	$118.40	$118.33	$118.33	$118.33	$473.39	$118.33
			Owner Total	**$853.50**	**$853.00**	**$853.00**	**$853.00**	**$3,412.50**	**$853.00**

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Owner Summary (01/10/2024-30/09/2025) - Q2

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
325*	210/QII*	14	Ainsley Joesph Paul						
			Admin	$1,029.14	$1,028.54	$1,028.54	$1,028.54	$4,114.76	$1,028.54
			Reserve	$165.76	$165.66	$165.66	$165.66	$662.74	$165.66
			Owner Total	**$1,194.90**	**$1,194.20**	**$1,194.20**	**$1,194.20**	**$4,777.50**	**$1,194.20**
326*	211/QII*	13	Angel Cheng & Yuk Chun On						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
327*	212/QII*	11	Housing Authority						
			Admin	$808.61	$808.14	$808.14	$808.14	$3,233.03	$808.14
			Reserve	$130.24	$130.16	$130.16	$130.16	$520.72	$130.16
			Owner Total	**$938.85**	**$938.30**	**$938.30**	**$938.30**	**$3,753.75**	**$938.30**
328*	213/QII*	9	Stella Choon Kee Sim						
			Admin	$661.59	$661.21	$661.21	$661.21	$2,645.22	$661.21
			Reserve	$106.56	$106.49	$106.49	$106.49	$426.03	$106.49
			Owner Total	**$768.15**	**$767.70**	**$767.70**	**$767.70**	**$3,071.25**	**$767.70**
329*	214/QII*	12	Stephanie Jane Hui Wong						
			Admin	$882.12	$881.61	$881.61	$881.61	$3,526.95	$881.61
			Reserve	$142.08	$141.99	$141.99	$141.99	$568.05	$141.99
			Owner Total	**$1,024.20**	**$1,023.60**	**$1,023.60**	**$1,023.60**	**$4,095.00**	**$1,023.60**
330*	215/QII*	13	Mr Ngoc Phuoc Huynh & Mr Phi Long Ly						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q2

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
331*	216/QII*	9	Mr John Niall Hughes & Housing Authority						
			Admin	$661.59	$661.21	$661.21	$661.21	$2,645.22	$661.21
			Reserve	$106.56	$106.49	$106.49	$106.49	$426.03	$106.49
			Owner Total	**$768.15**	**$767.70**	**$767.70**	**$767.70**	**$3,071.25**	**$767.70**
332*	217/QII*	15	Mr Russell Douglas O'Neill						
			Admin	$1,102.65	$1,102.01	$1,102.01	$1,102.01	$4,408.68	$1,102.01
			Reserve	$177.60	$177.49	$177.49	$177.49	$710.07	$177.49
			Owner Total	**$1,280.25**	**$1,279.50**	**$1,279.50**	**$1,279.50**	**$5,118.75**	**$1,279.50**
333*	218/QII*	17	S INOUE & S INOUE						
			Admin	$1,249.67	$1,248.94	$1,248.94	$1,248.94	$4,996.49	$1,248.94
			Reserve	$201.28	$201.16	$201.16	$201.16	$804.76	$201.16
			Owner Total	**$1,450.95**	**$1,450.10**	**$1,450.10**	**$1,450.10**	**$5,801.25**	**$1,450.10**
334*	219/QII*	15	Hayao & Rie Yamahara						
			Admin	$1,102.65	$1,102.01	$1,102.01	$1,102.01	$4,408.68	$1,102.01
			Reserve	$177.60	$177.49	$177.49	$177.49	$710.07	$177.49
			Owner Total	**$1,280.25**	**$1,279.50**	**$1,279.50**	**$1,279.50**	**$5,118.75**	**$1,279.50**
335*	301/QII*	18	Lecinda Anne Collins-Brown						
			Admin	$1,323.18	$1,322.41	$1,322.41	$1,322.41	$5,290.41	$1,322.41
			Reserve	$213.12	$212.99	$212.99	$212.99	$852.09	$212.99
			Owner Total	**$1,536.30**	**$1,535.40**	**$1,535.40**	**$1,535.40**	**$6,142.50**	**$1,535.40**
336*	302/QII*	13	Poh Tho Kok						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**

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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Owner Summary (01/10/2024-30/09/2025) - Q2

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
337*	303/QII*	13	Ryan Valentine						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
338*	304/QII*	13	Yue Wu						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
339*	305/QII*	13	Mr Sandy Suhaili & Ms Vanessa Susanti Wibowo						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
340*	306/QII*	13	Emma Jane Bock						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
341*	307/QII*	15	Lay Chuan Hong & Mee Fung Leow						
			Admin	$1,102.65	$1,102.01	$1,102.01	$1,102.01	$4,408.68	$1,102.01
			Reserve	$177.60	$177.49	$177.49	$177.49	$710.07	$177.49
			Owner Total	**$1,280.25**	**$1,279.50**	**$1,279.50**	**$1,279.50**	**$5,118.75**	**$1,279.50**
342*	308/QII*	11	Mr Andy Peck-Guan Goh						
			Admin	$808.61	$808.14	$808.14	$808.14	$3,233.03	$808.14
			Reserve	$130.24	$130.16	$130.16	$130.16	$520.72	$130.16
			Owner Total	**$938.85**	**$938.30**	**$938.30**	**$938.30**	**$3,753.75**	**$938.30**

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Owner Summary (01/10/2024-30/09/2025) - Q2

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
343*	309/QII*	16	Ms Joelin Teh						
			Admin	$1,176.16	$1,175.48	$1,175.48	$1,175.48	$4,702.60	$1,175.48
			Reserve	$189.44	$189.32	$189.32	$189.32	$757.40	$189.32
			Owner Total	**$1,365.60**	**$1,364.80**	**$1,364.80**	**$1,364.80**	**$5,460.00**	**$1,364.80**
344*	310/QII*	15	Michael David Weston & Donna Lee Weston						
			Admin	$1,102.65	$1,102.01	$1,102.01	$1,102.01	$4,408.68	$1,102.01
			Reserve	$177.60	$177.49	$177.49	$177.49	$710.07	$177.49
			Owner Total	**$1,280.25**	**$1,279.50**	**$1,279.50**	**$1,279.50**	**$5,118.75**	**$1,279.50**
345*	311/QII*	12	Yanjun Jin						
			Admin	$882.12	$881.61	$881.61	$881.61	$3,526.95	$881.61
			Reserve	$142.08	$141.99	$141.99	$141.99	$568.05	$141.99
			Owner Total	**$1,024.20**	**$1,023.60**	**$1,023.60**	**$1,023.60**	**$4,095.00**	**$1,023.60**
346*	312/QII*	9	E Teng Lee & Sau Lan Sin						
			Admin	$661.59	$661.21	$661.21	$661.21	$2,645.22	$661.21
			Reserve	$106.56	$106.49	$106.49	$106.49	$426.03	$106.49
			Owner Total	**$768.15**	**$767.70**	**$767.70**	**$767.70**	**$3,071.25**	**$767.70**
347*	313/QII*	13	Yee Chien Yap & Dewi Kurniawati Hartono						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
348*	314/QII*	13	Ms S M Cheong & Mr H W Tan						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**

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Owner Summary (01/10/2024-30/09/2025) - Q2

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
349*	315/QII*	10	Wei Yong Yeo & Hong Lian Khua						
			Admin	$735.10	$734.67	$734.67	$734.67	$2,939.11	$734.67
			Reserve	$118.40	$118.33	$118.33	$118.33	$473.39	$118.33
			Owner Total	**$853.50**	**$853.00**	**$853.00**	**$853.00**	**$3,412.50**	**$853.00**
350*	316/QII*	15	Nirmala Arunaselam						
			Admin	$1,102.65	$1,102.01	$1,102.01	$1,102.01	$4,408.68	$1,102.01
			Reserve	$177.60	$177.49	$177.49	$177.49	$710.07	$177.49
			Owner Total	**$1,280.25**	**$1,279.50**	**$1,279.50**	**$1,279.50**	**$5,118.75**	**$1,279.50**
351*	317/QII*	17	Ah Young Ash CHO						
			Admin	$1,249.67	$1,248.94	$1,248.94	$1,248.94	$4,996.49	$1,248.94
			Reserve	$201.28	$201.16	$201.16	$201.16	$804.76	$201.16
			Owner Total	**$1,450.95**	**$1,450.10**	**$1,450.10**	**$1,450.10**	**$5,801.25**	**$1,450.10**
352*	318/QII*	15	Samuel Peter Moran and Dana Jae Lewis						
			Admin	$1,102.65	$1,102.01	$1,102.01	$1,102.01	$4,408.68	$1,102.01
			Reserve	$177.60	$177.49	$177.49	$177.49	$710.07	$177.49
			Owner Total	**$1,280.25**	**$1,279.50**	**$1,279.50**	**$1,279.50**	**$5,118.75**	**$1,279.50**
353*	401/QII*	18	Yaya Cui						
			Admin	$1,323.18	$1,322.41	$1,322.41	$1,322.41	$5,290.41	$1,322.41
			Reserve	$213.12	$212.99	$212.99	$212.99	$852.09	$212.99
			Owner Total	**$1,536.30**	**$1,535.40**	**$1,535.40**	**$1,535.40**	**$6,142.50**	**$1,535.40**
354*	402/QII*	13	Yue Wu (May)						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**

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Owner Summary (01/10/2024-30/09/2025) - Q2

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
355*	403/QII*	13	Lin Fan						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
356*	404/QII*	13	Mr Dayman Javier Oliviera & Ms Rachel Elizabeth Rudak						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
357*	405/QII*	13	Kongyu Wang						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
358*	406/QII*	13	Rachel Elizabeth Rudak & Rita Stiltoe & Dayman Javier Oliviera						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
359*	407/QII*	15	Mr Drew Matthew Graham Aris & Courtney Bryce-Moore						
			Admin	$1,102.65	$1,102.01	$1,102.01	$1,102.01	$4,408.68	$1,102.01
			Reserve	$177.60	$177.49	$177.49	$177.49	$710.07	$177.49
			Owner Total	**$1,280.25**	**$1,279.50**	**$1,279.50**	**$1,279.50**	**$5,118.75**	**$1,279.50**
360*	408/QII*	11	Yingtao Lu & Jing Shang						
			Admin	$808.61	$808.14	$808.14	$808.14	$3,233.03	$808.14
			Reserve	$130.24	$130.16	$130.16	$130.16	$520.72	$130.16
			Owner Total	**$938.85**	**$938.30**	**$938.30**	**$938.30**	**$3,753.75**	**$938.30**

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Owner Summary (01/10/2024-30/09/2025) - Q2

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
361*	409/QII*	16	Suay Tong Lim & Foong Har Chay						
			Admin	$1,176.16	$1,175.48	$1,175.48	$1,175.48	$4,702.60	$1,175.48
			Reserve	$189.44	$189.32	$189.32	$189.32	$757.40	$189.32
			Owner Total	**$1,365.60**	**$1,364.80**	**$1,364.80**	**$1,364.80**	**$5,460.00**	**$1,364.80**
362*	410/QII*	15	Chok Leong Teoh						
			Admin	$1,102.65	$1,102.01	$1,102.01	$1,102.01	$4,408.68	$1,102.01
			Reserve	$177.60	$177.49	$177.49	$177.49	$710.07	$177.49
			Owner Total	**$1,280.25**	**$1,279.50**	**$1,279.50**	**$1,279.50**	**$5,118.75**	**$1,279.50**
363*	411/QII*	12	Xander Christian Ison CAMIT						
			Admin	$882.12	$881.61	$881.61	$881.61	$3,526.95	$881.61
			Reserve	$142.08	$141.99	$141.99	$141.99	$568.05	$141.99
			Owner Total	**$1,024.20**	**$1,023.60**	**$1,023.60**	**$1,023.60**	**$4,095.00**	**$1,023.60**
364*	412/QII*	9	Simone Rochelle Smith & Housing Authority						
			Admin	$661.59	$661.21	$661.21	$661.21	$2,645.22	$661.21
			Reserve	$106.56	$106.49	$106.49	$106.49	$426.03	$106.49
			Owner Total	**$768.15**	**$767.70**	**$767.70**	**$767.70**	**$3,071.25**	**$767.70**
365*	413/QII*	13	Bruce Gordon Longmuir						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**
366*	414/QII*	13	Mr Anand Venkataraman						
			Admin	$955.63	$955.07	$955.07	$955.07	$3,820.84	$955.07
			Reserve	$153.92	$153.83	$153.83	$153.83	$615.41	$153.83
			Owner Total	**$1,109.55**	**$1,108.90**	**$1,108.90**	**$1,108.90**	**$4,436.25**	**$1,108.90**

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Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q2

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
367*	415/QII*	11	Mr Matthew Stephen Vella						
			Admin	$808.61	$808.14	$808.14	$808.14	$3,233.03	$808.14
			Reserve	$130.24	$130.16	$130.16	$130.16	$520.72	$130.16
			Owner Total	**$938.85**	**$938.30**	**$938.30**	**$938.30**	**$3,753.75**	**$938.30**
368*	416/QII*	16	Kyrus Consulting (WA) Pty Ltd (ATF The H&H Ong Family Trust						
			Admin	$1,176.16	$1,175.48	$1,175.48	$1,175.48	$4,702.60	$1,175.48
			Reserve	$189.44	$189.32	$189.32	$189.32	$757.40	$189.32
			Owner Total	**$1,365.60**	**$1,364.80**	**$1,364.80**	**$1,364.80**	**$5,460.00**	**$1,364.80**
369*	417/QII*	17	Edward Francis Roper & Pascale Gabrielle Jeanne Roper						
			Admin	$1,249.67	$1,248.94	$1,248.94	$1,248.94	$4,996.49	$1,248.94
			Reserve	$201.28	$201.16	$201.16	$201.16	$804.76	$201.16
			Owner Total	**$1,450.95**	**$1,450.10**	**$1,450.10**	**$1,450.10**	**$5,801.25**	**$1,450.10**
370*	418/QII*	16	Maxwell Kelsall						
			Admin	$1,176.16	$1,175.48	$1,175.48	$1,175.48	$4,702.60	$1,175.48
			Reserve	$189.44	$189.32	$189.32	$189.32	$757.40	$189.32
			Owner Total	**$1,365.60**	**$1,364.80**	**$1,364.80**	**$1,364.80**	**$5,460.00**	**$1,364.80**
371*	501/QII*	25	Bohang Gong & Lin Mei						
			Admin	$1,837.75	$1,836.63	$1,836.63	$1,836.63	$7,347.64	$1,836.63
			Reserve	$296.00	$295.82	$295.82	$295.82	$1,183.46	$295.82
			Owner Total	**$2,133.75**	**$2,132.45**	**$2,132.45**	**$2,132.45**	**$8,531.10**	**$2,132.45**
372*	502/QII*	20	Ms Denise Kaye Michelsen & Ms Christine Margaret Vitler						
			Admin	$1,470.20	$1,469.30	$1,469.30	$1,469.30	$5,878.10	$1,469.30
			Reserve	$236.80	$236.65	$236.65	$236.65	$946.75	$236.65
			Owner Total	**$1,707.00**	**$1,705.95**	**$1,705.95**	**$1,705.95**	**$6,824.85**	**$1,705.95**

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q2

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
373*	503/QII*	16	Mei Yang						
			Admin	$1,176.16	$1,175.48	$1,175.48	$1,175.48	$4,702.60	$1,175.48
			Reserve	$189.44	$189.32	$189.32	$189.32	$757.40	$189.32
			Owner Total	**$1,365.60**	**$1,364.80**	**$1,364.80**	**$1,364.80**	**$5,460.00**	**$1,364.80**
374*	504/QII*	23	R K GHODKE & D D WADIA						
			Admin	$1,690.73	$1,689.70	$1,689.70	$1,689.70	$6,759.83	$1,689.70
			Reserve	$272.32	$272.15	$272.15	$272.15	$1,088.77	$272.15
			Owner Total	**$1,963.05**	**$1,961.85**	**$1,961.85**	**$1,961.85**	**$7,848.60**	**$1,961.85**
375*	505/QII*	22	Teck Yiew Goh						
			Admin	$1,617.22	$1,616.28	$1,616.28	$1,616.28	$6,466.06	$1,616.28
			Reserve	$260.48	$260.32	$260.32	$260.32	$1,041.44	$260.32
			Owner Total	**$1,877.70**	**$1,876.60**	**$1,876.60**	**$1,876.60**	**$7,507.50**	**$1,876.60**
376*	506/QII*	18	Sui Yuing Wong						
			Admin	$1,323.18	$1,322.41	$1,322.41	$1,322.41	$5,290.41	$1,322.41
			Reserve	$213.12	$212.99	$212.99	$212.99	$852.09	$212.99
			Owner Total	**$1,536.30**	**$1,535.40**	**$1,535.40**	**$1,535.40**	**$6,142.50**	**$1,535.40**
377*	507/QII*	21	Corey Bruce Skelton & Alexander David Rafferty						
			Admin	$1,543.71	$1,542.81	$1,542.81	$1,542.81	$6,172.14	$1,542.81
			Reserve	$248.64	$248.49	$248.49	$248.49	$994.11	$248.49
			Owner Total	**$1,792.35**	**$1,791.30**	**$1,791.30**	**$1,791.30**	**$7,166.25**	**$1,791.30**
378*	601/QII*	25	Mr Gordon Milne & Ms Susan Margaret Evans						
			Admin	$1,837.75	$1,836.63	$1,836.63	$1,836.63	$7,347.64	$1,836.63
			Reserve	$296.00	$295.82	$295.82	$295.82	$1,183.46	$295.82
			Owner Total	**$2,133.75**	**$2,132.45**	**$2,132.45**	**$2,132.45**	**$8,531.10**	**$2,132.45**

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Owner Summary (01/10/2024-30/09/2025) - Q2

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
379*	602/QII*	20	Yiqun Dong & Sijun Xu						
			Admin	$1,470.20	$1,469.30	$1,469.30	$1,469.30	$5,878.10	$1,469.30
			Reserve	$236.80	$236.65	$236.65	$236.65	$946.75	$236.65
			Owner Total	**$1,707.00**	**$1,705.95**	**$1,705.95**	**$1,705.95**	**$6,824.85**	**$1,705.95**
380*	603/QII*	16	Pik Fong Lee						
			Admin	$1,176.16	$1,175.48	$1,175.48	$1,175.48	$4,702.60	$1,175.48
			Reserve	$189.44	$189.32	$189.32	$189.32	$757.40	$189.32
			Owner Total	**$1,365.60**	**$1,364.80**	**$1,364.80**	**$1,364.80**	**$5,460.00**	**$1,364.80**
381*	604/QII*	24	Theam Kong Mun & Kien Hui Tan						
			Admin	$1,764.24	$1,763.21	$1,763.21	$1,763.21	$7,053.87	$1,763.21
			Reserve	$284.16	$283.99	$283.99	$283.99	$1,136.13	$283.99
			Owner Total	**$2,048.40**	**$2,047.20**	**$2,047.20**	**$2,047.20**	**$8,190.00**	**$2,047.20**
382*	605/QII*	23	Biskera Martin						
			Admin	$1,690.73	$1,689.70	$1,689.70	$1,689.70	$6,759.83	$1,689.70
			Reserve	$272.32	$272.15	$272.15	$272.15	$1,088.77	$272.15
			Owner Total	**$1,963.05**	**$1,961.85**	**$1,961.85**	**$1,961.85**	**$7,848.60**	**$1,961.85**
383*	606/QII*	18	Eng Seng Chua Yuen Siang Wong & Julia Soon Hui						
			Admin	$1,323.18	$1,322.41	$1,322.41	$1,322.41	$5,290.41	$1,322.41
			Reserve	$213.12	$212.99	$212.99	$212.99	$852.09	$212.99
			Owner Total	**$1,536.30**	**$1,535.40**	**$1,535.40**	**$1,535.40**	**$6,142.50**	**$1,535.40**
384*	607/QII*	21	Vincent Brian Stackpole & Deborah Caroline Stackpole						
			Admin	$1,543.71	$1,542.81	$1,542.81	$1,542.81	$6,172.14	$1,542.81
			Reserve	$248.64	$248.49	$248.49	$248.49	$994.11	$248.49
			Owner Total	**$1,792.35**	**$1,791.30**	**$1,791.30**	**$1,791.30**	**$7,166.25**	**$1,791.30**

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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Owner Summary (01/10/2024-30/09/2025) - Q2

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
385*	701/QII*	25	Lian Zi Gu						
			Admin	$1,837.75	$1,836.63	$1,836.63	$1,836.63	$7,347.64	$1,836.63
			Reserve	$296.00	$295.82	$295.82	$295.82	$1,183.46	$295.82
			Owner Total	**$2,133.75**	**$2,132.45**	**$2,132.45**	**$2,132.45**	**$8,531.10**	**$2,132.45**
386*	702/QII*	21	Su Kiing Chio & Chiew Yun Chieng						
			Admin	$1,543.71	$1,542.81	$1,542.81	$1,542.81	$6,172.14	$1,542.81
			Reserve	$248.64	$248.49	$248.49	$248.49	$994.11	$248.49
			Owner Total	**$1,792.35**	**$1,791.30**	**$1,791.30**	**$1,791.30**	**$7,166.25**	**$1,791.30**
387*	703/QII*	17	Jennifer Wadd						
			Admin	$1,249.67	$1,248.94	$1,248.94	$1,248.94	$4,996.49	$1,248.94
			Reserve	$201.28	$201.16	$201.16	$201.16	$804.76	$201.16
			Owner Total	**$1,450.95**	**$1,450.10**	**$1,450.10**	**$1,450.10**	**$5,801.25**	**$1,450.10**
388*	704/QII*	24	Sixuan and Changjiang ZHU						
			Admin	$1,764.24	$1,763.21	$1,763.21	$1,763.21	$7,053.87	$1,763.21
			Reserve	$284.16	$283.99	$283.99	$283.99	$1,136.13	$283.99
			Owner Total	**$2,048.40**	**$2,047.20**	**$2,047.20**	**$2,047.20**	**$8,190.00**	**$2,047.20**
389*	705/QII*	23	Ms Lily Lustono						
			Admin	$1,690.73	$1,689.70	$1,689.70	$1,689.70	$6,759.83	$1,689.70
			Reserve	$272.32	$272.15	$272.15	$272.15	$1,088.77	$272.15
			Owner Total	**$1,963.05**	**$1,961.85**	**$1,961.85**	**$1,961.85**	**$7,848.60**	**$1,961.85**
390*	706/QII*	19	Leh Min Goh						
			Admin	$1,396.69	$1,395.88	$1,395.88	$1,395.88	$5,584.33	$1,395.88
			Reserve	$224.96	$224.82	$224.82	$224.82	$899.42	$224.82
			Owner Total	**$1,621.65**	**$1,620.70**	**$1,620.70**	**$1,620.70**	**$6,483.75**	**$1,620.70**

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Owner Summary (01/10/2024-30/09/2025) - Q2

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
391*	707/QII*	22	Rebekah May Ledingham						
			Admin	$1,617.22	$1,616.28	$1,616.28	$1,616.28	$6,466.06	$1,616.28
			Reserve	$260.48	$260.32	$260.32	$260.32	$1,041.44	$260.32
			Owner Total	**$1,877.70**	**$1,876.60**	**$1,876.60**	**$1,876.60**	**$7,507.50**	**$1,876.60**
393*	G 1/QII*	8	Bodie James John Wray						
			Admin	$588.08	$587.74	$587.74	$587.74	$2,351.30	$587.74
			Reserve	$94.72	$94.66	$94.66	$94.66	$378.70	$94.66
			Owner Total	**$682.80**	**$682.40**	**$682.40**	**$682.40**	**$2,730.00**	**$682.40**
394*	G 2/QII*	12	Rhys Shen Wei Weaver						
			Admin	$882.12	$881.61	$881.61	$881.61	$3,526.95	$881.61
			Reserve	$142.08	$141.99	$141.99	$141.99	$568.05	$141.99
			Owner Total	**$1,024.20**	**$1,023.60**	**$1,023.60**	**$1,023.60**	**$4,095.00**	**$1,023.60**
395*	G 3/QII*	9	Malcolm David Sibson & Linda Marie Sibson						
			Admin	$661.59	$661.21	$661.21	$661.21	$2,645.22	$661.21
			Reserve	$106.56	$106.49	$106.49	$106.49	$426.03	$106.49
			Owner Total	**$768.15**	**$767.70**	**$767.70**	**$767.70**	**$3,071.25**	**$767.70**
396*	G 4/QII*	12	BING CAO & HUA CHEN						
			Admin	$882.12	$881.61	$881.61	$881.61	$3,526.95	$881.61
			Reserve	$142.08	$141.99	$141.99	$141.99	$568.05	$141.99
Total aggregate of UOE 1529			**Owner Total**	**$1,024.20**	**$1,023.60**	**$1,023.60**	**$1,023.60**	**$4,095.00**	**$1,023.60**

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
14*	G01/QIII*	22	Zhongfu Investments Pty Ltd						
			Admin	$1,730.97	$1,730.93	$1,730.93	$1,730.93	$6,923.76	$1,730.93
			Reserve	$206.58	$206.77	$206.77	$206.77	$826.89	$206.77
			Owner Total	**$1,937.55**	**$1,937.70**	**$1,937.70**	**$1,937.70**	**$7,750.65**	**$1,937.70**
15*	G02/QIII*	22	Wee Sien Tee						
			Admin	$1,730.97	$1,730.93	$1,730.93	$1,730.93	$6,923.76	$1,730.93
			Reserve	$206.58	$206.77	$206.77	$206.77	$826.89	$206.77
			Owner Total	**$1,937.55**	**$1,937.70**	**$1,937.70**	**$1,937.70**	**$7,750.65**	**$1,937.70**
16*	G03/QIII*	21	Star Style Pty Ltd Aft Jenjo Family Trust						
			Admin	$1,652.26	$1,652.23	$1,652.23	$1,652.23	$6,608.95	$1,652.23
			Reserve	$197.19	$197.37	$197.37	$197.37	$789.30	$197.37
			Owner Total	**$1,849.45**	**$1,849.60**	**$1,849.60**	**$1,849.60**	**$7,398.25**	**$1,849.60**
17*	G04/QIII*	22	Belinda Humphreys						
			Admin	$1,730.97	$1,730.93	$1,730.93	$1,730.93	$6,923.76	$1,730.93
			Reserve	$206.58	$206.77	$206.77	$206.77	$826.89	$206.77
			Owner Total	**$1,937.55**	**$1,937.70**	**$1,937.70**	**$1,937.70**	**$7,750.65**	**$1,937.70**
18*	G05/QIII*	22	Star Style Pty Ltd Aft Jenjo Family Trust						
			Admin	$1,730.97	$1,730.93	$1,730.93	$1,730.93	$6,923.76	$1,730.93
			Reserve	$206.58	$206.77	$206.77	$206.77	$826.89	$206.77
			Owner Total	**$1,937.55**	**$1,937.70**	**$1,937.70**	**$1,937.70**	**$7,750.65**	**$1,937.70**
19*	G06/QIII*	22	Caleb Joseph Lloyd Silcock						
			Admin	$1,730.97	$1,730.93	$1,730.93	$1,730.93	$6,923.76	$1,730.93
			Reserve	$206.58	$206.77	$206.77	$206.77	$826.89	$206.77
			Owner Total	**$1,937.55**	**$1,937.70**	**$1,937.70**	**$1,937.70**	**$7,750.65**	**$1,937.70**

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
20*	G07/QIII*	22	Andrews T M						
			Admin	$1,730.97	$1,730.93	$1,730.93	$1,730.93	$6,923.76	$1,730.93
			Reserve	$206.58	$206.77	$206.77	$206.77	$826.89	$206.77
			Owner Total	**$1,937.55**	**$1,937.70**	**$1,937.70**	**$1,937.70**	**$7,750.65**	**$1,937.70**
21*	G08/QIII*	22	Donald James Montgomery & Helen Anne Montgomery						
			Admin	$1,730.97	$1,730.93	$1,730.93	$1,730.93	$6,923.76	$1,730.93
			Reserve	$206.58	$206.77	$206.77	$206.77	$826.89	$206.77
			Owner Total	**$1,937.55**	**$1,937.70**	**$1,937.70**	**$1,937.70**	**$7,750.65**	**$1,937.70**
22*	T 1/QIII*	11	Fraser Queens Pty Ltd						
			Admin	$865.46	$865.47	$865.47	$865.47	$3,461.87	$865.47
			Reserve	$103.29	$103.38	$103.38	$103.38	$413.43	$103.38
			Owner Total	**$968.75**	**$968.85**	**$968.85**	**$968.85**	**$3,875.30**	**$968.85**
23*	T 5/QIII*	11	Platinum Global Investment Group Pty Ltd						
			Admin	$865.46	$865.47	$865.47	$865.47	$3,461.87	$865.47
			Reserve	$103.29	$103.38	$103.38	$103.38	$413.43	$103.38
			Owner Total	**$968.75**	**$968.85**	**$968.85**	**$968.85**	**$3,875.30**	**$968.85**
24*	101/QIII*	16	YONGLUAN LI						
			Admin	$1,258.86	$1,258.82	$1,258.82	$1,258.82	$5,035.32	$1,258.82
			Reserve	$150.24	$150.38	$150.38	$150.38	$601.38	$150.38
			Owner Total	**$1,409.10**	**$1,409.20**	**$1,409.20**	**$1,409.20**	**$5,636.70**	**$1,409.20**
25*	102/QIII*	12	Todd Norman Jacobs & Kahlia Rangihuia Jacqueline Morehu ATF T & K Jacobs Family Trust						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**

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Docusign Envelope ID: C83EEEE8-C156-4022-909D-3551298A27E8

Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
26*	103/QIII*	10	Xianlong Luo						
			Admin	$786.80	$786.77	$786.77	$786.77	$3,147.11	$786.77
			Reserve	$93.90	$93.98	$93.98	$93.98	$375.84	$93.98
			Owner Total	**$880.70**	**$880.75**	**$880.75**	**$880.75**	**$3,522.95**	**$880.75**
27*	104/QIII*	12	Boon Tiong Jeffrey Tan						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
28*	105/QIII*	12	P Burgess & M Burgess						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
29*	106/QIII*	17	Rahul Sanjay Ingle						
			Admin	$1,337.57	$1,337.53	$1,337.53	$1,337.53	$5,350.16	$1,337.53
			Reserve	$159.63	$159.77	$159.77	$159.77	$638.94	$159.77
			Owner Total	**$1,497.20**	**$1,497.30**	**$1,497.30**	**$1,497.30**	**$5,989.10**	**$1,497.30**
30*	107/QIII*	12	Decima - Rae Claite						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
31*	108/QIII*	15	Ohio Investments Pty Ltd						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**

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Cygnet West
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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
32*	201/QIII*	14	Ben John Cash & Yana Lyadskaya						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**
33*	202/QIII*	12	Youmei Xiao						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
34*	203/QIII*	12	Mr Bryant Moody						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
35*	204/QIII*	12	Bryn Rowan Hart						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
36*	205/QIII*	12	DEMIR Olga						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
37*	206/QIII*	12	Tawsif Akkas & Samia Ashraf & Housing Authority						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
38*	207/QIII*	12	Timothy Robert Lloyd						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
39*	208/QIII*	12	Inah Kosasih & Eng Chan						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
40*	209/QIII*	16	Alexandra Veronica Zydek						
			Admin	$1,258.86	$1,258.82	$1,258.82	$1,258.82	$5,035.32	$1,258.82
			Reserve	$150.24	$150.38	$150.38	$150.38	$601.38	$150.38
			Owner Total	**$1,409.10**	**$1,409.20**	**$1,409.20**	**$1,409.20**	**$5,636.70**	**$1,409.20**
41*	210/QIII*	13	Mr Yi Guang Qiu & Mrs Yao Wang						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
42*	211/QIII*	10	The Ordonez Custodian Pty Ltd						
			Admin	$786.80	$786.77	$786.77	$786.77	$3,147.11	$786.77
			Reserve	$93.90	$93.98	$93.98	$93.98	$375.84	$93.98
			Owner Total	**$880.70**	**$880.75**	**$880.75**	**$880.75**	**$3,522.95**	**$880.75**
43*	212/QIII*	13	Dr Jehan Suleiman						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
44*	213/QIII*	13	J Wah & C Eng						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
45*	214/QIII*	17	Kendall Alisa Carter & Mark Andrew Carter						
			Admin	$1,337.57	$1,337.53	$1,337.53	$1,337.53	$5,350.16	$1,337.53
			Reserve	$159.63	$159.77	$159.77	$159.77	$638.94	$159.77
			Owner Total	**$1,497.20**	**$1,497.30**	**$1,497.30**	**$1,497.30**	**$5,989.10**	**$1,497.30**
46*	215/QIII*	13	Philip Albert Marks						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
47*	216/QIII*	15	Almog Hanan						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**
48*	301/QIII*	15	Megafun Enterprises Pty Ltd						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**
49*	302/QIII*	12	Gordon & Fay Macfarlaine						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
50*	303/QIII*	12	Aveen Gul Mahtani						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
51*	304/QIII*	12	Evelyn Elizabeth Pawelec						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
52*	305/QIII*	12	Adam John Rutherford & Housing Authority						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
53*	306/QIII*	12	Mr Bryan Chin Loong Ho						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
54*	307/QIII*	12	Mr Jesse & Mrs Bianca Conroy						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
55*	308/QIII*	12	Mr Terrence & Mrs Doreen Sequeira						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
56*	309/QIII*	16	Setya & Satio Darmadji						
			Admin	$1,258.86	$1,258.82	$1,258.82	$1,258.82	$5,035.32	$1,258.82
			Reserve	$150.24	$150.38	$150.38	$150.38	$601.38	$150.38
			Owner Total	**$1,409.10**	**$1,409.20**	**$1,409.20**	**$1,409.20**	**$5,636.70**	**$1,409.20**
57*	310/QIII*	13	Ms Toni Forgione						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
58*	311/QIII*	10	Mr Ratko Jevtovic						
			Admin	$786.80	$786.77	$786.77	$786.77	$3,147.11	$786.77
			Reserve	$93.90	$93.98	$93.98	$93.98	$375.84	$93.98
			Owner Total	**$880.70**	**$880.75**	**$880.75**	**$880.75**	**$3,522.95**	**$880.75**
59*	312/QIII*	13	Quoc Duy Le & Housing Authority						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
60*	313/QIII*	13	Mr Colin & Miss Samantha Mcfarlaine						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
61*	314/QIII*	18	Megafun Enterprises Pty Ltd						
			Admin	$1,416.23	$1,416.18	$1,416.18	$1,416.18	$5,664.77	$1,416.18
			Reserve	$169.02	$169.17	$169.17	$169.17	$676.53	$169.17
			Owner Total	**$1,585.25**	**$1,585.35**	**$1,585.35**	**$1,585.35**	**$6,341.30**	**$1,585.35**

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Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
62*	315/QIII*	13	Melville Donald Adams & Shelby Gemma Adams						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
63*	316/QIII*	15	Essy Blue Gibson						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**
64*	317/QIII*	7	Marc Antoine Gervais Bikim & Jacqueline Bikim						
			Admin	$550.77	$550.76	$550.76	$550.76	$2,203.05	$550.76
			Reserve	$65.73	$65.79	$65.79	$65.79	$263.10	$65.79
			Owner Total	**$616.50**	**$616.55**	**$616.55**	**$616.55**	**$2,466.15**	**$616.55**
65*	318/QIII*	7	Kin Sen Wong & Hooi Ching Lew						
			Admin	$550.77	$550.76	$550.76	$550.76	$2,203.05	$550.76
			Reserve	$65.73	$65.79	$65.79	$65.79	$263.10	$65.79
			Owner Total	**$616.50**	**$616.55**	**$616.55**	**$616.55**	**$2,466.15**	**$616.55**
66*	401/QIII*	15	Mr Mong Hao Lim & Ms Doris Mee Hiang Phang						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**
67*	402/QIII*	12	Kok Fai Lim & Soon Leng Lee						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest $0.05

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
68*	403/QIII*	12	Annarey Tanchingco & Rex Anicete						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
69*	404/QIII*	11	Dmitry Ivanov						
			Admin	$865.46	$865.47	$865.47	$865.47	$3,461.87	$865.47
			Reserve	$103.29	$103.38	$103.38	$103.38	$413.43	$103.38
			Owner Total	**$968.75**	**$968.85**	**$968.85**	**$968.85**	**$3,875.30**	**$968.85**
70*	405/QIII*	8	Sien Wee Tee						
			Admin	$629.43	$629.41	$629.41	$629.41	$2,517.66	$629.41
			Reserve	$75.12	$75.19	$75.19	$75.19	$300.69	$75.19
			Owner Total	**$704.55**	**$704.60**	**$704.60**	**$704.60**	**$2,818.35**	**$704.60**
71*	406/QIII*	8	Wee Sien Tee						
			Admin	$629.43	$629.41	$629.41	$629.41	$2,517.66	$629.41
			Reserve	$75.12	$75.19	$75.19	$75.19	$300.69	$75.19
			Owner Total	**$704.55**	**$704.60**	**$704.60**	**$704.60**	**$2,818.35**	**$704.60**
72*	407/QIII*	17	Dheeraj Gupta						
			Admin	$1,337.57	$1,337.53	$1,337.53	$1,337.53	$5,350.16	$1,337.53
			Reserve	$159.63	$159.77	$159.77	$159.77	$638.94	$159.77
			Owner Total	**$1,497.20**	**$1,497.30**	**$1,497.30**	**$1,497.30**	**$5,989.10**	**$1,497.30**
73*	408/QIII*	17	Artur Kuzma & Tetiana Kuzma						
			Admin	$1,337.57	$1,337.53	$1,337.53	$1,337.53	$5,350.16	$1,337.53
			Reserve	$159.63	$159.77	$159.77	$159.77	$638.94	$159.77
			Owner Total	**$1,497.20**	**$1,497.30**	**$1,497.30**	**$1,497.30**	**$5,989.10**	**$1,497.30**

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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
74*	409/QIII*	13	Hoi Shan Wong						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
75*	410/QIII*	12	Mr Kunal Malhotra						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
76*	411/QIII*	9	Georgia Helen McLeod						
			Admin	$708.14	$708.11	$708.11	$708.11	$2,832.47	$708.11
			Reserve	$84.51	$84.59	$84.59	$84.59	$338.28	$84.59
			Owner Total	**$792.65**	**$792.70**	**$792.70**	**$792.70**	**$3,170.75**	**$792.70**
77*	412/QIII*	7	Mr Nicholas James Brown & Housing Authority						
			Admin	$550.77	$550.76	$550.76	$550.76	$2,203.05	$550.76
			Reserve	$65.73	$65.79	$65.79	$65.79	$263.10	$65.79
			Owner Total	**$616.50**	**$616.55**	**$616.55**	**$616.55**	**$2,466.15**	**$616.55**
78*	501/QIII*	15	Benjamin Frank Collins						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**
79*	502/QIII*	12	Ms Ling Chen						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
80*	503/QIII*	12	Steven Kyriakou						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
81*	504/QIII*	12	Dhan Lal Shrestha						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
82*	505/QIII*	10	Ruliang Pan & Aiqua Zhang						
			Admin	$786.80	$786.77	$786.77	$786.77	$3,147.11	$786.77
			Reserve	$93.90	$93.98	$93.98	$93.98	$375.84	$93.98
			Owner Total	**$880.70**	**$880.75**	**$880.75**	**$880.75**	**$3,522.95**	**$880.75**
83*	506/QIII*	8	Hyun Kyu Bok						
			Admin	$629.43	$629.41	$629.41	$629.41	$2,517.66	$629.41
			Reserve	$75.12	$75.19	$75.19	$75.19	$300.69	$75.19
			Owner Total	**$704.55**	**$704.60**	**$704.60**	**$704.60**	**$2,818.35**	**$704.60**
84*	507/QIII*	16	HAN Fook Juan & ANG Peck Ngo						
			Admin	$1,258.86	$1,258.82	$1,258.82	$1,258.82	$5,035.32	$1,258.82
			Reserve	$150.24	$150.38	$150.38	$150.38	$601.38	$150.38
			Owner Total	**$1,409.10**	**$1,409.20**	**$1,409.20**	**$1,409.20**	**$5,636.70**	**$1,409.20**
85*	508/QIII*	17	Mr C Dalton & Mrs M Dalton						
			Admin	$1,337.57	$1,337.53	$1,337.53	$1,337.53	$5,350.16	$1,337.53
			Reserve	$159.63	$159.77	$159.77	$159.77	$638.94	$159.77
			Owner Total	**$1,497.20**	**$1,497.30**	**$1,497.30**	**$1,497.30**	**$5,989.10**	**$1,497.30**

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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
86*	509/QIII*	17	Mrs R Lee						
			Admin	$1,337.57	$1,337.53	$1,337.53	$1,337.53	$5,350.16	$1,337.53
			Reserve	$159.63	$159.77	$159.77	$159.77	$638.94	$159.77
			Owner Total	**$1,497.20**	**$1,497.30**	**$1,497.30**	**$1,497.30**	**$5,989.10**	**$1,497.30**
87*	510/QIII*	12	Thaim Huat See						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
88*	511/QIII*	10	Ka Man Wu & Housing Authority						
			Admin	$786.80	$786.77	$786.77	$786.77	$3,147.11	$786.77
			Reserve	$93.90	$93.98	$93.98	$93.98	$375.84	$93.98
			Owner Total	**$880.70**	**$880.75**	**$880.75**	**$880.75**	**$3,522.95**	**$880.75**
89*	512/QIII*	8	Jordan Taylor & Housing Authority						
			Admin	$629.43	$629.41	$629.41	$629.41	$2,517.66	$629.41
			Reserve	$75.12	$75.19	$75.19	$75.19	$300.69	$75.19
			Owner Total	**$704.55**	**$704.60**	**$704.60**	**$704.60**	**$2,818.35**	**$704.60**
90*	601/QIII*	15	Ying Li						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**
91*	602/QIII*	13	Xiao Liang						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
92*	603/QIII*	12	Sestic Group Pty Ltd						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
93*	604/QIII*	12	Koh Koung Nge & Ping Ping Tang						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
94*	605/QIII*	10	Quin Hua Lin & Shao Long Lam						
			Admin	$786.80	$786.77	$786.77	$786.77	$3,147.11	$786.77
			Reserve	$93.90	$93.98	$93.98	$93.98	$375.84	$93.98
			Owner Total	**$880.70**	**$880.75**	**$880.75**	**$880.75**	**$3,522.95**	**$880.75**
95*	606/QIII*	8	Kian Leong Lee & Poh Leng Chin						
			Admin	$629.43	$629.41	$629.41	$629.41	$2,517.66	$629.41
			Reserve	$75.12	$75.19	$75.19	$75.19	$300.69	$75.19
			Owner Total	**$704.55**	**$704.60**	**$704.60**	**$704.60**	**$2,818.35**	**$704.60**
96*	607/QIII*	17	Mr Michael Gardner & Ms Cassandra Le						
			Admin	$1,337.57	$1,337.53	$1,337.53	$1,337.53	$5,350.16	$1,337.53
			Reserve	$159.63	$159.77	$159.77	$159.77	$638.94	$159.77
			Owner Total	**$1,497.20**	**$1,497.30**	**$1,497.30**	**$1,497.30**	**$5,989.10**	**$1,497.30**
97*	608/QIII*	17	Mr Frank Simunovich						
			Admin	$1,337.57	$1,337.53	$1,337.53	$1,337.53	$5,350.16	$1,337.53
			Reserve	$159.63	$159.77	$159.77	$159.77	$638.94	$159.77
			Owner Total	**$1,497.20**	**$1,497.30**	**$1,497.30**	**$1,497.30**	**$5,989.10**	**$1,497.30**

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Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
98*	609/QIII*	13	Zachary Sean Miller						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
99*	610/QIII*	13	Essy Blue Gibson						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
100*	611/QIII*	10	Mr Brendan Stirling Arrowsmith & Housing Authority						
			Admin	$786.80	$786.77	$786.77	$786.77	$3,147.11	$786.77
			Reserve	$93.90	$93.98	$93.98	$93.98	$375.84	$93.98
			Owner Total	**$880.70**	**$880.75**	**$880.75**	**$880.75**	**$3,522.95**	**$880.75**
101*	612/QIII*	7	Dongchen Xu						
			Admin	$550.77	$550.76	$550.76	$550.76	$2,203.05	$550.76
			Reserve	$65.73	$65.79	$65.79	$65.79	$263.10	$65.79
			Owner Total	**$616.50**	**$616.55**	**$616.55**	**$616.55**	**$2,466.15**	**$616.55**
102*	701/QIII*	16	Ms Leng Sze Dawn Wee & Mr Tai Loong Alex Tan						
			Admin	$1,258.86	$1,258.82	$1,258.82	$1,258.82	$5,035.32	$1,258.82
			Reserve	$150.24	$150.38	$150.38	$150.38	$601.38	$150.38
			Owner Total	**$1,409.10**	**$1,409.20**	**$1,409.20**	**$1,409.20**	**$5,636.70**	**$1,409.20**
103*	702/QIII*	13	Ms Yit Peng Chong						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**

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104*	703/QIII*	12	Ms E G McNaught						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
105*	704/QIII*	12	Jessica Tait						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
106*	705/QIII*	11	Mr Dong Hyng Kim & Mrs Xiaoxi Ma						
			Admin	$865.46	$865.47	$865.47	$865.47	$3,461.87	$865.47
			Reserve	$103.29	$103.38	$103.38	$103.38	$413.43	$103.38
			Owner Total	**$968.75**	**$968.85**	**$968.85**	**$968.85**	**$3,875.30**	**$968.85**
107*	706/QIII*	8	Nelson Chua & Hui Fang Tan						
			Admin	$629.43	$629.41	$629.41	$629.41	$2,517.66	$629.41
			Reserve	$75.12	$75.19	$75.19	$75.19	$300.69	$75.19
			Owner Total	**$704.55**	**$704.60**	**$704.60**	**$704.60**	**$2,818.35**	**$704.60**
108*	707/QIII*	17	Anita M Ward & Andrew B M Jones						
			Admin	$1,337.57	$1,337.53	$1,337.53	$1,337.53	$5,350.16	$1,337.53
			Reserve	$159.63	$159.77	$159.77	$159.77	$638.94	$159.77
			Owner Total	**$1,497.20**	**$1,497.30**	**$1,497.30**	**$1,497.30**	**$5,989.10**	**$1,497.30**
109*	708/QIII*	18	FENG James Khoo						
			Admin	$1,416.23	$1,416.18	$1,416.18	$1,416.18	$5,664.77	$1,416.18
			Reserve	$169.02	$169.17	$169.17	$169.17	$676.53	$169.17
			Owner Total	**$1,585.25**	**$1,585.35**	**$1,585.35**	**$1,585.35**	**$6,341.30**	**$1,585.35**

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest $0.05

Docusign Envelope ID: C83EEEE8-C156-4022-909D-3551298A27E8

Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
110*	709/QIII*	14	Mr Andrew Sugiaputra						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**
111*	710/QIII*	13	Kieu Vu						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
112*	711/QIII*	10	Mr Keng L R Nah & Mrs Mei P F Low						
			Admin	$786.80	$786.77	$786.77	$786.77	$3,147.11	$786.77
			Reserve	$93.90	$93.98	$93.98	$93.98	$375.84	$93.98
			Owner Total	**$880.70**	**$880.75**	**$880.75**	**$880.75**	**$3,522.95**	**$880.75**
113*	712/QIII*	8	Ryan James Austin						
			Admin	$629.43	$629.41	$629.41	$629.41	$2,517.66	$629.41
			Reserve	$75.12	$75.19	$75.19	$75.19	$300.69	$75.19
			Owner Total	**$704.55**	**$704.60**	**$704.60**	**$704.60**	**$2,818.35**	**$704.60**
114*	801/QIII*	16	Dr Gordon Milne & Mrs Susan M Evans						
			Admin	$1,258.86	$1,258.82	$1,258.82	$1,258.82	$5,035.32	$1,258.82
			Reserve	$150.24	$150.38	$150.38	$150.38	$601.38	$150.38
			Owner Total	**$1,409.10**	**$1,409.20**	**$1,409.20**	**$1,409.20**	**$5,636.70**	**$1,409.20**
115*	802/QIII*	13	Mr Aaron Zhi Hua Lim						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**

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Cygnet West
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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
116*	803/QIII*	13	Shijum Song						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
117*	804/QIII*	12	Liew Angela Shi Pei & Fam Wai Fung						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
			Owner Total	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**
118*	805/QIII*	11	Mr David Napier						
			Admin	$865.46	$865.47	$865.47	$865.47	$3,461.87	$865.47
			Reserve	$103.29	$103.38	$103.38	$103.38	$413.43	$103.38
			Owner Total	**$968.75**	**$968.85**	**$968.85**	**$968.85**	**$3,875.30**	**$968.85**
119*	806/QIII*	8	Naijiao Bo						
			Admin	$629.43	$629.41	$629.41	$629.41	$2,517.66	$629.41
			Reserve	$75.12	$75.19	$75.19	$75.19	$300.69	$75.19
			Owner Total	**$704.55**	**$704.60**	**$704.60**	**$704.60**	**$2,818.35**	**$704.60**
120*	807/QIII*	17	Chester Weixun Tham						
			Admin	$1,337.57	$1,337.53	$1,337.53	$1,337.53	$5,350.16	$1,337.53
			Reserve	$159.63	$159.77	$159.77	$159.77	$638.94	$159.77
			Owner Total	**$1,497.20**	**$1,497.30**	**$1,497.30**	**$1,497.30**	**$5,989.10**	**$1,497.30**
121*	808/QIII*	18	Brett Matthew Kapernick						
			Admin	$1,416.23	$1,416.18	$1,416.18	$1,416.18	$5,664.77	$1,416.18
			Reserve	$169.02	$169.17	$169.17	$169.17	$676.53	$169.17
			Owner Total	**$1,585.25**	**$1,585.35**	**$1,585.35**	**$1,585.35**	**$6,341.30**	**$1,585.35**

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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
122*	809/QIII*	14	F & W Holdings Pty Ltd						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**
123*	810/QIII*	13	Alex Tau Kheng Lim & Mary Kiu Eng Lim						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
124*	811/QIII*	10	Mr HK Pak						
			Admin	$786.80	$786.77	$786.77	$786.77	$3,147.11	$786.77
			Reserve	$93.90	$93.98	$93.98	$93.98	$375.84	$93.98
			Owner Total	**$880.70**	**$880.75**	**$880.75**	**$880.75**	**$3,522.95**	**$880.75**
125*	812/QIII*	8	John Peter James Cotterell						
			Admin	$629.43	$629.41	$629.41	$629.41	$2,517.66	$629.41
			Reserve	$75.12	$75.19	$75.19	$75.19	$300.69	$75.19
			Owner Total	**$704.55**	**$704.60**	**$704.60**	**$704.60**	**$2,818.35**	**$704.60**
126*	901/QIII*	16	Cecilia Vai Peng Chu-Chin						
			Admin	$1,258.86	$1,258.82	$1,258.82	$1,258.82	$5,035.32	$1,258.82
			Reserve	$150.24	$150.38	$150.38	$150.38	$601.38	$150.38
			Owner Total	**$1,409.10**	**$1,409.20**	**$1,409.20**	**$1,409.20**	**$5,636.70**	**$1,409.20**
127*	902/QIII*	13	Dingyi Du						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
128*	903/QIII*	13	Ms Ping Si & Mr Alexander Gardner						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
129*	904/QIII*	13	Soedarsono & Suy Ting Tan						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
130*	905/QIII*	11	Varun Ramesh						
			Admin	$865.46	$865.47	$865.47	$865.47	$3,461.87	$865.47
			Reserve	$103.29	$103.38	$103.38	$103.38	$413.43	$103.38
			Owner Total	**$968.75**	**$968.85**	**$968.85**	**$968.85**	**$3,875.30**	**$968.85**
131*	906/QIII*	8	Shien Wee & Soh Chan						
			Admin	$629.43	$629.41	$629.41	$629.41	$2,517.66	$629.41
			Reserve	$75.12	$75.19	$75.19	$75.19	$300.69	$75.19
			Owner Total	**$704.55**	**$704.60**	**$704.60**	**$704.60**	**$2,818.35**	**$704.60**
132*	907/QIII*	17	Lian Tan						
			Admin	$1,337.57	$1,337.53	$1,337.53	$1,337.53	$5,350.16	$1,337.53
			Reserve	$159.63	$159.77	$159.77	$159.77	$638.94	$159.77
			Owner Total	**$1,497.20**	**$1,497.30**	**$1,497.30**	**$1,497.30**	**$5,989.10**	**$1,497.30**
133*	908/QIII*	18	Viet Anh Le						
			Admin	$1,416.23	$1,416.18	$1,416.18	$1,416.18	$5,664.77	$1,416.18
			Reserve	$169.02	$169.17	$169.17	$169.17	$676.53	$169.17
			Owner Total	**$1,585.25**	**$1,585.35**	**$1,585.35**	**$1,585.35**	**$6,341.30**	**$1,585.35**

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
134*	909/QIII*	14	Tjeon Lian Theng						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**
135*	910/QIII*	13	Tow Siok Lim						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
136*	911/QIII*	10	Tung Thanh Thai & Danh Hue Phan						
			Admin	$786.80	$786.77	$786.77	$786.77	$3,147.11	$786.77
			Reserve	$93.90	$93.98	$93.98	$93.98	$375.84	$93.98
			Owner Total	**$880.70**	**$880.75**	**$880.75**	**$880.75**	**$3,522.95**	**$880.75**
137*	912/QIII*	8	Paul Gao						
			Admin	$629.43	$629.41	$629.41	$629.41	$2,517.66	$629.41
			Reserve	$75.12	$75.19	$75.19	$75.19	$300.69	$75.19
			Owner Total	**$704.55**	**$704.60**	**$704.60**	**$704.60**	**$2,818.35**	**$704.60**
138*	1001/QIII*	16	Trishna Arya Ashok & Saurabh Rai						
			Admin	$1,258.86	$1,258.82	$1,258.82	$1,258.82	$5,035.32	$1,258.82
			Reserve	$150.24	$150.38	$150.38	$150.38	$601.38	$150.38
			Owner Total	**$1,409.10**	**$1,409.20**	**$1,409.20**	**$1,409.20**	**$5,636.70**	**$1,409.20**
139*	1002/QIII*	13	Haibo Deng & Liying Cheng						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
140*	1003/QIII*	13	Jennie C W Chan & Adam J Baxter						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
141*	1004/QIII*	13	Subhash Warrier & Sony Warrier						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
142*	1005/QIII*	11	Eden Tumbaga						
			Admin	$865.46	$865.47	$865.47	$865.47	$3,461.87	$865.47
			Reserve	$103.29	$103.38	$103.38	$103.38	$413.43	$103.38
			Owner Total	**$968.75**	**$968.85**	**$968.85**	**$968.85**	**$3,875.30**	**$968.85**
143*	1006/QIII*	8	Giorgio & Ron Baldini						
			Admin	$629.43	$629.41	$629.41	$629.41	$2,517.66	$629.41
			Reserve	$75.12	$75.19	$75.19	$75.19	$300.69	$75.19
			Owner Total	**$704.55**	**$704.60**	**$704.60**	**$704.60**	**$2,818.35**	**$704.60**
144*	1007/QIII*	18	Gerard Thomas Lee						
			Admin	$1,416.23	$1,416.18	$1,416.18	$1,416.18	$5,664.77	$1,416.18
			Reserve	$169.02	$169.17	$169.17	$169.17	$676.53	$169.17
			Owner Total	**$1,585.25**	**$1,585.35**	**$1,585.35**	**$1,585.35**	**$6,341.30**	**$1,585.35**
145*	1008/QIII*	18	Garvin & Chandrika Da Silva						
			Admin	$1,416.23	$1,416.18	$1,416.18	$1,416.18	$5,664.77	$1,416.18
			Reserve	$169.02	$169.17	$169.17	$169.17	$676.53	$169.17
			Owner Total	**$1,585.25**	**$1,585.35**	**$1,585.35**	**$1,585.35**	**$6,341.30**	**$1,585.35**

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Docusign Envelope ID: C83EEEE8-C156-4022-909D-3551298A27E8

Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
146*	1009/QIII*	14	Ai Beng Wong & Moi Kwei Siew						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**
147*	1010/QIII*	13	Chu Sing Wong & Hwai Chern Chee						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
148*	1011/QIII*	10	Chon Nge Seet & Hwee Peng Tan						
			Admin	$786.80	$786.77	$786.77	$786.77	$3,147.11	$786.77
			Reserve	$93.90	$93.98	$93.98	$93.98	$375.84	$93.98
			Owner Total	**$880.70**	**$880.75**	**$880.75**	**$880.75**	**$3,522.95**	**$880.75**
149*	1012/QIII*	8	Prosper Super Pty Ltd						
			Admin	$629.43	$629.41	$629.41	$629.41	$2,517.66	$629.41
			Reserve	$75.12	$75.19	$75.19	$75.19	$300.69	$75.19
			Owner Total	**$704.55**	**$704.60**	**$704.60**	**$704.60**	**$2,818.35**	**$704.60**
150*	1101/QIII*	16	King King Yong & Yieng Ping Tie						
			Admin	$1,258.86	$1,258.82	$1,258.82	$1,258.82	$5,035.32	$1,258.82
			Reserve	$150.24	$150.38	$150.38	$150.38	$601.38	$150.38
			Owner Total	**$1,409.10**	**$1,409.20**	**$1,409.20**	**$1,409.20**	**$5,636.70**	**$1,409.20**
151*	1102/QIII*	14	Lianzi Gu						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**

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Cygnet West
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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
152*	1103/QIII*	13	S Ting L Chiew H Ting & H Soon						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
153*	1104/QIII*	13	Daniel Schmid						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
154*	1105/QIII*	11	Shangying Tian						
			Admin	$865.46	$865.47	$865.47	$865.47	$3,461.87	$865.47
			Reserve	$103.29	$103.38	$103.38	$103.38	$413.43	$103.38
			Owner Total	**$968.75**	**$968.85**	**$968.85**	**$968.85**	**$3,875.30**	**$968.85**
155*	1106/QIII*	8	Fern Yee Sally Lim & Chee Yeow Lee						
			Admin	$629.43	$629.41	$629.41	$629.41	$2,517.66	$629.41
			Reserve	$75.12	$75.19	$75.19	$75.19	$300.69	$75.19
			Owner Total	**$704.55**	**$704.60**	**$704.60**	**$704.60**	**$2,818.35**	**$704.60**
156*	1107/QIII*	18	Levi Simon Kelder & Kelly Marie Kelder						
			Admin	$1,416.23	$1,416.18	$1,416.18	$1,416.18	$5,664.77	$1,416.18
			Reserve	$169.02	$169.17	$169.17	$169.17	$676.53	$169.17
			Owner Total	**$1,585.25**	**$1,585.35**	**$1,585.35**	**$1,585.35**	**$6,341.30**	**$1,585.35**
157*	1108/QIII*	18	Mr Paul C Garner & Mrs Ravikan Garner						
			Admin	$1,416.23	$1,416.18	$1,416.18	$1,416.18	$5,664.77	$1,416.18
			Reserve	$169.02	$169.17	$169.17	$169.17	$676.53	$169.17
			Owner Total	**$1,585.25**	**$1,585.35**	**$1,585.35**	**$1,585.35**	**$6,341.30**	**$1,585.35**

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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
158*	1109/QIII*	14	Mark Anthony Berry						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**
159*	1110/QIII*	14	MENGZHEN XU						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**
160*	1111/QIII*	10	Teck Huan Wong & Kwei Mow Siew						
			Admin	$786.80	$786.77	$786.77	$786.77	$3,147.11	$786.77
			Reserve	$93.90	$93.98	$93.98	$93.98	$375.84	$93.98
			Owner Total	**$880.70**	**$880.75**	**$880.75**	**$880.75**	**$3,522.95**	**$880.75**
161*	1112/QIII*	8	Richard Desmond Maggs						
			Admin	$629.43	$629.41	$629.41	$629.41	$2,517.66	$629.41
			Reserve	$75.12	$75.19	$75.19	$75.19	$300.69	$75.19
			Owner Total	**$704.55**	**$704.60**	**$704.60**	**$704.60**	**$2,818.35**	**$704.60**
162*	1201/QIII*	16	Philip Fook Thin & Siew Gake SOH						
			Admin	$1,258.86	$1,258.82	$1,258.82	$1,258.82	$5,035.32	$1,258.82
			Reserve	$150.24	$150.38	$150.38	$150.38	$601.38	$150.38
			Owner Total	**$1,409.10**	**$1,409.20**	**$1,409.20**	**$1,409.20**	**$5,636.70**	**$1,409.20**
163*	1202/QIII*	14	Michael John Whitfield						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
164*	1203/QIII*	13	Andrew Timothy Walker & Suzanne Michelle Ward						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
165*	1204/QIII*	13	Zhu Wang & Ruohan Li						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
166*	1205/QIII*	11	Wai Kin NG						
			Admin	$865.46	$865.47	$865.47	$865.47	$3,461.87	$865.47
			Reserve	$103.29	$103.38	$103.38	$103.38	$413.43	$103.38
			Owner Total	**$968.75**	**$968.85**	**$968.85**	**$968.85**	**$3,875.30**	**$968.85**
167*	1206/QIII*	8	Wendy Geraldine Ho						
			Admin	$629.43	$629.41	$629.41	$629.41	$2,517.66	$629.41
			Reserve	$75.12	$75.19	$75.19	$75.19	$300.69	$75.19
			Owner Total	**$704.55**	**$704.60**	**$704.60**	**$704.60**	**$2,818.35**	**$704.60**
168*	1207/QIII*	18	Divya Bhardwaj & Rahul Aggarwal						
			Admin	$1,416.23	$1,416.18	$1,416.18	$1,416.18	$5,664.77	$1,416.18
			Reserve	$169.02	$169.17	$169.17	$169.17	$676.53	$169.17
			Owner Total	**$1,585.25**	**$1,585.35**	**$1,585.35**	**$1,585.35**	**$6,341.30**	**$1,585.35**
169*	1208/QIII*	19	Anagh & Pooja Bhardwaj KOHLI						
			Admin	$1,494.94	$1,494.88	$1,494.88	$1,494.88	$5,979.58	$1,494.88
			Reserve	$178.41	$178.57	$178.57	$178.57	$714.12	$178.57
			Owner Total	**$1,673.35**	**$1,673.45**	**$1,673.45**	**$1,673.45**	**$6,693.70**	**$1,673.45**

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
170*	1209/QIII*	15	Vincenzo N Agostino						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**
171*	1210/QIII*	14	Siew Choon Lim						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**
172*	1211/QIII*	10	Hwa Kai Ting & Hie Ing Ngoi						
			Admin	$786.80	$786.77	$786.77	$786.77	$3,147.11	$786.77
			Reserve	$93.90	$93.98	$93.98	$93.98	$375.84	$93.98
			Owner Total	**$880.70**	**$880.75**	**$880.75**	**$880.75**	**$3,522.95**	**$880.75**
173*	1212/QIII*	8	Shia & Irene Chin						
			Admin	$629.43	$629.41	$629.41	$629.41	$2,517.66	$629.41
			Reserve	$75.12	$75.19	$75.19	$75.19	$300.69	$75.19
			Owner Total	**$704.55**	**$704.60**	**$704.60**	**$704.60**	**$2,818.35**	**$704.60**
174*	1301/QIII*	17	Saket Rai & Neha Singh						
			Admin	$1,337.57	$1,337.53	$1,337.53	$1,337.53	$5,350.16	$1,337.53
			Reserve	$159.63	$159.77	$159.77	$159.77	$638.94	$159.77
			Owner Total	**$1,497.20**	**$1,497.30**	**$1,497.30**	**$1,497.30**	**$5,989.10**	**$1,497.30**
175*	1302/QIII*	14	Sruti Simon						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
176*	1303/QIII*	14	Thomas Rene Kennedy						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**
177*	1304/QIII*	13	Sriram Balasubramanian						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
178*	1305/QIII*	11	Qiushi Chen						
			Admin	$865.46	$865.47	$865.47	$865.47	$3,461.87	$865.47
			Reserve	$103.29	$103.38	$103.38	$103.38	$413.43	$103.38
			Owner Total	**$968.75**	**$968.85**	**$968.85**	**$968.85**	**$3,875.30**	**$968.85**
179*	1306/QIII*	9	Tee Ping THAM & Chee Yuen LEE						
			Admin	$708.14	$708.11	$708.11	$708.11	$2,832.47	$708.11
			Reserve	$84.51	$84.59	$84.59	$84.59	$338.28	$84.59
			Owner Total	**$792.65**	**$792.70**	**$792.70**	**$792.70**	**$3,170.75**	**$792.70**
180*	1307/QIII*	18	James Koh Cher Siang & Evonne Tay Chen Eng						
			Admin	$1,416.23	$1,416.18	$1,416.18	$1,416.18	$5,664.77	$1,416.18
			Reserve	$169.02	$169.17	$169.17	$169.17	$676.53	$169.17
			Owner Total	**$1,585.25**	**$1,585.35**	**$1,585.35**	**$1,585.35**	**$6,341.30**	**$1,585.35**
181*	1308/QIII*	19	Lanfen Pan						
			Admin	$1,494.94	$1,494.88	$1,494.88	$1,494.88	$5,979.58	$1,494.88
			Reserve	$178.41	$178.57	$178.57	$178.57	$714.12	$178.57
			Owner Total	**$1,673.35**	**$1,673.45**	**$1,673.45**	**$1,673.45**	**$6,693.70**	**$1,673.45**

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Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
182*	1309/QIII*	15	Sau Ling Tan						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**
183*	1310/QIII*	14	Adeland Pty Ltd						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**
184*	1311/QIII*	10	Qi Wei Ang						
			Admin	$786.80	$786.77	$786.77	$786.77	$3,147.11	$786.77
			Reserve	$93.90	$93.98	$93.98	$93.98	$375.84	$93.98
			Owner Total	**$880.70**	**$880.75**	**$880.75**	**$880.75**	**$3,522.95**	**$880.75**
185*	1312/QIII*	8	Wayne Trevor Dymock						
			Admin	$629.43	$629.41	$629.41	$629.41	$2,517.66	$629.41
			Reserve	$75.12	$75.19	$75.19	$75.19	$300.69	$75.19
			Owner Total	**$704.55**	**$704.60**	**$704.60**	**$704.60**	**$2,818.35**	**$704.60**
186*	1401/QIII*	17	Micheal Moses						
			Admin	$1,337.57	$1,337.53	$1,337.53	$1,337.53	$5,350.16	$1,337.53
			Reserve	$159.63	$159.77	$159.77	$159.77	$638.94	$159.77
			Owner Total	**$1,497.20**	**$1,497.30**	**$1,497.30**	**$1,497.30**	**$5,989.10**	**$1,497.30**
187*	1402/QIII*	14	Paul & Jeanette Greig						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest $0.05

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
188*	1403/QIII*	14	Shammas Ozer Ebrahim & Natalie Leila Shammas Ebrahim						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**
189*	1404/QIII*	17	K Y KIU						
			Admin	$1,337.57	$1,337.53	$1,337.53	$1,337.53	$5,350.16	$1,337.53
			Reserve	$159.63	$159.77	$159.77	$159.77	$638.94	$159.77
			Owner Total	**$1,497.20**	**$1,497.30**	**$1,497.30**	**$1,497.30**	**$5,989.10**	**$1,497.30**
190*	1405/QIII*	14	S Hamilton & G Hamilton						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**
191*	1406/QIII*	18	Shang Yu Liu						
			Admin	$1,416.23	$1,416.18	$1,416.18	$1,416.18	$5,664.77	$1,416.18
			Reserve	$169.02	$169.17	$169.17	$169.17	$676.53	$169.17
			Owner Total	**$1,585.25**	**$1,585.35**	**$1,585.35**	**$1,585.35**	**$6,341.30**	**$1,585.35**
192*	1407/QIII*	19	Jianshu Zhang & Min Liu						
			Admin	$1,494.94	$1,494.88	$1,494.88	$1,494.88	$5,979.58	$1,494.88
			Reserve	$178.41	$178.57	$178.57	$178.57	$714.12	$178.57
			Owner Total	**$1,673.35**	**$1,673.45**	**$1,673.45**	**$1,673.45**	**$6,693.70**	**$1,673.45**
193*	1408/QIII*	15	Gary Alexander Brown						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
194*	1409/QIII*	18	Asha Wright & Ian Wright						
			Admin	$1,416.23	$1,416.18	$1,416.18	$1,416.18	$5,664.77	$1,416.18
			Reserve	$169.02	$169.17	$169.17	$169.17	$676.53	$169.17
			Owner Total	**$1,585.25**	**$1,585.35**	**$1,585.35**	**$1,585.35**	**$6,341.30**	**$1,585.35**
195*	1410/QIII*	14	Fiona Ee-Lynn Foo & Qasim Naeem Chowdry						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**
196*	1501/QIII*	17	Tai Zhong Jeremy Lek						
			Admin	$1,337.57	$1,337.53	$1,337.53	$1,337.53	$5,350.16	$1,337.53
			Reserve	$159.63	$159.77	$159.77	$159.77	$638.94	$159.77
			Owner Total	**$1,497.20**	**$1,497.30**	**$1,497.30**	**$1,497.30**	**$5,989.10**	**$1,497.30**
197*	1502/QIII*	14	Lin Fan						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**
198*	1503/QIII*	14	Melissa Garcia Marin						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**
199*	1504/QIII*	17	Peter Lawrence Omerod Heyworth & Susan Kathryn Heyworth						
			Admin	$1,337.57	$1,337.53	$1,337.53	$1,337.53	$5,350.16	$1,337.53
			Reserve	$159.63	$159.77	$159.77	$159.77	$638.94	$159.77
			Owner Total	**$1,497.20**	**$1,497.30**	**$1,497.30**	**$1,497.30**	**$5,989.10**	**$1,497.30**

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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
200*	1505/QIII*	15	Sahar Wahab						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**
201*	1506/QIII*	19	Thomas & Pamela Kong						
			Admin	$1,494.94	$1,494.88	$1,494.88	$1,494.88	$5,979.58	$1,494.88
			Reserve	$178.41	$178.57	$178.57	$178.57	$714.12	$178.57
			Owner Total	**$1,673.35**	**$1,673.45**	**$1,673.45**	**$1,673.45**	**$6,693.70**	**$1,673.45**
202*	1507/QIII*	19	Pradeep Kumar Giri						
			Admin	$1,494.94	$1,494.88	$1,494.88	$1,494.88	$5,979.58	$1,494.88
			Reserve	$178.41	$178.57	$178.57	$178.57	$714.12	$178.57
			Owner Total	**$1,673.35**	**$1,673.45**	**$1,673.45**	**$1,673.45**	**$6,693.70**	**$1,673.45**
203*	1508/QIII*	15	Fang Wu						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**
204*	1509/QIII*	18	Mathew David Brown						
			Admin	$1,416.23	$1,416.18	$1,416.18	$1,416.18	$5,664.77	$1,416.18
			Reserve	$169.02	$169.17	$169.17	$169.17	$676.53	$169.17
			Owner Total	**$1,585.25**	**$1,585.35**	**$1,585.35**	**$1,585.35**	**$6,341.30**	**$1,585.35**
205*	1510/QIII*	14	Mehran Bayat Barooni						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**

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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
206*	1601/QIII	*17	Martin Gui						
			Admin	$1,337.57	$1,337.53	$1,337.53	$1,337.53	$5,350.16	$1,337.53
			Reserve	$159.63	$159.77	$159.77	$159.77	$638.94	$159.77
			Owner Total	**$1,497.20**	**$1,497.30**	**$1,497.30**	**$1,497.30**	**$5,989.10**	**$1,497.30**
207*	1602/QIII	*15	Yee Zuin Wan						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**
208*	1603/QIII	*14	Siew Ling Ngu						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**
209*	1604/QIII	*17	Splendid Perch Pty Ltd						
			Admin	$1,337.57	$1,337.53	$1,337.53	$1,337.53	$5,350.16	$1,337.53
			Reserve	$159.63	$159.77	$159.77	$159.77	$638.94	$159.77
			Owner Total	**$1,497.20**	**$1,497.30**	**$1,497.30**	**$1,497.30**	**$5,989.10**	**$1,497.30**
210*	1605/QIII	*15	John Man Lei Kong & Pi San Kong						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**
211*	1606/QIII	*19	Michelle Joy & Karl Deiley						
			Admin	$1,494.94	$1,494.88	$1,494.88	$1,494.88	$5,979.58	$1,494.88
			Reserve	$178.41	$178.57	$178.57	$178.57	$714.12	$178.57
			Owner Total	**$1,673.35**	**$1,673.45**	**$1,673.45**	**$1,673.45**	**$6,693.70**	**$1,673.45**

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
212*	1607/QIII*	20	Hong Cheng						
			Admin	$1,573.60	$1,573.53	$1,573.53	$1,573.53	$6,294.19	$1,573.53
			Reserve	$187.80	$187.97	$187.97	$187.97	$751.71	$187.97
			Owner Total	**$1,761.40**	**$1,761.50**	**$1,761.50**	**$1,761.50**	**$7,045.90**	**$1,761.50**
213*	1608/QIII*	15	The DJLO Trust						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**
214*	1609/QIII*	18	Yijun Atft Li						
			Admin	$1,416.23	$1,416.18	$1,416.18	$1,416.18	$5,664.77	$1,416.18
			Reserve	$169.02	$169.17	$169.17	$169.17	$676.53	$169.17
			Owner Total	**$1,585.25**	**$1,585.35**	**$1,585.35**	**$1,585.35**	**$6,341.30**	**$1,585.35**
215*	1610/QIII*	14	Clayton Philip Taboni						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**
216*	1701/QIII*	18	Michael J Banks						
			Admin	$1,416.23	$1,416.18	$1,416.18	$1,416.18	$5,664.77	$1,416.18
			Reserve	$169.02	$169.17	$169.17	$169.17	$676.53	$169.17
			Owner Total	**$1,585.25**	**$1,585.35**	**$1,585.35**	**$1,585.35**	**$6,341.30**	**$1,585.35**
217*	1702/QIII*	15	Mr Kian Leong Lee & Mdm Poh Leng Chin						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
218*	1703/QIII*	15	Stephen Byron Turner aft Tuner Trust						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**
219*	1704/QIII*	18	Michael Gordon Cripps and Ping Lu						
			Admin	$1,416.23	$1,416.18	$1,416.18	$1,416.18	$5,664.77	$1,416.18
			Reserve	$169.02	$169.17	$169.17	$169.17	$676.53	$169.17
			Owner Total	**$1,585.25**	**$1,585.35**	**$1,585.35**	**$1,585.35**	**$6,341.30**	**$1,585.35**
220*	1705/QIII*	15	Ted Choon Wong & Wuen Audrey Ya Wong						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**
221*	1706/QIII*	19	Ah Chin Yuen Fuk Hing Li Tze Ping						
			Admin	$1,494.94	$1,494.88	$1,494.88	$1,494.88	$5,979.58	$1,494.88
			Reserve	$178.41	$178.57	$178.57	$178.57	$714.12	$178.57
			Owner Total	**$1,673.35**	**$1,673.45**	**$1,673.45**	**$1,673.45**	**$6,693.70**	**$1,673.45**
222*	1707/QIII*	20	Jun Lok Fuk Hing Li Tze Ping						
			Admin	$1,573.60	$1,573.53	$1,573.53	$1,573.53	$6,294.19	$1,573.53
			Reserve	$187.80	$187.97	$187.97	$187.97	$751.71	$187.97
			Owner Total	**$1,761.40**	**$1,761.50**	**$1,761.50**	**$1,761.50**	**$7,045.90**	**$1,761.50**
223*	1708/QIII*	16	Ye Wu						
			Admin	$1,258.86	$1,258.82	$1,258.82	$1,258.82	$5,035.32	$1,258.82
			Reserve	$150.24	$150.38	$150.38	$150.38	$601.38	$150.38
			Owner Total	**$1,409.10**	**$1,409.20**	**$1,409.20**	**$1,409.20**	**$5,636.70**	**$1,409.20**

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Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
224*	1709/QIII*	18	Pradipto & Sangita J Mazumder						
			Admin	$1,416.23	$1,416.18	$1,416.18	$1,416.18	$5,664.77	$1,416.18
			Reserve	$169.02	$169.17	$169.17	$169.17	$676.53	$169.17
			Owner Total	**$1,585.25**	**$1,585.35**	**$1,585.35**	**$1,585.35**	**$6,341.30**	**$1,585.35**
225*	1710/QIII*	14	Patrick and Lilian Mwape Knhoma						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**
226*	1801/QIII*	18	Wei Shong Woi and Dewi Octavia						
			Admin	$1,416.23	$1,416.18	$1,416.18	$1,416.18	$5,664.77	$1,416.18
			Reserve	$169.02	$169.17	$169.17	$169.17	$676.53	$169.17
			Owner Total	**$1,585.25**	**$1,585.35**	**$1,585.35**	**$1,585.35**	**$6,341.30**	**$1,585.35**
227*	1802/QIII*	15	Kylie Jane Brookes						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**
228*	1803/QIII*	15	Susanto Susanto						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**
229*	1804/QIII*	18	Aled Morgan						
			Admin	$1,416.23	$1,416.18	$1,416.18	$1,416.18	$5,664.77	$1,416.18
			Reserve	$169.02	$169.17	$169.17	$169.17	$676.53	$169.17
			Owner Total	**$1,585.25**	**$1,585.35**	**$1,585.35**	**$1,585.35**	**$6,341.30**	**$1,585.35**

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
230*	1805/QIII*	15	Ka Keung Peter Chan & Sin Nga Ellen Yu						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**
231*	1806/QIII*	20	Grenville & Jennifer Dunn						
			Admin	$1,573.60	$1,573.53	$1,573.53	$1,573.53	$6,294.19	$1,573.53
			Reserve	$187.80	$187.97	$187.97	$187.97	$751.71	$187.97
			Owner Total	**$1,761.40**	**$1,761.50**	**$1,761.50**	**$1,761.50**	**$7,045.90**	**$1,761.50**
232*	1807/QIII*	20	Ms Yijun Li ATFT X L Family Trust						
			Admin	$1,573.60	$1,573.53	$1,573.53	$1,573.53	$6,294.19	$1,573.53
			Reserve	$187.80	$187.97	$187.97	$187.97	$751.71	$187.97
			Owner Total	**$1,761.40**	**$1,761.50**	**$1,761.50**	**$1,761.50**	**$7,045.90**	**$1,761.50**
233*	1808/QIII*	16	Mr Jonathan Wei Wen Lim & Ng Li Fen						
			Admin	$1,258.86	$1,258.82	$1,258.82	$1,258.82	$5,035.32	$1,258.82
			Reserve	$150.24	$150.38	$150.38	$150.38	$601.38	$150.38
			Owner Total	**$1,409.10**	**$1,409.20**	**$1,409.20**	**$1,409.20**	**$5,636.70**	**$1,409.20**
234*	1809/QIII*	19	Lai Chuen Sek						
			Admin	$1,494.94	$1,494.88	$1,494.88	$1,494.88	$5,979.58	$1,494.88
			Reserve	$178.41	$178.57	$178.57	$178.57	$714.12	$178.57
			Owner Total	**$1,673.35**	**$1,673.45**	**$1,673.45**	**$1,673.45**	**$6,693.70**	**$1,673.45**
235*	1810/QIII*	14	Kaisa Helena Korkala & Shankar Radha						
			Admin	$1,101.54	$1,101.47	$1,101.47	$1,101.47	$4,405.95	$1,101.47
			Reserve	$131.46	$131.58	$131.58	$131.58	$526.20	$131.58
			Owner Total	**$1,233.00**	**$1,233.05**	**$1,233.05**	**$1,233.05**	**$4,932.15**	**$1,233.05**

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
236*	1901/QIII*	18	Kumar Prabakaran						
			Admin	$1,416.23	$1,416.18	$1,416.18	$1,416.18	$5,664.77	$1,416.18
			Reserve	$169.02	$169.17	$169.17	$169.17	$676.53	$169.17
			Owner Total	**$1,585.25**	**$1,585.35**	**$1,585.35**	**$1,585.35**	**$6,341.30**	**$1,585.35**
237*	1902/QIII*	15	Mr Alan & Mrs Winnie Parker						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**
238*	1903/QIII*	15	Mrs D Wong & Mr K Mark						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**
239*	1904/QIII*	18	Sachit & Pravith Chansrichavala						
			Admin	$1,416.23	$1,416.18	$1,416.18	$1,416.18	$5,664.77	$1,416.18
			Reserve	$169.02	$169.17	$169.17	$169.17	$676.53	$169.17
			Owner Total	**$1,585.25**	**$1,585.35**	**$1,585.35**	**$1,585.35**	**$6,341.30**	**$1,585.35**
240*	1905/QIII*	15	Nethra & Meghala Nair						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**
241*	1906/QIII*	20	Mr R O'Reilly & Mrs D O'Reilly						
			Admin	$1,573.60	$1,573.53	$1,573.53	$1,573.53	$6,294.19	$1,573.53
			Reserve	$187.80	$187.97	$187.97	$187.97	$751.71	$187.97
			Owner Total	**$1,761.40**	**$1,761.50**	**$1,761.50**	**$1,761.50**	**$7,045.90**	**$1,761.50**

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
242*	1907/QIII*	21	Wayne Robert & Taeko Briggs						
			Admin	$1,652.26	$1,652.23	$1,652.23	$1,652.23	$6,608.95	$1,652.23
			Reserve	$197.19	$197.37	$197.37	$197.37	$789.30	$197.37
			Owner Total	**$1,849.45**	**$1,849.60**	**$1,849.60**	**$1,849.60**	**$7,398.25**	**$1,849.60**
243*	1908/QIII*	16	Japan Australia Petrointelligence Pty Ltd						
			Admin	$1,258.86	$1,258.82	$1,258.82	$1,258.82	$5,035.32	$1,258.82
			Reserve	$150.24	$150.38	$150.38	$150.38	$601.38	$150.38
			Owner Total	**$1,409.10**	**$1,409.20**	**$1,409.20**	**$1,409.20**	**$5,636.70**	**$1,409.20**
244*	1909/QIII*	19	Chiang Loke Chan & Josephine Lee						
			Admin	$1,494.94	$1,494.88	$1,494.88	$1,494.88	$5,979.58	$1,494.88
			Reserve	$178.41	$178.57	$178.57	$178.57	$714.12	$178.57
			Owner Total	**$1,673.35**	**$1,673.45**	**$1,673.45**	**$1,673.45**	**$6,693.70**	**$1,673.45**
245*	1910/QIII*	15	Kuhan Thasapalan & Visalakshi Ramakonar						
			Admin	$1,180.20	$1,180.17	$1,180.17	$1,180.17	$4,720.71	$1,180.17
			Reserve	$140.85	$140.98	$140.98	$140.98	$563.79	$140.98
			Owner Total	**$1,321.05**	**$1,321.15**	**$1,321.15**	**$1,321.15**	**$5,284.50**	**$1,321.15**
246*	2001/QIII*	18	Chaojie Li						
			Admin	$1,416.23	$1,416.18	$1,416.18	$1,416.18	$5,664.77	$1,416.18
			Reserve	$169.02	$169.17	$169.17	$169.17	$676.53	$169.17
			Owner Total	**$1,585.25**	**$1,585.35**	**$1,585.35**	**$1,585.35**	**$6,341.30**	**$1,585.35**
247*	2002/QIII*	16	The Cripps Family Super Fund						
			Admin	$1,258.86	$1,258.82	$1,258.82	$1,258.82	$5,035.32	$1,258.82
			Reserve	$150.24	$150.38	$150.38	$150.38	$601.38	$150.38
			Owner Total	**$1,409.10**	**$1,409.20**	**$1,409.20**	**$1,409.20**	**$5,636.70**	**$1,409.20**

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Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
248*	2003/QIII	*27	Alex Janangkih Sinaga						
			Admin	$2,124.37	$2,124.29	$2,124.29	$2,124.29	$8,497.24	$2,124.29
			Reserve	$253.53	$253.76	$253.76	$253.76	$1,014.81	$253.76
			Owner Total	**$2,377.90**	**$2,378.05**	**$2,378.05**	**$2,378.05**	**$9,512.05**	**$2,378.05**
249*	2004/QIII	*25	Zijian He						
			Admin	$1,967.00	$1,966.94	$1,966.94	$1,966.94	$7,867.82	$1,966.94
			Reserve	$234.75	$234.96	$234.96	$234.96	$939.63	$234.96
			Owner Total	**$2,201.75**	**$2,201.90**	**$2,201.90**	**$2,201.90**	**$8,807.45**	**$2,201.90**
250*	2005/QIII	*22	Eng LAm Chew & Siew Sien Wendy Ngo						
			Admin	$1,730.97	$1,730.93	$1,730.93	$1,730.93	$6,923.76	$1,730.93
			Reserve	$206.58	$206.77	$206.77	$206.77	$826.89	$206.77
			Owner Total	**$1,937.55**	**$1,937.70**	**$1,937.70**	**$1,937.70**	**$7,750.65**	**$1,937.70**
251*	2006/QIII	*22	David John Wilding & Kathleen Judith Wilding						
			Admin	$1,730.97	$1,730.93	$1,730.93	$1,730.93	$6,923.76	$1,730.93
			Reserve	$206.58	$206.77	$206.77	$206.77	$826.89	$206.77
			Owner Total	**$1,937.55**	**$1,937.70**	**$1,937.70**	**$1,937.70**	**$7,750.65**	**$1,937.70**
252*	2007/QIII	*29	Aldrich Koh Shu Liang & Lee Wei Chen						
			Admin	$2,281.74	$2,281.64	$2,281.64	$2,281.64	$9,126.66	$2,281.64
			Reserve	$272.31	$272.56	$272.56	$272.56	$1,089.99	$272.56
			Owner Total	**$2,554.05**	**$2,554.20**	**$2,554.20**	**$2,554.20**	**$10,216.65**	**$2,554.20**
253*	2008/QIII	*23	Mukalazi Fred Sadiiki						
			Admin	$1,809.63	$1,809.59	$1,809.59	$1,809.59	$7,238.40	$1,809.59
			Reserve	$215.97	$216.16	$216.16	$216.16	$864.45	$216.16
			Owner Total	**$2,025.60**	**$2,025.75**	**$2,025.75**	**$2,025.75**	**$8,102.85**	**$2,025.75**

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Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
254*	2101/QIII*	19	Yuen Kiu Kuh & Nyuk Yun Vun						
			Admin	$1,494.94	$1,494.88	$1,494.88	$1,494.88	$5,979.58	$1,494.88
			Reserve	$178.41	$178.57	$178.57	$178.57	$714.12	$178.57
			Owner Total	**$1,673.35**	**$1,673.45**	**$1,673.45**	**$1,673.45**	**$6,693.70**	**$1,673.45**
255*	2102/QIII*	16	Emilie Sabrina Chai MeeLam Cham Kee						
			Admin	$1,258.86	$1,258.82	$1,258.82	$1,258.82	$5,035.32	$1,258.82
			Reserve	$150.24	$150.38	$150.38	$150.38	$601.38	$150.38
			Owner Total	**$1,409.10**	**$1,409.20**	**$1,409.20**	**$1,409.20**	**$5,636.70**	**$1,409.20**
256*	2103/QIII*	28	Tjie Piek Oey						
			Admin	$2,203.03	$2,202.99	$2,202.99	$2,202.99	$8,812.00	$2,202.99
			Reserve	$262.92	$263.16	$263.16	$263.16	$1,052.40	$263.16
			Owner Total	**$2,465.95**	**$2,466.15**	**$2,466.15**	**$2,466.15**	**$9,864.40**	**$2,466.15**
257*	2104/QIII*	25	KB Corner Pty Ltd						
			Admin	$1,967.00	$1,966.94	$1,966.94	$1,966.94	$7,867.82	$1,966.94
			Reserve	$234.75	$234.96	$234.96	$234.96	$939.63	$234.96
			Owner Total	**$2,201.75**	**$2,201.90**	**$2,201.90**	**$2,201.90**	**$8,807.45**	**$2,201.90**
258*	2105/QIII*	23	Janet Edwards						
			Admin	$1,809.63	$1,809.59	$1,809.59	$1,809.59	$7,238.40	$1,809.59
			Reserve	$215.97	$216.16	$216.16	$216.16	$864.45	$216.16
			Owner Total	**$2,025.60**	**$2,025.75**	**$2,025.75**	**$2,025.75**	**$8,102.85**	**$2,025.75**
259*	2106/QIII*	23	Alison Joy Ramm						
			Admin	$1,809.63	$1,809.59	$1,809.59	$1,809.59	$7,238.40	$1,809.59
			Reserve	$215.97	$216.16	$216.16	$216.16	$864.45	$216.16
			Owner Total	**$2,025.60**	**$2,025.75**	**$2,025.75**	**$2,025.75**	**$8,102.85**	**$2,025.75**

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Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
260*	2107/QIII*	29	Choon Beng Gerald Chong & Khim Ling Tan						
			Admin	$2,281.74	$2,281.64	$2,281.64	$2,281.64	$9,126.66	$2,281.64
			Reserve	$272.31	$272.56	$272.56	$272.56	$1,089.99	$272.56
			Owner Total	**$2,554.05**	**$2,554.20**	**$2,554.20**	**$2,554.20**	**$10,216.65**	**$2,554.20**
261*	2108/QIII*	24	Ross Allen Mcphee $ Maureen Frances McPhee						
			Admin	$1,888.34	$1,888.24	$1,888.24	$1,888.24	$7,553.06	$1,888.24
			Reserve	$225.36	$225.56	$225.56	$225.56	$902.04	$225.56
			Owner Total	**$2,113.70**	**$2,113.80**	**$2,113.80**	**$2,113.80**	**$8,455.10**	**$2,113.80**
262*	2201/QIII*	19	Claire Elizabeth Nielsen						
			Admin	$1,494.94	$1,494.88	$1,494.88	$1,494.88	$5,979.58	$1,494.88
			Reserve	$178.41	$178.57	$178.57	$178.57	$714.12	$178.57
			Owner Total	**$1,673.35**	**$1,673.45**	**$1,673.45**	**$1,673.45**	**$6,693.70**	**$1,673.45**
263*	2202/QIII*	16	Michal Kaminski & Anna Oglaza						
			Admin	$1,258.86	$1,258.82	$1,258.82	$1,258.82	$5,035.32	$1,258.82
			Reserve	$150.24	$150.38	$150.38	$150.38	$601.38	$150.38
			Owner Total	**$1,409.10**	**$1,409.20**	**$1,409.20**	**$1,409.20**	**$5,636.70**	**$1,409.20**
264*	2203/QIII*	28	Ian Thomas & Asha Wright						
			Admin	$2,203.03	$2,202.99	$2,202.99	$2,202.99	$8,812.00	$2,202.99
			Reserve	$262.92	$263.16	$263.16	$263.16	$1,052.40	$263.16
			Owner Total	**$2,465.95**	**$2,466.15**	**$2,466.15**	**$2,466.15**	**$9,864.40**	**$2,466.15**
265*	2204/QIII*	26	Benjamin Leonard Stephenson						
			Admin	$2,045.66	$2,045.64	$2,045.64	$2,045.64	$8,182.58	$2,045.64
			Reserve	$244.14	$244.36	$244.36	$244.36	$977.22	$244.36
			Owner Total	**$2,289.80**	**$2,290.00**	**$2,290.00**	**$2,290.00**	**$9,159.80**	**$2,290.00**

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest $0.05

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
266*	2205/QIII*	23	Suresh & Sulekha Suresh Nair						
			Admin	$1,809.63	$1,809.59	$1,809.59	$1,809.59	$7,238.40	$1,809.59
			Reserve	$215.97	$216.16	$216.16	$216.16	$864.45	$216.16
			Owner Total	**$2,025.60**	**$2,025.75**	**$2,025.75**	**$2,025.75**	**$8,102.85**	**$2,025.75**
267*	2206/QIII*	23	James Lehman						
			Admin	$1,809.63	$1,809.59	$1,809.59	$1,809.59	$7,238.40	$1,809.59
			Reserve	$215.97	$216.16	$216.16	$216.16	$864.45	$216.16
			Owner Total	**$2,025.60**	**$2,025.75**	**$2,025.75**	**$2,025.75**	**$8,102.85**	**$2,025.75**
268*	2207/QIII*	20	Anurag Kontu						
			Admin	$1,573.60	$1,573.53	$1,573.53	$1,573.53	$6,294.19	$1,573.53
			Reserve	$187.80	$187.97	$187.97	$187.97	$751.71	$187.97
			Owner Total	**$1,761.40**	**$1,761.50**	**$1,761.50**	**$1,761.50**	**$7,045.90**	**$1,761.50**
269*	2208/QIII*	25	Mr Yuanxuan Zhang						
			Admin	$1,967.00	$1,966.94	$1,966.94	$1,966.94	$7,867.82	$1,966.94
			Reserve	$234.75	$234.96	$234.96	$234.96	$939.63	$234.96
			Owner Total	**$2,201.75**	**$2,201.90**	**$2,201.90**	**$2,201.90**	**$8,807.45**	**$2,201.90**
270*	2301/QIII*	19	Flamuyen Minanda						
			Admin	$1,494.94	$1,494.88	$1,494.88	$1,494.88	$5,979.58	$1,494.88
			Reserve	$178.41	$178.57	$178.57	$178.57	$714.12	$178.57
			Owner Total	**$1,673.35**	**$1,673.45**	**$1,673.45**	**$1,673.45**	**$6,693.70**	**$1,673.45**
271*	2302/QIII*	17	MDM Venus Jiang						
			Admin	$1,337.57	$1,337.53	$1,337.53	$1,337.53	$5,350.16	$1,337.53
			Reserve	$159.63	$159.77	$159.77	$159.77	$638.94	$159.77
			Owner Total	**$1,497.20**	**$1,497.30**	**$1,497.30**	**$1,497.30**	**$5,989.10**	**$1,497.30**

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
272*	2303/QIII*	29	Mr Nyonam & Mrs Jenty Sarimin						
			Admin	$2,281.74	$2,281.64	$2,281.64	$2,281.64	$9,126.66	$2,281.64
			Reserve	$272.31	$272.56	$272.56	$272.56	$1,089.99	$272.56
			Owner Total	**$2,554.05**	**$2,554.20**	**$2,554.20**	**$2,554.20**	**$10,216.65**	**$2,554.20**
273*	2304/QIII*	26	Mr & Mrs Nyoman & Jenty Sarimin						
			Admin	$2,045.66	$2,045.64	$2,045.64	$2,045.64	$8,182.58	$2,045.64
			Reserve	$244.14	$244.36	$244.36	$244.36	$977.22	$244.36
			Owner Total	**$2,289.80**	**$2,290.00**	**$2,290.00**	**$2,290.00**	**$9,159.80**	**$2,290.00**
274*	2305/QIII*	24	Ms Astrid Gunawan						
			Admin	$1,888.34	$1,888.24	$1,888.24	$1,888.24	$7,553.06	$1,888.24
			Reserve	$225.36	$225.56	$225.56	$225.56	$902.04	$225.56
			Owner Total	**$2,113.70**	**$2,113.80**	**$2,113.80**	**$2,113.80**	**$8,455.10**	**$2,113.80**
275*	2306/QIII*	24	Kee Chin Tan & Kee Seng Tan						
			Admin	$1,888.34	$1,888.24	$1,888.24	$1,888.24	$7,553.06	$1,888.24
			Reserve	$225.36	$225.56	$225.56	$225.56	$902.04	$225.56
			Owner Total	**$2,113.70**	**$2,113.80**	**$2,113.80**	**$2,113.80**	**$8,455.10**	**$2,113.80**
276*	2307/QIII*	30	Xiangyu Wang and Lu Zhang						
			Admin	$2,360.40	$2,360.35	$2,360.35	$2,360.35	$9,441.45	$2,360.35
			Reserve	$281.70	$281.95	$281.95	$281.95	$1,127.55	$281.95
			Owner Total	**$2,642.10**	**$2,642.30**	**$2,642.30**	**$2,642.30**	**$10,569.00**	**$2,642.30**
277*	2308/QIII*	25	Nicholas Crowe-Mai & Claire Backhouse						
			Admin	$1,967.00	$1,966.94	$1,966.94	$1,966.94	$7,867.82	$1,966.94
			Reserve	$234.75	$234.96	$234.96	$234.96	$939.63	$234.96
			Owner Total	**$2,201.75**	**$2,201.90**	**$2,201.90**	**$2,201.90**	**$8,807.45**	**$2,201.90**

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Cygnet West
Proposed Budget for Strata Company 55728

QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
278*	2401/QIII*	73	Inderjit Singh & Gurdeep Kaur						
			Admin	$5,743.63	$5,743.46	$5,743.46	$5,743.46	$22,974.01	$5,743.46
			Reserve	$685.47	$686.09	$686.09	$686.09	$2,743.74	$686.09
			Owner Total	**$6,429.10**	**$6,429.55**	**$6,429.55**	**$6,429.55**	**$25,717.75**	**$6,429.55**
279*	2402/QIII*	57	Paul Anthony Devine and Alua Devine						
			Admin	$4,484.77	$4,484.64	$4,484.64	$4,484.64	$17,938.69	$4,484.64
			Reserve	$535.23	$535.71	$535.71	$535.71	$2,142.36	$535.71
			Owner Total	**$5,020.00**	**$5,020.35**	**$5,020.35**	**$5,020.35**	**$20,081.05**	**$5,020.35**
280*	2501/QIII*	68	Bruce Dennis Maluish and Eileen Anne English						
			Admin	$5,350.23	$5,350.10	$5,350.10	$5,350.10	$21,400.53	$5,350.10
			Reserve	$638.52	$639.10	$639.10	$639.10	$2,555.82	$639.10
			Owner Total	**$5,988.75**	**$5,989.20**	**$5,989.20**	**$5,989.20**	**$23,956.35**	**$5,989.20**
281*	2502/QIII*	57	JDC Prime Holdings Pty Ltd						
			Admin	$4,484.77	$4,484.64	$4,484.64	$4,484.64	$17,938.69	$4,484.64
			Reserve	$535.23	$535.71	$535.71	$535.71	$2,142.36	$535.71
			Owner Total	**$5,020.00**	**$5,020.35**	**$5,020.35**	**$5,020.35**	**$20,081.05**	**$5,020.35**
282*	2503/QIII*	68	Golden Mile Investments						
			Admin	$5,350.23	$5,350.10	$5,350.10	$5,350.10	$21,400.53	$5,350.10
			Reserve	$638.52	$639.10	$639.10	$639.10	$2,555.82	$639.10
			Owner Total	**$5,988.75**	**$5,989.20**	**$5,989.20**	**$5,989.20**	**$23,956.35**	**$5,989.20**
283*	T 4/QIII*	21	Fraser Queens Pty Ltd						
			Admin	$1,652.26	$1,652.23	$1,652.23	$1,652.23	$6,608.95	$1,652.23
			Reserve	$197.19	$197.37	$197.37	$197.37	$789.30	$197.37
			Owner Total	**$1,849.45**	**$1,849.60**	**$1,849.60**	**$1,849.60**	**$7,398.25**	**$1,849.60**

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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

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Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q3

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
285*	T 2/QIII*	13	Fraser Queens Pty Ltd						
			Admin	$1,022.83	$1,022.82	$1,022.82	$1,022.82	$4,091.29	$1,022.82
			Reserve	$122.07	$122.18	$122.18	$122.18	$488.61	$122.18
			Owner Total	**$1,144.90**	**$1,145.00**	**$1,145.00**	**$1,145.00**	**$4,579.90**	**$1,145.00**
286*	T 3/QIII*	9	Quach & Lu						
			Admin	$708.14	$708.11	$708.11	$708.11	$2,832.47	$708.11
			Reserve	$84.51	$84.59	$84.59	$84.59	$338.28	$84.59
			Owner Total	**$792.65**	**$792.70**	**$792.70**	**$792.70**	**$3,170.75**	**$792.70**
287*	T 6/QIII*	9	Fraser Queens Pty Ltd						
			Admin	$708.14	$708.11	$708.11	$708.11	$2,832.47	$708.11
			Reserve	$84.51	$84.59	$84.59	$84.59	$338.28	$84.59
			Owner Total	**$792.65**	**$792.70**	**$792.70**	**$792.70**	**$3,170.75**	**$792.70**
288*	T 7/QIII*	12	McTrinh Pty Ltd ATF The Holding Trust ACN 677 448 234						
			Admin	$944.17	$944.12	$944.12	$944.12	$3,776.53	$944.12
			Reserve	$112.68	$112.78	$112.78	$112.78	$451.02	$112.78
Total aggregate of UOE 4390			**Owner Total**	**$1,056.85**	**$1,056.90**	**$1,056.90**	**$1,056.90**	**$4,227.55**	**$1,056.90**

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QUEENS RIVERSIDE, 10 Adelaide Terrace EAST PERTH

Prepared by Cygnet West (ABN 26 791 928 513)
Level 26, 197 St Georges Terrace PERTH WA 6000 Ph +61 8 6375 6000 Fax

Owner Summary (01/10/2024-30/09/2025) - Q4

Lot#	Unit#	UOE	Owner Name	1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
1*	1/QIV*	2056	Frasers Perth Pty Ltd						
			Admin	$109,111.94	$109,111.90	$109,111.90	$109,111.90	$436,447.64	$109,111.90
			Reserve	$46,588.96	$46,604.90	$46,604.90	$46,604.90	$186,403.66	$46,604.90
			Owner Total	**$155,700.90**	**$155,716.80**	**$155,716.80**	**$155,716.80**	**$622,851.30**	**$155,716.80**
2*	2/QIV*	27	Frasers Perth Pty Ltd						
			Admin	$1,432.88	$1,432.87	$1,432.87	$1,432.87	$5,731.49	$1,432.87
			Reserve	$611.82	$612.03	$612.03	$612.03	$2,447.91	$612.03
			Owner Total	**$2,044.70**	**$2,044.90**	**$2,044.90**	**$2,044.90**	**$8,179.40**	**$2,044.90**
3*	3/QIV*	28	Frasers Perth Pty Ltd						
			Admin	$1,485.97	$1,485.95	$1,485.95	$1,485.95	$5,943.82	$1,485.95
			Reserve	$634.48	$634.70	$634.70	$634.70	$2,538.58	$634.70
			Owner Total	**$2,120.45**	**$2,120.65**	**$2,120.65**	**$2,120.65**	**$8,482.40**	**$2,120.65**
4*	4/QIV*	23	Frasers Perth Pty Ltd						
			Admin	$1,220.62	$1,220.59	$1,220.59	$1,220.59	$4,882.39	$1,220.59
			Reserve	$521.18	$521.36	$521.36	$521.36	$2,085.26	$521.36
			Owner Total	**$1,741.80**	**$1,741.95**	**$1,741.95**	**$1,741.95**	**$6,967.65**	**$1,741.95**
5*	5/QIV*	26	Frasers Perth Pty Ltd						
			Admin	$1,379.84	$1,379.84	$1,379.84	$1,379.84	$5,519.36	$1,379.84
			Reserve	$589.16	$589.36	$589.36	$589.36	$2,357.24	$589.36
			Owner Total	**$1,969.00**	**$1,969.20**	**$1,969.20**	**$1,969.20**	**$7,876.60**	**$1,969.20**
6*	6/QIV*	20	Frasers Perth Pty Ltd						
			Admin	$1,061.40	$1,061.39	$1,061.39	$1,061.39	$4,245.57	$1,061.39
			Reserve	$453.20	$453.36	$453.36	$453.36	$1,813.28	$453.36
			Owner Total	**$1,514.60**	**$1,514.75**	**$1,514.75**	**$1,514.75**	**$6,058.85**	**$1,514.75**

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Owner Summary (01/10/2024-30/09/2025) - Q4

Lot#	Unit#	UOE	Owner Name		1st Instalment 01/10/2024	2nd Instalment 01/01/2025	3rd Instalment 01/04/2025	4th Instalment 01/07/2025	TOTAL (01/10/2024-30/09/2025)	Next Pre Issue 01/10/2025
7*	7/QIV*	19	Frasers Perth Pty Ltd							
				Admin	$1,008.31	$1,008.31	$1,008.31	$1,008.31	$4,033.24	$1,008.31
				Reserve	$430.54	$430.69	$430.69	$430.69	$1,722.61	$430.69
				Owner Total	**$1,438.85**	**$1,439.00**	**$1,439.00**	**$1,439.00**	**$5,755.85**	**$1,439.00**
8*	8/QIV*	27	Frasers Perth Pty Ltd							
				Admin	$1,432.88	$1,432.87	$1,432.87	$1,432.87	$5,731.49	$1,432.87
				Reserve	$611.82	$612.03	$612.03	$612.03	$2,447.91	$612.03
				Owner Total	**$2,044.70**	**$2,044.90**	**$2,044.90**	**$2,044.90**	**$8,179.40**	**$2,044.90**
9*	9/QIV*	24	Frasers Perth Pty Ltd							
				Admin	$1,273.66	$1,273.67	$1,273.67	$1,273.67	$5,094.67	$1,273.67
				Reserve	$543.84	$544.03	$544.03	$544.03	$2,175.93	$544.03
				Owner Total	**$1,817.50**	**$1,817.70**	**$1,817.70**	**$1,817.70**	**$7,270.60**	**$1,817.70**
10*	10/QIV*	17	Frasers Perth Pty Ltd							
				Admin	$902.18	$902.20	$902.20	$902.20	$3,608.78	$902.20
				Reserve	$385.22	$385.35	$385.35	$385.35	$1,541.27	$385.35
				Owner Total	**$1,287.40**	**$1,287.55**	**$1,287.55**	**$1,287.55**	**$5,150.05**	**$1,287.55**
11*	11/QIV*	24	Frasers Perth Pty Ltd							
				Admin	$1,273.66	$1,273.67	$1,273.67	$1,273.67	$5,094.67	$1,273.67
				Reserve	$543.84	$544.03	$544.03	$544.03	$2,175.93	$544.03
				Owner Total	**$1,817.50**	**$1,817.70**	**$1,817.70**	**$1,817.70**	**$7,270.60**	**$1,817.70**
12*	12/QIV*	17	Frasers Perth Pty Ltd							
				Admin	$902.18	$902.20	$902.20	$902.20	$3,608.78	$902.20
				Reserve	$385.22	$385.35	$385.35	$385.35	$1,541.27	$385.35
Total aggregate of UOE 2308				**Owner Total**	**$1,287.40**	**$1,287.55**	**$1,287.55**	**$1,287.55**	**$5,150.05**	**$1,287.55**

Disclaimer: There may be differences in calculated instalment amounts due to rounding to nearest $0.05

SIGNON.

Digital Screen 7936mm x 2048mm

LOT 105 Queens Riverside Adelaide Terrace, Cnr Erskine Link East Perth

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Digital Screen 7936mm x 2048mm

LOT 105 Queens Riverside Adelaide Terrace, Cnr Erskine Link East Perth

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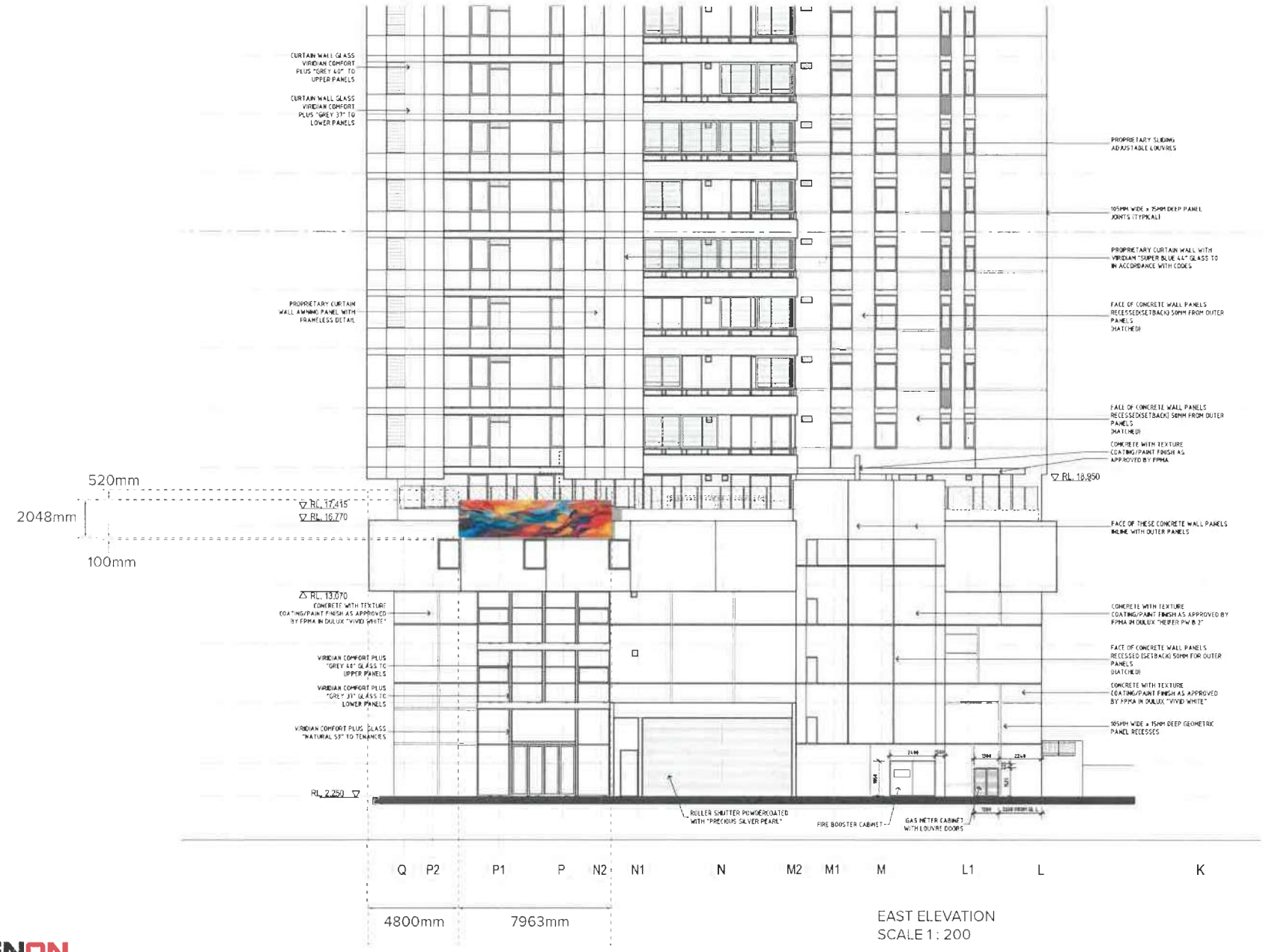

EAST ELEVATION
SCALE 1 : 200

SIGNON.

Digital Screen 7936mm x 2048mm

LOT 105 Queens Riverside Adelaide Terrace, Cnr Erskine Link East Perth

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Sign On must verify all critical dimensions on site prior to commencement of work. The information, ideas and concepts contained in the document are confidential. The recipient(s) of this document is prohibited from disclosing such information, ideas and concepts to any person without the prior written consent of Sign On Group.
IMPORTANT: It is the responsibility of the client to ensure that all information is correct before approving commencement of work(s).

SIGNON.

Digital Screen 7936mm x 2048mm

LOT 105 Queens Riverside Adelaide Terrace, Cnr Erskine Link East Perth

Photo illustrated layouts may not be a true indication of scale.
All dimensions are in millimetres. Do not scale this drawing. Written dimensions take precedence over scaled dimensions.
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Top edge of screen

SIGNON.

Digital Screen 7936mm x 2048mm

LOT 105 Queens Riverside Adelaide Terrace, Cnr Erskine Link East Perth

Photo illustrated layouts may not be a true indication of scale

All dimensions are in millimetres. Do not scale this drawing. Written dimensions take precedence over scaled dimensions

Sign On must verify all critical dimensions on site prior to commencement of work. The information, ideas and concepts contained in the document are considered The recipient(s) of this document is prohibited from disclosing such information, ideas and concepts to any person without the prior written consent of Sign On Group

IMPORTANT: It is the responsibility of the client to ensure that all information is correct before approval/ commencement of work(s)

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VOTING RIGHTS, NOMINATION AND ELECTION OF THE COUNCIL

VOTING RIGHTS AT A GENERAL MEETING

Subject to the eligibility provisions shown below, the owner of each lot is entitled to one vote in respect of each lot owned by that owner on a proposed resolution.

Votes may be cast by the owner or a duly appointed proxy but if both the owner and the proxy are present only the owner may cast the vote/s.

In the case of an ordinary resolution or a ballot for election of members of the Council, a demand that the votes be counted by the number of unit entitlements of the lots for which votes are cast must be made either in writing or orally at the meeting before voting on the resolution or ballot opens.

In the case of a special resolution votes are cast both in respect to the lots and to the unit enticement

In the case of a unanimous resolution or a resolution without dissent the vote attached to the lot is the only vote to be cast either in favour or against the proposed resolution. Unit entitlement is not relevant to the outcome of these resolutions.

ELIGIBILITY TO EXERCISE VOTING RIGHTS

Subject to any mortgagee's rights, notified to the Strata Company, owners are at all times entitled to exercise their power to vote on matters requiring a Unanimous Resolution or a Resolution without Dissent.

However, owners may not exercise their power of voting on any Special or Ordinary Resolutions, or, a ballot for election of members of the Council, at a meeting of the Strata Company, if, there is an outstanding amount recoverable under the Act owed to the strata company by the owner of the lot at the time the vote is cast.

NOMINATING A CANDIDATE FOR ELECTION AS A MEMBER OF THE COUNCIL

A person (which term includes a corporation) is entitled to nominate a candidate for election as a member of the council only if that person is entitled to vote at the election. Any persons entitled to nominate may nominate themselves. A person who is not entitled to nominate may, however, be nominated by a person who is entitled to do so. A nomination does not need to be seconded and financial status is not a bar to nomination.

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METHODS OF VOTING THAT ARE ACCEPTABLE TO THE STRATA COMPANY

If a resolution is an ordinary resolution and any person entitled to cast a vote, demands either orally or in writing before the resolution is put to the vote or the ballot commences, that the votes be counted by the number of unit entitlements of the lots for which votes are cast, then, they will be counted in that manner.

If a resolution is a special resolution the votes will be counted both by the number of lots **AND** the number of unit entitlements of the lots for which votes are cast.

If a resolution is a unanimous resolution or resolution without dissent the votes will be counted only by the number of lots for which votes are cast.

Section 129(2)(d)

Acceptable methods of casting votes by owners, proxies, first mortgagees or others who are eligible to vote on a resolution or an amendment of a resolution, when asked by the Chairperson, are as follows:

1. **If attending the meeting:**
   By raising one hand or one voting flag indicating either being in favour or against the resolution, or an amendment of the resolution, or on a substantive amended resolution, in respect of each lot for which the person is eligible to vote.

2. **If attending remotely:**
   By orally indicating either being in favour or against the resolution, or an amendment of the resolution, or on a substantive amended resolution, in respect of each lot for which the person is eligible to vote.

3. **In writing:**
   By submitting a legible and verifiable signed document, either by email or post, to be received by the strata manager at least 3 days prior to the date of the meeting. The document must set out clearly that the vote is being cast either in favour or against the resolution, as it appears on the agenda, in respect of each lot for which the person is eligible to vote. The writing referred to can be incorporated in or attached to a valid proxy form. Note: Such votes may be for more than one proposed resolution on the agenda but will not be cast or tallied in respect to an amendment or on a substantive amended resolution.

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INSURANCE REQUIREMENTS AND IMPORTANT INFORMATION

Attachment to Insurance Schedule and provided with the notice of Annual General Meeting

COMPULSORY INSURANCE COVER

Your Strata Company is required to comply with various insurance provisions of the *Strata Titles Act 1985 (WA) ("Act")* and Sections 97 to 99 set out the full insurance requirements. These requirements are insured under the current policy, details of which are shown on the attached Insurance Schedule.

Buildings, fixtures and improvements

The Sum Insured for 'Buildings' must be for the replacement value as defined by the Act. We recommend that an independent valuation be carried out at a minimum of three yearly intervals to ensure that this cover is kept in line with current and projected building replacement costs and other increases in expenditure.

Public Liability

In the case of public liability risks the minimum amount under the Act is $10. Many Strata Companies now insure for a minimum of $40 million in residential schemes and as much as $50 million where there is any commercial use of lots or common property.

Workers Compensation

It is also suggested that every Strata Company effect's insurance in respect to possible liability under the Workers Compensation and Injury Management Act 1981 and your Strata Company has insured against such a risk.

DISCRETIONARY INSURANCE COVER

In addition to the compulsory insurances required under the *Act*, a Strata Company also has other risks it should consider covering because of its financial or legal responsibilities **for which it may become liable.** The strata company has the discretionary power to insure for other risks such as personal accident for voluntary workers, fidelity guarantee, office bearer's liability, machinery breakdown, catastrophe cover, government audit costs, legal defence expenses, loss of market value and owners' fixtures and improvements.

SCHEDULE OF INSURANCE

The enclosed insurance schedule shows which risks have been selected and the applicable Sum Insured amount. For a full understanding of the additional benefits applying to each policy you will need to review the policy wording or speak with the insurer**. The Schedule also contains details of the amount of any commission paid to us**.

IMPORTANT

Should you decide to seek an alternative quotation or change your insurance, your current insurance policy i.e. renewal should be the **minimum cover to be afforded by any new policy, including all additional and special benefits.** This means when seeking and comparing your existing policy with other quotations, great care should be exercised to ensure there is a 'like for like' comparison made, and, no reduction in cover or increase in risk for the Strata Scheme and its owners. For more information about this please speak to your Strata Manager.

GENERAL ADVICE WARNING

The above information is not personal advice. This advice is general only and before a decision is made to insure, the Product Disclosure Statement should be carefully reviewed. The strata company has been provided with a copy of the relevant Financial Services Guide and Product Disclosure Statement and these are held as part of the records of the strata company and are open to personal inspection by proprietors pursuant to section 109 of the Act.

DISCLOSURE OF OUR RELATIONSHIP AND COMMISSIONS RECEIVED

Cygnet West Pty Ltd receives a commission from *insert insurer/broker for the referral of insurance business. These commissions vary in value and will be notified to the strata company on receipt.

This commission does not affect the premium you pay to the insurer.

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The Owners Of Queens Riverside

Strata Plan 55728

General Proxy Form for General Meetings

Please read the important notes below before completing this form

I/We,_____

being the owner/s of lot number/s_____ hereby appoint:
(*S**elect only one of the below options by deleting the other two options.)**

***Option 1**

Name of proxy holder_____ or, failing his/her attendance at the general meeting, the Chairperson of the general meeting, **or**,

***Option 2**

The Chairperson from time to time of the general meeting only, **or**,

***Option 3**

Name of proxy holder_____ only

to speak and act as my/our proxy holder and to vote for me/us in my/our name at all general meetings of the Strata Company until this general proxy is revoked.

Dated this_____ day of _____ 20__

Signature of **sole** Owner or **all** co-Owners

_____Owner _____Co-Owner

_____Co-Owner

_____Co-Owner

Section Below for Use Only by a Corporate Owner

In the case of an **incorporated owner**, this form requires the signature of a duly authorised person authorised to sign by its constitution.

_____

Director/Secretary/Attorney/Officer/Agent (Delete those not applicable)

IMPORTANT NOTES

1 Signatories should print their name under their signature.
2 Any natural person can hold a proxy form. That person does not have to be an owner.
3 An incorporated owner should appoint a natural person as its proxy holder if it intends to vote.
4 If a sole owner and their proxy are present at the meeting only the owner may vote.
5 Except in the case of a unanimous resolution, co-owners of a lot (e.g. husband and wife) may **only** vote on a show of hands if a proxy form has been completed by **all** co-owners appointing one person to vote for them.
6 If possible, please complete and return the proxy form to the strata manager well before the general meeting.
7 If you want to revoke this proxy form, please give notice of revocation to the proxy holder and the strata manager.

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The Owners Of Queens Riverside

Strata Plan 55728

Proxy Form for the General Meeting

To Be Held On 24 February 2025

Please read the important notes below before completing this form

I/We,_____

being the owner/s of lot number/s_____ hereby appoint:
(*S**elect only one of the below options by deleting the other two options.)**

***Option 1**

Name of proxy holder_____ or, failing his/her attendance at the general meeting, the Chairperson of the general meeting, **or**,

***Option 2**

The Chairperson from time to time of the general meeting only, **or**,

***Option 3**

Name of proxy holder_____ only
to speak and act as my/our proxy holder and to vote for me/us in my/our name at the general meeting to be held on _____***and at any adjournment of that meeting***.

Dated this_____ day of _____ 20__

Signature of **sole** owner or **all** co-Owners

_____Owner _____Co-Owner

_____Co-Owner

_____Co-Owner

Section Below for Use Only by a Corporate Owner

In the case of an **incorporated owner**, this form requires the signature of a duly authorised person authorised to sign by its constitution.

_____

Director/Secretary/Attorney/Officer/Agent (Delete those not applicable)

IMPORTANT NOTES

1 Signatories should print their name under their signature.
2 Any natural person can hold a proxy form. That person does not have to be an owner.
3 An incorporated owner should appoint a natural person as its proxy holder if it intends to vote.
4 If a sole owner and their proxy are present at the meeting only the owner may vote.
5 Except in the case of a unanimous resolution, co-owners of a lot (e.g. husband and wife) may **only** vote on a show of hands if a proxy form has been completed by **all** co-owners appointing one person to vote for them.
6 If possible, please complete and return the proxy form to the strata manager well before the general meeting.
7 If you want to revoke this proxy form, please give notice of revocation to the proxy holder and the strata manager.

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The Owners Of Queens Riverside
Strata Plan 55728
Nomination for Election to Council - AGM 2025

Owner/s nominating themself, a co- owner or in the case of a corporate owner, itself.

The Chairperson
The Owners of Queens Riverside Strata Plan 55728

I/we being the owner/co-owner of lot/s ___ hereby nominate (please print)

……. …… (name of the person or corporate **owner** who is being nominated) as a candidate for election to the Council at the Annual General Meeting of the Strata Company to be held on 24 February 2025.
Name/s of nominator/s (please print)**:** **Signature/s of nominator/s:**

_____ _____

_____ _____

_____ _____

Director/Secretary/Attorney/Officer/Agent

(*in the case of an incorporated owner, the signatory must delete those not applicable:)
Dated: _____

Consent to Nomination for Election to Council

I/we hereby advise that I/we consent to being nominated as a candidate for election to the Council of the Strata Company at the Annual General Meeting to be held on 24 February 2025 and, if elected, to serve as a member of the Council.
Name: _____ (Please print) of lot/s: _____

Signature of Nominee: _____ Dated: _____
***Director/Secretary/Attorney/Officer/Agent**
(*in the case of an incorporated owner, the nominee must delete those not applicable:)

Notes:

1. This form of nomination and consent to nomination must be in the hands of the Chairperson of the Annual General Meeting prior to the close of nominations for that election.
2. In the case of a **sole owner** written consent is only required if the candidate, being a natural person, is not personally present at the meeting.
3. In the case of **co-owners** of a lot the nomination must be in favour of one co-owner and signed by all co-owners, including the nominee.
4. In the case of a **corporate owner** the nomination and consent must be in writing and need to be signed by a properly authorised person.)

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Attachment #4 - Special Levy

Cygnet West
ABN: 26 791 928 513
Level 26, 197 St Georges Terrace
PERTH WA 6000
Ph: +61 8 6375 6000
strata.wa@cygnetwest.com

Platinum Global Investment Group Pty Ltd
c/- Realmark Commercial
PO Box 333
LEEDERVILLE WA 6903

Tax Invoice
ABN: 28155454422
Date of Notice 30/09/2025

Invoice

Strata Titles Act 1985 (as amended)

RE: Queens Riverside Strata Company 55728, Lot 23, Unit T 5/QIII, 10 Adelaide Terrace, EAST PERTH WA 6004

Notice is hereby given by the proprietors of Strata Company 55728 pursuant to Section 36 of the Strata Titles Act 1985. The following account has been determined for the abovementioned lot and is due by the **30/09/2025**.

Details: Special Levy- Admin	
	Admin Fund: $1,812.03 Reserve Fund: $0.00
	Total Amount Due $1,812.03
	Gross Taxable amount of $1,812.03 includes GST of $164.73

Section 36 of the Strata Titles Act 1985 provides for interest on unpaid levies to be charged at 11.00% pa.

Ways to pay

CARD OR DIRECT DEBIT

DEFT Reference Number
22283341034248

Visit **deft.com.au** to pay by card or direct debit.
Payments may attract a surcharge.

BPAY

Biller Code: 96503
Ref: 22283341034248

Mobile & Internet Banking - BPAY
Make this payment from your preferred bank account.

POST BILLPAY

*496 222833410 34248

Pay in-store at Australia Post by eftpos or cheque.
Cheques payable to Cygnet West P/L Trust Account
Owners of Queens Riverside SP55728

BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518.

Docusign Envelope ID: C83EEEE8-C156-4022-909D-3551298A27E8

Attachment 4 - Levy Notice

Cygnet West
Cygnet West
ABN: 26 791 928 513
Level 26, 197 St Georges Terrace
PERTH WA 6000
Ph: +61 8 6375 6000
strata.wa@cygnetwest.com

Platinum Global Investment Group Pty Ltd
c/- Realmark Commercial
PO Box 333
LEEDERVILLE WA 6903

Tax Invoice
ABN: 28155454422
Date of Notice 02/09/2025

LEVY NOTICE

Notice is hereby given by the proprietors of Strata Company 55728 pursuant to Section 100 of the Strata Titles Act 1985 (amended) that the following contributions are due.

RE: Queens Riverside Strata Company 55728, Lot 23, Unit T 5/QIII, 10 Adelaide Terrace, EAST PERTH WA 6004

Details	Admin Due	Reserve Due	Paid	Int Paid/ DiscTaken	Int/ Disc Due	Due Date	Total Due
Standard Levy Q3 (01/10/25 - 31/12/25) ^	$865.47	$103.38	$0.00	$0.00	$0.00	01/10/2025	**$968.85**
						Total Amount Due	**$968.85**
^ Current period levies in this Tax Invoice total $968.85. GST included is $88.08.							

Section 100 of the Strata Titles Act 1985 (amended) provides for Interest on unpaid levies to be charged at 11.00% p.a.

Ways to pay

CARD OR DIRECT DEBIT

DEFT Reference Number
22283341034248

Visit **deft.com.au** to pay by card or direct debit.
Payments may attract a surcharge.

BPAY

Biller Code: 96503
Ref: 22283341034248

Mobile & Internet Banking - BPAY
Make this payment from your preferred bank account.

POST BILLPAY

*496 222833410 34248

Pay in-store at Australia Post by eftpos or cheque.
Cheques payable to Cygnet West P/L Trust Account
Owners of Queens Riverside SP55728

BPAY® Registered to BPAY Pty Ltd ABN 69 079 137 518.

Docusign Envelope ID: C83EEEE8-C156-4022-909D-3551298A27E8

Cygnet West
ABN: 26 791 928 513
Level 26, 197 St Georges Terrace
PERTH WA 6000
Ph: +61 8 6375 6000
strata.wa@cygnetwest.com

Platinum Global Investment Group Pty Ltd
c/- Realmark Commercial
PO Box 333
LEEDERVILLE WA 6903

Tax Invoice
ABN: 28155454422
Date of Notice 17/06/2025

Invoice

Strata Titles Act 1985 (as amended)

RE: Queens Riverside Strata Company 55728, Lot 23, Unit T 5/QIII, 10 Adelaide Terrace, EAST PERTH WA 6004

Notice is hereby given by the proprietors of Strata Company 55728 pursuant to Section 36 of the Strata Titles Act 1985. The following account has been determined for the abovementioned lot and is due by the **15/07/2025**.

Details: Lot 23- Perth Parking Licence 2025-2026 Admin Fund: $1,444.74 Reserve Fund: $0.00
Total Amount Due $1,444.74
Gross Taxable amount of $1,444.74 includes GST of $131.34

Section 36 of the Strata Titles Act 1985 provides for interest on unpaid levies to be charged at 11.00% pa.

Ways to pay

CARD OR DIRECT DEBIT

DEFT Reference Number
22283341034248

Visit **deft.com.au** to pay by card or direct debit.
Payments may attract a surcharge.

BPAY

Biller Code: 96503
Ref: 22283341034248

Mobile & Internet Banking - BPAY
Make this payment from your preferred bank account.

POST BILLPAY

*496 222833410 34248

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Cheques payable to Cygnet West P/L Trust Account
Owners of Queens Riverside SP55728

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