

14 / 212 ALBANY HIGHWAY, CENTENNIAL PARK



YOUR HOLIDAYS ALL SEWN UP

- Invest in smart short-stay unit, good returns
- Use it yourself for up to 3 months a year
- Fully furnished, modern appointments
- Air-con open living, double bedrooms
- Veranda, carport, smart complex 2km to CBD

Merrifield REALESTATE

Lee Stonell 0409 684 653 0898414022



lee@merrifield.com.au



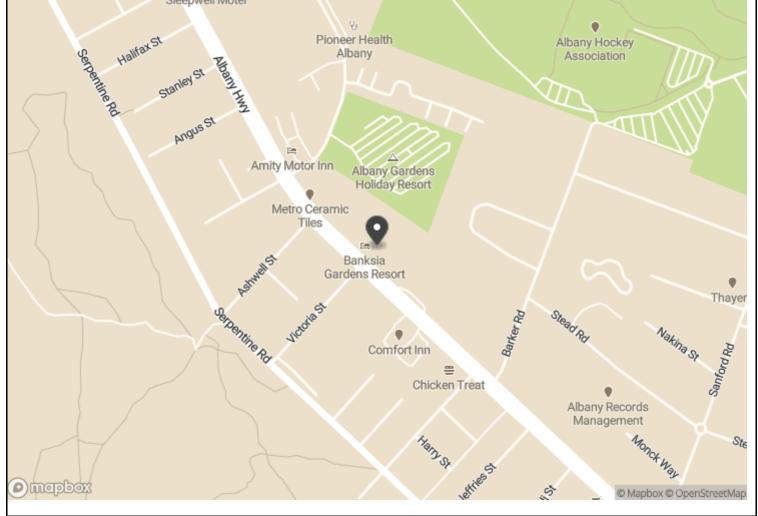
Disclaimer: All. details on the brochure are presented on the vendor's advice. Prospective purchasers should take necessary actions on their own behalf to satisfy themselves of the details of conditions, contents, fixtures and improvements in regards to this property. Merrfield Real Estate Pty Ltd JR Stewart Trust T/A Merrifield Real Estate, 258 York Street, Albany WA 6330

14 / 212 ALBANY HIGHWAY, CENTENNIAL PARK



Specification

Asking Price	\$198,000	Land Size	70.00 m2
Bedrooms	2	Frontage	N/A
Bathrooms	1	Restrictive Covenants	See Certificate of Title
Toilets	1	Zoning	Tourist Residential
Parking	1	School Zone	Albany Primary & ASHS
Sheds	Nil	Sewer	Connected
HWS	Gas Storage	Water	Connected
Solar	Nil	Internet Connection	NBN Available
Council Rates	\$1,271.63 pa	Building Construction	Brick & Colorbond
Water Rates	\$1,358.69 pa	Insulation	N/A
Strata Levies	\$1,769.64 pa	Built/Builder	1996
Weekly Rent	N/A	BAL Assessment	N/A
Lease Expiry	N/A	Items not included	N/A
	Sleepwell Motel		



14/212 Albany Hwy, Centennial Park WA 6330





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MERRIFIELD REAL ESTA

MERRIFIELD REAL ESTATE

RIFIELD REAL ESTATE

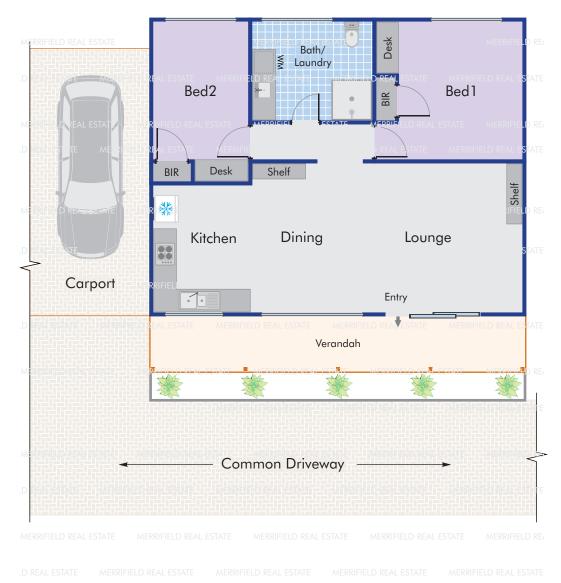
MERRIFIELD RE/

D REAL ESTATE

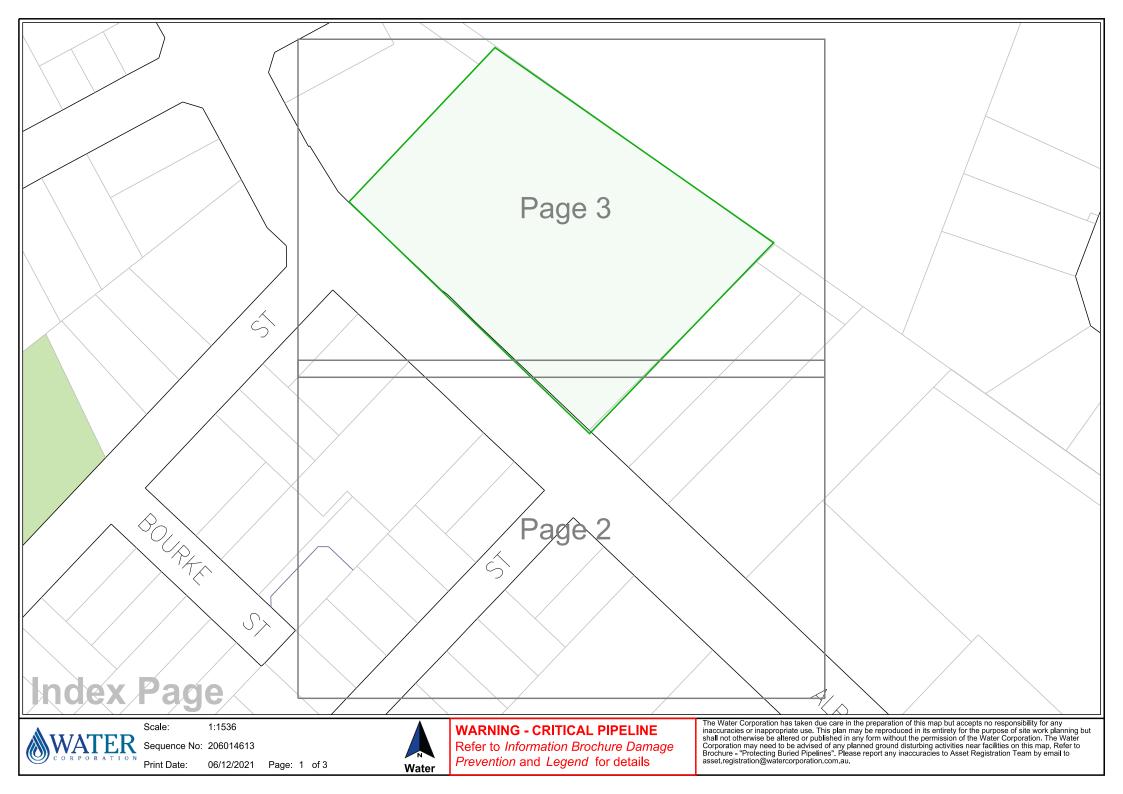
REIFIELD REAL ESTATE

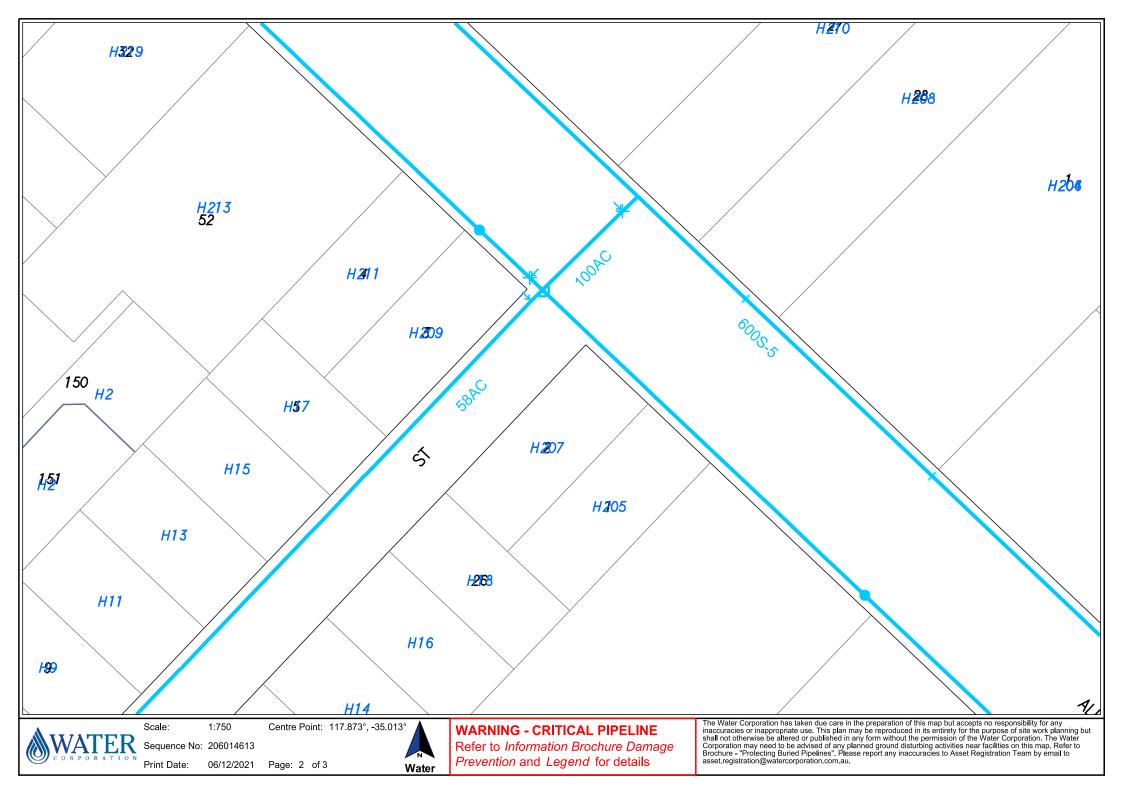
MERRIFIELD REAL ES

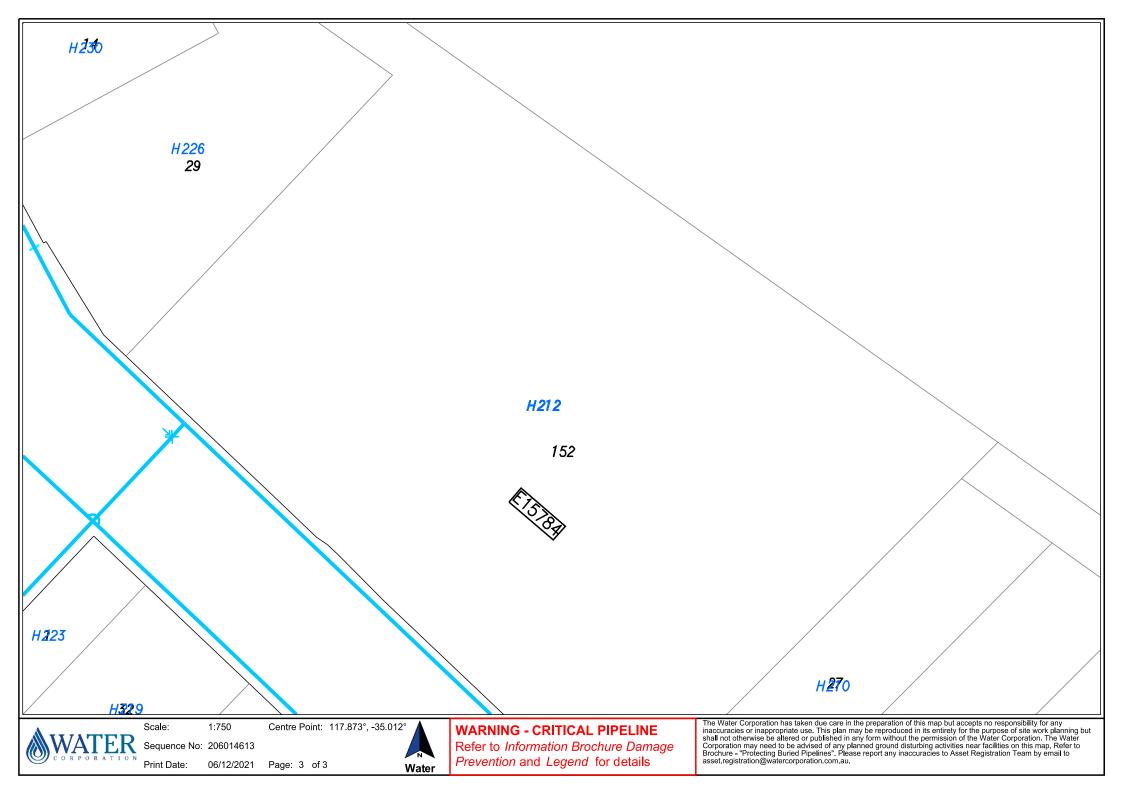
D REAL ESTATE MERRIF

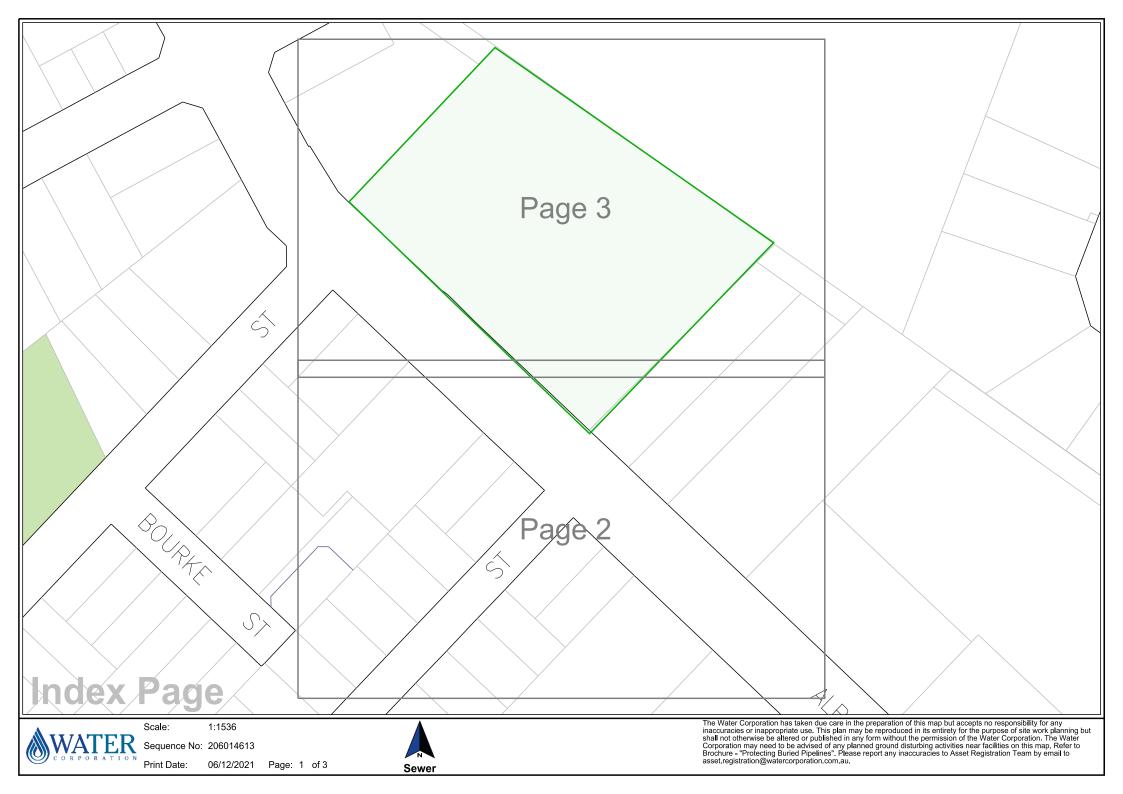


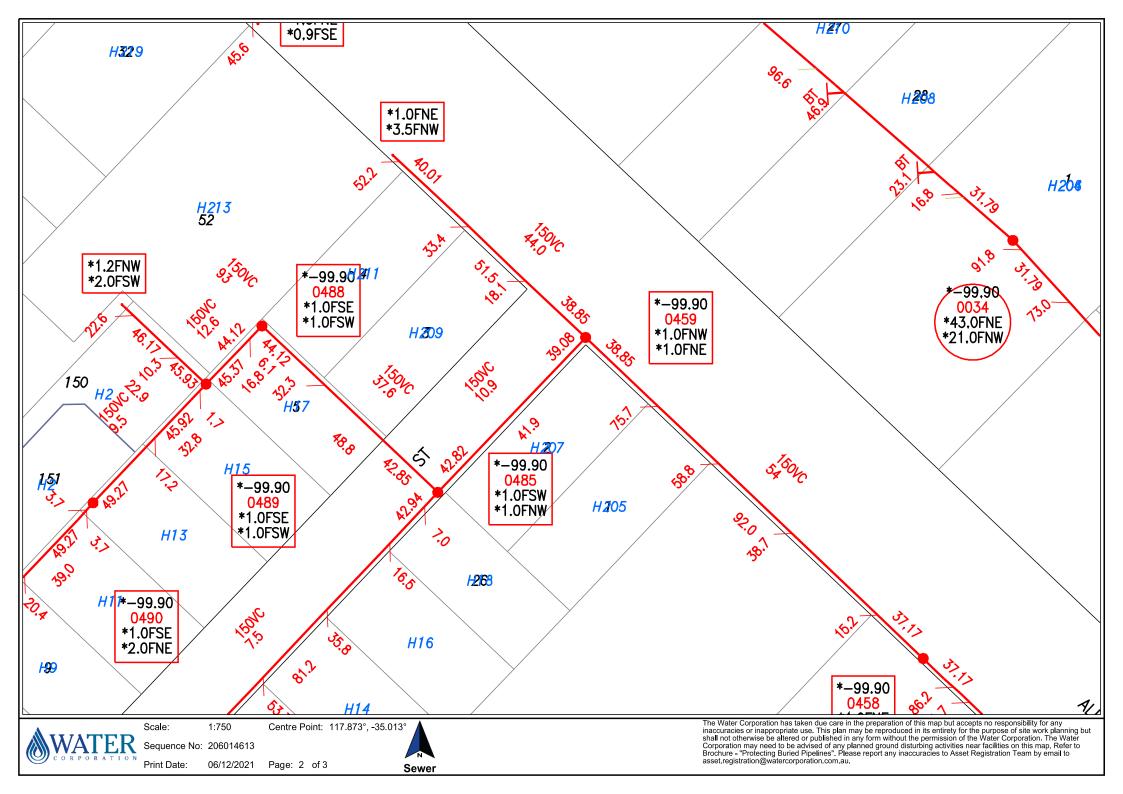
This floor plan, description, dimensions and areas are provided as a guideline only and are approximate. Whilst care has been taken in the preparation of the information, buyers must inspect the property, make their own enquiries, take their own measurements or consult the architectural plans for exact dimensions. Neither the sellers nor the agent will be held responsible or liable for any discrepancies.

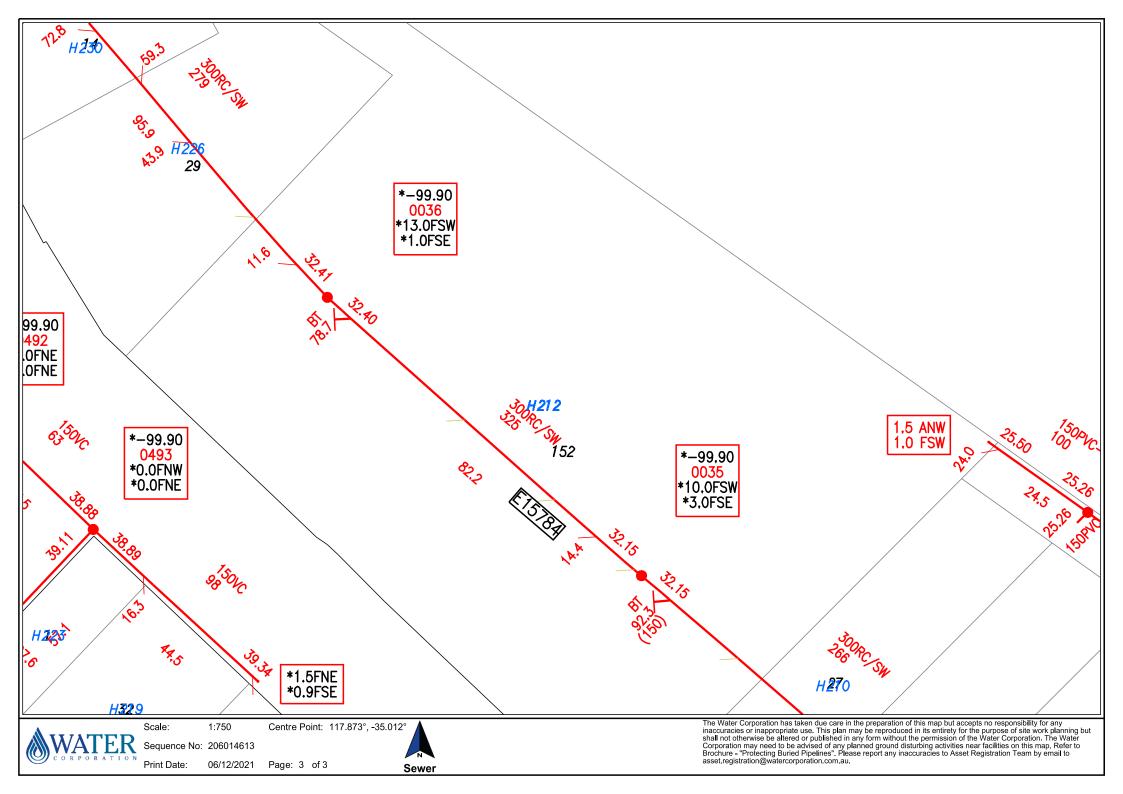








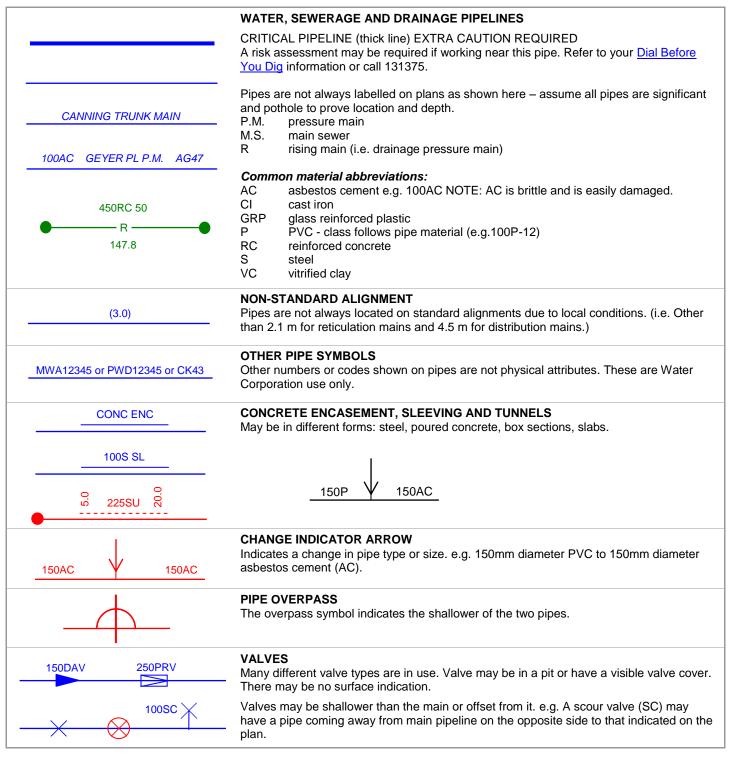




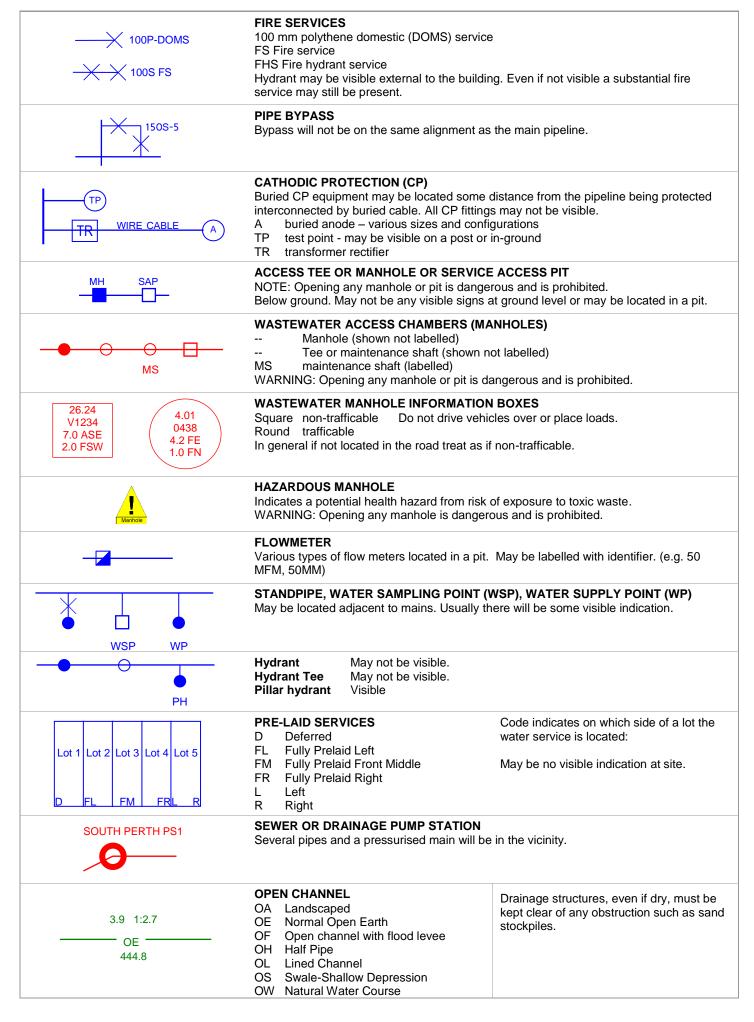
Plan Legend (summary) INFORMATION BROCHURE

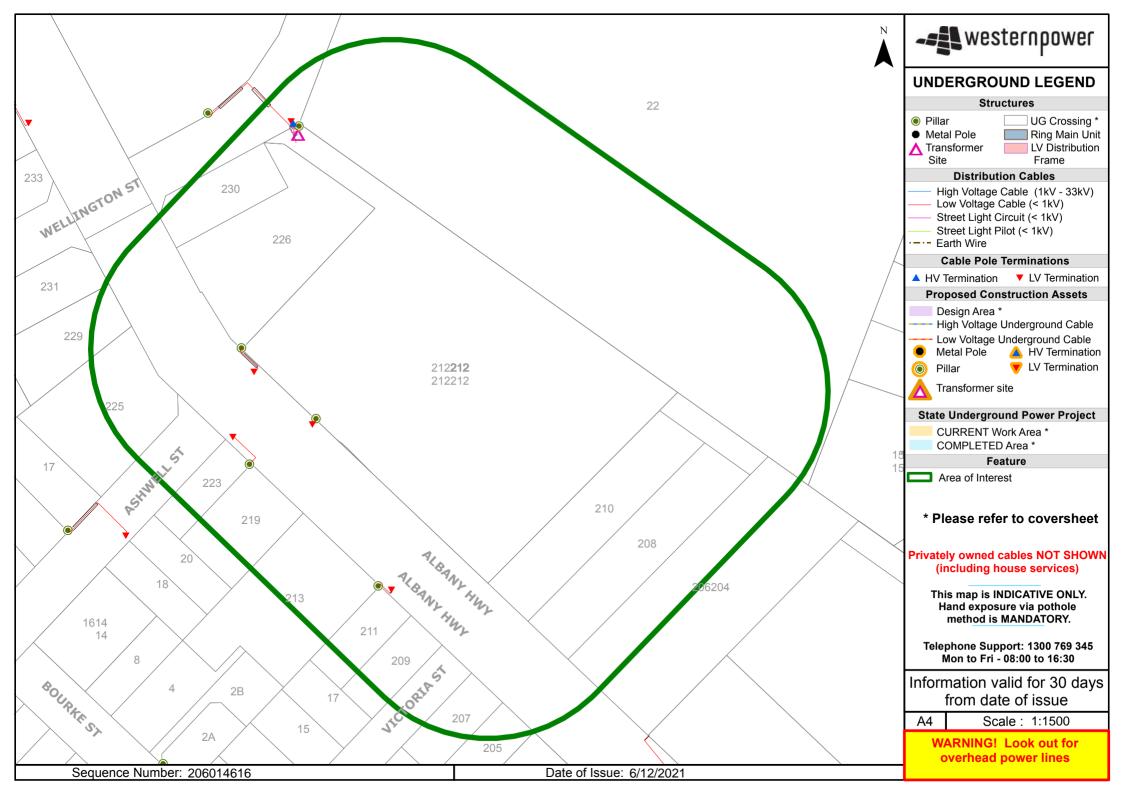


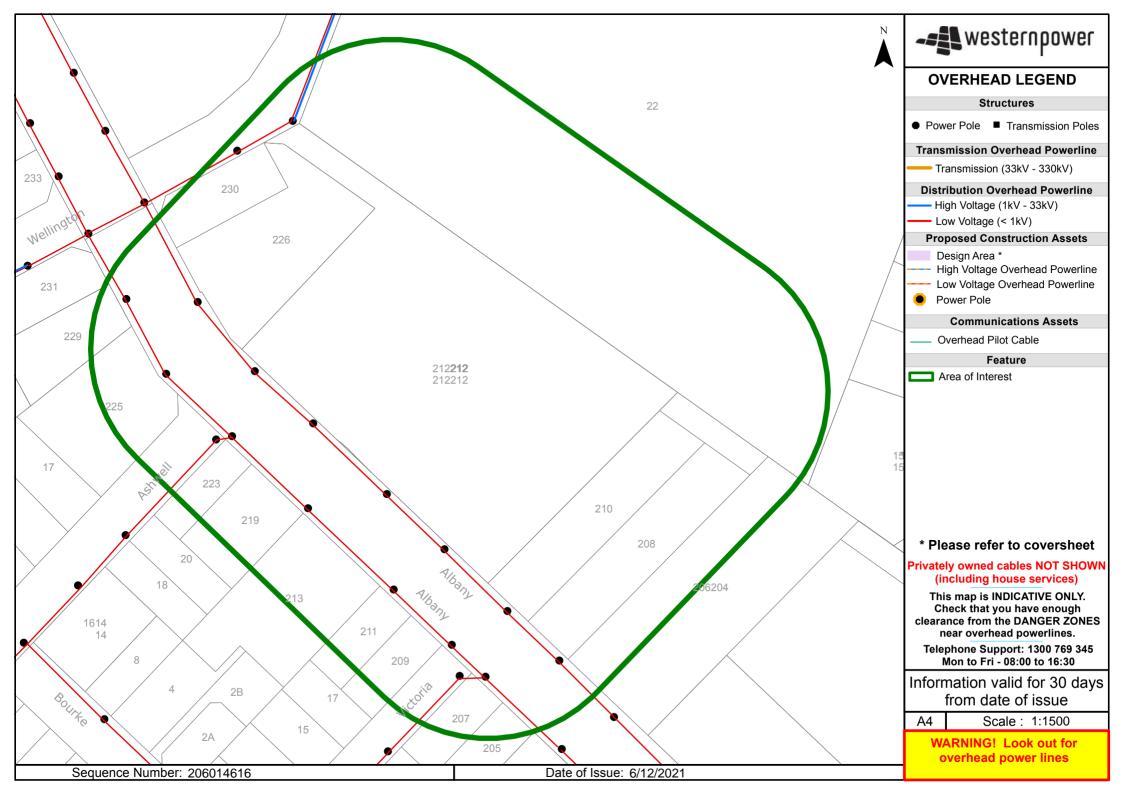
This legend is provided to <u>Dial Before You Dig</u> users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from <u>www.watercorporation.com.au</u>. (Your business > Working near pipelines > Downloads) WARNING - Plans may not show all pipes or associated equipment at a site, or their accurate location. Pothole by hand to verify asset location before using powered machinery.

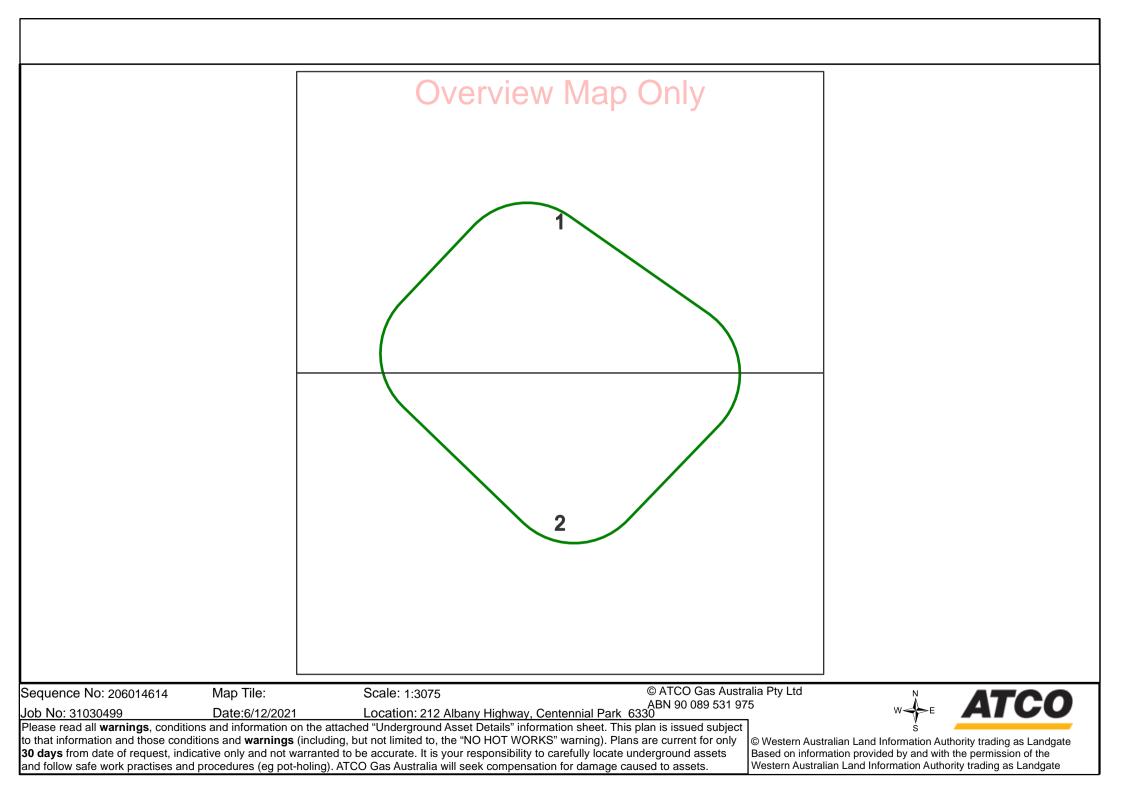


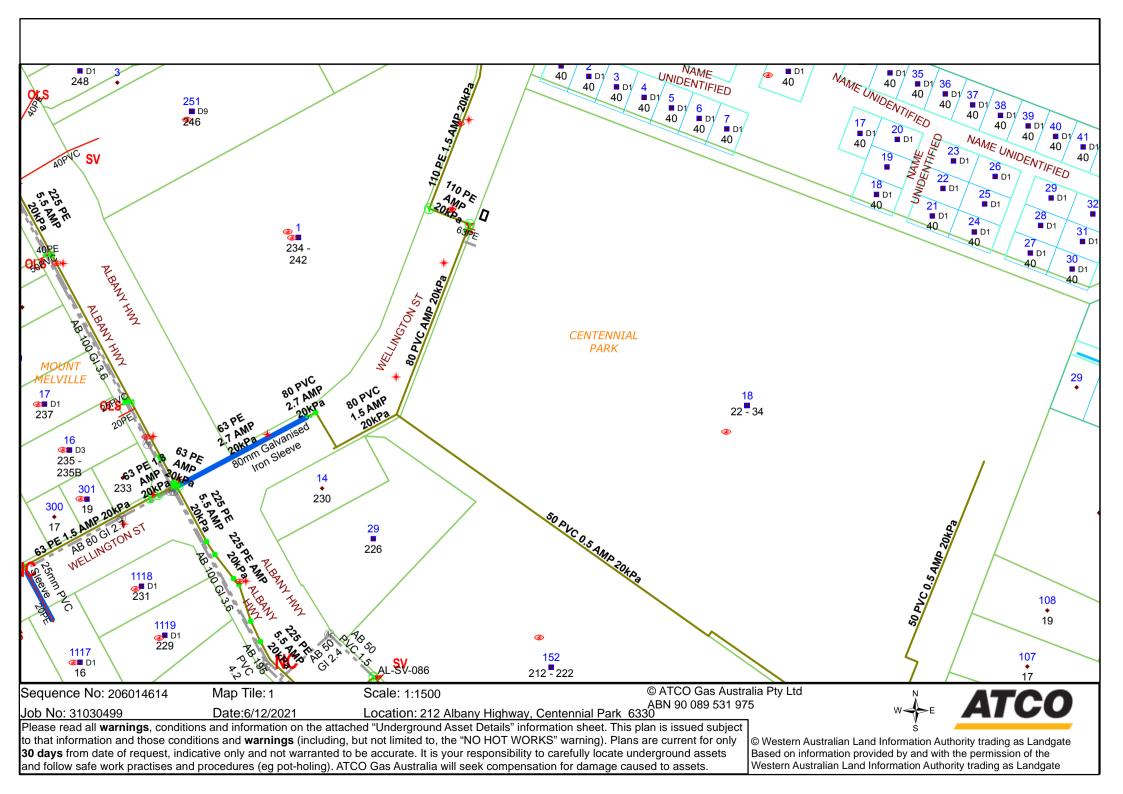


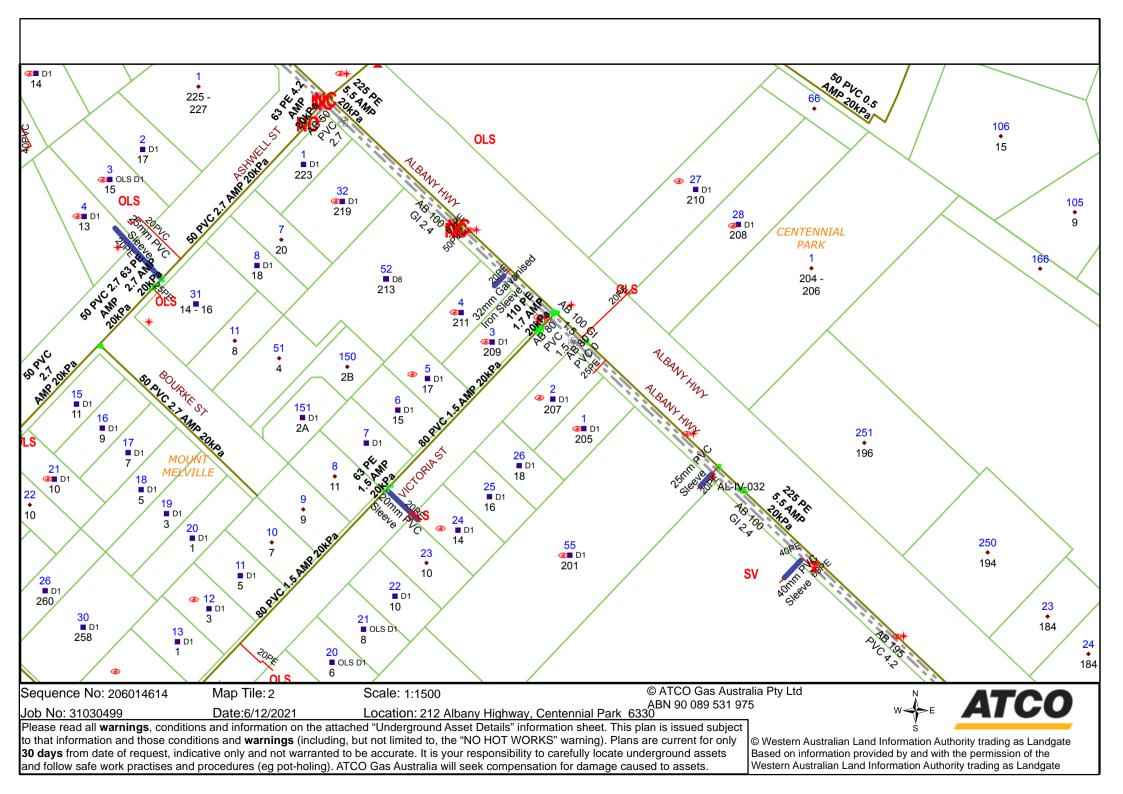














/General/GIS Symbols Sheet.dgn

AGA-ENG-PR12-FM03 GIS Master Symbol Sheet External

Issue : November 2018



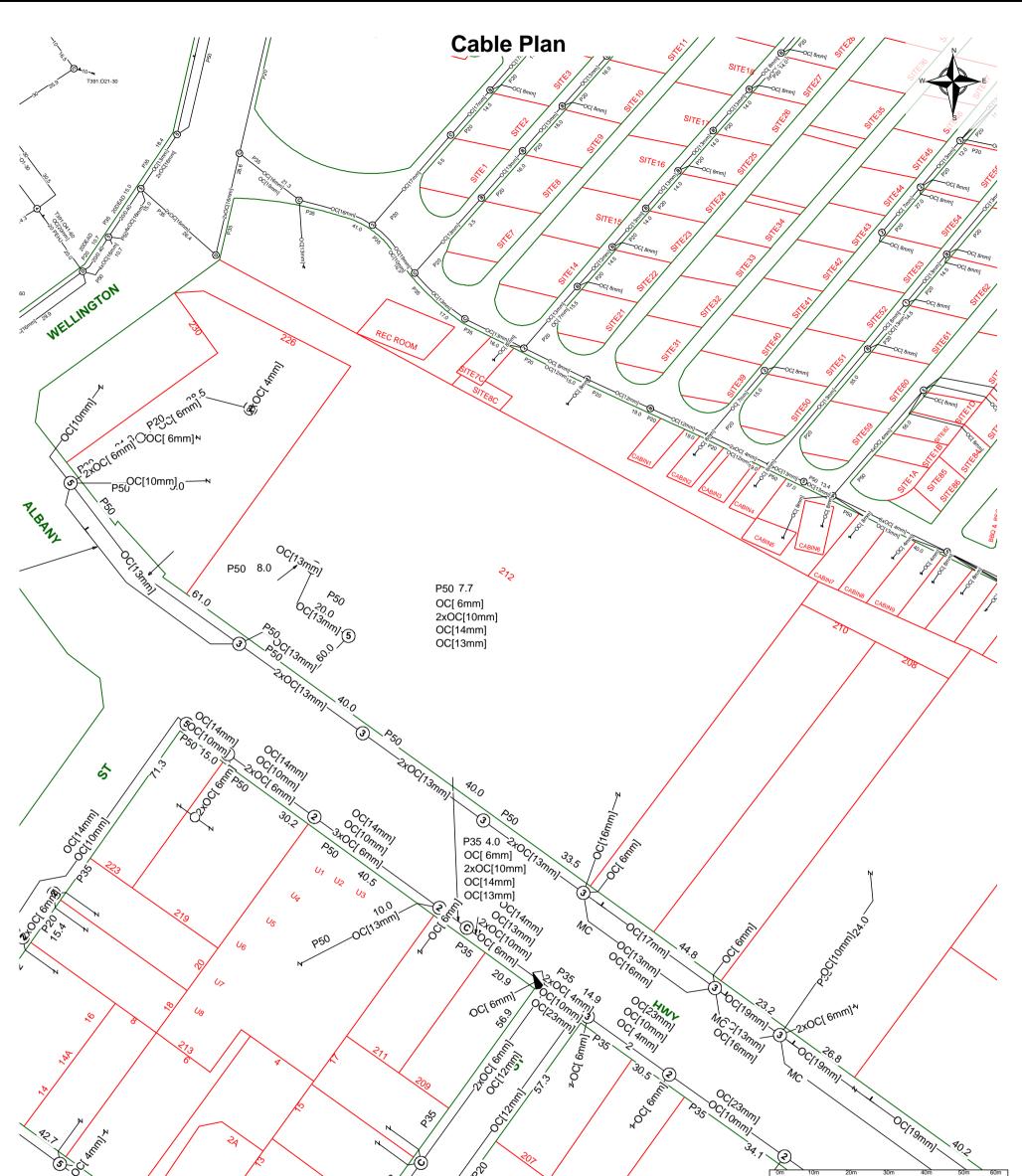
WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

Sequence Number: 206014617



For all Optus DBYD plan enquiries – Email: <u>Fibre.Locations@optus.net.au</u> For urgent onsite assistance contact 1800 505 777 Optus Limited ACN 052 833 208 Date Generated: 06 Dec 2021





1			

		For all Telstra DBYD plan enquiries -	Sequence Number: 206014615
email - Telstra.Plans@team.te For urgent onsite contact only	For urgent onsite contact only - ph 1800 653 935 (bus hrs)	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and	
	TELSTRA C		
	Gene	rated On 06/12/2021 12:22:24	contact Telstra Plan Services should you require any assistance.

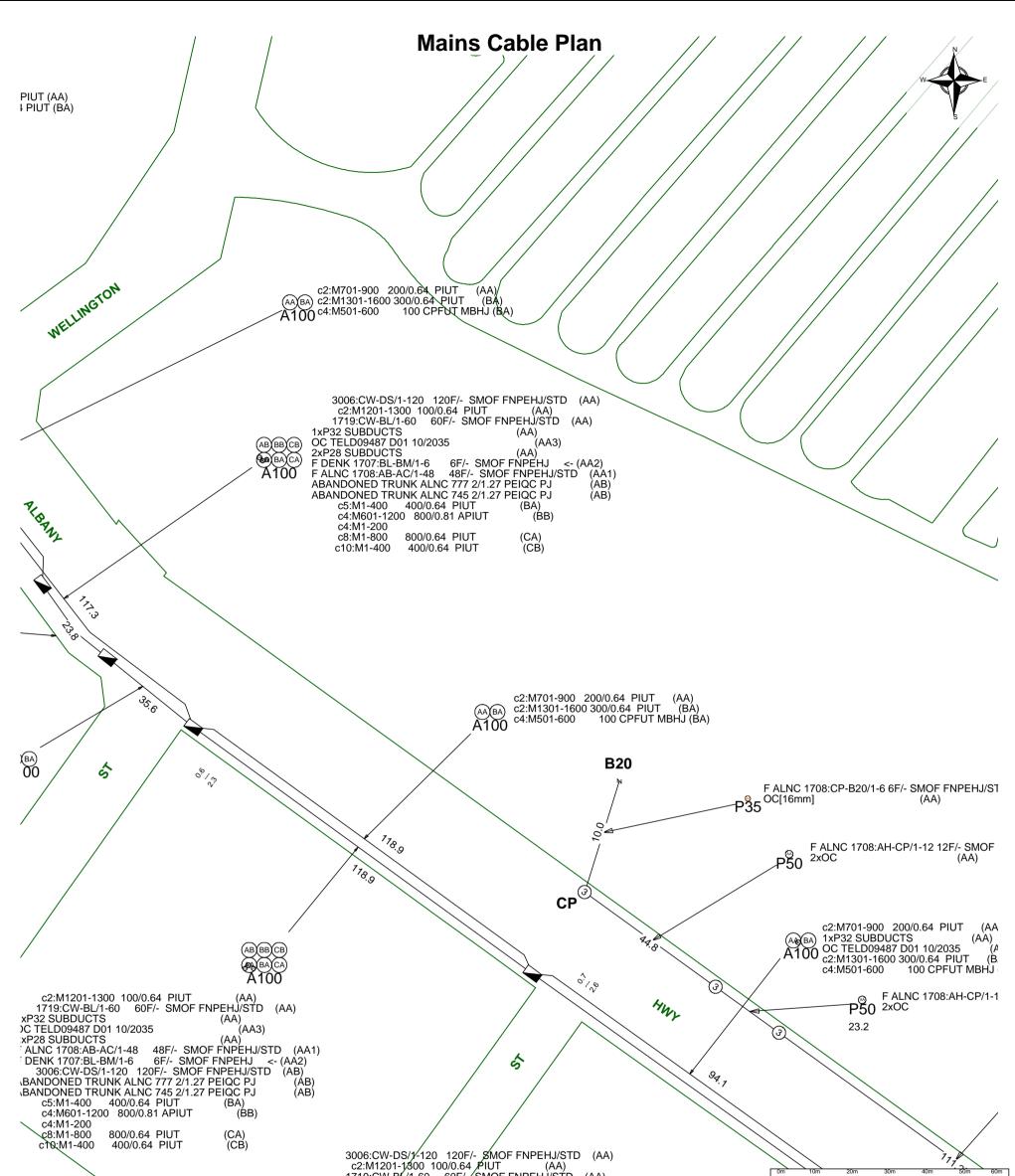
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.



		1719:CW-B/L/1-60 60F/-/ SMOF FNPEHJ/STD	
	T elstra	For all Telstra DBYD plan enquiries -	Sequence Number: 206014615
Jeistra	email - Telstra.Plans@team.telstra.com For urgent onsite contact only - ph 1800 653 935 (bus hrs)	CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and	
	TELSTRA CORPORATION LIMITED A.C.N. 051 775 556		
	Generated On 06/12/2021 12:23:35		contact Telstra Plan Services should you require any assistance.

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

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LEGEND

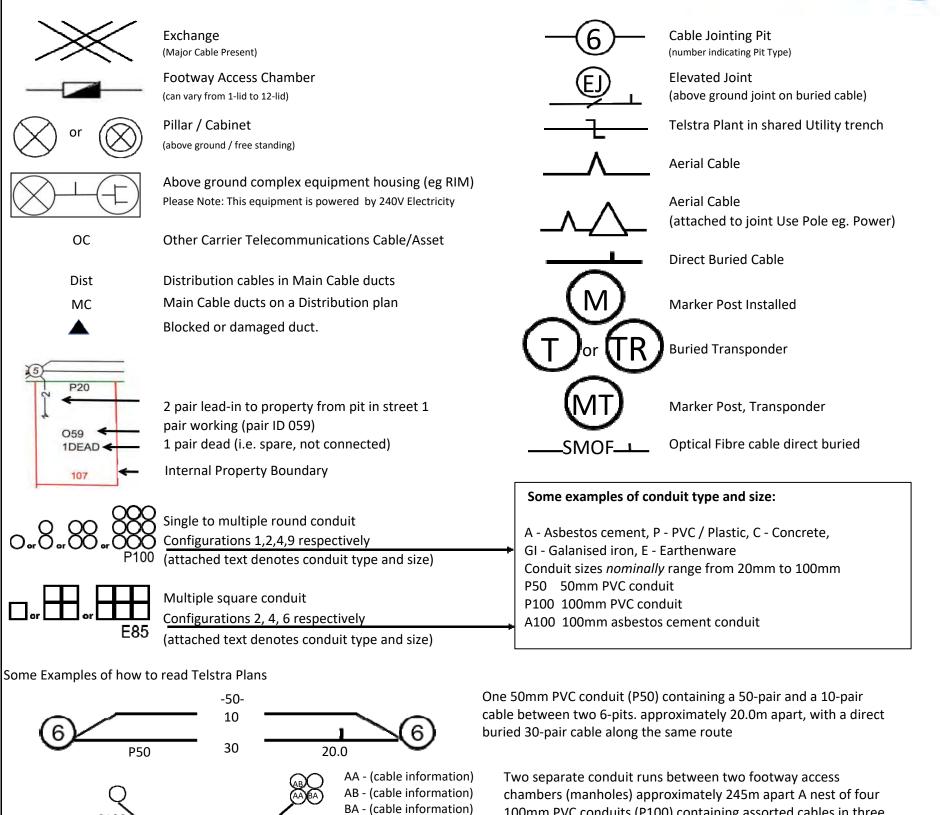
IT'S HOW WE CONNECT



For more info contact a Certified Locating Organisation or Telstra Plan Services 1800 653 935

P100

245.0



chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along

WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 -Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

Telstra Map Legend v3_5

TELSTRA CORPORATION ACN 051 775 556

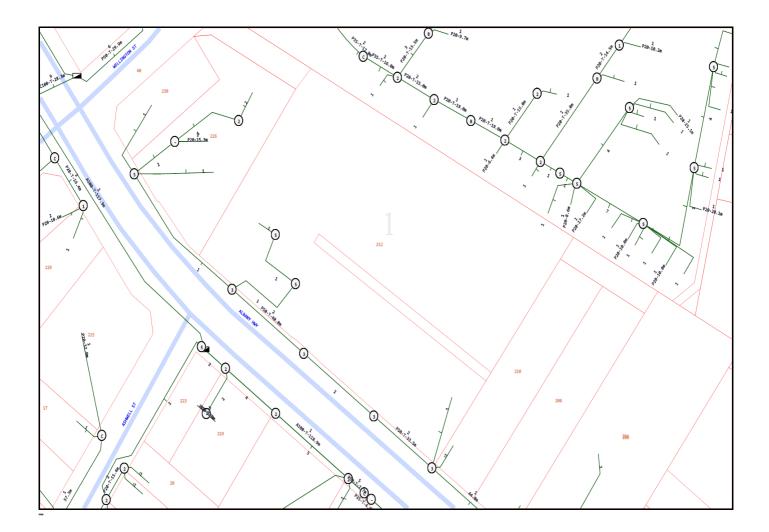
То:	Shantell Anderton
Phone:	Not Supplied
Fax:	Not Supplied
Email:	sales@merrifield.com.au

Dial before you dig Job #:	31030499	
Sequence #	206014612	
Issue Date:	06/12/2021	www.1100.com.au
Location:	212 Albany Highway, Centennial Park, WA, 6330	

1

Indicative Plans

·+·	LEGEND nbn ()		
34	Parcel and the location		
3	Pit with size "5"		
25	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.		
	Manhole		
\otimes	Pillar		
2 PO - T- 25.0m P40 - 20.0m 9	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits o sizes, "5" and "9" are 20.0m apart.		
-0 10.0m	2 Direct buried cables between pits of sizes ,"5" and "9" are 10.0m apart.		
-0	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.		
-0	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.		
-0	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.		
BROADWAY ST	Road and the street name "Broadway ST"		
Scale	0 20 40 60 Meters 1:2000 1 cm equals 20 m		



Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.

WESTERN



REG	ISTER NUMBER	
14/3	SP33951	l
PLICATE	DATE DUPLIC	CATE ISSUED
3	22/11/	/2006
	VOLUME	FOLIO

2125

672

RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893 AND THE STRATA TITLES ACT OF 1985

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGROBETS EGISTRAR OF TITLES

DU



LAND DESCRIPTION:

LOT 14 ON STRATA PLAN 33951 TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

SIMON ANDREW COPPOCK OF POST OFFICE BOX 189, DENMARK

(T J991914) REGISTERED 20/11/2006

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

 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 OF 1985 AS AMENDED.
 *P042700 CAVEAT BY MARTLAN PTY LTD LODGED 14/2/2022.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. * Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: PREVIOUS TITLE: PROPERTY STREET ADDRESS: LOCAL GOVERNMENT AUTHORITY: SP33951 SP33951 UNIT 14 212 ALBANY HWY, CENTENNIAL PARK. CITY OF ALBANY



Re

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WESTERN AUSTRALIA TRANSFER OF LAND ACT 1893 AS AMENDED

MEMORIAL

CONTAMINATED SITES ACT 2003

SECTION 58(1) (a) (i) (l) (ll) (ll) (lV)

DESCRIPTION OF LAND (Note 1)		LIO
That part of the common property in Strata Plan 33951 as is now show 76834	m Deposited Plan Part	
REGISTERED PROPRIETOR (Note 2)		
The owners of 212 Albany Highway Albany Strata Plan 33951 INFORMATION CONCERNING SITE CLASSIFICATION (Note 3) Under the Contaminated Sites Act 2003, this site has been classified a contamination status of this site, please contact the Contaminated Site	s "contaminated - remediation required". For further information on th s Branch of the Department of Environment Regulation.	ne
Dated this Second day of April	Year 2014	
CHIEF EXECUTIVE OFFICER'S ATTESTATION (Note 4)		
Alberth . Paul Newell A/SECTION MANAGER DELEGATE OF THE CHIEF EXECUTIVE OFFICER DEPARTMENT OF ENVIRONMENT REGULATION	SIGNATURE OF WITNESS FULL NAME: Triin-Liis Harma	
UNDER SECTION 91 OF THE CONTAMINATED SITES ACT 2003	ADDRESS: 168 St Georges Tce PERTH WA 6000 OCCUPATION: Data Management Officer)



INSTRUCTIONS

- 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....."
- Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
- 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

- 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. If this document relates to only part of the land comprised in the Certificate of Title further narrative or graphic description may be necessary. The volume and folio number to be stated.
- 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.
- INFORMATION CONCERNING SITE CLASSIFICATION Include information concerning site classification as either: contaminated – restricted use, contamination – remediation required, remediated for restricted use or possibly contaminated – investigation required.
- 4. CHIEF EXECUTIVE OFFICER'S ATTESTATION This document must be signed by or on behalf of the Chief Executive Officer, Department of Environment Regulation under Section 91 of Contaminated Sites Act 2003. An <u>Adult</u> <u>Person</u> should witness this signature. The address and occupation of the witness <u>must</u> be stated.

EXAMINED .



REG \$ 160.00

MEMORIAL CONTAMINATED SITES ACT 2003

LODGED BY Department of Environment Regulation

ADDRESS Level 4, 168 St Georges Terrace Perth, WA 6000

PHONE No. 1300 762 982

FAX No. (08) 9333 7575

REFERENCE No. 60818

ISSUING BOX No. 888V

PREPARED BY

Contaminated Sites Branch Department of Environment Regulation

ADDRESS Level 4, 168 St Georges Terrace Perth, WA 6000

PHONE No. 1300 762 982 FAX No. (08) 9333 7575

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

 4/4

 1.

 2.

 3.

 4.

 5.

 6.

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.



LANDGATE COPY OF ORIGINAL NOT TO SCALE Mon Jul 30 09:21:16 2018 JOB 57284144





Government of Western Australia Department of Water and Environmental Regulation

Page 1 of 3

Contaminated Sites Act 2003 Basic Summary of Records Search Response

Report generated at 09:37:35AM, 31/07/2018

Receipt No:

ID No: 60818

This response relates to a search request received for:

212 Albany Hwy

Search Results

Centennial Park, WA, 6330

Lot 152 on Diagram 96067 as shown as Subject M On Interest Only Deposited Plan 76834, 212 Albany Hwy, Centennial Park WA 6330

This parcel belongs to a site that contains 3 parcel(s).

According to Department of Water and Environmental Regulation records, this land has been reported as a known or suspected contaminated site.

Address

212 Albany Hwy Centennial Park, WA, 6330

Lot 152 on Diagram 96067 as shown as Subject M On Interest Only Deposited Plan 76834, 212

Parcel Status	Classification: 08/02/2018 - Contaminated - remediation required
	Nature and Extent of Contamination:
	Dissolved-phase hydrocarbons (such as from petrol) are present in groundwater beneath the site.
an phase ange	Restrictions on Use:
	Other than for analytical testing or remediation, groundwater abstraction is not permitted at this site because of the nature and extent of groundwater contamination.
	Due to the presence of hydrocarbons in groundwater, a site-specific health and safety plan should be developed and implemented to address the risks to the health of any workers undertaking intrusive works at the site.
and the second second	Reason for Classification:
	Information relating to this site was submitted to the Department of Water and Environmental Regulation (DWER) following a contamination assessment at a nearby service station located at 225 Albany Highway, Mount Melville. The site was classified under section 13 of the Act based on information submitted to DWER by January 2014. These reasons for classification have been updated to reflect additional technical information submitted to DWER by December 2017.
	This site comprises:
	- a portion of the Albany Highway road reserve adjacent to 225 Albany Highway, Mount Melville;
	- 226 Albany Highway, Centennial Park (Lot 29); and
	- a portion of 212 Albany Highway, Centennial Park, described as Subject M on interest only deposited plan 76834.

Disclaimer

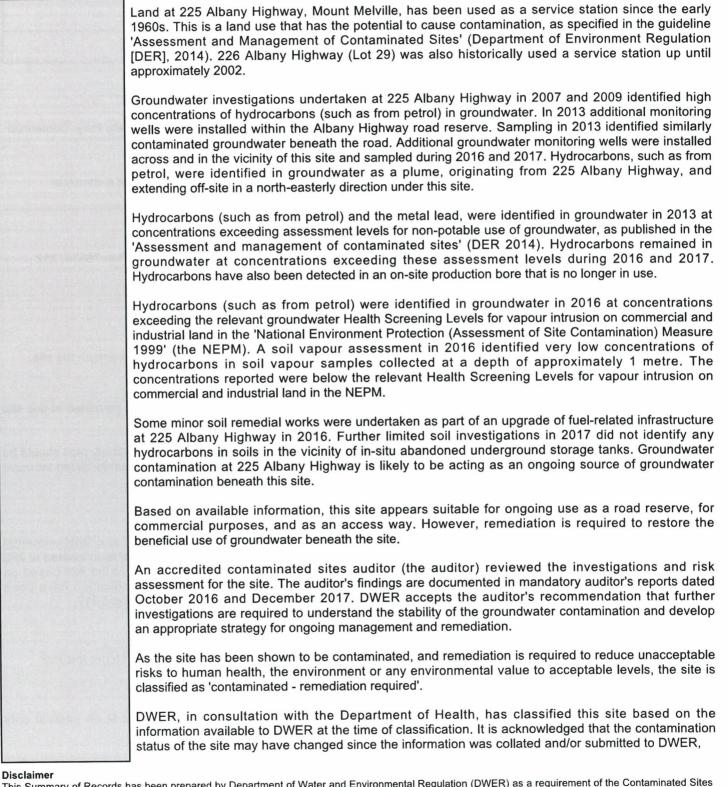
This Summary of Records has been prepared by Department of Water and Environmental Regulation (DWER) as a requirement of the Contaminated Sites Act 2003. DWER makes every effort to ensure the accuracy, currency and reliability of this information at the time it was prepared, however advises that due to the ability of contamination to potentially change in nature and extent over time, circumstances may have changed since the information was originally provided. Users must exercise their own skill and care when interpreting the information contained within this Summary of Records and, where applicable, obtain independent professional advice appropriate to their circumstances. In no event will DWER, its agents or employees be held responsible for any loss or damage arising from any use of or reliance on this information. Additionally, the Summary of Records must not be reproduced or supplied to third parties except in full and unabridged form.



Page 2 of 3

Contaminated Sites Act 2003 Basic Summary of Records Search Response

Report generated at 09:37:37AM, 31/07/2018



This Summary of Records has been prepared by Department of Water and Environmental Regulation (DWER) as a requirement of the Contaminated Sites Act 2003. DWER makes every effort to ensure the accuracy, currency and reliability of this information at the time it was prepared, however advises that due to the ability of contamination to potentially change in nature and extent over time, circumstances may have changed since the information was originally provided. Users must exercise their own skill and care when interpreting the information contained within this Summary of Records and, where applicable, obtain independent professional advice appropriate to their circumstances. In no event will DWER, its agents or employees be held responsible for any loss or damage arising from any use of or reliance on this information. Additionally, the Summary of Records must not be reproduced or supplied to third parties except in full and unabridged form.



Page 3 of 3

Contaminated Sites Act 2003 Basic Summary of Records Search Response

Report generated at 09:37:38AM, 31/07/2018

and as such, the usefulness of this information may be limited.

Other Relevant Information:

Additional information included herein is relevant to the contamination status of the site and includes DWER's expectations for action that should be taken to address potential or actual contamination described in the Reasons for Classification.

Based on the available information, contamination present on this site has originated from the nearby land at 225 Albany Highway, Mount Melville, which has been classified separately under the CS Act. As such, DWER considers this site meets the definition of an "affected site" as specified in Part 1, Section 3 of the Act. Under the Act, the person responsible for the remediation of a source site is also responsible for remediation of any related affected sites.

Where the land is part of a transaction - sale, mortgagee or lease agreement, the land owners MUST PROVIDE WRITTEN DISCLOSURE (on the prescribed Form 6) of the site's status to any potential owner, mortgagee (e.g. financial institutions) or lessee at least 14 days before the completion of the transaction. A copy of the disclosure must also be forwarded to DWER.

Action Required:

Under the 'Contaminated Sites Act 2003', the person responsible for the remediation of a source site is also responsible for remediation of any related affected sites. No action is required by owners or occupiers of this site in relation to the investigation or remediation of contamination originating from 225 Albany Highway, Mount Melville.

Certificate of Title Memorial Under the Contaminated Sites Act 2003, this site has been classified as "contaminated - remediation required". For further information on the contamination status of this site, please contact the Contaminated Sites Branch of the Department of Environment Regulation.

Current Regulatory

Notice Issued

General

Type of Regulatory Notice: Nil

Date Issued: Nil

No other information relating to this parcel.

Disclaimer

This Summary of Records has been prepared by Department of Water and Environmental Regulation (DWER) as a requirement of the Contaminated Sites Act 2003. DWER makes every effort to ensure the accuracy, currency and reliability of this information at the time it was prepared, however advises that due to the ability of contamination to potentially change in nature and extent over time, circumstances may have changed since the information was originally provided. Users must exercise their own skill and care when interpreting the information contained within this Summary of Records and, where applicable, obtain independent professional advice appropriate to their circumstances. In no event will DWER, its agents or employees be held responsible for any loss or damage arising from any use of or reliance on this information. Additionally, the Summary of Records must not be reproduced or supplied to third parties except in full and unabridged form.









Document number Lodgement date P042700 14/02/2022 15:39:46

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Western Australia	a			
egislation				
Transfer of Land	Act 1893			
Strata Titles Act	1985			
Document details				
Document type	Caveat		ELN lodgement	400113122
ELN id	PEXA		case id	1000505745
ELN workspace	7475366		ELN document id	
id			ELN counterpart id/s	1032595745-429373693
Responsible subscrib	er and contact details			
Name	ROBERTSON HAYLES LAWY	/ERS	Contact fax	08 9221 2962
	PTY LTD		Contact phone	08 9325 1700
Customer code	EFA4110		Contact email	
Contact name	Kevin de Souza		Client reference	JJC201701040BanksiaU14
Contact address	IRWIN CHAMBERS GROUND IRWIN STREET PERTH WA 6			
_odgement fees				
Fee description		Net	Gst	Fees
ELNO - Caveat		\$181.30	\$0.00	\$181.30
			Total	\$181.30
_and				
Title(volume-folio) Extent Land description			Estate and/or interest
2125-672	Whole 14/SP33951			FEE SIMPLE
Caveator(s)				
MARTLAN PTY I	_TD (ACN 602148121)			
Estate and interest be	eing claimed			
Interest as Lesse				
Grounds of claim				
Claim statement	Lease for the following Lease	Term with th	ne following Parties a	and Date
Lease term	1) A lease for a term of seven five (5) years each.	(7) years co	ommencing on 1 July	2020; 2) With two (2) opeiont terms
Parties	SIMON ANDREW COPPOCK MARTLAN PTY LTD (ACN 60			
T arties				

P042700

Page 1 of 2

CAV001



Registered proprietor(s)

SIMON ANDREW COPPOCK OF POST OFFICE BOX 189, DENMARK

Operative clause

The caveator claims the Estate or Interest specified in the Land on the Grounds set out herein and forbids the registration of any Instrument affecting the Estate and Interest to the Extent of Prohibition as specified.

Subscriber Certification and Execution on behalf of the Caveator(s)

ROBERTSON HAYLES LAWYERS PTY LTD (ACN 122982843 ABN 77122982843) makes the following certifications:

- 1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
- The Certifier has retained the evidence supporting this Registry Instrument or Document. 2.
- The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or 3. attorney.

Digitally signed by JEREMY JAMES CHITTY for ROBERTSON HAYLES LAWYERS PTY LTD (ACN 122982843 ABN 77122982843) on behalf of MARTLAN PTY LTD (ACN 602148121) on 14 February 2022



CAV001





8 March 2022

SIMON ANDREW COPPOCK PO BOX 189 DENMARK, WA 6333

Dear Sir/Madam

I advise that a caveat has been lodged against the Certificate of Title for your land. Your land ownership details are described in the schedule overleaf.

Some details of the Caveat including a copy of part of the "Estate or interest claimed" section are shown in the schedule overleaf.

A caveat is a statutory notice lodged against the Certificate of Title for the land evidencing a claim to an interest in that land. The claim is made by a person who is not the registered owner of the land. The person claiming the interest in the land is known as the caveator.

The existence of a caveat on the title does not allow the caveator to deal with the land, however the caveat may prevent the registration of any change to the title for the land until notice of that change has been given to the caveator.

The caveat will remain on the title until it is withdrawn by the caveator or action is taken for its removal.

A complete copy of the caveat may be obtained (on payment of the prescribed fee) at www.landgate.wa.gov.au. If you wish to seek further information regarding the caveat, Landgate may be contacted on +61 (0)8 9273 7373 or by email to customerservice@landgate.wa.gov.au. Please be aware that legal advice cannot be provided. Customers requiring any legal advice must seek their own independent legal advice.

Finally, please note that, due to the numbers of caveats lodged daily at the Western Australian Land Information Authority (Landgate), the Registrar of Titles is personally not able to assist you with caveat enquiries.

Sincerely,

BGROBETE

BRUCE ROBERTS REGISTRAR OF TITLES

Western Australian Land Information Authority ABN 86 574 793 858 1 Midland Square, Midland, Western Australia 6056 Postal Address: PO Box 2222, Midland, Western Australia 6936 Telephone +61 (0)8 9273 7373 TTY +61 (0)8 9273 7571 **landgate.wa.gov.au**







THE SCHEDULE

Caveat No:	P042700
Caveator:	MARTLAN PTY LTD
Nature of Claim:	UNLESS THE INSTRUMENT IS EXPRESSED TO BE SUBJECT TO THE CAVEATOR'S CLAIM
Affected Titles:	2125-672
Affected Documents:	
Estate/Interest Claimed:	CLAIM CATEGORY: LEASE CLAIM STATEMENT: INTEREST AS LESSEE

Western Australian Land Information Authority ABN 86 574 793 858 1 Midland Square, Midland, Western Australia 6056 Postal Address: PO Box 2222, Midland, Western Australia 6936 Telephone +61 (0)8 9273 7373 TTY +61 (0)8 9273 7571 **landgate.wa.gov.au**





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 <u>before</u> 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 *I* 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.

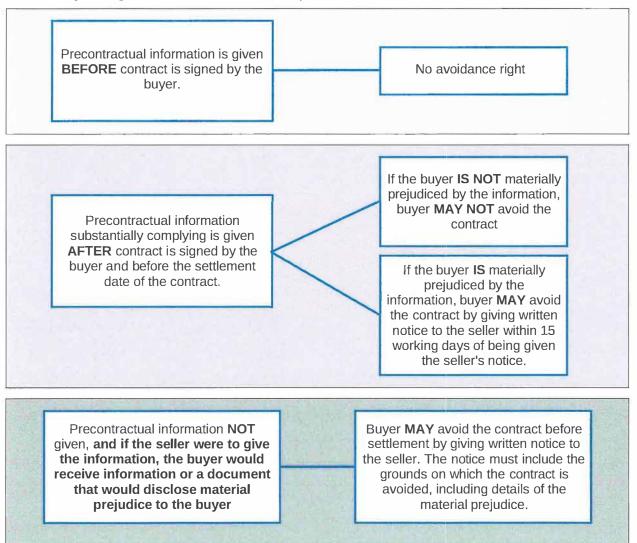
A buyer may consider seeking more information about the lot, the strata company and the strata / survey-strata scheme by asking the seller to provide it, or by making an application to the strata company for more information under section 107 of the Act.

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

Buyer's avoidance and other rights

Avoidance for failure to give precontractual information to the buyer

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





Buyer's right to delay settlement

The buyer has a right to postpone settlement by written notice if the seller does not give the buyer this disclosure statement, or gives it late. If this disclosure document is not provided until after the contract has been signed, the buyer can postpone settlement for up to 15 working days.

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.

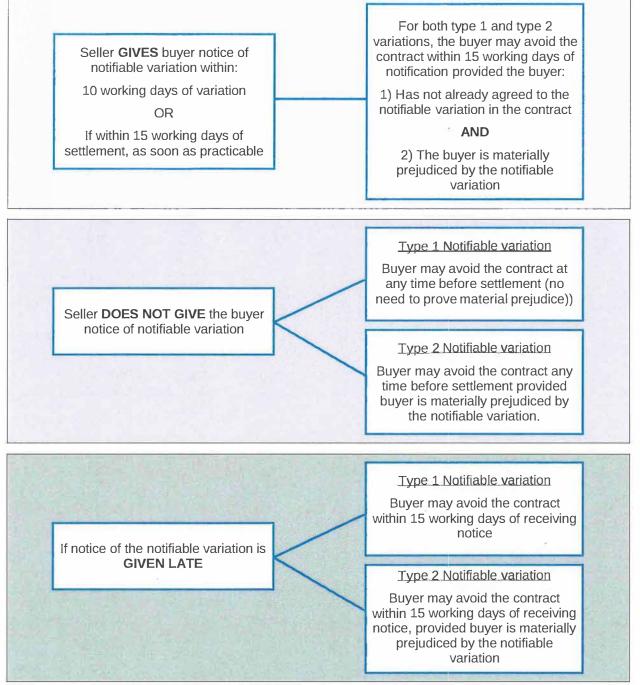
Type 1 and Type 2 notifiable variations are as follows:



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 to members of 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 deta	
Regulation 106 describes when certain notifiable v	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.

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.



Precontractual Disclosure Statement to the Buyer

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 Simon Andrew COPPOCK	/
Address	
Telephone/mobile 0467 891 013	Email simon.coppock@bigpond.com
Name	
Address	
Telephone/mobile	Email
Scheme Information	The term 'scheme' includes strata and survey-strata schemes
Scheme Details	
Scheme name	212 Albany Hghway Albany
Name of the strata company	Owners of Striba Plan 33951
Address for service of the strata company (taken from scheme notice) The status of the scheme is:	c /oMerr ifieldReal Estate, PO Box 1, Albany WA 6332
proposed	
✓ registered	
· <u>··</u> ·································	
The scheme type is:	
✓ strata	
survey-strata	
The territory target in	
The tenure type is ✓ freehold	
For leasehold only:	
an all standing of the scale success	months days commencing on
•	ne expiry day for the leasehold scheme is



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.	
A copy of the scheme plan showing the exact location and definition of the lot	1
A copy of the scheme by-laws	2
A copy of the scheme by-laws made but not yet registered by the Registrar of Titles at Landgate	
Do the scheme by-laws include staged subdivision by-laws \square no \square yes	
If yes, they are included with this form	
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	
If this is a leasehold lot, a copy of the strata lease for the lot	
Additional comments:	
Minutes (choose one option)	
A copy of the minutes of the most recent annual general meeting and any subsequent extraordinary general meeting(s)	3
A statement that the strata company does not keep minutes of its meetings*	
A statement of why the seller has been unable to obtain the minutes	
Additional comments:	
Statement of accounts (choose one option)	
\checkmark The statement of accounts last prepared by the strata company	4
\square A statement that the strata company does not prepare a statement of accounts*	
\square A statement of why the seller has been unable to obtain a statement of accounts	
Additional comments:	
* Note that section 140(1) sets out that 2-lot schemes are not required to keep minutes or statements of account, and section 140(3) 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.	
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? If yes, attach a copy.	



Lot information (choose all that apply) This lot is on a registered scheme plan			Att.
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)			
14/212 Albany Highway, Centennial Park			
Lot <u>14</u> on scheme plan no. <u>33951</u>			
(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 <i>Strata Titles (General) Regulations</i> 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			
Strata levy/contributions for the lot (choose one option)			
(Local government rates are payable by the lot owner in addition to the strata le	vy/conti	ributions)	
\checkmark Contributions that have been determined within the previous 12 mor	nths		
If not determined, estimated contributions for 12 months after propo			
Actual (\$) <u>OR</u> Estimated (\$) 1 the proposed s			
Administrative fund: 1484-64			
Reserve fund: \$285.00			
Other levy (attach details)			4
\checkmark Actual \square Estimated total contribution for the lot $\$176964$			
Payable 🗌 annually 🗌 bi-annually 🖓 quarterly 🗌 other:		-	
Due dates 8442.41 on 01/07/2022 \$442.41 on	01/01	12023	
\$442-41 on 01/10/2022 \$442.41 on (0/0	4/2023	
Strata levy/contributions/other debts owing			
If the seller has a debt owed to the strata company, the total amount ow	<i>i</i> ing is	\$	
If the seller has a debt owed to a utility company, the total amount owin	g is	\$	
Details of who is owed, how the debt arose, date on which it arose and outstanding is attached.	the am	ount	
Additional comments:			

Version 2.1 - Updated 07/05/2020.

Att.



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** 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.

Additional comments:

Agreements for amenity or service

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

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

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.
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?

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.

Additional comments:

no ves



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

We¹, 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	S. Copport
Name	SIMON COPPOCK
Date	3 12 21
Signature	
Name	
Date	

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

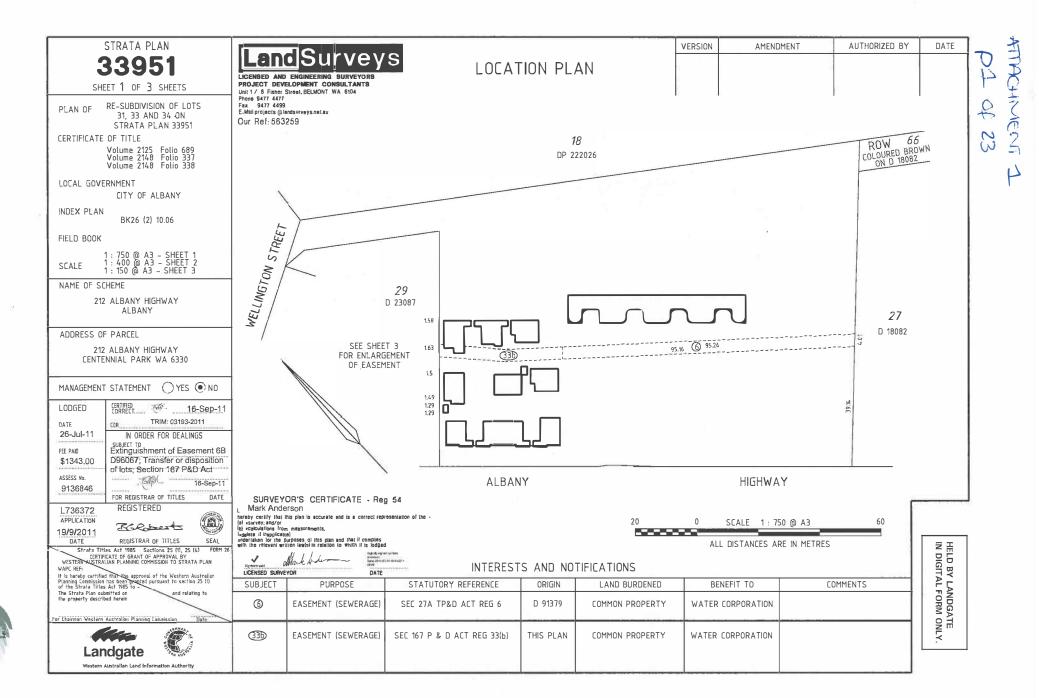
 \square I / \square We¹, the buyer/s, acknowledge that \square I / \square we¹ received Part A and Part B of the required precontractual disclosures before \square I / \square We¹ signed the contract of sale.

□ I / \Box We¹ 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 \Box me / \Box us¹.

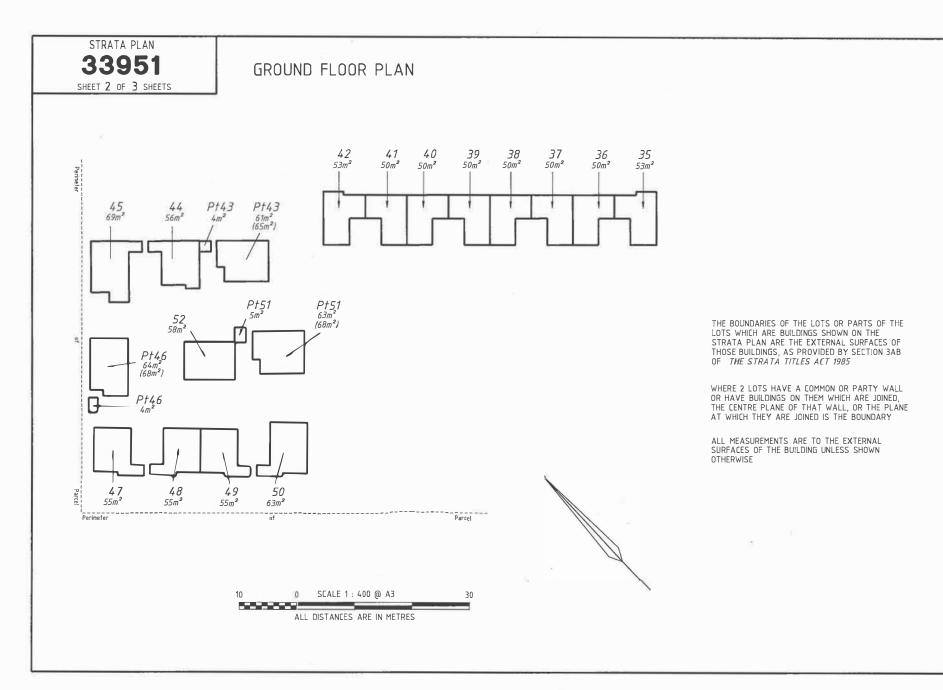
Signature	
Name	
Date	
Signature	
Name	
Date	

¹ Select one.

Version 2.1 - Updated 07/05/2020.







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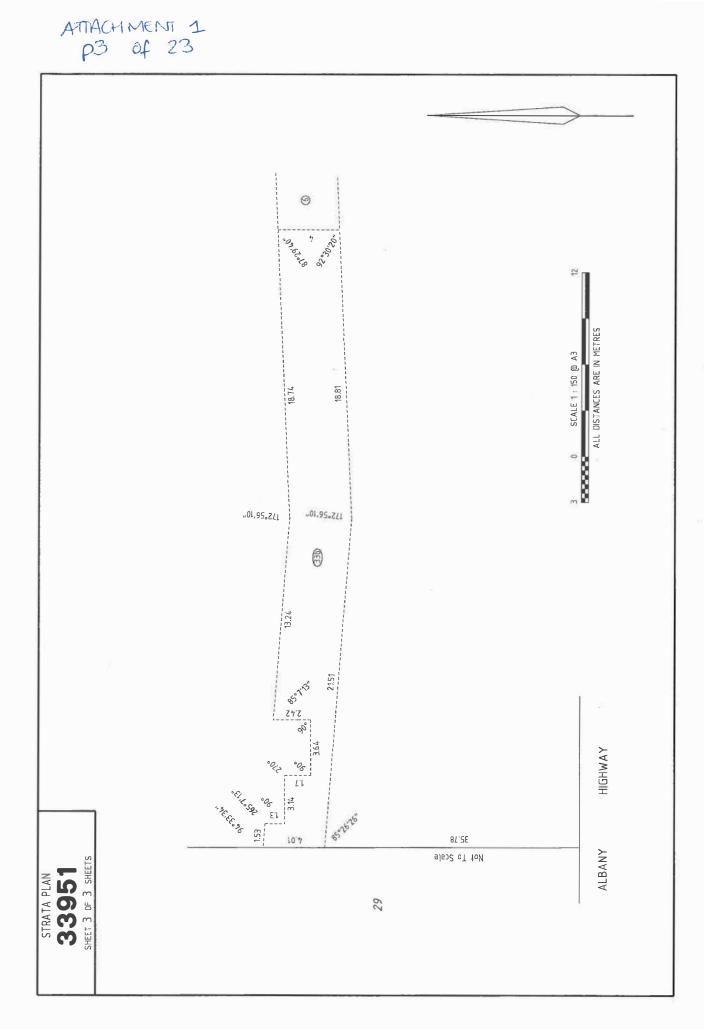
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ATTACHMENT 2 p4 of 23

page 1 of 2

FORM 3

	STR	ATA PLAN No.		33951		
O ale a de la		Office Use Only			Office Use Only	
Schedule	of Unit Entitlement	Current Cs of Title	Schedule	of Unit Entitlement	Current Cs of Title	
Lot No,	Unit Entitlement	Vol. Fol.	Lot No,	Unit Entitlement	Vol. Fol.	
1	19	2125 - 659	28	35	2125 - 686	
2	19	2125 - 660	29	35	2125 - 687	
3	19	2125 - 661	30	52	2125 - 688	
4	19	2125 - 662	31	Now re-subdivided		
5	20	2125 - 663	32	62	2125 - 690	
6	18	2125 - 664	33	Now re-subdivided		
7	18	2125 - 665	34	Now re-subdivided		
8	18	2125 - 666	35	15	2778 - 211	
9	19	2139 - 291	36	14	2778 - 212	
10	16	2125 - 668	37	14	2778 - 213	
11	20	2125 - 669	38	14	2778 - 214	
12	20	2139 - 290	39	14	2778 - 215	
13	19	2125 - 671	40	14	2778 - 216	
14	19	2125 - 672	41	14	2778 - 217	
15	* 18	2125 - 673	42	15	2778 - 218	
16	18	2125 - 674	43	17	2778 - 219	
17	18	2125 - 675	44	15	2778 - 220	
18	18	2125 - 676	45	19	2778 - 221	
19	18	2125 - 677	46	18	2778 - 222	
20	19	2125 - 678	47	15	2778 - 223	
21	19	2125 - 679	48	15	2778 - 224	
22	19	2125 - 680	49	15	2778 - 225	
23	19	2125 - 681	50	17	2778 - 226	
24	19	2125 - 682	51	17	2778 - 227	
25	20	2125 - 683	52	16	2778 - 228	
26	35	2125 - 684				
27	35	2125 - 685				

Continued Overleaf



ATTACHMENT 1 p5 of 23

page 2 of 2

FORM 3

		STRATA	PLAN No	D.	3395	1	
Sebedule	of Unit Entitlement	Office L	lse Only	Sebedule	of Unit Entitlement	Office Use Only Current Cs of Title	
Schedule	or Unit Entitiement	Current (Cs of Title	Schedule	DI UNIL ENLIIEMENI		
Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
		r.					
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					3 		
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		_					
				Aggregate	1,000		

DESCRIPTION OF PARCEL AND BUILDING

Re-subdivision of Lots 31, 33 and 34 on Strata Plan 33951. Comprising 49 weatherboard and iron single storey residential units having the address of 212 Albany Highway, Centennial Park WA 6330.

CERTIFICATE OF LICENSED VALUER **STRATA**

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.

28-Mar-2011 Date

Digitally signed by Kevin S Johnson DN: cn=Kevin S Johnson, c=AU, o=K S Johnson and Associates, email=kevin@ksjohnson Date: 2011.03.30 10:20:38 +08'00'

Signed



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ATTACHMENT 1 ple of 23

FORM 5

Strata Titles Act 1985

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

33951 STRATA PLAN No.

DESCRIPTION OF PARCEL & BUILDING

Parcel: Re-Subdivision of Lots 31, 33 and 34 on Strata Plan 33951. Known as: 212 Albany Highway, Albany Building: Brick, weatherboard and iron construction.

CERTIFICATE OF LICENSED SURVEYOR

Mark Anderson I,, 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
 - all lots shown on the plan are within the external surface (i) 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.-

Mark Ander Signature valid

Digitally signed by Mark Anderson Date: 2011.09.15 13:20:43 + 08'00' Date

*Delete if inapplicable

Licensed Surveyor



www.landgate.wa.gov.au

27	of 23
×	
	FORM 7
	Strata Titles Act 1985
	Section 5B(2), 8A(f), 23(1)
	STRATA PLAN NO. 33951
	DESCRIPTION OF PARCEL & BUILDING
	Parcel: Re-Subdivision of Lots 31, 33 and 34 on Stratá Plan 33951. Known as: 212 Albany Highway, Albany
	Building: Brick, weatherboard and iron construction.
5	City of Albany 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; er-
	 *(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 <i>Strata Titles Act 1985</i> ;
4 2	(3) whore a part of a wall or building or material attached to a wall or - building, encroaches beyond the external surface boundaries of the - pareel on to a public read, 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 - oncroachment; and -
	 (4) *(a) any conditions imposed by the Western Australian Planning Commission have been complied with; or
	*(b) the within strate scheme is exempt from the requirement of approval. -by the Western Australian Planning Commission.
	25-1-2011 Date EXECUTIVE MANAGER BUILDING &
	*Delete if inapplicable HEALTH SERVICES DELEGATED DEFICE - SECTION 23



FORM 26

Local Government Ref. WAPC Ref. BS0092

ATTACHMENT 1.

STRATA PLAN NO 33951

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 <u>*Strata Plan</u>/plan of re-subdivision/plan of consolidation submitted on 22-Sep-10...... and relating to the property described below;

Property Description:	Lot (or Strata Plan) No. Lots 31, 33 and 34 on SP33951
21	Location 212 Albany Highway
	Locality
	Local Government City of Albany

Lodged by: Land Surveys NPJS Pty Ltd Date: 22-Sep-10

MB.f

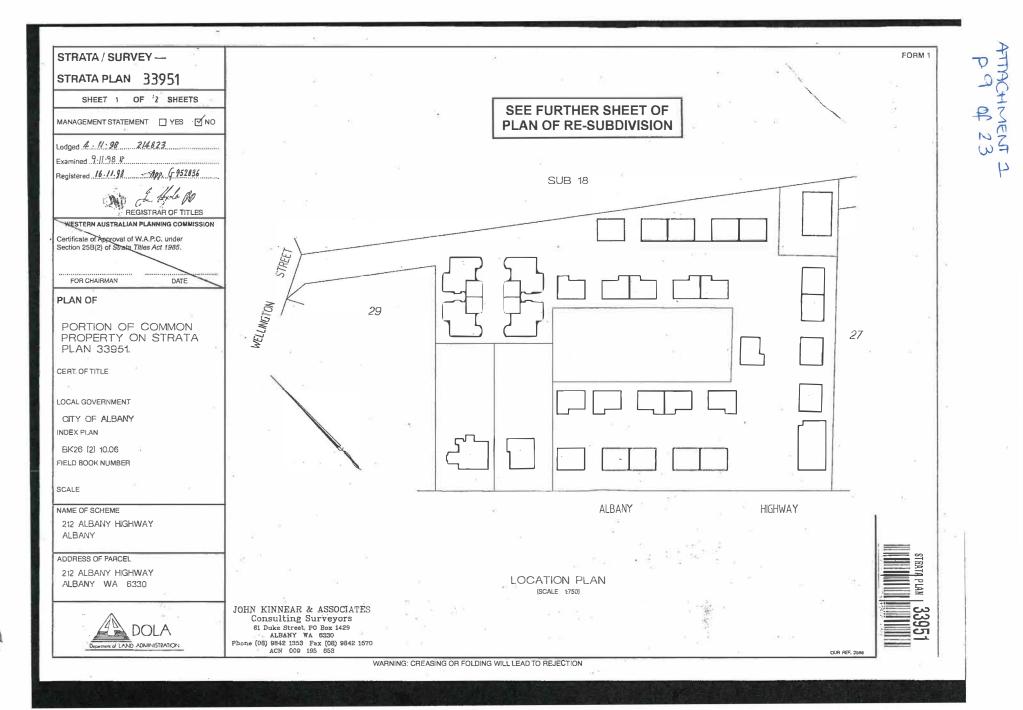
For Chairman, Western Australian Planning Commission

25/1/11 Date

Delegated Under Section 16(3)(e) Planning & Development Act 2005

(*To be deleted as appropriate.)





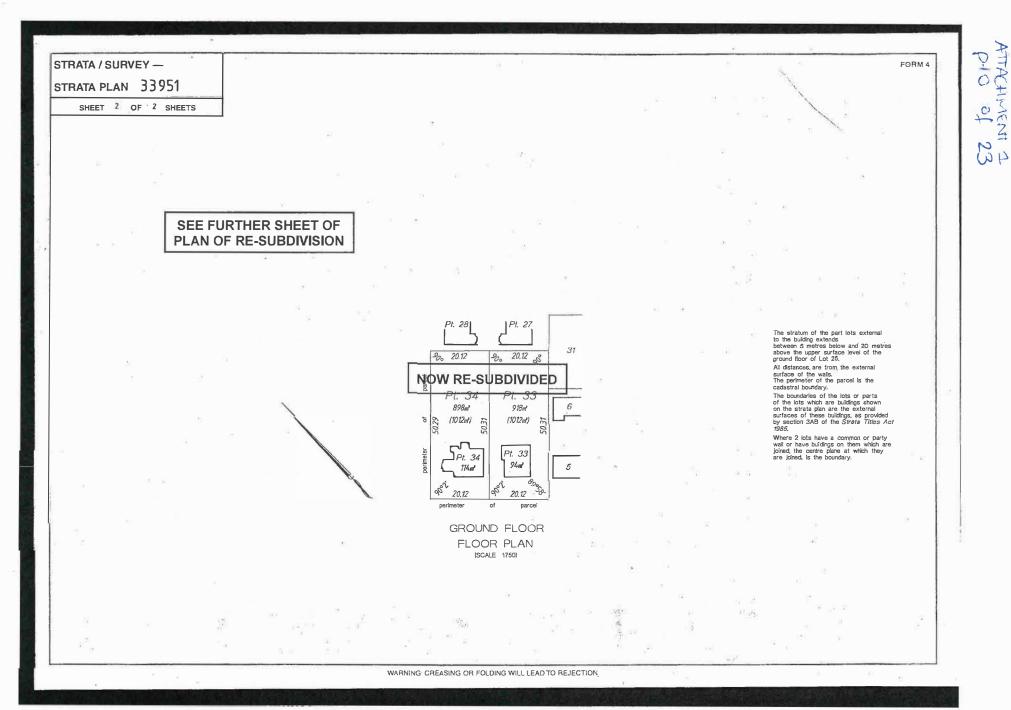
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ATTACHIVIENT

		FOR	M 3		
	ST	RATA/SURVEY-	STRATA	PLAN NO. 3395)
Schedul	e 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	275	2125 - 659	19	275	2125 - 677
2	275	2125 - 660	20	275	2125 - 678
3	275	2125 - 661	21	275	2125 - 679
4	275	2125-662	22	275	2125-680
5	275	2125 - 663	23	275	2125-681
6	275	2125 - 664	24	275	2125 - 682
7	275	2125 - 665	25	275	2125 - 683
8	275	2125 - 666	26	337	2125 - 684
9	275	2139 - 291	27	337	2125 - 685
10	275	2125 - 668	28	337.	2125 - 686
11	275	2125 - 669	29	337	2125 - 687
12	275	2139 = 290	30	499	2125 - 688
13	275	2125 - 671	31	590	2125 - 689
14	275	2125 - 672	32	200	2125 - 690
15	275	2125 - 673	33	244	2148 - 337
16	275	2125 - 674	34	244	2148 - 338
17	275	2125-675			
18	275	2125 - 676	Aggregate	10000	

DESCRIPTION OF PARCEL AND BUILDING/PARCEL

and the second

SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION

CERTIFICATE OF LICENSED VALUER STRATA/SURVEY STRATA

I, DARLN BRACEWEU, being a Licensed Valuer Sensed 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 per cent more or 5 percent 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 he lots defineated on the plan.

18-9-1998 Date

2 ma Signed



	FORM 5	
	<i>2</i>	
12	STR	ata plan no. 33951
	DESCRIPTION OF PARCEL & BU	ILDING
T b T	nirty four, single storey lots, situated on Lot eing portion of Albany Suburban Lot 19 on Dia he postal address being 212 Albany Highway, /	152 Albany Highway gram 96067. Albany, WA, 6330.
	CERTIFICATE OF SURVEYO	R
registered of the stra	JOHN KINNEAR under the <i>Licensed Surveyors Act 1909</i> ta plan which relates to the parcel and b this certificate called "the plan"):-	, certify that in respect
	lot that is not wholly within a building sh n the external surface boundaries of the	
	building shown on the plan is within the daries of the parcel; or	external surface
a wa	case where a part of a wall or building, o Il or building, encroaches beyond the ext daries of the parcel -	
	all lots shown on the plan are within the e boundaries of the parcel;	external surface
	he plan clearly indicates the existence o and it's nature and extent; and	f the encroachment
N I	where the encroachment is not on to a power of the encroachment is not on to a power of the part of th	een granted and will mable it to be
by-la regis	plan is a plan of re-subdivision, it compl w(s) No(s)on Strata Pla tered in respect of (name of scheme)	an No
com	plies with that/those by-law(s) in a way th ation 36 of the <i>Strata Titles General Reg</i>	at is allowed by
	18. 	Licensed Surveyor
L	Date	Lacensea Surveyor



FORM 7

Strata Titles Act 1985

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

STRATA PLAN No. 33951

DESCRIPTION OF PARCEL & BUILDING

Thirty four, single storey lots, situated on Lot 152 Albany Highway being portion of Albany Suburban Lot 19 on Diagram 96067. The postal address being 212 Albany Highway, Albany, WA, 6330.

CERTIFICATE OF LOCAL GOVERNMENT

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, eneroaches beyond the external surface boundaries of the pareel on to a public road, street or way the local government is of the opinion that rotention of the oneroachment in its existing state will not endanger public cafety or unreasonably interfere with the amenity of the neighbourhood and the local government does not object to the oneroachment; and ...

 (4) *(a) any conditions imposed by the Western Australian Planning Commission have been complied with; or

*(b)-the within strata scheme is exempt from the requirement of approval to by the Western Australian Planning Commission.

16 SEPTEMBER 1998 Date

*Delete if inapplicable

Chief Executive Officer MANAGEL-EDUCATION & COMPLIAN DELEGATED OFFICER - SECTION 23



ATTACHMENT 1 p14 of 23

WAPC Ref. No. 575 - 98

STRATA PLAN No. 3395

STRATA TITLES ACT 1985 Sections 25(1), 25(4)

CERTIFICATE OF GRANT OF APPROVAL BY WESTERN AUSTRALIAN PLANNING COMMISSION TO STRATA PLAN

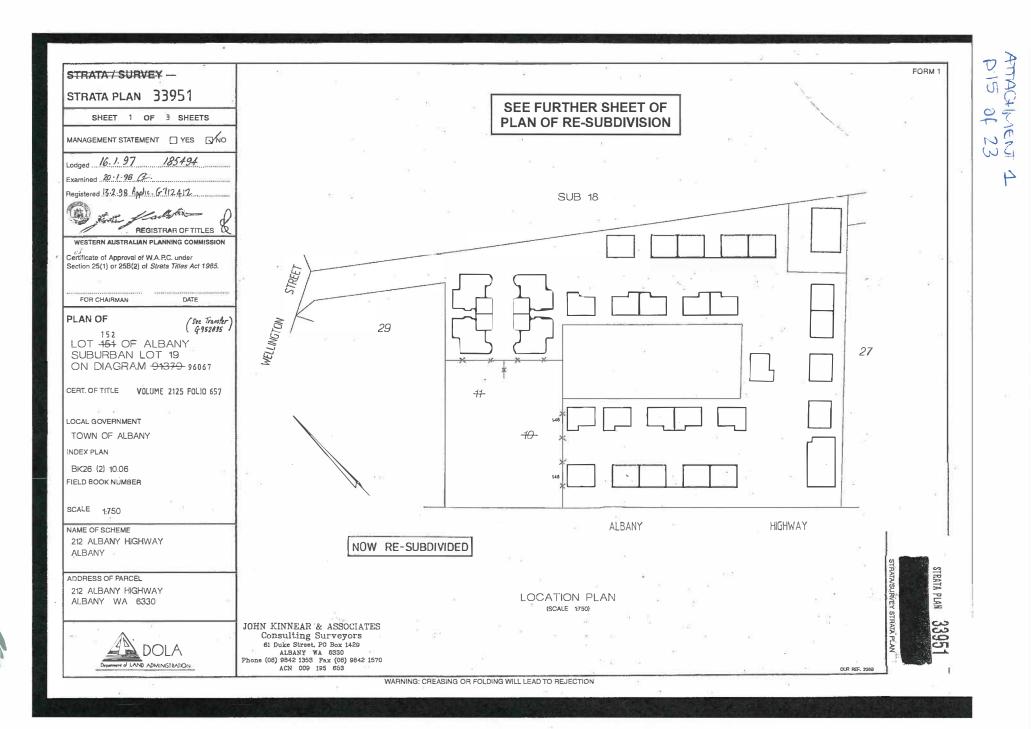
It is hereby certified that the approval of the Western Australian Planning Commission has been granted pursuant to section 25(1) of the Strata Titles Act 1985 to-

*(i)-the *Strata Plan/Plan of Re-Subdivision/Plan of Consolidation submitted on and relating to the property described below;

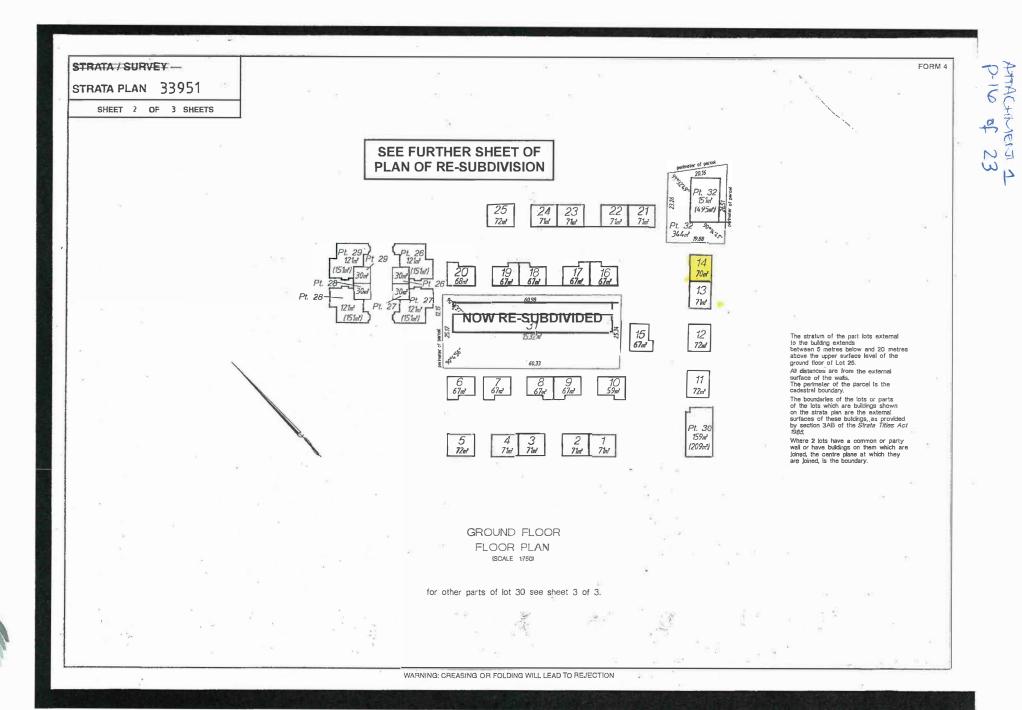
1000 of the *proposed subdivision of the property described below into lots on a Strata-Plan/ Re-Subdivision/Genselidation of the lots on the Strata Plan described below, subject to the following conditions-

Property Description:	Lot (or Strata Plan) No. 151, 10 ANO 11.
· · · · · · · · · · · · · · · · · · ·	
	Location ALBANY SUB LOT 19
	LocalityCEMENNIAL
	Local Government CTTY of ALBANY
Lodged by: bith Kinner P.O. Box 1429 Au	Assoc
P.O. Box 1429 AU	BANY W.A.
Date:	
Date	C 1
	Eight tenaro
	Eigen Ferraro
	For Chairman, Western Australian
	For Chairman, Western Australian Planning Commission
	For Chairman, Western Australian
	For Chairman, Western Australian Planning Commission 17 SEP 1998
(*To be deleted as appropriate)	For Chairman, Western Australian Planning Commission
(*To be deleted as appropriate)	For Chairman, Western Australian Planning Commission 17 SEP 1998
(*To be deleted as appropriate)	For Chairman, Western Australian Planning Commission 17 SEP 1998



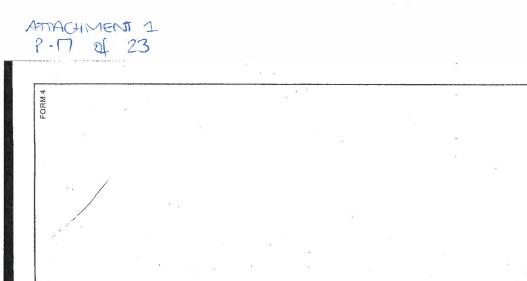


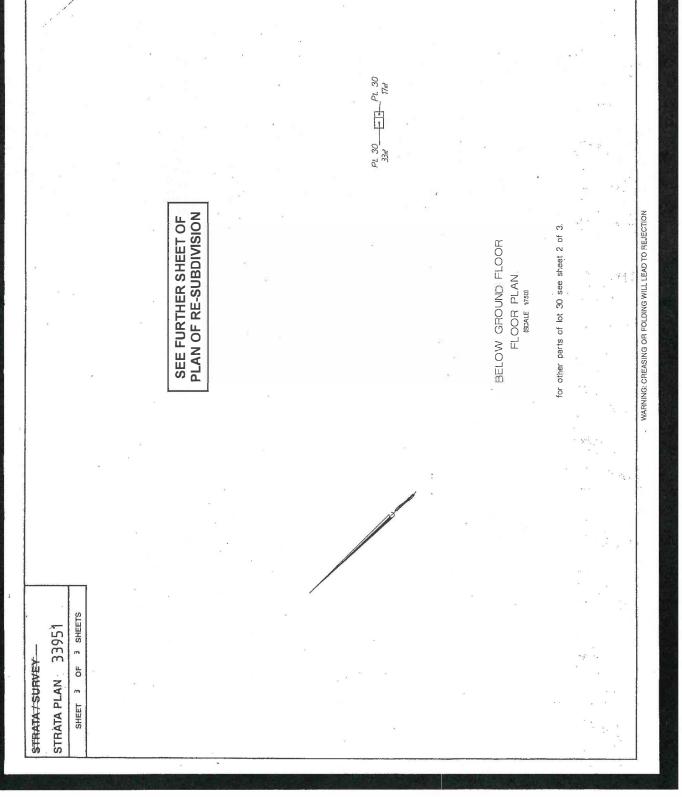
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	ANNEXURE	Α	OF S	STRATA/SU	RVEY-STRATA PLAN 1	NO. 339	51	
Schedule of Unit Entitlement		Office Us	se Only	Schedule o Entitlemen		Office Use Only		
		Current Cs	s of Title			Current Cs of Title		
Lot No.	Unit Entitlement	Vol.	Fol.	Lot No.	Unit Entitlement	Vol.	Fol.	
1	289	2125-659		25	289	2125-683		
2	289	2125-660		26	355	2125-684		
3	289	2125-661	5	27	355	2125-685		
4	289	2125-662		28	355	2125-686		
5	289	2125-663		29	355	2125-687		
6	289	2125-664		30	525	2125-688		
7	289	2125-665		31	620	2125-689		
8	289	2125-666		32	210	2125 - 690	52	
9	289	2125-667						
10	289	2125-668			-			
11	289	2125-669						
12	289	2125-670					¥6	
13	289	2125-671						
14	289	2125-672			SEE FURTHE			
15	289	2125-673			PLAN OF RE-	30001012	NUN	
16	289	2125-674						
17	289	2125-675						
18	289	2125-676					e4	
19	289	2125-677						
20	289	2125-678						
21	289	2125-679						
22	289	2125-680						
23	289	2125-681						
24	289	2125-682		Aggregate	10000			

FORM 3

CERTIFICATE OF LICENSED VALUER

STRATA/SURVEY STRATA 1. DAREN BRACEWELL FVLE (VAL & ECON) 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 percent more or 5 percent 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 lots delineated on the plan.

19/12/97 Date

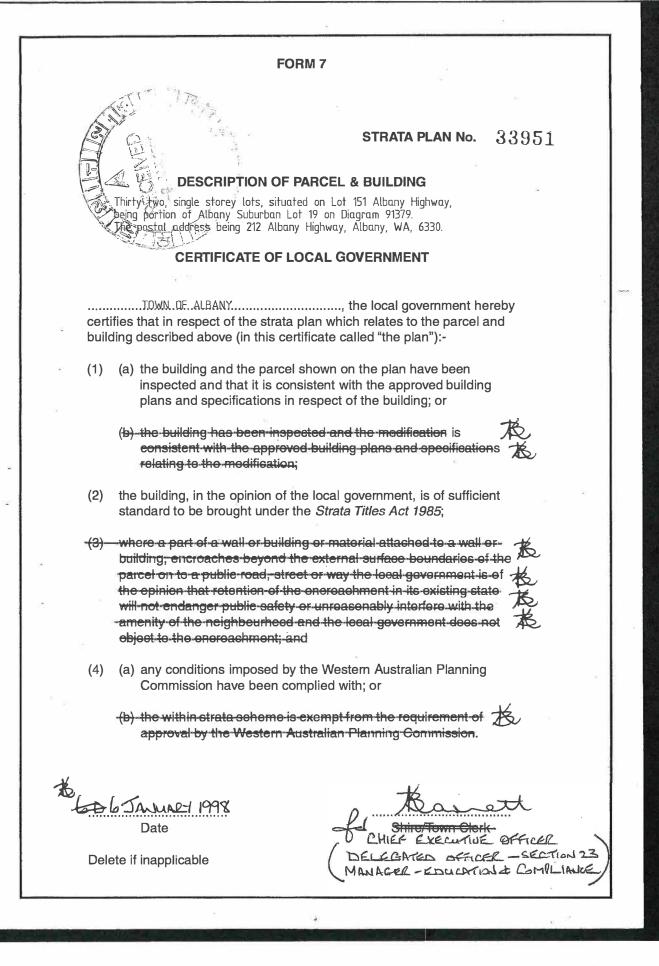
un Signed



FORM 5 STRATA PLAN No. 33951 **DESCRIPTION OF PARCEL & BUILDING** Thirty two, single storey lots, situated on Lot 151 Albany Highway, being portion of Albany Suburban Lot 19 on Diagram 91379. The postal address being 212 Albany Highway, Albany, WA, 6330. **CERTIFICATE OF 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"):each lot that is not wholly within a building shown on the plan is (a) 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 in a case where a part of a wall or building, or material attached toa 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 it's 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)..... complies with that/those by-law(s) in a way that is allowed by regulation 36 of the Strata Titles General Regulations 1996. 23.12.97 Licensed Surveyor Date * Delete if inapplicable



ATTACHMENT 1 p.20 of 23





ATTACHIMENTI 1 p. 21 of 23

FORM 26

WAPC Ref. No. 14 8 6/97

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—

*(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 described below, subject to the following conditions—

Property Description:	Lot (or Strata Plan) No. LOT 151 (ALBANY HIGHWAY)
2 ¹	LocationALBANY SUBURBAN LOT 19
	Locality
	Local Government TOWN OF ALBANY
Lodged by:JOHN KINNEAR & A PH 08-98 42 1353 FAX 08-	98 42 15 70
Date: <u>17/12/97</u>	For Chairman, Western Australian Planning Commission
(*To be deleted as appropriate)	1 3 JAN 1998 Date



ANNEXURE.......B.......OF STRATA/SURVEY-STRATA PLAN No....33951. **REGISTRAR OF TITLES** SCHEDULE OF DEALINGS ON STRATA/SURVEY - STRATA PLAN Dealings registered or recorded on Strata/Survey Plan Strata Plan Instrument Signature of Ivature Number Registered 11me Registrar of Titles The common property herein is amended by inclusion of Lots 10 and 11 on Diagram 14765 as is now included in Diagram 96067 G952835 16.11.98 15.1 Transfer Re-subdivision of portion of common property into Strata Lots 33 and 34 Application G952836 15.11.98 15.1 Application L736372 19/9/2011 10.59 Resubdivision of Strata lots 31, 33 and 34 into Strata Lots 35 to 52 (inclusive) Falset

Note: Entries may be affected by subsequent endorsements

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REGISTRAR OF TITLES SCHEDULE OF ENCUMBRANCES ETC Instrument Caricellation Signature of Number Registrar of Titles Nature Particulars Regist'd Nature Number | Regista | Time Signature of Registrar of 1 the EASEMENT created on Diagram 91379 EASEMENT for Sewerage purposes created on Diagram 96067 under Section 27A TP&D Act EASEMENT BURDEN CREATED UNDER SECTION 167 OF THE P & D ACT FOR SEWERAGE PURPOSES TO THE WATER CORPORATION -SEE STRATA PLAN 33951 Talat MEMORIAL CONTAMINATED SITES ACT 2003 (CONTAMINATED SITE -M617601 All 24.4.2014 **REMEDIATION REQUIRED**)

Note: Entries may be affected by subsequent endorsements.

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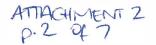
P.23 of 23

ATTACHMENT 2 P.1 of 7





			STRATA TITLES ACT 1985 SCHEDULES. SCHEDULE 1 & SCHEDULE 2 (section 42 (2))
			BY-LAWS.
Duties of proprietor,			ILE 1. (SECTION 42 (2)) A proprietor shall -
occupiers etc.	1.	(1)	 (a) forthwith carry out all work that may be ordered by any competent public or local government authority in respect of his lot other than such work as may be for the benefit of the building generally and pay all rates, tax charges, outgoings and assessments that may be payable in respect of his lot;
			 (b) repair and maintain his lot, and keep it in a state of good repair, reasonable wear and tear, and damage by fire, storm, tempest or act of God-excepted.
		(1-)	
		(13)	A proprietor shall - (a) notify the strata company forthwith upon any change of ownership, including in the notice an address of the
			proprietor for service of notices and other documents under this Act; and(b) if required in writing by the strata company, notify the strata company of any mortgage or other dealing in
			connection with his lot, including in the case of a lease of a lot, the name of the lessee and the term of the leas
		(2)	A proprietor, occupier or other resident of a lot shall-
			 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 of their visitors;
			(b) not use the lot or permit it to be used in such manner or for such purpose as causes a nuisance to any occupier another lot (whether a proprietor or not) or the family of such an occupier;
			(c) take all reasonable steps to ensure that his visitors 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; and
			(d) take all reasonable steps to ensure that his visitors comply with the by-laws of the strata company relating to the parking of motor vehicles.
Power of proprietor o decorate etc.	2.	whic	roprietor may, without obtaining the consent of the strata company, paint, wallpaper, or otherwise decorate the struct ch forms the inner surface of the boundary of his lot or affix locking devices, flyscreens, furnishings, furniture, carpets other similar things to that surface, if and so long as such action does not unreasonably damage the common propert
Power of strata ompany regarding ubmeters.	З.	(1)	Where the supply of gas or electricity to a lot is regulated by means of a submeter, the strata company may require the proprietor or other occupier 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 \$200 and, if any amount so paid is applied by the strata company under sub-bylaw (2) of this by-law, to pay such further amount or amounts by way of such security as may necessary to maintain the amount of the security as, subject to this sub-bylaw, the strata company may require.
		(2)	The strata company shall lodge every sum received under this by-law to the credit of an interest-bearing account wit a savings bank or building society and all interest accruing in respect of amounts so received shall, subject to this by-law, be held on trust for the proprietor or occupier who made the payment.
		(3)	If the proprietor or other occupier 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 gas or electricity to that lot, the strata company may apply in payment of those charges all, or such part as is necessary, of any amount paid to the strata company by that proprietor or occupier under this by-law, including any interest that may have accrued in respect of that amount.
		(4)	Where a person who has paid an amount under this by-law to a strata company satisfies the strata company that he is no longer the proprietor or occupier of a lot and that the strata company no longer has any liability or contingent liability for the supply of gas or electricity to that lot during the period when that person was a proprietor or occupier the lot, the strata company shall refund to that person the amount then held on his behalf under this by-law.
onstitution of the ouncil.	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 quorum is present shall be competent to exercise all or any of the authorities, functions or powers of the council.



schedules





- (2) Until the first annual general meeting of the strata company, the proprietors of all the lots shall constitute the council.
- (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.
- (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.
- (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.
- (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.
- (7) On an election of members of the council, a proprietor shall have one vote in respect of each lot owned by him.
- (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.
- (9) A member of the council vacates his office as a member of the council-
 - (a) if he dies or ceases to be a proprietor or a co-proprietor of a lot;
 - (b) upon receipt by the strata company of notice in writing of his resignation from the office of member;
 - (c) 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;
 - (d) 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
 - (e) where he is removed from office under sub-bylaw (8) of this by-law.
- (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 (8), the strata company may resolve that the casual vacancy shall be filled by the strata company at a general meeting.
- (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.
- (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.
- (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.

Election of council.

5.

The procedure for nomination and election of members of a council shall be in accordance with the following rules-

- (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.
- (2) The chairman shall call upon those persons present and entitled to nominate candidates to nominate candidates for election to the council.
- (3) A nomination is ineffective unless supported by the consent of the nominee to his nomination, given-
 - (a) in writing, and furnished to the chairman at the meeting; or
 - (b) orally by a nominee who is present at the meeting.
- (4) When no further nominations are forthcoming, the chairman-
 - (a) where the number of candidates equals the number of members of the council determined in accordance with requirements of by-law 4 (3) of this schedule, shall declare those candidates to be elected as members of the council;

ATTACHMENT 2 P-3 of 7





		(b) where the number of candidates exceeds the number of members of the council as so determined, shall direct
		that a ballot be held.
	(5)	If a ballot is to be held, the chairman shall-
		(a) announce the names of the candidates; and
		(b) 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.
	(6)	A person who is entitled to vote shall complete a valid ballot paper by-
		 (a) writing thereon the names of candidates, equal in number to the number of members of the council so that no name is repeated;
		(b) 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;
		(c) signing the ballot-paper; and
		(d) returning it to the chairman.
	(7)	The chairman, or a person appointed by him, shall count the votes recorded on valid ballot-papers in favour of each candidate.
	(8)	Subject to sub by-law (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.
	(9)	Where the number of votes recorded in favour of any candidate is the lowest of the numbers of votes referred to in sub by-law (8) of this by-law and-
		(a) that number equals the number of votes recorded in favour of any other candidates; and
		(b) 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.
Chairman, secretary 6. and treasurer of council.	(1)	The members of a 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.
	(2)	A person-
		 shall not be appointed to an office referred to in sub-bylaw (1) of this by-law unless he is a member of the council; and
		(b) may be appointed to one or more of those offices.
	(S)	A person appointed to an office referred to in sub-bylaw (1) of this by-law shall hold office until-
		(a) he ceases to be a member of the council;
		(b) receipt by the strata company of notice in writing of his resignation from that office; or
		(c) another person is appointed by the council to hold that office,
		whichever first happens.
	(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.
Lhairman, secretary	and tr	easurer of strata company
7.	(1)	Subject to sub-bylaw (2) of this by-law, the chairman, secretary and treasurer of the council are also respectively the chairman, secretary and treasurer of the strata company.
	(2)	A strata company may at a general meeting authorise a person who is not a proprietor to act as the chairman of the strata company for the purposes of that meeting.
	(E)	A person appointed under sub-bylaw (2) of this by-law may act until the end of the meeting for which he was appointed to act.

ATTACHMENT 2 P-4 of 7





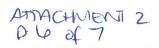
		(2)	
		(2)	The council may-
			(a) meet together for the conduct of business and adjourn and otherwise regulate its meetings as it thinks fit, but the council shall meet when any member of the council gives to the other members not less than 7 days' notice of a meeting proposed by him, specifying in the notice the reason for calling the meeting;
			(b) employ on behalf of the strata company such agents and employees as it thinks fit in connection with the com and management of the common property and the exercise and performance of the powers and duties of the strata company;
			(c) subject to any restriction imposed or direction given at a general meeting of the strata company, delegate to c or more of its members such of its powers and duties as it thinks fit, and at any time revoke the delegation.
		(E)	A member of a council may appoint a proprietor, or an individual authorized 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 an proprietor or individual so appointed shall, when so acting, be deemed to be a member of the council.
		(4)	A proprietor or individual may be appointed under sub-bylaw (3) of this by-law whether or not he is a member of the council.
		(5)	If a person appointed under sub-bylaw (3) of this bylaw 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.
		(6)	The council shall keep minutes of its proceedings.
owers and duties	9.	The	powers and duties of the secretary of a strata company include-
f secretary of trata compan y .		(a)	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;
		(b)	the giving on behalf of the strata company and of the council of the notices required to be given under the Act;
		(c)	the supply of information on behalf of the strata company in accordance with section 43 (1) (a) and (b) of the Act;
		(d)	the answering of communications addressed to the strata company;
		(e)	the calling of nominations of candidates for election as members of the council; and
		(f)	subject to sections 49 and 103 of the Act the convening of meetings of the strata company and of the council.
owers and duties	10.	The _l	powers and duties of the treasurer of a strata company include-
if treasurer of trata company.		(a)	the notifying of proprietors of any contributions levied pursuant to the Act;
		(ь)	the receipt, acknowledgment and banking of and the accounting for any money paid to the strata company;
		(c)	the preparation of any certificate applied for under section 43 of the Act; and
		(d)	the keeping of the books of account referred to in section 35 (1) (f) of the Act and the preparation of the statement accounts referred to in section 35 (1) (g) of the Act.
General meetings If strata company.	11	(1)	General meetings of the strata company shall be held once in each year and so that not more than 15 months shall elapse between the date of one annual general meeting and that of the next.
		(2)	All general meetings other than the annual general meeting shall be called extraordinary general meetings.
		(Ξ)	The council may when ever it thinks fit and shall upon a requisition in writing made by proprietors entitled to a quar or more of the aggregate unit entitlement of the lots convene an extraordinary general meeting.
		(4)	If the council does not within 21 days after the date of the making of a requisition under this by-law proceed to convene an extraordinary general meeting, the requisitionists, or any of them representing more than one-half of th aggregate unit entitlement of all of them, may themselves, in the same manner as nearly as possible as that in whi meetings are to be convened by the council, convene an extraordinary general meeting, but any meeting so convene shall not be held after the expiration of 3 months from the date on which the requisition was made.
		(5)	Not less than 14 days' notice of every general meeting specifying the place, the date and the hour of meeting and in case of special business the general nature of that business, shall be given to all proprietors and

ATTACHMENT 2 P. 5 of 7





		regi	stered first mortgagees who have notified their interests to the strata company, but accidental omission to give the notice to any proprietor or to any registered first mortgagee or non-receipt of the notice by any proprietor or by any registered first mortgagee does not invalidate any proceedings at any such meeting.
		(6)	If a proprietor gives notice in writing to the secretary of an item of business that the proprietor requires to be included on the agenda for the next general meeting of the strata company, the secretary shall include that item on the agenda accordingly and shall give notice of that item as an item of special business in accordance with sub-bylaw (5) of this by-law.
Proceedings at general meetings.	12.	(1)	All business shall be deemed special that is transacted at an annual general meeting, with the exception of the consideration of accounts and election of members to the council, or at an extraordinary general meeting.
		(2)	Except where otherwise provided in these by-laws, no business may be transacted at any general meeting unless a quorum of members is present at the time when the meeting proceeds to business.
		(3)	One-half of the persons entitled to vote present in person or by duly appointed proxy constitutes a quorum.
		(4)	If within half an hour from the time appointed for a general meeting a quorum is not present, the meeting, if convened
			upon the requisition of proprietors, shall be dissolved and in any other case it shall stand adjourned to the same day in the next week at the same place and time and if at the adjourned meeting a quorum is not present within half an hour from the time appointed for the meeting, the persons entitled to vote and present constitute a quorum.
		(4a)	Sub-bylaws (3) and (4) of this by-law do not apply to a general meeting of the strata company referred to in section 50b.
		(5)	The chairman, may with the consent of the meeting, adjourn any general meeting from time to time and from place to place but no business may be transacted at an adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place.
		(6)	Except where otherwise required by or under the Act, resolutions may be passed at a general meeting by a simple majority vote.
		(7)	At any general meeting a resolution by the vote of the meeting shall be decided on a show of hands unless a poll is demanded by any proprietor present in person or by proxy.
		(8)	Unless a poll be so demanded a declaration by the chairman that a resolution has on the show of hands been carried is conclusive evidence of the fact without proof of the number or proportion of votes recorded in favor of or against such resolution.
		(9)	A demand for a poll may be withdrawn.
		(10)	A poll if demanded shall be taken in such manner as the chairman thinks fit and the result of the poll shall be deemed to be the resolution of the meeting at which such poll was demanded.
		(11)	In the case of equality in the votes whether on a show of hands or on a poll, the question is determined in the negative.
Restriction on motion or nominating candidate.	13.		erson is not entitled to move a motion at a general meeting or to nominate a candidate for election as a member of the ncil unless the person is entitled to vote on the motion or at the election.
Votes of proprietors.	14.	(1)	On a show of hands each proprietor has one vote.
		(2)	On a poll the proprietors have the same number of votes as the unit entitlements of their respective lots.
		(E)	On a show of hands or on a poll votes may be given either personally or by duly appointed proxy.
		(4)	An instrument appointing a proxy shall be in writing under the hand of the appointer or his attorney and may be either general or for a particular meeting.
		(5)	A proxy need not be a proprietor.
		(6)	Except in cases where by or under the Act a unanimous resolution or resolution without dissent is required, no proprietor is entitled to vote at any general meeting unless all contributions payable in respect of his lot have been duly paid and any other moneys recoverable under the Act by the strata company from him at the date of the notice given to proprietors of the meeting have been duly paid before the commencement of the meeting.
		(7)	Co-proprietors may vote by proxy jointly appointed by them and in the absence of such a proxy are not entitled to vote on a show of hands, except when the unanimous resolution of proprietors is required by the Act.
		(8)	On any poll each co-proprietor is entitled to such part of the vote applicable to a lot as is proportionate to his interest in the lot.







		(9) The joint proxy (if any) on a poll has a vote proportionate to the interests in the lot of such of the joint proprietors as do not vote personally or by individual proxy.
Common seal.	15.	(1) The common seal of the strata company shall at no time be used except by authority of the council previously given and in the presence of the members of the council or at least 2 members of the council, who shall sign every instrument to which the seal is affixed, but where there is only one member of the strata company his signature shall be sufficient for the purpose of this by-law.
		(2) The council shall make provision for the safe custody of the common seal.
	SCł	IEDULE 2. (SECTION 42 (2))
Vehicles.	1.	A proprietor, occupier, or other resident of a lot shall not park or stand any motor or other vehicle upon common property except with the written approval of the strata company.
Obstruction of common property.	2.	A proprietor, occupier, or other resident of a lot shall not obstruct lawful use of common property by any person.
Damage to lawns, etc., on common	Э.	Except with the approval of the strata company, a proprietor, occupier, or other resident of a lot shall not-
property.		(a) damage any lawn, garden, tree, shrub, plant or flower upon common property; or
		(b) use any portion of the common property for his own purposes as a garden.
Behaviour of proprietors and occupiers.	4.	A proprietor, occupier, or other resident of a lot shall be adequately clothed when upon common property and shall 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.
Children playing upon common property in building.	5.	A proprietor, occupier, or other resident of a lot shall not permit any child of whom he has control to play upon common property within the building or, unless accompanied by an adult exercising effective control, to be or to remain upon common property comprising a laundry, car parking area or other area of possible danger or hazard to children.
Depositing rubbish, etc., on common property.	6.	A proprietor, occupier, or other resident of a lot shall not deposit or throw upon that lot or any other lot or the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor, occupier, or other resident of another lot or of any person lawfully using the common property.
Drying of laundry items.	7.	A proprietor, occupier, or other resident of a lot shall not, except with the consent in writing of the strata company-
		(a) hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the building, other than for a reasonable period on any lines provided by the strata company for the purpose; or
		(b) display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his lot in such a way as to be visible from outside the building.
Storage of inflammable liquids, etc.	8.	A proprietor, occupier, or other resident of a lot shall not, except with the approval in writing 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.
Moving furniture etc., on or through common property.	9.	A proprietor, occupier, or other resident of a lot shall not transport any furniture or large object through or upon common property within the building unless he has first given to the council sufficient notice of his intention to do so to enable the council to arrange for its nominee to be present at the time when he does so.
Floor co v erings.	10.	A proprietor of a lot shall ensure that all floor space within the lot (other than that comprising kitchen, laundry, lavatory or bathroom) is covered or otherwise treated to an extent sufficient to prevent the transmission therefrom of noise likely to disturb the peaceful enjoyment of the proprietor, occupier or other resident of another lot.







Garbage disposal.	11.	A proprietor or occupier of a lot-
		(a) shall maintain within his lot, or on such part of the common property as may be authorized by the strata company, in clean and dry condition and adequately covered, a receptacle for garbage;
		(b) comply with all local government authority by-laws and ordinances relating to the disposal of garbage;
		(c) ensure that the health, hygiene and comfort of the proprietor, occupier or other resident of any other lot is not adversely affected by his disposal of garbage.
Additional dut	ies of	roprietors, occupiers, etc.
	12.	A proprietor, occupier or other resident shall not -
		(a) use the lot that he owns, occupies or resides in for any purpose that may be illegal or injurious to the reputation of the building;
		(b) make undue noise in or about any lot or common property; or
		(c) subject to section 42(15) of the Act, keep any animals on the lot that he owns, occupies or resides in or the common property after notice in that behalf given to him by the council.
Notice of altera	ation t	lot
	13.	A proprietor of a lot shall not alter the structure of the lot except as may be permitted and provided for under the Act and the by-laws and in any event shall not alter the structure of the lot without giving to the strata company, not later than 14 days before commencement of the alteration, a written notice describing the proposed alteration.
Appearance of	lot	
	14.	A proprietor, occupier or other resident of a lot shall not, without the written consent of the strata company, maintain with the lot anything visible from outside the lot that, viewed from outside the lot, is not in keeping with the rest of the building the strate of the building visible from outside the lot that.



MINUTES OF AN ANNUAL GENERAL MEETING THE OWNERS - STRATA PLAN 33951

ADDRESS OF THE STRATA SCHEME:

Banksia Gardens Banksia Gardens, 212 Albany Highway, Centennial Park WA 6330

DATE, PLACE & TIME OF MEETING: An Annual General Meeting of The Owners - Strata Plan 33951 was held on 30/07/2022 at Banksia Gardens, 212 Albany Highway, Centennial Park and commenced at 10:15 AM.

PRESENT:

Lot #	Unit #	Attendance	Owner Name
			Representative
32	30a	Apology	Ailan Tran
			Helen Hewitt/Chairperson
15	15	Apology	Betti Road Pty Ltd, Jennifer McComb
36	32	Apology	Bombur Pty Ltd, Lindsey
17	17	Apology	Bridge, Peter & Jane
			Chairperson
18	18	Apology	Bridge, Peter & Jane
			Chairperson
14	14	Apology	Coppock, Simon
28	28	Apology	David & Gemma Pyle
			Chairperson
20	20	Yes	Fairhead, Adrian & Karen
5	5	Yes	George & Kay Williams
19	19	Yes	George & Kay Williams
49	45	Apology	Griffiths, Rodney & Frankie
43	39	Apology	Harper, Glenn & Joy
			Chairperson
44	40	Apology	Harper, Glenn & Joy
			Chairperson
47	43	Apology	Harper, Kathryn
			Chairperson
27	27	Yes	Helana Nominees Pty Ltd, Sonia & Roger Thurecht
7	7	Yes	Hewitt, Robert & Helen
42	38	Apology	Kernaghan Investments Albany Pty Ltd, James Kerna
23	23	Yes	Kylie Franz
10	10	Apology	Loretta Kelly
			Chairperson
41	37	Apology	McComb, Jen
46	42	Apology	Michael & Silvia Jeffery
			Chairperson
37	33	Yes	Minnee, Robyn
			Marcel Minnee
1	1	Apology	Mr B & Mrs K Hall
8	8	Apology	Mr B & Mrs K Hall
4	4	Yes	Reiter, Dean & Wayne
39	35	Yes	Seafield Pty Ltd, Peter Eades
40	36	Apology	Shanhun, Max & Sylvia

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			Wilma Tognetti/Chairperson		
50	46	Apology	Shanhun, Max & Sylvia		
			Wilma Tognetti/Chairperson		
16	16	Apology	Sharp, Debra		
35	31	Apology	Springhurst (WA) Pty Ltd, Colin & Dianne Pyle		
			Chairperson		
51	47	Apology	Springhurst (WA) Pty Ltd, Colin & Dianne Pyle		
			Chairperson		
29	29	Apology	Talbot, Sharlene		
12	12	Yes	Tanaka, Kazue		
2	2	Yes	Tarjer Pty Ltd, Stephen & Wendy Fitzgerald		
21	21	Apology	Tognetti, Franca		
			Wilma Tognetti/Chairperson		
3	3	Apology	Torstensen Pty Ltd, Thomas & Elizabeth Gerner		
24	24	Apology	Torstensen Pty Ltd, Thomas & Elizabeth Gerner		
26	26	Apology	Verazzi, Lori & Anita		
48	44	Apology	Verazzi, Lori & Anita		
30	30	Apology	Villamac Pty Ltd, Guiseppe & Anna Macri		

CHAIRPERSON (acting): Selena Taylor

Minutes of the meeting:

1 Appointment of Chairperson for the Meeting

Resolved that Selena Taylor be authorised to act as Chairman of the strata company for the purposes of the meeting. Moved: S Thurecht for Helana Nominees Pty Ltd Seconded: H Hewitt

2 Confirmation of Previous Minutes

Resolved that the previously circulated minutes of the General Meeting held on 31/07/2021 be verified as a true record of those proceedings.

Business arising from the previous minutes: Nil

Moved: H Hewitt Seconded: S Thurecht for Helana Nominees Pty Ltd

3 Consideration of Statement of Accounts

Resolved that the Statement of accounts for the period ended 30/06/2022 be adopted as presented.

Moved: R Minnee Seconded: K Fairhead

4 Constitution of the Council

Resolved that the Council of the Strata Company consists of five proprietors.

The Chairman called for nominations of candidates for election to the Council and the following valid nominations were received:

Sonia Thurecht, Wayne Reiter, Helen Hewitt, Ailan Tran & Robyn Minnee.

As there were no additional nominations, the Chairman declared the following candidates as the elected Council (unopposed):

Sonia Thurecht, Wayne Reiter, Helen Hewitt, Ailan Tran & Robyn Minnee.

Moved: K Fairhead Seconded: H Hewitt

A discussion took place regarding all owners to receive contact phone numbers of the council of owners, it was agreed that all email contacts will be provided and it was up to individual councillors to approve if they would like their mobile number given out to any owners that request it.

SPECIAL BUSINESS

5 Insurance

Resolved :

- That the Nexus Risk Services Financial Services Guide and the Strata Community Insurance Agencies Product Disclosure Statement, as tabled, be received and incorporated into the records of the Strata Company
- That the Council be directed to renew the current insurance policy prior to its expiry date in such sums as are suggested by the insurer or as are recommended by qualified professional advisors.
- That pursuant to section 53B of the Strata Titles Act, 1985 and until otherwise determined it is a function of the strata company to insure in respect of:

a. any building on a lot in the scheme; or

b. damage to property, death or bodily injury for which the proprietor of a lot in the scheme could become liable in damages;

and, the strata company will comply with the provision of section 53D.

Moved: S Thurecht for Helana Nominees Pty Ltd Seconded: K Fairhead

6 Gutter Cleaning

Merrifield Real Estate advised that gutter cleaning is not the responsibility of the Strata Company; however, all owners hereby agree that the Strata Company are to organise and pay for gutter cleaning.

Resolved that Merrifield Real Estate are instructed to organise gutter cleaning, by their preferred contractor at a price no higher than \$2,650.00.

Moved: Helen Hewitt Seconded: Karen Fairhead

A discussion took place as to whether gutter cleaning is required annually, Peter Eades expressed his concerns that all the gutters may not be required to be cleaned each year. MRE will discuss this with the contractor and report back to the Council of owners. MRE will also request that the contractor reports on any repairs that are required.

7 10 Year Maintenance Plan

Resolved that the 10 Year Maintenance Plan be adopted as presented. Moved: S Thurecht for Helana Nominees Pty Ltd Seconded: Helen Hewitt

It was agreed to review the 10 year Maintenance plan after the by-laws have been amended and/or every two years.

8 Managing Agent

Resolved that Merrifield Real Estate be appointed Agent Manager of the Strata Company for a period of 12 months at an increased fee of \$13,475.00 per annum being \$275/lot with this to be charged at per lot and separately to the strata levies. Moved: Helen Hewitt Seconded: Karen Fairhead

Sonia Thurecht as a member of the council of owners, tried to obtain a quote from another local agent, First National Albany, they declined to quote. A discussion took place regarding if the council of owners should request a quote from an agency outside of Albany next year. Most owners present were happy to have a local agent manage the strata.

9 Items of business notified or proposed by proprietors/Council or others

- a. A discussion took place regarding the state of the driveway at the entrance off Albany Highway, the surrounding sump down from this entrance and the driveway/spoon drain to the rear entrance. MRE provided all quotes and after a discussion took place, it was agreed to obtain one more quote and that the entrance off Albany Highway be attended to first. MRE will look into options to secure the rear spoon drain grates so they do not move. MRE will provide further quotes and recommendations to the council of owners.
- Amended motion it was resolved that the owners approve to spend a maximum of \$12,000 on driveway repairs to the Albany Highway entrance and the damaged sump, with this expense to come from the Capital Works Fund - Driveway & stormwater. Moved: H Hewitt Seconded: K Fairhead
- c. Resolved that the owners approve to spend a maximum of \$2,100 on installing a pressure reduction value on the main water meter as recommended on the plumbing report, with this expense to come from the Administration Fund - Plumbing & drainage. Moved: P Eades Seconded: R Minnee
- d. Amended motion it was resolved that the owners approve to spend a maximum of \$16,000 on painting of the playground

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structure, with this expense to come from the Capital Works Fund - Painting. W Reiter left the room whilst a discussion took place regarding his painting quote. It was agreed that MRE request a renew quote from Wayne Reiter and for him to inspect the state of the rust to the playground equipment. Moved: H Hewitt Seconded: K Fairhead

- e. A discussion took place regarding the introduction of by-laws changing the responsibility of the roof (including eaves, gutters & downpipes) from the lot owners to the Strata Company. Introducing a by-law to state all shut off valves/meters for utility services, air conditioning units and hot water systems to state as being an owner responsibility. MRE updated the owners that their strata consultant that has previously worked on this strata is longer working and therefore further quotes would need to be obtained from other consultants. MRE will report to the Council of owners.
- f. MRE provided an update on all outstanding maintenance items including some further downpipe repairs to be attended to by the gutter cleaning contractor. Peter Eades raised his concerns about the retainning area above the BBQ and suggested enclosing this area. MRE will seek a quote for this once the painting has been completed.

10 Transfer of Surplus Administration Funds

Resolved that the owners transfer \$10,000.00 from the Administration Fund which it considers to be surplus to immediate requirements into the Capital Works Fund for the strata company. Moved: H Hewitt Seconded: W Reiter

11 Budget

On an amended motion it was resolved that the statement of estimated receipts and payments (budget) for the period ended 30/06/2023 be tabled and adopted. Increase the Capital Works fund painting expense to \$16,000 and reduce Driveway repairs to \$12,000.

Moved: R Minnee Seconded: K Fairhead

A discussion took place regarding the Capital Works fund levy and if/when the strata by-laws are introduced, this levy will need to be raised to cover maintaining the roof/gutters/eaves to each unit. SoniaThurecht raised her concerns that the Capital Works levy is still to low. It was agreed for this to be reviewed at next years AGM.

12 Levy of Contributions

Resolved :

(a) That contributions to the administrative fund are estimated and determined at \$78,140.00; and

(b) That contributions to the reserve fund are estimated and determined at \$15,000.00; and

(c) That both contributions be paid in equal quarterly instalments, the first such instalment being due on 01/07/2022 and subsequent instalments being due on the first days of 01/10/2022, 01/01/2023, 01/04/2023.

Moved: S Thurecht for Helana Nominees Pty Ltd Seconded: H Hewitt

Please note that the Capital Works Fund shortfall for the period 01/07/22-30/09/22 will be added to your next levy notice and will show as outstanding levies. No interest will be charged.

13 Next AGM

Resolved that the AGM next year be held on Saturday, 29th July 2023 commencing at 10.00am. MRE reminded present owners that there will be an out of office hours charge of \$250 as per this year. Moved: G Williams Seconded: W Reiter

14 Matters without notice for discussion and referral to the Council

MRE wanted to thank Banksia Gardens for allowing our AGM to be held there free of charge and thanked them for providing morning tea.

Peter Eades expressed his concerns regarding the Strata Company paying for the water utilities. MRE explained that the main utility services are to be maintained by the Strata Company but in this case we are only paying for the water and then invoicing to all privately managed units and Banksia Gardens for the remainder. It was noted that the common reticulation is all connected to bore.

Peter Eades also requested name tags to be worn next year. MRE will arrange this.

CLOSURE: There being no further business, the chairperson declared the meeting closed at 12:10 PM.



258 York Street PO Box 5001 Albany WA 6332 (08) 9841 4022 admin@merrifield.com.au www.merrifield.com.au

Approved Budget to apply from 01/07/2022

Banksia Gardens Banksia Gardens, 212 Albany Highway, Centennial Park WA 6330 Administrative Fund **Previous** Approved Actual budget 01/07/2021-30/06/2022 budget Revenue Interest on Arrears--Admin 0.00 8.85 0.00 Levies Due (Special)--Admin 13,475.00 0.00 0.00 Levies Due--Admin 78,140.00 78,139.60 78,140.00 Status Certificate Fees 0.00 560.00 0.00 Total revenue 91,615.00 78,708.45 78,140.00 Less expenses Admin--10 Year Plan 0.00 1,243.00 1,250.00 Admin--Consultants 1,000.00 0.00 1,500.00 Admin--Management Fees--Standard 13,475.00 (0.04)12,250.00 Admin--Other Expenses--Admin 250.00 250.00 250.00 Admin--Postage & Petties 490.00 490.00 490.00 Admin--Status Certificate Fees Paid 0.00 560.00 0.00 Admin--Transfer to Capital Works Fund 10,000.00 20,000.00 0.00 Insurance--Premiums 27,000.00 24,074.82 23,000.00 Maint Bldg--Contingency 4,000.00 0.00 4,000.00 Maint Bldg--Electrical 2,000.00 1,304.00 2,000.00 5,378.83 Maint Bldg--General Repairs 5,000.00 5,000.00 Maint Bldg--Gutter Cleaning 2,650.00 2,650.00 2,650.00 Maint Bldg--Plumbing & Drainage 5,000.00 2,170.37 3,000.00 Maint Bldg--Recreation Facilities 1,000.00 359.86 2,000.00 1,000.00 Maint Grounds--Gardening Materials 2,490.20 1,000.00 Maint Grounds--Irrigation Systems 1,000.00 3,939.85 1,000.00 Maint Grounds--Lawns & Gardening 25,000.00 24,983.73 25,000.00 Maint Grounds--Paving 1,750.00 5,000.00 5,000.00 Utility--Electricity 1,000.00 952.25 1,000.00 Utility--Water & Sewerage 0.00 4,823.34 0.00 Total expenses 101,615.00 100,670.21 90,390.00 Surplus/Deficit (10,000.00)(21, 961.76)(12, 250.00)Opening balance 20,537.53 42,499.29 42,499.29 **Closing balance** \$10,537.53 \$20,537.53 \$30,249.29

|--|

A	Administrative Fund		
	Approved budget	Actual 01/07/2021-30/06/2022	Previous budget
Total units of entitlement	1000		1000
Levy contribution per unit entitlement	\$78.14		\$78.14

Attachment 4; p3 of 5

Banksia Gardens	Banksia Gardens, 212 Albany Highway, Centennial Park WA 6330							
Capital Works Fund								
	Approved budget	Actual 01/07/2021-30/06/2022	Previous budget					
Revenue								
Interest on ArrearsCapital Works	0.00	0.57	0.00					
Levies DueCapital Works	15,000.00	5,000.00	5,000.00					
Transfer from Admin Fund	10,000.00	20,000.00	0.00					
Total revenue	25,000.00	25,000.57	5,000.00					
Less expenses								
Maint BldgPainting & Surface Finishes	16,000.00	0.00	0.00					
Maint BldgStructural Improvements	0.00	23,444.00	0.00					
Maint GroundsDriveway & Storm Water	12,000.00	0.00	0.00					
Total expenses	28,000.00	23,444.00	0.00					
Surplus/Deficit	(3,000.00)	1,556.57	5,000.00					
Opening balance	18,490.04	16,933.47	16,933.47					
Closing balance	\$15,490.04	\$18,490.04	\$21,933.47					
Total units of entitlement	1000		1000					
Levy contribution per unit entitlement	\$15.00		\$5.00					



Banksia Gardens

Attachment 4; p4 of 5

Approved Levy Schedule to apply from 01/07/2022

Banksia Gardens	, 212 Albany Highway,	Centennial
Park WA 6330		

Quartarly I	over in otol monto	that apply to a	och lot from b	udanto nonnto	d by the	acherol monting
	evy mstannents	that apply to e	ach iol iiom bi	uugeis accepie	u by the g	general meeting:

Lot	Unit	Unit	Admin Fund	Capital Works	Quarterly	Annual Total
		Entitlement 19.00		Fund	Total 442.41	
1	1		371.16 371.16	71.25		1,769.64
2	2	19.00		71.25	442.41	1,769.64
3 ₄	3	19.00	371.16	71.25	442.41	1,769.64
4	4	19.00	371.16	71.25	442.41	1,769.64
5	5	20.00	390.70	75.00	465.70	1,862.80
6	6	18.00	351.63	67.50	419.13	1,676.52
7	7	18.00	351.63	67.50	419.13	1,676.52
8	8	18.00	351.63	67.50	419.13	1,676.52
9	9	19.00	371.16	71.25	442.41	1,769.64
10	10	16.00	312.56	60.00	372.56	1,490.24
11	11	20.00	390.70	75.00	465.70	1,862.80
12	12	20.00	390.70	75.00	465.70	1,862.80
13	13	19.00	371.16	71.25	442.41	1,769.64
14	14	19.00	371.16	71.25	442.41	1,769.64
15	15	18.00	351.63	67.50	419.13	1,676.52
16	16	18.00	351.63	67.50	419.13	1,676.52
17	17	18.00	351.63	67.50	419.13	1,676.52
18	18	18.00	351.63	67.50	419.13	1,676.52
19	19	18.00	351.63	67.50	419.13	1,676.52
20	20	19.00	371.16	71.25	442.41	1,769.64
21	21	19.00	371.16	71.25	442.41	1,769.64
22	22	19.00	371.16	71.25	442.41	1,769.64
23	23	19.00	371.16	71.25	442.41	1,769.64
24	24	19.00	371.16	71.25	442.41	1,769.64
25	25	20.00	390.70	75.00	465.70	1,862.80
26	26	35.00	683.72	131.25	814.97	3,259.88
27	27	35.00	683.72	131.25	814.97	3,259.88
28	28	35.00	683.72	131.25	814.97	3,259.88
29	29	35.00	683.72	131.25	814.97	3,259.88
30	30	52.00	1,015.82	195.00	1,210.82	4,843.28
32	30a	62.00	1,211.17	232.50	1,443.67	5,774.68
35	31	15.00	293.02	56.25	349.27	1,397.08
36	32	14.00	273.49	52.50	325.99	1,303.96
37	33	14.00	273.49	52.50	325.99	1,303.96
38	34	14.00	273.49	52.50	325.99	1,303.96
39	35	14.00	273.49	52.50	325.99	1,303.96
40	36	14.00	273.49	52.50	325.99	1,303.96
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Banksia Gardens	Banksia Gardens, 212 Albany Highway, Centennial Park WA 6330

Quarterly levy instalments that apply to each lot from budgets accepted by the general meeting:

Lot	Unit	Unit	Admin Fund	Capital Works Fund	Quarterly	Annual Total
41	37	Entitlement 14.00	273.49	52.50	Total 325.99	1,303.96
42	38	15.00	293.02	56.25	349.27	1,397.08
43	39	17.00	332.10	63.75	395.85	1,583.40
44	40	15.00	293.02	56.25	349.27	1,397.08
45	41	19.00	371.16	71.25	442.41	1,769.64
46	42	18.00	351.63	67.50	419.13	1,676.52
47	43	15.00	293.02	56.25	349.27	1,397.08
48	44	15.00	293.02	56.25	349.27	1,397.08
49	45	15.00	293.02	56.25	349.27	1,397.08
50	46	17.00	332.10	63.75	395.85	1,583.40
51	47	17.00	332.10	63.75	395.85	1,583.40
52	48	16.00	312.56	60.00	372.56	1,490.24
		1,000.00	\$19,534.90	\$3,750.00	\$23,284.90	\$93,139.60