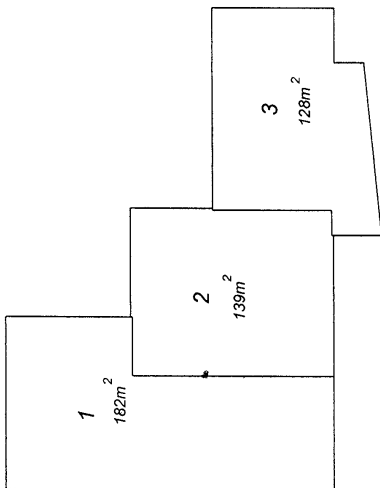


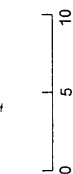


LIVINGSTONE ROAD

ROBINSON PLACE



GROUND FLOOR PLAN



clear 0.04

clear 0.01

14.484

15
(S 26795)

LOCATION PLAN

Handwritten signature and date: 2/12/03

- NOTE:
1. THE BOUNDARIES OF THE LOTS OR PART 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.
 2. 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.
 3. THE STRATUM OF THE LOTS EXTENDS BETWEEN 10 METRES ABOVE AND 5 METRES BELOW THE UPPER SURFACE OF THE GROUND FLOOR LEVEL OF LOT 1.
 4. ALL DISTANCES ARE FROM PARCEL BOUNDARIES OR EXTERNAL FACES OF WALLS.

Handwritten signature and date: 25/3/03
 KIM EDWARDS (Licensed Surveyor)

MANDURAH SURVEY SERVICES
 PO BOX 170
 MANDURAH WA 6210
 TEL (08) 9535 5833



STRATA/SURVEY - STRATA PLAN 44422	
SHEET 1 OF 1 SHEETS	MANAGEMENT STATEMENT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Lodged 15.10.2003 2.15 3.17.04	Examined 28.10.2003 #
Registered 23.12.03 App. I. 740887	REGISTRAR OF TITLES <i>TS Roberts</i>
WESTERN AUSTRALIAN PLANNING COMMISSION 109-03	
Certificate of Approval of W.A.P.C. under Section 25(1) or 25B(2) of Strata Titles Act 1985.	
FOR CHAIRMAN	DATE
PLAN OF PORTION OF COCKBURN LOCATION 16 AND BEING LOT 14 ON PLAN 14484.	
CERT. OF TITLE VOLUME 1663 FOLIO 222	
LOCAL GOVERNMENT CITY OF ROCKINGHAM	
INDEX PLAN BG 33(2) 06.27	
FIELD BOOK NUMBER	
SCALE 1 : 300	
NAME OF SCHEME 18 LIVINGSTONE ROAD ROCKINGHAM	
ADDRESS OF PARCEL 18 LIVINGSTONE ROAD ROCKINGHAM WA 6168	
DOLA Department of LAND ADMINISTRATION	

FORM 3

STRATA/SURVEY STRATA PLAN NO. 44422							
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.
Lot 1	36	2558 - 413					
Lot 2	30	2558 - 414					
Lot 3	34	2558 - 415					
				Aggregate	100		

DESCRIPTION OF PARCEL AND BUILDING/PARCEL

Single storey Brick & Iron commercial units situated on portion
 Cockburn Sound Location 16 and being Lot 14 on Plan 14484
 and contained in certificate of title Volume 1663 Folio 222, and
 is now known as 18 Livingstone Road, Rockingham.

**CERTIFICATE OF LICENSED VALUER
 STRATA/SURVEY STRATA**

I, **Kevin Sydney Johnson**....., 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.

6th. October 2003
 Date


 Signed

FORM 5

Strata Titles Act 1985
Sections 5B (1), 8A, 22 (1)

STRATA PLAN No .44422

DESCRIPTION OF PARCEL & BUILDING

SINGLE STOREY BRICK AND IRON COMMERCIAL UNITS SITUATED ON PORTION COCKBURN SOUND LOCATION 16 AND BEING LOT 14 ON PLAN 14484 AND CONTAINED IN CERTIFICATE OF TITLE VOLUME 1663 FOLIO 222 AND IS NOW KNOWN AS 18 LIVINGSTONE ROAD, ROCKINGHAM.

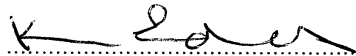
CERTIFICATE OF LICENSED SURVEYOR

I,KENNETH MURRAY EDWARDS....., 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 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 .

18-5-03

Date



Licensed Surveyor

* Delete if inapplicable

FORM 7

Strata Titles Act 1985
Sections 5B (2), 8A (f), 23 (1)

STRATA PLAN No. 44422

DESCRIPTION OF PARCEL & BUILDING

SINGLE STOREY BRICK AND IRON COMMERCIAL UNITS SITUATED ON PORTION
COCKBURN SOUND LOCATION 16 AND BEING LOT 14 ON PLAN 14484 AND CONTAINED
IN CERTIFICATE OF TITLE VOLUME 1663 FOLIO 222 AND IS NOW KNOWN AS
18 LIVINGSTONE ROAD, ROCKINGHAM.

CERTIFICATE OF LOCAL GOVERNMENT

.....CITY OF ROCKINGHAM....., 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 ;~~ *JM*

(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~~ *JM*

(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 .~~ *JM*

- 1 OCT 2003

.....

Date

P. McKay
.....

~~Shire / Town Clerk~~

DELEGATED OFFICER
SECTION 23(5)
MANAGER, BUILDING SERVICES

* Delete if inapplicable

FORM 26

WAPC Ref. No. 708-03

STRATA PLAN No 44422

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-

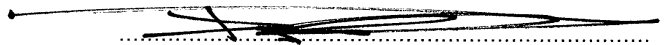
~~*(i) the *Strata Plan of Re-Subdivision/Plan of Consolidation~~ submitted on 6/10/03 and relating to the property described below;

~~*(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 No.....14.....
Location.....
Locality..... ROCKINGHAM.....
Local Government.....CITY OF ROCKINGHAM.....

Lodged by: MANDURAH SURVEY SERVICES
PO BOX 170 MANDURAH 6210
TEL 9535 5883

Date 18/9/2003



For Chairman, Western Australian Planning Commission

- 7 OCT 2003
Date

*To be deleted if inapplicable

FORM 8

ANNEXURE 2 OF STRATA SURVEY - STRATA PLAN No. 4422 REGISTRAR OF TITLES

SCHEDULE OF ENCUMBRANCES ETC.

INSTRUMENT		CANCELLATION			SIGNATURE OF REGISTRAR OF TITLES	REGIST'D	SIGNATURE OF REGISTRAR OF TITLES
NATURE	NUMBER	NATURE	NUMBER	REGIST'D			

Note : Entries may be affected by subsequent endorsements .

