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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>STRATA PLAN</b><br><h1 style="margin: 0;">51007</h1> <p style="margin: 0;">SHEET 1 OF 1 SHEET</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                             | EDVER.<br><br>AMENDMENT<br><br>BY<br><br>DATE                                                                                                                                                                                                                                                      |
| PLAN OF<br>LOT 37 ON<br>PLAN 6536<br><br>CERTIFICATE OF TITLE<br>Volume 258 Folio 52A<br>LOCAL GOVERNMENT<br>CITY OF GERALDTON<br>INDEX PLAN<br>BE43(2) 15.18<br>FIELD BOOK<br>N/A<br>SCALE<br>1 : 400<br>NAME OF SCHEME<br>40 MABEL STREET<br>BERESFORD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | ADDRESS OF PARCEL<br>40 MABEL STREET<br>BERESFORD W.A. 6530 | MANAGEMENT STATEMENT YES <input type="radio"/> NO <input checked="" type="radio"/><br>LODGED<br>CERTIFIED CORRECT<br>DATE<br>28/2/07<br>CORR. 02722-2005/04pg95<br>IN ORDER FOR DEALINGS<br>SUBJECT TO<br>NIL<br>FEE PAID<br>\$228.00<br>ASSESS NO.<br>1951342<br>REGISTERED<br>DATE<br>28/02/2007 |
| <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="text-align: center;"><b>LOCATION PLAN</b></p> <p style="text-align: center;">SCALE 1 : 400</p> </div> <div style="width: 45%;"> <p style="text-align: center;"><b>GROUND FLOOR PLAN</b></p> <p style="text-align: center;">SCALE 1 : 400</p> </div> </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             |                                                                                                                                                                                                                                                                                                    |
| <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><b>SURVEYOR'S CERTIFICATE - Reg 54</b></p> <p>I, <b>GEOFFREY PAUL INNES</b>, hereby certify that this plan is accurate and is a correct representation of the "survey" and/or:</p> <p>(a) "survey" and/or</p> <p>(b) "calculations from measurements, undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged."</p> <p style="text-align: right;">Date</p> <p style="text-align: right;">Licensed Surveyor</p> </div> <div style="width: 45%;"> <p><b>DRAWN BY:</b></p> <p><b>HTD</b></p> <p><b>SURVEYORS &amp; PLANNERS</b><br/>                 HILLE, THOMPSON &amp; DELFOS<br/>                 PO Box 820, GERALDTON WA 6531<br/>                 Ph: (08) 9921 3111 Fax: (08) 9921 8072</p> </div> </div> |                                                             |                                                                                                                                                                                                                                                                                                    |
| <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><b>WESTERN AUSTRALIAN PLANNING COMMISSION</b></p> <p>WA P.C. REF: 15107</p> <p>Certificate of Approval (WA P.C. Section 25B(2) of State Planning Act 1985)</p> <p>Designated under S.16 P&amp;C Act 2005</p> </div> <div style="width: 45%;"> <p style="text-align: center;"><b>Landgate</b></p> <p style="text-align: center;">Western Australian Land Information Authority</p> </div> </div>                                                                                                                                                                                                                                                                                                                                                                                          |                                                             |                                                                                                                                                                                                                                                                                                    |



ORIGINAL

Edge of Concrete

THE STRATUM OF ALL PARTS OF THE LOTS EXTEND BETWEEN 5 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE LEVEL OF THE LOWEST GROUND FLOOR OF THE BUILDING LOCATED ON LOT 1. UNLESS OTHERWISE STATED ALL DISTANCES ARE FROM BOUNDARIES OR EXTERNAL SURFACE WALLS. ANGLES ARE 90 OR 135 DEGREES UNLESS OTHERWISE STATED. WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THAT WALL OR THE PLANE ON WHICH THEY ARE JOINED, IS THE BOUNDARY, UNLESS OTHERWISE STATED. THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THOSE BUILDINGS AS PROVIDED BY SECTION 3AB OF THE STRATA TITLES ACT 1985.

SCALE 1:400  
ALL DISTANCES ARE IN METRES

# FORM 3

| STRATA PLAN No.              |                  |                     |      |                              |                  | 51007               |      |
|------------------------------|------------------|---------------------|------|------------------------------|------------------|---------------------|------|
| Schedule of Unit Entitlement |                  | Office Use Only     |      | Schedule of Unit Entitlement |                  | Office Use Only     |      |
|                              |                  | Current Cs of Title |      |                              |                  | Current Cs of Title |      |
| Lot No,                      | Unit Entitlement | Vol.                | Fol. | Lot No,                      | Unit Entitlement | Vol.                | Fol. |
| 1                            | 60               | 2658 - 155          |      |                              |                  |                     |      |
| 2                            | 40               | 2658 - 156          |      |                              |                  |                     |      |
|                              |                  |                     |      |                              |                  |                     |      |
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|                              |                  |                     |      |                              |                  |                     |      |
|                              |                  |                     |      | Aggregate                    | 100              |                     |      |

## DESCRIPTION OF PARCEL AND BUILDING

Two single storey brick and tile residential dwellings situated on lot 37 on P6536, the address being known as 40 Mabel Street, Beresford.

**CERTIFICATE OF LICENSED VALUER  
STRATA**

I, Wade Kalajzich, 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.

VSB

Digitally signed by wade kalajich  
DN: cn=wade kalajich, c=AU,  
ou=midwest valuations,  
email=midwestval@wn.com.au  
Date: 2007.02.02 12:10:10 +08'00'

Licensed Valuer

Date \_\_\_\_\_

# FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 51007

## DESCRIPTION OF PARCEL & BUILDING

Two single storey brick and tile residential dwellings situated on lot 37 on P6536,  
the address being known as 40 Mabel Street, Beresford.

## CERTIFICATE OF LICENSED SURVEYOR

I, Geoffrey Paul Innes, 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; and~~
  - ~~(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*



Digitally signed by Geoffrey Paul Innes  
Reason: Licensed Surveyor  
Location: Geraldton  
Date: 2007.01.22 11:36:23 +08'00'

.....  
Licensed Surveyor

.....  
Date

\*Delete if inapplicable

**FORM 7**

*Strata Titles Act 1985*

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

**STRATA PLAN No. 51007**

**DESCRIPTION OF PARCEL & BUILDING**

Two single storey brick and tile residential dwellings situated on lot 37 on P6536, the address being known as 40 Mabel Street, Beresford.

**CERTIFICATE OF LOCAL GOVERNMENT**

City of Geraldton, the local government hereby certifies that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"):-

1. \*(a) the building and the parcel shown on the plan have been inspected and that it is consistent with the approved building plans and specifications in respect of the building; or

~~\*(b) the building has been inspected and the modification is consistent with the approved building plans and specifications relating to the modification;~~

2. the building, in the opinion of the local government, is of sufficient standard to be brought under the *Strata Titles Act 1985*;

3. ~~Where a part of a wall or building or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel on to a public road, street or way the local government is of the opinion that retention of the encroachment in its existing state will not endanger public safety or unreasonably interfere with the amenity of the neighbourhood and the local government does not object to the encroachment; and~~

4. ~~\*(a) any conditions imposed by the Western Australia Planning Commission have been complied with; or~~

\*(b) the within strata scheme is exempt from the requirement of approval by the Western Australia Planning Commission.

5/2/2007  
.....  
Date

R. W. Jeff  
.....  
Chief Executive Officer

\*Delete if inapplicable

# FORM 8

[illegible]

**Note:** Entries may be affected by subsequent endorsements.

# FORM 8

[illegible]

**Note:** Entries may be affected by subsequent endorsements.