

FOR SALE



Offers Above \$650,000

5 / 69 STEAD ROAD, CENTENNIAL PARK



FIRST-TIMERS, DOWNSIZERS, INVESTORS – LOOK NO MORE!

- Moder, stylish two-storey home within secure gated complex
- Open plan design with air con, two living areas, paved patio
- Big bedrooms, en-suite bathrooms, built in robes
- Double garage, terrific storage inside and out, easy care
- Walk to major supermarkets, schools, town centre

Merrifield
REAL ESTATE

 **2**  **2**  **2**  **186 m2**



• **SCAN HERE TO MAKE AN OFFER**

Lee Stonell

0409 684 653

0898414022

lee@merrifield.com.au



Disclaimer: All details on the brochure are presented on the vendor's advice. Prospective purchasers should take necessary actions on their own behalf to satisfy themselves of the details of conditions, contents, fixtures and improvements in regards to this property. **Merrifield Real Estate Pty Ltd** JR Stewart Trust T/A Merrifield Real Estate, 258 York Street, Albany WA 6330 ABN 66 768 696 418

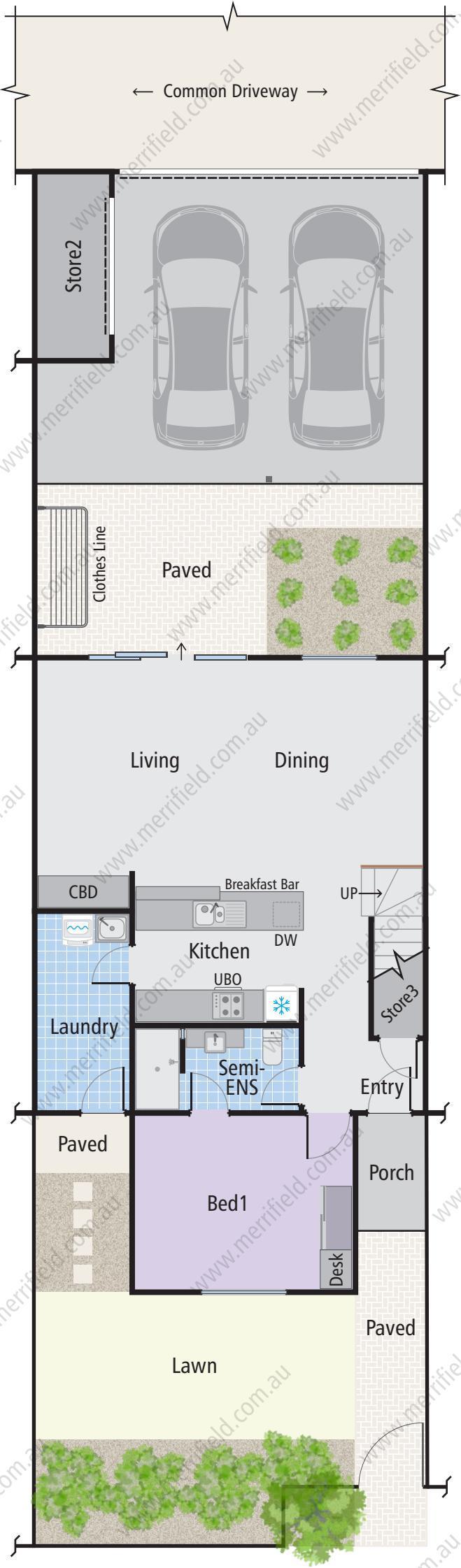
5 / 69 STEAD ROAD, CENTENNIAL PARK



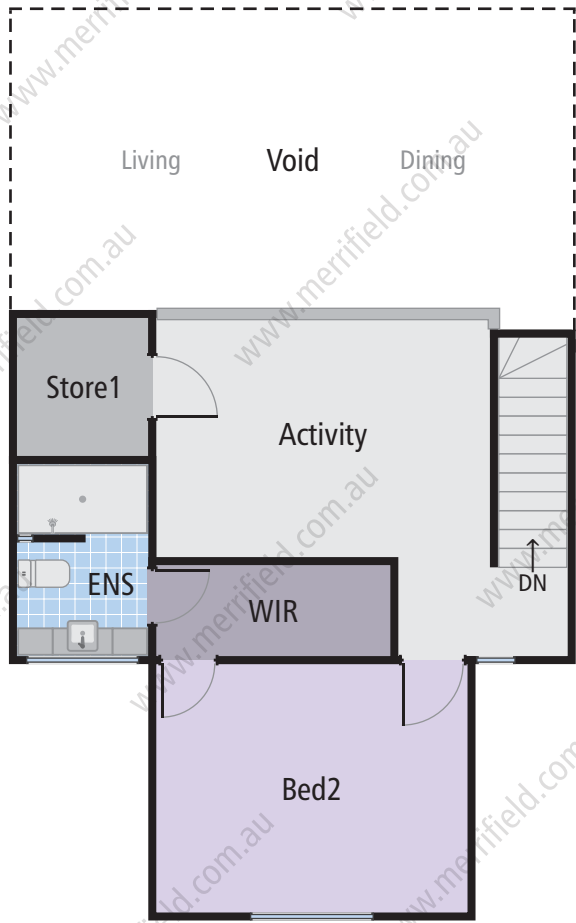
Specification

Asking Price	Offers Above \$650,000	Land Size	186 m2
Bedrooms	2	Frontage	7.25 metres
Bathrooms	2	Restrictive Covenants	Certificate of Title
Toilets	2	Zoning	Mixed Use, R40
Parking	2	School Zone	Albany P.S & A.S.H.S
Sheds	N/A	Sewer	Connected
HWS	Instant Gas	Water	Scheme Connected
Solar	Inside Garage	Internet Connection	NBN Available
Council Rates	\$2,801.04	Building Construction	Concrete / Zincalume
Water Rates	\$1,643.28	Insulation	Yes
Strata Levies	\$2,300.00	Built/Builder	Approx. 2008
Weekly Rent	\$600 - \$620	BAL Assessment	N/A
Lease Expiry	Periodic Lease	Items not included	N/A





Stead Rd
Ground Floor



Upper Floor



Author:

Created: 10 July 2026 from Map Viewer Plus:

<https://map-viewer-plus.app.landgate.wa.gov.au>

1:564

0 0.007 0.014 0.02 0.027 km

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WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2681 183

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.

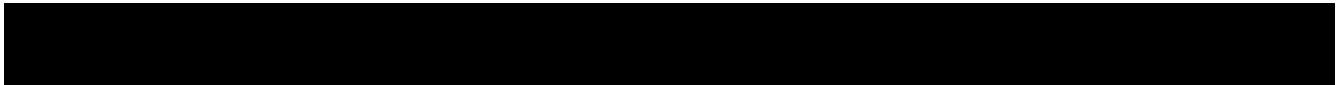
BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 5 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)



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 BENEFIT CREATED UNDER SECTION 5D STRATA TITLES ACT FOR PARTY WALL PURPOSES - SEE SURVEY STRATA PLAN 49422
3. EASEMENT BENEFIT CREATED UNDER SECTION 5D STRATA TITLES ACT FOR PARTY WALL PURPOSES - SEE SURVEY STRATA PLAN 49422
4. EASEMENT BURDEN 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

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 5 69 STEAD RD, CENTENNIAL PARK.

END OF PAGE 1 - CONTINUED OVER

RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: 5/SP49422

VOLUME/FOLIO: 2681-183

PAGE 2

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 SHEETS OF SHEETS		EASEMENT BENEFIT CREATED UNDER SECTION 136C TLA FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE DEPOSITED PLAN 49843		VER	AMENDMENT	AUTHORISED BY	DATE
SURVEYOR'S CERTIFICATE - Reg 54 A.W. CALDWELL I hereby certify that this plan is accurate and is a correct representation of the survey made by me or under my supervision and in accordance with the provisions of the Survey Act 1980 and the Survey Regulations 1981. LICENSED SURVEYOR 2007/10/24 14:42:12 +0800 DATE		PLAN OF LOT 202 ON DP 49843 CERT. OF TITLE VOL. 2626 FOL. 283 LOCAL GOVERNMENT CITY OF ALBANY INDEX PLAN BK26 (2) 11.05 FIELD BOOK NUMBER 101888 SCALE 1:500 NAME OF SCHEME CENTRAL PARK - ALBANY		ADDRESS OF PARCEL 59 STEAD ROAD CENTENNIAL PARK VA 6330		MANAGEMENT STATEMENT ☒ YES ☐ NO	
LODGED DATE 22-Aug-07 BY 102-2007 FOR 97-2008 IN ORDER FOR DEALINGS SUBJECT TO FEE PAID \$1285.00 ASSESS NO. 2776595		REGISTERED DATE 14-11-2007 BY 14-11-2007 FOR 14-11-2007 IN ORDER FOR DEALINGS SUBJECT TO FEE PAID \$1285.00 ASSESS NO. 2776595		WESTERN AUSTRALIAN PLANNING COMMISSION DATE 14-11-2007 FOR 14-11-2007 IN ORDER FOR DEALINGS SUBJECT TO FEE PAID \$1285.00 ASSESS NO. 2776595		LANDGATE Pymont House, 116 Serpentine Road, Albany	

STRATA PLAN 49422

HELD BY LANDGATE
IN DIGITAL FORM ONLY.

STRATA/SURVEY-STRATA PLAN

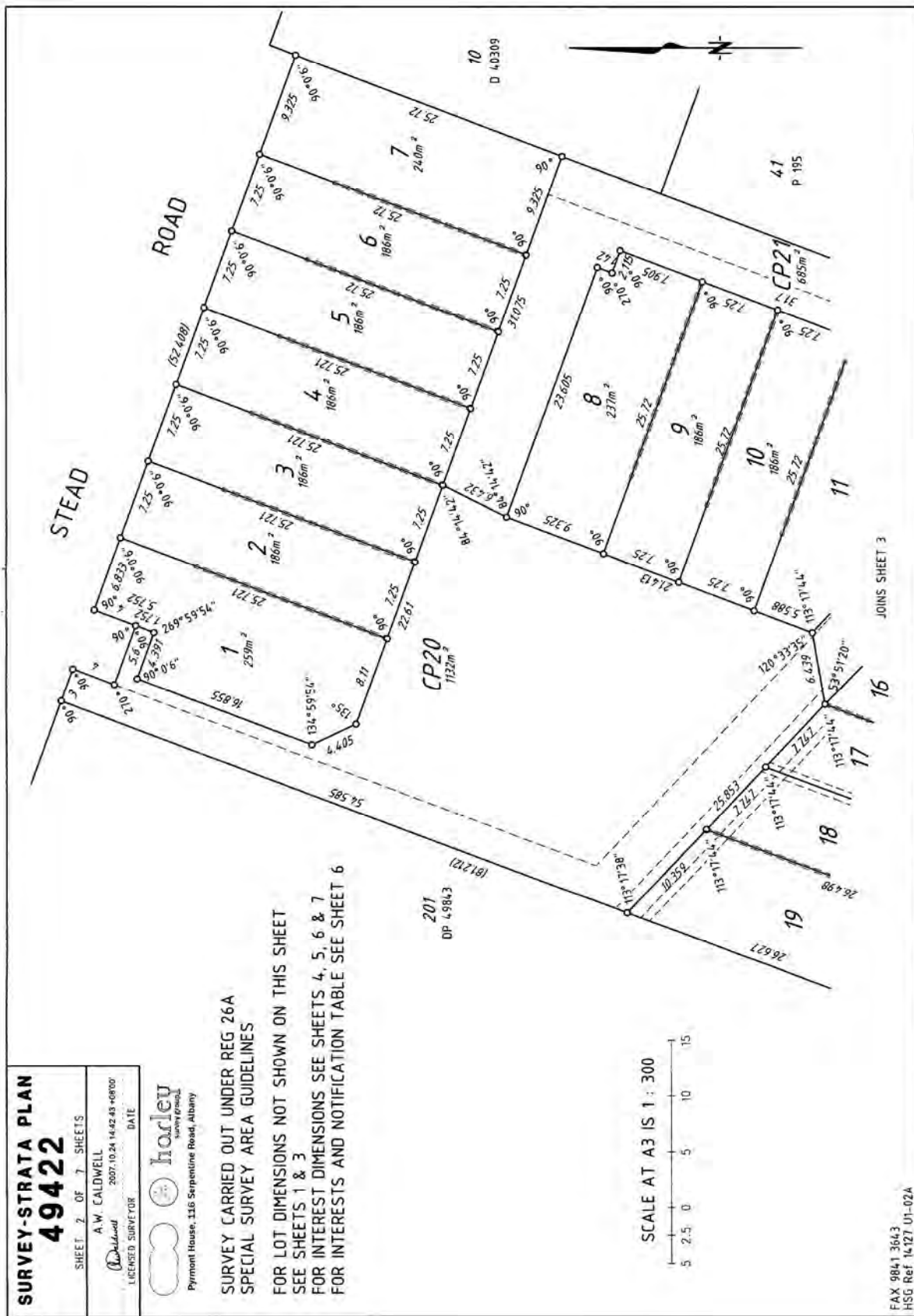
SCALE AT A3 IS 1:500

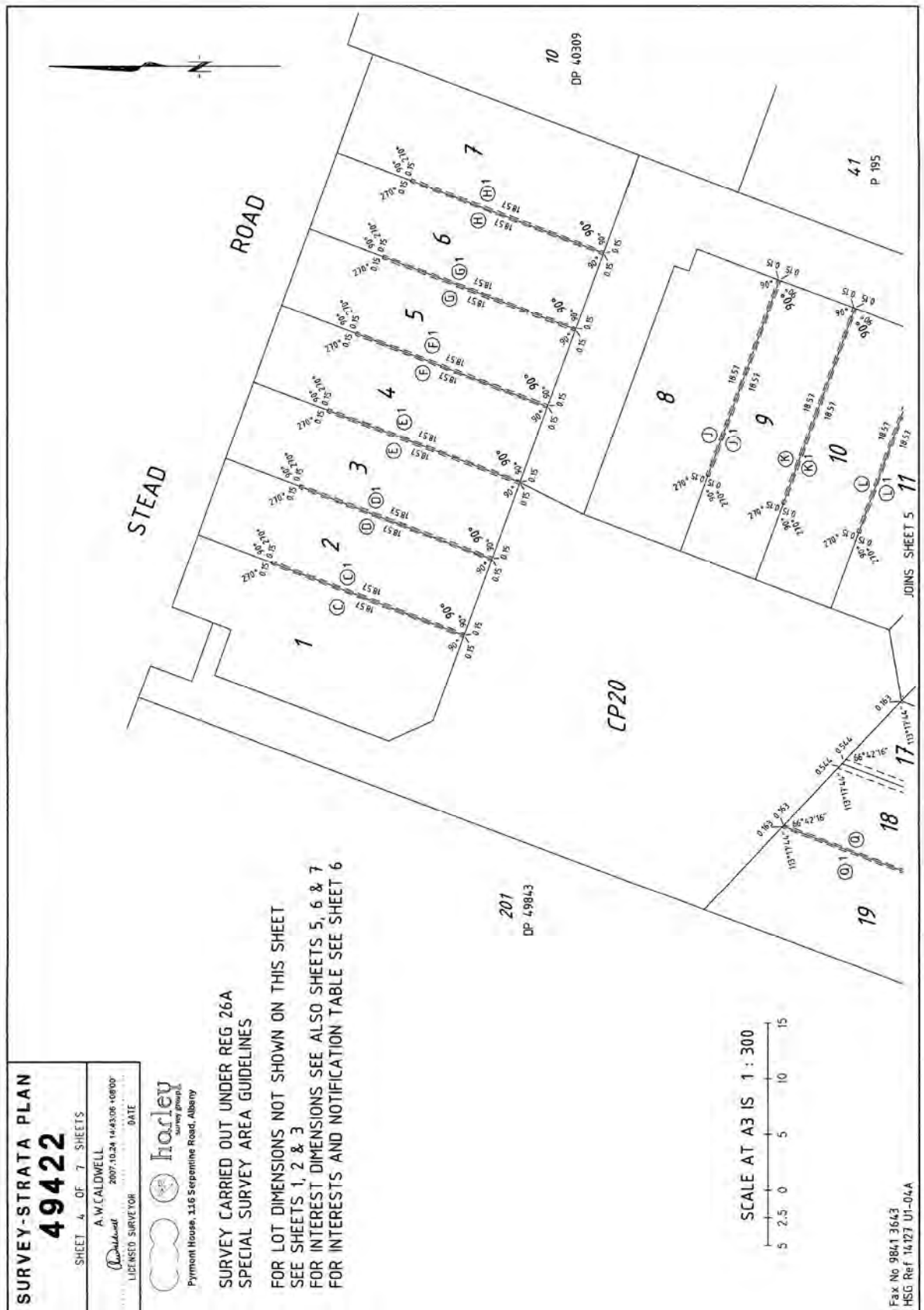
10 5 0 10 20 30

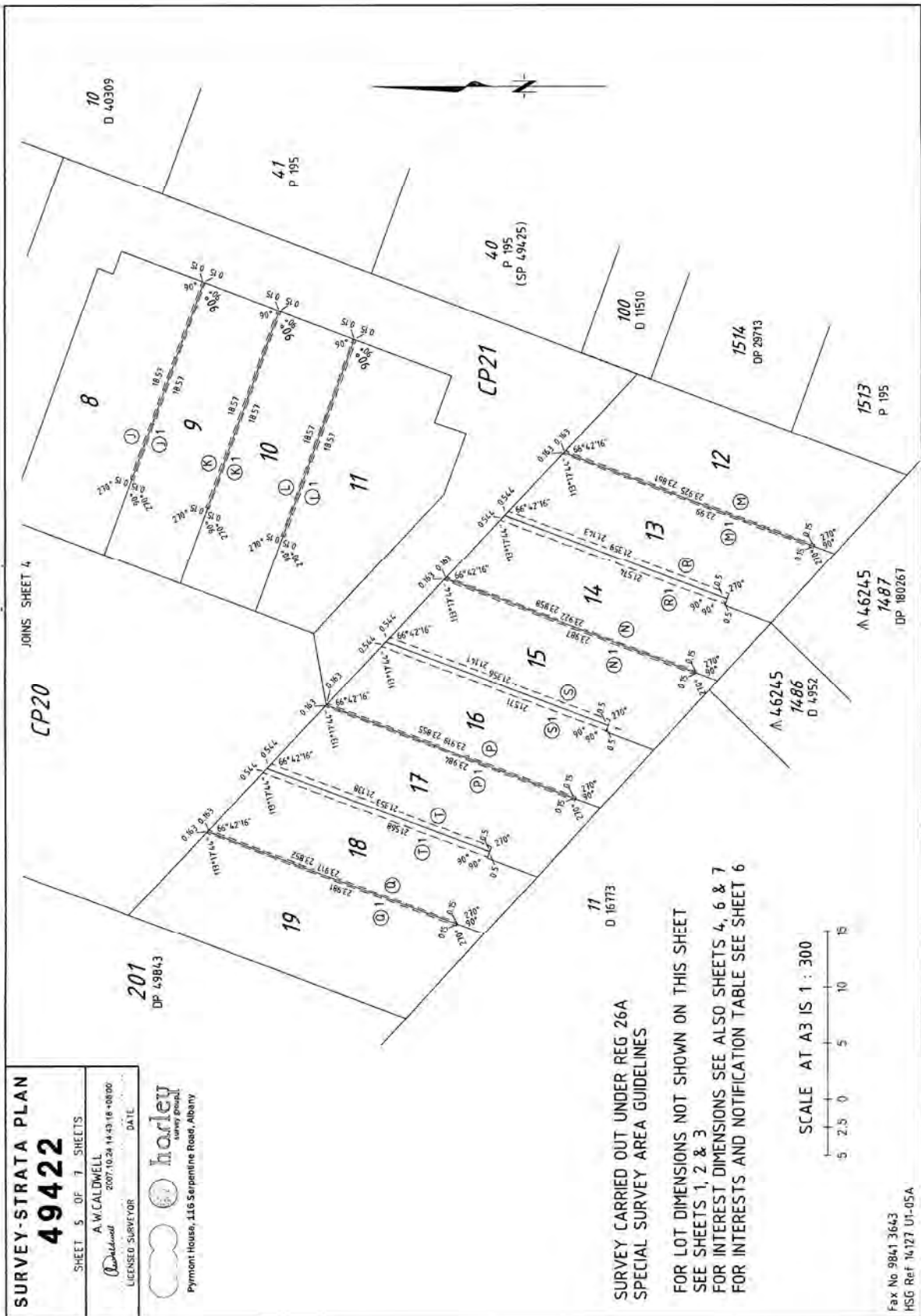
SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES

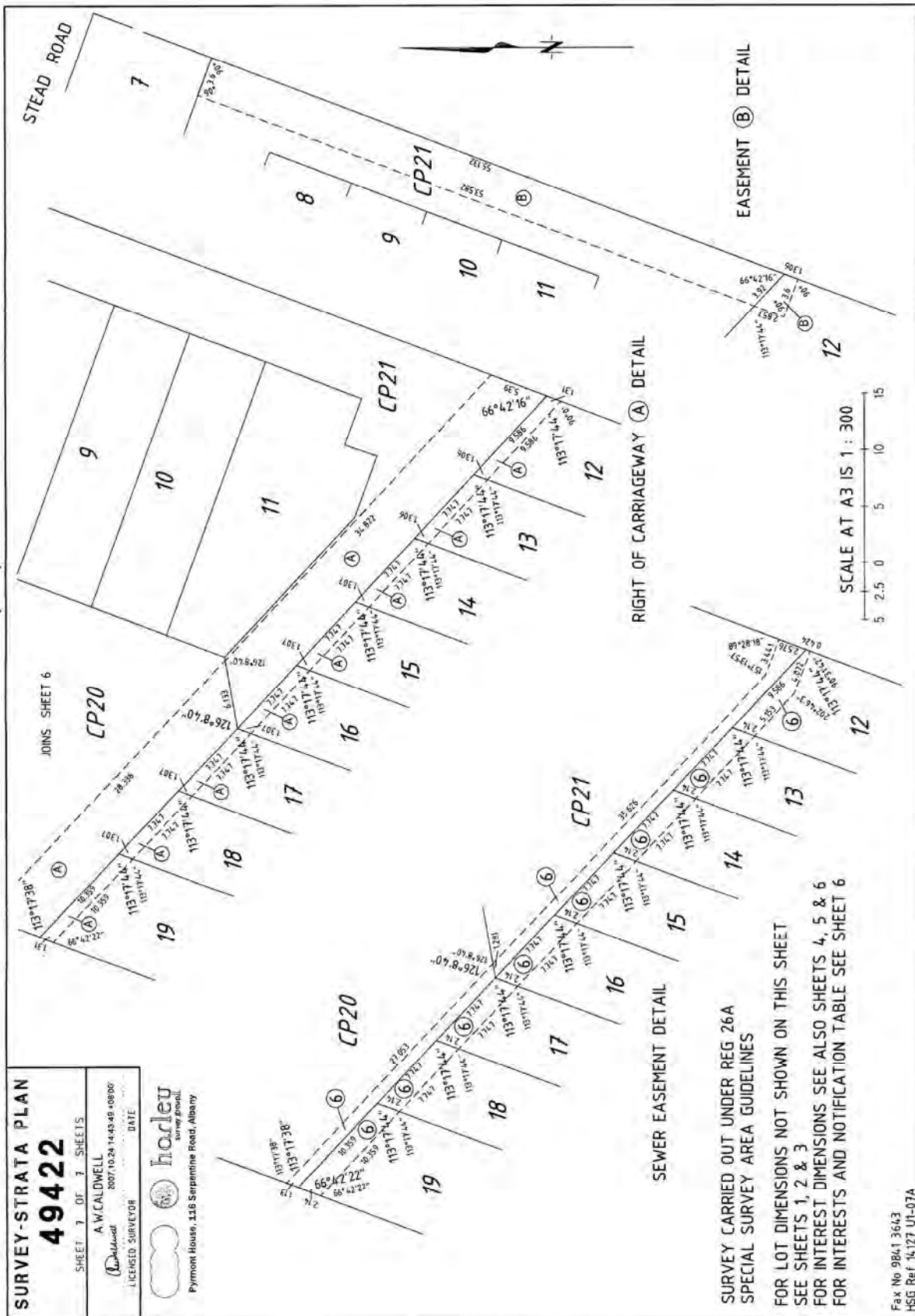
REG 26A(1) - FINAL MARKING DEFERRED
(APPROVAL ID D64-07 DATED 17 AUGUST 2007;
LANDGATE FILE 00955-2003/19)

FOR LOT DIMENSIONS NOT SHOWN ON THIS SHEET
SEE SHEETS 2 & 3
FOR INTEREST DIMENSIONS SEE SHEETS 4, 5, 6 & 7
FOR INTERESTS AND NOTIFICATION TABLE SEE SHEET 6









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

REGISTRAR OF TITLES

OF SURVEY-STRATA PLAN No.

49422

SCHEDULE OF DEALINGS ON Survey-Strata Plan

Dealings registered or recorded on Survey-Strata Plan

[illegible]

Note: Entries may be affected by subsequent endorsements.

[illegible]



Precontractual Disclosure Statement to the Buyer

Part A | General Information about strata titles schemes

What you need to know

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

Instruction for the seller

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

Information for the buyer

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

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

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

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

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

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

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

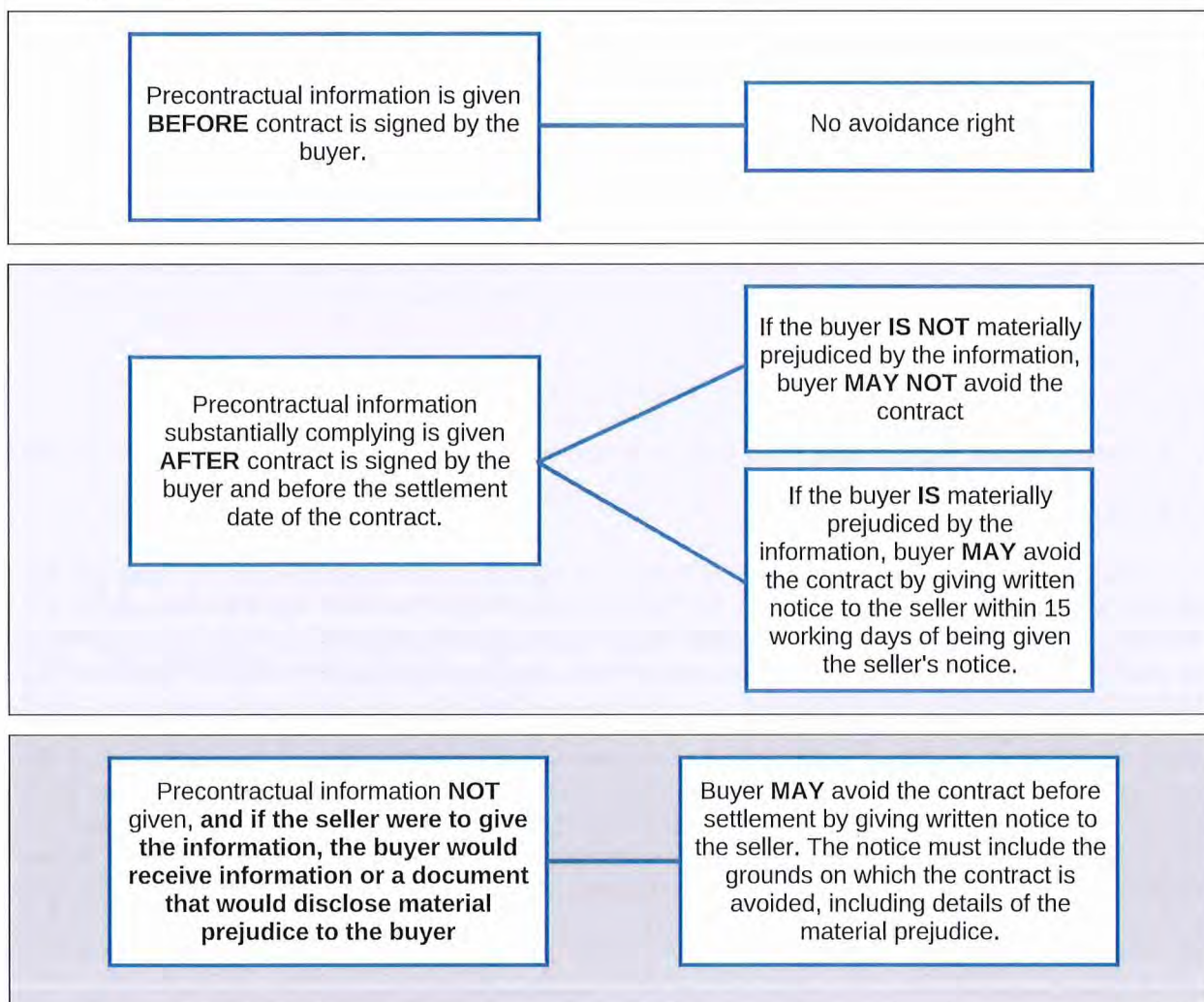
A buyer may consider seeking more information about the lot, the strata company and the strata / survey-strata scheme by asking the seller to provide it, or by making an application to the strata company for more information under section 107 of the Act.

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

Buyer's avoidance rights

Avoidance rights for failure to give precontractual information to the buyer

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





Avoidance rights for notifiable variations

After the buyer has signed the contract, it is possible a particular type of event known as a type 1 or type 2 notifiable variation may occur. If this happens, the seller must provide written notice of the variation to the buyer before the proposed settlement date.

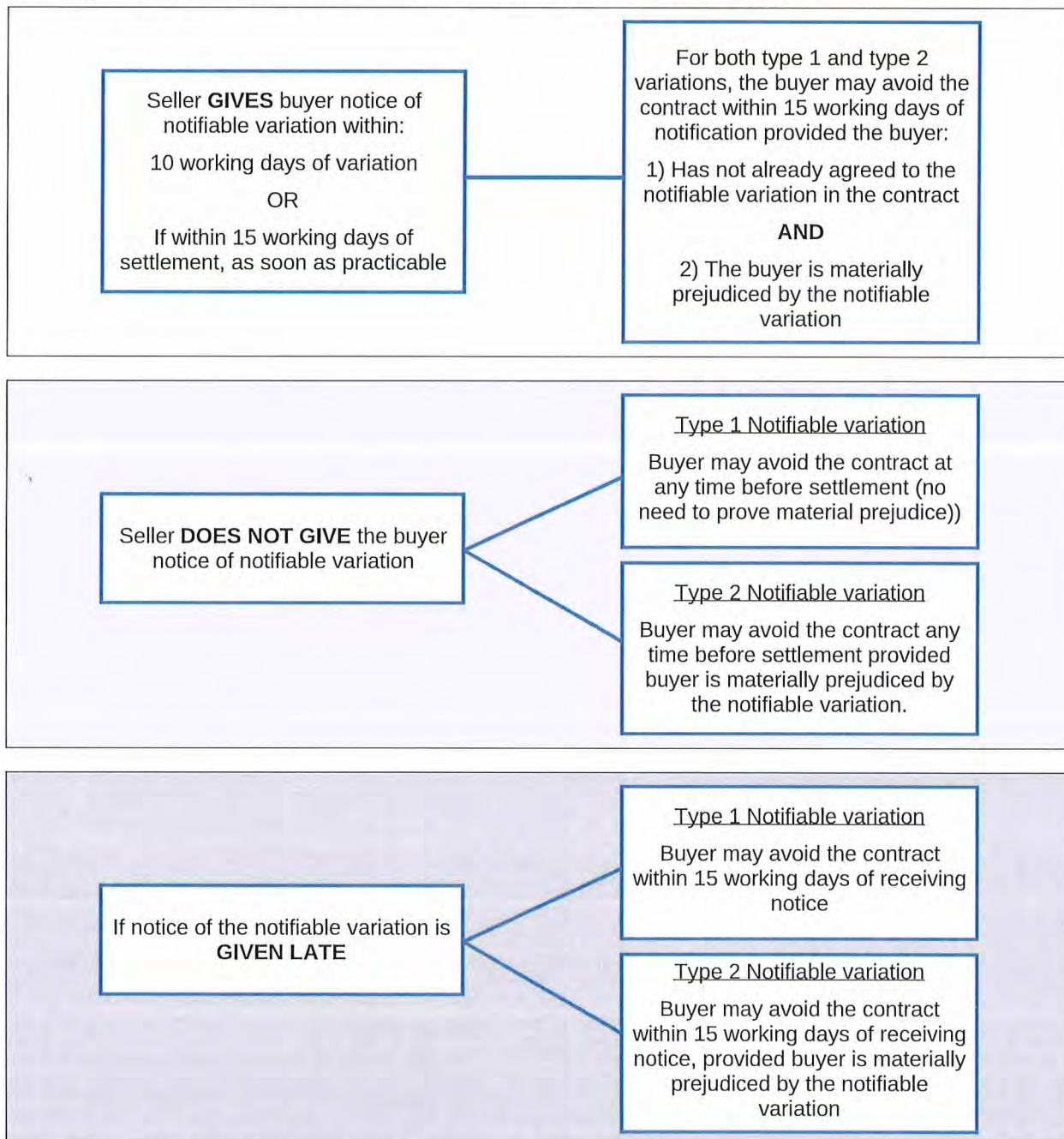
Type 1 and Type 2 notifiable variations are as follows:

Type 1 Notifiable Variation	Type 2 Notifiable Variation
• The area or size of the lot/proposed lot is reduced by 5% or more from the area or size notified to the buyer before the buyer entered into the contract. • The proportion that the unit entitlement, or a reasonable estimate of the unit entitlement of the lot bears to the sum of the unit entitlements of all the lots is increased/decreased by 5% or more in comparison to that which was notified to the buyer before the buyer entered into the contract. • Anything relating to a proposal for the termination of the strata titles scheme is served on the seller by the strata company. • Any other event classified by the regulations as a type 1 notifiable variation.	• The current/proposed scheme plan or amendment of the scheme plan for the scheme is modified in a way that affects the lot or the common property (that is not a type 1 notifiable variation). • The current/proposed schedule of unit entitlements or amendment of the schedule of unit entitlements for the scheme is modified in a way that affects the lot (that is not a type 1 variation). • The strata company or a scheme developer- (i) enters into a contract for the provision of services or amenities to the strata company or to members of the strata company or a contract that is otherwise likely to affect the rights of the buyer; OR (ii) varies an existing contract of that kind in a way that is likely to affect the rights of the buyer • The current/proposed scheme by-laws are modified. • A lease, licence, right or privilege over the common property in the strata titles scheme is granted or varied. • Any other event classified by the regulations as a type 2 notifiable variation.

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

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

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



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

Buyer's right to postpone settlement

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



Approved Form 2022-938
Effective for use from: 07/01/2022

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

Address

Telephone/mobile Email

Name

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 Merrifield Real Estate

Address of Strata Manager PO Box 1, Albany WA 6332

Telephone/Mobile 9841 4022 / 0488 688 620

Email strata@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)

Lot 5 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		
Reserve fund:	\$100		
Other levy (attach details)			

☒ Actual ☐ Estimated total contribution for the lot \$ 2,300

Payable ☐ annually ☐ bi-annually ☒ quarterly ☐ 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



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Effective for use from: 07/01/2022

Is there any other direct or indirect pecuniary interest the scheme developer and/or their associate has in the contract, lease or licence other than as a member of the strata company?

☐ no ☐ yes

If yes, attach details of any remuneration, other benefit and/or pecuniary interest disclosed in accordance with s.79 of the Act, including its value.

Additional comments: _____

Acknowledgement by seller and buyer

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

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

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

☒ I / ☐ We¹, hereby certify that Part A and Part B of the required precontractual disclosures were given to the buyer before the buyer signed the contract of sale.

Signature



Name

Date

10/7/2026

Signature

Name

Date

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

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

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

Signature

Name

Date

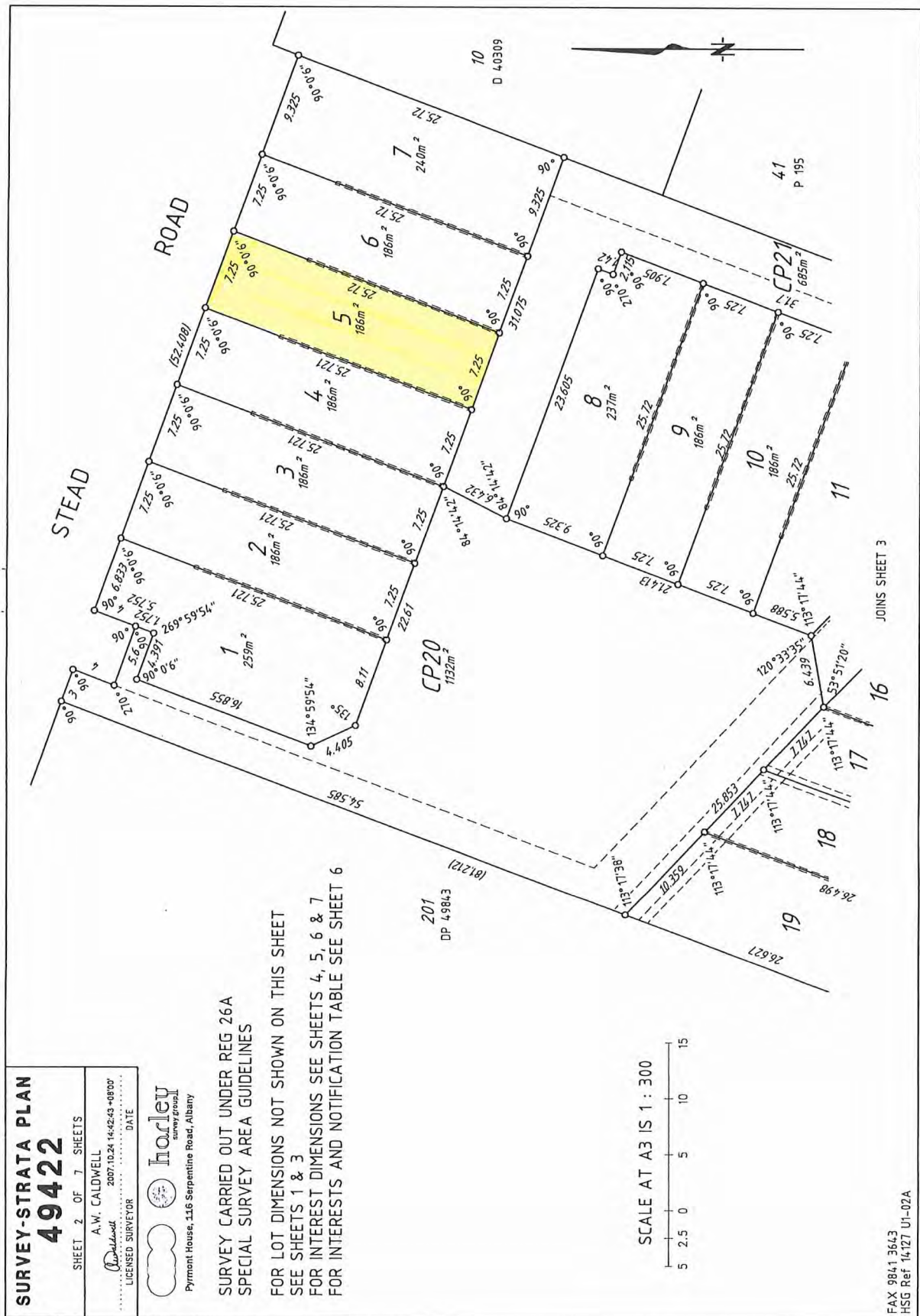
Signature

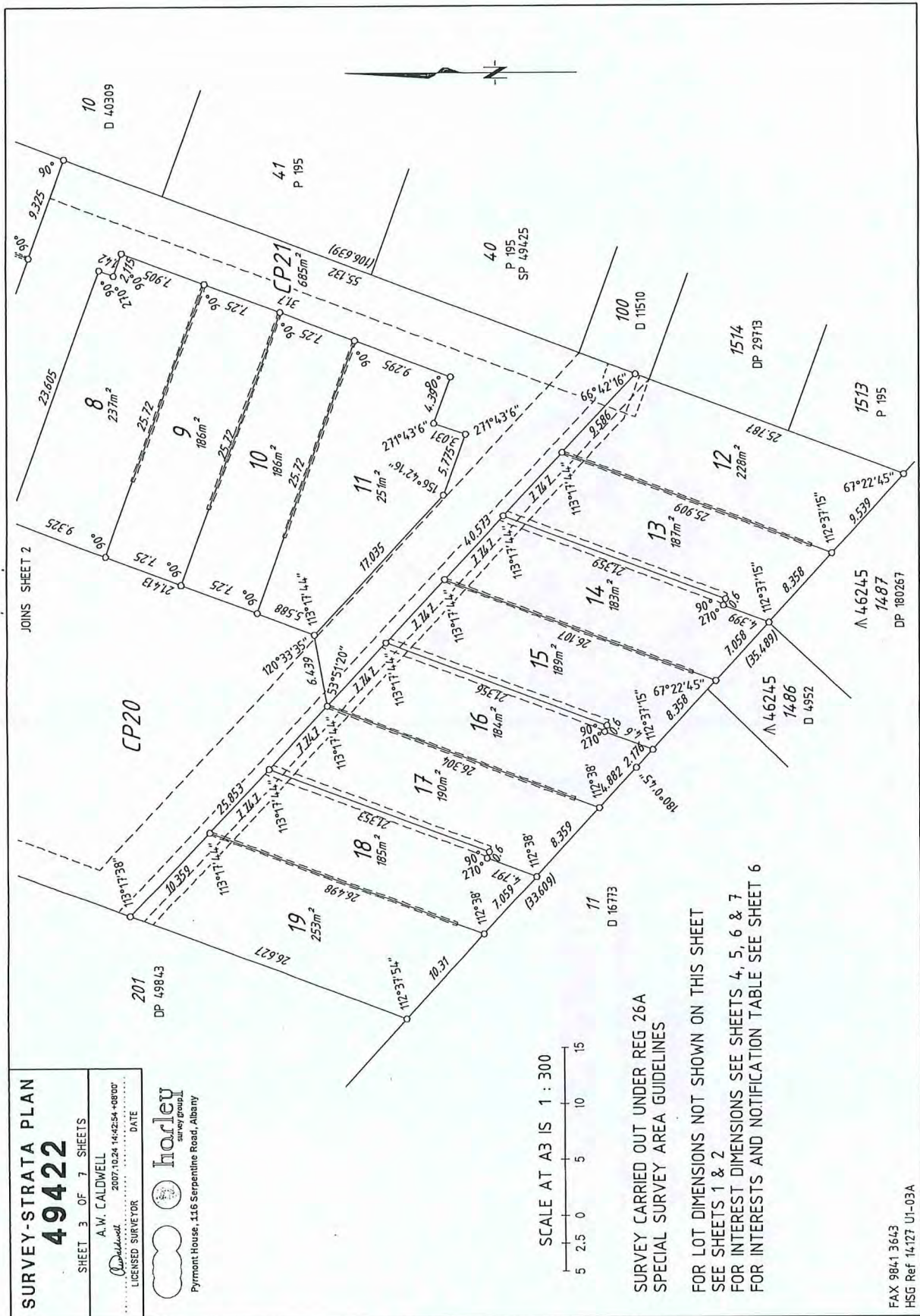
Name

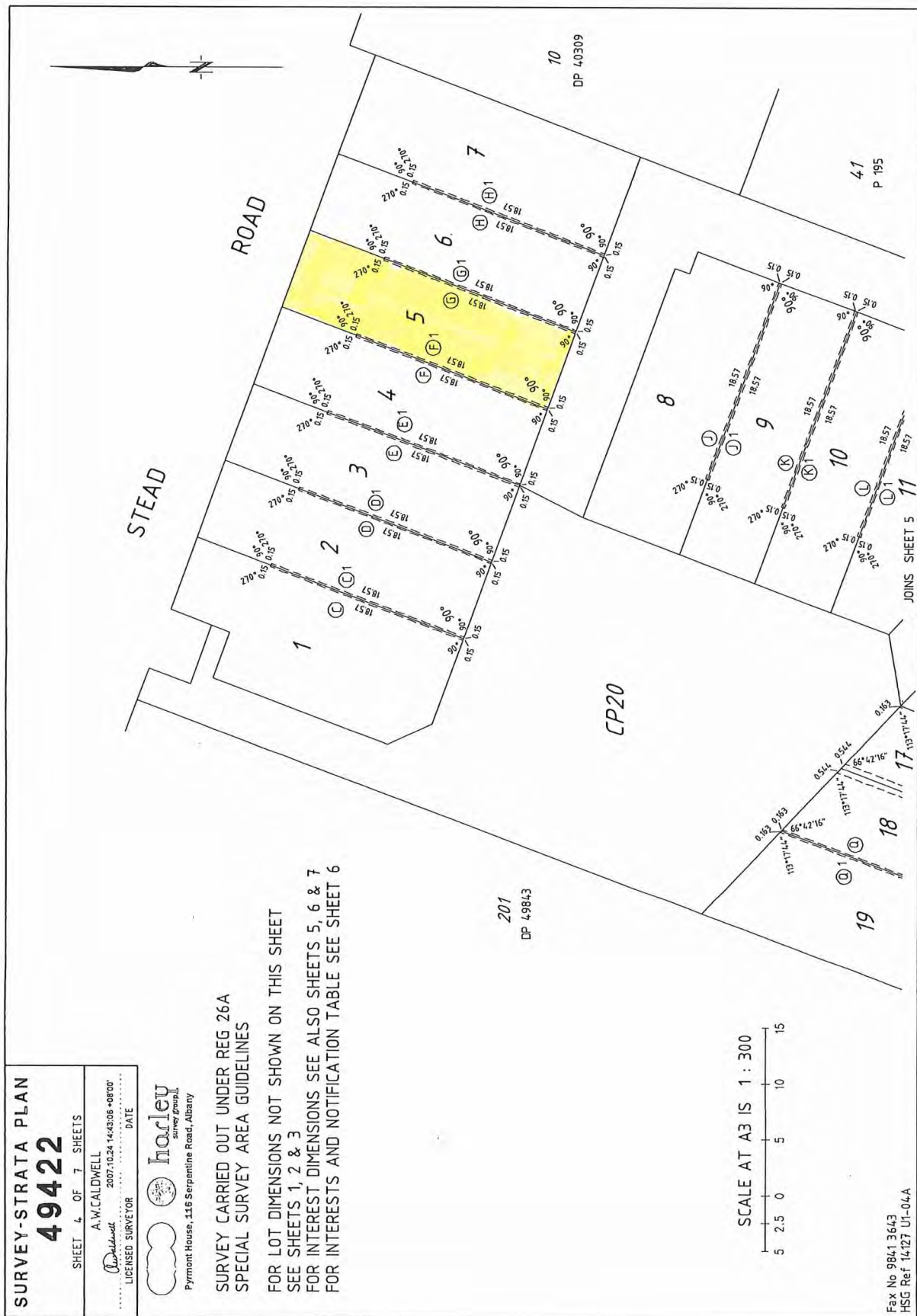
Date

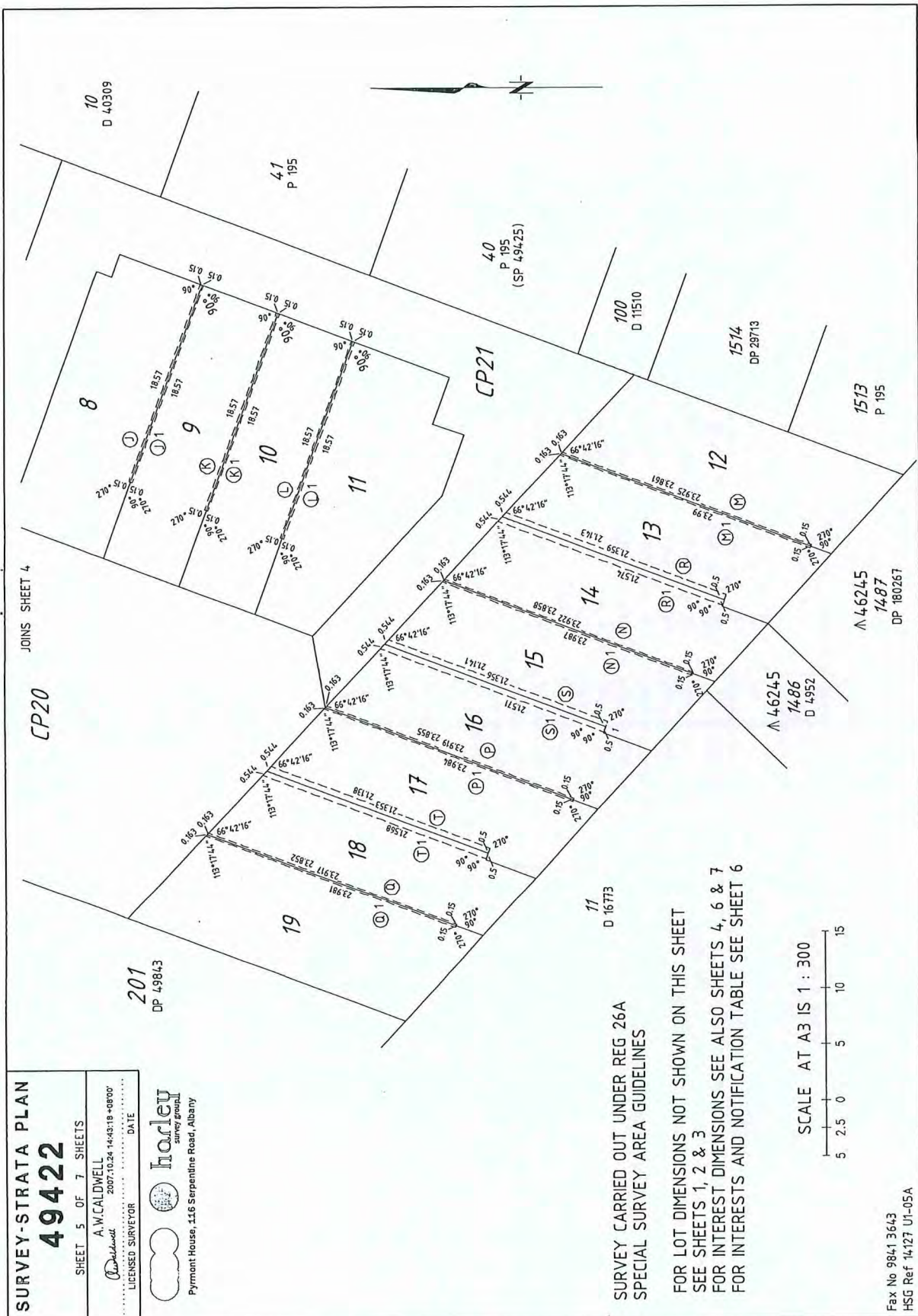
¹ Select one.

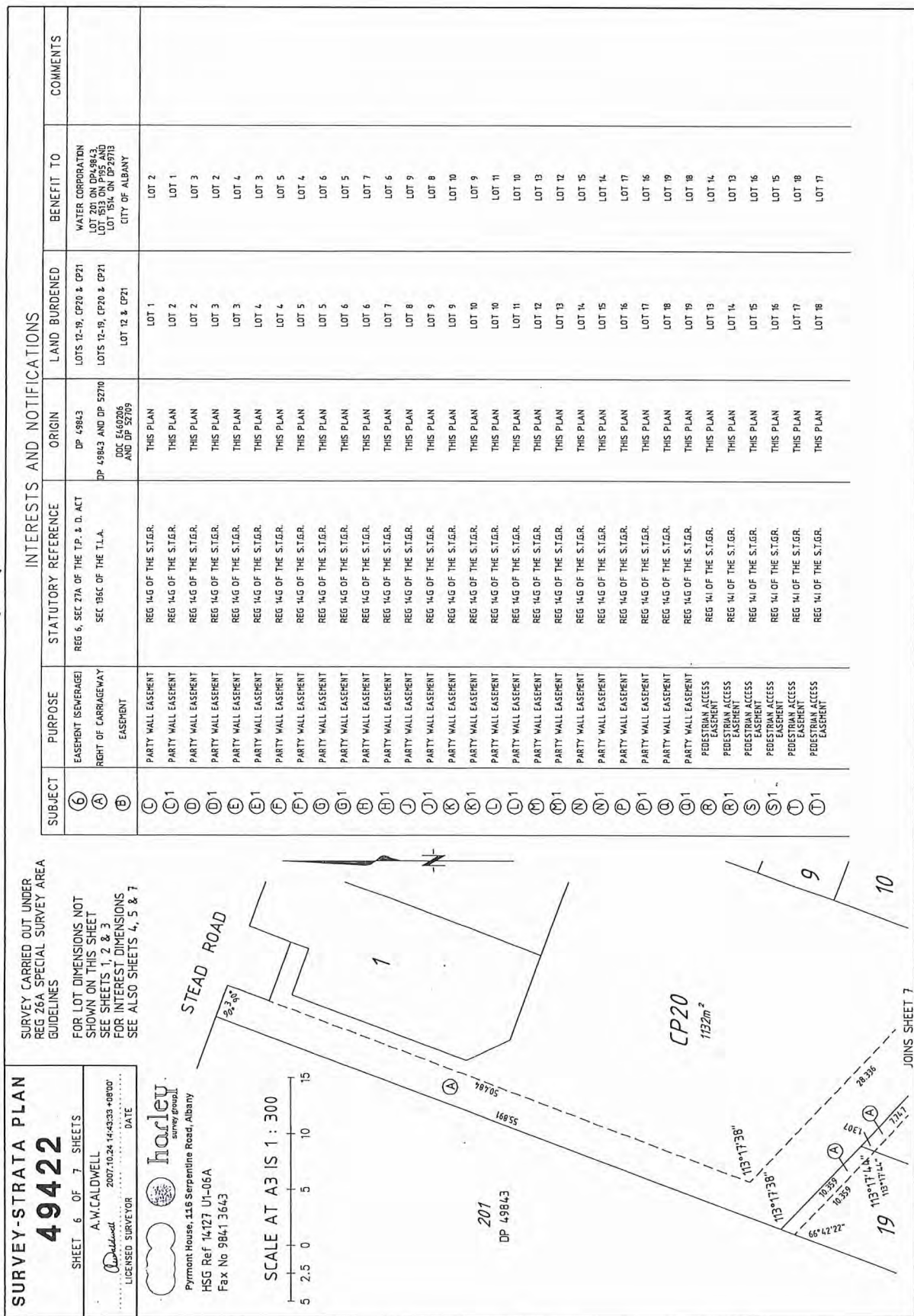
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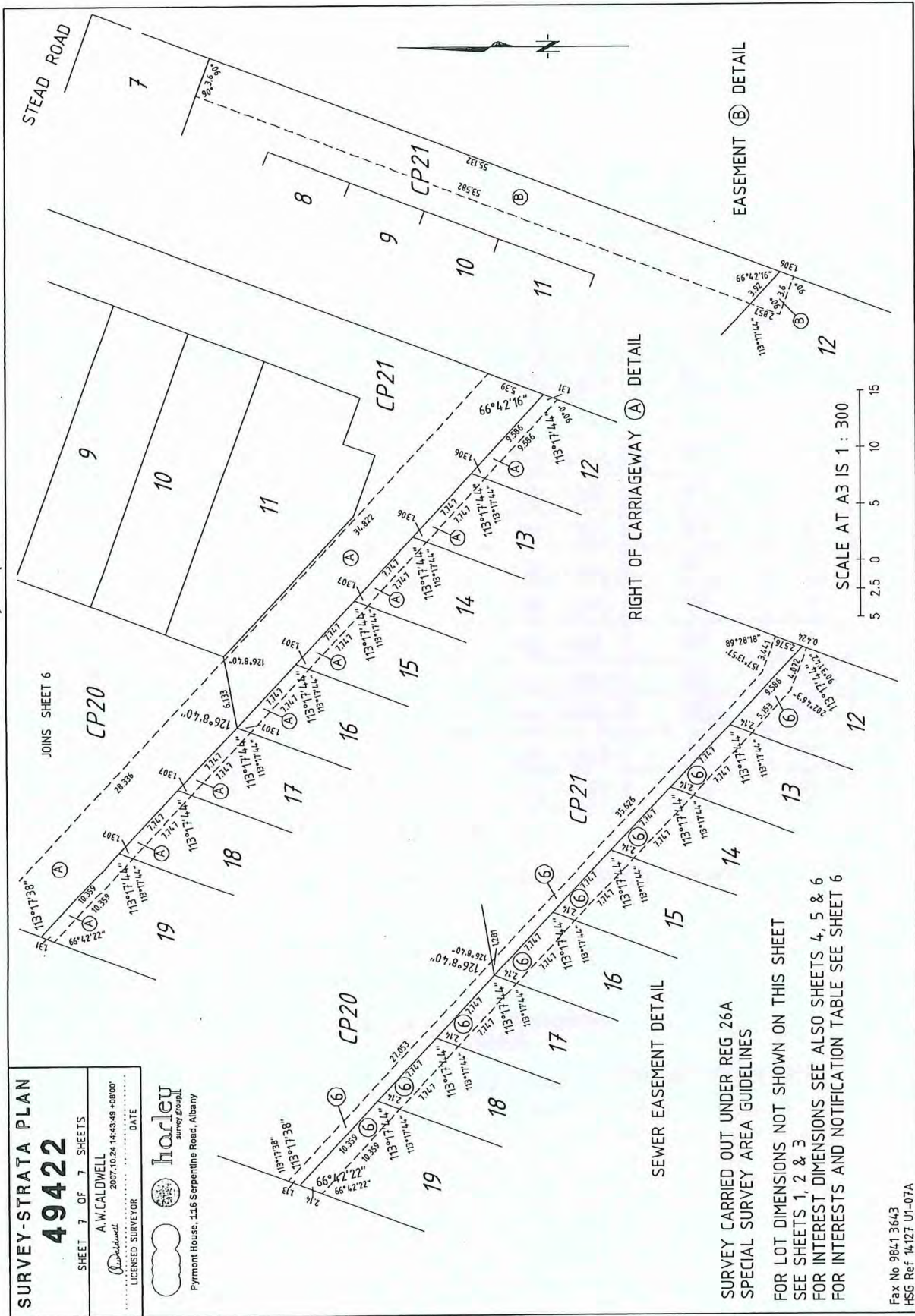












FORM 3

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		Regist'd	Signature of Registrar of Titles	Cancellation			Signature of Registrar of Titles		
Nature	Number			Nature	Number	Regist'd		Time	
	EASEMENT BURDEN created under Section 136C TLA for right of carriageway purposes - see Deposited Plan 49843		<i>SG Roberts</i>						
Easement	E460206 Easement to the Town of Albany - See Survey Strata Plan 49422	4.10.90	<i>SG Roberts</i>						
Surrender	K456298 Easement E460206 is partially surrendered as to the portion delineated on Deposited Plan 52709 only.	21.12.07	<i>SG Roberts</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>SG Roberts</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>SG Roberts</i>						
Statement	K477349 Management Statement	16.1.08	<i>SG Roberts</i>						
NOTIFICATION	M782994 NOTIFICATION OF CHANGE OF BY-LAWS	1.10.2014	<i>SG Roberts</i>						
	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	





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Scheme By-laws

Strata Titles Act 1985 (STA)
Part 4 Division 4

Scheme Number: 49422

Part 1 – Applicant

(a) For existing schemes:

The Owners of¹ Central Park – Albany, Survey-Strata Scheme 49422 (strata company); or

(b) For new schemes:

The owner(s)² _____ of land the subject of the plan described as³

Part 2 – Select Option

☐ Option 1 – Voluntary Consolidation⁴

[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.]

¹ 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.

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

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

⁴ 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.

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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.





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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/ ☐ repeal⁵ 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 / ☐ or⁵

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/ ☐ repeal⁵ to the Conduct by-laws were made as detailed here.

N/A

☐ and / ☐ or⁵

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

⁵ Select one.
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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.

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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-bylaw (9), candidates, being equal in number to the number of members of the council determined in accordance with by-law 4(3), who receive the highest numbers 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-bylaw (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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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.





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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-laws⁶: N/A

By-law under planning
(scheme by-laws) condition⁷: N/A

Exclusive use by-laws⁸: N/A
(existing and new)

Western Australian Planning
Commission (WAPC) approval
number (if applicable)⁹:

Leasehold by-laws¹⁰: N/A

N/A

⁶ Refer *Strata Titles Act 1985* section 42.

⁷ Refer *Strata Titles Act 1985* section 22.

⁸ Refer *Strata Titles Act 1985* section 43.

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

¹⁰ 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 Interest¹¹ 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 Scheme¹² 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

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

¹² 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

1. 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 Seal¹³

Date of Execution:

The common seal of¹⁴

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 Council¹⁵:

Member of Council¹⁵:

Signature

Signature

Full Name

Full Name

OR

Not executed under Common Seal¹³

Date of Execution: 21.6.2025

Signed for and on behalf of¹⁴ 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 company¹⁶:

☒ Member of Council / ☐ Strata Manager of strata company¹⁶:

Signature

Signature

Full Name

Full Name

¹³ See SIG-14 for execution of documents by a strata company.

¹⁴ 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.

¹⁵ The common seal must be witnessed by 2 members of council.

¹⁶ Select whichever is applicable.

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Q497220,SB,LY

04 Jul 2025 13:44:19 Perth



[SB] Scheme By-laws

Lodged by:¹⁷ 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: _____

¹⁷ Lodging Party Name may differ from Applicant Name.
Version #

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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

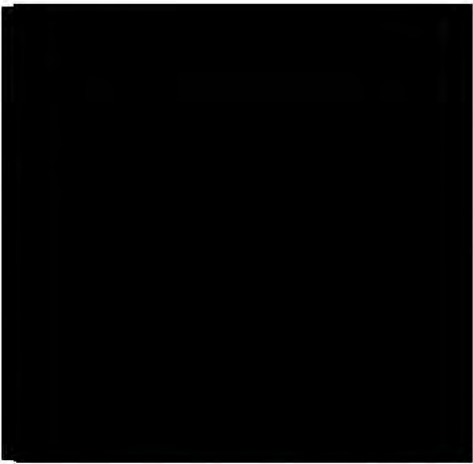
ADDRESS OF THE STRATA SCHEME:

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 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.

Moved:  Seconded: 

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:  Seconded: 

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

Moved: [REDACTED] Seconded: [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]

Moved: [REDACTED] Seconded: [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.

Moved: [REDACTED] Seconded: [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.

Moved: [REDACTED] Seconded: [REDACTED]

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.

Moved: [REDACTED] Seconded: [REDACTED]

Attachment 3 - Page 4 of 5

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.

Moved: [REDACTED] Seconded: [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.

Moved: [REDACTED] Seconded: [REDACTED]

12 Next AGM

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

Moved: [REDACTED] Seconded: [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 (\$) including tax
Ref #VVNDNSR4	GST	560.00
Sand and paint wooden slats around letter box wall (2 coats of weathershield Paint) Replace several damaged/ worn lower slats Check for any rusted screws and replace		
	Tax	\$50.91
	Total amount including tax	\$560.00



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

	Approved budget	Actual 01/04/2025-31/03/2026	Previous budget
Revenue			
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
<i>Total revenue</i>	49,000.00	46,560.02	46,000.00
Less expenses			
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
<i>Total expenses</i>	48,435.00	42,460.15	35,915.00
Surplus/Deficit	565.00	4,099.87	10,085.00
Opening balance	(5,493.56)	(9,593.43)	(9,593.43)
Closing balance	-\$4,928.56	-\$5,493.56	\$491.57
 Total units of entitlement	 1000		 1000
Levy contribution per unit entitlement	\$44.00		\$36.00

Attachment 4 - Page 2 of 4

Central Park

Central Park, 69 Stead Road, Centennial Park WA
6330

Capital Works Fund

	Approved budget	Actual 01/04/2025-31/03/2026	Previous budget
Revenue			
Levies Due--Capital Works	2,000.00	2,000.00	2,000.00
<i>Total revenue</i>	2,000.00	2,000.00	2,000.00
Less expenses			
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>	9,000.00	14,957.12	16,800.00
Surplus/Deficit	(7,000.00)	(12,957.12)	(14,800.00)
Opening balance	23,456.85	36,413.97	36,413.97
Closing balance	\$16,456.85	\$23,456.85	\$21,613.97
Total units of entitlement	1000		1000
Levy contribution per unit entitlement	\$2.00		\$2.00



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 Entitlement	Admin Fund	Capital Works Fund	Quarterly 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
		1,000.00	\$11,000.00	\$500.00	\$11,500.00	\$46,000.00



Statement of Financial Position

As at 10/07/2026

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	(3,064.53)
Owners Equity--Admin	(5,493.56)
	(8,558.09)

Capital Works Fund

Operating Surplus/Deficit--Capital Works	(4,000.00)
Owners Equity--Capital Works	23,456.85
	19,456.85

Net owners' funds**\$10,898.76****Represented by:****Assets****Administrative Fund**

Cash at Bank--Admin	(9,527.92)
Receivable--Levies--Admin	981.02
	(8,546.90)

Capital Works Fund

Cash at Bank--Capital Works	19,415.28
Receivable--Levies--Capital Works	42.05
	19,457.33

Unallocated Money

0.00

Total assets

10,910.43

Less liabilities**Administrative Fund**

Prepaid Levies--Admin	11.19
	11.19

Capital Works Fund

Prepaid Levies--Capital Works	0.48
	0.48

Unallocated Money

0.00

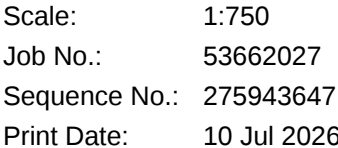
Total liabilities

11.67

Net assets**\$10,898.76**



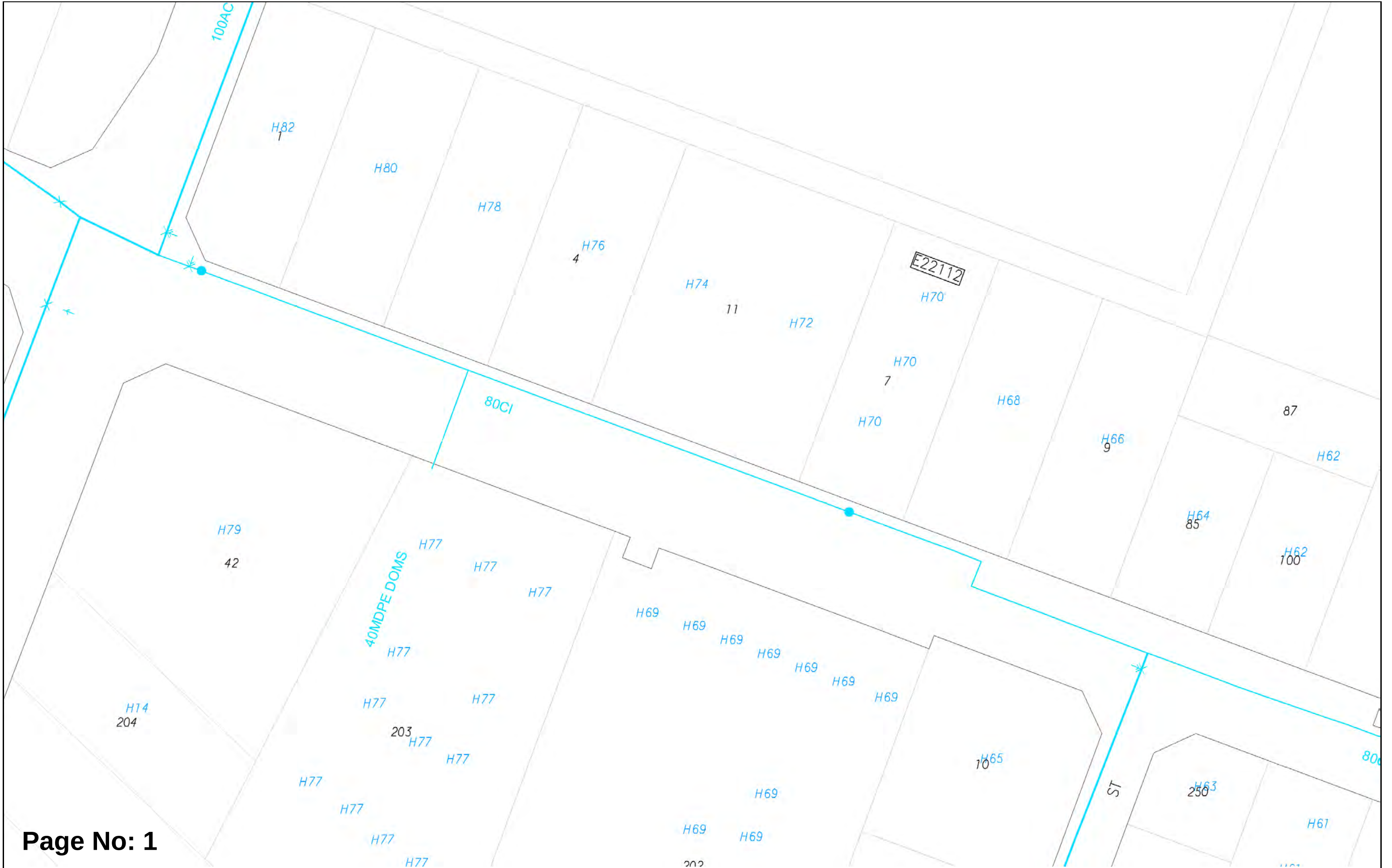
Overview



The Water Corporation has taken due care in the preparation of this map but accepts no responsibility for any inaccuracies or inappropriate use. This plan may be reproduced in its entirety for the purpose of site work planning but shall not otherwise be altered or published in any form without the permission of the Water Corporation. The Water Corporation may need to be advised of any planned ground disturbing activities near facilities on this map. Refer to Brochure - "Protecting Buried Pipelines". Please report any inaccuracies to Asset Registration Team by email to asset.registration@watercorporation.com.au.



Overview



Page No: 1



Scale: 1:750
Job No.: 53662027
Sequence No.: 275943647
Print Date: 10 Jul 2026



Water

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Page No: 2

Plan Legend (summary)

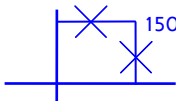
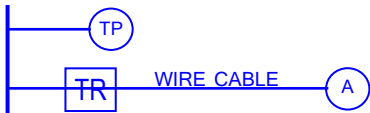
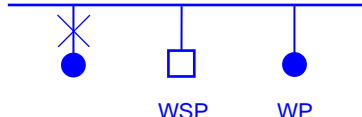
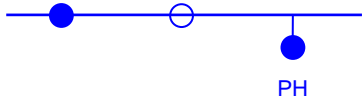
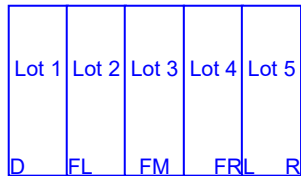
INFORMATION BROCHURE



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. (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.

	WATER, SEWERAGE AND DRAINAGE PIPELINES CRITICAL PIPELINE (thick line) EXTRA CAUTION REQUIRED A risk assessment may be required if working near this pipe. Refer to your Dial Before You Dig information or call 131375. Pipes are not always labelled on plans as shown here – assume all pipes are significant and pothole to prove location and depth. P.M. pressure main M.S. main sewer R rising main (i.e. drainage pressure main) Common material abbreviations: AC asbestos cement e.g. 100AC NOTE: AC is brittle and is easily damaged. CI cast iron GRP glass reinforced plastic P PVC - class follows pipe material (e.g.100P-12) RC reinforced concrete S steel VC vitrified clay
	NON-STANDARD ALIGNMENT 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.)
	OTHER PIPE SYMBOLS Other numbers or codes shown on pipes are not physical attributes. These are Water Corporation use only.
	CONCRETE ENCASEMENT, SLEEVING AND TUNNELS May be in different forms: steel, poured concrete, box sections, slabs.
	CHANGE INDICATOR ARROW Indicates a change in pipe type or size. e.g. 150mm diameter PVC to 150mm diameter asbestos cement (AC).
	PIPE OVERPASS The overpass symbol indicates the shallower of the two pipes.
	VALVES 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. 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.

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

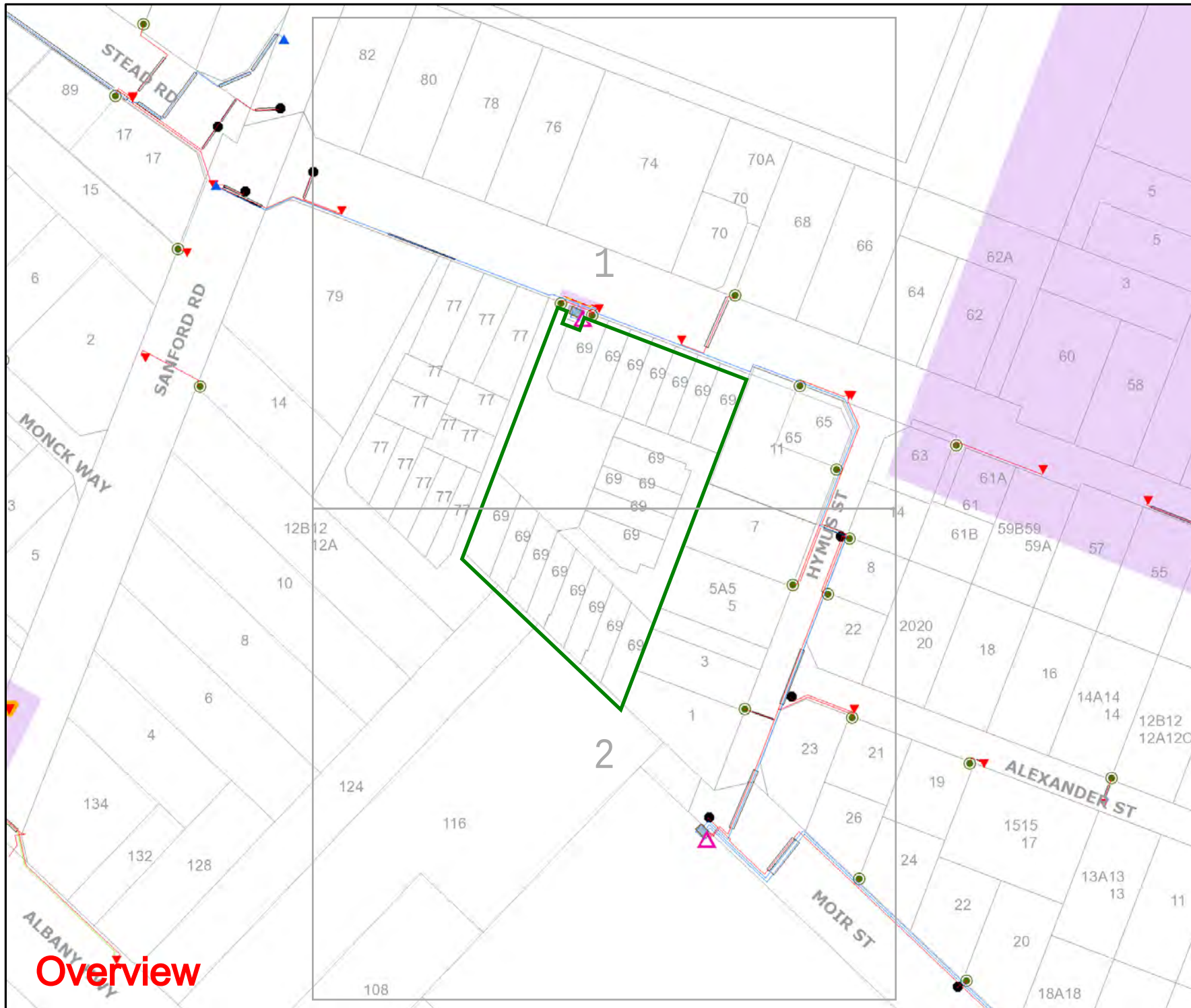
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Hand exposure via pothole
method is MANDATORY.**

**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
-  Service Pits
-  Metal Pole
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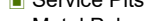
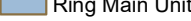
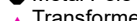
Scale : 1:750

**WARNING! Look out for
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Tile No: 1

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)
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-  Street Light Pilot (< 1kV)
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A4 | Scale : 1:750

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

Tile No: 2

108

Sequence Number: 275943645

Date of Issue: 10 Jul 2026

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)**

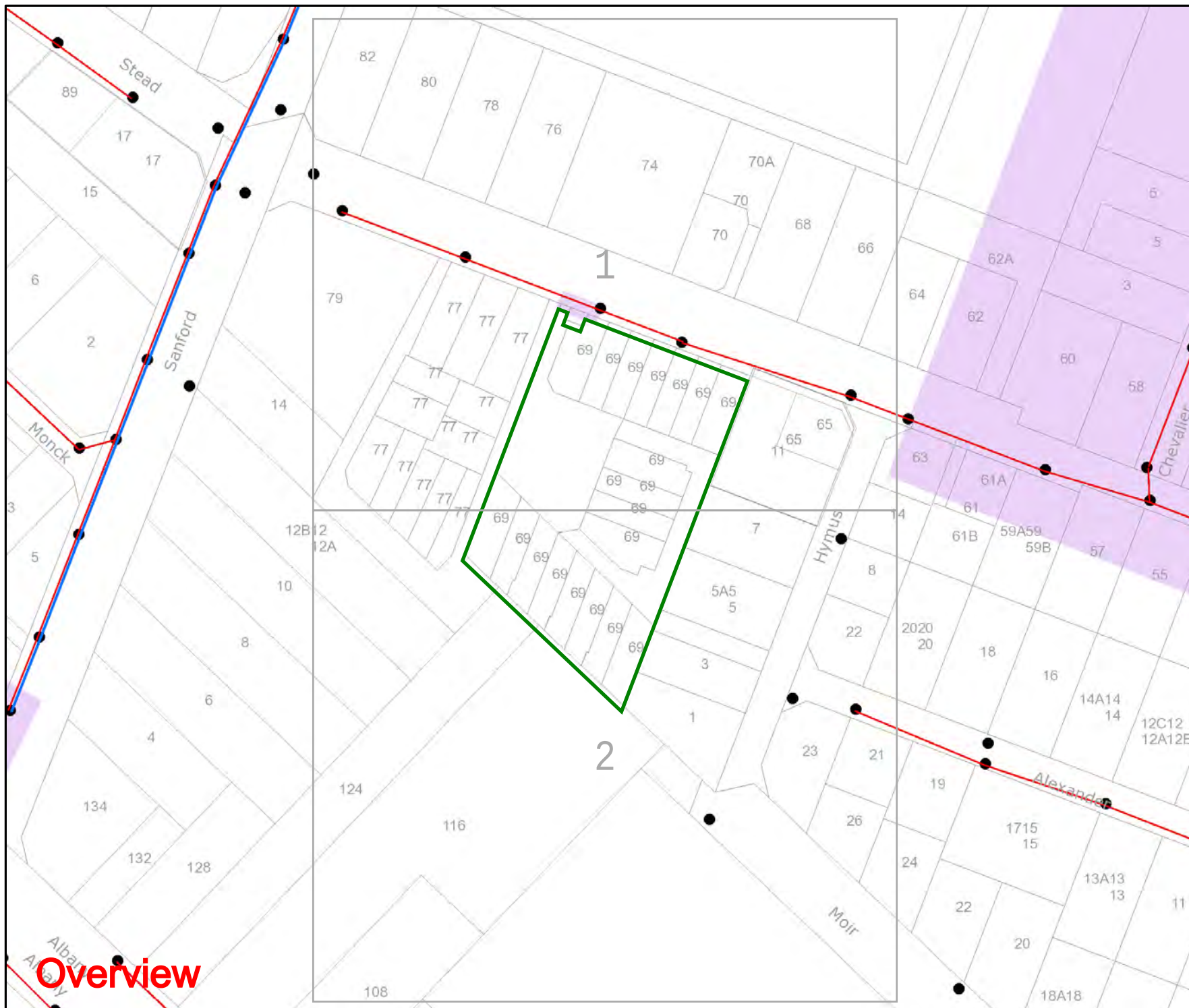
This map is **INDICATIVE ONLY**.
Check that you have enough
clearance from the **DANGER ZONES**
near overhead powerlines.

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)

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Feature

- Area of Interest

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**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

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Feature

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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

108

Sequence Number: 275943645

Date of Issue: 10 Jul 2026

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

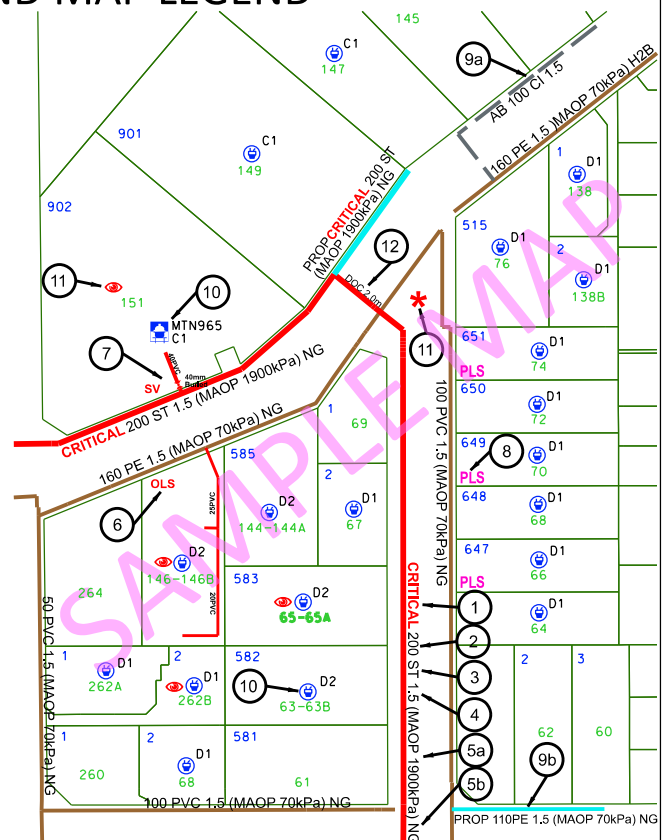
FEATURES

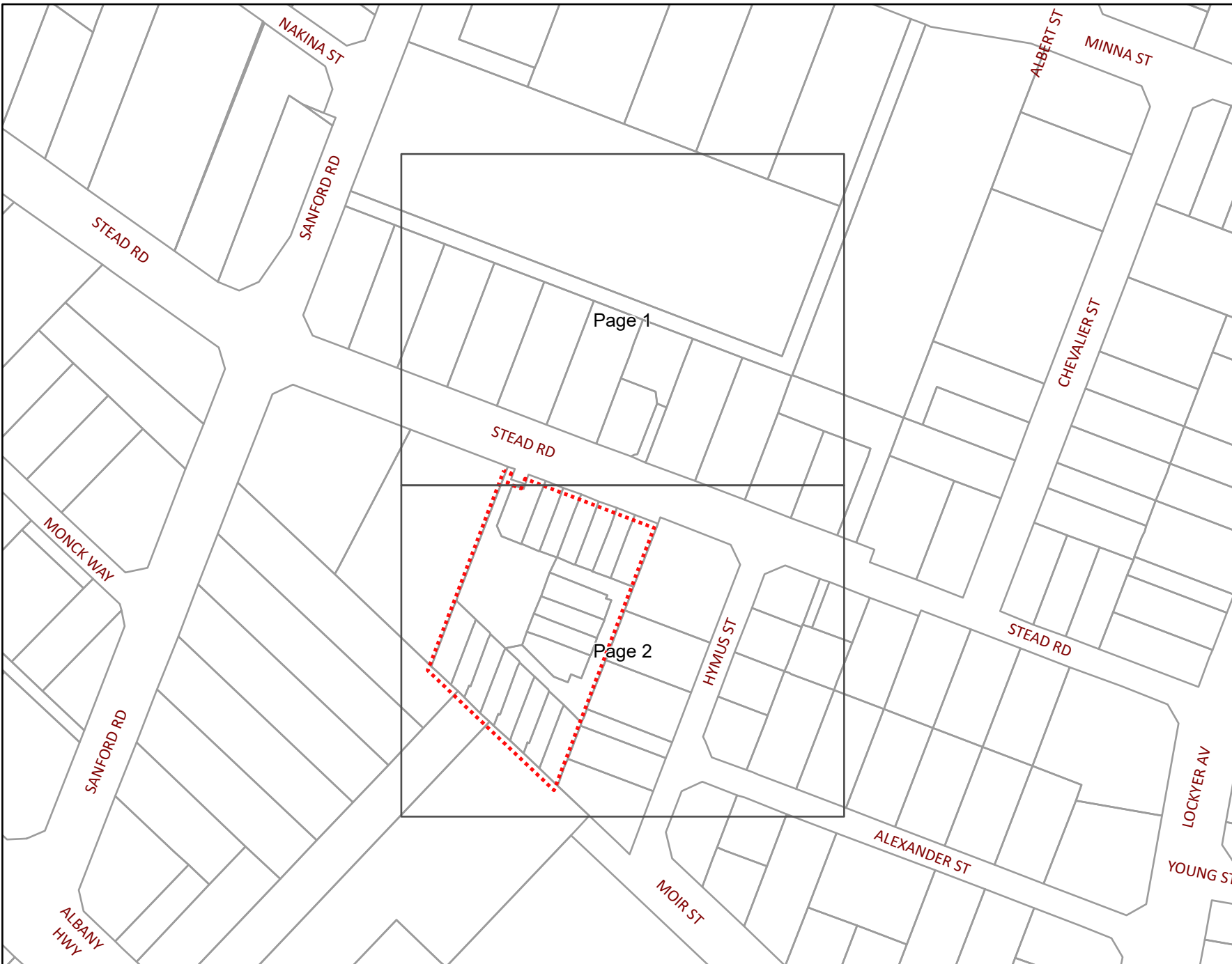
- | | | | |
|-----------------|-----------------------------|------------------|------------------|
| Side Elevation | Linked Document | Reference Line | Not Gassed |
| Obstacle | Pre-Laid Service | Gas Pit | Suburb |
| See Details | Pre-Laid Service Stairs | Arrow Pointer | Local Government |
| Not Connected | Pre-Laid Service Tee | Proving Location | |
| Gas Service | Asset end on Main | Pressure Upgrade | |
| Sign | Asset ends on Direction Peg | | |
| 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.



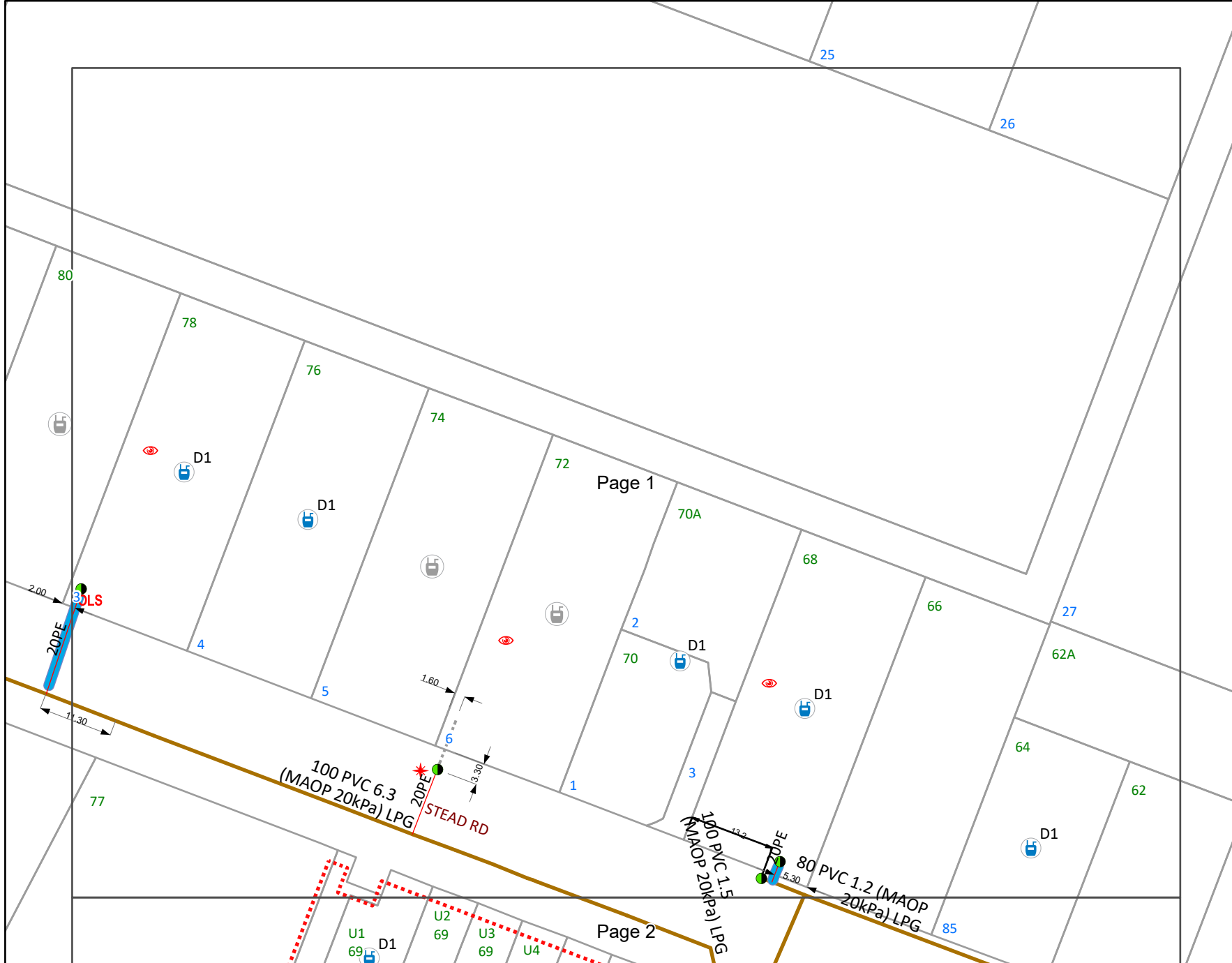


WARNING
Refer to Cover Sheet
for Further Information

- 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.



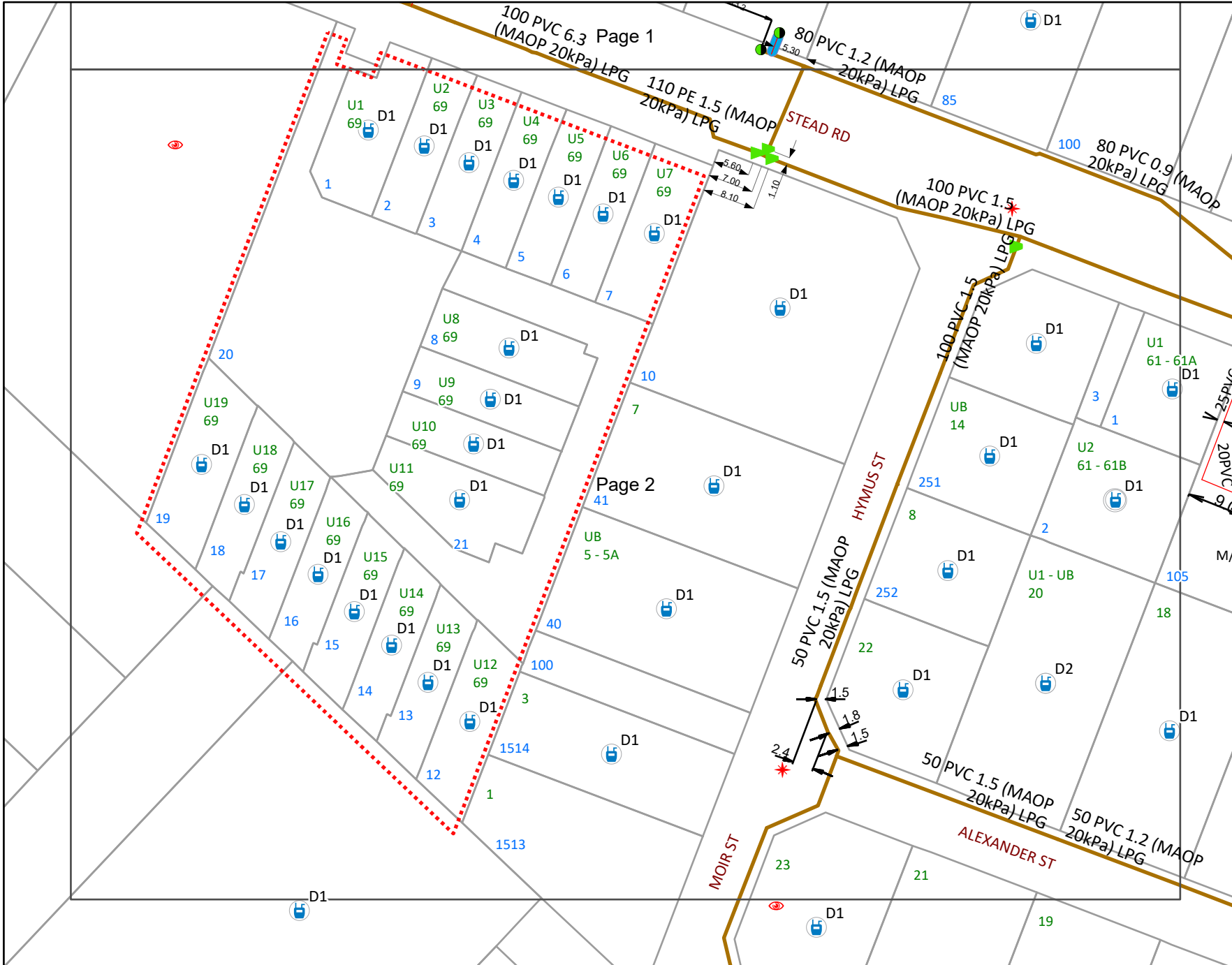
WARNING

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 > 7kPa ≤ 100kPa
- Distribution Pipe MAOP > 100kPa ≤ 350kPa
- Common Trench
- Standard Laying
- Relay Program
- Abandoned Pipe
- Abandoned Pipe Sold
- Service Pipe
- Meter
- Interval Meter
- Proposed Meter
- Removed Meter
- Linked Documents
- See Details
- OLS Offline Service
- BL End of Main Building
- CoD End of Main on Direction Peg
- SV Gas Service
- NC Not Connected
- Obstacle
- SC Side Elevation
- Sign
- PLS Pre Laid Service

Please refer to Symbols Sheet for Further Information

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- Distribution Pipe MAOP > 7kPa ≤ 100kPa
- Distribution Pipe MAOP > 100kPa ≤ 350kPa
- Common Trench
- Standard Laying
- Relay Program
- Abandoned Pipe
- Abandoned Pipe Sold
- Service Pipe
- ⊕ Meter
- ⊕ Interval Meter
- ⊕ Proposed Meter
- ⊕ Removed Meter
- ⊕ Linked Documents
- ✱ See Details
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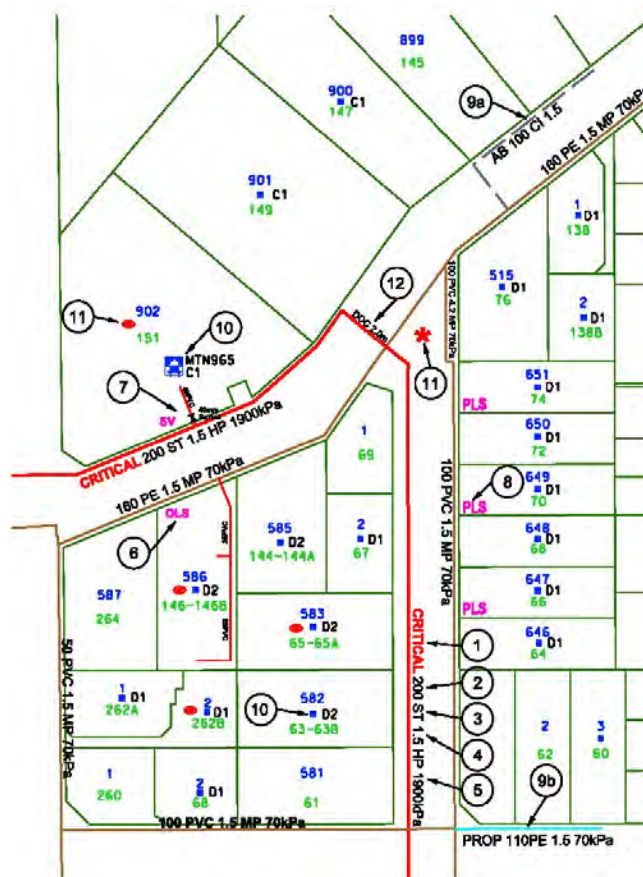
part or parts of the Documents or Information.

- 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”)
8. Pre-laid Service laid in Common Trench
9. Main Status: (See **WARNINGS** page 1)
9a. AB = Abandoned Mains
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 page 2 above.
12. Depth of Cover (DOC) in metres.



IF UNSURE, PLEASE CONTACT ATCO ON **1300 926 755**

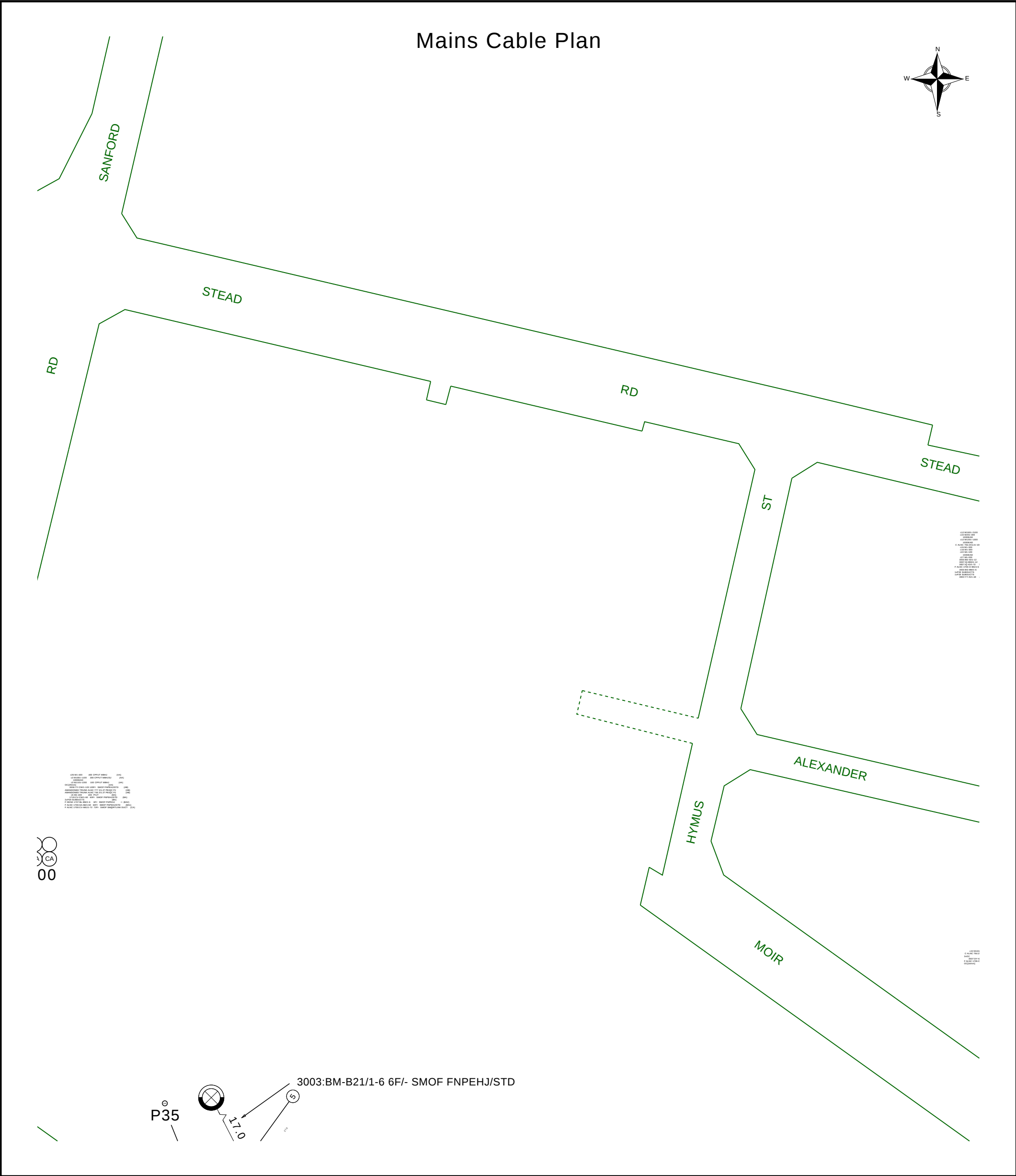


	Report Damage:https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra/ Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 275943648
TELSTRA LIMITED A.C.N. 086 174 781 Generated On 10/07/2026 15:37:36		Please read Duty of Care prior to any excavating

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.



	Report Damage: https://service.telstra.com.au/customer/general/forms/report-damage-to-telstra-1 Ph - 13 22 03 Email - Telstra.Plans@team.telstra.com Planned Services - ph 1800 653 935 (AEST bus hrs only) General Enquiries	Sequence Number: 275943648
	TELSTRA LIMITED A.C.N. 086 174 781	Please read Duty of Care prior to any excavating
	Generated On 10/07/2026 15:37:40	

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.

Page 2 of 2

General Information



Telstra highly recommends using Certified Locators.

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



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



OPENING ELECTRONIC MAP ATTACHMENTS –

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



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



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



Telstra New Connections / Disconnections
13 22 00



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



Telstra Aerial Assets Group (overhead network)
1800 047 909

Protect our Network:

by maintaining the following distances from our assets:

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

LEGEND



	Leadin terminates at a Customer Address		Cable Joining 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

One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two pits. approximately 20.0m apart, with a direct buried 30-pair cable along the same route.

Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart A nest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100) along the same route.

5 ← Roadside / Front Property Boundary

← P20

← 2 pair Leadin to property from 5 pit in street

← O59

← 1 DEAD

← 1 pair Dead (i.e.: spare not connected)

← Side / Rear Property Boundary

107 ← Property Number

The 5 Ps of Safe Excavation

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

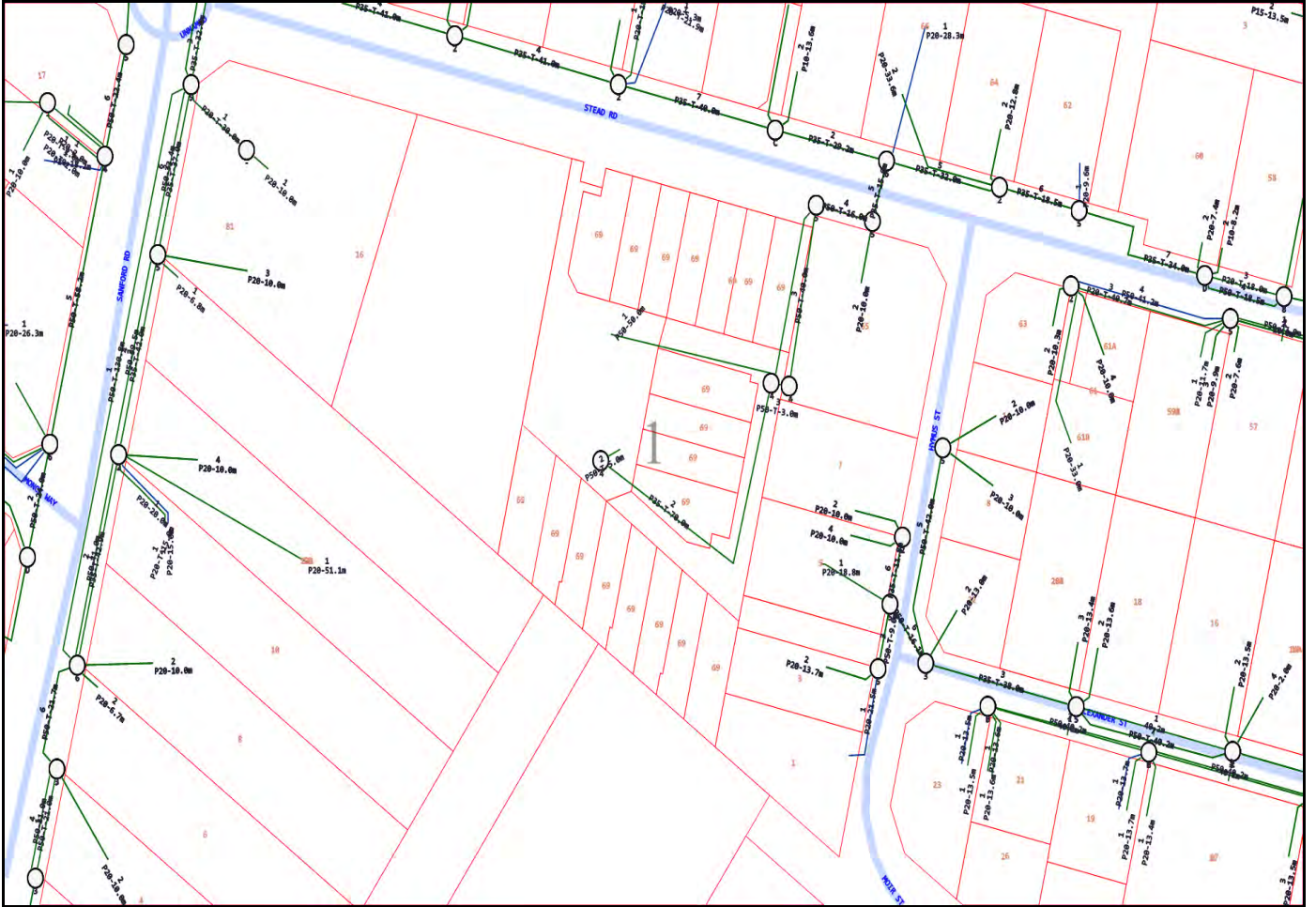
Plan Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.	Prepare Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a Certified Locator.	Pothole Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.	Protect Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.	Proceed Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.
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LEGEND



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



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.

13/07/2026

The Client

C/- Merrifield Real Estate

258 York Street

ALBANY WA 6330

To whom it may concern,

RE: RENTAL APPRAISAL – 5/69 STEAD ROAD, CENTENNIAL PARK

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 - \$620.00 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

Internal Blind cord requirements:

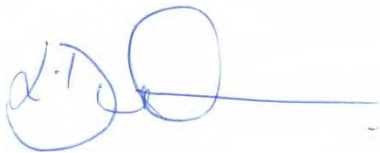
<https://www.consumerprotection.wa.gov.au/publications/obligations-landlords-corded-internal-window-coverings>

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.