

FOR SALE



\$225,000

25 / 212 ALBANY HIGHWAY, CENTENNIAL PARK



SHORT-STAY VALUE WITH EXCELLENT RETURNS

- Brick and Colorbond 2x1 unit in quality complex
- Fully furnished and equipped – turn-key investment
- Open plan air-con living, modern wet room, 2 bedrooms
- Set returns irrespective of occupancy, paid monthly
- Carport, BBQ area, playground, on-site restaurant



2 1 1 72 m2

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. **Merrifield Real Estate Pty Ltd** JR Stewart Trust T/A Merrifield Real Estate, 258 York Street, Albany WA 6330 ABN 66 768 696 418

25 / 212 ALBANY HIGHWAY, CENTENNIAL PARK

Specification

| | | | |
|---------------|-------------------------------|-----------------------|--------------------------|
| Asking Price | \$225,000 | Land Size | 72.00 m2 |
| Bedrooms | 2 | Frontage | N/A |
| Bathrooms | 1 | Restrictive Covenants | See Certificate of Title |
| Toilets | 1 | Zoning | Tourism |
| Parking | 1 | School Zone | Albany P.S & A.S.H.S |
| Sheds | N/A | Sewer | Connected |
| HWS | Gas | Water | Scheme Available |
| Solar | N/A | Internet Connection | NBN Available |
| Council Rates | \$1,459.52 | Building Construction | Brick & Colorbond |
| Water Rates | \$1,463.16 | Insulation | Unknown |
| Strata Levies | \$2,562.80 | Built/Builder | 1996 |
| Weekly Rent | \$1,636.93 per calendar month | BAL Assessment | N/A |
| Lease Expiry | 09/01/2027 | Items not included | N/A |

-- Map Viewer Plus --



MERRIFIELD REAL ESTATE MERRIFIELD REAL ESTATE MERRIFIELD REAL ESTATE MERRIFIELD REAL ESTATE MERRIFIELD REAL ESTATE

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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.



Author: <http://www.landgate.wa.gov.au/arcgis/rest/services/Unit%202025%2C%202012%20Albany%20Highway%2C%20CENTENNIAL%20PARK%2044330&theme=hybrid>

0 0.013 0.027 0.041 0.054 km

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Please refer to original documentation for all legal purposes.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2125 683

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.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 25 ON STRATA PLAN 33951
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

[REDACTED]

(T O654491) REGISTERED 26/2/2021

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

- 1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.

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.

-----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: SP33951
PREVIOUS TITLE: SP33951
PROPERTY STREET ADDRESS: UNIT 25 212 ALBANY HWY, CENTENNIAL PARK.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY



Strata Plan 33951

| Lot | Certificate of Title | Lot Status | Part Lot |
|------------|-----------------------------|-------------------|-----------------|
| 1 | 2125/659 | Registered | |
| 2 | 2125/660 | Registered | |
| 3 | 2125/661 | Registered | |
| 4 | 2125/662 | Registered | |
| 5 | 2125/663 | Registered | |
| 6 | 2125/664 | Registered | |
| 7 | 2125/665 | Registered | |
| 8 | 2125/666 | Registered | |
| 9 | 2139/291 | Registered | |
| 10 | 2125/668 | Registered | |
| 11 | 2125/669 | Registered | |
| 12 | 2139/290 | Registered | |
| 13 | 2125/671 | Registered | |
| 14 | 2125/672 | Registered | |
| 15 | 2125/673 | Registered | |
| 16 | 2125/674 | Registered | |
| 17 | 2125/675 | Registered | |
| 18 | 2125/676 | Registered | |
| 19 | 2125/677 | Registered | |
| 20 | 2125/678 | Registered | |
| 21 | 2125/679 | Registered | |
| 22 | 2125/680 | Registered | |
| 23 | 2125/681 | Registered | |
| 24 | 2125/682 | Registered | |
| 25 | 2125/683 | Registered | |
| 26 | 2125/684 | Registered | |
| 27 | 2125/685 | Registered | |
| 28 | 2125/686 | Registered | |
| 29 | 2125/687 | Registered | |
| 30 | 2125/688 | Registered | |
| 31 | 2125/689 (Cancelled) | Retired | |
| 32 | 2125/690 | Registered | |
| 33 | 2148/337 (Cancelled) | Retired | |
| 34 | 2148/338 (Cancelled) | Retired | |
| 35 | 2778/211 | Registered | |
| 36 | 2778/212 | Registered | |
| 37 | 2778/213 | Registered | |
| 38 | 2778/214 | Registered | |
| 39 | 2778/215 | Registered | |
| 40 | 2778/216 | Registered | |
| 41 | 2778/217 | Registered | |
| 42 | 2778/218 | Registered | |
| 43 | 2778/219 | Registered | |
| 44 | 2778/220 | Registered | |
| 45 | 2778/221 | Registered | |

Strata Plan 33951

| Lot | Certificate of Title | Lot Status | Part Lot |
|------------|-----------------------------|-------------------|-----------------|
| 46 | 2778/222 | Registered | |
| 47 | 2778/223 | Registered | |
| 48 | 2778/224 | Registered | |
| 49 | 2778/225 | Registered | |
| 50 | 2778/226 | Registered | |
| 51 | 2778/227 | Registered | |
| 52 | 2778/228 | Registered | |

LandSurveys

REGISTERED AND REGULATED SURVEYORS
 PROJECT DEVELOPMENT CONSULTANTS
 Unit 17 & 18, New Street, Belmont WA 6104
 Phone 9437 4411
 Fax 9437 4399
 Email enquiries@landsurveys.com.au
 Our Ref: 563259

STRATA PLAN
33951
 SHEET 1 OF 3 SHEETS

PLAN OF RE-SUBDIVISION OF LOTS
 31, 33 AND 34, ON
 STRATA PLAN 33951

CERTIFICATE OF TITLE
 Volume 2125 Folio 689
 Volume 2168 Folio 337
 Volume 2168 Folio 338

LOCAL GOVERNMENT
 CITY OF ALBANY

INDEX PLAN
 BK26 (2) 10.06

FIELD BOOK
 1 : 750 @ A3 - SHEET 1
 1 : 400 @ A3 - SHEET 2
 1 : 750 @ A3 - SHEET 3

NAME OF SCHEME
 212 ALBANY HIGHWAY
 ALBANY

ADDRESS OF PARCEL
 212 ALBANY HIGHWAY
 CENTENNIAL PARK WA 6300

MANAGEMENT STATEMENT YES NO

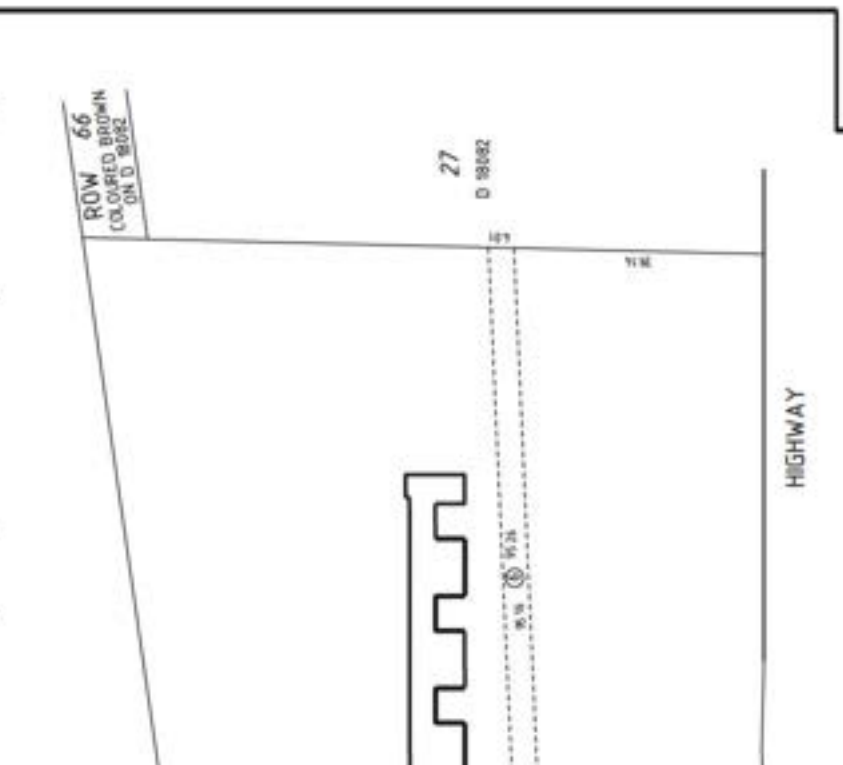
LODGED DATE 26-JUL-11
 OBJECT ORIGIN 16-Sep-11
 ORIGIN TRIM 03100-2011
 IN ORDER FOR DEALINGS
 SUBJECT TO
 Discharge of Easement 08
 D98007, Transfer or Disposition
 of land, Section 107 P&D Act
 FEE \$1343.00
 ASSESS 9136848
 DATE 16-Sep-11

L736072 REGISTERED
 APPLICATION 10/09/2011
 DATE 25-Sep-11
 SEAL
 STRATA PLAN ACT REG. 5 - SHEET 25.16, 25.17, 25.18
 SECTION 7(1) OF THE STRATA MANAGEMENT ACT 2002
 A fee has been paid for the registration of this plan.
 The fee is not refundable.
 The fee is not refundable if the plan is not registered.
 The fee is not refundable if the plan is not registered within the time period specified in section 7(1) of the Strata Management Act 2002.
 The fee is not refundable if the plan is not registered within the time period specified in section 7(1) of the Strata Management Act 2002.



LOCATION PLAN

| | | | |
|---------|----------|---------------|------|
| VERSION | AHNDMENT | AUTHORIZED BY | DATE |
| | | | |



| INTERESTS AND NOTIFICATIONS | | COMMENTS | |
|-----------------------------|-------------------|----------------------------|-------------------|
| SUBJECT | PURPOSE | STATUTORY REFERENCE | ORIGIN |
| ③ | EASEMENT (EWEAGE) | SEC 27A TPAD ACT REG 6 | D 91379 |
| ③B | EASEMENT (EWEAGE) | SEC 167 P & D ACT REG 338b | THIS PLAN |
| | | LAND BURDENED | BENEFIT TO |
| | | COMMON PROPERTY | WATER CORPORATION |
| | | COMMON PROPERTY | WATER CORPORATION |

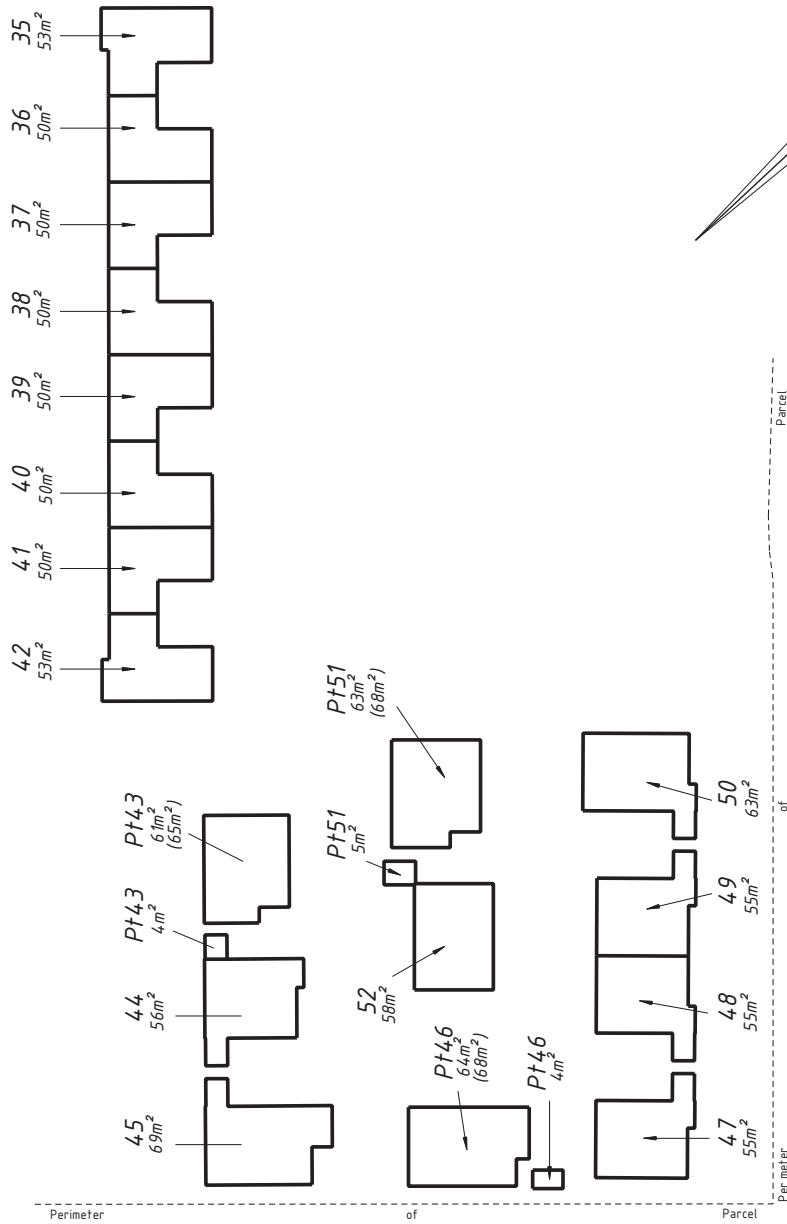
HELD BY LANDGATE
 IN DIGITAL FORM ONLY.

STRATA PLAN

33951

SHEET 2 OF 3 SHEETS

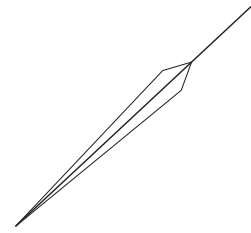
GROUND FLOOR PLAN



THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THOSE BUILDINGS, AS PROVIDED BY SECTION 3AB OF THE STRATA TITLES ACT 1985

WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THAT WALL, OR THE PLANE AT WHICH THEY ARE JOINED IS THE BOUNDARY

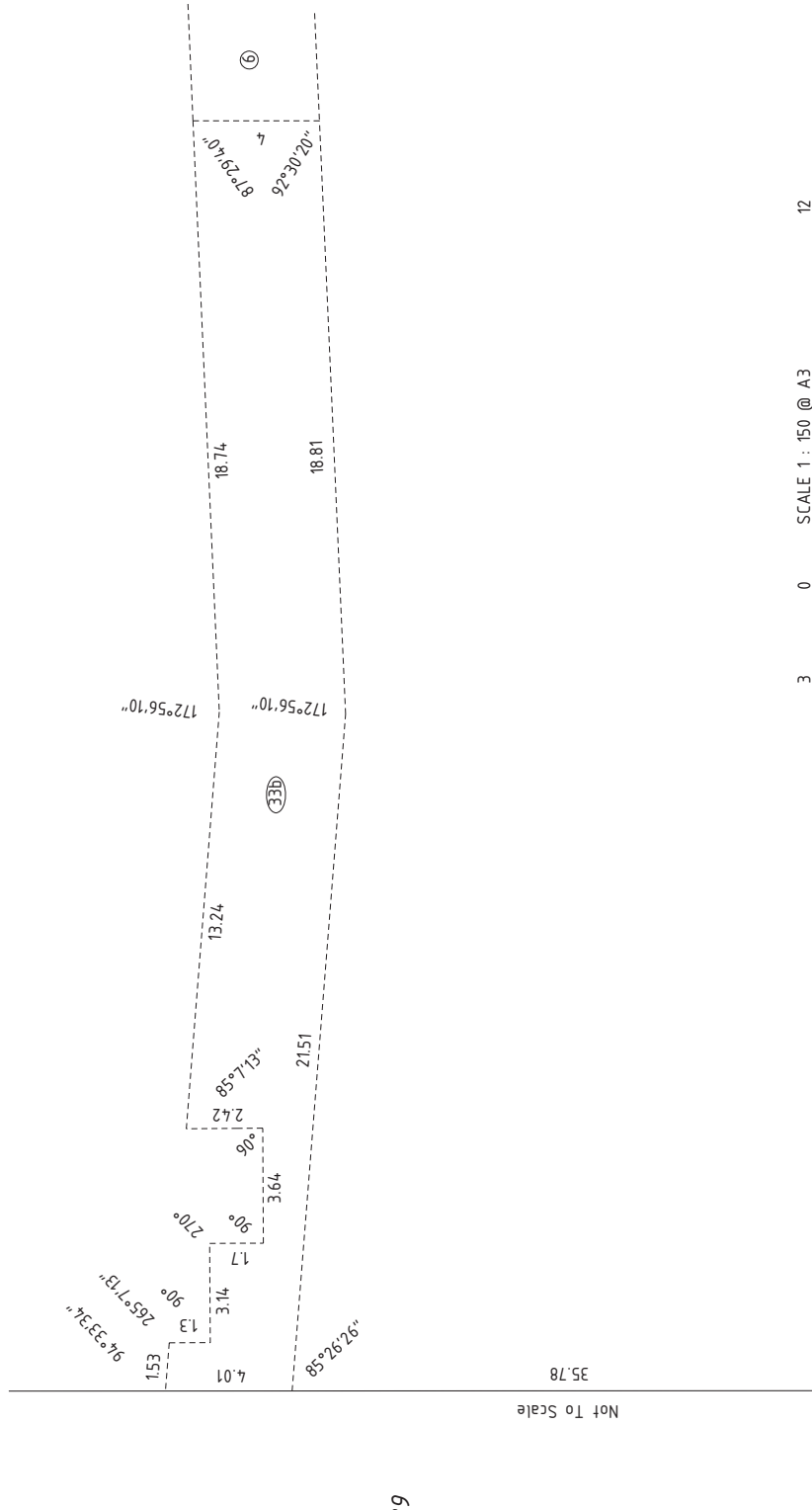
ALL MEASUREMENTS ARE TO THE EXTERNAL SURFACES OF THE BUILDING UNLESS SHOWN OTHERWISE



STRATA PLAN

33951

SHEET 3 OF 3 SHEETS



FORM 3

| STRATA PLAN No. 33951 | | | | | | | |
|------------------------------|------------------|---------------------|-------|------------------------------|-------------------|---------------------|-------|
| Schedule of Unit Entitlement | | Office Use Only | | Schedule of Unit Entitlement | | Office Use Only | |
| | | Current Cs of Title | | | | Current Cs of Title | |
| Lot No, | Unit Entitlement | Vol. | Fol. | Lot No, | Unit Entitlement | Vol. | Fol. |
| 1 | 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

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 33951

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

I, Mark Anderson, being a licensed surveyor registered under the *Licensed Surveyors Act 1909* certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"): —

- (a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel; and either
- (b) each building shown on the plan is within the external surface boundaries of the parcel; or
- ~~(c) in a case where a part of a wall or building, or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel:

 - (i) all lots shown on the plan are within the external surface boundaries of the parcel;
 - (ii) the plan clearly indicates the existence of the encroachment and its nature and extent; and
 - (iii) where the encroachment is not on to a public road, street or way, that an appropriate easement has been granted and will be lodged with the Registrar of Titles to enable it to be registered as an appurtenance of the parcel; and~~
- *~~(d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by-law(s) no(s) on Strata Plan No. registered in respect of (name of scheme) or sufficiently complies with that/those by-law(s) in a way that is allowed by regulation 36 of the *Strata Titles General Regulations 1996*.~~


Mark Anderson
Digitally signed by Mark Anderson
Date: 2011.09.15 13:20:43 +0800

Signature valid
Licensed Surveyor
Date

*Delete if inapplicable

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
Strata Plan 33951. Known as: 212 Albany Highway, Albany

Building: Brick, weatherboard and iron construction.

CERTIFICATE OF LOCAL GOVERNMENT



City of Albany

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

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

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

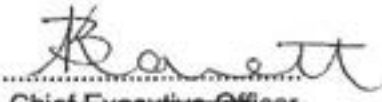
(2) the building, in the opinion of the local government, is of sufficient standard to be brought under the *Strata Titles Act 1985*;

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


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

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

25-1-2011
Date


Chief Executive Officer
EXECUTIVE MANAGER BUILDING &
HEALTH SERVICES
DELEGATED OFFICER - SECTION 23 (5)

*Delete if inapplicable

STRATA TITLES ACT 1985

Local Government Ref.
WAPC-Ref. BS0092

FORM 26

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 *Strata Plan/plan of re-subdivision/plan of consolidation~~ submitted on
22-Sep-10 and relating to the property
described below;
- *~~(ii) the sketch submitted on of the
proposed *subdivision of the property described below into lots on a Strata
Plan/re-subdivision / consolidation of the lots on the Strata Plan specified below;
subject to the following conditions —~~

Property Description: Lot (or Strata Plan) No.
 Lots 31, 33 and 34 on SP33951

Location
 212 Albany Highway

Locality
 Centennial Park

Local Government
 City of Albany

Lodged by: Land Surveys NPJS Pty Ltd

 Date: 22-Sep-10



For Chairman, Western Australian
Planning Commission

25/1/11
Date

(*To be deleted as appropriate.)

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



SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION

SUB 18

27

29

WELINGTON STREET

ALBANY HIGHWAY

LOCATION PLAN
SCALE 1:100

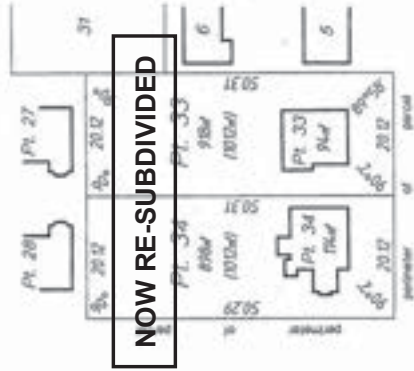
JOHN KINNAR & ASSOCIATES
Consulting Surveyors
61 Duke Street, PO Box 1429
ALBANY WA 6200
Phone (08) 9542 1000 Fax (08) 9542 1070
ACS 009 105 633

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

| | |
|--|--|
| STRATA / SURVEY — STRATA PLAN 33951 | |
| SHEET 1 OF 2 SHEETS | MANAGEMENT STATEMENT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| Lodged 4.11.99 214123 | Examined 9.11.99 |
| Registered 16.11.99 | App. G-152156 |
|  REGISTRAR OF TITLES WESTERN AUSTRALIAN PLANNING COMMISSION Certificate of Approval of W.A.P.C. under Section 250(2) of Strata Titles Act 1985. | |
| FOR DRAWING | DATE |
| PLAN OF PORTION OF COMMON PROPERTY ON STRATA PLAN 33951 | |
| CERT OF TITLE | LOCAL GOVERNMENT |
| INDEX PLAN | CITY OF ALBANY |
| FIELD BOOK NUMBER | SCALE |
| NAME OF SCHEME | 212 ALBANY HIGHWAY ALBANY |
| ADDRESS OF PARCEL | 212 ALBANY HIGHWAY ALBANY WA 6330 |
|  DOLA Department of LAND, ADMINISTRATION | |

STRATA / SURVEY —
 STRATA PLAN 33951
 SHEET 2 OF 2 SHEETS

SEE FURTHER SHEET OF
 PLAN OF RE-SUBDIVISION



GROUND FLOOR
 FLOOR PLAN
 SCALE 1:100

The strata of the part line external to the building shall be defined as the strata which are situated and so extend above the upper surface level of the ground floor of Lot 20.

All distances are from the external surface of the walls.

The perimeter of the parcel is the external boundary.

The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of those buildings, as provided in section 3(1) of the Strata Titles Act 1985.

Where 2 lots have a common or party wall or have buildings on them which are joined, the centre plane at which they are joined, is the boundary.

FORM 3

STRATA/SURVEY-STRATA PLAN NO. 33951

| Schedule of Unit Entitlement | | Office Use Only Current Cs of Title | | Schedule of Unit Entitlement | | Office Use Only Current Cs of Title | |
|------------------------------|------------------|--|------|------------------------------|------------------|--|------|
| Lot No. | Unit Entitlement | Vol. | Fol. | Lot No. | Unit Entitlement | Vol. | Fol. |
| 1 | 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 | | |

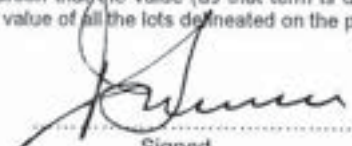
DESCRIPTION OF PARCEL AND BUILDING/PARCEL

SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISION

CERTIFICATE OF LICENSED VALUER
STRATA/SURVEY STRATA

I, DAREN BRACEWELL, 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 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 the lots delineated on the plan.

18-9-1998
Date


Signed

FORM 5

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 SURVEYOR

I,.....JOHN KINNEAR....., being a licensed surveyor registered under the Licensed Surveyors Act 1909, certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"):-

- (a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel; and either
- (b) each building shown on the plan is within the external surface boundaries of the parcel; or
- ~~(c) in a case where a part of a wall or building, or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel -

 - (i) all lots shown on the plan are within the external surface boundaries of the parcel;
 - (ii) the plan clearly indicates the existence of the encroachment and 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)..... 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.~~

16.9.98.
.....
Date


.....
Licensed Surveyor

* Delete if inapplicable

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

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

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

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

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

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

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

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

16 SEPTEMBER 1998
Date

*Delete if inapplicable

Barnett
.....
Chief Executive Officer
MANAGER - EDUCATION & COMPLIANCE
DELEGATED OFFICER - SECTION 23

FORM 26

WAPC Ref. No. 575-98

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

*(ii) the sketch submitted on 12 JUN 1998
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. 151, 10 AND 11.
.....
.....
Location ALBANY SUB LOT 10
.....
.....
Locality CENTENNIAL
.....
.....
Local Government CITY OF ALBANY

Lodged by: JOHN KENNEDY & ASSOC
P.O. Box 1429 ALBANY W.A.
Date: 16.7.98

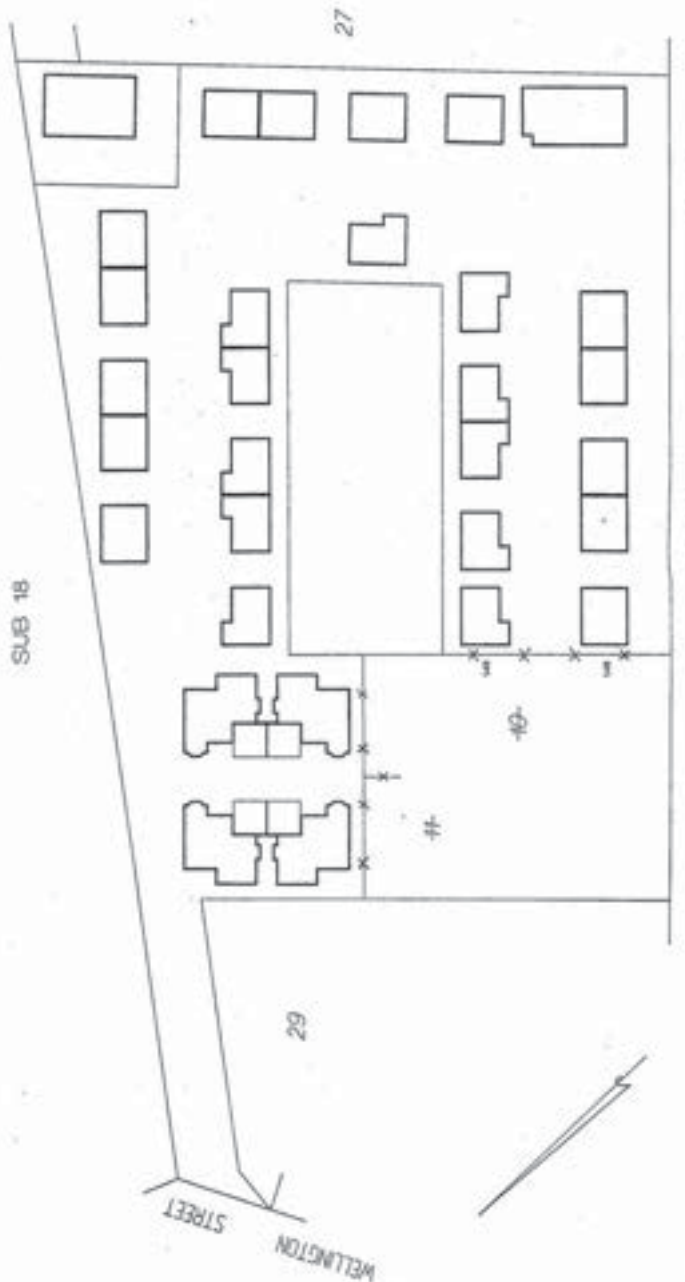
Eigen Fenaro
.....
For Chairman, Western Australian
Planning Commission

17 SEP 1998

Date

(*To be deleted as appropriate)

SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION



HIGHWAY

ALBANY

LOCATION PLAN
SCALE 1:250

NOW RE-SUBDIVIDED

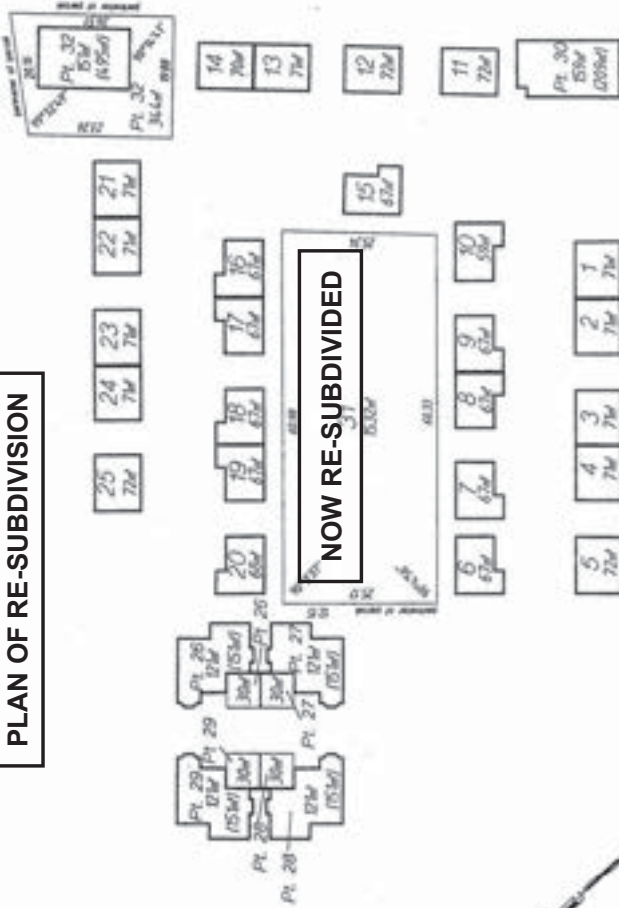
JOHN KINNIEAR & ASSOCIATES
 Consulting Surveyors
 65 Duke Street, PO Box 1429
 ALBANY WA 6330
 Phone (08) 9642 3300 Fax (08) 9642 3070
 ACSI 009 195 453

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

| | |
|--|--|
| STRATA/SURVEY — STRATA PLAN 33951 | |
| SHEET 1 OF 3 SHEETS | MANAGEMENT STATEMENT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| Looped 16.1.97 185494 | Examined 20.1.98 B |
| Registered 15.2.98 Appl. No. 6712412 |  |
| WESTERN AUSTRALIAN PLANNING COMMISSION REGISTRAR OF TITLES Certificate of Approval of W.A.P.C. under Section 26(1) or 26B(2) of Strata Titles Act 1985 | |
| FOR CHAIRMAN | DATE |
| PLAN OF 152 LOT 454 OF ALBANY SUBURBAN LOT 18 ON DIAGRAM 94379-56967 | |
| CERT OF TITLE | VOLUME 2125 FOLIO 657 |
| LOCAL GOVERNMENT | TOWN OF ALBANY |
| INDEX PLAN | EX25 G3 10.06 |
| FIELD BOOK NUMBER | SCALE 1:750 |
| NAME OF SCHEME 212 ALBANY HIGHWAY ALBANY | |
| ADDRESS OF PARCEL 212 ALBANY HIGHWAY ALBANY WA 6300 | |
|  | |

STRATA/SURVEY —
STRATA PLAN 33951
SHEET 7 OF 3 SHEETS

SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISION



The stratum of the part 15a external to the building extends between 5 metres below and 20 metres above the natural surface level of the ground floor of Lot 25.

All distances are from the external surface of the walls.

The perimeter of the parcel is the external boundary.

The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of these buildings, as provided by section 210 of the Strata Titles Act 1985.

Where 2 lots have a common or party wall and buildings on either side are shown, the line between which they are joined, is the boundary.

GROUND FLOOR
FLOOR PLAN
SCALE 1:100

for other parts of lot 30 see sheet 3 of 3.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

| |
|---------------------|
| STRATA/SURVEY— |
| STRATA PLAN 33951 |
| SHEET 3 OF 3 SHEETS |

SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISION



BELOW GROUND FLOOR
FLOOR PLAN
SCALE 1/100

for other parts of lot 30 see sheet 2 of 3.

WARNING: CRACKING OR FOLDING WILL LEAD TO REJECTION

FORM 3

| Schedule of Unit Entitlement | | Office Use Only Current Cs of Title | | Schedule of Unit Entitlement | | Office Use Only Current Cs of Title | |
|------------------------------|------------------|-------------------------------------|------|------------------------------|------------------|-------------------------------------|------|
| Lot No. | Unit Entitlement | Vol. | Fol. | Lot No. | Unit Entitlement | Vol. | Fol. |
| 1 | 289 | 2125-659 | | 25 | 289 | 2125-683 | |
| 2 | 289 | 2125-660 | | 26 | 355 | 2125-684 | |
| 3 | 289 | 2125-661 | | 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 | |
| 9 | 289 | 2125-667 | | | | | |
| 10 | 289 | 2125-668 | | | | | |
| 11 | 289 | 2125-669 | | | | | |
| 12 | 289 | 2125-670 | | | | | |
| 13 | 289 | 2125-671 | | | | | |
| 14 | 289 | 2125-672 | | | | | |
| 15 | 289 | 2125-673 | | | | | |
| 16 | 289 | 2125-674 | | | | | |
| 17 | 289 | 2125-675 | | | | | |
| 18 | 289 | 2125-676 | | | | | |
| 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 | | |

SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION

CERTIFICATE OF LICENSED VALUER
STRATA/SURVEY STRATA

I, DAREN BRACEWELL FVLE (VAL&CON), 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


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

I, JOHN KINNEAR, being a licensed surveyor registered under the Licensed Surveyors Act 1909, certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"):-

- (a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel; and either
- (b) each building shown on the plan is within the external surface boundaries of the parcel; or
- ~~(c) in a case where a part of a wall or building, or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel -

 - (i) all lots shown on the plan are within the external surface boundaries of the parcel;
 - (ii) the plan clearly indicates the existence of the encroachment and 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)..... 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.~~

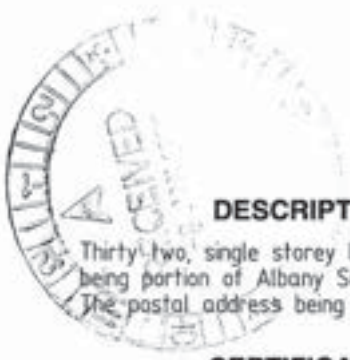
23.12.97
Date

John Kinneare
Licensed Surveyor

* Delete if inapplicable

FORM 7

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 LOCAL GOVERNMENT

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

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

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

Handwritten initials 'K' and 'K' next to the crossed-out text.

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

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

Handwritten initials 'K', 'K', 'K', and 'K' next to the crossed-out text.

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

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

Handwritten initials 'K' next to the crossed-out text.

~~to~~ 6 JANUARY 1998
Date

Delete if inapplicable

Handwritten signature 'K Barnett' above the printed title: SHIRE TOWN CLERK, CHIEF EXECUTIVE OFFICER (DELEGATED OFFICER - SECTION 23 MANAGER - EDUCATION & COMPLIANCE)

FORM 26

WAPC Ref. No. 1486/97

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 *Strata Plan/Plan of Re-Subdivision/Plan of Consolidation submitted on..... and relating to the property described below;~~
- * (ii) the sketch submitted on of the *proposed subdivision of the property described below into lots on a Strata Plan/ Re-Subdivision/Consolidation of the lots on the Strata Plan described below, subject to the following conditions—

Property Description: Lot (or Strata Plan) No. LOT 151
 (ALBANY HIGHWAY)
 Location ALBANY SUBURBAN LOT 19
 Locality CENTENNIAL PARK (ALBANY)
 Local Government TOWN OF ALBANY

Lodged by: JOHN KINNEAR & ASSOC
 PH 08-98 42 1353 FAX 08-98 42 1570
 Date: 17/12/97

Eugen Ferraro
 For Chairman, Western Australian
 Planning Commission

13 JAN 1998
 Date

(*To be deleted as appropriate)



Precontractual Disclosure Statement to the Buyer

Part A | General Information about strata titles schemes

What you need to know

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

Instruction for the seller

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

Information for the buyer

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

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

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

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

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

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



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

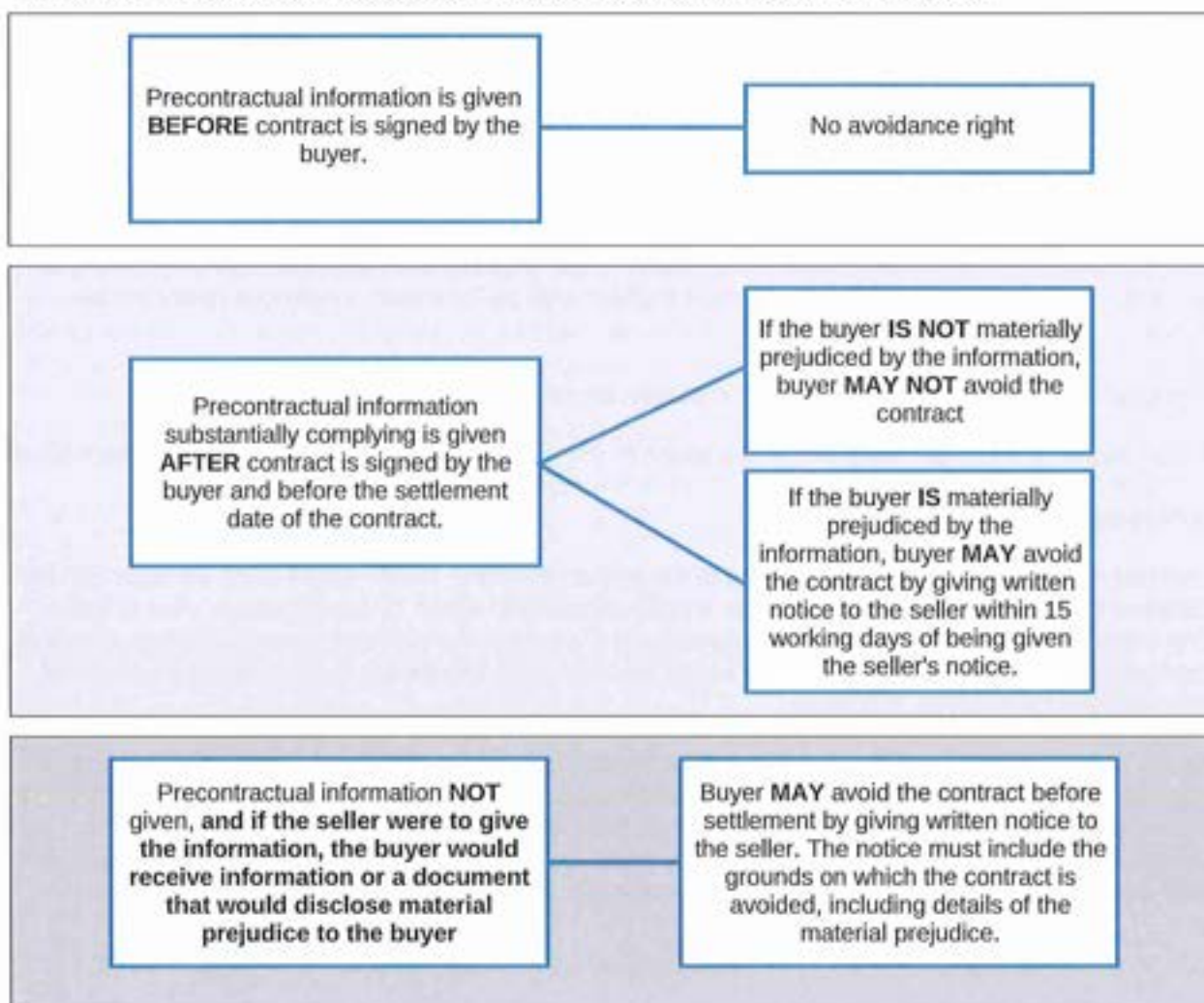
A buyer may consider seeking more information about the lot, the strata company and the strata / survey-strata scheme by asking the seller to provide it, or by making an application to the strata company for more information under section 107 of the Act.

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

Buyer's avoidance rights

Avoidance rights for failure to give precontractual information to the buyer

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





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:

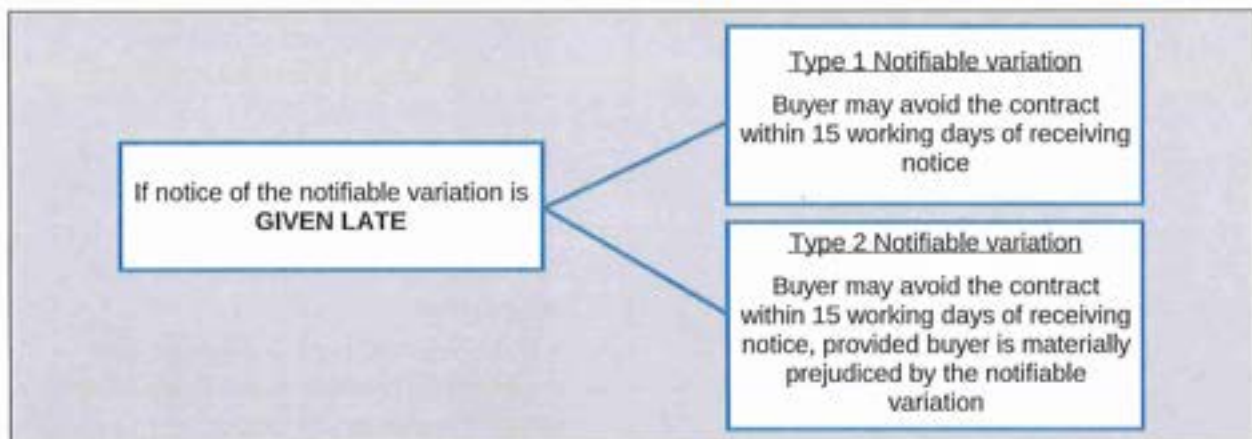
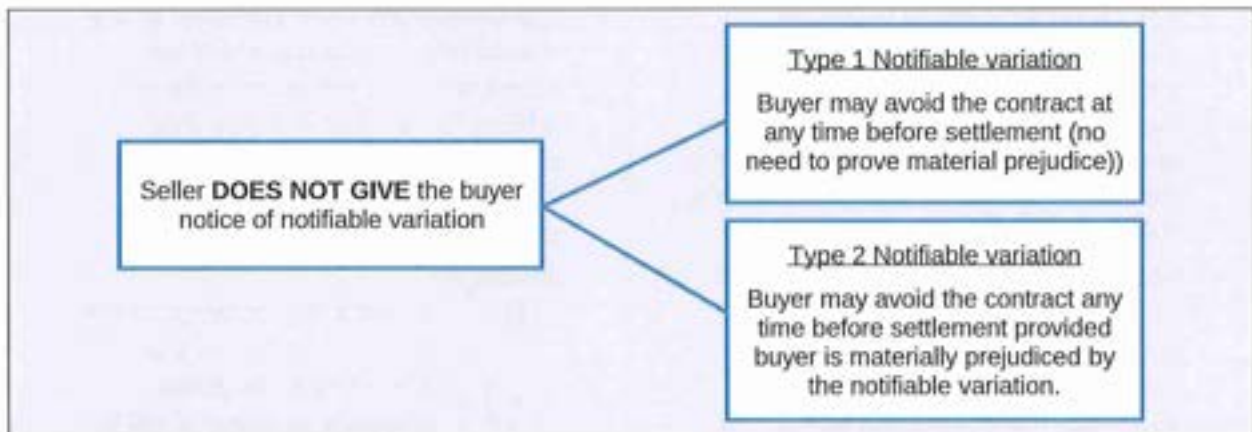
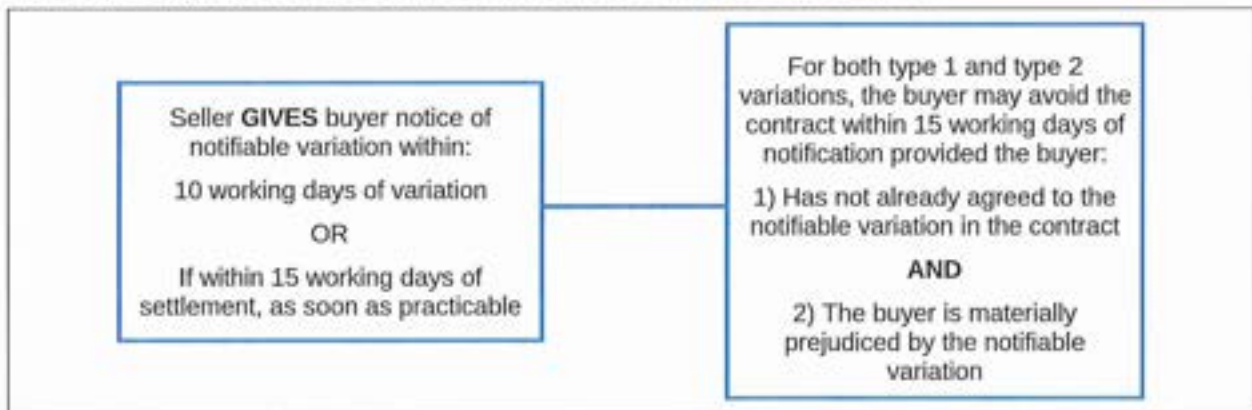
| Type 1 Notifiable Variation | Type 2 Notifiable Variation |
|--|---|
| <ul style="list-style-type: none"> • The area or size of the lot/proposed lot is reduced by 5% or more from the area or size notified to the buyer before the buyer entered into the contract. • The proportion that the unit entitlement, 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. | <ul style="list-style-type: none"> • 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- <ul style="list-style-type: none"> (i) enters into a contract for the provision of services or amenities to the strata company or to members of the strata company or a contract that is otherwise likely to affect the rights of the buyer; OR (ii) varies an existing contract of that kind in a way that is likely to affect the rights of the buyer • The current/proposed scheme by-laws are modified. • A lease, licence, right or privilege over the common property in the strata titles scheme is granted or varied. • Any other event classified by the regulations as a type 2 notifiable variation. |

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

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



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



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

Buyer's right to postpone settlement

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



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 [REDACTED] _____

Address [REDACTED] _____

Telephone/mobile [REDACTED] _____

Name _____

Address _____

Telephone/mobile _____ Email _____

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

Scheme Details

Scheme name 212 Albany Highway Albany

Name of the strata company Owners of Strata Plan 33951

Address for service of the strata company (taken from scheme notice) Merrifield Real Estate, 258 York Street, Albany WA 6330

Name of Strata Manager Merrifield Real Estate

Address of Strata Manager Selena Taylor

Telephone/Mobile 0488 688 620

Email selena@merrifield.com.au

The status of the scheme is:

- proposed
- registered

The scheme type is:

- strata
- survey-strata

The tenure type is

- freehold
- leasehold



For leasehold only:

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

if there is a registered scheme notice, the expiry day for the leasehold scheme is _____

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 no 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 1 _____

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)

The statement of accounts last prepared by the strata company 4 _____

A statement that the strata company does not prepare a statement of accounts* _____

A statement of why the seller has been unable to obtain a statement of accounts _____

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

Additional comments: _____



Termination proposal

Has the seller received a copy of any notice from the strata company in relation to any current termination proposal for the scheme? no yes _____

If yes, attach a copy.

Lot information (choose all that apply) Att.

This lot is on a registered scheme plan

This lot has not yet been created

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

Street address of the lot (if known)

Unit 25, 212 Albany Highway, Centennial Park WA 6330

Lot 25 on scheme plan no. 33951

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

Voting right restrictions

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

If yes, describe the restriction _____

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

Exclusive use by-laws

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

If yes, please give details _____

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

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

Contributions that have been determined within the previous 12 months

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

| | Actual (\$) | OR | Estimated (\$) 12 months after the proposed settlement date |
|-----------------------------|-------------------|----|---|
| Administrative fund: | <u>\$1,662.80</u> | | _____ |
| Reserve fund: | <u>\$900</u> | | _____ |
| Other levy (attach details) | _____ | | _____ |

Actual Estimated total contribution for the lot \$ 2,562.80

Payable annually bi-annually quarterly other: _____

Due dates \$640.70 on 01/07/2025 \$640.70 on 01/10/2025

\$640.70 on 01/01/2026 \$640.70 on 01/04/2026

Strata levy/contributions/other debts owing

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

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



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

Additional comments: _____

Scheme developer specific information

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

Att.

The scheme developer is defined as:

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

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

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

Statement of estimated income and expenditure

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

Additional comments: _____

Agreements for amenity or service

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

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

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 arising out of a contract for the provision of services or amenities described above, any other contract that binds the strata company or a lease or licence of the common property in the strata titles scheme? no yes



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: _____

Acknowledgement by seller and buyer

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

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

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

I / 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 |  | _____ |
| Name |  | _____ |
| Date |  | _____ |
| Signature |  | _____ |
| Name |  | _____ |
| Date |  | _____ |

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

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

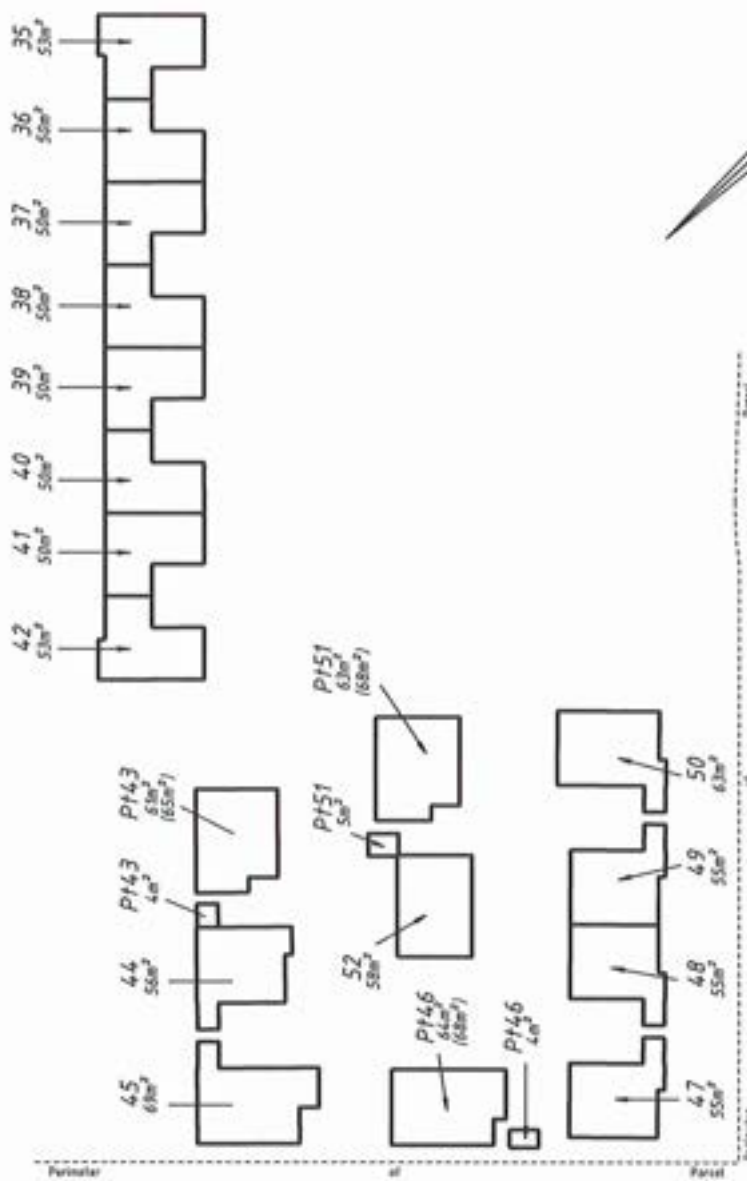
I / We¹ understand that the disclosures given by the seller(s) or by the seller's representative are not an offer or a contract to purchase a lot (though they may be included in such contract) but only provide information to me / us¹.

| | | |
|-----------|-------|-------|
| Signature | _____ | _____ |
| Name | _____ | _____ |
| Date | _____ | _____ |
| Signature | _____ | _____ |
| Name | _____ | _____ |
| Date | _____ | _____ |

¹ Select one.

STRATA PLAN
33951
 SHEET 2 OF 3 SHEETS

GROUND FLOOR PLAN



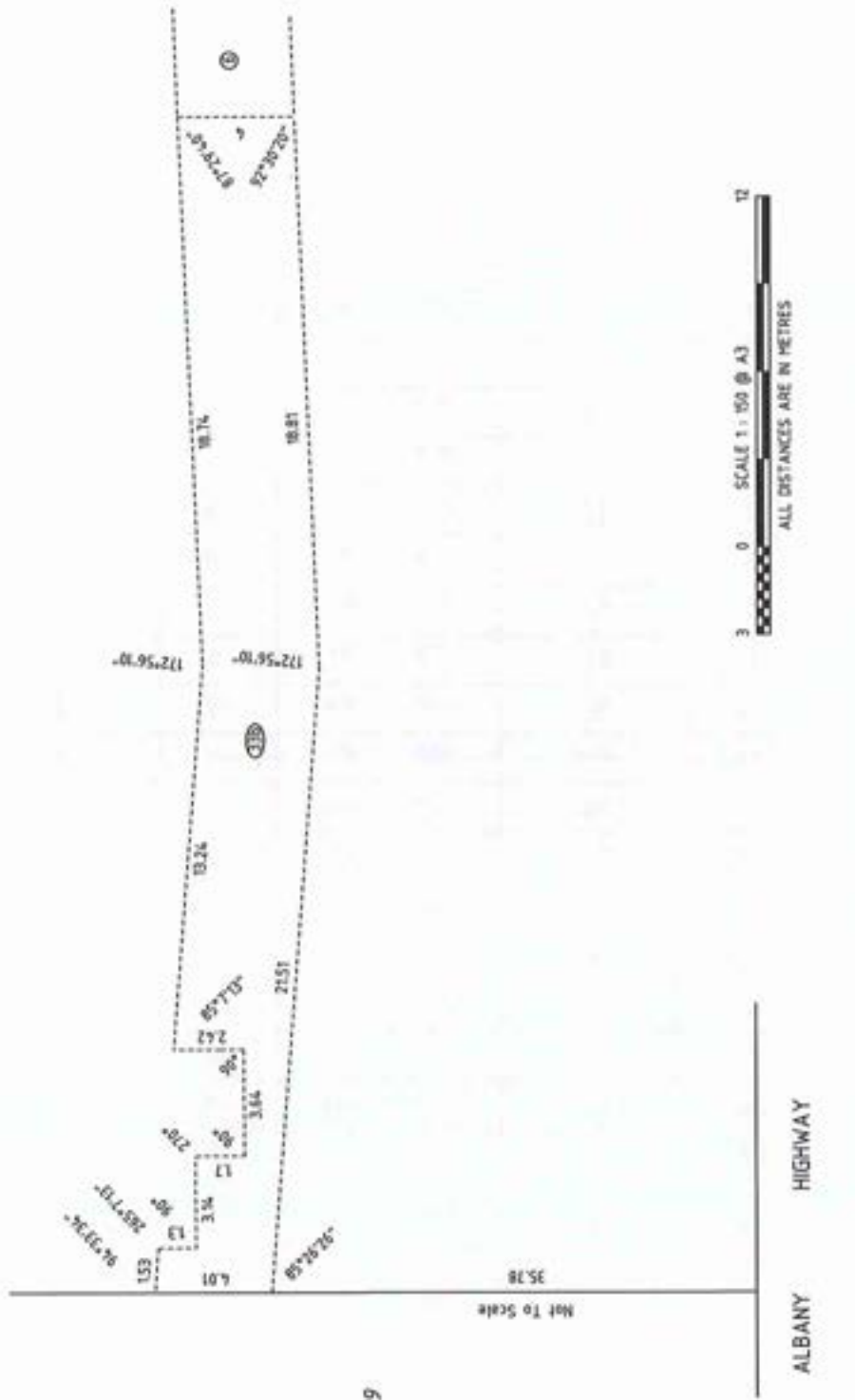
THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THOSE BUILDINGS, AS PROVIDED BY SECTION 34B OF THE STRATA TITLES ACT 1985

WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THAT WALL, OR THE PLANE AT WHICH THEY ARE JOINED IS THE BOUNDARY

ALL MEASUREMENTS ARE TO THE EXTERNAL SURFACES OF THE BUILDING UNLESS SHOWN OTHERWISE



STRATA PLAN
33951
SHEET 3 OF 3 SHEETS



29

FORM 3

page 1 of 2

| STRATA PLAN No. 33951 | | | | | | | |
|------------------------------|------------------|---------------------|------|------------------------------|-------------------|---------------------|------|
| Schedule of Unit Entitlement | | Office Use Only | | Schedule of Unit Entitlement | | Office Use Only | |
| | | Current Cs of Title | | | | Current Cs of Title | |
| Lot No. | Unit Entitlement | Vol. | Fol. | Lot No. | Unit Entitlement | Vol. | Fol. |
| 1 | 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

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 33951

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

I, Mark Anderson, being a licensed surveyor registered under the *Licensed Surveyors Act 1909* certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"): —

- (a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel; and either
- (b) each building shown on the plan is within the external surface boundaries of the parcel; or
- ~~(c) in a case where a part of a wall or building, or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel:

 - (i) all lots shown on the plan are within the external surface boundaries of the parcel;
 - (ii) the plan clearly indicates the existence of the encroachment and its nature and extent; and
 - (iii) where the encroachment is not on to a public road, street or way, that an appropriate easement has been granted and will be lodged with the Registrar of Titles to enable it to be registered as an appurtenance of the parcel; and~~
- *~~(d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by-law(s) no(s) on Strata Plan No. registered in respect of (name of scheme) or sufficiently complies with that/those by-law(s) in a way that is allowed by regulation 36 of the *Strata Titles General Regulations 1996*.~~


Signature valid
.....
Licensed Surveyor



Digitally signed by Mark
Anderson
Date: 2011.08.15 13:20:43 +
08'00'
.....
Date

*Delete if inapplicable

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
Strata Plan 33951. Known as: 212 Albany Highway, Albany

Building: Brick, weatherboard and iron construction.

CERTIFICATE OF LOCAL GOVERNMENT



City of Albany

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

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

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

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

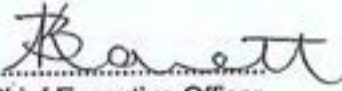
~~(3) where a part of a wall or building or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel on to a public road, street or way the local government is of the opinion that retention of the encroachment in its existing state will not endanger public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


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

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

25-1-2011
Date

*Delete if inapplicable


Chief Executive Officer
EXECUTIVE MANAGER BUILDING &
HEALTH SERVICES
DELEGATED OFFICER - SECTION 23 (5)

STRATA TITLES ACT 1985

Local Government Ref.
WAPC-Ref. BS0092

FORM 26

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

~~*(ii) the sketch submitted on of the~~
~~proposed *subdivision of the property described below into lots on a Strata~~
~~Plan/re-subdivision / consolidation of the lots on the Strata Plan specified below;~~
~~subject to the following conditions —~~

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

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



For Chairman, Western Australian
Planning Commission

25/1/11
Date

(*To be deleted as appropriate.)

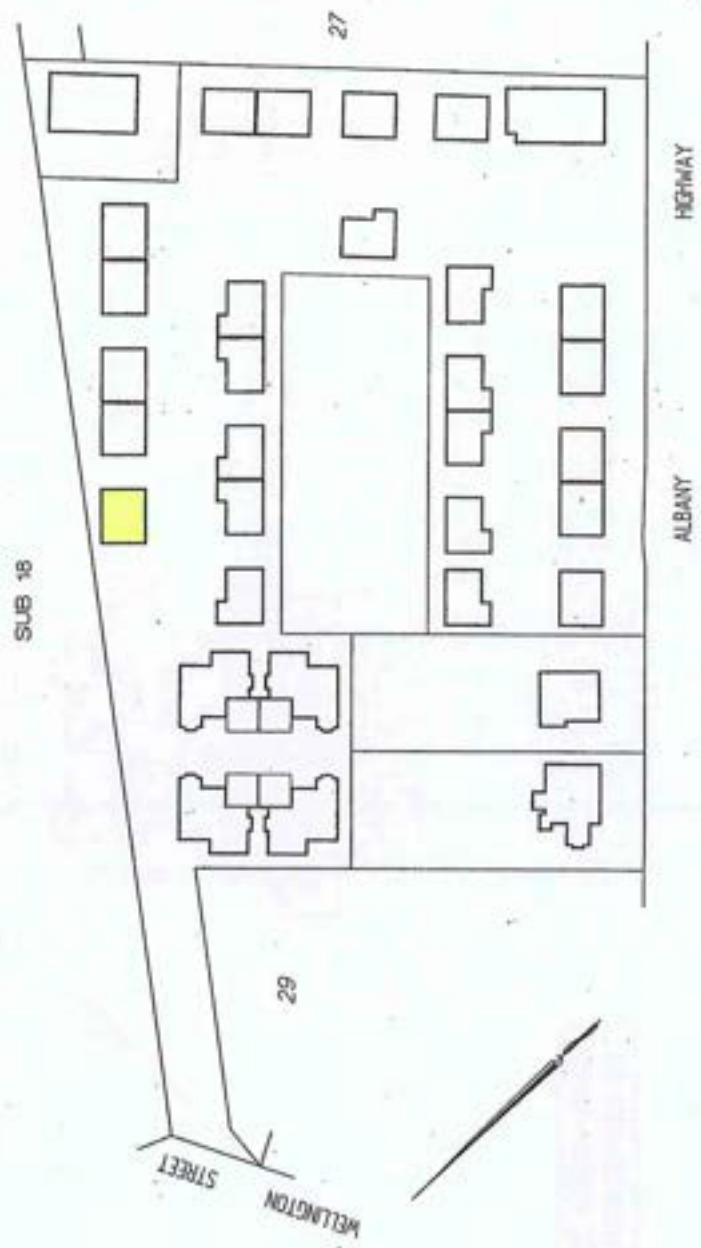
Delegated Under Section 16(3)(e)
Planning & Development Act 2005

FORM 1

STRATA PLAN 33951



SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION



LOCATION PLAN
SCALE 1:750

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
45 Duke Street, PO Box 1429
ALBANY WA 6330
Phone (08) 9442 1200 Fax (08) 9442 1070
AOB 609 155 650

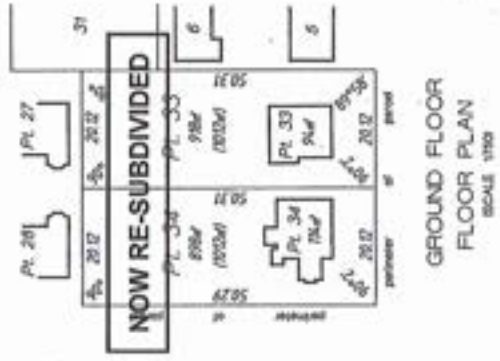
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

| | |
|---|---------------------|
| STRATA / SURVEY — | |
| STRATA PLAN 33951 | |
| SHEET 1 OF 2 SHEETS | |
| MANAGEMENT STATEMENT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | |
| Legist <u>A. D. R. 214173</u> | |
| Examined <u>S. J. 58 R</u> | |
| Registered <u>M. J. M. App. 615315</u> | |
|  | REGISTRAR OF TITLES |
| WESTERN AUSTRALIAN PLANNING COMMISSION | |
| Certificate of Approval of W.A.P.C. under Section 24(2) of Strata Titles Act 1985. | |
| FOR CHAIRMAN | DATE |
| PLAN OF | |
| PORTION OF COMMON PROPERTY ON STRATA PLAN 33951 | |
| CERT. OF TITLE | |
| LOCAL GOVERNMENT | |
| CITY OF ALBANY | |
| INDEX PLAN | |
| BK26 12 10.06 | |
| FIELD BOOK NUMBER | |
| SCALE | |
| NAME OF SCHEME | |
| 212 ALBANY HIGHWAY | |
| ALBANY | |
| ADDRESS OF PARCEL | |
| 212 ALBANY HIGHWAY | |
| ALBANY WA 6330 | |
|  DOLA DESIGN & LAND ADMINISTRATION | |

FORM 4

STRATA / SURVEY ---
 STRATA PLAN 33951
 SHEET 2 OF 2 SHEETS

SEE FURTHER SHEET OF
 PLAN OF RE-SUBDIVISION



The strata of the part lots external to the Strata Plan 33951 are shown between 5 metres below and 30 metres above the upper surface level of the ground floor of Lot 25.

All distances are from the external surface of the walls.

The perimeter of the parcel is the external boundary.

The boundaries of the lots or parts of lots are shown in accordance with the strata plan on the strata plan and the external surfaces of these buildings, as provided by section 240 of the Strata Titles Act 1985.

Where 2 lots have a common or party wall or have buildings or trees which are shared between the lots, the lots are shown as part of the boundary.

WARNING: CREATING OR FOLDING WILL LEAD TO REJECTION

FORM 3

STRATA/SURVEY-STRATA PLAN NO. 33951

| Schedule of Unit Entitlement | | Office Use Only Current Cs of Title | | Schedule of Unit Entitlement | | Office Use Only Current Cs of Title | |
|------------------------------|------------------|--|------|------------------------------|------------------|--|------|
| Lot No. | Unit Entitlement | Vol. | Fol. | Lot No. | Unit Entitlement | Vol. | Fol. |
| 1 | 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

SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISIONCERTIFICATE OF LICENSED VALUER
STRATA/SURVEY STRATA

I, DAREN BRACEWELL, 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 per cent more or 5 per cent 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.

18-9-1998

Date



Signed

FORM 5

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 SURVEYOR

I, JOHN KINNEAR, being a licensed surveyor registered under the *Licensed Surveyors Act 1909*, certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan");-

- (a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel; and either
- (b) each building shown on the plan is within the external surface boundaries of the parcel; or
- ~~(c) in a case where a part of a wall or building, or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel -
 - (i) all lots shown on the plan are within the external surface boundaries of the parcel;
 - (ii) the plan clearly indicates the existence of the encroachment and 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)..... 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*.~~

16.9.98.
.....
Date

John Kinneare
.....
Licensed Surveyor

* Delete if inapplicable

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

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

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

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

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

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

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

~~*(b) the within strata scheme is exempt from the requirement of approval by the Western Australian Planning Commission.~~ [Signature]

16 SEPTEMBER 1998
Date

*Delete if inapplicable

[Signature] Barnett
Chief Executive Officer
MANAGER - EDUCATION & COMPLIANCE
DELEGATED OFFICER - SECTION 23

FORM 26

WAPC Ref. No. 575-98

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

* (ii) the sketch submitted on 12 JUN 1998 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. 15, 10 AND 11

Location ALBANY SUB LOT 19

Locality CENTENNIAL

Local Government CITY OF ALBANY

Lodged by: JOHN KINNAR & ASSOC

P.O. Box 1429 ALBANY W.A.

Date: 16.7.98

Eugen Fenaro

For Chairman, Western Australian Planning Commission

17 SEP 1998

Date

(*To be deleted as appropriate)

FORM 1

STRATA PLAN 33951
 STRATA/SURVEY STRATA PLAN

SEE FURTHER SHEET OF
 PLAN OF RE-SUBDIVISION



HIGHWAY

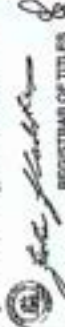
ALBANY

NOW RE-SUBDIVIDED

LOCATION PLAN
 SCALE 1:100

JOHN KINNEAR & ASSOCIATES
 Consulting Surveyors
 41 Duke Street, PO Box 1429
 ALBANY WA 6330
 Phone (08) 9542 1300 Fax (08) 9542 3170
 A/CN 909 195 653

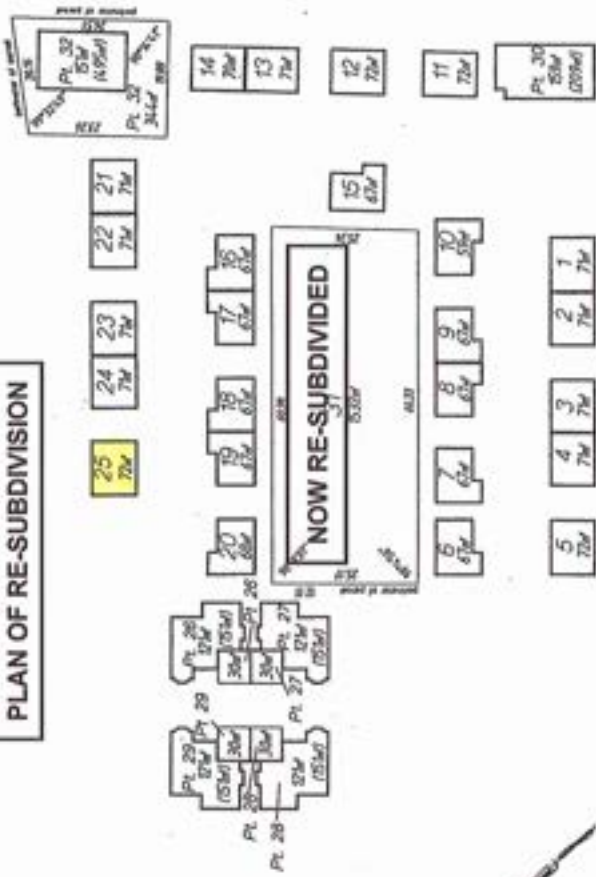
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

| | |
|--|-----------------------|
| STRATA/SURVEY — STRATA PLAN 33951 | |
| SHEET 1 OF 3 SHEETS | |
| MANAGEMENT STATEMENT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | |
| Leases 16.1.97 185494 | |
| Examined 20.1.98 B. | |
| Registered 15.2.98 Appls. 6/12412. | |
|  REGISTRAR OF TITLES WESTERN AUSTRALIAN PLANNING COMMISSION Certificate of Approval of W.A.P.C. under Section 25(1) or 25(2) of Strata Titles Act 1985. | |
| FOR CHAIRMAN | DATE |
| PLAN OF 151 LOT 464 OF ALBANY SUBURBAN LOT 19 ON DIAGRAM 91979-14887 | (See Number 91979) |
| CERT. OF TITLE | VOLUME 2125 FOLIO 657 |
| LOCAL GOVERNMENT | TOWN OF ALBANY |
| INDEX PLAN | BP25 (2) 10.06 |
| FIELD BOOK NUMBER | |
| SCALE | 1:750 |
| NAME OF SCHEME 212 ALBANY HIGHWAY ALBANY | |
| ADDRESS OF PARCEL 212 ALBANY HIGHWAY ALBANY WA 6330 | |
|  DOLA DEPARTMENT OF LANDS, SURVEY AND TITLES | |

FORM 4

STRATA SURVEY —
STRATA PLAN 33951
SHEET 2 OF 3 SHEETS

SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISION



The vertices of the lot's lots external to the building exhibit a horizontal and 30 metres above the upper surface level of the ground floor of Lot 25.
All enclosures are from the external vertices of the walls.
The perimeter of the parcel is the substrate boundary.
The boundaries of the lots or parts of the lots shown are the boundaries shown at the time of the survey shown in the plan of subdivision, as provided by section 340 of the Strata Titles Act 1985.
Where 2 lots have a common or party wall or have buildings on them which are joined, the centre line at which they are joined is the boundary.

GROUND FLOOR
FLOOR PLAN
SCALE 1:100

for other parts of lot 30 see sheet 3 of 3.

WARNING: CREAMING OR FOLDING WILL LEAD TO REJECTION

FORM 4

| |
|---------------------|
| STRATA SURVEY |
| STRATA PLAN 33951 |
| SHEET 3 OF 3 SHEETS |

SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISION

Pt 30
3M ——— Pt 30
1M

BELOW GROUND FLOOR
FLOOR PLAN
SCALE 1:500

for other parts of lot 30 see sheet 2 of 3.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

FORM 3

| ANNEXURE <u>A</u> OF STRATA/SURVEY STRATA PLAN NO. <u>33951</u> | | Office Use Only Current Cs of Title | | Office Use Only Current Cs of Title | |
|---|------------------|--|------|--|------------------|
| Lot No. | Unit Entitlement | Vol. | Fol. | Lot No. | Unit Entitlement |
| 1 | 289 | 2125-659 | | 25 | 289 |
| 2 | 289 | 2125-660 | | 26 | 355 |
| 3 | 289 | 2125-661 | | 27 | 355 |
| 4 | 289 | 2125-662 | | 28 | 355 |
| 5 | 289 | 2125-663 | | 29 | 355 |
| 6 | 289 | 2125-664 | | 30 | 525 |
| 7 | 289 | 2125-665 | | 31 | 620 |
| 8 | 289 | 2125-666 | | 32 | 210 |
| 9 | 289 | 2125-667 | | | |
| 10 | 289 | 2125-668 | | | |
| 11 | 289 | 2125-669 | | | |
| 12 | 289 | 2125-670 | | | |
| 13 | 289 | 2125-671 | | | |
| 14 | 289 | 2125-672 | | | |
| 15 | 289 | 2125-673 | | | |
| 16 | 289 | 2125-674 | | | |
| 17 | 289 | 2125-675 | | | |
| 18 | 289 | 2125-676 | | | |
| 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 |

SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISIONCERTIFICATE OF LICENSED VALUER
STRATA/SURVEY STRATA

I, DAREN BRACEWELL FVLE (VALUER) 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



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

I, JOHN KINNEAR, being a licensed surveyor registered under the *Licensed Surveyors Act 1909*, certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"):-

- (a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel; and either
- (b) each building shown on the plan is within the external surface boundaries of the parcel; or
- ~~(c) in a case where a part of a wall or building, or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel -~~
- ~~(i) all lots shown on the plan are within the external surface boundaries of the parcel;~~
- ~~(ii) the plan clearly indicates the existence of the encroachment and its nature and extent; and~~
- ~~(iii) where the encroachment is not on to a public road, street or way, that an appropriate easement has been granted and will be lodged with the Registrar of Titles to enable it to be registered as an appurtenance of the parcel; and~~
- ~~*(d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by-law(s) No(s)..... on Strata Plan No..... registered in respect of (name of scheme)..... or sufficiently complies with that/those by-law(s) in a way that is allowed by regulation 36 of the *Strata Titles General Regulations 1996*.~~

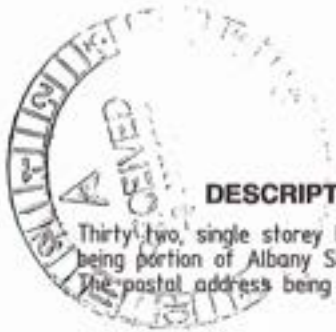
23.12.97
Date

John Kinneare
Licensed Surveyor

* Delete if inapplicable

FORM 7

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 LOCAL GOVERNMENT

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

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

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

Handwritten initials 'K' and 'K' next to the crossed-out text.

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

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

Handwritten initials 'K', 'K', 'K', and 'K' next to the crossed-out text.

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

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

Handwritten initials 'K' next to the crossed-out text.

666 JANUARY 1998
Date

Delete if inapplicable

Handwritten signature 'K Barnett' and typed text: 'Shire/Town Clerk', 'CHIEF EXECUTIVE OFFICER', 'DELEGATED OFFICER - SECTION 23', 'MANAGER - EDUCATION & COMPLIANCE'.

FORM 26

WAPC Ref. No. 1486/97

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 *Strata Plan/Plan of Re-Subdivision/Plan of Consolidation submitted on..... and relating to the property described below;~~

*(ii) the sketch submitted on of the *proposed subdivision of the property described below into lots on a Strata Plan/ Re-Subdivision/Consolidation of the lots on the Strata Plan described below, subject to the following conditions—

Property Description: Lot (or Strata Plan) No. LOT 151 (ALBANY HIGHWAY) Location ALBANY SUBURBAN LOT 19 Locality CENTENNIAL PARK (ALBANY) Local Government TOWN OF ALBANY

Lodged by: JOHN KINNEAR & ASSOC PH 08 98 42 1353 FAX 08 98 42 1570 Date: 17/12/97

Eugen Ferraro For Chairman, Western Australian Planning Commission

13 JAN 1998 Date

(*To be deleted as appropriate)

Strata Plan 33951

| Lot | Certificate of Title | Lot Status | Part Lot |
|-----|----------------------|------------|----------|
| 1 | 2125/659 | Registered | |
| 2 | 2125/660 | Registered | |
| 3 | 2125/661 | Registered | |
| 4 | 2125/662 | Registered | |
| 5 | 2125/663 | Registered | |
| 6 | 2125/664 | Registered | |
| 7 | 2125/665 | Registered | |
| 8 | 2125/666 | Registered | |
| 9 | 2139/291 | Registered | |
| 10 | 2125/668 | Registered | |
| 11 | 2125/669 | Registered | |
| 12 | 2139/290 | Registered | |
| 13 | 2125/671 | Registered | |
| 14 | 2125/672 | Registered | |
| 15 | 2125/673 | Registered | |
| 16 | 2125/674 | Registered | |
| 17 | 2125/675 | Registered | |
| 18 | 2125/676 | Registered | |
| 19 | 2125/677 | Registered | |
| 20 | 2125/678 | Registered | |
| 21 | 2125/679 | Registered | |
| 22 | 2125/680 | Registered | |
| 23 | 2125/681 | Registered | |
| 24 | 2125/682 | Registered | |
| 25 | 2125/683 | Registered | |
| 26 | 2125/684 | Registered | |
| 27 | 2125/685 | Registered | |
| 28 | 2125/686 | Registered | |
| 29 | 2125/687 | Registered | |
| 30 | 2125/688 | Registered | |
| 31 | 2125/689 (Cancelled) | Retired | |
| 32 | 2125/690 | Registered | |
| 33 | 2148/337 (Cancelled) | Retired | |
| 34 | 2148/338 (Cancelled) | Retired | |
| 35 | 2778/211 | Registered | |
| 36 | 2778/212 | Registered | |
| 37 | 2778/213 | Registered | |
| 38 | 2778/214 | Registered | |
| 39 | 2778/215 | Registered | |
| 40 | 2778/216 | Registered | |
| 41 | 2778/217 | Registered | |
| 42 | 2778/218 | Registered | |
| 43 | 2778/219 | Registered | |
| 44 | 2778/220 | Registered | |
| 45 | 2778/221 | Registered | |



Strata Plan 33951

| Lot | Certificate of Title | Lot Status | Part Lot |
|------------|-----------------------------|-------------------|-----------------|
| 46 | 2778/222 | Registered | |
| 47 | 2778/223 | Registered | |
| 48 | 2778/224 | Registered | |
| 49 | 2778/225 | Registered | |
| 50 | 2778/226 | Registered | |
| 51 | 2778/227 | Registered | |
| 52 | 2778/228 | Registered | |

STRATA TITLES ACT 1985**SCHEDULES****SCHEDULE 1 & SCHEDULE 2 (s39)****Schedule 1 – Governance by-laws**

[Heading inserted by No. 30 of 2018 s. 86.]

[Part I heading deleted by No. 58 of 1995 s. 87(1).]

1. Duties of owner

- (1) The owner of a lot must –
- (a) immediately carry out all work that may be ordered under a written law in respect of the lot other than such work as may be for the benefit of the building generally and pay all rates, taxes, charges, outgoings and assessments that may be payable in respect of the lot;
 - (b) maintain and repair the lot, and keep it in a state of good condition, reasonable wear and tear, and damage by fire, storm, tempest or act of God excepted.
- (1A) The owner of a lot must –
- (a) notify in writing the strata company immediately on becoming the owner of the lot, including in the notice the owner's address for service for the purposes of 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 the lot, including in the case of a lease of a lot, the name of the lessee and the term of the lease.

[Clause 1 amended by No. 58 of 1995 s. 87(2); No. 14 of 1996 s. 4; No. 74 of 2003 s. 112(15); No. 30 of 2018 s. 87.]

[2. Deleted by No. 30 of 2018 s. 88.]

3. Power of strata company regarding submeters

- (1) If the supply of gas or electricity to a lot is regulated by means of a submeter, the strata company may require the owner or 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-by-law (3), to pay such further amount or amounts by way of such security as may be necessary to maintain the amount of the security as, subject to this sub-by-law, the strata company may require.
- (2) The strata company must lodge every sum received under this by-law to the credit of an interest-bearing ADI account and all interest accruing in respect of amounts so received must, subject to this by-law, be held on trust for the owner or occupier who made the payment.
- (3) If the owner or 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 owner or occupier under this by-law, including any interest that may have accrued in respect of that amount.
- (4) If a person who has paid an amount under this by-law to a strata company satisfies the strata company that the person is no longer the owner 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 an owner or occupier of the lot, the strata company must refund to that person the amount then held on the person's behalf under this by-law.

[Clause 3 amended by No. 26 of 1999 s. 104; No. 74 of 2003 s. 112(16); No. 30 of 2018 s. 89.]

4. Constitution of council

- (1) The powers and duties of the strata company must, 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 is competent to exercise all or any of the authorities, functions or powers of the council.
- (2) Until the first annual general meeting of the strata company, the owners of all the lots constitute the council.

- (3) If there are not more than 3 lots in the scheme, the council consists of all of the owners of the lots and, if there are more than 3 lots in the scheme, the council consists of not less than 3 nor more than 7 of the owners of the lots, as is determined by the strata company.
- (4) If there are more than 3 lots in the scheme, the members of the council must be elected at each annual general meeting of the strata company or, if the number of lots in the scheme increases to more than 3, at an extraordinary general meeting convened for the purpose.
- (6) If there are co-owners of a lot, 1 only of the co-owners is eligible to be, or to be elected to be, a member of the council and the co-owner who is so eligible must be nominated by the co-owners, but, if the co-owners fail to agree on a nominee, the co-owner who owns the largest share of the lot is the nominee or, if there is no co-owner who owns the largest share of the lot, the co-owner whose name appears first in the certificate of title for the lot is the nominee.
- (8) Except if the council consists of all the owners of lots in the scheme, the strata company may by special resolution remove any member of the council before the expiration of the member's term of office.
- (9) A member of the council vacates office as a member of the council –
- if the member dies or ceases to be an owner or co-owner of a lot; or
 - on receipt by the strata company of a written notice of the member's resignation from the office of member; or
 - 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 the member is not elected or re-elected; or
 - in a case where the member is a member of the council by reason of there being not more than 3 owners of lots in the scheme, on an election of members of the council (as a result of there being an increase in the number of owners to more than 3) at which the member is not elected; or
 - if the member is removed from office under sub-by-law (8); or
 - if the Tribunal orders that the member's appointment is revoked and the member is removed from office.
- (10) The remaining members of the council may appoint a person eligible for election to the council to fill a vacancy in the office of a member of the council, other than a vacancy arising under sub-by-law (9)(c) or (d), and any person so appointed holds office, subject to this by-law, for the balance of the predecessor's term of office.
- Note for this sub-by-law: By-law 6(3A) provides for the filling of vacancies in the offices of chairperson, secretary and treasurer.
- (11) Except if 1 person is the owner of all of the lots in the scheme, a quorum of the council is 2 if the council consists of 3 or 4 members; 3, if it consists of 5 or 6 members; and 4, if it consists of 7 members.
- (12) The continuing members of the council may act even if there is a 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, even if it is afterwards discovered that there was some defect in the appointment or continuance in office of any member of the council, are as valid as if that member had been duly appointed or had duly continued in office.

[Clause 4 amended by No. 30 of 2018 s. 90.]

5. Election of council at general meeting

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

- The meeting must determine, in accordance with the requirements of by-law 4(3) the number of persons of whom the council is to consist.
- The chairperson must call on those persons who are present at the meeting in person or by proxy and entitled to nominate candidates to nominate candidates for election to the council.
- A nomination is ineffective unless supported by the consent of the nominee to the nomination, given –
 - in writing, and furnished to the chairperson at the meeting; or
 - orally by a nominee who is present at the meeting in person or by proxy.

- (4) When no further nominations are forthcoming, the chairperson –
- if the number of candidates equals the number of members of the council determined in accordance with the requirements of by-law 4(3), must declare those candidates to be elected as members of the council;
 - if the number of candidates exceeds the number of members of the council as so determined, must direct that a ballot be held.
- (5) If a ballot is to be held, the chairperson must –
- announce the names of the candidates; and
 - cause to be furnished to each person entitled to vote and present in person or by proxy, a blank form in respect of each lot in respect of which the person is entitled to vote for use as a ballot form.
- (6) A person who is entitled to vote must complete a valid ballot form by –
- writing on the form the names of candidates, equal in number to the number of members of the council so that no name is repeated; and
 - indicating on the form the number of each lot in respect of which the person's vote is cast and whether the person so votes as owner or first mortgagee of each such lot or as proxy of the owner or first mortgagee; and
 - signing the ballot form; and
 - returning it to the chairperson.
- (7) The chairperson, or a person appointed by the chairperson, must count the votes recorded on valid ballot forms in favour of each candidate.
- (8) Subject to sub-bylaw (9), candidates, being equal in number to the number of members of the council determined in accordance with by-law 4(3), who receive the highest numbers (in terms of lots or unit entitlements as required under the *Strata Titles Act 1985* section 122) of votes are to be declared elected to the council.
- (9) If the number (in terms of lots or unit entitlements as required under the *Strata Titles Act 1985* section 122) of votes recorded in favour of any candidate is the lowest of the numbers of votes referred to in sub-bylaw (8) and –
- that number equals the number of votes recorded in favour of any other candidate; and
 - 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 must be decided by a show of hands of those entitled to vote and present in person or by proxy.

[Clause 5 amended by No. 74 of 2003 s. 112(17)-(19); No. 30 of 2018 s. 91.]

6. Chairperson, secretary and treasurer of council

- (1) The members of a council must, at the first meeting of the council after they assume office as such members, appoint a chairperson, a secretary and a treasurer of the council.
- (2) A person –
- must not be appointed to an office referred to in sub-bylaw (1) unless the person is a member of the council; and
 - may be appointed to 1 or more of those offices.
- (3) A person appointed to an office referred to in sub-bylaw (1) holds office until the first of the following events happens –
- the person ceases to be a member of the council under by-law 4(9);
 - receipt by the strata company of a written notice of the person's resignation from that office;
 - another person is appointed by the council to hold that office.
- (3A) The remaining members of the council must appoint a member of the council to fill a vacancy in an office referred to in sub-bylaw (1), other than a vacancy arising under by-law 4(9)(c) or (d), and any person so appointed holds office, subject to this by-law, for the balance of the predecessor's term of office.

- (4) The chairperson is to preside at all meetings of the council but, if the chairperson is absent from, or is unwilling or unable to preside at, a meeting, the members of the council present at that meeting can appoint 1 of their number to preside at that meeting during the absence of the chairperson.

[Clause 6 amended by No. 30 of 2018 s. 92.]

7. Chairperson, secretary and treasurer of strata company

- (1) Subject to sub-bylaw (2), the chairperson, secretary and treasurer of the council are also respectively the chairperson, secretary and treasurer of the strata company.
- (2) A strata company may at a general meeting authorise a person who is not an owner of a lot to act as the chairperson of the strata company for the purposes of that meeting.
- (3) A person appointed under sub-bylaw (2) may act until the end of the meeting for which the person was appointed to act.

[Clause 7 inserted by No. 58 of 1995 s. 87(3); amended by No. 74 of 2003 s. 112(20); No. 30 of 2018 s. 93.]

8. Meetings of council

- (1) At meetings of the council, all matters must be determined by a simple majority vote.
- (2) The council may –
- meet together for the conduct of business and adjourn and otherwise regulate its meetings as it thinks fit, but the council must meet when any member of the council gives to the other members not less than 7 days' notice of a meeting proposed by the member specifying in the notice the reason for calling the meeting; or
 - employ or engage, on behalf of the strata company, any person as it thinks is necessary to provide any goods, amenity or service to the strata company; or (c) subject to any restriction imposed or direction given at a general meeting of the strata company, delegate to 1 or more of its members such of its powers and duties as it thinks fit, and at any time revoke the delegation.
- (3) A member of a council may appoint an owner of a lot, or an individual authorised under the *Strata Titles Act 1985* section 136 by a corporation which is the owner of a lot, to act in the member's place as a member of the council at any meeting of the council.
- (4) An owner of a lot or individual may be appointed under sub-bylaw (3) whether or not that person is a member of the council.
- (5) If a person appointed under sub-bylaw (3) is a member of the council the person may, at any meeting of the council, separately vote in the person's capacity as a member and on behalf of the member in whose place the person has been appointed to act.

[Clause 8 amended by No. 30 of 2018 s. 94.]

9. Powers and duties of secretary of strata company

The powers and duties of the secretary of a strata company include –

- 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; and
- the giving on behalf of the strata company and of the council of the notices required to be given under the Act; and
- the supply of information on behalf of the strata company in accordance with the *Strata Titles Act 1985* sections 108 and 109; and
- the answering of communications addressed to the strata company; and
- the calling of nominations of candidates for election as members of the council; and
- subject to the *Strata Titles Act 1985* sections 127, 128, 129, 200(2)(f) and
- the convening of meetings of the strata company and of the council.

[Clause 9 amended by No. 30 of 2018 s. 95.]

10. Powers and duties of treasurer of strata company

The powers and duties of the treasurer of a strata company include –

- (a) the notifying of owners of lots of any contributions levied under the Strata Titles Act 1985; and
- (b) the receipt, acknowledgment and banking of and the accounting for any money paid to the strata company; and
- (c) the preparation of any certificate applied for under the *Strata Titles Act 1985* section 110; and
- (d) the keeping of the records of account referred to in the *Strata Titles Act 1985* section 101 and the preparation of the statement of accounts referred to in the *Strata Titles Act 1985* section 101.

[Clause 10 amended by No. 30 of 2018 s. 96.]

[11-15. Deleted by No. 30 of 2018 s. 97.]

Schedule 2 – Conduct by-laws

[Heading inserted by No. 30 of 2018 s. 98.]

1. Vehicles and parking

- (1) An owner or occupier of a lot must take all reasonable steps to ensure that the owner's or occupier's visitors comply with the scheme by-laws relating to the parking of motor vehicles.
- (2) An owner or occupier of a lot must not park or stand any motor or other vehicle on common property except with the written approval of the strata company.

[Clause 1 inserted by No. 30 of 2018 s. 99.]

2. Use of common property

An owner or occupier of a lot must –

- (a) use and enjoy the common property in such a manner as not unreasonably to interfere with the use and enjoyment of the common property by other owners or occupiers of lots or of their visitors; and
- (b) not use the lot or permit it to be used in such manner or for such purpose as causes a nuisance to an occupier of another lot (whether an owner or not) or the family of such an occupier; and
- (c) take all reasonable steps to ensure that the owner's or occupier's visitors do not behave in a manner likely to interfere with the peaceful enjoyment of an owner or occupier of another lot or of a person lawfully using common property; and
- (d) not obstruct lawful use of common property by any person.

[Clause 2 inserted by No. 30 of 2018 s. 100.]

3. Damage to lawns etc. on common property

Except with the approval of the strata company, an owner or occupier of a lot must not –

- (a) damage any lawn, garden, tree, shrub, plant or flower on common property; or
- (b) use any portion of the common property for the owner's or occupier's own purposes as a garden.

[Clause 3 amended by No. 30 of 2018 s. 101.]

4. Behaviour of owners and occupiers

An owner or occupier of a lot must be adequately clothed when on common property and must not use language or behave in a manner likely to cause offence or embarrassment to an owner or occupier of another lot or to any person lawfully using common property.

[Clause 4 amended by No. 30 of 2018 s. 102.]

[5. Deleted by No. 30 of 2018 s. 103.]

6. Depositing rubbish etc. on common property

An owner or occupier of a lot must not deposit or throw on 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 an owner or occupier of another lot or of any person lawfully using the common property.

[Clause 6 amended by No. 58 of 1995 s. 88(2); No. 30 of 2018 s. 104.]

7. Drying of laundry items and signage

An owner or occupier of a lot must 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 their lot in such a way as to be visible from outside the building.

[Clause 7 amended No. 30 of 2018 s. 105.] [Former By-law 8 repealed by No. 58 of 1995 s. 88(3).]

8. Storage of inflammable liquids etc.

An owner or occupier of a lot must not, except with the written approval of the strata company, use or store on the lot or on 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.

[Clause 8, formerly by-law 9, renumbered as by-law 8 by No. 58 of 1995 s. 88(4); amended by No. 30 of 2018 s. 106.]

9. Moving furniture etc. on or through common property

An owner or occupier of a lot must not transport any furniture or large object through or on common property within the building unless that person has first given to the council sufficient notice of their intention to do so to enable the council to arrange for its nominee to be present at the time when that person does so.

[Clause 9, formerly by-law 10, renumbered as by-law 9 by No. 58 of 1995 s. 88(4); amended by No. 30 of 2018 s. 107.]

10. Floor coverings

An owner of a lot must 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 an owner or occupier of another lot.

[Clause 10, formerly by-law 11, renumbered as by-law 10 by No. 58 of 1995 s. 88(4); amended by No. 30 of 2018 s. 108.]

11. Garbage disposal

An owner or occupier of a lot must –

- (a) maintain within their lot, or on such part of the common property as may be authorised by the strata company, in clean and dry condition and adequately covered, a receptacle for garbage;
- (b) comply with all local laws relating to the disposal of garbage; (c) ensure that the health, hygiene and comfort of an owner or occupier of any other lot is not adversely affected by their disposal of garbage.

[Clause 11, formerly by-law 12, renumbered as by-law 11 by No. 58 of 1995 s. 88(4); amended by No. 57 of 1997 s. 115(5); No. 30 of 2018 s. 109.]

12. Additional duties of owners and occupiers

An owner or occupier of a lot must not –

- (a) use the lot for a purpose that may be illegal or injurious to the reputation of the building; or
- (b) make undue noise in or about the lot or common property; or
- (c) keep animals on the lot or the common property after notice in that behalf given to that person by the council.

[Clause 12 inserted by No. 58 of 1995 s. 88(5); amended by No. 74 of 2003 s. 112(22); No. 30 of 2018 s. 110.]

13. Notice of alteration to lot

An owner of a lot must not alter or permit the alteration of the structure of the lot except as may be permitted and provided for under the Act and the by-laws and in any event must 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.

[Clause 13 inserted by No. 58 of 1995 s. 88(5); amended by No. 30 of 2018 s. 111.]

14. Appearance of lot

An owner or occupier of a lot must not, without the written consent of the strata company, maintain within the lot anything visible from outside the lot that, viewed from outside the lot, is not in keeping with the rest of the building.

[Clause 14 inserted by No. 58 of 1995 s. 88(5); amended by No. 30 of 2018 s. 112.]

15. Decoration of, and affixing items to, inner surface of lot

An owner or occupier of a lot must not, without the written consent of the strata company, paint, wallpaper or otherwise decorate a structure which forms the inner surface of the boundary of the lot or affix locking devices, flyscreens, furnishings, furniture, carpets and other similar things to that surface, if that action will unreasonably damage the common property.

[Clause 15 inserted by No. 30 of 2018 s. 113.]



258 York Street
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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 13/08/2025 at Merrifield Real Estate, Unit 2, 87 Aberdeen Street, Albany and commenced at 03:30 PM.

PRESENT:

| Lot # | Unit # | Attendance | Owner Name Representative |
|-------|--------|------------|---------------------------|
| 1 | 1 | Apology | |
| 2 | 2 | Apology | |
| 4 | 4 | Yes | |
| 5 | 5 | Yes | |
| 7 | 7 | Apology | |
| 8 | 8 | Apology | |
| 9 | 9 | Apology | |
| 10 | 10 | Apology | |
| 12 | 12 | Yes | |
| 17 | 17 | Apology | |
| 18 | 18 | Apology | |
| 19 | 19 | Yes | |
| 20 | 20 | Apology | |
| 21 | 21 | Apology | |
| 23 | 23 | Yes | |
| 26 | 26 | Apology | |
| 27 | 27 | Yes | |
| 28 | 28 | Apology | |
| 29 | 29 | Apology | |
| 35 | 31 | Apology | |
| 36 | 32 | Apology | |
| 37 | 33 | Apology | |
| 39 | 35 | Yes | |



| | | | | |
|----|----|---------|------------|----|
| 40 | 36 | Apology | [REDACTED] | on |
| 41 | 37 | Apology | [REDACTED] | |
| 45 | 41 | Apology | [REDACTED] | |
| 46 | 42 | Apology | [REDACTED] | |
| 47 | 43 | Apology | [REDACTED] | |
| 48 | 44 | Apology | [REDACTED] | |
| 49 | 45 | Yes | [REDACTED] | |
| 50 | 46 | Apology | [REDACTED] | on |
| 51 | 47 | Apology | [REDACTED] | |

Also present by invitation: Amanda Piper of Merrifield Real Estate

As a quorum was not reached at the time of the meeting, the meeting commenced at 3:30pm as per Section 130 of the Act.

CHAIRPERSON (acting): Selena Taylor

Minutes of the meeting:

1 Appointment of Chairperson for the Meeting

Resolved that Selena Taylor be authorised to act as Chairperson of the strata company for the purposes of the meeting.

[REDACTED]

2 Confirmation of Previous Minutes

Resolved that the previously circulated minutes of the General Meeting held on 10/08/2024 be verified as a true record of those proceedings.

[REDACTED]

Business arising from the previous minutes:

S Thurecht queried whether the quarterly inspections were attended to. MRE confirmed they had been on site numerous times, inspecting maintenance etc. It was agreed to send the Council of Owners a 6 monthly update, including financials.

MRE also confirmed they will be introducing an additional software product (StrataMaster Connect) by early next year, that will allow owners and Council of Owners access to a lot of information at their convenience.

3 Consideration of Statement of Accounts

Resolved that the Statement of accounts for the period ended 30/06/2025 be adopted as presented.

[REDACTED]

4 Constitution of the Council

Amended motion resolved that the Council of the Strata Company consists of three proprietors.

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

[REDACTED]

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

[REDACTED]

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

- 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.
- 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.

MRE confirmed they do not receive any commissions from Nexus Risk Services.

MRE confirmed that the excess for standard claims is currently \$1,000, and explained what is covered under the strata building insurance. All owners should have insurance cover for contents, including your floor coverings and window treatments. Some owners may have contents cover through their agreement with Banksia Gardens.

It is advised to check your flexi hoses regularly, and to have them inspected by a plumber every 5 years.

6 Gutter Cleaning

Merrifield Real Estate advise 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, annually, by their preferred contractor at a price no higher than \$3,000.00.

7 Managing Agent

A discussion took place regarding the possible change of Strata Managers from Merrifield Real Estate. The council of Owners presented a quote for discussion. [REDACTED] explained she approached a lot of local real estate agents, and only one other company were willing to quote for strata management. The quote was \$300 per lot/per year. It included holding the Annual General Meeting, but all other meetings etc would be charged at an additional fee. The disbursements were slightly higher than Merrifield Real Estate. It was agreed to stay with Merrifield Real Estate, but the Council of Owners will seek alternative quotes every few years to compare, and ensure they are working in favour of all owners. The owners present thanked [REDACTED] for seeking an alternative quote for comparison.

Resolved that Merrifield Real Estate be appointed Managing Agent of the Strata Company for a period of 12 months at a fee of \$14,700.00 per annum, being \$300/lot with this to be charged per lot as a separate invoice to the strata levies. Moved: W Reiter. Seconded: S Thurecht.

MRE confirmed that there are no arrears of concern, and any arrears that are outstanding are 30-60 days overdue. A reminder that 11% interest will be charged to any arrears over 60 days.

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

A discussion took place regarding the following:

1. Driveway/paving repairs update. MRE confirmed that the paving repairs are 70% complete on Endeavour Way, and the remaining are due to be completed soon. It was discovered that one of the drains in the area was blocked, and MRE arranged a plumber to repair. The plumber will be working their way around to investigate and clear any further blockages to the other drains in the complex. MRE confirmed that the paving contractor has only be paid for materials at this stage, and the contractor will likely submit the remainder of his invoice once the first stage is complete. MRE will advise all owners once further paving works are scheduled. Thank you to Roger Thurecht for sourcing the paving contractor.
2. Rear spoon drain repairs. It was noted that the drain cover has previously been repaired, but it is now a safety issue. MRE confirmed that the works to convert the spoon drain into a speed hump has been scheduled and all owners, and Banksia Gardens, have been notified. The water will still drain away sufficiently, and a speed hump will encourage vehicles to slow down.
3. Retic & bore issues update. The latest update was that all the retic, except one station, is working. Lorry (gardener) has been in touch with Albany Irrigation to attend and repair. MRE and Lorry will continue to follow this up to ensure the retic system is working correctly prior to the warmer months. MRE will update Council of Owners when possible.
4. Painting of eaves update. Wayne Reiter confirmed that 45 units are done, and the remaining 5 have been prepped.
5. Roof screw replacement. MRE presented two quotes at the meeting, and confirmed they are waiting for one further quote. It was agreed to seek another quote (four in total) and present them to the Council of Owners for review/approval. The solar panels that are installed will need to be removed and refitted, at Banksia Gardens expense. Once a quote has been approved, a Notice of Expenditure will be issued to all owners, and the works may be done in stages, or a Special Levy

introduced.

6. Damage to carports - continual problem. MRE confirmed the damaged carport eaves to unit 12 were made safe as soon as it was reported, but we are still waiting on repairs to be complete. It was agreed for MRE to have a meeting with Banksia Gardens to discuss the carports continually being damaged by guests, and come to an agreement for payment/repair responsibility. MRE will let all owners know the outcome of the meeting. It was further agreed to paint the clearance heights onto the carports (at the strata company's expense). Wayne Reiter will complete this painting once he, Sonia and Roger have done the measurements. Thank you to Wayne, Sonia and Roger.

Amended motion resolved that the owners agree to maintain the House Rule that the strata company maintains the roof/gutters/downpipes, external painting, carports (other than guest damage) and replacement of posts.

Moved: S. Marciniak. Seconded: W. Reiter.

9 **Transfer of Surplus Administration Funds**

Amended motion 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: S. Marciniak. Seconded: W. Reiter.

10 **Budget**

Amended motion resolved that the statement of estimated receipts and payments (budget) for the period ended 30/06/2026 be tabled and adopted.

Moved: S. Marciniak. Seconded: W. Reiter.

It was agreed to have an allowance for paving/driveway repairs in the Capital Works Fund budget each year. The next section of paving (Estate Circle) will be given approval after the summer holidays, but the first section of paving will be reviewed first to ensure the repairs are remaining in good condition.

11 **Levy of Contributions**

Resolved that:

- (a) contributions to the Administrative Fund are estimated and determined at \$83,140.00; and
- (b) contributions to the Capital Works Fund are estimated and determined at \$45,000.00 ; and
- (c) both contributions be paid in equal quarterly instalments, the first such instalment being due on 1/07/2025 and subsequent instalments being due on the first days of 1/10/2025, 1/01/2026 and 1/04/2026.

Moved: S. Marciniak. Seconded: W. Reiter.

Please note, the shortfall for the first levy quarter will be divided over the remaining 3 levy quarters. No interest will be charged.

12 **Next AGM**

Resolved that the AGM next year be held on Wednesday, 12th August 2026 commencing at 3.00pm.

Moved: S. Marciniak. Seconded: W. Reiter.

13 **Matters without notice for discussion and referral to the Council**

The owners present, and MRE, thanked the Council of Owners for all their work over the last year.

Contact details (name and email addresses only) will be circulated to all owners, for their records.

CLOSURE: There being no further business, the chairperson declared the meeting closed at 04:49 PM.



**Approved Budget
to apply from 01/07/2025**

Banksia Gardens

Banksia Gardens, 212 Albany Highway, Centennial Park WA 6330

Administrative Fund

| | Approved budget | Actual | Previous budget |
|--|----------------------------|---------------|----------------------------|
| | 01/07/2024-30/06/2025 | | |
| Revenue | | | |
| Interest on Arrears--Admin | 0.00 | 182.84 | 0.00 |
| Levies Due (Special)--Admin | 14,700.00 | 14,700.00 | 14,700.00 |
| Levies Due--Admin | 83,140.00 | 78,140.29 | 78,140.00 |
| Status Certificate Fees | 0.00 | 1,120.00 | 0.00 |
| <i>Total revenue</i> | 97,840.00 | 94,143.13 | 92,840.00 |
| Less expenses | | | |
| Admin--Management Fees--Standard | 14,700.00 | 14,700.00 | 14,700.00 |
| Admin--Other Expenses--Admin | 490.00 | 250.00 | 250.00 |
| Admin--Postage & Petties | 0.00 | 490.00 | 490.00 |
| Admin--Status Certificate Fees Paid | 0.00 | 1,120.00 | 0.00 |
| Admin--Transfer to Capital Works Fund | 10,000.00 | 5,000.00 | 5,000.00 |
| Insurance--Premiums | 40,000.00 | 35,126.26 | 40,000.00 |
| Maint Bldg--Contingency | 0.00 | 0.00 | 2,000.00 |
| Maint Bldg--General Repairs | 8,000.00 | 7,648.43 | 8,000.00 |
| Maint Bldg--Gutter Cleaning | 3,000.00 | 2,700.00 | 3,000.00 |
| Maint Bldg--Plumbing & Drainage | 3,000.00 | 988.30 | 3,000.00 |
| Maint Grounds--Irrigation Systems | 2,000.00 | 1,263.90 | 2,000.00 |
| Maint Grounds--Lawns & Gardening | 26,000.00 | 24,724.00 | 26,000.00 |
| Utility--Electricity | 650.00 | (252.75) | 1,000.00 |
| Utility--Gas | 0.00 | 113.68 | 0.00 |
| Utility--Water & Sewerage | 0.00 | (1,239.08) | 0.00 |
| <i>Total expenses</i> | 107,840.00 | 92,632.74 | 105,440.00 |
| Surplus/Deficit | (10,000.00) | 1,510.39 | (12,600.00) |
| Opening balance | 20,483.88 | 18,973.49 | 18,973.49 |
| Closing balance | \$10,483.88 | \$20,483.88 | \$6,373.49 |
| Total units of entitlement | 1000 | | 1000 |
| Levy contribution per unit entitlement | \$83.14 | | \$78.14 |

Banksia Gardens

Banksia Gardens, 212 Albany Highway, Centennial
Park WA 6330**Capital Works Fund**

| | Approved budget | Actual | Previous budget |
|---|----------------------------|---------------------------|----------------------------|
| | 01/07/2024-30/06/2025 | | |
| Revenue | | | |
| Interest on Arrears--Capital Works | 0.00 | 94.68 | 0.00 |
| Levies Due--Capital Works | 45,000.00 | 45,000.00 | 45,000.00 |
| Transfer from Admin Fund | 10,000.00 | 5,000.00 | 5,000.00 |
| <i>Total revenue</i> | <u>55,000.00</u> | <u>50,094.68</u> | <u>50,000.00</u> |
| Less expenses | | | |
| Maint Bldg--Painting & Surface Finishes | 15,000.00 | 0.00 | 15,000.00 |
| Maint Bldg--Structural Rectification | 10,000.00 | 6,175.00 | 10,000.00 |
| Maint Grounds--Driveway & Storm Water | 35,000.00 | 0.00 | 0.00 |
| <i>Total expenses</i> | <u>60,000.00</u> | <u>6,175.00</u> | <u>25,000.00</u> |
| Surplus/Deficit | <u>(5,000.00)</u> | <u>43,919.68</u> | <u>25,000.00</u> |
| Opening balance | 78,508.03 | 34,588.35 | 34,588.35 |
| Closing balance | <u><u>\$73,508.03</u></u> | <u><u>\$78,508.03</u></u> | <u><u>\$59,588.35</u></u> |
| Total units of entitlement | 1000 | | 1000 |
| Levy contribution per unit entitlement | \$45.00 | | \$45.00 |

Approved Levy Schedule to apply from 01/07/2025

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 Entitlement | Admin Fund | Capital Works Fund | Quarterly Total | Annual Total |
|-----|------|---------------------|------------|-----------------------|--------------------|--------------|
| 1 | 1 | 19.00 | 394.92 | 213.75 | 608.67 | 2,434.68 |
| 2 | 2 | 19.00 | 394.92 | 213.75 | 608.67 | 2,434.68 |
| 3 | 3 | 19.00 | 394.92 | 213.75 | 608.67 | 2,434.68 |
| 4 | 4 | 19.00 | 394.92 | 213.75 | 608.67 | 2,434.68 |
| 5 | 5 | 20.00 | 415.70 | 225.00 | 640.70 | 2,562.80 |
| 6 | 6 | 18.00 | 374.13 | 202.50 | 576.63 | 2,306.52 |
| 7 | 7 | 18.00 | 374.13 | 202.50 | 576.63 | 2,306.52 |
| 8 | 8 | 18.00 | 374.13 | 202.50 | 576.63 | 2,306.52 |
| 9 | 9 | 19.00 | 394.92 | 213.75 | 608.67 | 2,434.68 |
| 10 | 10 | 16.00 | 332.56 | 180.00 | 512.56 | 2,050.24 |
| 11 | 11 | 20.00 | 415.70 | 225.00 | 640.70 | 2,562.80 |
| 12 | 12 | 20.00 | 415.70 | 225.00 | 640.70 | 2,562.80 |
| 13 | 13 | 19.00 | 394.92 | 213.75 | 608.67 | 2,434.68 |
| 14 | 14 | 19.00 | 394.92 | 213.75 | 608.67 | 2,434.68 |
| 15 | 15 | 18.00 | 374.13 | 202.50 | 576.63 | 2,306.52 |
| 16 | 16 | 18.00 | 374.13 | 202.50 | 576.63 | 2,306.52 |
| 17 | 17 | 18.00 | 374.13 | 202.50 | 576.63 | 2,306.52 |
| 18 | 18 | 18.00 | 374.13 | 202.50 | 576.63 | 2,306.52 |
| 19 | 19 | 18.00 | 374.13 | 202.50 | 576.63 | 2,306.52 |
| 20 | 20 | 19.00 | 394.92 | 213.75 | 608.67 | 2,434.68 |
| 21 | 21 | 19.00 | 394.92 | 213.75 | 608.67 | 2,434.68 |
| 22 | 22 | 19.00 | 394.92 | 213.75 | 608.67 | 2,434.68 |
| 23 | 23 | 19.00 | 394.92 | 213.75 | 608.67 | 2,434.68 |
| 24 | 24 | 19.00 | 394.92 | 213.75 | 608.67 | 2,434.68 |
| 25 | 25 | 20.00 | 415.70 | 225.00 | 640.70 | 2,562.80 |
| 26 | 26 | 35.00 | 727.48 | 393.75 | 1,121.23 | 4,484.92 |
| 27 | 27 | 35.00 | 727.48 | 393.75 | 1,121.23 | 4,484.92 |
| 28 | 28 | 35.00 | 727.48 | 393.75 | 1,121.23 | 4,484.92 |
| 29 | 29 | 35.00 | 727.48 | 393.75 | 1,121.23 | 4,484.92 |
| 30 | 30 | 52.00 | 1,080.82 | 585.00 | 1,665.82 | 6,663.28 |
| 32 | 30a | 62.00 | 1,288.67 | 697.50 | 1,986.17 | 7,944.68 |
| 35 | 31 | 15.00 | 311.78 | 168.75 | 480.53 | 1,922.12 |
| 36 | 32 | 14.00 | 290.99 | 157.50 | 448.49 | 1,793.96 |
| 37 | 33 | 14.00 | 290.99 | 157.50 | 448.49 | 1,793.96 |
| 38 | 34 | 14.00 | 290.99 | 157.50 | 448.49 | 1,793.96 |
| 39 | 35 | 14.00 | 290.99 | 157.50 | 448.49 | 1,793.96 |
| 40 | 36 | 14.00 | 290.99 | 157.50 | 448.49 | 1,793.96 |

Attachment 4 - Page 4 of 5

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 Entitlement | Admin Fund | Capital Works Fund | Quarterly Total | Annual Total |
|-----|------|------------------|--------------------|--------------------|--------------------|---------------------|
| 41 | 37 | 14.00 | 290.99 | 157.50 | 448.49 | 1,793.96 |
| 42 | 38 | 15.00 | 311.78 | 168.75 | 480.53 | 1,922.12 |
| 43 | 39 | 17.00 | 353.34 | 191.25 | 544.59 | 2,178.36 |
| 44 | 40 | 15.00 | 311.78 | 168.75 | 480.53 | 1,922.12 |
| 45 | 41 | 19.00 | 394.92 | 213.75 | 608.67 | 2,434.68 |
| 46 | 42 | 18.00 | 374.13 | 202.50 | 576.63 | 2,306.52 |
| 47 | 43 | 15.00 | 311.78 | 168.75 | 480.53 | 1,922.12 |
| 48 | 44 | 15.00 | 311.78 | 168.75 | 480.53 | 1,922.12 |
| 49 | 45 | 15.00 | 311.78 | 168.75 | 480.53 | 1,922.12 |
| 50 | 46 | 17.00 | 353.34 | 191.25 | 544.59 | 2,178.36 |
| 51 | 47 | 17.00 | 353.34 | 191.25 | 544.59 | 2,178.36 |
| 52 | 48 | 16.00 | 332.56 | 180.00 | 512.56 | 2,050.24 |
| | | 1,000.00 | \$20,785.10 | \$11,250.00 | \$32,035.10 | \$128,140.40 |

Attachment 4 - Page 5 of 5



Statement of Financial Position As at 24/11/2025

Banksia Gardens

Banksia Gardens, 212 Albany Highway, Centennial Park
WA 6330

| | Current period |
|--|----------------------------|
| Owners' funds | |
| Administrative Fund | |
| Operating Surplus/Deficit--Admin | 1,551.42 |
| Owners Equity--Admin | 20,483.88 |
| | <u>22,035.30</u> |
| Reserve Fund | |
| Operating Surplus/Deficit--Capital Works | 5,158.52 |
| Owners Equity--Capital Works | 78,508.03 |
| | <u>83,666.55</u> |
| Net Owners' funds | <u><u>\$105,701.85</u></u> |
| Represented by: | |
| Assets | |
| Administrative Fund | |
| Cash at Bank--Admin | 22,813.96 |
| Receivable--Levies--Admin | 1,460.06 |
| Receivable--Owners--Admin | 2,423.21 |
| | <u>26,697.23</u> |
| Reserve Fund | |
| Cash at Bank--Capital Works | 83,108.24 |
| Receivable--Levies--Capital Works | 774.73 |
| | <u>83,882.97</u> |
| Unallocated Money | <u>0.00</u> |
| Total assets | <u><u>110,580.20</u></u> |
| Less liabilities | |
| Administrative Fund | |
| Creditors--Other--Admin | 4,254.06 |
| Prepaid Levies--Admin | 407.87 |
| | <u>4,661.93</u> |
| Reserve Fund | |
| Prepaid Levies--Capital Works | 216.42 |
| | <u>216.42</u> |
| Unallocated Money | <u>0.00</u> |
| Total liabilities | <u><u>4,878.35</u></u> |
| Net assets | <u><u>\$105,701.85</u></u> |



Overview



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 Sequence No.: 264674584
 Print Date: 24 Nov 2025

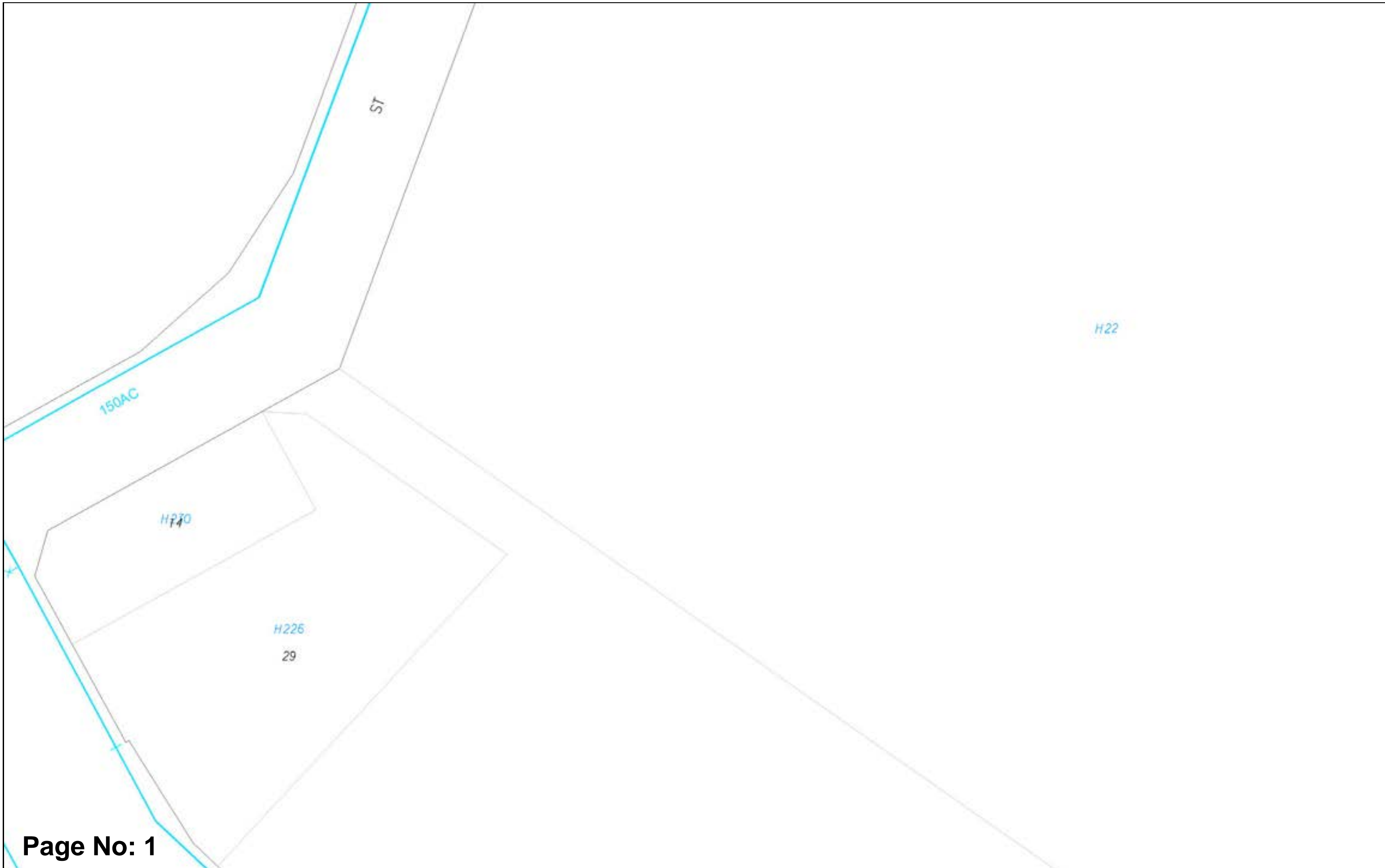


Water

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Water

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Overview

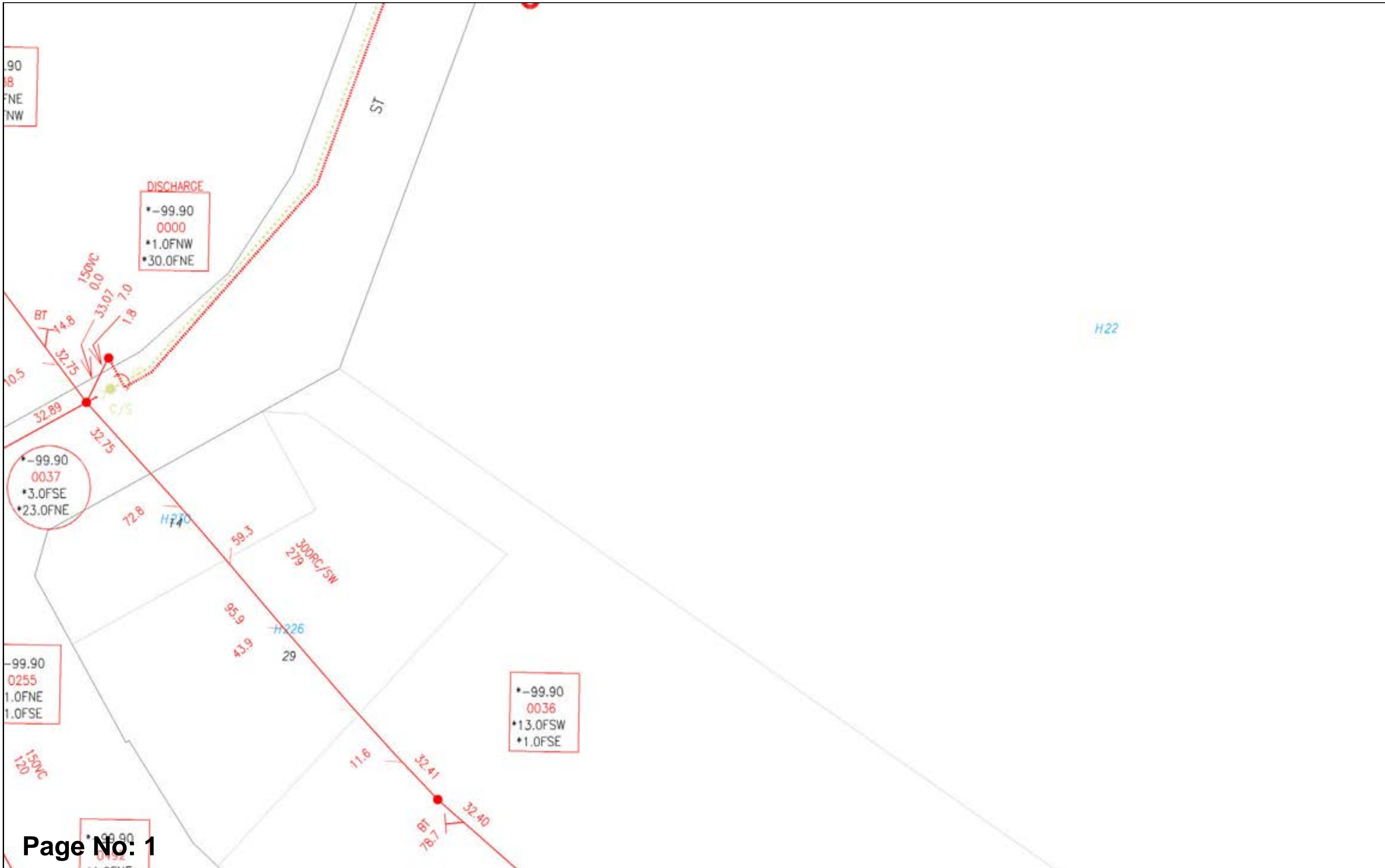


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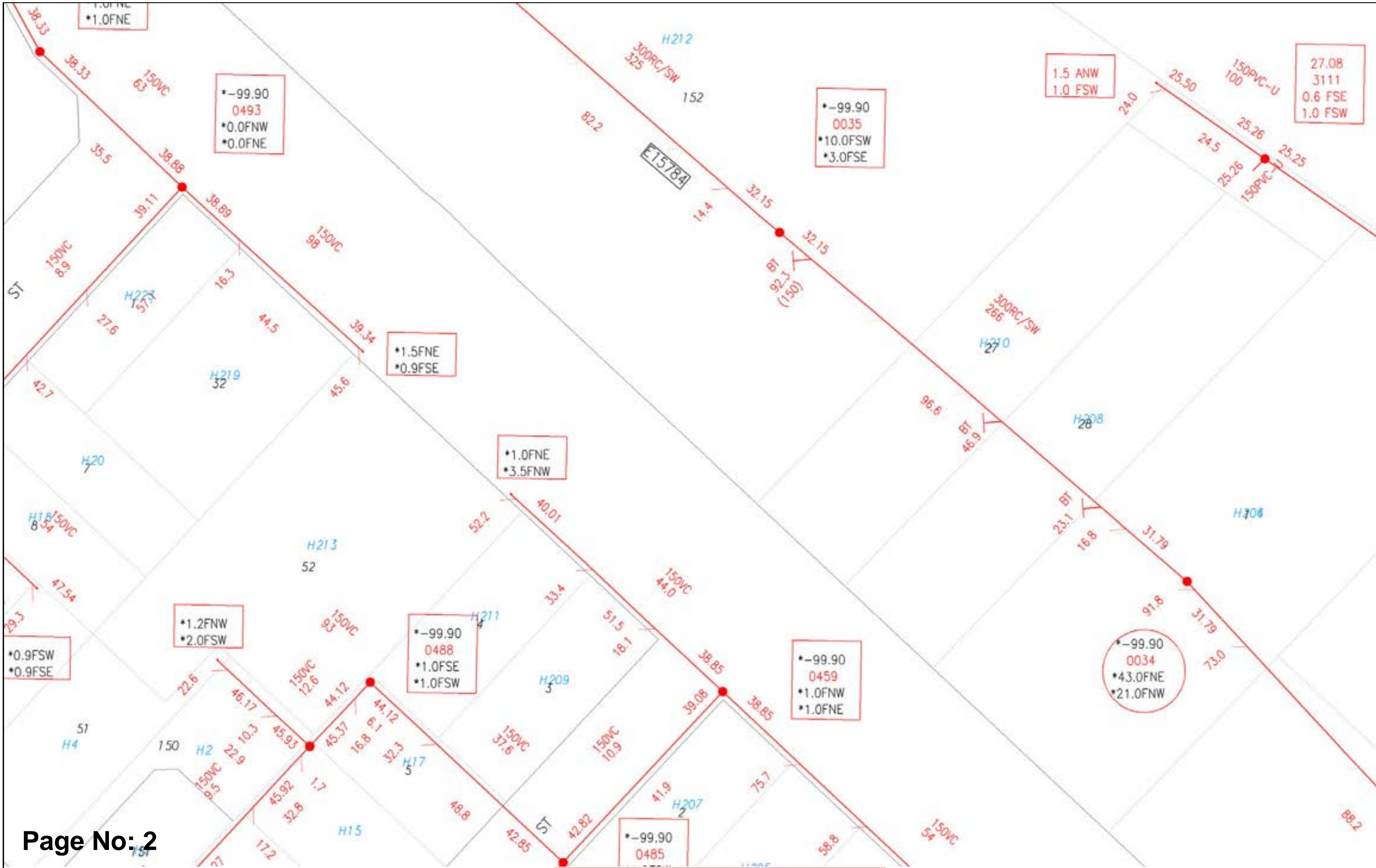


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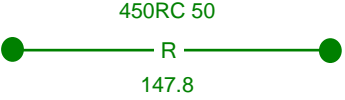
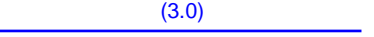




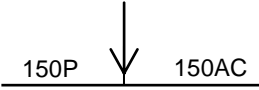



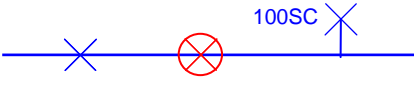
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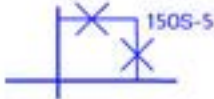











INFORMATION BROCHURE



This legend is provided to [Dial Before You Dig](#) users to assist with interpreting Water Corporation plans. A more detailed colour version can be downloaded from www.watercorporation.com.au. (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.

| | |
|---|---|
|   <p style="text-align: center;"><i>CANNING TRUNK MAIN</i></p>   | <p>WATER, SEWERAGE AND DRAINAGE PIPELINES</p> <p>CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED A risk assessment may be required if working near this pipe. Refer to your Dial Before You Dig information or call 131375.</p> <p>Pipes are not always labelled on plans as shown here – assume all pipes are significant and pothole to prove location and depth.</p> <p>P.M. pressure main M.S. main sewer R rising main (i.e. drainage pressure main)</p> <p>Common material abbreviations:</p> <p>AC asbestos cement e.g. 100AC NOTE: AC is brittle and is easily damaged. CI cast iron GRP glass reinforced plastic P PVC - class follows pipe material (e.g.100P-12) RC reinforced concrete S steel VC vitrified clay</p> |
|  | <p>NON-STANDARD ALIGNMENT</p> <p>Pipes are not always located on standard alignments due to local conditions. (i.e. Other than 2.1 m for reticulation mains and 4.5 m for distribution mains.)</p> |
|  | <p>OTHER PIPE SYMBOLS</p> <p>Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.</p> |
|    | <p>CONCRETE ENCASEMENT, SLEEVING AND TUNNELS</p> <p>May be in different forms: steel, poured concrete, box sections, slabs.</p>  |
|  | <p>CHANGE INDICATOR ARROW</p> <p>Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).</p> |
|  | <p>PIPE OVERPASS</p> <p>The overpass symbol indicates the shallower of the two pipes.</p> |
|   | <p>VALVES</p> <p>Many different valve types are in use. Valve may be in a pit or have a visible valve cover. There may be no surface indication.</p> <p>Valves may be shallower than the main or offset from it. e.g. A scour valve (SC) may have a pipe coming away from main pipeline on the opposite side to that indicated on the plan.</p> |

| | |
|---|--|
|  | <p>FIRE SERVICES 100 mm polythene domestic (DOMS) service FS Fire service FHS Fire hydrant service Hydrant may be visible external to the building. Even if not visible a substantial fire service may still be present.</p> |
|  | <p>PIPE BYPASS Bypass will not be on the same alignment as the main pipeline.</p> |
|  | <p>CATHODIC PROTECTION (CP) Buried CP equipment may be located some distance from the pipeline being protected interconnected by buried cable. All CP fittings may not be visible. A buried anode – various sizes and configurations TP test point - may be visible on a post or in-ground TR transformer rectifier</p> |
|  | <p>ACCESS TEE OR MANHOLE OR SERVICE ACCESS PIT NOTE: Opening any manhole or pit is dangerous and is prohibited. Below ground. May not be any visible signs at ground level or may be located in a pit.</p> |
|  | <p>WASTEWATER ACCESS CHAMBERS (MANHOLES) – Manhole (shown not labelled) – Tee or maintenance shaft (shown not labelled) MS maintenance shaft (labelled) WARNING: Opening any manhole or pit is dangerous and is prohibited.</p> |
|  | <p>WASTEWATER MANHOLE INFORMATION BOXES Square non-trafficable Do not drive vehicles over or place loads. Round trafficable In general if not located in the road treat as if non-trafficable.</p> |
|  | <p>HAZARDOUS MANHOLE Indicates a potential health hazard from risk of exposure to toxic waste. WARNING: Opening any manhole is dangerous and is prohibited.</p> |
|  | <p>FLOWMETER Various types of flow meters located in a pit. May be labelled with identifier. (e.g. 50 MFM, 50MM)</p> |
|  | <p>STANDPIPE, WATER SAMPLING POINT (WSP), WATER SUPPLY POINT (WP) May be located adjacent to mains. Usually there will be some visible indication.</p> |
|  | <p>Hydrant May not be visible. Hydrant Tee May not be visible. Pillar hydrant Visible</p> |
|  | <p>PRE-LAID SERVICES D Deferred FL Fully Pre-laid Left FM Fully Pre-laid Front Middle FR Fully Pre-laid Right L Left R Right</p> <p>Code indicates on which side of a lot the water service is located: May be no visible indication at site.</p> |
|  | <p>SEWER OR DRAINAGE PUMP STATION Several pipes and a pressurised main will be in the vicinity.</p> |
|  | <p>OPEN CHANNEL OA Landscaped OE Normal Open Earth OF Open channel with flood levee OH Half Pipe OL Lined Channel OS Swale-Shallow Depression OW Natural Water Course</p> <p>Drainage structures, even if dry, must be kept clear of any obstruction such as sand stockpiles.</p> |

UNDERGROUND LEGEND

Structures

- Pillar
- Metal Pole
- Transformer Site
- UG Crossing *
- Ring Main Unit
- LV Distribution Frame

Distribution Cables

- High Voltage Cable (1kV - 33kV)
- Low Voltage Cable (< 1kV)
- Street Light Circuit (< 1kV)
- Street Light Pilot (< 1kV)
- Earth Wire

Cable Pole Terminations

- HV Termination
- LV Termination

Proposed Construction Assets

- Design Area *
- High Voltage Underground Cable
- Low Voltage Underground Cable
- Metal Pole
- Pillar
- Transformer site
- HV Termination
- LV Termination

State Underground Power Project

- CURRENT Work Area *
- COMPLETED Area *

Feature

- Area of Interest

* Please refer to coversheet

Privately owned cables NOT SHOWN
(including house services)

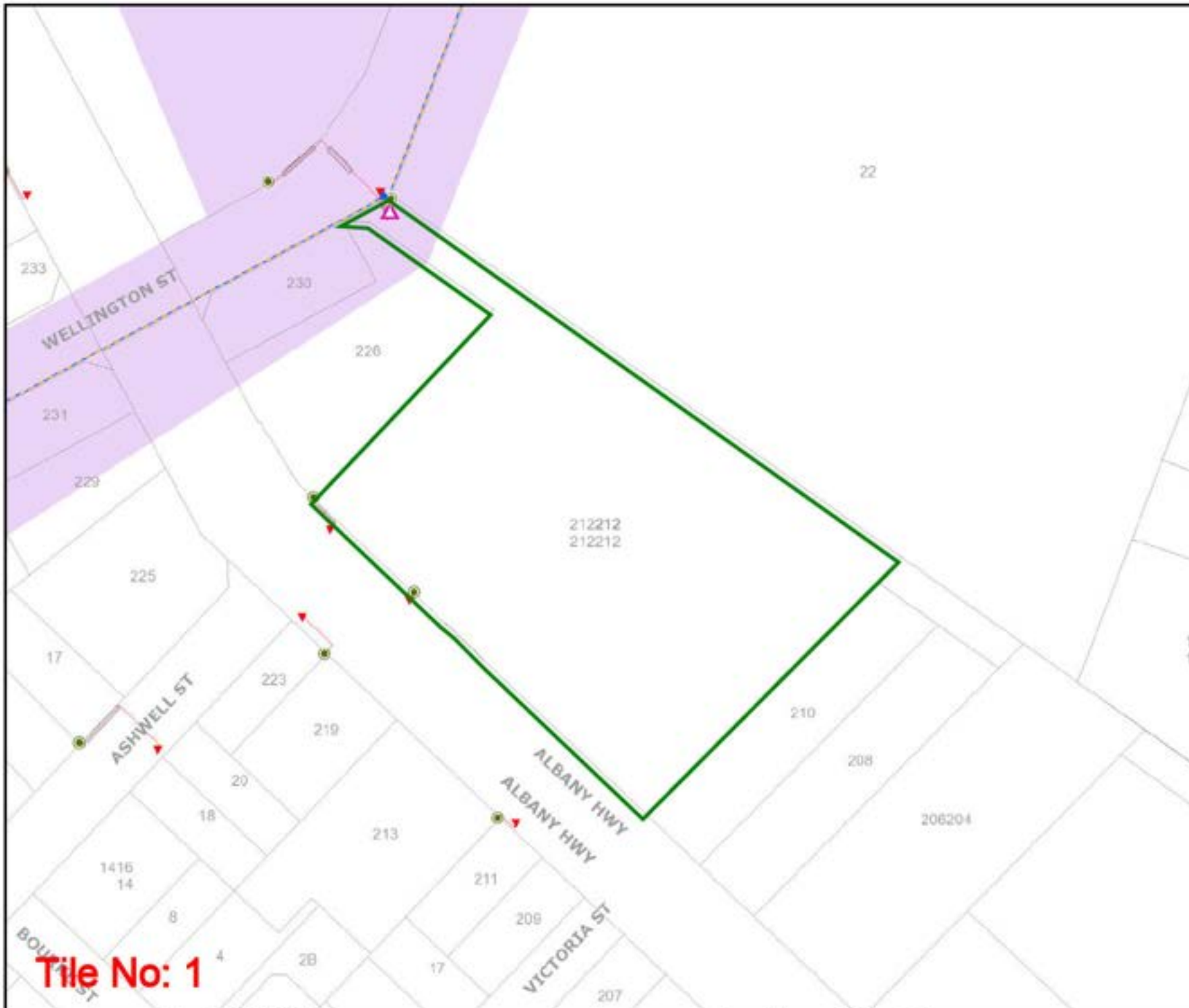
This map is INDICATIVE ONLY.
Hand exposure via pothole
method is MANDATORY.

Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

Information valid for 30 days
from date of issue

A4 Scale : 1:1500

**WARNING! Look out for
overhead power lines**



Tile No: 1

OVERHEAD LEGEND

Structures

- Power Pole ■ Transmission Poles

Transmission Overhead Powerline

- Transmission (33kV - 330kV)

Distribution Overhead Powerline

- High Voltage (1kV - 33kV)
- Low Voltage (< 1kV)

Proposed Construction Assets

- Design Area *
- High Voltage Overhead Powerline
- Low Voltage Overhead Powerline
- Power Pole

Communications Assets

- Overhead Pilot Cable

Feature

- Area of Interest

*** Please refer to coversheet**

Privately owned cables NOT SHOWN (including house services)

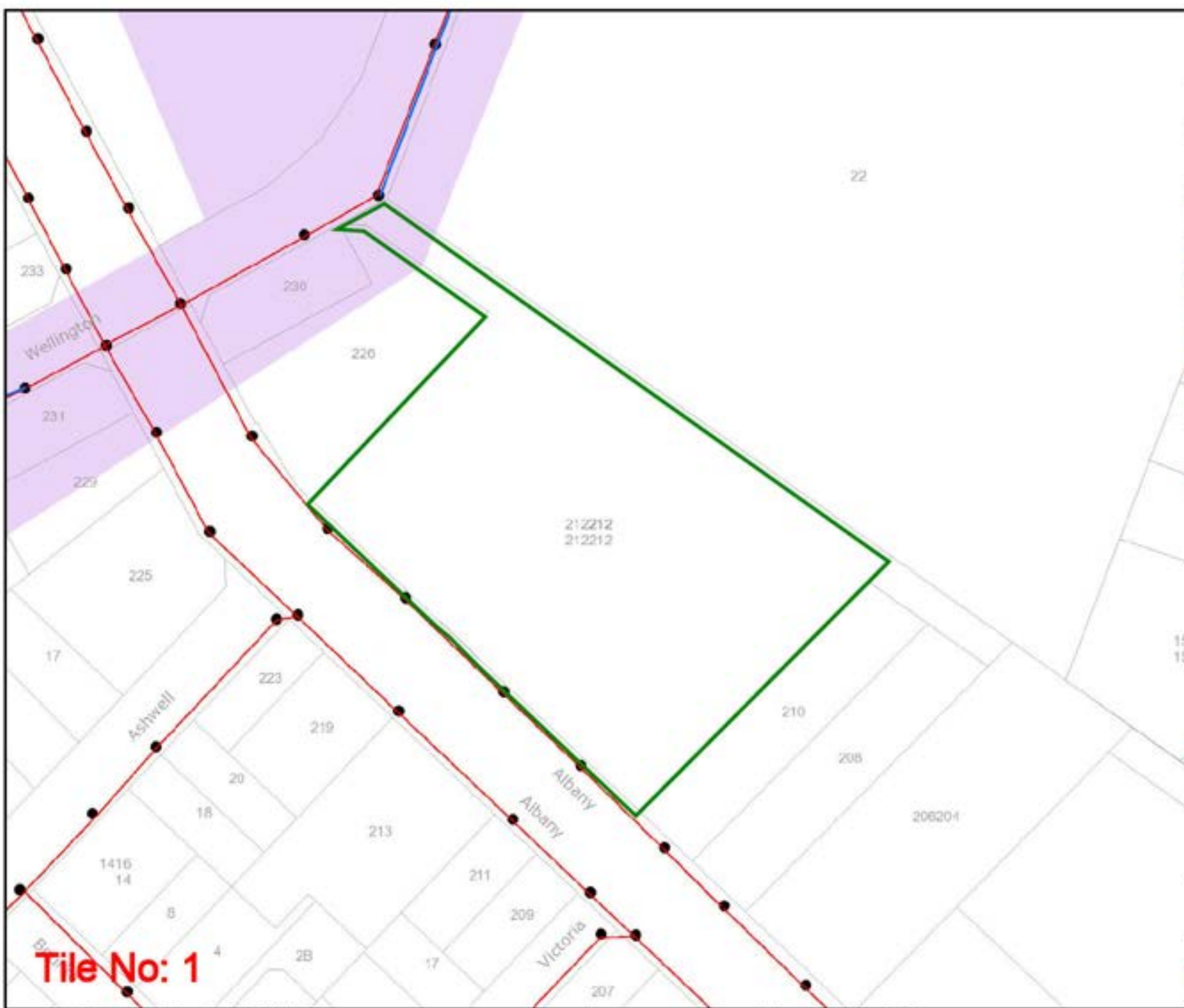
This map is **INDICATIVE ONLY**.
Check that you have enough clearance from the **DANGER ZONES** near overhead powerlines.

Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

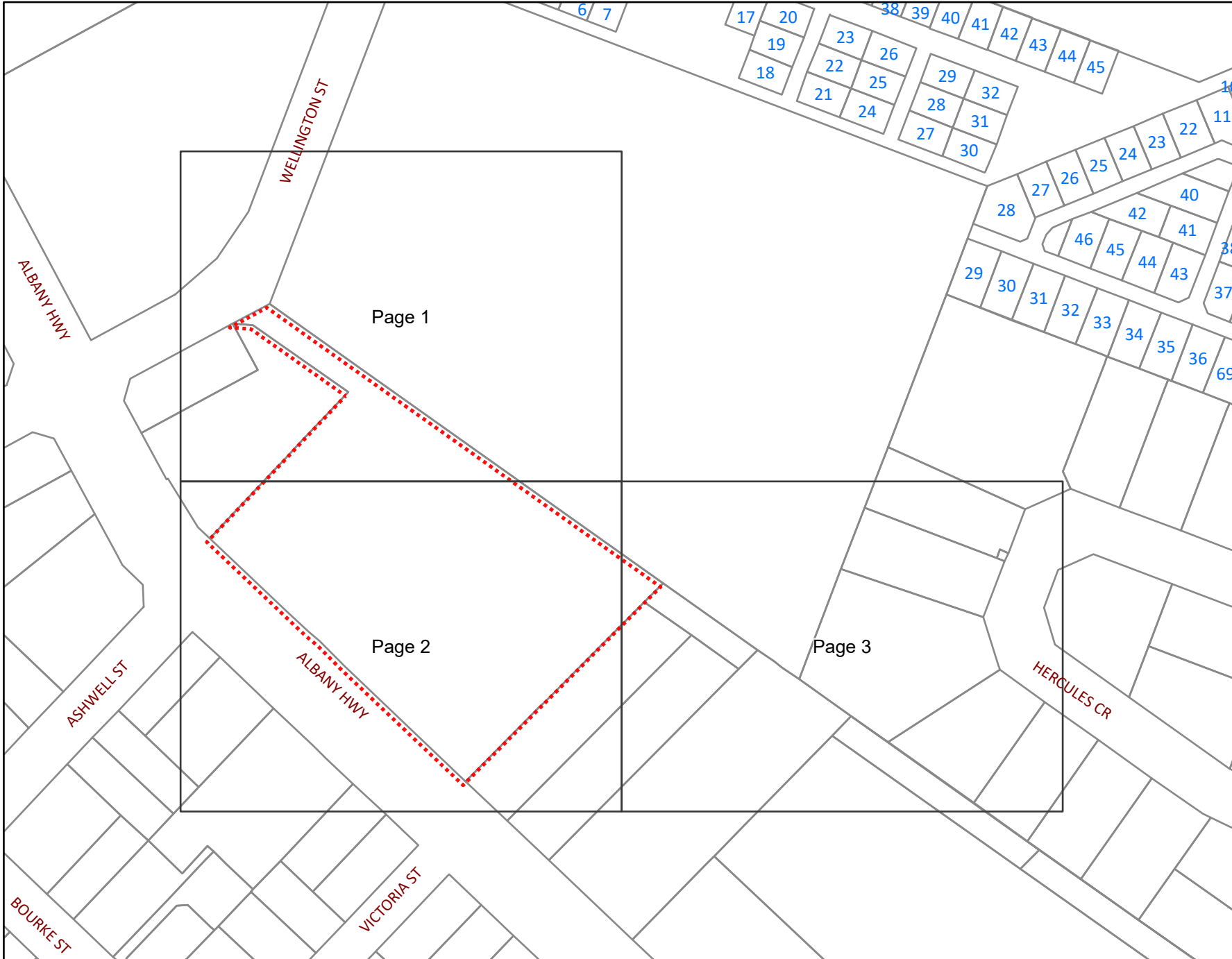
Information valid for 30 days from date of issue

A4 Scale : 1:1500

WARNING! Look out for overhead power lines





Tile No: 1



**WARNING
CRITICAL ASSET
IN THE VICINITY.**

No works within 15 meters of this asset are permitted without prior approval from ATCO.
Contact ATCO on 1300 926 755

-  BYDA Enquiry
-  Detailed map page

Please refer to Symbols Sheet for Further Information

Disclaimer:
Please read all **warnings**, conditions and information on the attached "Underground Asset Details" information sheet. This plan is issued subject to that information and those conditions and **warnings** (including, but not limited to, the "NO HOT WORKS" warning). Plans are current for only **30 days** from date of request, indicative only and not warranted to be accurate. It is your responsibility to carefully locate underground assets and follow safe work practises and procedures (eg pot-holing). ATCO Gas Australia will seek compensation for damage caused to assets.



**WARNING
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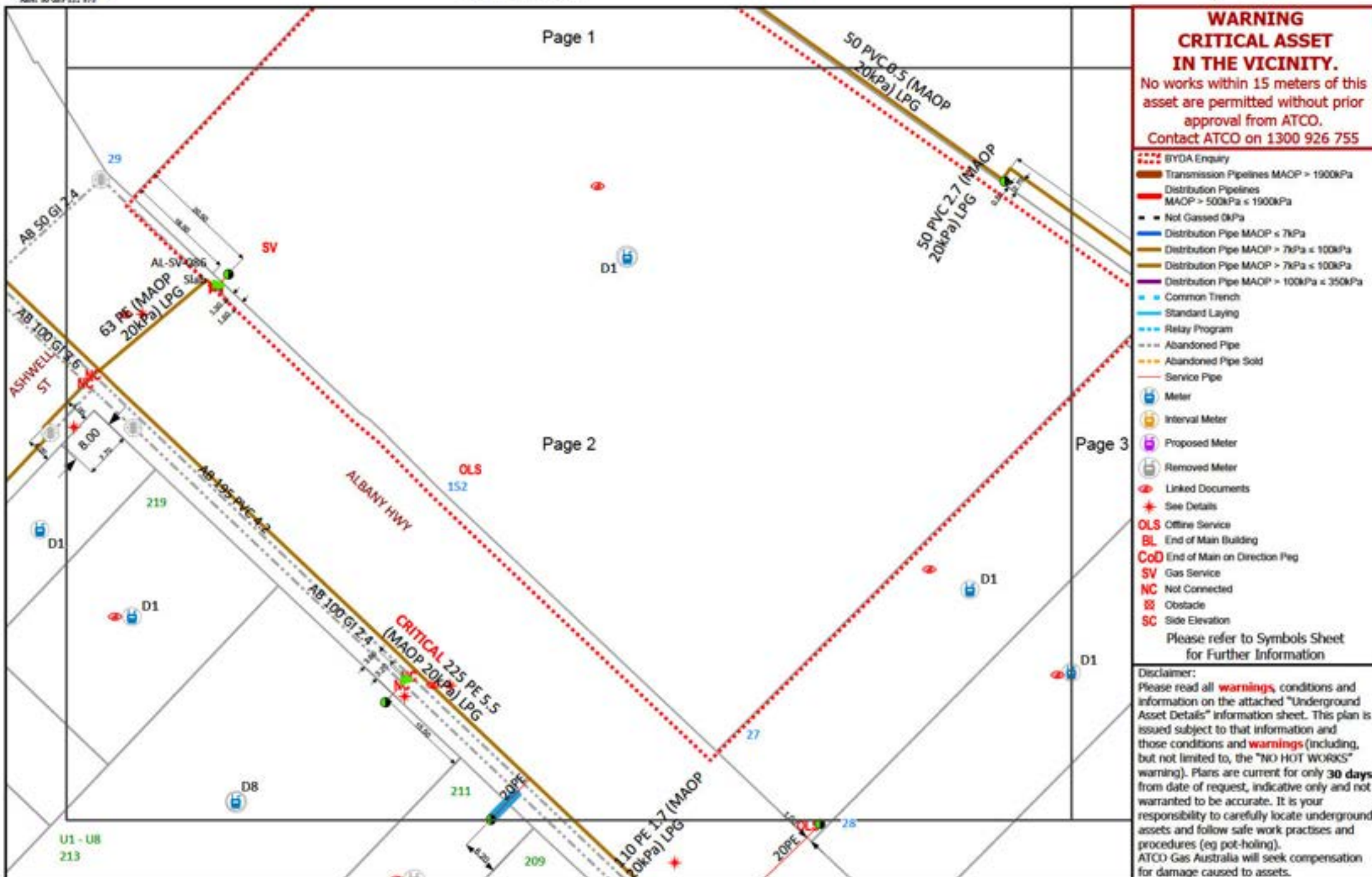
- BYDA Enquiry
 - Transmission Pipelines MAOP > 1900kPa
 - Distribution Pipelines MAOP > 500kPa < 1900kPa
 - Not Gassed 0kPa
 - Distribution Pipe MAOP < 7kPa
 - Distribution Pipe MAOP > 7kPa < 100kPa
 - Distribution Pipe MAOP > 7kPa < 100kPa
 - Distribution Pipe MAOP > 100kPa < 350kPa
 - Common Trench
 - Standard Laying
 - Relay Program
 - Abandoned Pipe
 - Abandoned Pipe Sold
 - Service Pipe
 - Ⓜ Meter
 - Ⓜ Interval Meter
 - Ⓜ Proposed Meter
 - Ⓜ Removed Meter
 - 📎 Linked Documents
 - 📎 See Details
 - OLS Offline Service
 - BL End of Main Building
 - CoD End of Main on Direction Peg
 - SV Gas Service
 - NC Not Connected
 - Ⓜ Obstacle
 - SC Side Elevation
- Please refer to Symbols Sheet for Further Information

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Page 1

Page 2

Page 3



WARNING CRITICAL ASSET IN THE VICINITY.

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Please refer to Symbols Sheet for Further Information

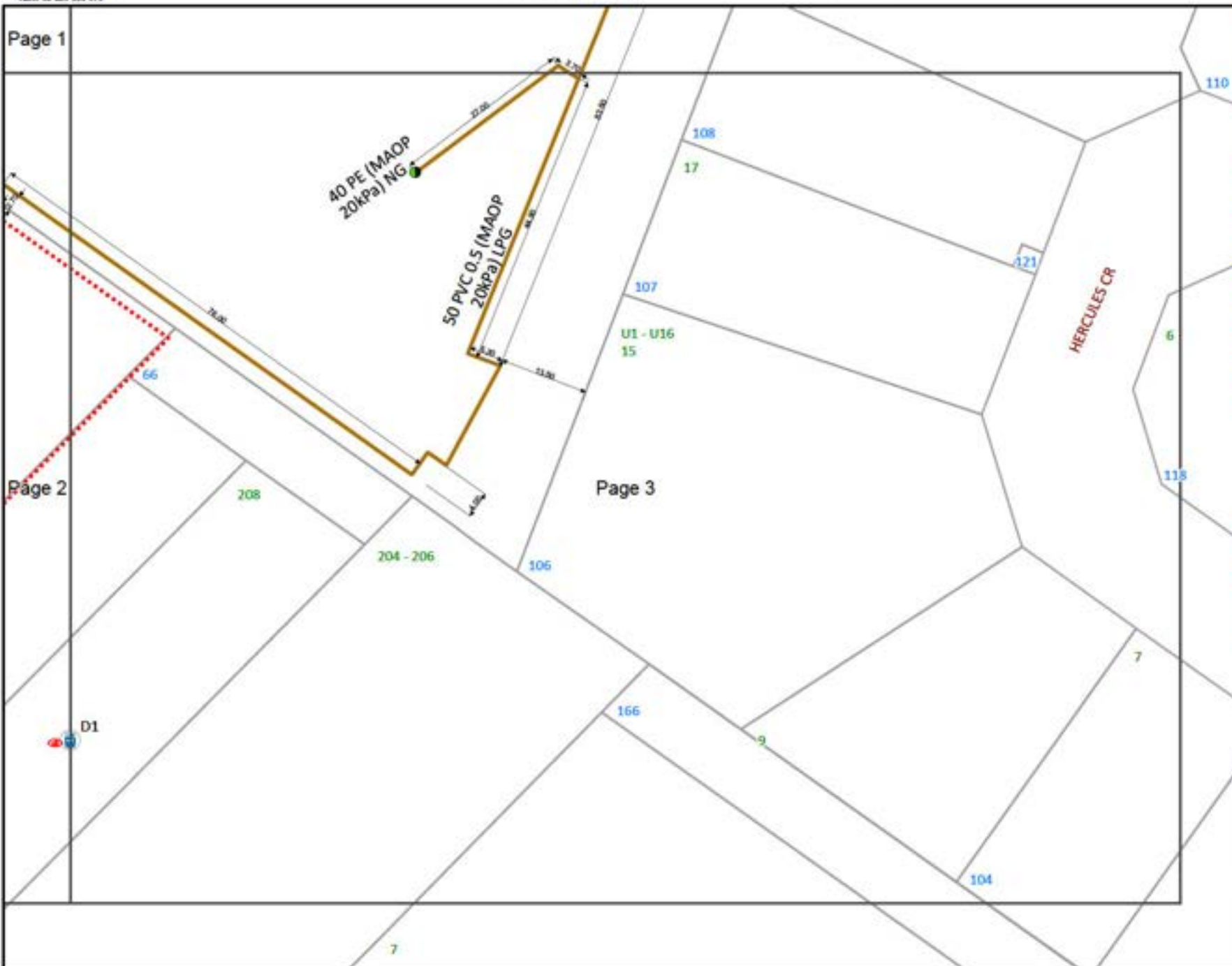
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Page 1

Page 2

Page 3



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- i) the Recipient **Must** comply with the conditions in numbered paragraphs 1 to 4 above and this paragraph 5;
- ii) as between ATCO and each Recipient, ATCO owns the Information and all rights and title in and to the Information are to remain vested in ATCO;
- iii) no Recipient has any right, title or interest in the Information or, except as expressly provided for in the Documents, any license or right to copy, alter, modify, publish or otherwise use or deal with the Information without prior written approval from ATCO;
- iv) ATCO makes no representation and gives no warranty as to its right to disclose any Information;
- v) the Recipient relies on any Information entirely at its own risk and expense;
- vi) the Recipient **Must** undertake its own independent due diligence and investigations in relation to the Information;
- vii) none of ATCO or their respective Associates owes the Recipient any duty of care in respect of the Information; and
- viii) none of ATCO or their respective Associates is under any obligation to correct, update or revise any Documents or Information.

GAS MAIN AND SERVICE IDENTIFICATION

LEGEND

1. **Critical Asset** (See **WARNINGS page 1**)
2. Pipe Diameter (Millimetre's)
3. Pipe Material
CI = Cast Iron, PE = Polyethylene
GI = Galvanised Iron, PVC = PVC
ST = Steel
4. Alignment (in metres from property line)
5. Pressure in main & Gas Type
 - a) MAOP (Maximum Allowable Operating Pressure).
 - b) Gas Type
 - NG = Natural Gas.
 - H2B = Natural Gas Blended with % Hydrogen.
 - LPG = Liquefied Petroleum Gas.
6. Off Line Service – service may not be straight line to meter. (**WARNING – OLS may not always be shown on plan.** See item 3c above).
7. Service Valve in the vicinity. (Note: Service Valve may be "BURIED").
8. Pre-Laid Service laid in Common Trench.
9. Main Status: (See **WARNINGS page 1**).
 - a) AB & ABS = Abandoned Mains, Ab Sold.
 - b) PROP = Proposed Mains
10. Customer Connection: Does not indicate actual location of Meter Position.
D2 (D = Domestic & 2 = Number of Meters)
C1 (C = Commercial & 1 = Number of Meters)
11. Additional detail available and must be obtained if within area of proposed works – see page 2 above.
12. Depth of Cover (DOC) in metres.



If unsure, please contact ATCO 1300 926 755

SYMBOLS SHEET

GAS UTILITY NETWORK

EXISTING GAS NETWORK

- Transmission Pipelines
- Distribution Pipelines
- Distribution Pipe MAOP 350kPa
- Distribution Pipe MAOP 70kPa
- Distribution Pipe MAOP 7kPa
- Not Gassed (none)
- Service Pipe

PROPOSED GAS ASSETS

- Proposed Meter
- Proposed Main
- Common Trenching
- Replacement Program

ABANDONED GAS NETWORK

- Inactive / Removed Meter
- Abandoned Fitting
- Abandoned Valve
- Abandoned Gas Main
- Abandoned Fitting SOLD
- Abandoned Valve SOLD
- Abandoned Gas Main SOLD

COMPOUNDS

- Gate Station
- Pressure Reducing Station
- L.P.G. Tank
- Hydrogen Plant

VALVES

- Isolation Valves
- Service Valves

MONITORING DEVICES

- Flow Monitoring Device
- Pressure Monitoring Device

ASSOCIATED INFRASTRUCTURE

- Associated Asset

DUCTS AND SLEEVES

- Duct
- Horizontal Boring
- Sleeve
- Road Crossing
- Concrete Slabbing

REGULATOR SETS

- Regulator Set
- Boundary Regulator

DELIVERY POINTS

- Meter
- Interval Meter
- Meter Set

PIPE JUNCTIONS

- End Cap
- Expansion Joint
- Reducer
- Tee
- Transition
- Weld
- Monolithic Joint
- Stoppie
- Odorizer
- Junctions

PROTECTION DEVICES

- Test Point
- Anode
- Rectifier

FEATURES

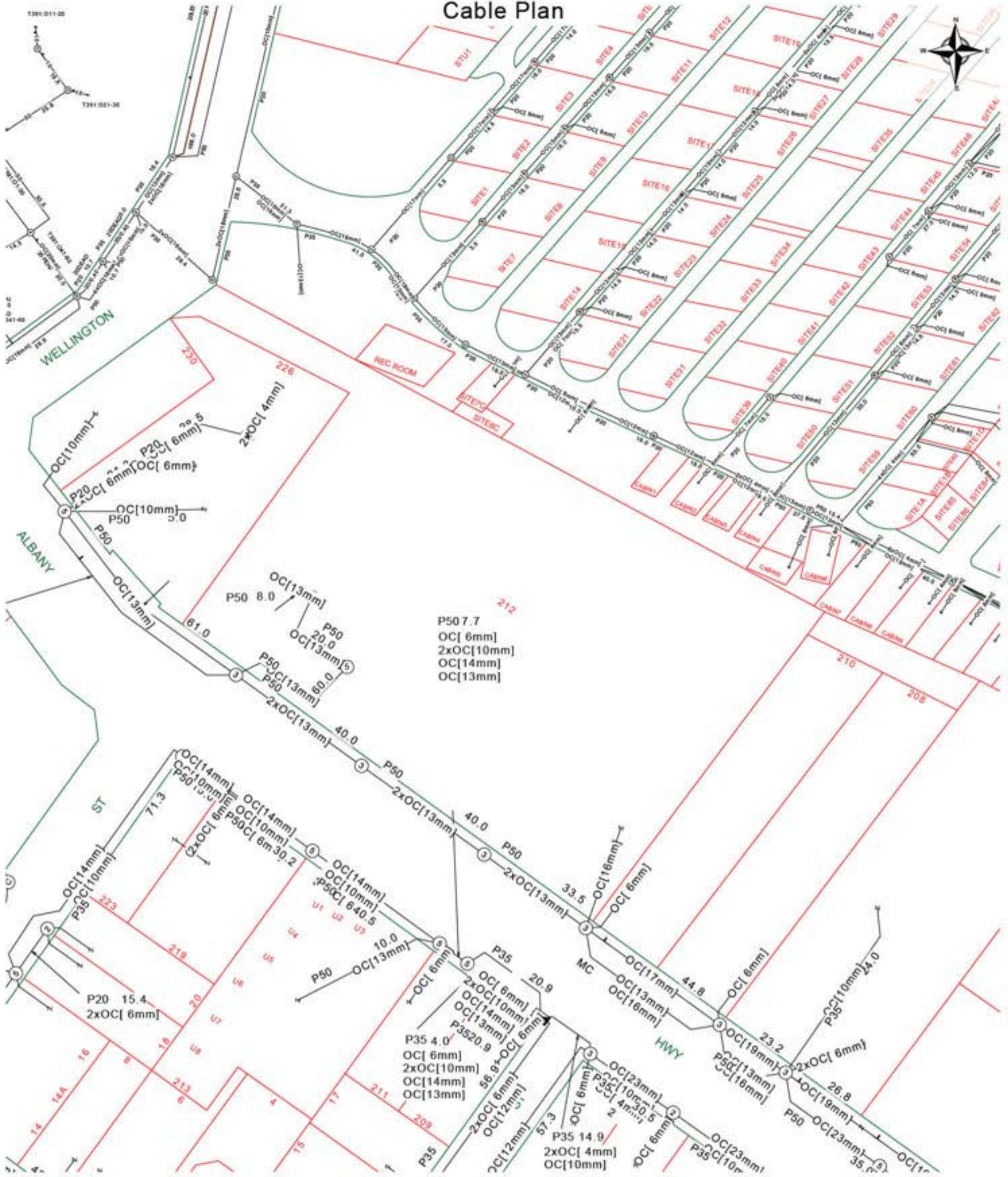
- | | | | | | |
|-----|-----------------|------|-----------------------------|------------------|------------------|
| SC | Side Elevation | | Linked Document | Reference Line | Not Gassed |
| | Obstacle | PLS | Pre-Laid Service | Gas Pit | Suburb |
| | See Details | PLSS | Pre-Laid Service Stairs | Arrow Pointer | Local Government |
| NC | Not Connected | PLST | Pre-Laid Service Tee | Proving Location | |
| SV | Gas Service | BL | Asset end on Main | Pressure Upgrade | |
| | Sign | CoD | Asset ends on Direction Peg | | |
| OLS | Offline Service | | | | |

Asset Identification Legend

1. **Critical Asset** (See Cover Sheet WARNINGS)
2. Pipe Diameter (millimetres)
3. Pipe Material:
CI = Cast Iron PE = Polyethylene, GI = Galvanised Iron,
PVC = PVC, ST = Steel
4. Alignment (in metres from property line)
5. Pressure in main & Gas Type
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NG = Natural Gas.
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LPG = Liquefied Petroleum Gas.
6. Off-line Service service may not be straight line to meter.
(WARNING OLS may not always be shown on plan).
See Cover Sheet for More Information.
7. Service Valve in the vicinity
(NOTE: Service Valve may be "BURIED")
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C1 (C = Commercial & 1 = Number of Meters)
11. **Additional detail available and Must be obtained if within area of proposed works see Cover Sheet.**
12. Depth of Cover (DOC) in metres.



Cable Plan



P50 7.7
 OC[6mm]
 2xOC[10mm]
 OC[14mm]
 OC[13mm]



Report Damage <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra>
 Ph - 13 22 03
 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 264674585

TELSTRA LIMITED A.C.N. 086 174 781

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

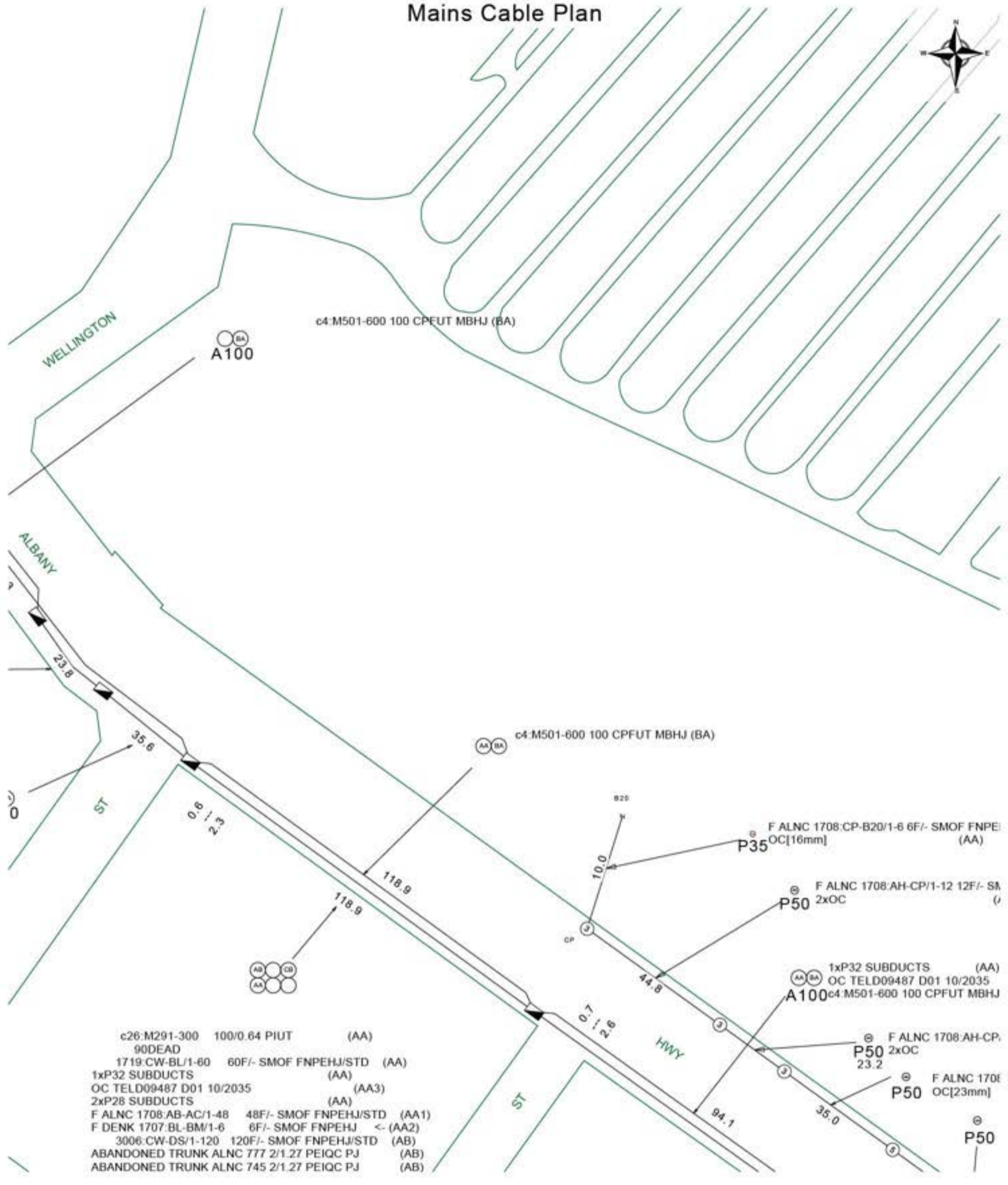
Generated On 24/11/2025 14:02:26

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

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. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.

Mains Cable Plan



Report Damage <https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra>
 Ph - 13 22 03
 Email - Telstra.Plans@team.telstra.com
 Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries

Sequence Number: 264674585

TELSTRA LIMITED A.C.N. 086 174 781
 Generated On 24/11/2025 14:02:33

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and 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
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General Information



Before you Dig Australia – BEST PRACTISE GUIDES
<https://www.byda.com.au/before-you-dig/best-practice-guides/>

OPENING ELECTRONIC MAP ATTACHMENTS –

Telstra Cable Plans are generated automatically in either PDF or DWF file types.
Dependent on the site address and the size of area selected.
You may need to download and install free viewing software from the internet e.g.



DWF Map Files (all sizes over A3)
Autodesk Viewer (Internet Browser) <https://viewer.autodesk.com/> or
Autodesk Design Review <http://usa.autodesk.com/design-review/> for DWF files.
(Windows PC)



PDF Map Files (max size A3)
Adobe Acrobat Reader <http://get.adobe.com/reader/>



Telstra New Connections / Disconnections
13 22 00



Telstra Protection & Relocation: 1800 810 443 (AEST business hours only).
[Email](#)
Telstra Protection & Relocation Fact Sheet: [Link](#)
Telstra Protection & Relocation Home Page [Link](#)



Telstra Aerial Assets Group (overhead network)
1800 047 909

Protect our Network:

by maintaining the following distances from our assets:

- **1.0m Mechanical Excavators, Farm Ploughing, Tree Removal**
- **500mm Vibrating Plate or Wacker Packer Compactor**
- **600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.**
- **1.0m Jackhammers/Pneumatic Breakers**
- **2.0m Boring Equipment (in-line, horizontal and vertical)**

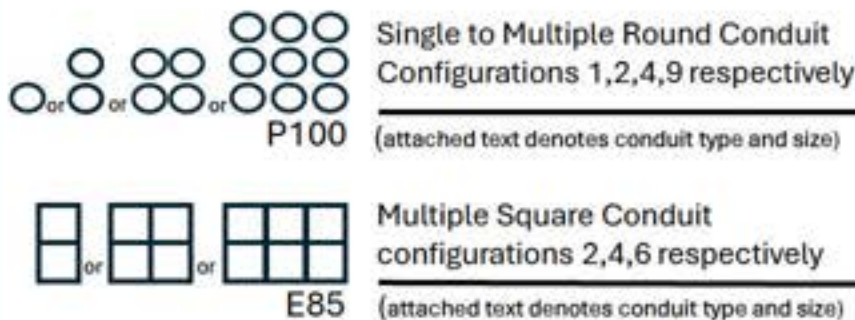
For more info contact a [CERTLOC Certified Locating Organisation \(CLO\)](#) or
Telstra Location Intelligence Team 1800 653 935

LEGEND



| | |
|------|--|
| | Leadin terminates at a Customer Address |
| | Exchange Major Cable Present |
| | Pillar / Cabinet Above ground Free Standing |
| | Above ground Complex Equipment Please note: Powered by 240v electricity |
| OC | Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned |
| DIST | Distribution cables in Main Cable Ducts |
| MC | Main Cable ducts on a Distribution Plan |
| | Blocked or Damaged Duct |
| | Footway Access Chamber (can vary between 1-lid to 12-lid) |
| | NBN Pillar |
| | Third Party Owned Network Non-Telstra |

| | |
|--|---|
| | Cable Jointing Pit Number / Letter indicating Pit type/size |
| | Elevated Joint (above ground joint on buried cable) |
| | Telstra Plant in shared Utility trench |
| | Aerial cable / or cable on wall |
| | Aerial cable (attached to joint use Pole e.g., Power Pole) |
| | Marker Post Installed |
| | Buried Transponder |
| | Marker Post & Transponder |
| | Optical Fibre Cable Direct Buried |
| | Direct Buried Cable |
| | nbn owned network |



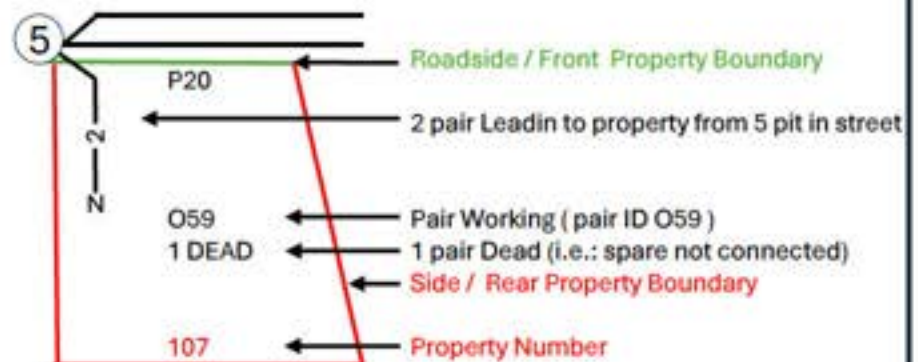
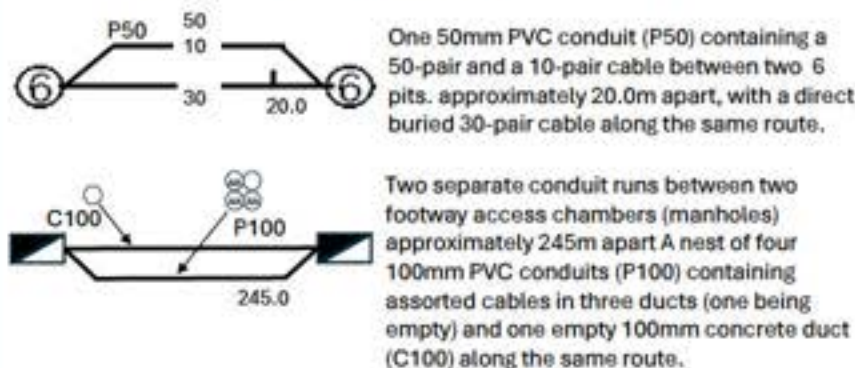
Some examples of conduit type and size:

A - Asbestos cement, P - PVC / Plastic, C - Concrete, GI - Galvanised Iron, E - Earthenware

Conduit sizes nominally range from 20mm to 100mm

P50 50mm PVC conduit
P100 100mm PVC conduit
A100 100mm asbestos cement conduit

Some Examples of how to read Telstra Plans



The 5 Ps of Safe Excavation

<https://www.byda.com.au/before-you-dig/best-practice-guides/>

Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.

Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.



Tile No: 1

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: 264674578

Date Generated: 24 Nov 2025



For all Optus DBYD plan enquiries –
 Email: Fibre.Locations@optus.net.au
 For urgent onsite assistance contact 1800 505 777
 Optus Limited ACN 052 833 208



| Type of Works | Clearance to Physical Location of Optus Asset |
|--|--|
| Heavy vehicle Traffic (over 3 tonnes) | <p>Not to be driven across Optus conduits with less than 600mm of cover.</p> <p>Not to be driven across Optus direct buried cable with less than 1.2 meters of cover.</p> <p>Once off crossings permitted, multiple crossing (e.g. road construction or logging) will require Optus approval.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual depth.</p> |
| Mechanical Excavators, Farm Ploughing, Vertical Hole installation for water bore or fencing etc. | <p>Not within 1 meter.</p> <p>Accredited Optus Asset Locator to physically expose the Optus asset to verify actual location.</p> |

ASSET CLEARANCES AFTER COMPLETION OF WORKS

All Optus pits and manholes must be a minimum of 1 meter from the back of any kerb, 3.5 meters of the road surface without a kerb or not within 15 meters of street intersection.

In urban areas Optus conduit must have the following minimum depth of cover:

- Footway 600mm;
- Roadway 1 meter at drain invert and at road centre crown.

In rural areas Optus conduit must have a minimum depth of cover of 1 meter and direct buried cable 1.2 meters.

In cases where it is considered that the above clearances cannot be maintained at the completion of works, advice must be sought from the relevant Optus Damages and Relocations Team (refer "Further Assistance").

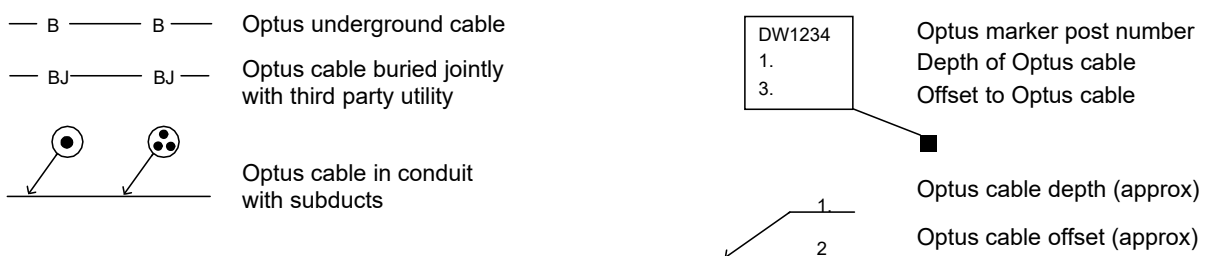
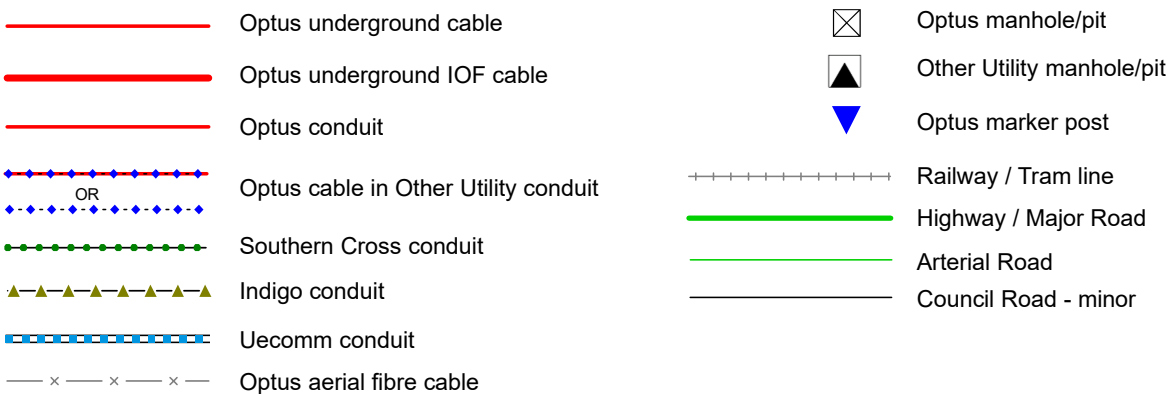
FURTHER ASSISTANCE

Further assistance on asset clearances, protection works, or relocation requirements can be obtained by contacting the relevant Optus Damages and Relocations Team on the following email address:

NFODamages&RelocationsDropbox@optus.com.au

Further assistance relating to asset location drawings etc. can be obtained by contacting the Optus Network Operations Asset Analysis Team on 1800 505 777.

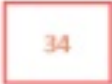




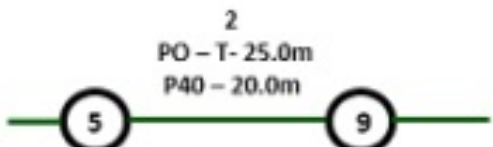
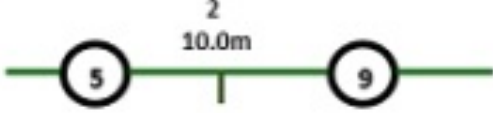




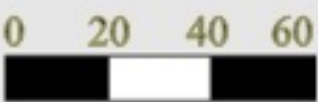
OPTUS ENGINEERING DRAWING SYMBOLS

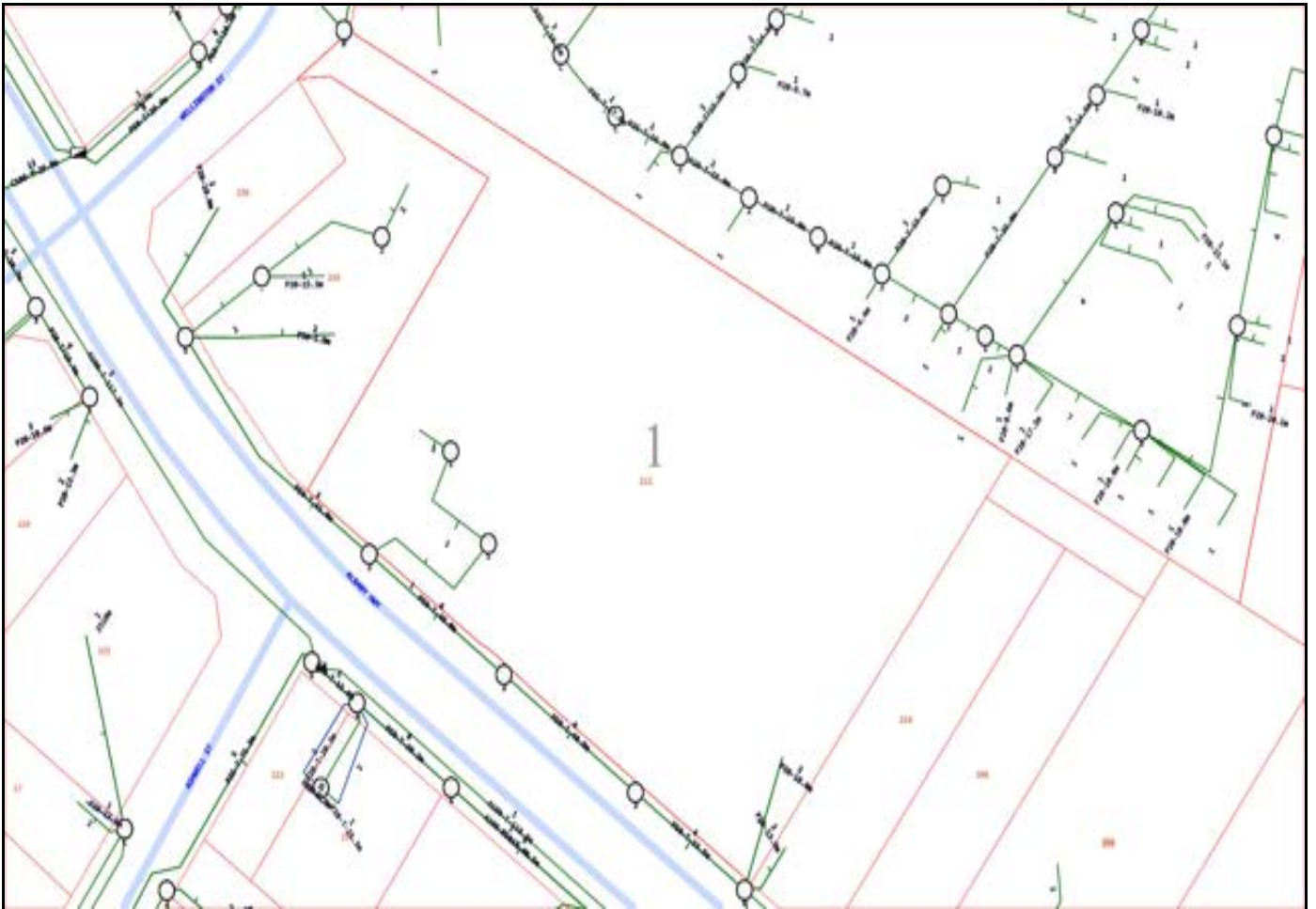




LEGEND



| | |
|---|--|
|  | Parcel and the location |
|  | Pit with size "5" |
|  | Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null. |
|  | Manhole |
|  | Pillar |
|  | 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 of sizes, "5" and "9" are 20.0m apart. |
|  | 2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart. |
|  | Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables. |
|  | Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables. |
|  | Trench containing any INSERVICE/CONSTRUCTED (Power) cables. |
|  | Road and the street name "Broadway ST" |
| Scale |  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.