

**FOR SALE**



**\$645,000**

**17 / 69 STEAD ROAD, CENTENNIAL PARK**



## STYLISH HOME ON CITY'S DOORSTEP

- Striking two-storey home in quiet, well-managed complex
- Walk to three supermarkets and town centre
- Air-con open living, upstairs sitting area, patio, storeroom
- Easy-care gardens, carport and second car space, guest parking
- Ideal for first owners, retirees, rental investors or as holiday home

**Merrifield**  
REAL ESTATE

**2 2 1 190 m2**



• **SCAN HERE TO MAKE AN OFFER**

**Lee Stonell**

**0409 684 653**

0898414022

[lee@merrifield.com.au](mailto: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**

## 17 / 69 STEAD ROAD, CENTENNIAL PARK



### Specification

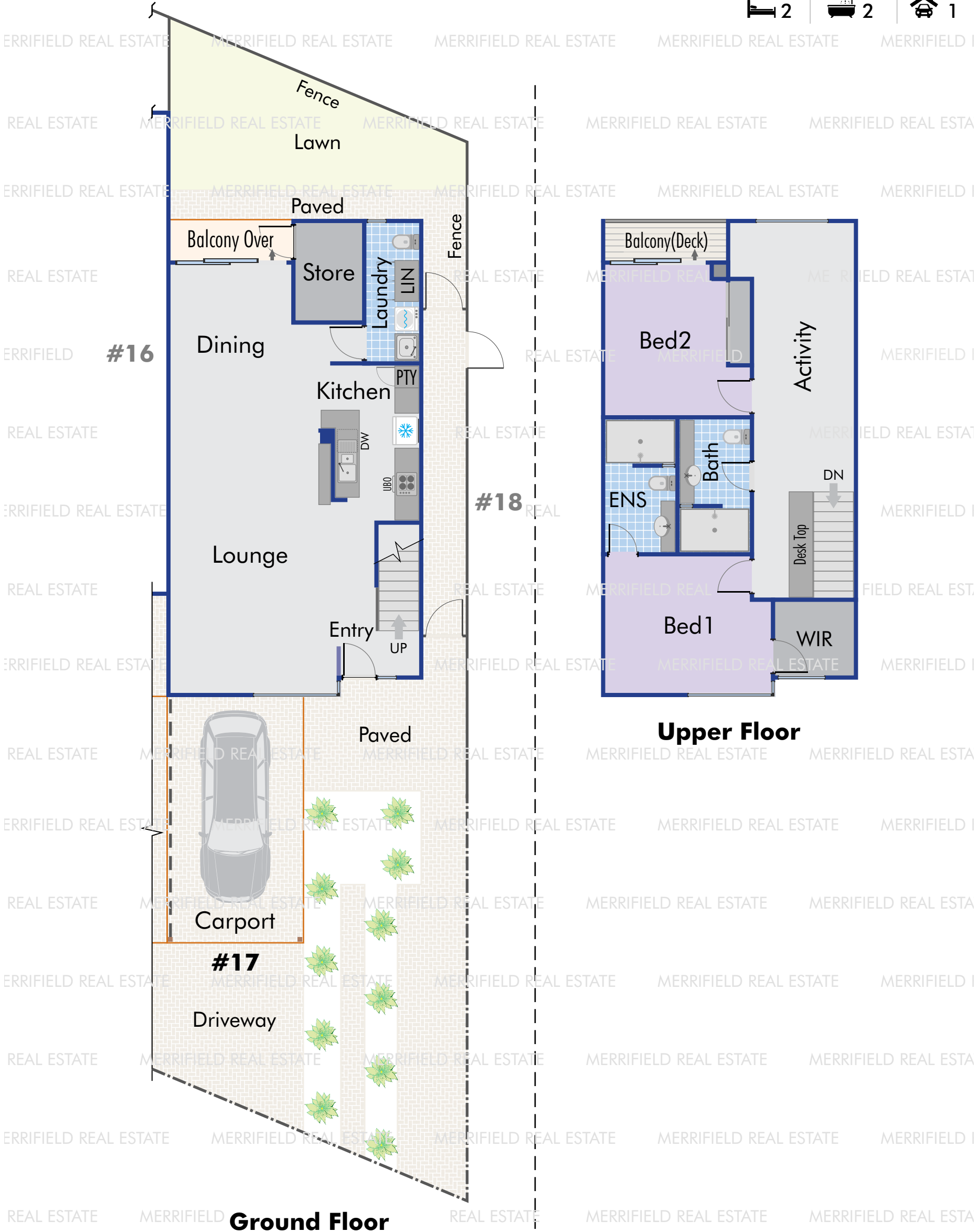
|               |               |                       |                          |
|---------------|---------------|-----------------------|--------------------------|
| Asking Price  | \$645,000     | Land Size             | 190 m2                   |
| Bedrooms      | 2             | Frontage              | 7.747 metres             |
| Bathrooms     | 2             | Restrictive Covenants | See Certificate of Title |
| Toilets       | 3             | Zoning                | Mixed Use, R40           |
| Parking       | 2             | School Zone           | Albany P.S & A.S.H.S     |
| Sheds         | Store         | Sewer                 | Connected                |
| HWS           | Instant Gas   | Water                 | Scheme Connected         |
| Solar         | N/A           | Internet Connection   | NBN Available            |
| Council Rates | \$2,910.03    | Building Construction | Concrete / Zincalume     |
| Water Rates   | \$1,643.28    | Insulation            | Yes                      |
| Strata Levies | \$2,300.00    | Built/Builder         | Approx. 2008             |
| Weekly Rent   | \$600 - \$680 | BAL Assessment        | N/A                      |
| Lease Expiry  | 18/02/2027    | Items not included    | N/A                      |



 2

 2

 1



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://smap-viewer-plus-2023-landgate-map-viewer-plus-address=Unit%2017%2C%2069%20Stead%20Road%2C%20CENTENNIAL%20PARK%206330&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

**2681 195**

**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 17 ON SURVEY-STRATA PLAN 49422  
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE SURVEY-STRATA PLAN

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)



(T M668456 ) REGISTERED 12/6/2014

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

1. INTERESTS NOTIFIED ON THE SURVEY-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.
2. EASEMENT BURDEN CREATED UNDER SECTION 27A T.P. & D. ACT FOR WATER, SEWERAGE OR DRAINAGE PURPOSES TO WATER CORPORATION OF WA - SEE SURVEY STRATA PLAN 49422 AS CREATED ON DEPOSITED PLAN 49843.
3. EASEMENT BURDEN CREATED UNDER SECTION 136C T.L.A. FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE SURVEY STRATA PLAN 49422 AND DEPOSITED PLAN 52710 AS CREATED ON DEPOSITED PLAN 49843.
4. EASEMENT BENEFIT CREATED UNDER SECTION 5D STRATA TITLES ACT FOR PARTY WALL PURPOSES - SEE SURVEY STRATA PLAN 49422
5. EASEMENT BURDEN CREATED UNDER SECTION 5D STRATA TITLES ACT FOR PARTY WALL PURPOSES - SEE SURVEY STRATA PLAN 49422
6. EASEMENT BENEFIT CREATED UNDER SECTION 5D STRATA TITLES ACT FOR PEDESTRIAN ACCESS PURPOSES - SEE SURVEY STRATA PLAN 49422
7. EASEMENT BURDEN CREATED UNDER SECTION 5D STRATA TITLES ACT FOR PEDESTRIAN ACCESS PURPOSES - SEE SURVEY STRATA PLAN 49422
8. M668457 MORTGAGE TO RURAL BANK LTD REGISTERED 12/6/2014.
9. M860213 MORTGAGE TO RURAL BANK LTD REGISTERED 16/12/2014.
10. Q046848 MORTGAGE TO BENDIGO AND ADELAIDE BANK LTD REGISTERED 28/6/2024.

END OF PAGE 1 - CONTINUED OVER

RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: 17/SP49422

VOLUME/FOLIO: 2681-195

PAGE 2

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.

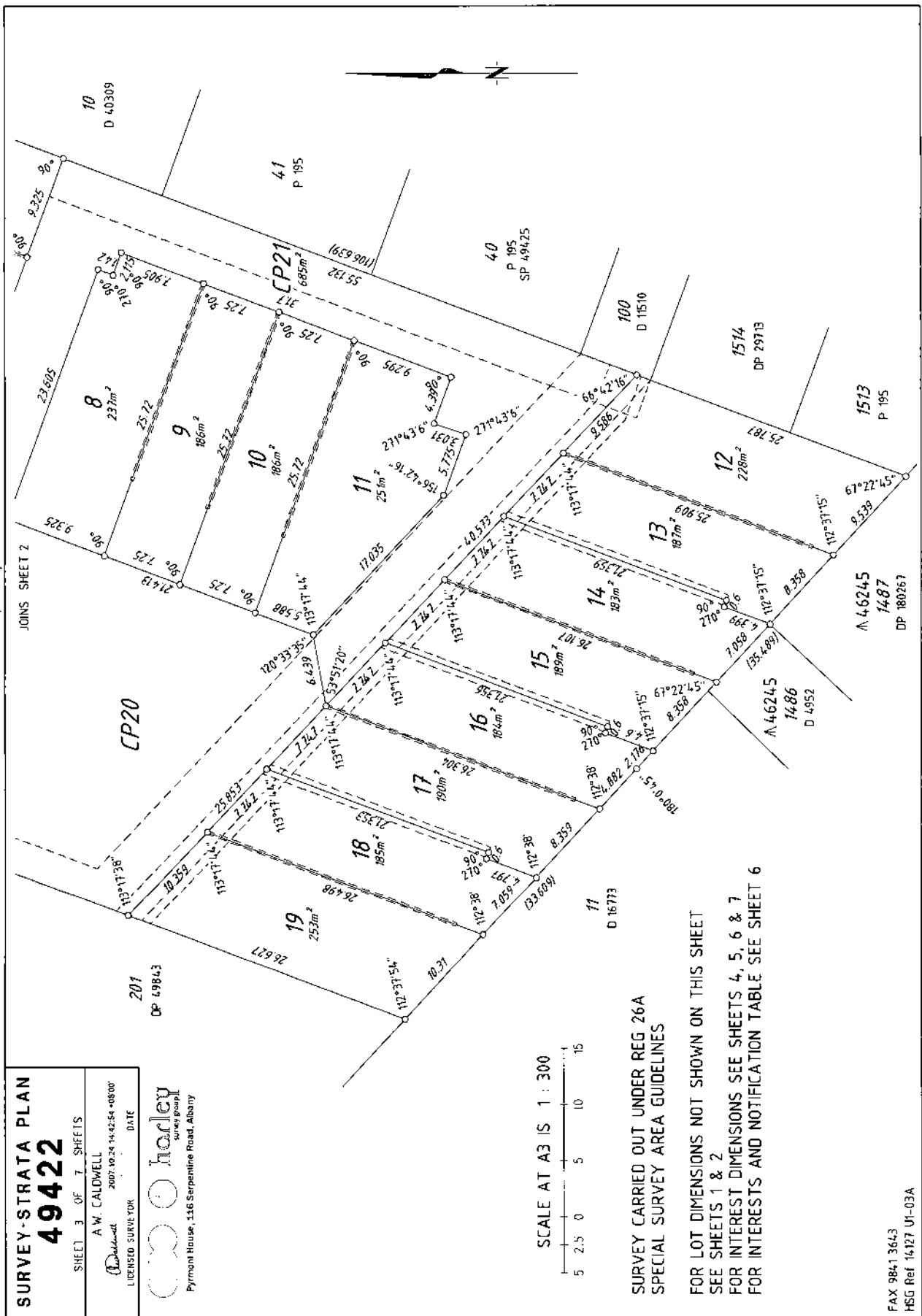
|                             |                                                     |
|-----------------------------|-----------------------------------------------------|
| SKETCH OF LAND:             | SP49422                                             |
| PREVIOUS TITLE:             | 2626-283                                            |
| PROPERTY STREET ADDRESS:    | CENTRAL PARK, UNIT 17 69 STEAD RD, CENTENNIAL PARK. |
| LOCAL GOVERNMENT AUTHORITY: | CITY OF ALBANY                                      |

# Survey Strata Plan 49422

| Lot | Certificate of Title | Lot Status | Part Lot |
|-----|----------------------|------------|----------|
| 1   | 2681/179             | Registered |          |
| 2   | 2681/180             | Registered |          |
| 3   | 2681/181             | Registered |          |
| 4   | 2681/182             | Registered |          |
| 5   | 2681/183             | Registered |          |
| 6   | 2681/184             | Registered |          |
| 7   | 2681/185             | Registered |          |
| 8   | 2681/186             | Registered |          |
| 9   | 2681/187             | Registered |          |
| 10  | 2681/188             | Registered |          |
| 11  | 2681/189             | Registered |          |
| 12  | 2681/190             | Registered |          |
| 13  | 2681/191             | Registered |          |
| 14  | 2681/192             | Registered |          |
| 15  | 2681/193             | Registered |          |
| 16  | 2681/194             | Registered |          |
| 17  | 2681/195             | Registered |          |
| 18  | 2681/196             | Registered |          |
| 19  | 2681/197             | Registered |          |
| 20  | N/A                  | Registered |          |
| 21  | N/A                  | Registered |          |







# **SURVEY-STRATA PLAN**

**49422**

SHEET 4 OF 7 SHEETS

A.W. CALDWELL

2007/10/24 14:43:05 +08:00

LICENSED SURVEYOR

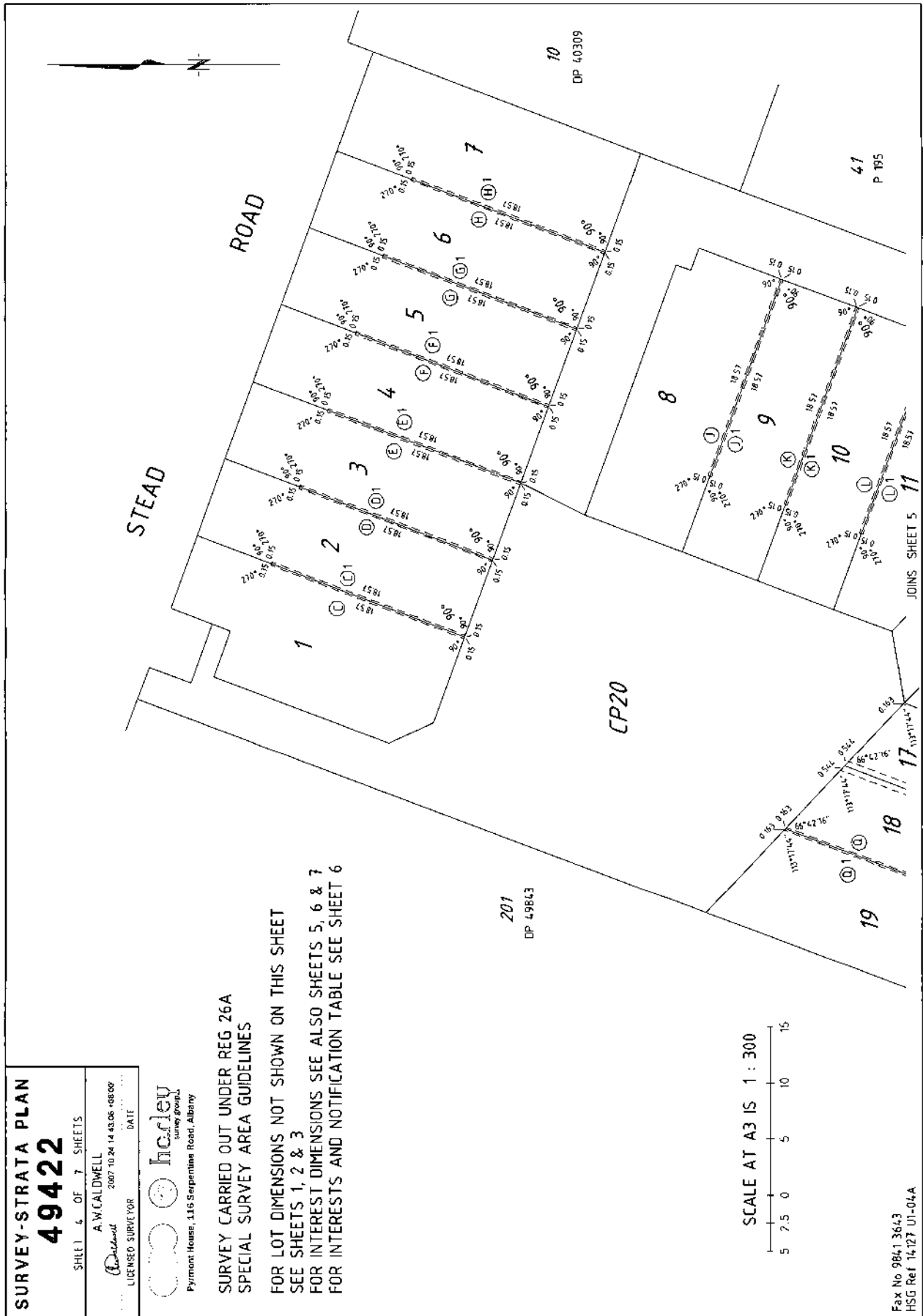
DATE



Pymont House, 116 Serpentine Road, Albany

**SURVEY CARRIED OUT UNDER REG 26A  
SPECIAL SURVEY AREA GUIDELINES**

FOR LOT DIMENSIONS NOT SHOWN ON THIS SHEET  
SEE SHEETS 1, 2 & 3  
FOR INTEREST DIMENSIONS SEE ALSO SHEETS 5, 6 & 7  
FOR INTERESTS AND NOTIFICATION TABLE SEE SHEET 6



SCALE AT A3 IS 1 : 300

Fax No 9841 3643  
HSG Ref 14127 U1-04A

**SURVEY-STRATA PLAN**

**49422**

SHEET 5 OF 7 SHEETS

A.W. CALDWELL

2007.10.24 14:43:16 +0800

LICENS'D SURVEYOR

DATE



Pymont House, 118 Serpentine Road, Albany

JOINS SHEET 4

CP20

201  
DP 49843

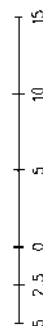
41  
P 195

40  
P 195  
(SP 49425)

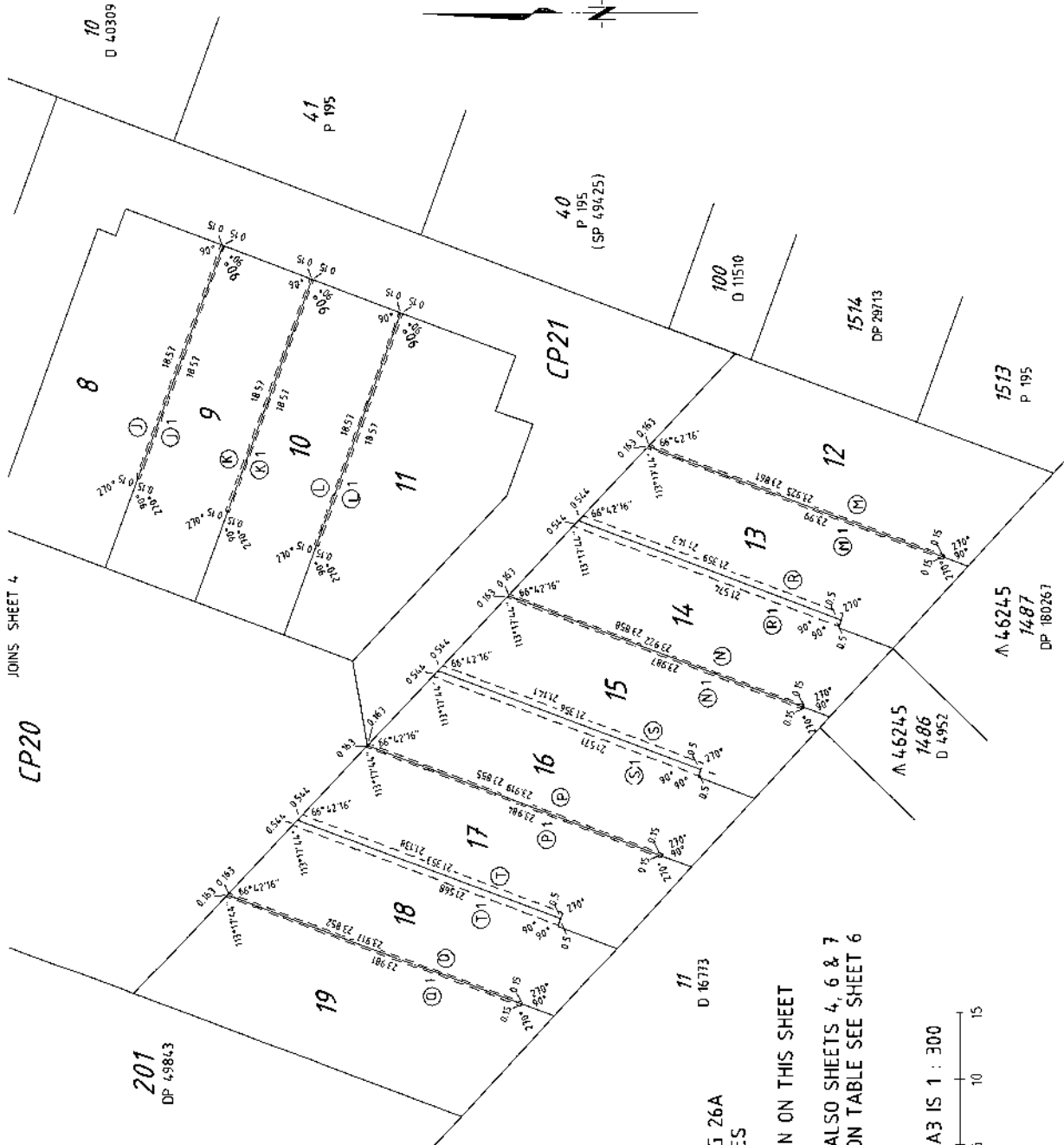
SURVEY CARRIED OUT UNDER REG 26A  
SPECIAL SURVEY AREA GUIDELINES

FOR LOT DIMENSIONS NOT SHOWN ON THIS SHEET  
SEE SHEETS 1, 2 & 3  
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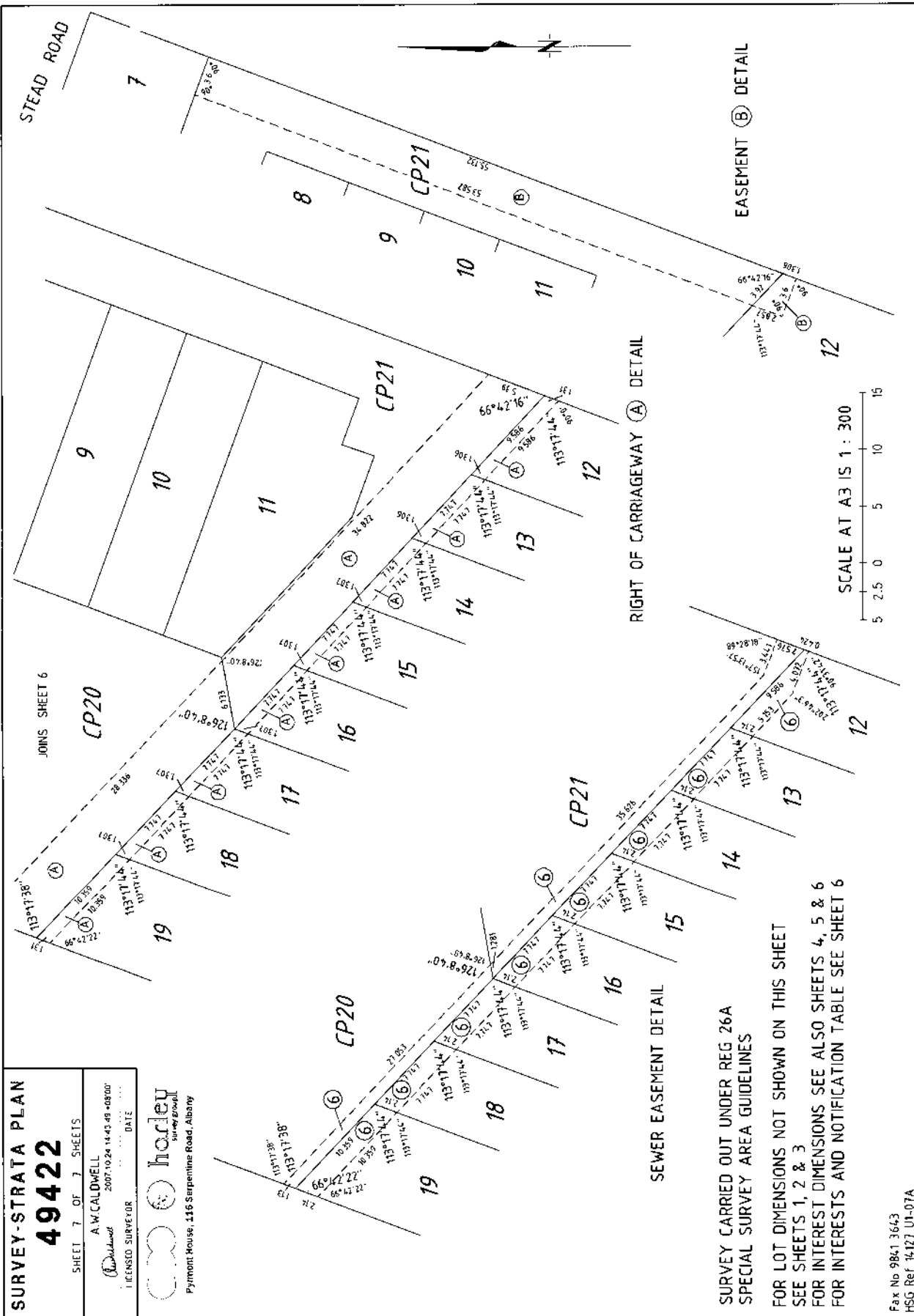
SCALE AT A3 IS 1 : 300



Fax No 9841 3643  
HSG Ref 14127 U1-05A







**FORM 3**

| SURVEY-STRATA PLAN No. 49422 |                  |                     |      |                              |                  |                     |      |
|------------------------------|------------------|---------------------|------|------------------------------|------------------|---------------------|------|
| Schedule of Unit Entitlement |                  | Office Use Only     |      | Schedule of Unit Entitlement |                  | Office Use Only     |      |
|                              |                  | Current Cs of Title |      |                              |                  | Current Cs of Title |      |
| Lot No.                      | Unit Entitlement | Vol.                | Fol. | Lot No.                      | Unit Entitlement | Vol.                | Fol. |
| 1                            | 60               | 2681-179            |      | 16                           | 50               | 2681-194            |      |
| 2                            | 50               | 2681-180            |      | 17                           | 50               | 2681-195            |      |
| 3                            | 50               | 2681-181            |      | 18                           | 50               | 2681-196            |      |
| 4                            | 50               | 2681-182            |      | 19                           | 59               | 2681-197            |      |
| 5                            | 50               | 2681-183            |      | CP20                         | Common Property  |                     |      |
| 6                            | 50               | 2681-184            |      | CP21                         | Common Property  |                     |      |
| 7                            | 58               | 2681-185            |      |                              |                  |                     |      |
| 8                            | 58               | 2681-186            |      |                              |                  |                     |      |
| 9                            | 50               | 2681-187            |      |                              |                  |                     |      |
| 10                           | 50               | 2681-188            |      |                              |                  |                     |      |
| 11                           | 59               | 2681-189            |      |                              |                  |                     |      |
| 12                           | 56               | 2681-190            |      |                              |                  |                     |      |
| 13                           | 50               | 2681-191            |      |                              |                  |                     |      |
| 14                           | 50               | 2681-192            |      |                              |                  |                     |      |
| 15                           | 50               | 2681-193            |      | Aggregate                    | 1,000            |                     |      |

**DESCRIPTION OF PARCEL**

Parcel: Lot 202 on DP49843 - 69 Stead Road, Centennial Park

**CERTIFICATE OF LICENSED VALUER  
SURVEY-STRATA**

I, **GRANT RICHARD SOLOMON**, being a Licensed Valuer licensed under the *Land Valuers Licensing Act 1978* certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 14 (2a) of the *Strata Titles Act 1985*) of that lot bears to the aggregate value of all the lots delineated on the plan.

06-Dec-2007

Date

  
 Signed

ANNEXURE 'A' OF SURVEY-STRATA PLAN No. 49422 REGISTRAR OF TITLES

[illegible]

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

REGISTRAR OF TITLES

OF SURVEY-STRATA PLAN No.

49422

REGISTRAR OF TITLES

**SCHEDULE OF ENCUMBRANCES ETC.**

| Instrument   |         | Description                                                                                                                                                                          | Register'd | Signature of Registrar of Titles | Cancellation |        |            |      |
|--------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------|--------------|--------|------------|------|
| Nature       | Number  |                                                                                                                                                                                      |            |                                  | Nature       | Number | Register'd | Time |
|              |         | EASEMENT BURDEN created under Section 136C TLA for                                                                                                                                   |            |                                  |              |        |            |      |
|              |         | right of carriageway purposes - see Deposited Plan 49843                                                                                                                             |            | <i>[Signature]</i>               |              |        |            |      |
| Easement     | E460206 | Easement to the Town of Albany - See Survey Strata Plan 49422                                                                                                                        | 4.10.90    | <i>[Signature]</i>               |              |        |            |      |
| Surrender    | K456298 | Easement E460206 is partially surrendered as to the portion delineated on Deposited Plan 52709 only.                                                                                 | 21.12.07   | <i>[Signature]</i>               |              |        |            |      |
|              |         | Easement Burden created under Section 27A of the T. P. & D Act to water Corporation for sewerage purposes - See Survey Strata Plan 49422                                             |            | <i>[Signature]</i>               |              |        |            |      |
| Application  | K424403 | Easement created under section 136C for right of carriageway purposes is partially discharged under section 136J of the TLA as to the portion comprised in Deposited Plan 52710 only | 26.11.07   | <i>[Signature]</i>               |              |        |            |      |
| Statement    | K477349 | Management Statement                                                                                                                                                                 | 16.1.08    | <i>[Signature]</i>               |              |        |            |      |
| NOTIFICATION | M782994 | NOTIFICATION OF CHANGE OF BY-LAWS                                                                                                                                                    | 1.10.2014  | <i>[Signature]</i>               |              |        |            |      |
|              |         | SEE RECORD OF STRATA TITLES                                                                                                                                                          |            |                                  |              |        |            |      |
|              |         | SCHEME FOR FURTHER ENDORSEMENTS                                                                                                                                                      |            |                                  |              |        |            |      |
|              |         |                                                                                                                                                                                      |            |                                  |              |        |            |      |
|              |         |                                                                                                                                                                                      |            |                                  |              |        |            |      |
|              |         |                                                                                                                                                                                      |            |                                  |              |        |            |      |

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

[illegible]



## Deposited Plan 49843

| Lot | Certificate of Title | Lot Status | Part Lot |
|-----|----------------------|------------|----------|
| 201 | 2626/282 (Cancelled) | Retired    |          |
| 202 | 2626/283 (Cancelled) | Strata'd   |          |
| 202 | SP49422              | Strata'd   |          |
| 0   | N/A                  | Registered |          |

DP 49843 (01)



| EDR                                                                                                                                                                                                                                                                                                                                                                                                                                        | AMENDMENT                                                                                       | BY                       | DATE     | INTERESTS AND NOTIFICATIONS |                      |                                   |           | TYPE                                   |                |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------|----------|-----------------------------|----------------------|-----------------------------------|-----------|----------------------------------------|----------------|----------|
| 2/1                                                                                                                                                                                                                                                                                                                                                                                                                                        | REPLACEMENT PLAN, RIGHT OF CARRIAGEWAYS MODIFIED AS CONSENTED TO IN WAPC LETTER DATED 12.05.06. | J. KINNEAR & ASSOCIATES  | 15.05.06 | SUBJECT                     | PURPOSE              | STATUTORY REFERENCE               | ORIGIN    | LAND BURDENED                          | BENEFIT TO     | COMMENTS |
|                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                 |                          |          | 'D'                         | EASEMENT             | SEC 19C OF THE TLA                | THIS PLAN | LOT 202                                | CITY OF ALBANY |          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                 |                          |          | 'E'                         | RIGHT OF CARRIAGEWAY | SEC 19C OF THE TLA                | THIS PLAN | LOT 201                                | LOT 202        |          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                 |                          |          | 'F'                         | RIGHT OF CARRIAGEWAY | SEC 19C OF THE TLA                | THIS PLAN | LOT 201                                | LOT 202        |          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                 |                          |          | 'G'                         | EASEMENT (SEWERAGE)  | SEC 27A OF THE TLA & D ACT RES. 6 | THIS PLAN | LOT 201                                | LOT 202        |          |
| <p align="center"><b>LOTS 201, 202, EASEMENTS AND ROAD WIDENING</b></p>                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                 |                          |          |                             |                      |                                   |           |                                        |                |          |
| DISTRICT                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                 | PLANTAGENET              |          | DOA FILE                    |                      | SSA YES/NO                        |           |                                        |                |          |
| TOWNSITE                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                 | ALBANY                   |          |                             |                      |                                   |           |                                        |                |          |
| LOCAL AUTHORITY                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                 | CITY OF ALBANY           |          |                             |                      |                                   |           |                                        |                |          |
| LOCALITY                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                 | CENTENNIAL PARK          |          |                             |                      |                                   |           |                                        |                |          |
| FORMER TENURE                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                 | LOT 1342 ON DP 184286    |          | INDEX                       |                      | BK26 (2) 11.05                    |           | FIELD BOOK 98330                       |                |          |
| C/T                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                 | 2540/803                 |          | PUBLIC                      |                      |                                   |           |                                        |                |          |
| SCALE: (AT A3)                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                 | 1:750                    |          | ALL DISTANCES ARE IN METRES |                      | 0 15 30 45                        |           |                                        |                |          |
| <p><b>SURVEYOR'S CERTIFICATE - Contd</b></p> <p>I, <b>J. KINNEAR</b>, do hereby certify that this plan is accurate and is a correct representation of the —</p> <p>(a) "Survey" or</p> <p>(b) "Calculations from measurements."</p> <p>and that the same has been prepared in accordance with the relevant law in relation to which it is lodged.</p> <p>Dated: 2006.05.17 at Albany (T 04000 if appropriate)</p> <p>Licensed Surveyor</p> |                                                                                                 |                          |          |                             |                      |                                   |           |                                        |                |          |
| DATE                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                 | 21-Mar-06                |          | TYPE OF VALIDATION          |                      | FULL NAME                         |           | DATE                                   |                |          |
| FEE PAID                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                 | \$274.00                 |          | LEGAL COMMENT               |                      | M/JR                              |           | APPROVED BY                            |                |          |
| ASSESSOR NO.                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                 | 664813                   |          | DOCKET                      |                      | 00853-2006                        |           | WESTERN AUSTRALIAN PLANNING COMMISSION |                |          |
| SUBJECT TO                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                 | IN ORDER FOR DELINEATION |          | CORRECT                     |                      | FILE                              |           | 127676                                 |                |          |
| FOR INSPECTOR OF PLANS & SURVEYS                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                 | DATE                     |          | APPROVED                    |                      | DATE                              |           | 19/5/06                                |                |          |
| AUTHORIZED LAND OFFICER                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                 | DATE                     |          | APPROVED                    |                      | DATE                              |           | 19/5/06                                |                |          |
| DEPOSITED PLAN                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                 | 49843                    |          | ORIGINAL                    |                      | SHEET                             |           | 1                                      |                |          |
| EDITION                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                 | 2                        |          | VERSION                     |                      | 1                                 |           | 1                                      |                |          |

ENLARGEMENT AT (B)  
NOT TO SCALEENLARGEMENT AT (C)  
NOT TO SCALEENLARGEMENT AT (A)  
NOT TO SCALE

JOHN KINNEAR & ASSOCIATES  
Consulting Surveyors  
61 DIKE STREET  
ALBANY WA 6172  
PHONE (08) 9462 1133 FAX (08) 9462 1530  
ARS 12 003 240 121



# 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.

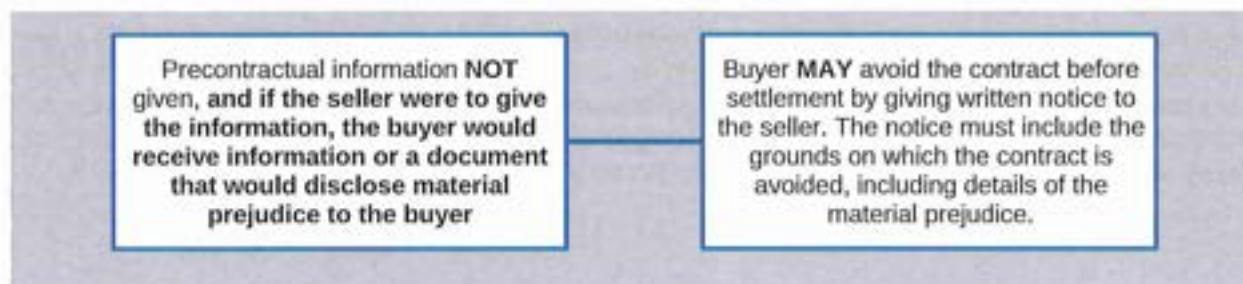
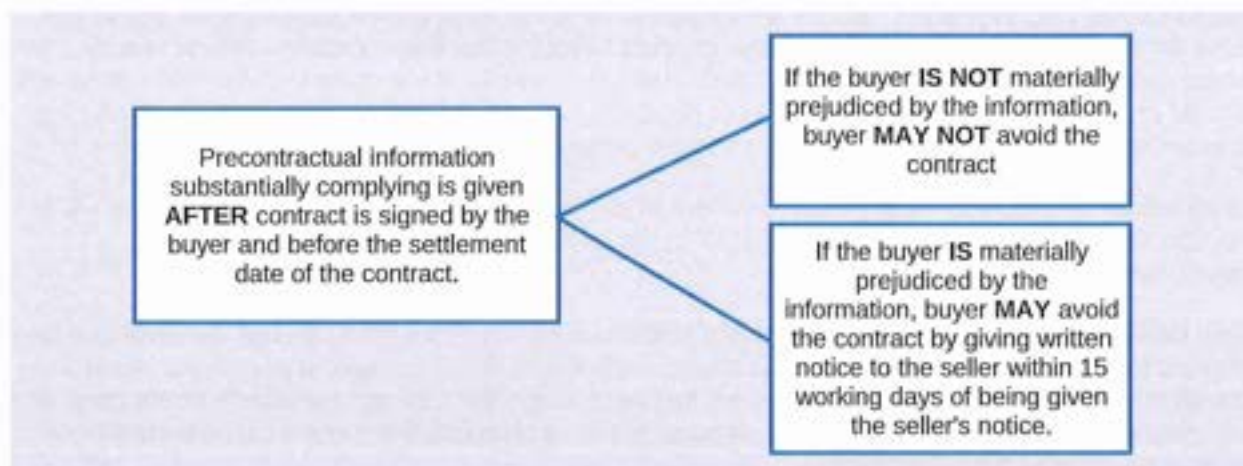
A buyer may consider seeking more information about the lot, the strata company and the strata / survey-strata scheme by asking the seller to provide it, or by making an application to the strata company for more information under section 107 of the Act.

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:

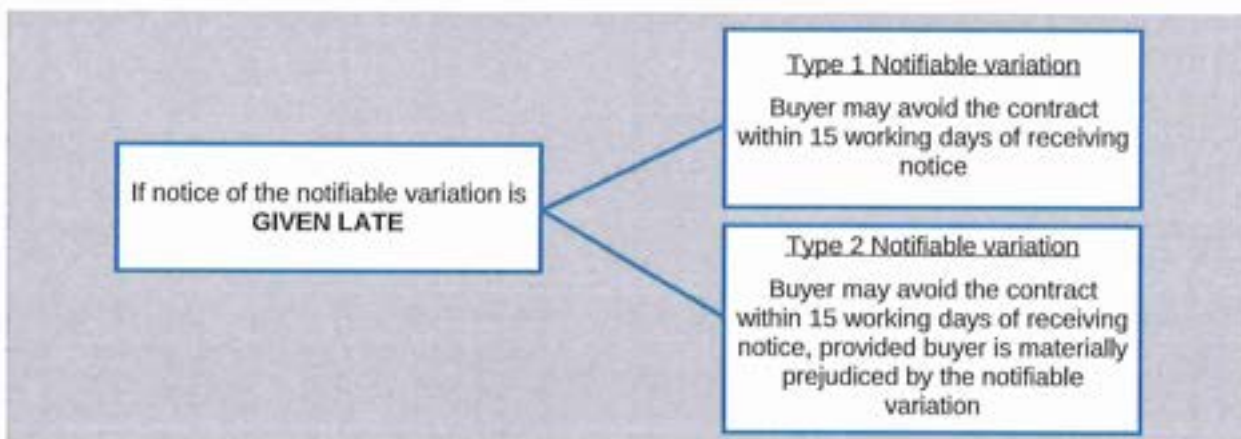
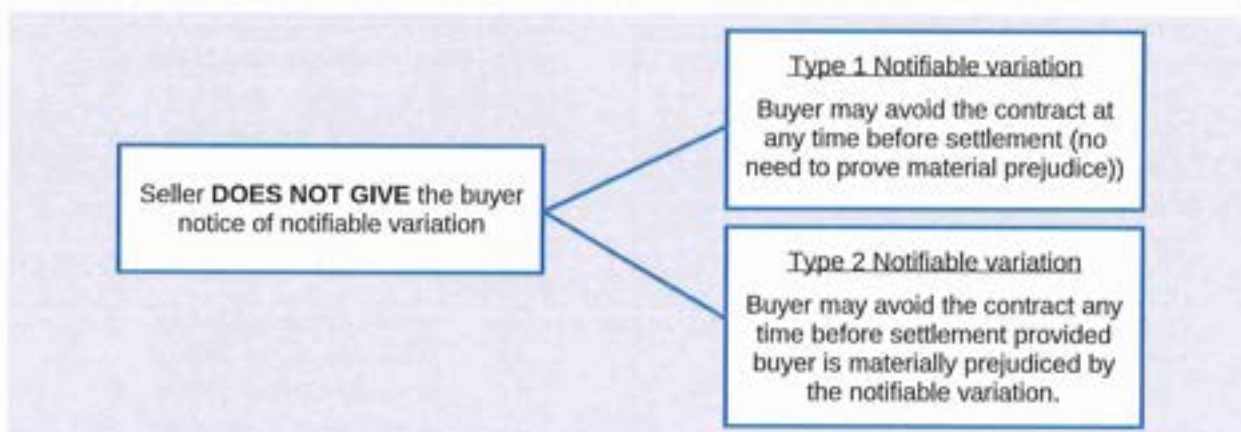
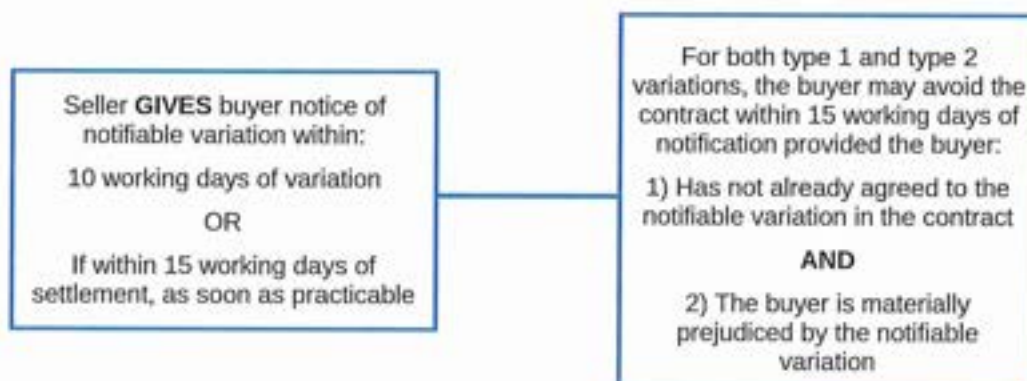
| <b>Type 1 Notifiable Variation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Type 2 Notifiable Variation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Anything relating to a proposal for the termination of the strata titles scheme is served on the seller by the strata company.</li> <li>• Any other event classified by the regulations as a type 1 notifiable variation.</li> </ul> | <ul style="list-style-type: none"> <li>• 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).</li> <li>• 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).</li> <li>• The strata company or a scheme developer-                         <ul style="list-style-type: none"> <li>(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</li> <li>(ii) varies an existing contract of that kind in a way that is likely to affect the rights of the buyer</li> </ul> </li> <li>• The current/proposed scheme by-laws are modified.</li> <li>• A lease, licence, right or privilege over the common property in the strata titles scheme is granted or varied.</li> <li>• Any other event classified by the regulations as a type 2 notifiable variation.</li> </ul> |

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 \_\_\_\_\_

Telephone/mobile \_\_\_\_\_ Email \_\_\_\_\_

Name [REDACTED]

Address \_\_\_\_\_

Telephone/mobile \_\_\_\_\_ Email \_\_\_\_\_

#### Scheme Information

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

##### Scheme Details

Scheme name Central Park - Albany

Name of the strata company Owners of Survey Strata Plan 49422

Address for service of the strata company (taken from scheme notice) 69 Stead Road, Centennial Park WA 6330

Name of Strata Manager Selena Taylor - Merrifield Real Estate

Address of Strata Manager 258 York Street, Albany WA 6330

Telephone/Mobile (08) 9841 4022 / 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 17, 69 Stead Road, Centennial Park WA 6330

Lot 17 on scheme plan no. 49422

(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:                                                                                                                                         | \$2,200.00             |    |                                                             |
| Reserve fund:                                                                                                                                                | \$100.00               |    |                                                             |
| Other levy (attach details)                                                                                                                                  |                        |    |                                                             |
| <input checked="" type="checkbox"/> Actual <input type="checkbox"/> Estimated total contribution for the lot                                                 | \$ 2,300.00            |    |                                                             |
| Payable <input type="checkbox"/> annually <input type="checkbox"/> bi-annually <input checked="" type="checkbox"/> quarterly <input type="checkbox"/> other: |                        |    |                                                             |
| Due dates                                                                                                                                                    | \$575.00 on 01/07/2026 |    | \$575.00 on 01/10/2026                                      |
|                                                                                                                                                              | \$575.00 on 01/01/2027 |    | \$575.00 on 01/04/2027                                      |

### 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

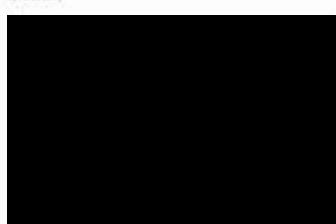
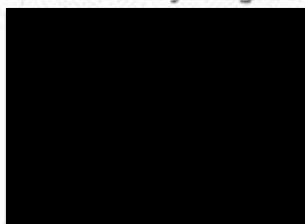
The statements by the seller and buyer relate to the following precontractual disclosures:

- **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 / ☒ We<sup>1</sup>, 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 / ☐ We<sup>1</sup>, the buyer/s, acknowledge that ☐ I / ☐ we<sup>1</sup> received Part A and Part B of the required precontractual disclosures before ☐ I / ☐ We<sup>1</sup> signed the contract of sale.

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

Signature

Name

Date

Signature

Name

Date

<sup>1</sup> Select one.

| SURVEY-STRATA PLAN<br>49422                                                                                                                                                                                                                                                                                                                                                             |  | EASEMENT BENEFIT CREATED UNDER SECTION 136C TLA<br>FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE<br>DEPOSITED PLAN 49843                                                                                                                                                                                             |  | VER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | AMENDMENT | AUTHORISED BY                                                                                 | DATE |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------|------|--|
| <p><b>SURVEYORS CERTIFICATE - Reg. No.</b><br/><b>A.W. CALDWELL</b></p> <p><small>I hereby certify that this plan is accurate and is a correct representation of the survey made by me or under my supervision in accordance with the provisions of the Survey Act 1968 and the Survey Regulations 1970.</small></p> <p><b>REGISTERED SURVEYOR</b> 2007/03/24 164212-NSWSP<br/>DATE</p> |  | <p><b>PLAN OF</b><br/><b>LOT 202 ON DP 49843</b></p> <p><b>CERT. OF TITLE</b> VOL. 2626 FOL. 283</p> <p><b>LOCAL GOVERNMENT</b> CITY OF ALBANY</p> <p><b>INDEX PLAN</b> BK26 (2) 11/05</p> <p><b>FIELD BOOK NUMBER</b> 101888</p> <p><b>SCALE</b> 1:500</p> <p><b>NAME OF SCHEME</b> CENTRAL PARK - ALBANY</p> |  | <p><b>ADDRESS OF PARCEL</b><br/>59 STEAD ROAD<br/>CENTENNIAL PARK WA 6330</p> <p><b>MANAGEMENT STATEMENT</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p><b>LOADED</b> 22-Aug-07</p> <p><b>IN ORDER FOR DEALINGS</b> 81283.00</p> <p><b>INSTRUMENT</b> 2776886</p> <p><b>RECEIVED</b> 14/10/07</p> <p><b>REGISTERED</b> 14/10/07</p> <p><b>WESTERN AUSTRALIAN PLANNING COMMISSION</b><br/>K.A. 2007/03/24 164212-NSWSP<br/>DATE</p> <p><b>Corrections of Errors or Rectifications of Errors</b><br/>K.A. 2007/03/24 164212-NSWSP<br/>DATE</p> <p><b>Corrections of Errors or Rectifications of Errors</b><br/>K.A. 2007/03/24 164212-NSWSP<br/>DATE</p> |           | <p><b>Landgate</b><br/>Payment Number: 114 Serpentine Road, Albany</p> <p><b>Landgate</b></p> |      |  |

**STEAD ROAD**

**CP20** 1102m<sup>2</sup>

**CP21** 685m<sup>2</sup>

**LOT 17** 175m<sup>2</sup>

**LOT 18** 185m<sup>2</sup>

**LOT 19** 253m<sup>2</sup>

**LOT 1** 253m<sup>2</sup>

**LOT 2** 186m<sup>2</sup>

**LOT 3** 186m<sup>2</sup>

**LOT 4** 186m<sup>2</sup>

**LOT 5** 186m<sup>2</sup>

**LOT 6** 186m<sup>2</sup>

**LOT 7** 246m<sup>2</sup>

**LOT 8** 277m<sup>2</sup>

**LOT 9** 386m<sup>2</sup>

**LOT 10** 386m<sup>2</sup>

**LOT 11** 253m<sup>2</sup>

**LOT 12** 228m<sup>2</sup>

**LOT 13** 187m<sup>2</sup>

**LOT 14** 187m<sup>2</sup>

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**LOT 414** 253m<sup>2</sup>

**LOT 415** 253m<sup>2</sup>

**LOT 416** 253m<sup>2</sup>

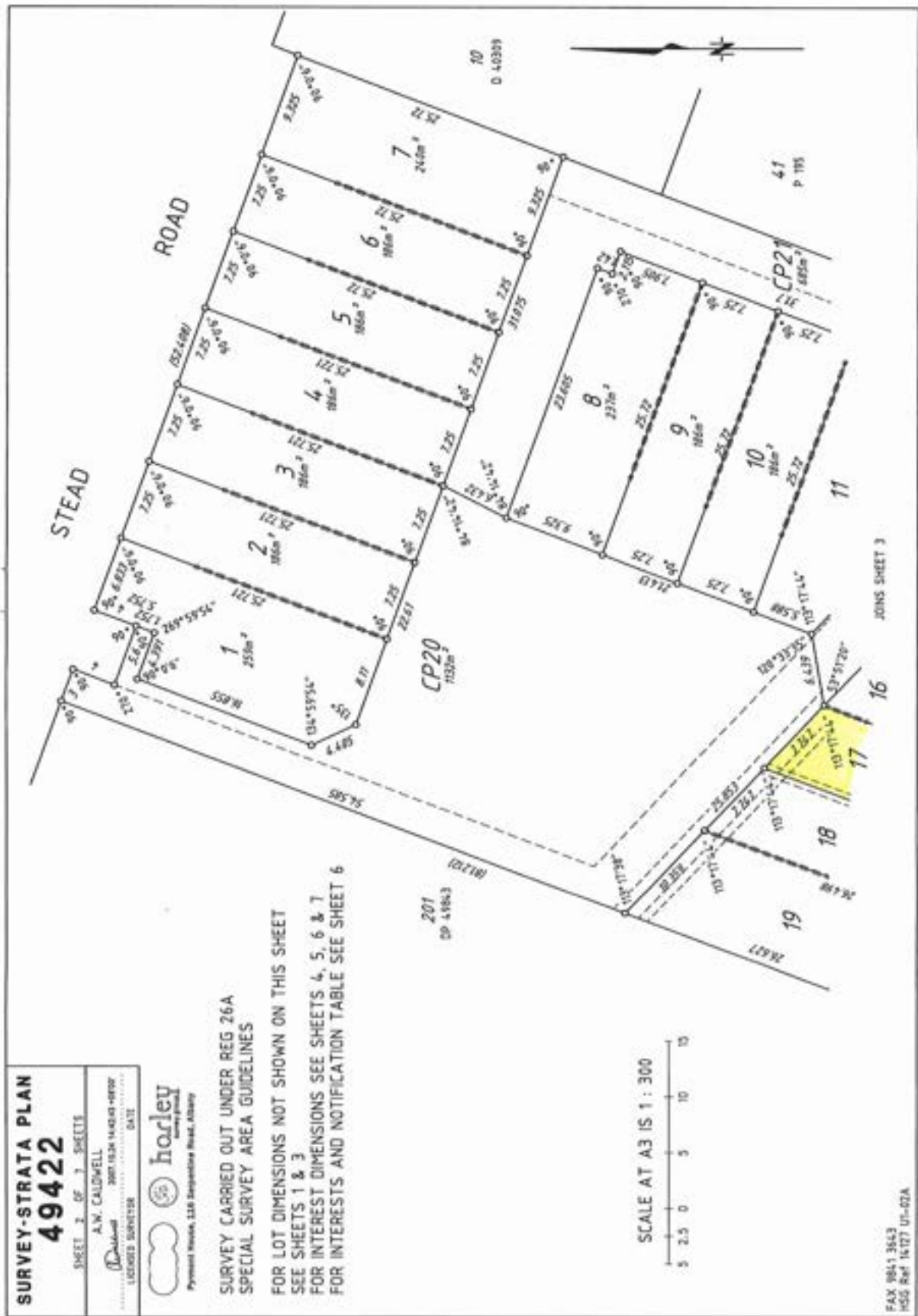
**LOT 417** 253m<sup>2</sup>

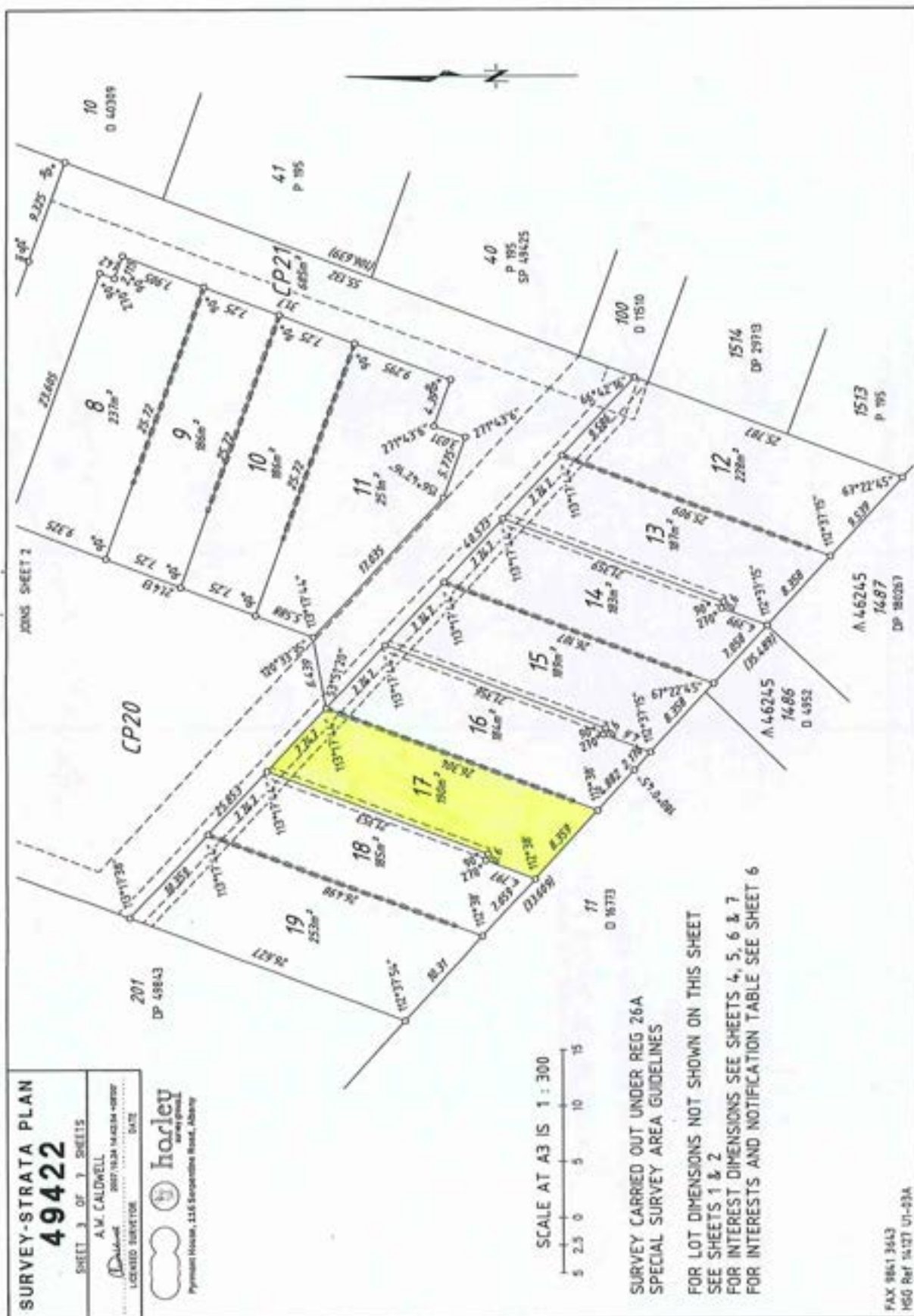
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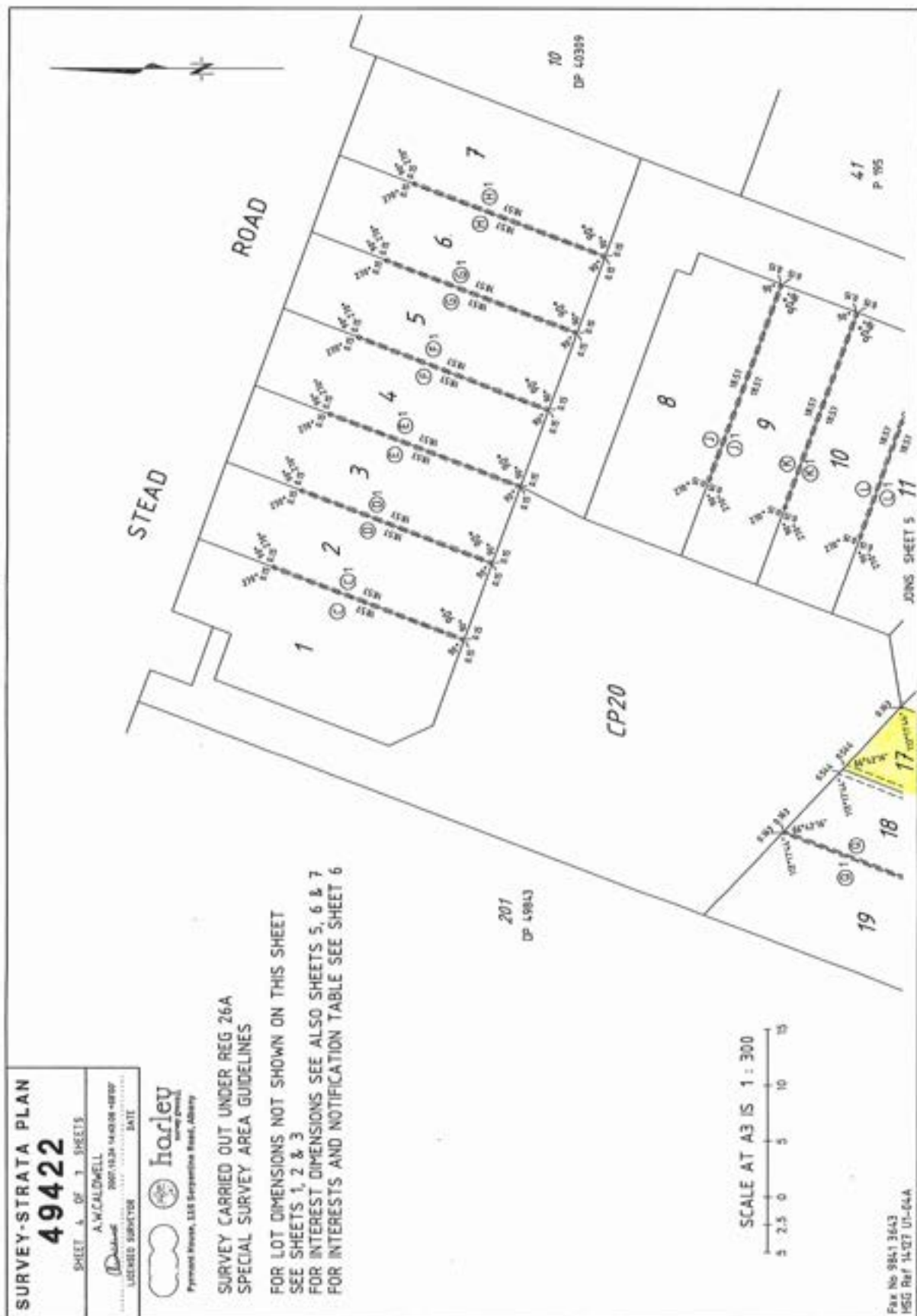
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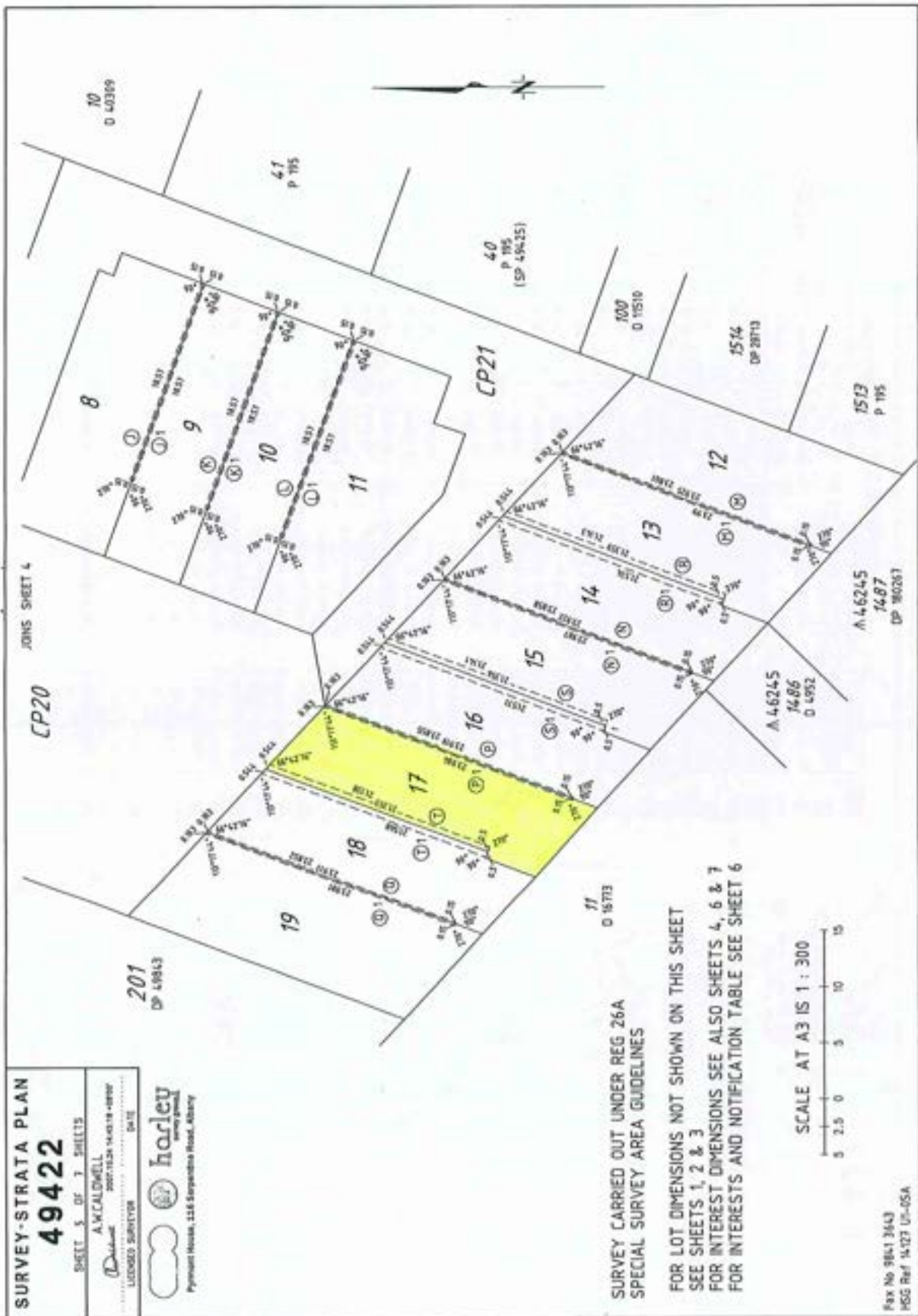
**LOT 420** 253m<sup>2</sup>

**LOT 421</**



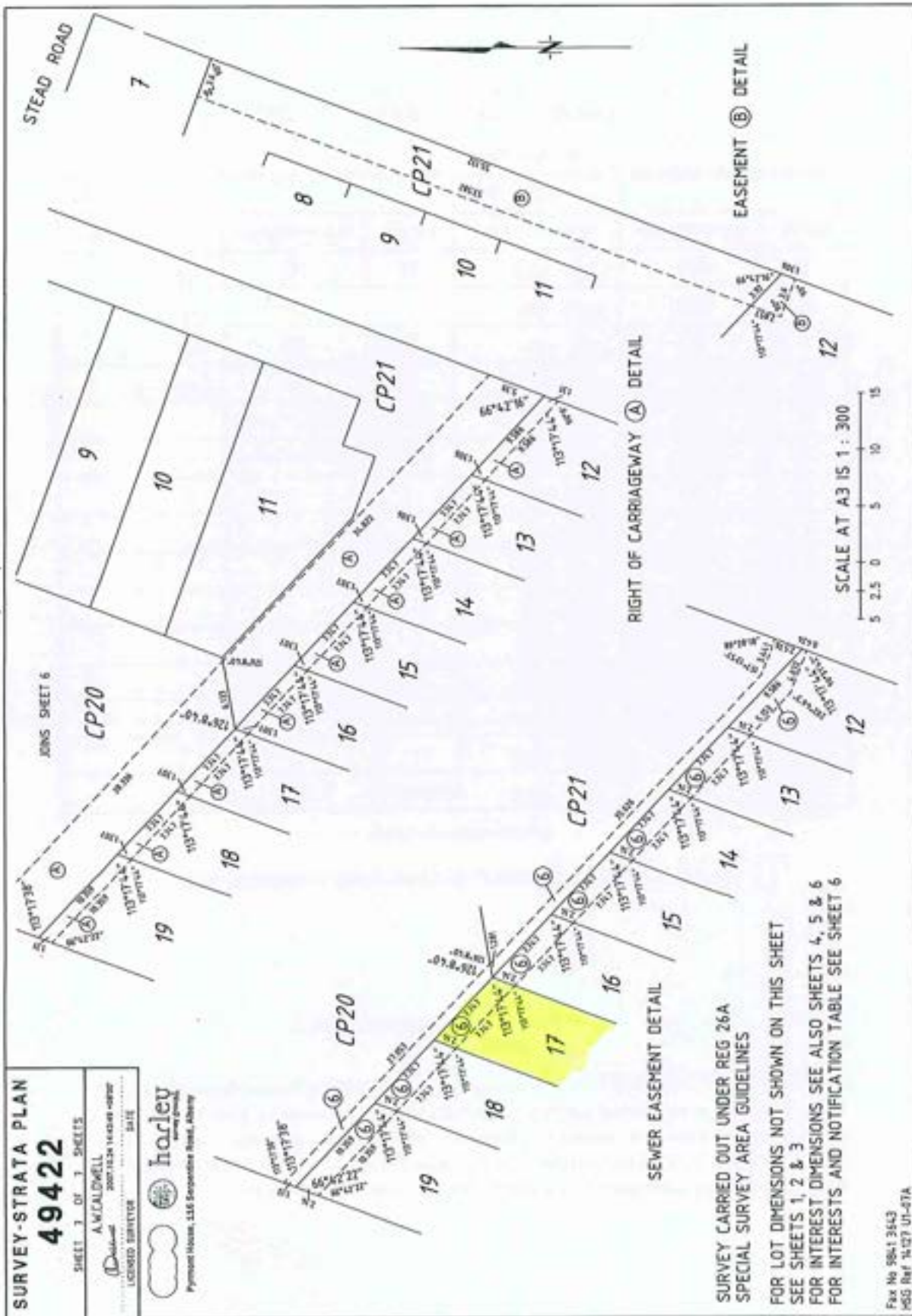








| SUBJECT | PURPOSE             | STATUTORY REFERENCE               | ORIGIN                | LAND BURDENED           | BENEFIT TO        | COMMENTS                                                     |
|---------|---------------------|-----------------------------------|-----------------------|-------------------------|-------------------|--------------------------------------------------------------|
| ⑥       | EASEMENT (BENEFIT)  | RES 6, SEC 21A OF THE TP & D, ACT | DP 48643              | LOTS 12-18, DP20 & DP21 | WATER CORPORATION | LOT 18 ON SPURRAL<br>LOT 183 ON PWD AND<br>LOT 184 ON DP2010 |
| ⑦       | RIGHT OF EASEMENT   | SEC 19AC OF THE TLA               | DP 48643 AND DP 52786 | LOTS 12-18, DP20 & DP21 | CITY OF ALBANY    |                                                              |
| ⑧       | EASEMENT            |                                   | DP 48643 AND DP 52786 | LOT 12 & DP20           |                   |                                                              |
| ①       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 1                   | LOT 2             |                                                              |
| ②       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 2                   | LOT 1             |                                                              |
| ③       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 2                   | LOT 3             |                                                              |
| ④       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 3                   | LOT 2             |                                                              |
| ⑤       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 3                   | LOT 4             |                                                              |
| ⑥       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 4                   | LOT 3             |                                                              |
| ⑦       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 4                   | LOT 5             |                                                              |
| ⑧       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 5                   | LOT 4             |                                                              |
| ⑨       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 5                   | LOT 6             |                                                              |
| ⑩       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 6                   | LOT 5             |                                                              |
| ⑪       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 6                   | LOT 7             |                                                              |
| ⑫       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 7                   | LOT 6             |                                                              |
| ⑬       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 7                   | LOT 8             |                                                              |
| ⑭       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 8                   | LOT 7             |                                                              |
| ⑮       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 8                   | LOT 9             |                                                              |
| ⑯       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 9                   | LOT 8             |                                                              |
| ⑰       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 9                   | LOT 10            |                                                              |
| ⑱       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 10                  | LOT 9             |                                                              |
| ⑲       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 10                  | LOT 11            |                                                              |
| ⑳       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 11                  | LOT 10            |                                                              |
| ㉑       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 11                  | LOT 12            |                                                              |
| ㉒       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 12                  | LOT 11            |                                                              |
| ㉓       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 12                  | LOT 13            |                                                              |
| ㉔       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 13                  | LOT 12            |                                                              |
| ㉕       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 13                  | LOT 14            |                                                              |
| ㉖       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 14                  | LOT 13            |                                                              |
| ㉗       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 14                  | LOT 15            |                                                              |
| ㉘       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 15                  | LOT 14            |                                                              |
| ㉙       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 15                  | LOT 16            |                                                              |
| ㉚       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 16                  | LOT 15            |                                                              |
| ㉛       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 16                  | LOT 17            |                                                              |
| ㉜       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 17                  | LOT 16            |                                                              |
| ㉝       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 17                  | LOT 18            |                                                              |
| ㉞       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 18                  | LOT 17            |                                                              |
| ㉟       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 18                  | LOT 19            |                                                              |
| ㊱       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 19                  | LOT 18            |                                                              |
| ㊲       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 19                  | LOT 20            |                                                              |
| ㊳       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 20                  | LOT 19            |                                                              |
| ㊴       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 20                  | LOT 21            |                                                              |
| ㊵       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 21                  | LOT 20            |                                                              |
| ㊶       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 21                  | LOT 22            |                                                              |
| ㊷       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 22                  | LOT 21            |                                                              |
| ㊸       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 22                  | LOT 23            |                                                              |
| ㊹       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 23                  | LOT 22            |                                                              |
| ㊺       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 23                  | LOT 24            |                                                              |
| ㊻       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 24                  | LOT 23            |                                                              |
| ㊼       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 24                  | LOT 25            |                                                              |
| ㊽       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 25                  | LOT 24            |                                                              |
| ㊾       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 25                  | LOT 26            |                                                              |
| ㊿       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 26                  | LOT 25            |                                                              |
| 1       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 26                  | LOT 27            |                                                              |
| 2       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 27                  | LOT 26            |                                                              |
| 3       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 27                  | LOT 28            |                                                              |
| 4       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 28                  | LOT 27            |                                                              |
| 5       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 28                  | LOT 29            |                                                              |
| 6       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 29                  | LOT 28            |                                                              |
| 7       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 29                  | LOT 30            |                                                              |
| 8       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 30                  | LOT 29            |                                                              |
| 9       | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 30                  | LOT 31            |                                                              |
| 10      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 31                  | LOT 30            |                                                              |
| 11      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 31                  | LOT 32            |                                                              |
| 12      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 32                  | LOT 31            |                                                              |
| 13      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 32                  | LOT 33            |                                                              |
| 14      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 33                  | LOT 32            |                                                              |
| 15      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 33                  | LOT 34            |                                                              |
| 16      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 34                  | LOT 33            |                                                              |
| 17      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 34                  | LOT 35            |                                                              |
| 18      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 35                  | LOT 34            |                                                              |
| 19      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 35                  | LOT 36            |                                                              |
| 20      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 36                  | LOT 35            |                                                              |
| 21      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 36                  | LOT 37            |                                                              |
| 22      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 37                  | LOT 36            |                                                              |
| 23      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 37                  | LOT 38            |                                                              |
| 24      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 38                  | LOT 37            |                                                              |
| 25      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 38                  | LOT 39            |                                                              |
| 26      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 39                  | LOT 38            |                                                              |
| 27      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 39                  | LOT 40            |                                                              |
| 28      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 40                  | LOT 39            |                                                              |
| 29      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 40                  | LOT 41            |                                                              |
| 30      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 41                  | LOT 40            |                                                              |
| 31      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 41                  | LOT 42            |                                                              |
| 32      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 42                  | LOT 41            |                                                              |
| 33      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 42                  | LOT 43            |                                                              |
| 34      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 43                  | LOT 42            |                                                              |
| 35      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 43                  | LOT 44            |                                                              |
| 36      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 44                  | LOT 43            |                                                              |
| 37      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 44                  | LOT 45            |                                                              |
| 38      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 45                  | LOT 44            |                                                              |
| 39      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 45                  | LOT 46            |                                                              |
| 40      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 46                  | LOT 45            |                                                              |
| 41      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 46                  | LOT 47            |                                                              |
| 42      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 47                  | LOT 46            |                                                              |
| 43      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 47                  | LOT 48            |                                                              |
| 44      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 48                  | LOT 47            |                                                              |
| 45      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 48                  | LOT 49            |                                                              |
| 46      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 49                  | LOT 48            |                                                              |
| 47      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 49                  | LOT 50            |                                                              |
| 48      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 50                  | LOT 49            |                                                              |
| 49      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 50                  | LOT 51            |                                                              |
| 50      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 51                  | LOT 50            |                                                              |
| 51      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 51                  | LOT 52            |                                                              |
| 52      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 52                  | LOT 51            |                                                              |
| 53      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 52                  | LOT 53            |                                                              |
| 54      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 53                  | LOT 52            |                                                              |
| 55      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 53                  | LOT 54            |                                                              |
| 56      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 54                  | LOT 53            |                                                              |
| 57      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 54                  | LOT 55            |                                                              |
| 58      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 55                  | LOT 54            |                                                              |
| 59      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 55                  | LOT 56            |                                                              |
| 60      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 56                  | LOT 55            |                                                              |
| 61      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 56                  | LOT 57            |                                                              |
| 62      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 57                  | LOT 56            |                                                              |
| 63      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 57                  | LOT 58            |                                                              |
| 64      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 58                  | LOT 57            |                                                              |
| 65      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 58                  | LOT 59            |                                                              |
| 66      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 59                  | LOT 58            |                                                              |
| 67      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 59                  | LOT 60            |                                                              |
| 68      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 60                  | LOT 59            |                                                              |
| 69      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 60                  | LOT 61            |                                                              |
| 70      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 61                  | LOT 60            |                                                              |
| 71      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 61                  | LOT 62            |                                                              |
| 72      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 62                  | LOT 61            |                                                              |
| 73      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 62                  | LOT 63            |                                                              |
| 74      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 63                  | LOT 62            |                                                              |
| 75      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 63                  | LOT 64            |                                                              |
| 76      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 64                  | LOT 63            |                                                              |
| 77      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 64                  | LOT 65            |                                                              |
| 78      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 65                  | LOT 64            |                                                              |
| 79      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 65                  | LOT 66            |                                                              |
| 80      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 66                  | LOT 65            |                                                              |
| 81      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 66                  | LOT 67            |                                                              |
| 82      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 67                  | LOT 66            |                                                              |
| 83      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 67                  | LOT 68            |                                                              |
| 84      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 68                  | LOT 67            |                                                              |
| 85      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 68                  | LOT 69            |                                                              |
| 86      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 69                  | LOT 68            |                                                              |
| 87      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 69                  | LOT 70            |                                                              |
| 88      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 70                  | LOT 69            |                                                              |
| 89      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 70                  | LOT 71            |                                                              |
| 90      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 71                  | LOT 70            |                                                              |
| 91      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 71                  | LOT 72            |                                                              |
| 92      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 72                  | LOT 71            |                                                              |
| 93      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 72                  | LOT 73            |                                                              |
| 94      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 73                  | LOT 72            |                                                              |
| 95      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 73                  | LOT 74            |                                                              |
| 96      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 74                  | LOT 73            |                                                              |
| 97      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 74                  | LOT 75            |                                                              |
| 98      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 75                  | LOT 74            |                                                              |
| 99      | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 75                  | LOT 76            |                                                              |
| 100     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 76                  | LOT 75            |                                                              |
| 101     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 76                  | LOT 77            |                                                              |
| 102     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 77                  | LOT 76            |                                                              |
| 103     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 77                  | LOT 78            |                                                              |
| 104     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 78                  | LOT 77            |                                                              |
| 105     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 78                  | LOT 79            |                                                              |
| 106     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 79                  | LOT 78            |                                                              |
| 107     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 79                  | LOT 80            |                                                              |
| 108     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 80                  | LOT 79            |                                                              |
| 109     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 80                  | LOT 81            |                                                              |
| 110     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 81                  | LOT 80            |                                                              |
| 111     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 81                  | LOT 82            |                                                              |
| 112     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 82                  | LOT 81            |                                                              |
| 113     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 82                  | LOT 83            |                                                              |
| 114     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 83                  | LOT 82            |                                                              |
| 115     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 83                  | LOT 84            |                                                              |
| 116     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 84                  | LOT 83            |                                                              |
| 117     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 84                  | LOT 85            |                                                              |
| 118     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 85                  | LOT 84            |                                                              |
| 119     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 85                  | LOT 86            |                                                              |
| 120     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 86                  | LOT 85            |                                                              |
| 121     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 86                  | LOT 87            |                                                              |
| 122     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 87                  | LOT 86            |                                                              |
| 123     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 87                  | LOT 88            |                                                              |
| 124     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 88                  | LOT 87            |                                                              |
| 125     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 88                  | LOT 89            |                                                              |
| 126     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 89                  | LOT 88            |                                                              |
| 127     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 89                  | LOT 90            |                                                              |
| 128     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 90                  | LOT 89            |                                                              |
| 129     | PARTY WALL EASEMENT | RES 140 OF THE S.T.E.A.           | THIS PLAN             | LOT 90                  | LOT 91            |                                                              |
| 130     | PARTY WALL EASEMENT | RES 140 OF THE S                  |                       |                         |                   |                                                              |



## FORM 3

| SURVEY-STRATA PLAN No. 49422 |                  |                     |      |                              |                  |                     |      |
|------------------------------|------------------|---------------------|------|------------------------------|------------------|---------------------|------|
| Schedule of Unit Entitlement |                  | Office Use Only     |      | Schedule of Unit Entitlement |                  | Office Use Only     |      |
|                              |                  | Current Cs of Title |      |                              |                  | Current Cs of Title |      |
| Lot No,                      | Unit Entitlement | Vol.                | Fol. | Lot No,                      | Unit Entitlement | Vol.                | Fol. |
| 1                            | 60               | 2681-179            |      | 16                           | 50               | 2681-194            |      |
| 2                            | 50               | 2681-180            |      | 17                           | 50               | 2681-195            |      |
| 3                            | 50               | 2681-181            |      | 18                           | 50               | 2681-196            |      |
| 4                            | 50               | 2681-182            |      | 19                           | 59               | 2681-197            |      |
| 5                            | 50               | 2681-183            |      | CP20                         | Common Property  |                     |      |
| 6                            | 50               | 2681-184            |      | CP21                         | Common Property  |                     |      |
| 7                            | 58               | 2681-185            |      |                              |                  |                     |      |
| 8                            | 58               | 2681-186            |      |                              |                  |                     |      |
| 9                            | 50               | 2681-187            |      |                              |                  |                     |      |
| 10                           | 50               | 2681-188            |      |                              |                  |                     |      |
| 11                           | 59               | 2681-189            |      |                              |                  |                     |      |
| 12                           | 56               | 2681-190            |      |                              |                  |                     |      |
| 13                           | 50               | 2681-191            |      |                              |                  |                     |      |
| 14                           | 50               | 2681-192            |      |                              |                  |                     |      |
| 15                           | 50               | 2681-193            |      | Aggregate                    | 1,000            |                     |      |

## DESCRIPTION OF PARCEL

Parcel: Lot 202 on DP49843 - 69 Stead Road, Centennial Park

CERTIFICATE OF LICENSED VALUER  
SURVEY-STRATA

I, **GRANT RICHARD SOLOMON**, being a Licensed Valuer licensed under the Land Valuers Licensing Act 1978 certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 14 (2a) of the Strata Titles Act 1985) of that lot bears to the aggregate value of all the lots delineated on the plan.

06-Dec-2007

Date

  
Signed

## FORM 8

| ANNEXURE 'B' OF SURVEY-STRATA PLAN No. 49422 |         | SCHEDULE OF ENCUMBRANCES ETC.                                                                                                                                                        |                                  |              |        | REGISTRAR OF TITLES |                                  |      |  |
|----------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------|--------|---------------------|----------------------------------|------|--|
| Instrument                                   |         | Register'd                                                                                                                                                                           | Signature of Registrar of Titles | Cancellation |        |                     | Signature of Registrar of Titles |      |  |
| Nature                                       | Number  |                                                                                                                                                                                      |                                  | Nature       | Number | Register'd          |                                  | Time |  |
| Easement                                     | E460206 | EASEMENT BURDEN created under Section 136C TLA for right of carriageway purposes - see Deposited Plan 49843                                                                          |                                  |              |        |                     |                                  |      |  |
|                                              |         | Easement to the Town of Albany - See Survey Strata Plan 49422                                                                                                                        | 4.10.90                          | TS Roberts   |        |                     |                                  |      |  |
| Surrender                                    | K456298 | Easement E460206 is partially surrendered as to the portion delineated on Deposited Plan 52709 only.                                                                                 | 24.12.07                         | TS Roberts   |        |                     |                                  |      |  |
|                                              |         | Easement Burden created under Section 27A of the T. P. & D Act to water Corporation for sewerage purposes - See Survey Strata Plan 49422                                             |                                  | TS Roberts   |        |                     |                                  |      |  |
| Application                                  | K424403 | Easement created under section 136C for right of carriageway purposes is partially discharged under section 1363 of the TLA as to the portion comprised in Deposited Plan 52710 only | 26.11.07                         | TS Roberts   |        |                     |                                  |      |  |
| Statement                                    | K477349 | Management Statement                                                                                                                                                                 | 16.1.08                          | TS Roberts   |        |                     |                                  |      |  |
| NOTIFICATION                                 | M782994 | NOTIFICATION OF CHANGE OF BY-LAWS                                                                                                                                                    | 1.10.2014                        | TS Roberts   |        |                     |                                  |      |  |
|                                              |         | SEE RECORD OF STRATA TITLES SCHEME FOR FURTHER ENDORSEMENTS                                                                                                                          |                                  |              |        |                     |                                  |      |  |
|                                              |         |                                                                                                                                                                                      |                                  |              |        |                     |                                  |      |  |
|                                              |         |                                                                                                                                                                                      |                                  |              |        |                     |                                  |      |  |
|                                              |         |                                                                                                                                                                                      |                                  |              |        |                     |                                  |      |  |

Note: Entries may be affected by subsequent endorsements.



[illegible]

## Survey Strata Plan 49422

| Lot | Certificate of Title | Lot Status | Part Lot |
|-----|----------------------|------------|----------|
| 1   | 2681/179             | Registered |          |
| 2   | 2681/180             | Registered |          |
| 3   | 2681/181             | Registered |          |
| 4   | 2681/182             | Registered |          |
| 5   | 2681/183             | Registered |          |
| 6   | 2681/184             | Registered |          |
| 7   | 2681/185             | Registered |          |
| 8   | 2681/186             | Registered |          |
| 9   | 2681/187             | Registered |          |
| 10  | 2681/188             | Registered |          |
| 11  | 2681/189             | Registered |          |
| 12  | 2681/190             | Registered |          |
| 13  | 2681/191             | Registered |          |
| 14  | 2681/192             | Registered |          |
| 15  | 2681/193             | Registered |          |
| 16  | 2681/194             | Registered |          |
| 17  | 2681/195             | Registered |          |
| 18  | 2681/196             | Registered |          |
| 19  | 2681/197             | Registered |          |
| 20  | N/A                  | Registered |          |
| 21  | N/A                  | Registered |          |





Approved Form 2023-38056  
Effective for use from: 15/06/2023

S8

## Scheme By-laws

*Strata Titles Act 1985 (STA)*

Part 4 Division 4

Scheme Number: 49422

### Part 1 – Applicant

(a) For existing schemes:

The Owners of Central Park – Albany, Survey-Strata Scheme 49422 (strata company); or

(b) For new schemes:

The owner(s)<sup>2</sup> \_\_\_\_\_ of land the subject of the plan described as<sup>3</sup>

### Part 2 – Select Option

☐ Option 1 – Voluntary Consolidation<sup>4</sup>

[This option is to be selected by schemes registered prior to 1/5/2020 that choose to lodge a consolidated set of by-laws updated solely to take account of changes to by-laws made by *Strata Titles Act 1985* Schedule 5 clause 4]

In compliance with the *Strata Titles Act 1985* section 56 and Schedule 5 clause 4 and the *Strata Titles (General) Regulations 2019* regulation 180(2), the Applicant applies to the Registrar of Titles for registration of an amendment to the strata titles scheme by registration of a consolidated set of scheme by-laws at Part 4.

☐ Option 2 – New Scheme

[This option is to be selected if this form is being lodged together with the Application to register strata titles scheme and the governance by-laws in Schedule 1 and conduct by-laws in Schedule 2 of the *Strata Titles Act 1985* are being added to, amended or repealed.]

The Applicant applies to the Registrar of Titles to have the consolidated set of scheme by-laws as set out in Part 4 registered with the Application to register strata titles scheme in respect of the above land.

☒ Option 3 – Application to Amend

[This option is to be selected by schemes registered under the *Strata Titles Act 1985* that are making additions, amendments or repeals to the existing scheme by-laws.]

<sup>1</sup> To be completed as "[scheme name + scheme type + scheme number]" under s.14(2) of the Act, e.g. Pretty Ponds Survey-Strata Scheme 12345.

<sup>2</sup> Insert the full name(s) of the owners of land the subject of the plan as shown on the certificate of title.

<sup>3</sup> Insert the description of parcel, e.g. Lot 1 on Deposited Plan 12345.

<sup>4</sup> No resolution is required for by-law changes set out in the *Strata Titles Act 1985* Schedule 5 clause 4 and renumbering consequential on those changes.

Version #

Page 1 of 17

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





In compliance with the *Strata Titles Act 1985* section 56 and *Strata Titles (General) Regulations 2019* regulation 56 and if *Strata Titles Act 1985* Schedule 5 clause 4 and the *Strata Titles (General) Regulations 2019* regulation 56 and 180(1) apply to the by-laws of the strata company, the Applicant applies to the Registrar of Titles for registration of an amendment to the strata titles scheme by amending the scheme by-laws at Part 3 and including a consolidated set of scheme by-laws at Part 4.

### **Part 3 – Application to Amend**

[In this part specify additions, amendments and repeals of by-laws]

The Applicant certifies that:

By resolution without dissent, the voting period for which opened on 21/05/2025 and closed on 18/06/2025 (and which must be registered within 3 months after the closing date) the  
☒ additions/ ☐ amendments/ ☐ repeal<sup>5</sup> to the Governance by-laws were made as detailed here.

#### **20. Financial year**

The financial year for the strata company is the period of 12 months ending 31 March each year.

☐ and / ☐ or<sup>5</sup>

By special resolution, the voting period for which opened on \_\_\_\_\_ and closed on \_\_\_\_\_ (and which must be registered within 3 months after the closing date) the  
☐ additions/ ☐ amendments/ ☐ repeal<sup>5</sup> to the Conduct by-laws were made as detailed here.

N/A

☐ and / ☐ or<sup>5</sup>

By ordinary resolution passed on \_\_\_\_\_ a by-law specifying a period of 12 months ending on a different date to 30 June was made as detailed here and taken to be a governance by-law in accordance with *Strata Titles (General) Regulations 2019* regulation 175(4).

N/A

<sup>5</sup> Select one.  
Version #





#### **Part 4 – Consolidated set of by-laws**

[In this part provide the full text of the current set of scheme by-laws for the scheme classified as governance or conduct and with the relevant by-law number]

The strata company certifies that the consolidated set of by-laws set out below is the current full set of by-laws for the scheme with the scheme number specified on page 1.

#### **Governance by-laws**

##### **1. Duties of proprietor, occupiers etc.**

###### **(1) A proprietor shall —**

- (a) forthwith carry out all work that may be ordered by any competent public authority or local government in respect of his 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 his lot;
- (b) repair and maintain his lot, and keep it in a state of good repair, reasonable wear and tear, and damage by fire, storm, tempest or act of God excepted.

###### **(1a) A proprietor shall —**

- (a) notify the strata company forthwith upon any change of ownership, including in the notice an address of the proprietor for service of notices and other documents under this Act; and
- (b) if required in writing by the strata company, notify the strata company of any mortgage or other dealing in connection with his lot, including in the case of a lease of a lot, the name of the lessee and the term of the lease.

###### **(2) [reclassified]**

##### **2. [Reclassified]**

##### **3. Power of strata company regarding submeters**

- (1) Where the supply of gas or electricity to a lot is regulated by means of a submeter, the strata company may require the proprietor or other occupier of the lot to pay the strata company by way of security for the payment of charges arising through the submeter an amount not exceeding \$200 and, if any amount so paid is applied by the strata company under sub-by-law (2), 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 shall lodge every sum received under this by-law to the credit of an interest-bearing account with an ADI (authorised deposit-taking institution) as defined in section 5 of the Banking Act 1959 of the Commonwealth and all interest accruing in respect of amounts so received shall, subject to this by-law, be held on trust for the proprietor or occupier who made the payment.
- (3) If the proprietor or other occupier of a lot in respect of which a submeter is used for the supply of gas or electricity refuses or fails to pay any charges due for the supply of gas or electricity to that lot, the strata company may apply in payment of those charges all, or such part as is necessary, of any amount paid to the strata company by that proprietor or occupier under this by-law, including any interest that may have accrued in respect of that amount.
- (4) Where a person who has paid an amount under this by-law to a strata company satisfies the strata company that he is no longer the proprietor or occupier of a lot and that the strata company no longer has any liability or contingent liability for the supply of gas or electricity to that lot during the period when that person was a proprietor or occupier of the lot, the strata company shall refund to that person the amount then held on his behalf under this by-law.





#### 4. Constitution of council

- (1) The powers and duties of the strata company shall, subject to any restriction imposed or direction given at a general meeting, be exercised and performed by the council of the strata company and a meeting of the council at which a quorum is present shall be competent to exercise all or any of the authorities, functions or powers of the council.
- (2) Until the first annual general meeting of the strata company, the proprietors of all the lots shall constitute the council.
- (3) Where there are not more than 3 proprietors the council shall consist of all proprietors and where there are more than 3 proprietors the council shall consist of not less than 3 nor more than 7 proprietors as is determined by the strata company.
- (4) Where there are more than 3 proprietors the members of the council shall be elected at each annual general meeting of the strata company or, if the number of proprietors increases to more than 3, at an extraordinary general meeting convened for the purpose.
- (5) *[deleted]*.
- (6) If there are co-proprietors of a lot, one only of the co-proprietors shall be eligible to be, or to be elected to be, a member of the council and the co-proprietor who is so eligible shall be nominated by his co-proprietors, but, if the co-proprietors fail to agree on a nominee, the co-proprietor who owns the largest share of the lot shall be the nominee or if there is no co-proprietor who owns the largest share of the lot, the co-proprietor whose name appears first in the certificate of title for the lot shall be the nominee.
- (7) *[deleted]*
- (8) Except where the council consists of all the proprietors, the strata company may by special resolution remove any member of the council before the expiration of his term of office.
- (9) A member of the council vacates his office as a member of the council —
  - (a) if he dies or ceases to be a proprietor or a co-proprietor of a lot; or
  - (b) upon receipt by the strata company of notice in writing of his resignation from the office of member; or
  - (c) at the conclusion of an annual general meeting of the strata company at which an election of members of the council takes place and at which he is not elected or re-elected; or
  - (d) in a case where he is a member of the council by reason of there being not more than 3 proprietors, upon an election of members of the council (as a result of there being an increase in the number of proprietors to more than 3) at which he is not elected; or
  - (e) where he is removed from office under sub-bylaw (8).
- (10) Any casual vacancy on the council may be filled by the remaining members of the council, except that, in a case where a casual vacancy arises because of the removal from office of a member under sub-bylaw (8), the strata company may resolve that the casual vacancy shall be filled by the strata company at a general meeting.
- (11) Except where there is only one proprietor, a quorum of the council shall be 2 where the council consists of 3 or 4 members; 3, where it consists of 5 or 6 members; and 4, where it consists of 7 members.
- (12) The continuing members of the council may act notwithstanding any vacancy in the council, but so long as the number of members is reduced below the number fixed by these by-laws as the quorum of the council, the continuing members or member of the council may act for the purpose of increasing the number of members of the council or convening a general meeting of the strata company, but for no other purpose.
- (13) All acts done in good faith by the council shall, notwithstanding that it is afterwards discovered that there was some defect in the appointment or continuance in office of any

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member of the council, be as valid as if that member had been duly appointed or had duly continued in office.

#### 5. Election of council

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

- (1) The meeting shall determine, in accordance with the requirements of by-law 4(3) the number of persons of whom the council shall consist.
- (2) The chairman shall call upon those persons present and entitled to nominate candidates to nominate candidates for election to the council.
- (3) A nomination is ineffective unless supported by the consent of the nominee to his nomination, given —
  - (a) in writing, and furnished to the chairman at the meeting; or
  - (b) orally by a nominee who is present at the meeting.
- (4) When no further nominations are forthcoming, the chairman —
  - (a) where the number of candidates equals the number of members of the council determined in accordance with the requirements of by-law 4(3), shall declare those candidates to be elected as members of the council;
  - (b) where the number of candidates exceeds the number of members of the council as so determined, shall direct that a ballot be held.
- (5) If a ballot is to be held, the chairman shall —
  - (a) announce the names of the candidates; and
  - (b) cause to be furnished to each person present and entitled to vote a blank paper in respect of each lot in respect of which he is entitled to vote for use as a ballot-paper.
- (6) A person who is entitled to vote shall complete a valid ballot-paper by —
  - (a) writing thereon the names of candidates, equal in number to the number of members of the council so that no name is repeated; and
  - (b) indicating thereon the number of each lot in respect of which his vote is cast and whether he so votes as proprietor or first mortgagee of each such lot or as proxy of the proprietor or first mortgagee; and
  - (c) signing the ballot-paper; and
  - (d) returning it to the chairman.
- (7) The chairman, or a person appointed by him, shall count the votes recorded on valid ballot-papers in favour of each candidate.
- (8) Subject to sub-by-law (9), 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 of votes shall be declared elected to the council.
- (9) Where the number of votes recorded in favour of any candidate is the lowest of the numbers of votes referred to in sub-by-law (8) and —
  - (a) that number equals the number of votes recorded in favour of any other candidate; and
  - (b) if each of those candidates were to be declared elected the number of persons elected would exceed the number of persons required to be elected,
 as between those candidates, the election shall be decided by a show of hands of those present and entitled to vote.

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**6. Chairman, secretary and treasurer of council**

- (1) The members of a council shall, at the first meeting of the council after they assume office as such members, appoint a chairman, a secretary and a treasurer of the council.
- (2) A person —
  - (a) shall not be appointed to an office referred to in sub-bylaw (1) unless he is a member of the council; and
  - (b) may be appointed to one or more of those offices.
- (3) A person appointed to an office referred to in sub-bylaw (1) shall hold office until —
  - (a) he ceases to be a member of the council; or
  - (b) receipt by the strata company of notice in writing of his resignation from that office; or
  - (c) another person is appointed by the council to hold that office,whichever first happens.
- (4) The chairman shall preside at all meetings of the council at which he is present and, if he is absent from any meeting, the members of the council present at that meeting shall appoint one of their number to preside at that meeting during the absence of the chairman.

**7. Chairman, secretary and treasurer of strata company**

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

**8. Meetings of council**

- (1) At meetings of the council, all matters shall be determined by a simple majority vote.
- (2) The council may —
  - (a) meet together for the conduct of business and adjourn and otherwise regulate its meetings as it thinks fit, but the council shall meet when any member of the council gives to the other members not less than 7 days' notice of a meeting proposed by him, specifying in the notice the reason for calling the meeting;
  - (b) employ on behalf of the strata company such agents and employees as it thinks fit in connection with the control and management of the common property and the exercise and performance of the powers and duties of the strata company;
  - (c) subject to any restriction imposed or direction given at a general meeting of the strata company, delegate to one 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 a proprietor, or an individual authorised under section 45 of the Act by a corporation which is a proprietor, to act in his place as a member of the council at any meeting of the council and any proprietor or individual so appointed shall, when so acting, be deemed to be a member of the council.
- (4) A proprietor or individual may be appointed under sub-bylaw (3) whether or not he is a member of the council.
- (5) If a person appointed under sub-bylaw (3) is a member of the council he may, at any meeting of the council, separately vote in his capacity as a member and on behalf of the member in whose place he has been appointed to act.
- (6) *[deleted]*





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## 9. Powers and duties of secretary of strata company

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

- (a) the preparation and distribution of minutes of meetings of the strata company and the submission of a motion for confirmation of the minutes of any meeting of the strata company at the next such meeting; and
- (b) the giving on behalf of the strata company and of the council of the notices required to be given under the Act; and
- (c) the supply of information on behalf of the strata company in accordance with section 43(1)(a) and (b) of the Act; and
- (d) the answering of communications addressed to the strata company; and
- (e) the calling of nominations of candidates for election as members of the council; and
- (f) subject to sections 49 and 103 of the Act the convening of meetings of the strata company and of the council.

## 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 proprietors of any contributions levied pursuant to the Act; 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 section 43 of the Act; and
- (d) the keeping of the books of account referred to in section 35(1)(f) of the Act and the preparation of the statement of accounts referred to in section 35(1)(g) of the Act.

11. [Deleted]

12. [Deleted]

13. [Deleted]

14. [Deleted]

15. [Deleted]

## 16. Architectural and landscaping guidelines

- (1) The proprietor of a lot shall not construct, erect or install, or permit to be constructed or erected or installed on a lot —
  - (a) any building or building addition, without a building license issued by the City of Albany;
  - (b) if required by the Act, any building or building addition without the approval of the strata company, obtained in accordance with sections 7A and 7B of the Strata Titles Act 1985;
  - (c) any building or landscaping which does not comply with the terms of any development approval issued by the City of Albany including any provisions in such a development approval as to design requirements.
- (2) The proprietors acknowledge that some services that are common to other lots may be located within, or partly within a lot and that they will not remove or interfere with these services.

17. [Reclassified]

18. [Reclassified]

19. [Reclassified]

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**20. Financial year**

The financial year for the strata company is the period of 12 months ending 31 March each year.

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### Conduct by-laws

1. *[Repealed]*
2. **Obstruction of common property**  
A proprietor, occupier, or other resident of a lot shall not obstruct lawful use of common property by any person.
3. **Damage to lawns etc. on common property**  
Except with the approval of the strata company, a proprietor, occupier, or other resident of a lot shall not —
  - (a) damage any lawn, garden, tree, shrub, plant or flower upon common property; or
  - (b) use any portion of the common property for his own purposes as a garden.
4. **Behaviour of proprietors and occupiers**  
A proprietor, occupier, or other resident of a lot shall be adequately clothed when upon common property and shall not use language or behave in a manner likely to cause offence or embarrassment to the proprietor, occupier, or other resident of another lot or to any person lawfully using common property.
5. *[Repealed]*
6. **Depositing rubbish etc. on common property**  
A proprietor, occupier, or other resident of a lot shall not deposit or throw upon that lot or any other lot or the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of another proprietor, occupier or resident or of any person lawfully using the common property.
7. **Drying of laundry items**  
A proprietor, occupier, or other resident of a lot shall not, except with the consent in writing of the strata company —
  - (a) hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the building, other than for a reasonable period on any lines provided by the strata company for the purpose; or
  - (b) display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his lot in such a way as to be visible from outside the building.
8. **Storage of inflammable liquids etc.**  
A proprietor, occupier, or other resident of a lot shall not, except with the approval in writing of the strata company, use or store upon the lot or upon the common property any inflammable chemical, liquid or gas or other inflammable material, other than chemicals, liquids, gases or other materials used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.
9. *[Repealed]*
10. *[Repealed]*
11. **Garbage disposal**  
A proprietor or occupier of a lot —
  - (a) shall maintain within his 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 the proprietor, occupier or other resident of any other lot is not adversely affected by his disposal of garbage.

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**12. Additional duties of proprietors, occupiers etc.**

A proprietor, occupier or other resident shall not —

- (a) use the lot that he owns, occupies or resides in for any purpose that may be illegal or injurious to the reputation of the building; or
- (b) make undue noise in or about any lot or common property; or
- (c) subject to section 42(15) of the Act, keep any animals on the lot that he owns, occupies or resides in or the common property after notice in that behalf given to him by the council.

**13. [Repealed]**

**14. [Repealed]**

**15. Parking on common property**

- (1) A proprietor, occupier, other resident of a lot or a visitor to a lot shall not at any time, park or stand a motor vehicle or other vehicle upon any part of common property lot 20, without the prior written consent of the strata company, except as set out in clause (2) of this by-law.
- (2) A visitor to a lot shall be permitted to park a licensed motor vehicle on the designated visitors car parking bays that are located upon common property lot 20 for a maximum of 6 hours in any 24 hour period.
- (3) A proprietor, occupier, other resident of a lot or a visitor to a lot shall not at any time park a vehicle, trailer, caravan, truck or commercial vehicle in the designated visitors car parking bays.

**16. Vehicle parking on a lot**

A proprietor, occupier or other resident shall use the garage or carport area of his, her or its lot for vehicle parking and shall, other than minor repairs and maintenance to a vehicle, not be permitted to conduct major repairs or restorations of any motor vehicle, motorcycle, trailer or other type of vehicle or boat upon any part lots, or the common property lots. Unlicensed vehicles or car wrecks are not permitted on the parcel.

**17. Speed limits of motor vehicles within the scheme**

No motor vehicle will exceed a speed limit of five (5) kilometres per hour while traveling within the parcel and it shall be the responsibility of all registered proprietors, occupiers and tenants to ensure this by-law is adhered to by all motor vehicles entering the scheme.

**18. Air conditioners**

- (1) A proprietor may only install an air conditioning unit on their lot that is of a quality and standard that contains noise abatement features that will minimise the noise from the compressors or motors.
- (2) The motorised external component of an air conditioning system must be located in a position so as not to disturb the peaceful enjoyment of the proprietors of the neighbouring lots.
- (3) The proprietor of a lot installing an air conditioner shall prior to installing an air conditioner, obtain the written consent of the abutting lot proprietors. Such consent shall not be unreasonably withheld.

**19. Maintenance of common property lot 20**

Parts of lots 12 to 19 and common property lot 20 are encumbered by an easement for a right of carriageway that benefits lot 201 on Deposited Plan 49843 and lot 1513 on Plan 195. The strata company has the benefit of a right of carriageway over part of lot 201 on Deposited Plan 49843. The maintenance of the paving and drainage shall be shared with the proprietors of the said lots 201 and 1513. These ongoing maintenance costs will be included in the annual strata company budget.

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## 20. Gardens and landscaping

A proprietor occupier or other resident of a lot shall at his, her or its costs keep the grounds within their lot to a reasonable and acceptable standard.

## 21. Peaceful enjoyment

- (1) A proprietor, occupier or other resident or visitors to a lot are advised that all reasonable efforts are to be made by them, to ensure there is no undue noise within the lots or common property.
- (2) A proprietor, occupier or other residents shall not be, permitted to make undue noise in or about any lot or common property that contravenes any regulation, by-law, or statute of the local government authority or any other government or regulating authority law.

## 22. Use of common property

A proprietor, occupier or other resident of a lot shall —

- (a) use and enjoy the common property in such a manner as not unreasonably to interfere with the use and enjoyment thereof by other proprietors, occupiers or residents, or of their visitors; and
- (b) not use the lot or permit it to be used in such manner or for such purpose as causes a nuisance to any occupier of another lot (whether a proprietor or not) or the family of such an occupier; and
- (c) take all reasonable steps to ensure that his visitors do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor, occupier or other resident of another lot or of any person lawfully using common property; and
- (d) take all reasonable steps to ensure that his visitors comply with the by-laws of the strata company relating to the parking of motor vehicles.

## 23. Power of proprietor to decorate etc.

A proprietor may, without obtaining the consent of the strata company, paint, wallpaper or otherwise decorate the structure which forms the inner surface of the boundary of his lot or affix locking devices, flyscreens, furnishings, furniture, carpets and other similar things to that surface, if and so long as such action does not unreasonably damage the common property.

## 24. Strata company's insurance obligations

- (1) The strata company shall be responsible at all times and at its cost to -
  - (a) insure the common property lots and all its fixtures and fittings for replacement value contained within the common property lots;
  - (b) insure the common property for public liability in accordance with the requirements of the Act.
- (2) The strata company shall be responsible to insure the buildings contained within the lots for building replacement value.

## 25. Dispute resolution procedure

- (1) Should a dispute arise in relation to the operation of the strata company or these by-laws, the proprietors and the strata company shall follow the procedures set out in this by-law to resolve disputes. For the purpose of this by-law an Independent Persons shall mean an independent, suitably qualified mediator nominated or recommended by the Law Society of Western Australia, and a "Dispute Notice" means the written notice that is to be given under this by-law.
- (2) Where any party bound by the terms of these by-laws is in dispute with another party bound by the terms of these by-laws and such parties have not resolved the dispute within fourteen days, then the provisions of this by-law shall apply.

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- (3) A party asserting a dispute must give to the other party a Dispute Notice containing the information set out in this by-law.
- (4) The Dispute Notice must state:
  - (a) what is in-dispute;
  - (b) the arguments of the party giving the Dispute Notice, and
  - (c) what should be done to rectify the dispute.
- (5) The party receiving the Dispute Notice must respond in writing within five business days of receiving the Dispute Notice.
- (6) If the dispute is not resolved by the exchange of notices, then the parties must confer in the presence of an independent Person and attempt to resolve the dispute.
- (7) The conference with the independent Person must be held within 14 days (or at a later time to meet the convenience of the independent Person) from a notice convening the conference being sent by one of the parties.
- (8) Evidence of anything said or done in the course of attempting to settle a dispute is not admissible in subsequent proceedings.
- (9) During the dispute resolution process, the parties must continue to perform their existing obligations under the terms of the by-laws.
- (10) Subject to the parties' rights under the Act, any settlement reached by the parties will be final and binding on the parties. The independent Person may determine which party or parties pay the costs of and incidental to the resolution of the dispute.

**26. House rules**

The elected council may make house rules from time to time for the orderly conduct and use of common property from time to time for -

- (a) control of the vehicle access way;
- (b) any other activities or use of the common property;

provided such house rules shall be to promote the peaceful and orderly enjoyment of common property for the mutual benefit of all proprietors, tenants and occupiers and that they do not conflict with the by-laws.



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### Part 5 – By-laws of significance

[Please complete Parts 5 and 6 if making, amending or repealing a governance by-law of the kind described in Part 5 and ensure that relevant consents/approvals accompany the Scheme by-laws form]

The Applicant acknowledges that the following governance by-laws need consent from a party other than the strata company if they are to be made, amended or repealed. For more information about who these parties are, refer to the *Strata Titles Act 1985* and the *Strata Titles (General) Regulations 2019*:

By-law number(s)

Staged subdivision by-laws<sup>6</sup>: N/A

By-law under planning  
(scheme by-laws) condition<sup>7</sup>: N/A

Exclusive use by-laws<sup>8</sup>: N/A  
(existing and new)

Western Australian Planning  
Commission (WAPC) approval  
number (if applicable)<sup>9</sup>:

Leasehold by-laws<sup>10</sup>: N/A

N/A

<sup>6</sup> Refer *Strata Titles Act 1985* section 42.

<sup>7</sup> Refer *Strata Titles Act 1985* section 22.

<sup>8</sup> Refer *Strata Titles Act 1985* section 43.

<sup>9</sup> Refer *Strata Titles Act 1985* section 20. Will not be applicable for schemes registered prior to 1/5/2020.

<sup>10</sup> Refer *Strata Titles Act 1985* section 40. Will not be applicable for schemes registered prior to 1/5/2020.

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**Part 6 – Accompanying documents**

[Select those documents to be lodged as evidence]

- ☐ **Consent Statement – Designated Interest<sup>11</sup> Holders for making / amendment / repeal of staged subdivision by-laws**
- ☐ Written consent of owner of each lot granted exclusive use (owners of special lots)
- ☐ Written consent of Western Australian Planning Commission (WAPC) or Local Government (as relevant) to amendment or repeal of any by-laws created in relation to a planning (scheme by-laws) condition
- ☐ **Consent of the Owner of the Leasehold Scheme<sup>12</sup> to leasehold by-laws or staged subdivision by-laws**
- ☐ Approval of WAPC to making, amendment or repeal of leasehold by-laws providing for postponement of the expiry day for the scheme

<sup>11</sup> Refer to section 3(1) of the *Strata Titles Act 1985* for the meaning of designated interest.

<sup>12</sup> Owner of the leasehold scheme has the meaning in section 3(1) of the *Strata Titles Act 1985*.

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## Part 7 – Execution

### 4. For new schemes, owners to sign here:

Date of Execution:

(To be signed by each Applicant)

Signature

Full Name

In the presence of:

Witness Signature

Full Name

Address

Occupation

Signature

Full Name

In the presence of:

Witness Signature

Full Name

Address

Occupation

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## 2. For existing schemes, strata company to execute here:

Common Seal<sup>13</sup>

Date of Execution:

The common seal of<sup>14</sup>

is fixed to this document in accordance with the Strata Titles Act 1985 section 118(1) in the presence of:

[AFFIX COMMON SEAL HERE]

Member of Council<sup>15</sup>:

Member of Council<sup>15</sup>:

Signature

Signature

Full Name

Full Name

OR

Not executed under Common Seal<sup>13</sup>

Date of Execution: 27.6.2025

Signed for and on behalf of<sup>14</sup> The Owners of Central Park – Albany, Survey-Strata Scheme 49422 in accordance with the Strata Titles Act 1985 section 118(2):

☒ Member of Council / ☐ Strata Manager of strata company<sup>16</sup>:

☒ Member of Council / ☐ Strata Manager of strata company<sup>16</sup>:

Signature

Lee Michelle Stonell

Full Name

Signature

Tania Louise Palmer

Full Name

<sup>13</sup> See SIG-14 for execution of documents by a strata company.

<sup>14</sup> Insert the name of the strata company (i.e. The Owners of + scheme name + scheme type + scheme number), e.g. The Owners of Pretty Ponds Survey-Strata Scheme 12345.

<sup>15</sup> The common seal must be witnessed by 2 members of council.

<sup>16</sup> Select whichever is applicable.

Version #

Page 16 of 17

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



# Attachment 2 - Page 17 of 25



Q497220,SB ONLY

04 Jul 2025 13:44:19 Perth

**SB** Scheme By-laws

Lodged by:<sup>17</sup> Dentons Australia

Address: Locked Bag 2500  
GPO Perth WA 6001

Phone Number: 08 9323 0999

Email Address: darryl.kipping@dentons.com

Reference Number: 45041487

Issuing Box Number: 132F

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

---

Prepared by: Dentons Australia

Address: Locked Bag 2500  
GPO Perth WA 6001

Phone Number: 08 9323 0999

Email Address: darryl.kipping@dentons.com

Reference Number: 45041487

Titles, Leases, Evidence, Declarations etc. lodged  
herewith

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**OFFICE USE ONLY**

Landgate Officer

Number of Items Received: \_\_\_\_\_

Landgate Officer Initial: \_\_\_\_\_

<sup>17</sup> Lodging Party Name may differ from Applicant Name.  
Version #

**STRATA TITLES ACT 1985**  
**SCHEDULES.**  
 SCHEDULE 1 & SCHEDULE 2 (section 42 (2))  
 BY-LAWS.

**SCHEDULE 1. (SECTION 42 (2))**

Duties of proprietor,  
occupiers etc.

1. (1) A proprietor shall -
  - (a) forthwith carry out all work that may be ordered by any competent public or local government authority in respect of his lot other than such work as may be for the benefit of the building generally and pay all rates, taxes, charges, outgoings and assessments that may be payable in respect of his lot;
  - (b) repair and maintain his lot, and keep it in a state of good repair, reasonable wear and tear, and damage by fire, storm, tempest or act of God excepted.
- (1a) A proprietor shall -
  - (a) notify the strata company forthwith upon any change of ownership, including in the notice an address of the proprietor for service of notices and other documents under this Act; and
  - (b) if required in writing by the strata company, notify the strata company of any mortgage or other dealing in connection with his lot, including in the case of a lease of a lot, the name of the lessee and the term of the lease.
- (2) A proprietor, occupier or other resident of a lot shall-
  - (a) use and enjoy the common property in such a manner as not unreasonably to interfere with the use and enjoyment thereof by other proprietors, occupiers or residents, or of their visitors;
  - (b) not use the lot or permit it to be used in such manner or for such purpose as causes a nuisance to any occupier of another lot (whether a proprietor or not) or the family of such an occupier;
  - (c) take all reasonable steps to ensure that his visitors do not behave in a manner likely to interfere with the peaceful enjoyment of the proprietor, occupier or other resident of another lot or of any person lawfully using common property; and
  - (d) take all reasonable steps to ensure that his visitors comply with the by-laws of the strata company relating to the parking of motor vehicles.

Power of proprietor  
to decorate etc.

2. A proprietor may, without obtaining the consent of the strata company, paint, wallpaper, or otherwise decorate the structure which forms the inner surface of the boundary of his lot or affix locking devices, flyscreens, furnishings, furniture, carpets and other similar things to that surface, if and so long as such action does not unreasonably damage the common property,

Power of strata  
company regarding  
submeters.

3. (1) Where the supply of gas or electricity to a lot is regulated by means of a submeter, the strata company may require the proprietor or other occupier of the lot to pay the strata company by way of security for the payment of charges arising through the submeter an amount not exceeding \$200 and, if any amount so paid is applied by the strata company under sub-by-law (2) of this by-law, to pay such further amount or amounts by way of such security as may be necessary to maintain the amount of the security as, subject to this sub-by-law, the strata company may require.
- (2) The strata company shall lodge every sum received under this by-law to the credit of an interest-bearing account with a savings bank or building society and all interest accruing in respect of amounts so received shall, subject to this by-law, be held on trust for the proprietor or occupier who made the payment.
- (3) If the proprietor or other occupier of a lot in respect of which a submeter is used for the supply of gas or electricity refuses or fails to pay any charges due for the supply of gas or electricity to that lot, the strata company may apply in payment of those charges all, or such part as is necessary, of any amount paid to the strata company by that proprietor or occupier under this by-law, including any interest that may have accrued in respect of that amount.
- (4) Where a person who has paid an amount under this by-law to a strata company satisfies the strata company that he is no longer the proprietor or occupier of a lot and that the strata company no longer has any liability or contingent liability for the supply of gas or electricity to that lot during the period when that person was a proprietor or occupier of the lot, the strata company shall refund to that person the amount then held on his behalf under this by-law.

Constitution of the  
council.

4. (1) The powers and duties of the strata company shall, subject to any restriction imposed or direction given at a general meeting, be exercised and performed by the council of the strata company and a meeting of the council at which a quorum is present shall be competent to exercise all or any of the authorities, functions or powers of the council.

## schedules

REIWA  
REAL ESTATE INSTITUTE  
OF WESTERN AUSTRALIAAPPROVED BY  
THE REAL ESTATE INSTITUTE  
OF WESTERN AUSTRALIA (P.L.)  
COMPONENT 6 (March 2017)  
FOR USE BY MEMBER SOCIETIES

- (2) Until the first annual general meeting of the strata company, the proprietors of all the lots shall constitute the council.
- (3) Where there are not more than 3 proprietors the council shall consist of all proprietors and where there are more than 3 proprietors the council shall consist of not less than 3 nor more than 7 proprietors as is determined by the strata company.
- (4) Where there are more than 3 proprietors the members of the council shall be elected at each annual general meeting of the strata company or, if the number of proprietors increases to more than 3, at an extraordinary general meeting convened for the purpose.
- (5) In determining the number of proprietors for the purposes of this by-law, co-proprietors of a lot or more than one lot shall be deemed to be one proprietor and a person who owns more than one lot shall also be deemed to be one proprietor.
- (6) If there are co-proprietors of a lot, one only of the co-proprietors shall be eligible to be, or to be elected to be, a member of the council and the co-proprietor who is so eligible shall be nominated by his co-proprietors, but, if the co-proprietors fail to agree on a nominee, the co-proprietor who owns the largest share of the lot shall be the nominee or if there is no co-proprietor who owns the largest share of the lot, the co-proprietor whose name appears first in the certificate of title for the lot shall be the nominee.
- (7) On an election of members of the council, a proprietor shall have one vote in respect of each lot owned by him.
- (8) Except where the council consists of all the proprietors, the strata company may by special resolution remove any member of the council before the expiration of his term of office.
- (9) A member of the council vacates his office as a member of the council-
  - (a) if he dies or ceases to be a proprietor or a co-proprietor of a lot;
  - (b) upon receipt by the strata company of notice in writing of his resignation from the office of member;
  - (c) at the conclusion of an annual general meeting of the strata company at which an election of members of the council takes place and at which he is not elected or re-elected;
  - (d) in a case where he is a member of the council by reason of there being not more than 3 proprietors, upon an election of members of the council (as a result of there being an increase in the number of proprietors to more than 3) at which he is not elected; or
  - (e) where he is removed from office under sub-by-law (8) of this by-law.
- (10) Any casual vacancy on the council may be filled by the remaining members of the council, except that, in a case where a casual vacancy arises because of the removal from office of a member under sub-by-law (8), the strata company may resolve that the casual vacancy shall be filled by the strata company at a general meeting.
- (11) Except where there is only one proprietor, a quorum of the council shall be 2 where the council consists of 3 or 4 members; 3, where it consists of 5 or 6 members; and 4, where it consists of 7 members.
- (12) The continuing members of the council may act notwithstanding any vacancy in the council, but so long as the number of members is reduced below the number fixed by these by-laws as the quorum of the council, the continuing members or member of the council may act for the purpose of increasing the number of members of the council or convening a general meeting of the strata company, but for no other purpose.
- (13) All acts done in good faith by the council shall, notwithstanding that it is afterwards discovered that there was some defect in the appointment or continuance in office of any member of the council, be as valid as if that member had been duly appointed or had duly continued in office.

## Election of council.

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

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



- (b) where the number of candidates exceeds the number of members of the council as so determined, shall direct that a ballot be held.
- (5) If a ballot is to be held, the chairman shall-
- (a) announce the names of the candidates; and
  - (b) cause to be furnished to each person present and entitled to vote a blank paper in respect of each lot in respect of which he is entitled to vote for use as a ballot-paper.
- (6) A person who is entitled to vote shall complete a valid ballot paper by-
- (a) writing thereon the names of candidates, equal in number to the number of members of the council so that no name is repeated;
  - (b) indicating thereon the number of each lot in respect of which his vote is cast and whether he so votes as proprietor or first mortgagee of each such lot or as proxy of the proprietor or first mortgagee;
  - (c) signing the ballot-paper; and
  - (d) returning it to the chairman.
- (7) The chairman, or a person appointed by him, shall count the votes recorded on valid ballot-papers in favour of each candidate.
- (8) Subject to sub by-law (9) of this by-law, candidates, being equal in number to the number of members of the council determined in accordance with by-law 4 (3) of this schedule, who receive the highest numbers of votes shall be declared elected to the council.
- (9) Where the number of votes recorded in favour of any candidate is the lowest of the numbers of votes referred to in sub by-law (8) of this by-law and-
- (a) that number equals the number of votes recorded in favour of any other candidates; and
  - (b) if each of those candidates were to be declared elected the number of persons elected would exceed the number of persons required to be elected, as between those candidates, the election shall be decided by a show of hands of those present and entitled to vote.
- Chairman, secretary and treasurer of council.
6. (1) The members of a council shall, at the first meeting of the council after they assume office as such members, appoint a chairman, a secretary and a treasurer of the council.
- (2) A person-
- (a) shall not be appointed to an office referred to in sub-by-law (1) of this by-law unless he is a member of the council; and
  - (b) may be appointed to one or more of those offices.
- (3) A person appointed to an office referred to in sub-by-law (1) of this by-law shall hold office until-
- (a) he ceases to be a member of the council;
  - (b) receipt by the strata company of notice in writing of his resignation from that office; or
  - (c) another person is appointed by the council to hold that office,
- whichever first happens.
- (4) The chairman shall preside at all meetings of the council at which he is present and, if he is absent from any meeting, the members of the council present at that meeting shall appoint one of their number to preside at that meeting during the absence of the chairman.

**Chairman, secretary and treasurer of strata company**

7. (1) Subject to sub-by-law (2) of this by-law, the chairman, secretary and treasurer of the council are also respectively the chairman, secretary and treasurer of the strata company.
- (2) A strata company may at a general meeting authorise a person who is not a proprietor to act as the chairman of the strata company for the purposes of that meeting.
- (3) A person appointed under sub-by-law (2) of this by-law may act until the end of the meeting for which he was appointed to act.



## schedules

- |                                                   |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Meetings of council.                              | 8.  | <p>(1) At meetings of the council, all matters shall be determined by a simple majority vote.</p> <p>(2) The council may-</p> <p>(a) meet together for the conduct of business and adjourn and otherwise regulate its meetings as it thinks fit, but the council shall meet when any member of the council gives to the other members not less than 7 days' notice of a meeting proposed by him, specifying in the notice the reason for calling the meeting;</p> <p>(b) employ on behalf of the strata company such agents and employees as it thinks fit in connection with the control and management of the common property and the exercise and performance of the powers and duties of the strata company;</p> <p>(c) subject to any restriction imposed or direction given at a general meeting of the strata company, delegate to one or more of its members such of its powers and duties as it thinks fit, and at any time revoke the delegation.</p> <p>(3) A member of a council may appoint a proprietor, or an individual authorized under section 45 of the Act by a corporation which is a proprietor, to act in his place as a member of the council at any meeting of the council and any proprietor or individual so appointed shall, when so acting, be deemed to be a member of the council.</p> <p>(4) A proprietor or individual may be appointed under sub-bylaw (3) of this by-law whether or not he is a member of the council.</p> <p>(5) If a person appointed under sub-bylaw (3) of this bylaw is a member of the council he may, at any meeting of the council, separately vote in his capacity as a member and on behalf of the member in whose place he has been appointed to act.</p> <p>(6) The council shall keep minutes of its proceedings.</p> |
| Powers and duties of secretary of strata company. | 9.  | <p>The powers and duties of the secretary of a strata company include-</p> <p>(a) the preparation and distribution of minutes of meetings of the strata company and the submission of a motion for confirmation of the minutes of any meeting of the strata company at the next such meeting;</p> <p>(b) the giving on behalf of the strata company and of the council of the notices required to be given under the Act;</p> <p>(c) the supply of information on behalf of the strata company in accordance with section 43 (1) (a) and (b) of the Act;</p> <p>(d) the answering of communications addressed to the strata company;</p> <p>(e) the calling of nominations of candidates for election as members of the council; and</p> <p>(f) subject to sections 49 and 103 of the Act the convening of meetings of the strata company and of the council.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Powers and duties of treasurer of strata company. | 10. | <p>The powers and duties of the treasurer of a strata company include-</p> <p>(a) the notifying of proprietors of any contributions levied pursuant to the Act;</p> <p>(b) the receipt, acknowledgment and banking of and the accounting for any money paid to the strata company;</p> <p>(c) the preparation of any certificate applied for under section 43 of the Act; and</p> <p>(d) the keeping of the books of account referred to in section 35 (1) (f) of the Act and the preparation of the statement of accounts referred to in section 35 (1) (g) of the Act.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| General meetings of strata company.               | 11. | <p>(1) General meetings of the strata company shall be held once in each year and so that not more than 15 months shall elapse between the date of one annual general meeting and that of the next.</p> <p>(2) All general meetings other than the annual general meeting shall be called extraordinary general meetings.</p> <p>(3) The council may when ever it thinks fit and shall upon a requisition in writing made by proprietors entitled to a quarter or more of the aggregate unit entitlement of the lots convene an extraordinary general meeting.</p> <p>(4) If the council does not within 21 days after the date of the making of a requisition under this by-law proceed to convene an extraordinary general meeting, the requisitionists, or any of them representing more than one-half of the aggregate unit entitlement of all of them, may themselves, in the same manner as nearly as possible as that in which meetings are to be convened by the council, convene an extraordinary general meeting, but any meeting so convened shall not be held after the expiration of 3 months from the date on which the requisition was made.</p> <p>(5) Not less than 14 days' notice of every general meeting specifying the place, the date and the hour of meeting and in case of special business the general nature of that business, shall be given to all proprietors and</p>                                                                                                                                                                                                                                                                                                                                                                                   |



registered first mortgagees who have notified their interests to the strata company, but accidental omission to give the notice to any proprietor or to any registered first mortgagee or non-receipt of the notice by any proprietor or by any registered first mortgagee does not invalidate any proceedings at any such meeting.

(6) If a proprietor gives notice in writing to the secretary of an item of business that the proprietor requires to be included on the agenda for the next general meeting of the strata company, the secretary shall include that item on the agenda accordingly and shall give notice of that item as an item of special business in accordance with sub-by-law (5) of this by-law.

Proceedings at  
general meetings.

12. (1) All business shall be deemed special that is transacted at an annual general meeting, with the exception of the consideration of accounts and election of members to the council, or at an extraordinary general meeting.
- (2) Except where otherwise provided in these by-laws, no business may be transacted at any general meeting unless a quorum of members is present at the time when the meeting proceeds to business.
- (3) One-half of the persons entitled to vote present in person or by duly appointed proxy constitutes a quorum.
- (4) If within half an hour from the time appointed for a general meeting a quorum is not present, the meeting, if convened upon the requisition of proprietors, shall be dissolved and in any other case it shall stand adjourned to the same day in the next week at the same place and time and if at the adjourned meeting a quorum is not present within half an hour from the time appointed for the meeting, the persons entitled to vote and present constitute a quorum.
- (4a) Sub-by-laws (3) and (4) of this by-law do not apply to a general meeting of the strata company referred to in section 50b.
- (5) The chairman, may with the consent of the meeting, adjourn any general meeting from time to time and from place to place but no business may be transacted at an adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place.
- (6) Except where otherwise required by or under the Act, resolutions may be passed at a general meeting by a simple majority vote.
- (7) At any general meeting a resolution by the vote of the meeting shall be decided on a show of hands unless a poll is demanded by any proprietor present in person or by proxy.
- (8) Unless a poll be so demanded a declaration by the chairman that a resolution has on the show of hands been carried is conclusive evidence of the fact without proof of the number or proportion of votes recorded in favor of or against such resolution.
- (9) A demand for a poll may be withdrawn.
- (10) A poll if demanded shall be taken in such manner as the chairman thinks fit and the result of the poll shall be deemed to be the resolution of the meeting at which such poll was demanded.
- (11) In the case of equality in the votes whether on a show of hands or on a poll, the question is determined in the negative.

Restriction on motion  
or nominating  
candidate.

13. A person is not entitled to move a motion at a general meeting or to nominate a candidate for election as a member of the council unless the person is entitled to vote on the motion or at the election.

Votes of proprietors.

14. (1) On a show of hands each proprietor has one vote.
- (2) On a poll the proprietors have the same number of votes as the unit entitlements of their respective lots.
- (3) On a show of hands or on a poll votes may be given either personally or by duly appointed proxy.
- (4) An instrument appointing a proxy shall be in writing under the hand of the appointer or his attorney and may be either general or for a particular meeting.
- (5) A proxy need not be a proprietor.
- (6) Except in cases where by or under the Act a unanimous resolution or resolution without dissent is required, no proprietor is entitled to vote at any general meeting unless all contributions payable in respect of his lot have been duly paid and any other moneys recoverable under the Act by the strata company from him at the date of the notice given to proprietors of the meeting have been duly paid before the commencement of the meeting.
- (7) Co-proprietors may vote by proxy jointly appointed by them and in the absence of such a proxy are not entitled to vote on a show of hands, except when the unanimous resolution of proprietors is required by the Act.
- (8) On any poll each co-proprietor is entitled to such part of the vote applicable to a lot as is proportionate to his interest in the lot.

- (9) The joint proxy (if any) on a poll has a vote proportionate to the interests in the lot of such of the joint proprietors as do not vote personally or by individual proxy.

Common seal.

15. (1) The common seal of the strata company shall at no time be used except by authority of the council previously given and in the presence of the members of the council or at least 2 members of the council, who shall sign every instrument to which the seal is affixed, but where there is only one member of the strata company his signature shall be sufficient for the purpose of this by-law.
- (2) The council shall make provision for the safe custody of the common seal.

## SCHEDULE 2. (SECTION 42 (2) )

Vehicles.

1. A proprietor, occupier, or other resident of a lot shall not park or stand any motor or other vehicle upon common property except with the written approval of the strata company.

Obstruction of common property.

2. A proprietor, occupier, or other resident of a lot shall not obstruct lawful use of common property by any person.

Damage to lawns, etc., on common property.

3. Except with the approval of the strata company, a proprietor, occupier, or other resident of a lot shall not-
- (a) damage any lawn, garden, tree, shrub, plant or flower upon common property; or
- (b) use any portion of the common property for his own purposes as a garden.

Behaviour of proprietors and occupiers.

4. A proprietor, occupier, or other resident of a lot shall be adequately clothed when upon common property and shall not use language or behave in a manner likely to cause offence or embarrassment to the proprietor, occupier, or other resident of another lot or to any person lawfully using common property.

Children playing upon common property in building.

5. A proprietor, occupier, or other resident of a lot shall not permit any child of whom he has control to play upon common property within the building or, unless accompanied by an adult exercising effective control, to be or to remain upon common property comprising a laundry, car parking area or other area of possible danger or hazard to children.

Depositing rubbish, etc., on common property.

6. A proprietor, occupier, or other resident of a lot shall not deposit or throw upon that lot or any other lot or the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor, occupier, or other resident of another lot or of any person lawfully using the common property.

Drying of laundry items.

7. A proprietor, occupier, or other resident of a lot shall not, except with the consent in writing of the strata company-
- (a) hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the building, other than for a reasonable period on any lines provided by the strata company for the purpose; or
- (b) display any sign, advertisement, placard, banner, pamphlet or like matter on any part of his lot in such a way as to be visible from outside the building.

Storage of inflammable liquids, etc.

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

Moving furniture etc., on or through common property.

9. A proprietor, occupier, or other resident of a lot shall not transport any furniture or large object through or upon common property within the building unless he has first given to the council sufficient notice of his intention to do so to enable the council to arrange for its nominee to be present at the time when he does so.

Floor coverings.

10. A proprietor of a lot shall ensure that all floor space within the lot (other than that comprising kitchen, laundry, lavatory or bathroom) is covered or otherwise treated to an extent sufficient to prevent the transmission therefrom of noise likely to disturb the peaceful enjoyment of the proprietor, occupier or other resident of another lot.

## schedules



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COMMITMENT & INTEGRITY  
FOR OUR REAL ESTATE PROFESSION



## Garbage disposal.

11. A proprietor or occupier of a lot-

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

## Additional duties of proprietors, occupiers, etc.

12. A proprietor, occupier or other resident shall not -

- (a) use the lot that he owns, occupies or resides in for any purpose that may be illegal or injurious to the reputation of the building;
- (b) make undue noise in or about any lot or common property; or
- (c) subject to section 42(15) of the Act, keep any animals on the lot that he owns, occupies or resides in or the common property after notice in that behalf given to him by the council.

## Notice of alteration to lot

13. A proprietor of a lot shall not alter the structure of the lot except as may be permitted and provided for under the Act and the by-laws and in any event shall not alter the structure of the lot without giving to the strata company, not later than 14 days before commencement of the alteration, a written notice describing the proposed alteration.

## Appearance of lot

14. A proprietor, occupier or other resident of a lot shall not, without the written consent of the strata company, maintain 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.



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

## MINUTES OF AN ANNUAL GENERAL MEETING THE OWNERS - STRATA PLAN 49422

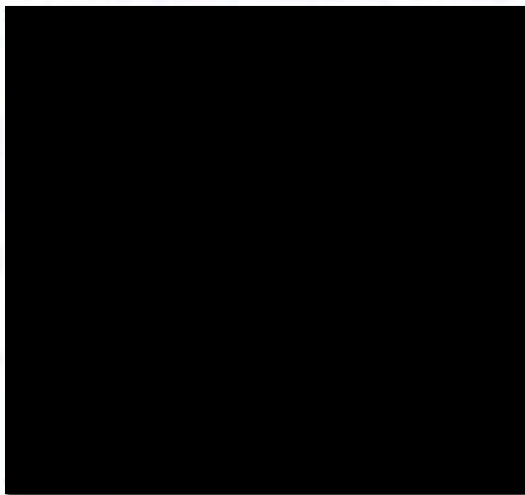
### ADDRESS OF THE STRATA SCHEME:

Central Park  
Central Park, 69 Stead Road, Centennial Park WA 6330

**DATE, PLACE & TIME OF MEETING:** An Annual General Meeting of The Owners - Strata Plan 49422 was held on 20/05/2026 at Merrifield Real Estate, Unit 2, 87 Aberdeen Street, Albany and commenced at 04:30 PM.

As a quorum was not reached at the time of the meeting, the meeting commenced at 4:30PM per Section 130 of the Act.

### PRESENT:

| Lot # | Unit # | Attendance | Owner Name<br>Representative                                                        |
|-------|--------|------------|-------------------------------------------------------------------------------------|
| 1     | 1      | Yes        |  |
| 4     | 4      | Yes        |                                                                                     |
| 7     | 7      | Apology    |                                                                                     |
| 9     | 9      | Apology    |                                                                                     |
| 11    | 11     | Yes        |                                                                                     |
| 13    | 13     | Yes        |                                                                                     |
| 15    | 15     | Yes        |                                                                                     |
| 17    | 17     | Apology    |                                                                                     |
| 18    | 18     | Yes        |                                                                                     |
|       |        |            |                                                                                     |

Also present by invitation: Cheryl Komene from Merrifield Real Estate

**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.



#### 2 Confirmation of Previous Minutes

Resolved that the previously circulated minutes of the General Meeting held on 21/05/2025 be verified as a true record of those proceedings.

Business arising from the previous minutes:  
Nil

Moved: T Palmer Seconded: J Browne

## 3 Consideration of Statement of Accounts

Resolved that the Statement of accounts for the period ended 31/03/2026 be adopted as presented.

Cash at Bank - Total: \$17,963.29

[REDACTED]

An owner queried why the cash at bank funds had decreased over the past few years. Other owners and MRE explained that, due to the limited funds raised in the capital works fund, monies had been transferred from the capital works fund to the administrative fund to assist in reducing strata levies.

## 4 Constitution of the Council

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

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

[REDACTED]

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

[REDACTED]

[REDACTED]

## SPECIAL BUSINESS

## 5 Insurance

Resolved:

- That the Honan Insurance Group Financial Services Guide and the Longitude Insurance Pty Ltd Product Disclosure Statement, as tabled, be received and incorporated into the records of the Strata Company
- That the Council be directed to renew the current insurance policy prior to its expiry date in such sums as are suggested by the insurer or as are recommended by qualified professional advisors.
- That pursuant to section 53B of the Strata Titles Act, 1985 and until otherwise determined it is a function of the strata company to insure in respect of:
  - a. any building on a lot in the scheme; or
  - b. damage to property, death or bodily injury for which the proprietor of a lot in the scheme could become liable in damages;and, the strata company will comply with the provision of section 53D.

A discussion took place as to whether an updated valuation for insurance purposes is required. The last valuation was completed in August 2023. Owners agreed for MRE to present a quote for a valuation for insurance purposes at the 2027 AGM.

## 6 Gutter Cleaning

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

Resolved that Merrifield Real Estate are instructed to organise gutter cleaning, annually, by their preferred contractor at a price no higher than \$2,100.00.

[REDACTED]

[REDACTED] requested that the gutter cleaning contractor cleans the the overflow pipes that are on the gutters to the second storey. MRE will arrange.

## 7 Managing Agent

A discussion was held regarding additional charges associated with insurance claims. MRE advised owners that a considerable amount of time had been spent managing the recent insurance claim and liaising with the insurer. MRE noted that any work exceeding 15 minutes falls outside the scope of the current management agreement. Moving forward, MRE will continue to lodge insurance claims on behalf of owners; however, additional fees will apply for services exceeding this allowance. Owners will be notified of any applicable charges prior to the submission of a claim.

Resolved that Merrifield Real Estate be appointed Managing Agent of the Strata Company for a period of 12 months at an increased fee of \$5,700.00 per annum.

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

A discussion took place regarding the following items:

- a. State of main gate (Stead Road): MRE advised owners that ABA Security had provided a quote to complete the scheduled six-monthly service of the main gate. Owners present approved ABA Security to undertake the six-monthly servicing at a cost of \$275 per service. ABA Security is to provide quotes for any additional works identified. MRE is to inform the Council of Owners (COO) of any further maintenance or repair requirements relating to the gate. An owner advised that the personal gate to Hymus st needs to be slammed to shut. MRE will arrange repairs. MRE suggested that the gates be left open during the day and close in the evening, majority of owners were not interested in this idea due to safety reasons.
- b. Functioning of gates during power outages, location of lock box for gate override key & changing of gate code: Owners raised concerns regarding the operation of the main gates during prolonged power outages. MRE advised that the gates are fitted with a battery backup system, which should operate for several hours depending on usage frequency. MRE also noted that the gate motor can be manually overridden with a key. It was agreed that MRE arrange for a lockbox to be installed near the Hymus Gate, with the code to be provided to owners. Owners also agreed for ABA Security to change the gate access code every six months. It was noted that the "1" and "5" buttons are currently not functioning. MRE will advise owners and property managers of any updated gate codes.
- c. Quote to sand/paint timber slats around letterboxes: MRE presented a quote from Steve the Gardener to sand and paint the timber slats surrounding the letterboxes. Owners approved the quote, agreeing that ongoing maintenance was preferable to full replacement. It was also agreed that a line item be included in the budget for this maintenance. Quote attached as requested.
- d. Procedure for reporting maintenance & approving invoices outside of the Approved Budget: MRE advised that maintenance issues are generally reported by owners and the gardener. MRE confirmed that invoices within the approved budget are processed without further approval. Non-urgent maintenance items are generally quoted first and then presented to the COO or discussed at AGM meetings. Following discussion, owners requested that MRE notify the COO where repetitive maintenance issues arise and seek approval before issuing further work orders for recurring problems.
- e. Insurance claim due to flooding, any drainage concerns & watering frequency: MRE advised that repairs to the three units affected by flooding in March last year have now been completed. MRE noted that the insurer requested copies of the building drainage plans, which were obtained from the City of Albany and later confirmed onsite by a licensed plumber. MRE further advised that one sump located on the driveway near Unit 7 has not yet been wrapped, and owners should report any signs of ground movement or sink holes. A discussion also took place regarding sprinkler watering frequency. Some owners reported that sprinklers had been operating for longer than 15 minutes and more than twice per week. Owners agreed that MRE advise the gardener that sprinklers are to operate only twice weekly on the designated watering days, with a maximum runtime of 15 minutes per station. MRE will consult with the COO two weeks prior to 1 November and 1 April each year to seek approval to turn the reticulation system on or off.
- f. NBN update. MRE advised that the NBN installation is scheduled to occur on 9th and 10th June. Invoices relating to the installation have now been issued.
- g. Development next door & ROW/access to entries/driveways within our complex: MRE advised that the strata does not have legal grounds to prevent the neighbouring development from using the driveway access. MRE further advised that construction works have recommenced, with concrete pads currently being poured. MRE will continue to update the COO regarding any developments and will work with the COO on the design of a new enclosed entry point and fencing.
- h. Decommissioning of Albany's reticulated gas network: MRE provided owners with information regarding the planned decommissioning of Albany's reticulated gas network. Owners confirmed that all units within the complex are currently connected to gas. MRE advised that no immediate decisions are required at this stage. As an alternative to individual gas bottles or conversion to electric appliances, the option of installing a bulk gas storage system for the strata complex was discussed. MRE will contact Origin Gas to determine whether a bulk gas system would be suitable for the layout of the complex. MRE will continue to update owners with any further information received from ATCO Gas and local contractors.

## 9 Transfer of Surplus Administration Funds

Resolved that the owners transfer \$5,000.00 from the Capital Works Fund into the Administration Fund for the strata company.

## 10 Budget

Amended motion resolved that the statement of estimated receipts and payments (budget) for the period ended 31/03/2027 be tabled and adopted with one change made, adding a line item for fence maintenance.

[REDACTED]

## 11 Levy of Contributions

Resolved:

- (a) That contributions to the Administrative Fund are estimated and determined at \$44,000.00; and
  - (b) That contributions to the Capital Works Fund are estimated and determined at \$2,000.00 ; and
  - (c) That both contributions are payable in quarterly instalments. The first instalment was issued prior to the meeting, and the remaining instalments due 1/07/2026, 1/10/2026 and 1/01/2027 will be adjusted to reflect the total approved annual contribution.
- [REDACTED]

## 12 Next AGM

Resolved that the AGM next year be held on Wednesday, 19th May 2027 commencing at 4.00pm.

[REDACTED]

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

A discussion took place regarding the common area lighting. MRE advised that at a previous AGM, owners had agreed for the timer dates to be adjusted on 1 April and 1 November each year.

Further discussions took place regarding the reticulation system. Owners requested that Steve the Gardener provide a mud map identifying which stations service each area of the complex. It was also discussed whether gardens that no longer require watering, due to being converted to pebble or rock garden areas, could be disconnected from the reticulation system to assist in reducing water usage.

Owners queried the increase in gardening costs. MRE apologised for not previously advising the COO of the increased gardener's hourly rate. Owners expressed the view that the large annual pruning works should be included within the gardener's standard maintenance charges. Owners requested that MRE obtain a quote from an alternative gardening contractor for comparison purposes. An owner suggested Where's Wallace as they service unit 14's garden.

MRE encouraged owners to utilise the new SMATA owner portal. Owners requiring a new login email were asked to contact MRE.

Owners requested that MRE contact the owner of Unit 12 regarding maintenance of the front yard and improving the overall appearance of the area. MRE will review the matter again in four weeks.

Owners also advised that the tenants of Unit 3 have been parking a truck on common property. MRE will contact the property manager to request that the truck be parked offsite and not within the strata complex.

**CLOSURE:** There being no further business, the chairperson declared the meeting closed at 06:32 PM.

**Coedwig Creu Pty Ltd T/A Tanglewood Services**

136 Walford Road, KALGAN, WA, 6330

Phone: 0407 875985

tanglewoodwa@gmail.com

ABN: 86 692 095 828

**Quote****Quote number**

00002599

**Issue date**

08/03/2026

**Expiry date**

15/03/2026

**Bill to**

Selena Taylor

The Owners of 69 Stead road Complex

Merrifield Real Estate, 258 York street

Albany WA 6330

**Ship to**

Selena Taylor

The Owners of 69 Stead road Complex

69 Stead Road

CENTENNIAL PARK WA 6330

Australia

| Description                                                                                                                                                                     | Tax                                         | Amount (\$)<br><i>including tax</i> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------------------|
| Ref #VVNDNSR4                                                                                                                                                                   | GST                                         | 560.00                              |
| Sand and paint wooden slats around letter box wall<br>( 2 coats of weathershield Paint)<br>Replace several damaged/ worn lower slats<br>Check for any rusted screws and replace |                                             |                                     |
|                                                                                                                                                                                 | Tax                                         | \$50.91                             |
|                                                                                                                                                                                 | <b>Total amount</b><br><i>including tax</i> | <b>\$560.00</b>                     |



## Approved Levy Schedule to apply from 01/04/2026

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

Central Park

Central Park, 69 Stead Road, Centennial Park WA  
6330

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

| Lot | Unit | Unit<br>Entitlement | Admin Fund         | Capital Works<br>Fund | Quarterly<br>Total | Annual Total       |
|-----|------|---------------------|--------------------|-----------------------|--------------------|--------------------|
| 1   | 1    | 60.00               | 660.00             | 30.00                 | 690.00             | 2,760.00           |
| 2   | 2    | 50.00               | 550.00             | 25.00                 | 575.00             | 2,300.00           |
| 3   | 3    | 50.00               | 550.00             | 25.00                 | 575.00             | 2,300.00           |
| 4   | 4    | 50.00               | 550.00             | 25.00                 | 575.00             | 2,300.00           |
| 5   | 5    | 50.00               | 550.00             | 25.00                 | 575.00             | 2,300.00           |
| 6   | 6    | 50.00               | 550.00             | 25.00                 | 575.00             | 2,300.00           |
| 7   | 7    | 58.00               | 638.00             | 29.00                 | 667.00             | 2,668.00           |
| 8   | 8    | 58.00               | 638.00             | 29.00                 | 667.00             | 2,668.00           |
| 9   | 9    | 50.00               | 550.00             | 25.00                 | 575.00             | 2,300.00           |
| 10  | 10   | 50.00               | 550.00             | 25.00                 | 575.00             | 2,300.00           |
| 11  | 11   | 59.00               | 649.00             | 29.50                 | 678.50             | 2,714.00           |
| 12  | 12   | 56.00               | 616.00             | 28.00                 | 644.00             | 2,576.00           |
| 13  | 13   | 50.00               | 550.00             | 25.00                 | 575.00             | 2,300.00           |
| 14  | 14   | 50.00               | 550.00             | 25.00                 | 575.00             | 2,300.00           |
| 15  | 15   | 50.00               | 550.00             | 25.00                 | 575.00             | 2,300.00           |
| 16  | 16   | 50.00               | 550.00             | 25.00                 | 575.00             | 2,300.00           |
| 17  | 17   | 50.00               | 550.00             | 25.00                 | 575.00             | 2,300.00           |
| 18  | 18   | 50.00               | 550.00             | 25.00                 | 575.00             | 2,300.00           |
| 19  | 19   | 59.00               | 649.00             | 29.50                 | 678.50             | 2,714.00           |
|     |      | <b>1,000.00</b>     | <b>\$11,000.00</b> | <b>\$500.00</b>       | <b>\$11,500.00</b> | <b>\$46,000.00</b> |



**Approved Budget  
to apply from 01/04/2026**

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

Central Park

Central Park, 69 Stead Road, Centennial Park WA  
6330

**Administrative Fund**

|                                        | <b>Approved<br/>budget</b> | <b>Actual<br/>01/04/2025-31/03/2026</b> | <b>Previous<br/>budget</b> |
|----------------------------------------|----------------------------|-----------------------------------------|----------------------------|
| <b>Revenue</b>                         |                            |                                         |                            |
| Levies Due--Admin                      | 44,000.00                  | 36,000.02                               | 36,000.00                  |
| Status Certificate Fees                | 0.00                       | 560.00                                  | 0.00                       |
| Transfer from Capital Works Fund       | 5,000.00                   | 10,000.00                               | 10,000.00                  |
| <b>Total revenue</b>                   | <b>49,000.00</b>           | <b>46,560.02</b>                        | <b>46,000.00</b>           |
| <b>Less expenses</b>                   |                            |                                         |                            |
| Admin--Management Fees--Standard       | 5,700.00                   | 5,224.92                                | 5,225.00                   |
| Admin--Other Expenses--Admin           | 190.00                     | 190.00                                  | 190.00                     |
| Admin--Status Certificate Fees Paid    | 0.00                       | 560.00                                  | 0.00                       |
| Insurance--Excesses                    | 0.00                       | 0.02                                    | 0.00                       |
| Insurance--Premiums                    | 21,000.00                  | 20,630.65                               | 16,000.00                  |
| Maint Bldg--General Repairs            | 1,000.00                   | 966.00                                  | 1,000.00                   |
| Maint Bldg--Gutter Cleaning            | 2,100.00                   | 2,100.00                                | 2,100.00                   |
| Maint Bldg--NBN Upgrade                | 5,225.00                   | 0.00                                    | 0.00                       |
| Maint Grounds--Fencing--Boundary       | 560.00                     | 0.00                                    | 0.00                       |
| Maint Grounds--Gates                   | 1,500.00                   | 1,446.30                                | 2,000.00                   |
| Maint Grounds--Irrigation Systems      | 400.00                     | 666.13                                  | 400.00                     |
| Maint Grounds--Lawns & Gardening       | 8,160.00                   | 7,760.00                                | 7,000.00                   |
| Utility--Electricity                   | 1,200.00                   | 1,293.87                                | 600.00                     |
| Utility--Water & Sewerage              | 1,400.00                   | 1,622.26                                | 1,400.00                   |
| <b>Total expenses</b>                  | <b>48,435.00</b>           | <b>42,460.15</b>                        | <b>35,915.00</b>           |
| <b>Surplus/Deficit</b>                 | <b>565.00</b>              | <b>4,099.87</b>                         | <b>10,085.00</b>           |
| Opening balance                        | (5,493.56)                 | (9,593.43)                              | (9,593.43)                 |
| <b>Closing balance</b>                 | <b>-\$4,928.56</b>         | <b>-\$5,493.56</b>                      | <b>\$491.57</b>            |
| <br>Total units of entitlement         | <br>1000                   |                                         | 1000                       |
| Levy contribution per unit entitlement | \$44.00                    |                                         | \$36.00                    |

# Attachment 4 - Page 3 of 4

Central Park

Central Park, 69 Stead Road, Centennial Park WA  
6330

## Capital Works Fund

|                                        | Approved<br>budget | Actual<br>01/04/2025-31/03/2026 | Previous<br>budget |
|----------------------------------------|--------------------|---------------------------------|--------------------|
| <b>Revenue</b>                         |                    |                                 |                    |
| Levies Due--Capital Works              | 2,000.00           | 2,000.00                        | 2,000.00           |
| <i>Total revenue</i>                   | <u>2,000.00</u>    | <u>2,000.00</u>                 | <u>2,000.00</u>    |
| <b>Less expenses</b>                   |                    |                                 |                    |
| Admin--Transfer to Admin Fund          | 5,000.00           | 10,000.00                       | 10,000.00          |
| Maint Bldg--Consultants                | 0.00               | 1,800.00                        | 1,800.00           |
| Maint Grounds--Driveway & Storm Water  | 2,000.00           | 1,504.25                        | 5,000.00           |
| Maint Grounds--Gates                   | 2,000.00           | 1,652.87                        | 0.00               |
| <i>Total expenses</i>                  | <u>9,000.00</u>    | <u>14,957.12</u>                | <u>16,800.00</u>   |
| <b>Surplus/Deficit</b>                 | <u>(7,000.00)</u>  | <u>(12,957.12)</u>              | <u>(14,800.00)</u> |
| Opening balance                        | 23,456.85          | 36,413.97                       | 36,413.97          |
| <b>Closing balance</b>                 | <u>\$16,456.85</u> | <u>\$23,456.85</u>              | <u>\$21,613.97</u> |
| <br>Total units of entitlement         | <br>1000           |                                 | <br>1000           |
| Levy contribution per unit entitlement | \$2.00             |                                 | \$2.00             |



## Statement of Financial Position

### As at 14/10/2026

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

Central Park

Central Park, 69 Stead Road, Centennial Park WA  
6330

#### Current period

**Owners' funds****Administrative Fund**

|                                  |            |
|----------------------------------|------------|
| Operating Surplus/Deficit--Admin | 4,159.62   |
| Owners Equity--Admin             | (5,493.56) |
|                                  | (1,333.94) |

**Capital Works Fund**

|                                          |            |
|------------------------------------------|------------|
| Operating Surplus/Deficit--Capital Works | (3,500.00) |
| Owners Equity--Capital Works             | 23,456.85  |
|                                          | 19,956.85  |

**Net owners' funds**

**\$18,622.91**

**Represented by:****Assets****Administrative Fund**

|                           |            |
|---------------------------|------------|
| Cash at Bank--Admin       | (3,124.20) |
| Receivable--Levies--Admin | 2,490.26   |
|                           | (633.94)   |

**Capital Works Fund**

|                                   |           |
|-----------------------------------|-----------|
| Cash at Bank--Capital Works       | 19,880.12 |
| Receivable--Levies--Capital Works | 106.73    |
|                                   | 19,986.85 |

**Unallocated Money**

0.00

*Total assets*

19,352.91

**Less liabilities****Administrative Fund**

|                       |        |
|-----------------------|--------|
| Prepaid Levies--Admin | 700.00 |
|                       | 700.00 |

**Capital Works Fund**

|                               |       |
|-------------------------------|-------|
| Prepaid Levies--Capital Works | 30.00 |
|                               | 30.00 |

**Unallocated Money**

0.00

*Total liabilities*

730.00

**Net assets**

**\$18,622.91**



Overview





Page No: 2



## Overview



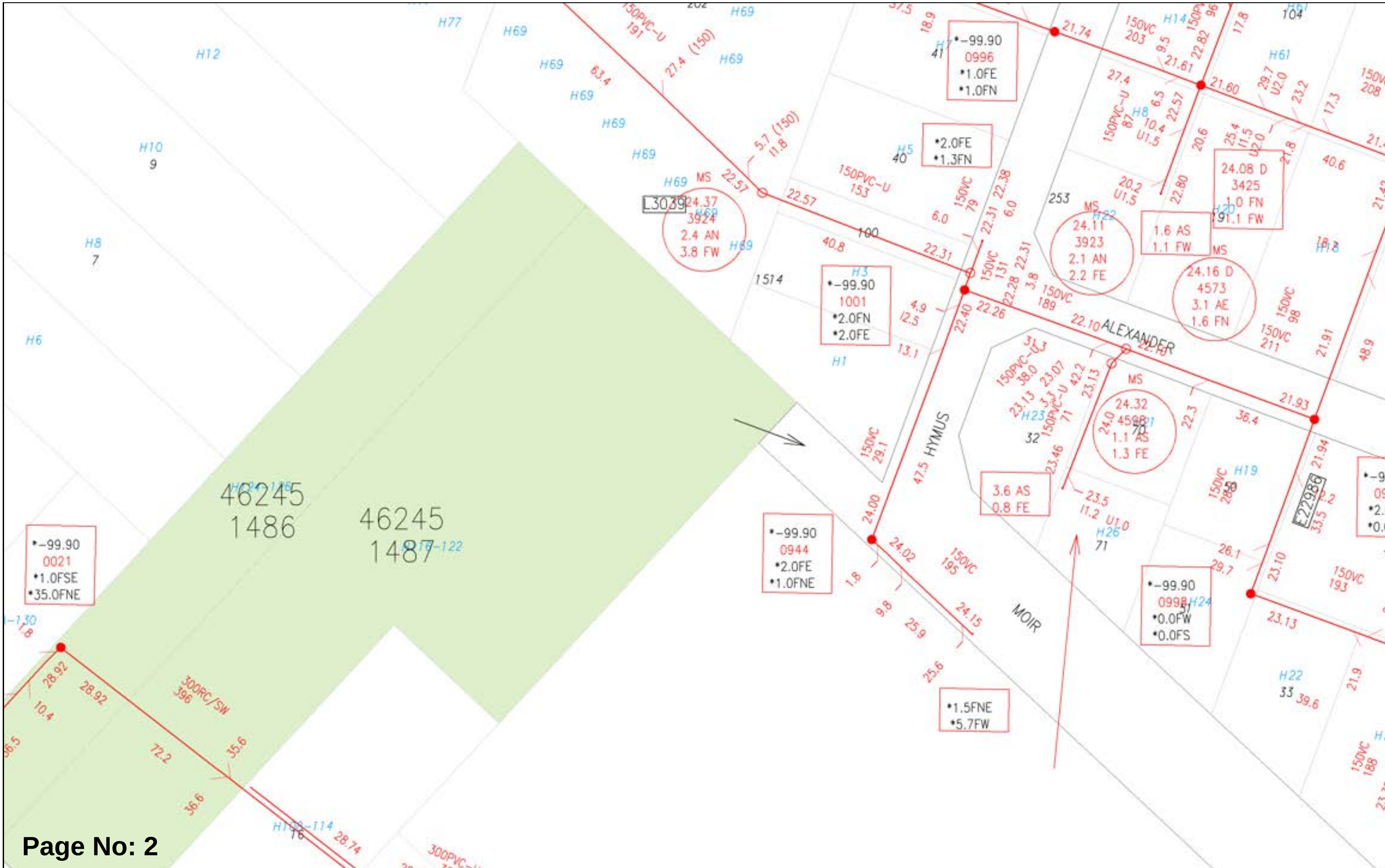
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Sequence No.: 280621055  
Print Date: 08 Oct 2026



Sewer

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Page No: 2



Scale: 1:750  
Job No.: 54441243  
Sequence No.: 280621055  
Print Date: 08 Oct 2026



Sewer

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# Plan Legend (summary)

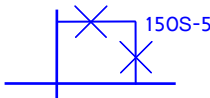
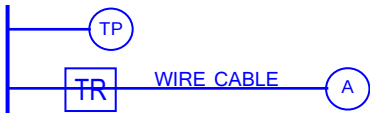
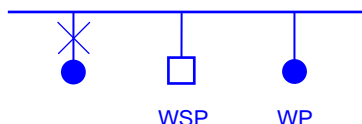
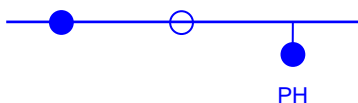
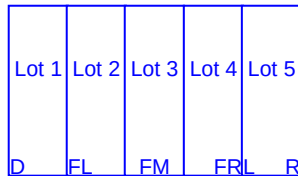
## INFORMATION BROCHURE



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](http://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><b>WATER, SEWERAGE AND DRAINAGE PIPELINES</b></p> <p><b>CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED</b><br/>A risk assessment may be required if working near this pipe. Refer to your <a href="#">Dial Before You Dig</a> 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<br/>M.S. main sewer<br/>R rising main (i.e. drainage pressure main)</p> <p><b>Common material abbreviations:</b></p> <p>AC asbestos cement e.g. 100AC NOTE: AC is brittle and is easily damaged.<br/>CI cast iron<br/>GRP glass reinforced plastic<br/>P PVC - class follows pipe material (e.g.100P-12)<br/>RC reinforced concrete<br/>S steel<br/>VC vitrified clay</p> |
|  | <p><b>NON-STANDARD ALIGNMENT</b><br/>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><b>OTHER PIPE SYMBOLS</b><br/>Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|  | <p><b>CONCRETE ENCASEMENT, SLEEVING AND TUNNELS</b><br/>May be in different forms: steel, poured concrete, box sections, slabs.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|  | <p><b>CHANGE INDICATOR ARROW</b><br/>Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|  | <p><b>PIPE OVERPASS</b><br/>The overpass symbol indicates the shallower of the two pipes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|  | <p><b>VALVES</b><br/>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>                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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

## UNDERGROUND LEGEND

### Structures

-  Pillar
-  Service Pits
-  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)**

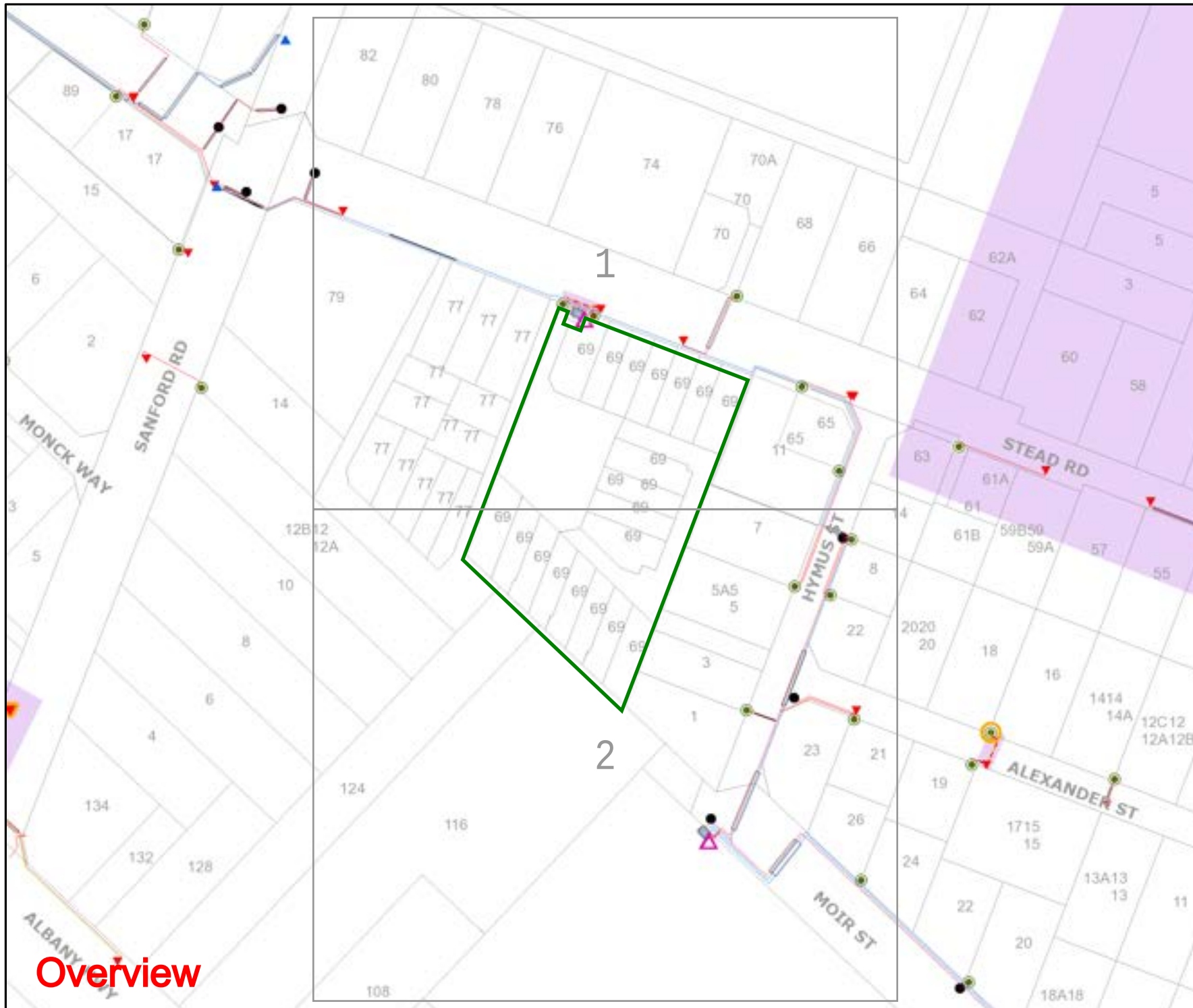
**This map is INDICATIVE ONLY.  
Hand exposure via pothole  
method is MANDATORY.**

**Customer Service  
Telephone: 13 10 87  
Mon to Fri - 08:00 to 16:30**

**Information valid for 30 days  
from date of issue**

**A4 Scale : 1:1537**

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



**Overview**

## UNDERGROUND LEGEND

### Structures

- |                    |                         |
|--------------------|-------------------------|
| ● Pillar           | □ UG Crossing *         |
| ■ Service Pits     | ■ Ring Main Unit        |
| ● Metal Pole       | ■ LV Distribution Frame |
| △ Transformer Site |                         |

### 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    ▲ HV Termination
- Pillar    ▼ LV Termination
- △ Transformer site

### State Underground Power Project

- CURRENT Work Area \*
- COMPLETED Area \*

### Feature

- Area of Interest

**\* Please refer to coversheet**

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A4    Scale : 1:750

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

**Tile No: 1**

## UNDERGROUND LEGEND

### Structures

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

### Distribution Cables

-  High Voltage Cable (1kV - 33kV)
-  Low Voltage Cable (< 1kV)
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### 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**

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Hand exposure via pothole  
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Telephone: 13 10 87  
Mon to Fri - 08:00 to 16:30

Information valid for 30 days  
from date of issue

A4 | Scale : 1:750

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

**Tile No: 2**

## 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)**

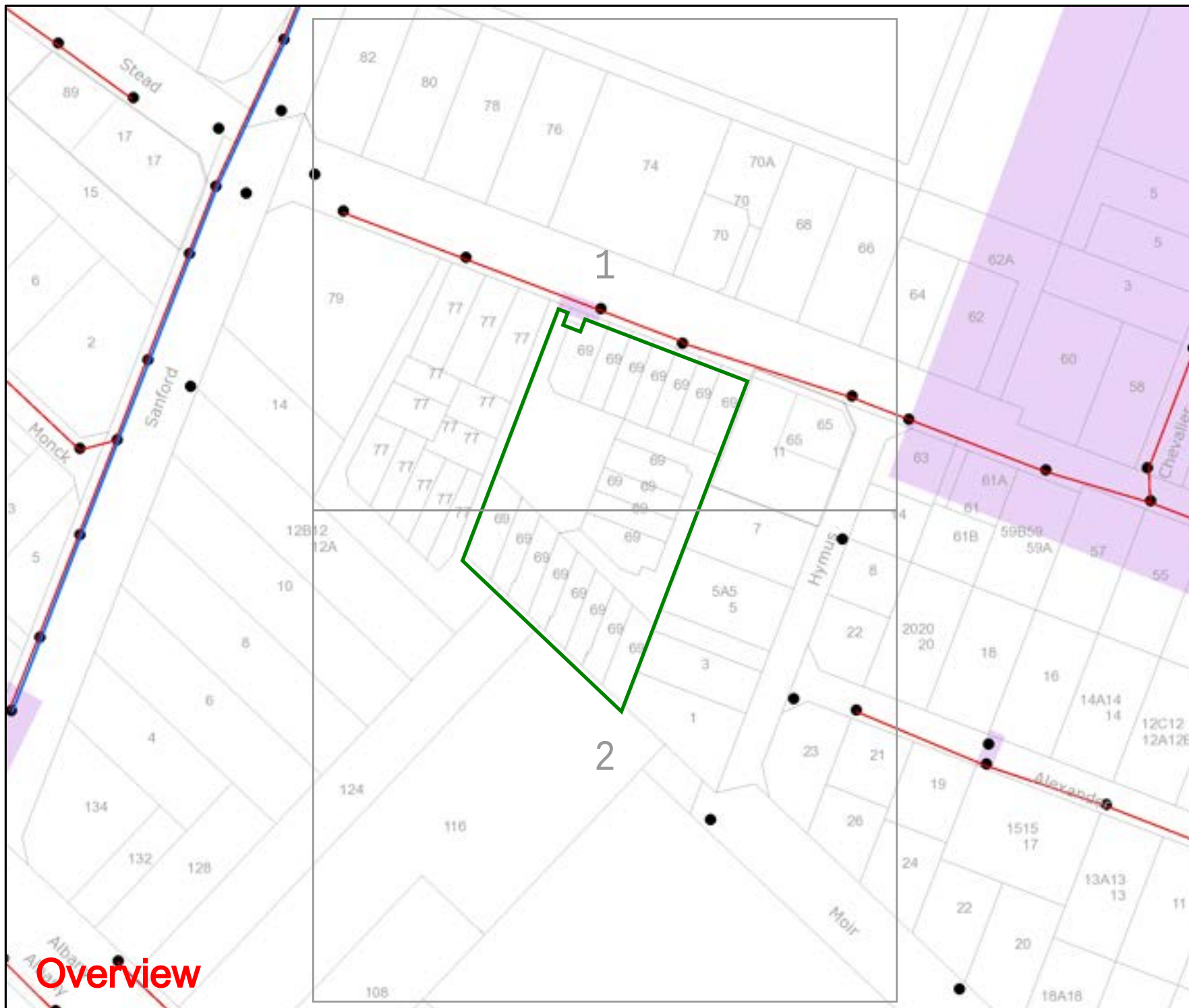
This map is **INDICATIVE ONLY**.  
Check that you have enough  
clearance from the **DANGER ZONES**  
near overhead powerlines.

Customer Service  
Telephone: 13 10 87  
Mon to Fri - 08:00 to 16:30

Information valid for 30 days  
from date of issue

A4 Scale : 1:1537

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



**Overview**

## 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**.  
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Telephone: 13 10 87  
Mon to Fri - 08:00 to 16:30

Information valid for 30 days  
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A4

Scale : 1:750

**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

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**A4 | Scale : 1:750**

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

**Tile No: 2**

# 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

## FEATURES

## 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 |
|  | Stoppole         |
|  | Odorizer         |
|  | Junctions        |

## PROTECTION DEVICES

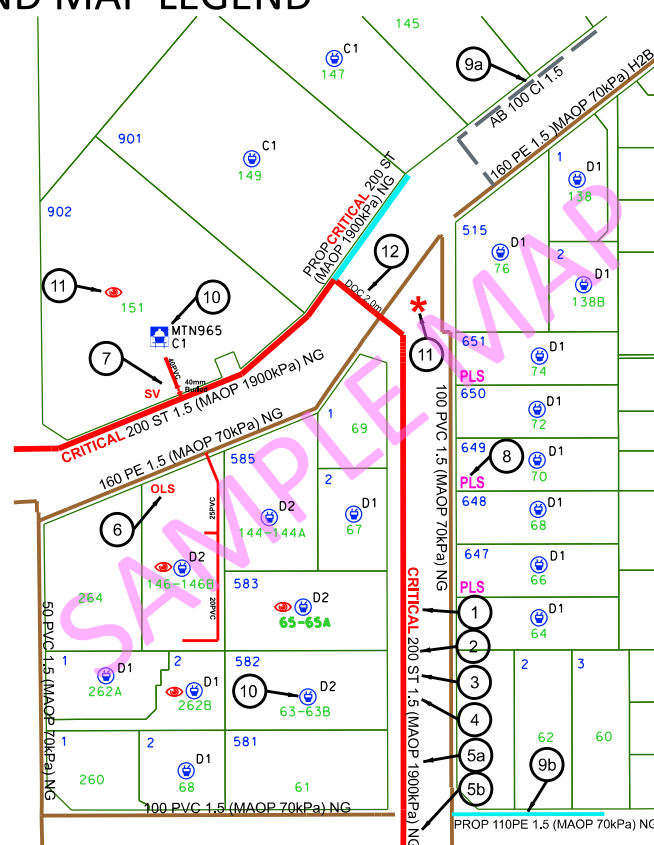
- T Test Point
- A Anode
- R Rectifier

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

## ASSET IDENTIFICATION AND MAP LEGEND

### 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  
5a) MAOP (Maximum Allowable Operating Pressure)  
5b) 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 Cover Sheet for More Information.
7. Service Valve in the vicinity  
**(NOTE: Service Valve may be “BURIED”)**
8. Pre-laid Service laid in Common Trench
9. Main Status: (See **Cover Sheet WARNINGS**)  
9a. AB & ABS = Abandoned Mains, Ab Sold.  
9b. 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 Cover Sheet.**
12. Depth of Cover (DOC) in metres.



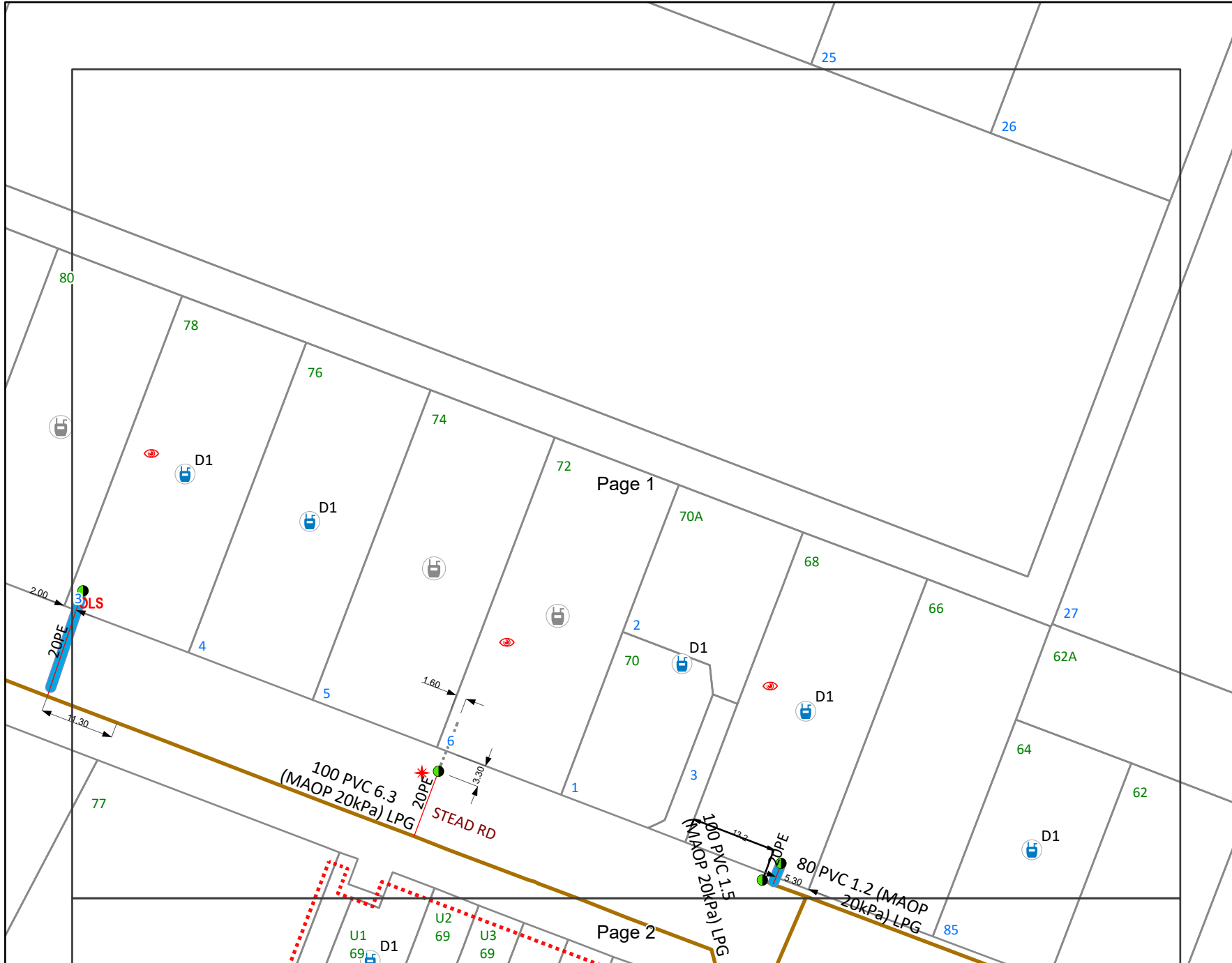


**WARNING**  
**Refer to Cover Sheet**  
**for Further Information**

- 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.

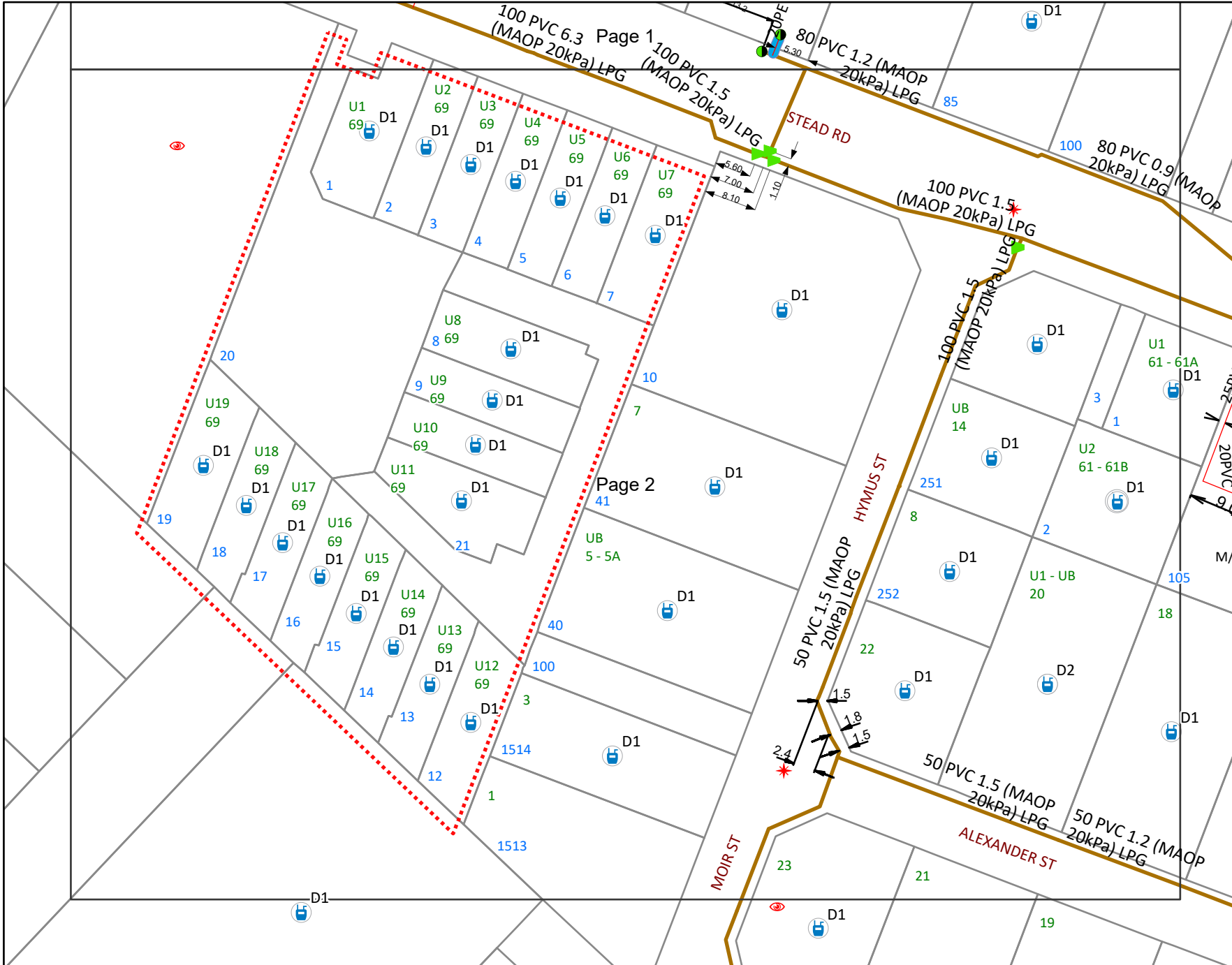


## WARNING Refer to Cover Sheet for Further Information

- 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 > 100kPa ≤ 350kPa
- Common Trench
- Standard Laying
- Relay Program
- Abandoned Pipe
- Abandoned Pipe Sold
- Service Pipe
- D Meter
- D Interval Meter
- D Proposed Meter
- D 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
- ↑ Sign
- PLS Pre Laid Service

Please refer to Symbols Sheet  
for Further Information

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- Common Trench
- Standard Laying
- Relay Program
- Abandoned Pipe
- Abandoned Pipe Sold
- Service Pipe
- Meter
- Interval Meter
- Proposed Meter
- Removed Meter
- Linked Documents
- See Details
- Offline Service
- End of Main Building
- End of Main on Direction Peg
- Gas Service
- Not Connected
- Obstacle
- Side Elevation
- Sign
- Pre Land Service

Please refer to Symbols Sheet for Further Information

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part or parts of the Documents or Information.

- e) By using any Document or Information, each Recipient is taken to represent and warrant to ATCO that the Recipient will comply with the conditions and other terms referred to in the Documents or Information, including but not limited to conditions that:
- 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 (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 (MP 70 kPa = Medium Pressure and MAOP (Maximum Allowable Operating Pressure)
6. Off-line Service – service may not be straight line to meter. (**WARNING – OLS may not always be shown on plan.** See item **Error: Reference source not found** above)
7. Service Valve in the vicinity  
(**NOTE:** Service Valve may be “BURIED”)
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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 ON **1300 926 755**



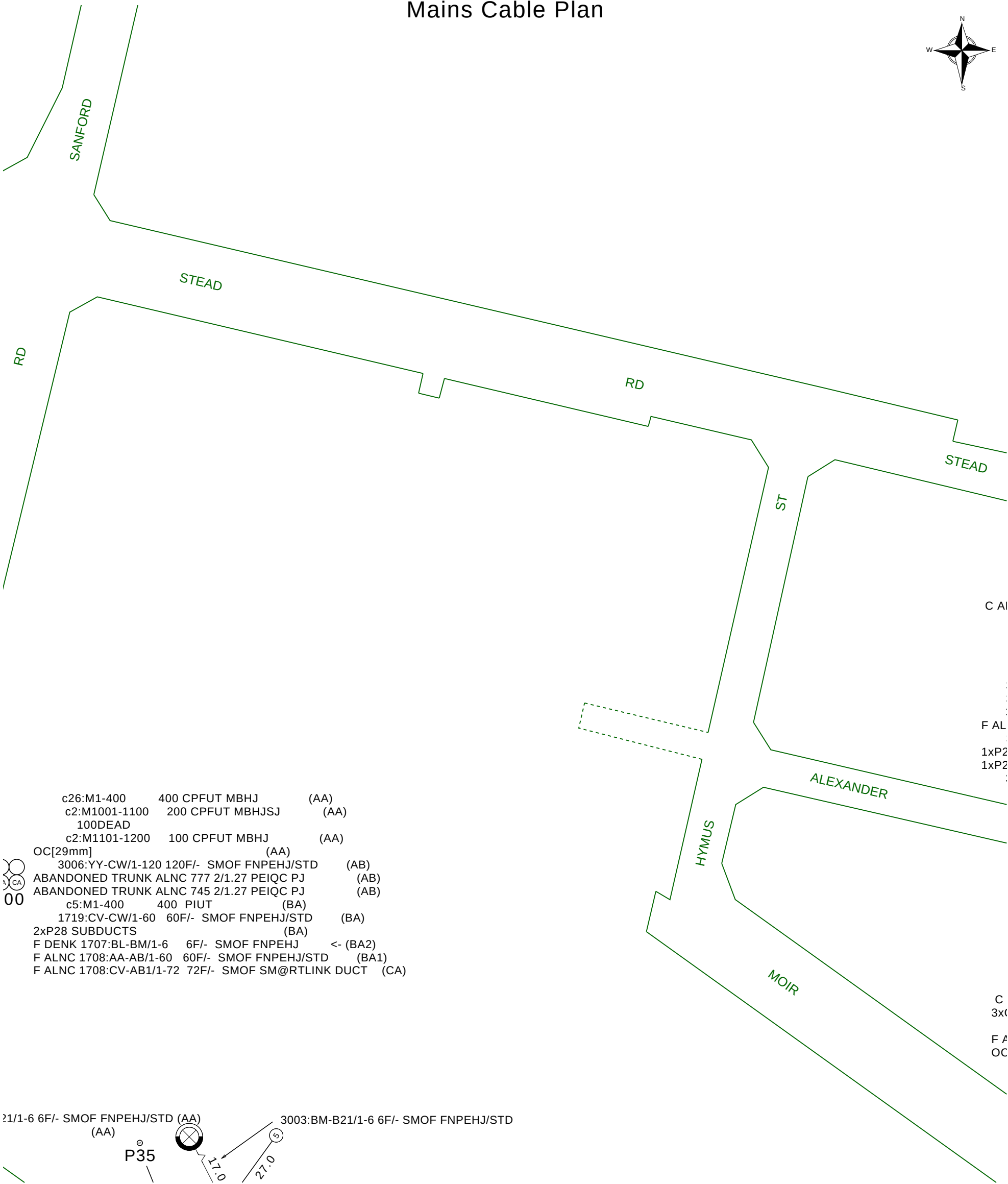
|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                |                                                         |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
|  | <p>Report Damage:<a href="https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra">https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra</a><br/>Ph - 13 22 03<br/>Email - <a href="mailto:Telstra.Plans@team.telstra.com">Telstra.Plans@team.telstra.com</a><br/>Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries</p> | <p>Sequence Number: 280621056</p>                       |
| <p>TELSTRA LIMITED A.C.N. 086 174 781<br/>Generated On 08/10/2026 18:24:06</p>     |                                                                                                                                                                                                                                                                                                                                                                                                | <p>Please read Duty of Care prior to any excavating</p> |

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: <a href="https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-1">https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-1</a><br>Ph - 13 22 03<br>Email - Telstra.Plans@team.telstra.com<br>Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries | Sequence Number: 280621056                       |
|                                                                                    | TELSTRA LIMITED A.C.N. 086 174 781                                                                                                                                                                                                                                                                                                    | Please read Duty of Care prior to any excavating |
|                                                                                    | Generated On 08/10/2026 18:24:07                                                                                                                                                                                                                                                                                                      |                                                  |

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

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Page 2 of 2

# General Information



Telstra highly recommends using Certified Locators.

For more info visit <https://certloc.com.au/find-a-certified-locator/>



or Telstra Location Intelligence Team 1800 653 935

Before you Dig Australia – BEST PRACTICE 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)



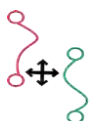
PDF Map Files (max size A3)  
Adobe Acrobat Reader <http://get.adobe.com/reader/>



Report Damage to Telstra equipment.  
**Call** 13 22 03 and say, “Report Damage”.  
**Online:** <https://www.telstra.com.au/consumer-advice/digging-construction/report-damages>



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:

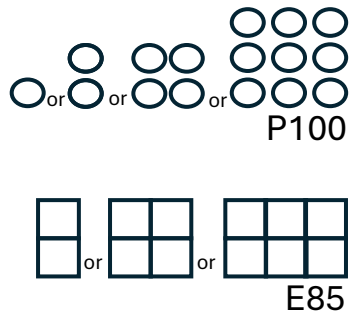
by maintaining the following distances from our assets:

- 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)

LEGEND



|      |                                                                         |  |                                                             |
|------|-------------------------------------------------------------------------|--|-------------------------------------------------------------|
|      | Leadin terminates at a Customer Address                                 |  | Cable Jointing Pit Number / Letter indicating Pit type/size |
|      | Exchange Major Cable Present                                            |  | Elevated Joint (above ground joint on buried cable)         |
|      | Pillar / Cabinet Above ground Free Standing                             |  | Telstra Plant in shared Utility trench                      |
|      | Above ground Complex Equipment Please note: Powered by 240v electricity |  | Aerial cable / or cable on wall                             |
| OC   | Other Carrier Telecommunication Cable/ Asset. Not Telstra Owned         |  | Aerial cable (attached to joint use Pole e.g., Power Pole)  |
| DIST | Distribution cables in Main Cable Ducts                                 |  | Marker Post Installed                                       |
| MC   | Main Cable ducts on a Distribution Plan                                 |  | Buried Transponder                                          |
|      | Blocked or Damaged Duct                                                 |  | Marker Post & Transponder                                   |
|      | Footway Access Chamber (can vary between 1-lid to 12-lid)               |  | Optical Fibre Cable Direct Buried                           |
|      | NBN Pillar                                                              |  | Direct Buried Cable                                         |
|      | Third Party Owned Network Non-Telstra                                   |  | nbn owned network                                           |



Single to Multiple Round Conduit Configurations 1,2,4,9 respectively  
(attached text denotes conduit type and size)

Multiple Square Conduit configurations 2,4,6 respectively  
(attached text denotes conduit type and size)

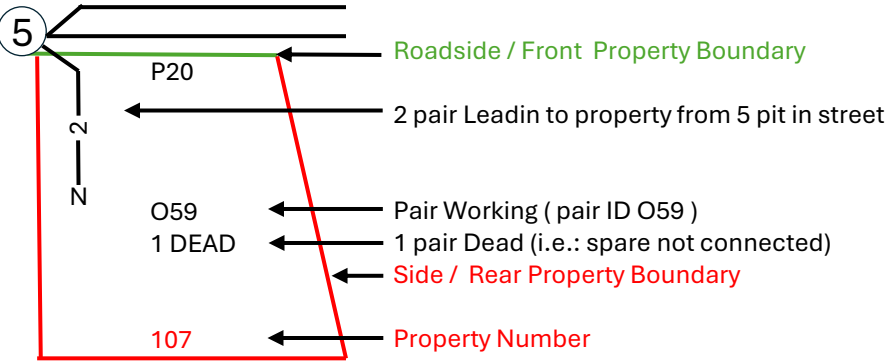
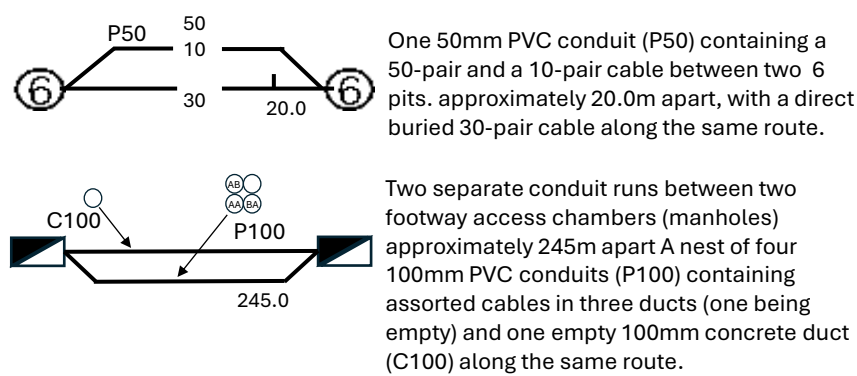
**Some examples of conduit type and size:**

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/>

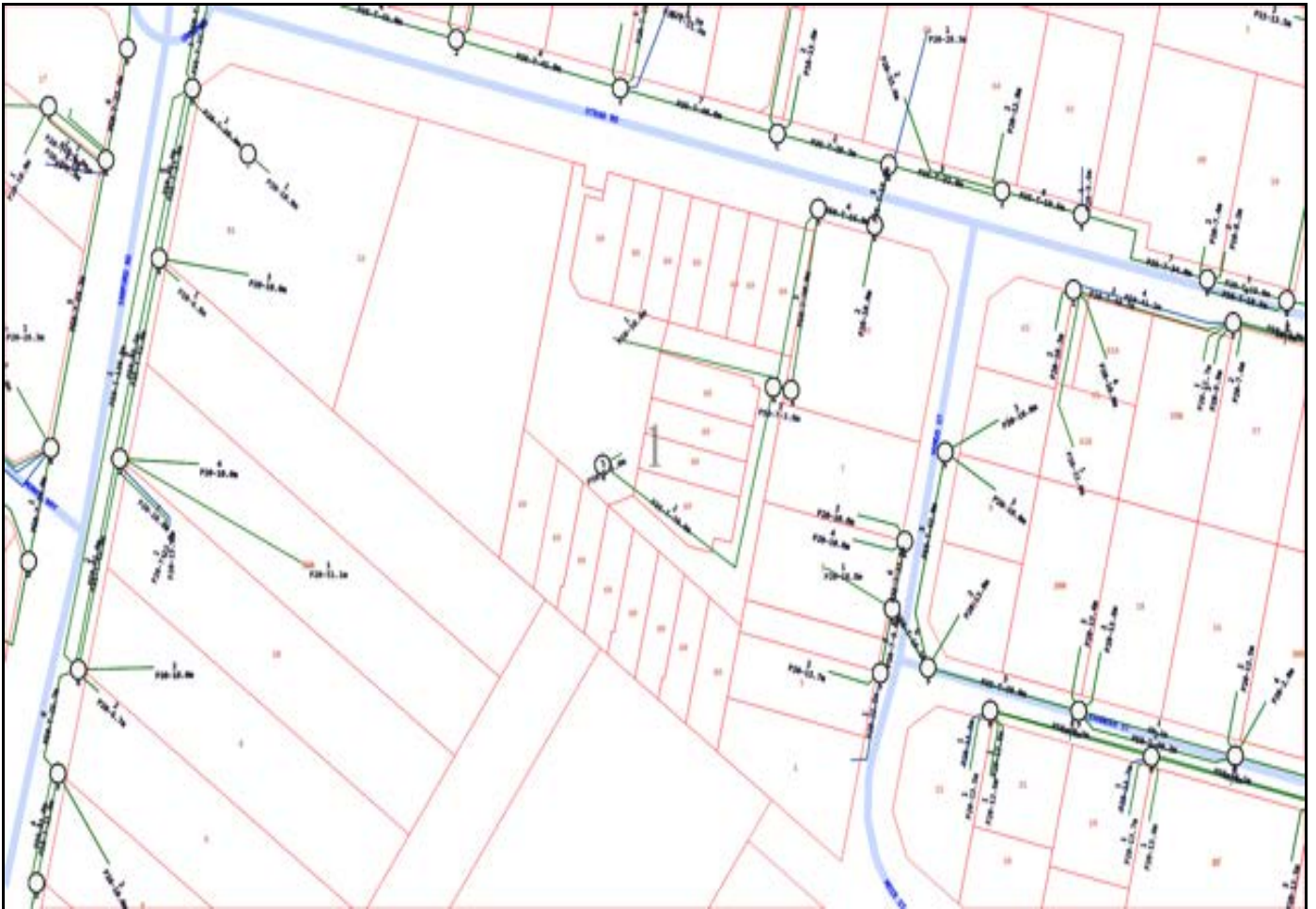
|                                                                                                                                                                                   |                                                                                                                       |                                                                                        |                                                                                                                                                                         |                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Plan</b>                                                                                                                                                                       | <b>Prepare</b>                                                                                                        | <b>Pothole</b>                                                                         | <b>Protect</b>                                                                                                                                                          | <b>Proceed</b>                                                                                                                            |
| 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 by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator. | Potholing is physically sighting the asset by hand digging or hydro vacuum extraction. | Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones. | Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place. |



## LEGEND



|       |                                                                                                                                                                                                                                              |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | Parcel and the location                                                                                                                                                                                                                      |
|       | Pit with size "5"                                                                                                                                                                                                                            |
|       | Power Pit with size "2E".<br>Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.                                                                                                                                                               |
|       | Manhole                                                                                                                                                                                                                                      |
|       | Pillar                                                                                                                                                                                                                                       |
|       | Cable count of trench is 2.<br>One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart.<br>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 <b>INSERVICE/CONSTRUCTED</b> (Copper/RF/Fibre) cables.                                                                                                                                                                 |
|       | Trench containing only <b>DESIGNED/PLANNED</b> (Copper/RF/Fibre/Power) cables.                                                                                                                                                               |
|       | Trench containing any <b>INSERVICE/CONSTRUCTED</b> (Power) cables.                                                                                                                                                                           |
|       | Road and the street name "Broadway ST"                                                                                                                                                                                                       |
| Scale | 0 20 40 60 Meters<br>1:2000<br>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.



ESTABLISHED IN ALBANY FOR OVER 80 YEARS

21/10/2026

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

The Client

C/- Merrifield Real Estate

258 York Street

ALBANY WA 6330

To whom it may concern,

RE: RENTAL APPRAISAL – 17 / 69 STEAD ROAD, CENTENNIAL PARK WA 6330

We wish to thank you for the opportunity to provide a rental appraisal for the above-mentioned property.

After viewing the property and taking into consideration its location and condition, we feel we can expect to achieve circa **\$600.00 - \$680.00 per week** in the current rental market.

In accordance with requirements to minimum security, internal blind cords and RCD and Smoke Alarm checks, please make your own investigations as to whether this property is compliant. Information can be obtained through the below websites:

Smoke Alarm guidelines:

[https://www.wa.gov.au/system/files/2024-10/smoke\\_alarms\\_in\\_dwellings\\_for\\_sale\\_rent\\_or\\_hire.pdf](https://www.wa.gov.au/system/files/2024-10/smoke_alarms_in_dwellings_for_sale_rent_or_hire.pdf)

Internal Blind cord requirements:

<https://www.consumerprotection.wa.gov.au/publications/obligations-landlords-corded-internal-window-coverings>



Minimum Security Requirements:

<https://www.consumerprotection.wa.gov.au/system/files/migrated/sites/default/files/atoms/files/minimumsecurityrta.pdf>

Should you have any questions, please feel free to contact me on (08) 9841 4022.

Yours faithfully,

A handwritten signature in blue ink, appearing to be 'L. Dunham', with a long horizontal line extending to the right.

Lisa Dunham

**Senior Property Manager**

Please note, as per our Professional Indemnity Policy, we must state the following: The Statements have been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the Statements or any part thereof be incorrect or incomplete in any way. This appraisal is deemed valid for 30 days from the date completed, or such earlier date if you become aware of any factors that have any effect on the property value.