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STRATA PLAN 62323

SHEET 1 OF 12 SHEETS

PLAN OF — JOB : 13007-G

LOT 800 ON DEPOSITED PLAN 69037

CERTIFICATE OF TITLE
VOLUME: 2794 FOLIO: 496

LOCAL GOVERNMENT
CITY OF STIRLING

INDEX PLAN
SEE SMARTPLAN

FIELD BOOK NUMBER 126395

SCALE 1 : 300 & 1 : 400 @ A3

NAME OF SCHEME
BLUEWATER

ADDRESS OF PARCEL
5 RESERVE STREET
SCARBOROUGH WA 6019

MANAGEMENT STATEMENT YES (●) NO ( )

LODGED

DATE 6-May-14

FEE PAID $2780.00

ASSESS No. 14985125

CERTIFIED CORRECT 15-May-14

COR. FILE TRIM: 2672-2010

IN ORDER FOR DEALINGS
SUBJECT TO

FOR REGISTRAR OF TITLES ..... DATE 15-May-14

M626824 APPLICATION

15.5.2014 DATE

REGISTERED

REGISTRAR OF TITLES

SEAL

FORM 26 WAPC REF:

Strata Titles Act 1985 - Sections 25(1), 25(4)

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

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

the Strata Plan submitted on .....
and relating to the property described herein.

For Chairman Western Australian Planning Commission ..... Date .....

Landgate
Western Australian Land Information Authority

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
Ⓒ	RIGHT OF CARRIAGEWAY		DOC. B189606	LOT 24 ON D50077	LOTS 2, 4, 6, 10, 14 & 19 - 36 INCLUSIVE & COMMON PROPERTY	
Ⓐ TO Ⓑ	COVENANT	SEC 150 OF THE P & D ACT 2005	DP 69037	ALL LOTS & COMMON PROPERTY	COMMISSIONER OF MAIN ROADS	NO MOTOR VEHICLE ACCESS TO & FROM WEST COAST HIGHWAY
Ⓓ	EASEMENT	SEC. 136C OF THE TLA	DOC. M628625	STRATA LOT 22	SEE DOC.	FIRE ESCAPE EASEMENT (LIMITED IN DEPTH TO R.L. 22.7 METRES A.H.D. AND HEIGHT TO R.L. 32.7 METRES A.H.D.)

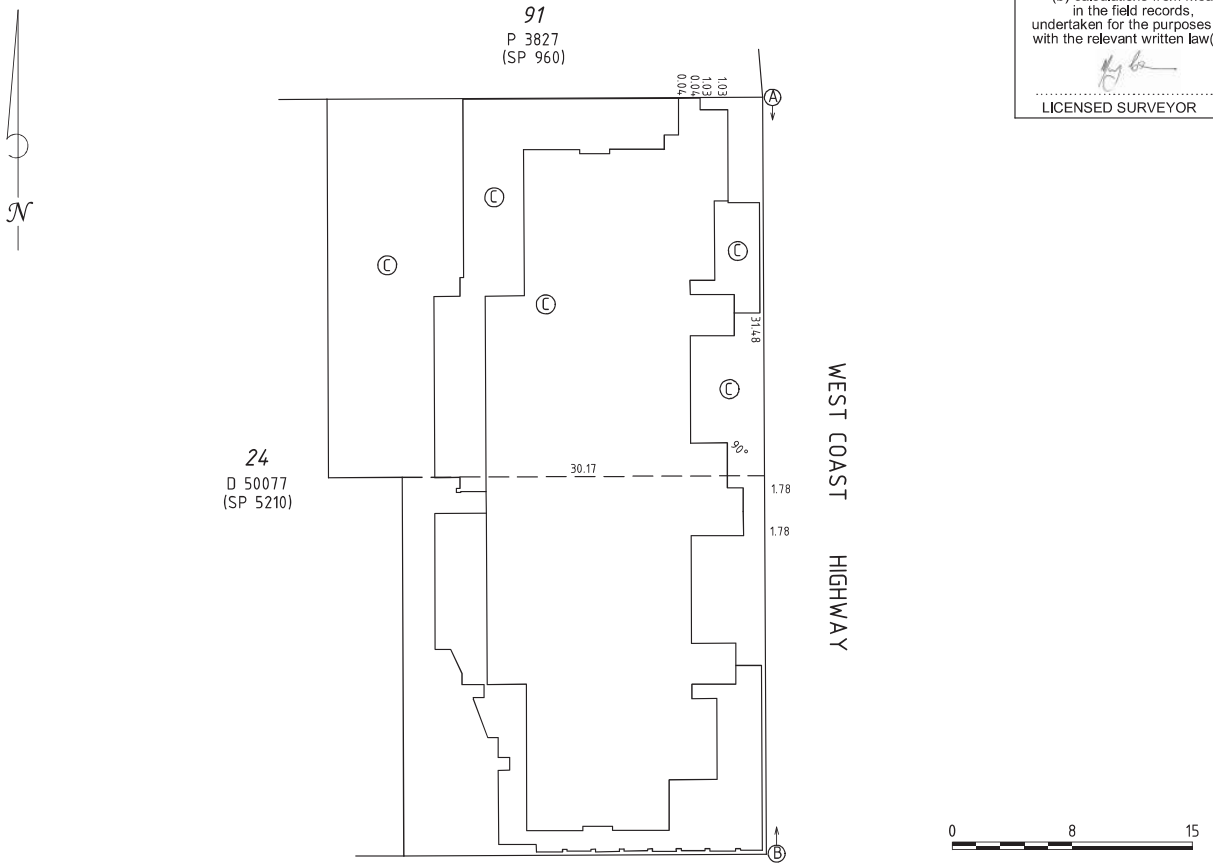
VER	AMENDMENT	AUTHORISED BY	DATE
2	AUDIT REQUIREMENTS	M. CARLTON	14-5-2014

SURVEYOR'S CERTIFICATE - Reg 54

I, MURRAY CARLTON
hereby certify that this plan is accurate and is a correct representation of the-
(a) survey; and/or
(b) calculations from measurements recorded in the field records,
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Murray Carlton
2014.05.14 14:22:48 +08'00'

LICENSED SURVEYOR ..... DATE .....



GROUND FLOOR LOCATION PLAN
(Scale 1 :400 @ A3)

CARLTON SURVEYS
LICENSED SURVEYORS
SUITE 4, 160 BURSWOOD ROAD
BURSWOOD 6100
TELEPHONE 9361 5358 FAX 9361 3457
Email: carlton@carlton-surveys.com.au

HELD BY LANDGATE IN DIGITAL FORM ONLY.

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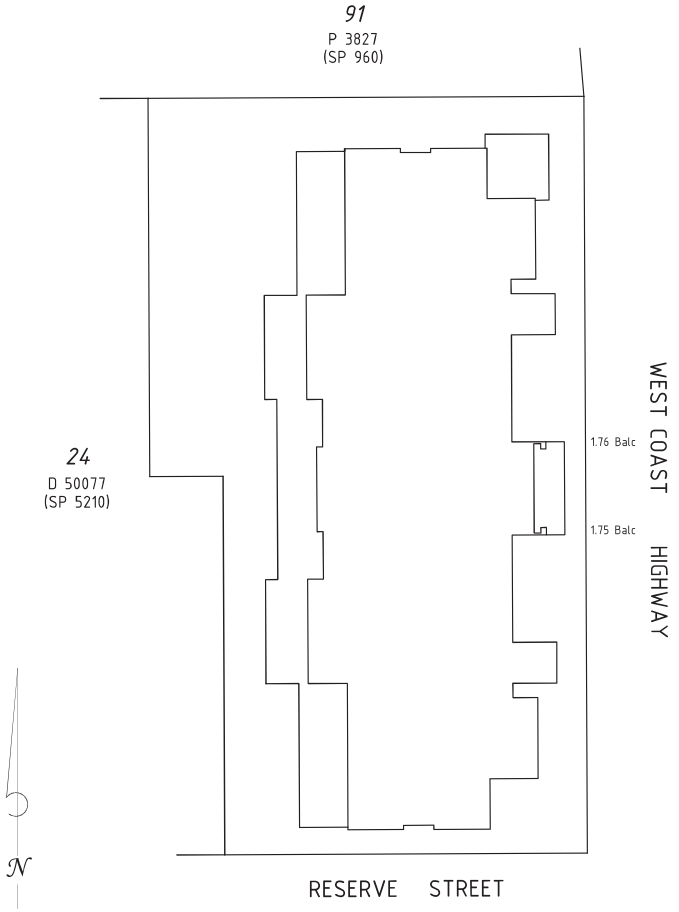
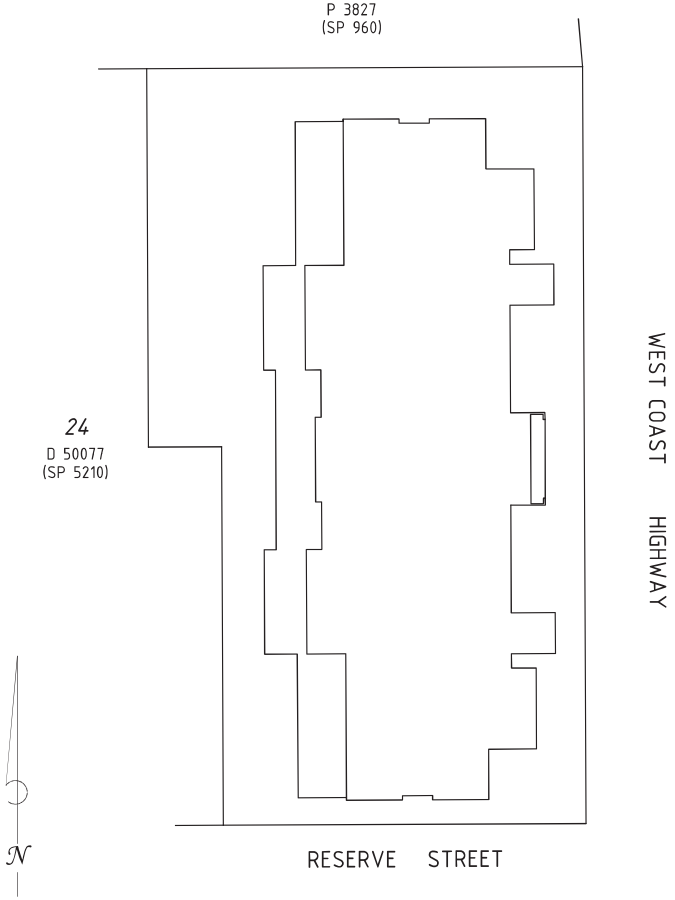
STRATA PLAN
62323
SHEET 2 OF 12 SHEETS



FIRST FLOOR LOCATION PLAN
(Scale 1 : 400 @ A3)



SECOND FLOOR LOCATION PLAN
(Scale 1 : 400 @ A3)

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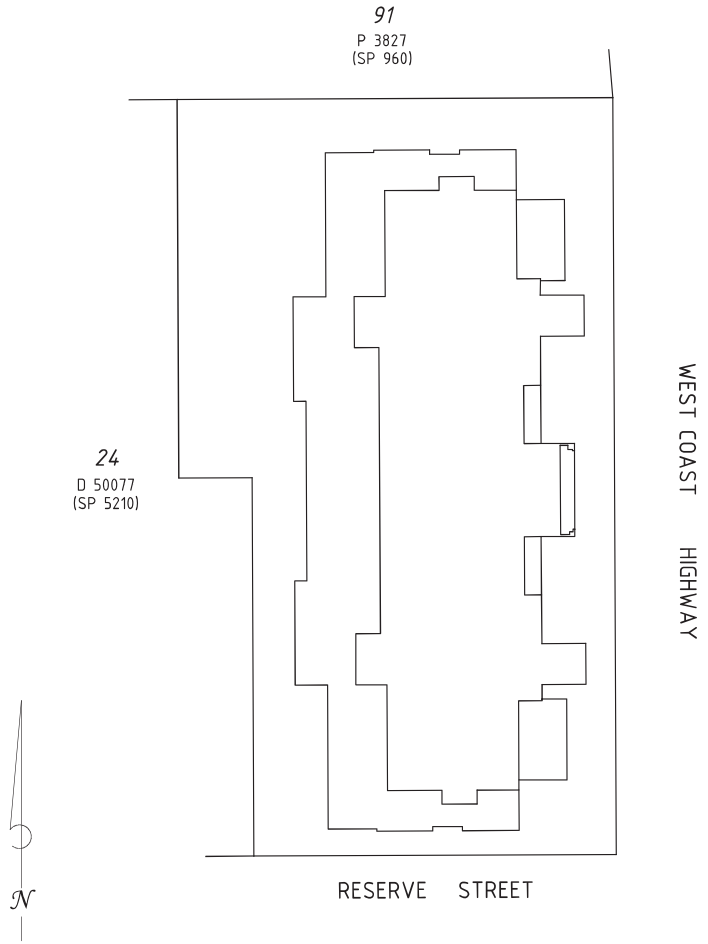
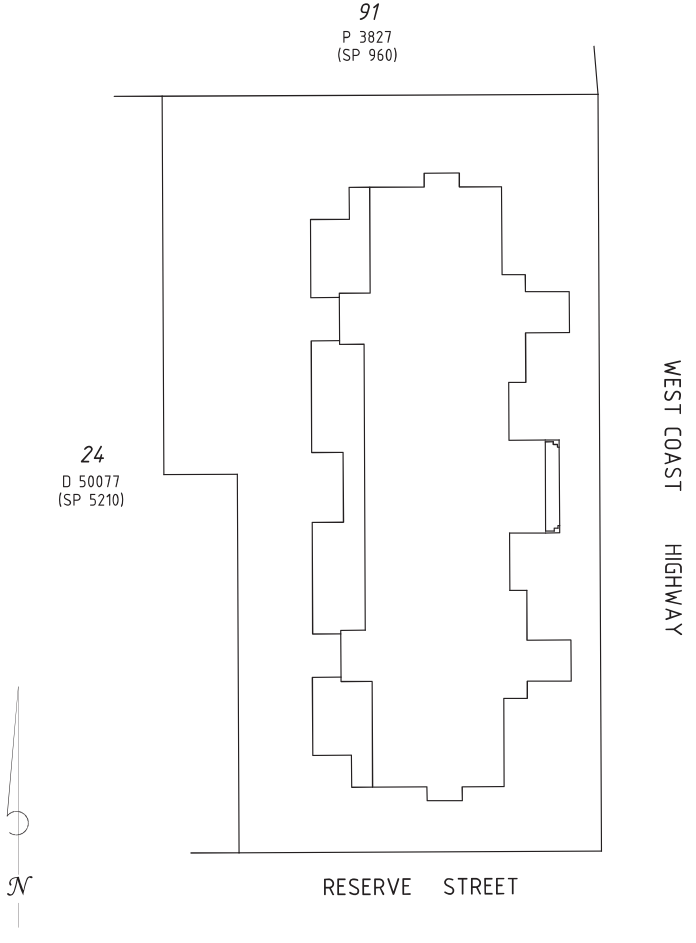
STRATA PLAN
62323
SHEET 3 OF 12 SHEETS



THIRD FLOOR LOCATION PLAN
(Scale 1 400 @ A3)



FOURTH FLOOR LOCATION PLAN
(Scale 1 : 400 @ A3)

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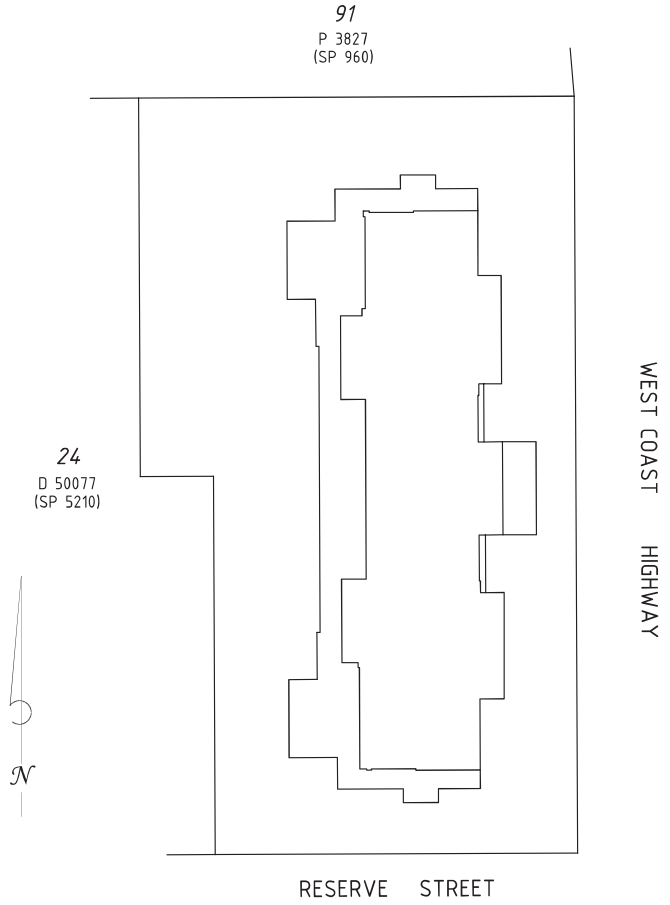
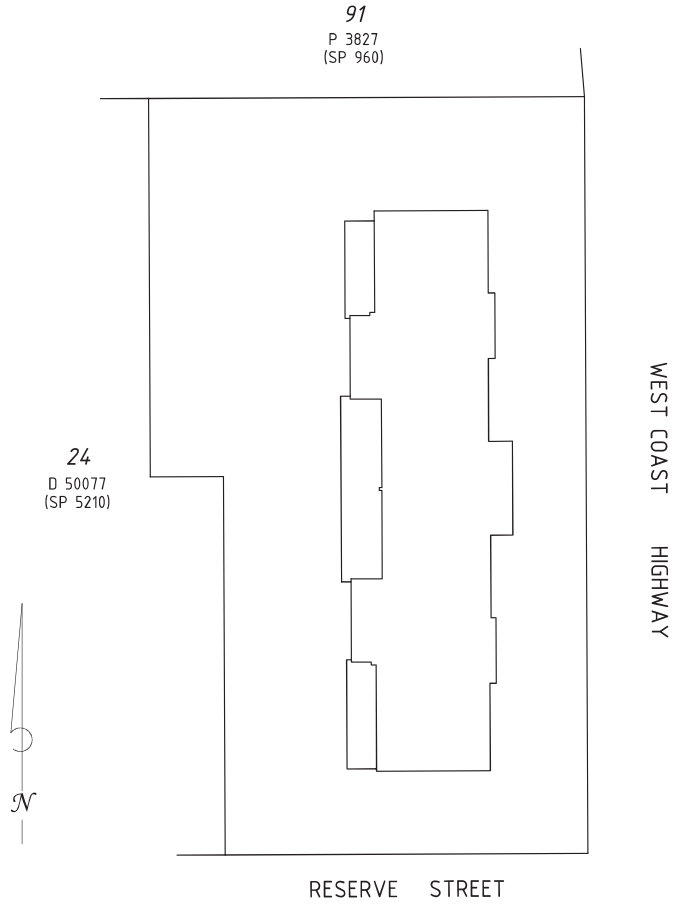
STRATA PLAN
62323
SHEET 4 OF 12 SHEETS



FIFTH FLOOR LOCATION PLAN
(Scale 1 : 400 @ A3)



SIXTH FLOOR LOCATION PLAN
(Scale 1 :400 @ A3)

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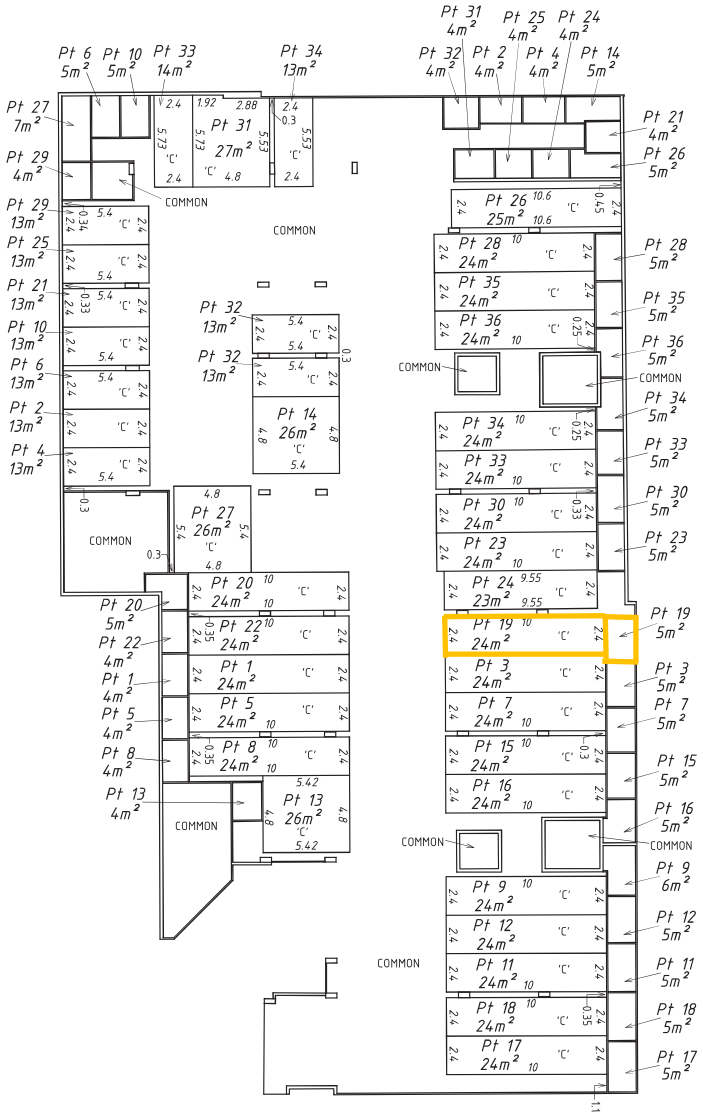
STRATA PLAN
62323
SHEET 5 OF 12 SHEETS

ALL ANGLES ARE 90° UNLESS OTHERWISE STATED

FOR OTHER PARTS OF LOTS 1, 2, 3, 4, 19, 20, 21 & 22
SEE SHEET 6 OF 12 SHEETS
FOR OTHER PARTS OF LOTS 5, 6, 7, 8, 23, 24, 25 & 26
SEE SHEET 7 OF 12 SHEETS
FOR OTHER PARTS OF LOTS 9, 10, 11, 12, 27, 28, 29 & 30
SEE SHEET 8 OF 12 SHEETS
FOR OTHER PARTS OF LOTS 13, 14, 31 & 32
SEE SHEET 9 OF 12 SHEETS
FOR OTHER PARTS OF LOTS 15, 16, 33 & 34
SEE SHEET 10 OF 12 SHEETS
FOR OTHER PARTS OF LOTS 17, 18, 35 & 36
SEE SHEETS 11 & 12 OF 12 SHEETS



N

0 10 20

BASEMENT FLOOR PLAN
(Scale 1 : 300 @ A3)

ALL PILLARS AND COLUMNS ARE COMMON PROPERTY.

ALL WALLS ARE COMMON PROPERTY.

DISTANCES ARE TO THE EXTERNAL SURFACE OF THE BUILDING WALLS, UNLESS OTHERWISE STATED.

THE STRATUM OF THE PART LOTS LABELED 'C' EXTENDS BETWEEN THE UPPER SURFACE LEVEL OF THEIR PAVEMENT FLOOR TO 2.25 METRES ABOVE THAT SURFACE, UNLESS COVERED.

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985.

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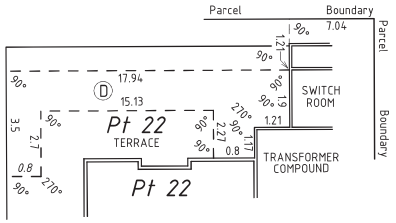
STRATA PLAN
62323
SHEET 6 OF 12 SHEETS

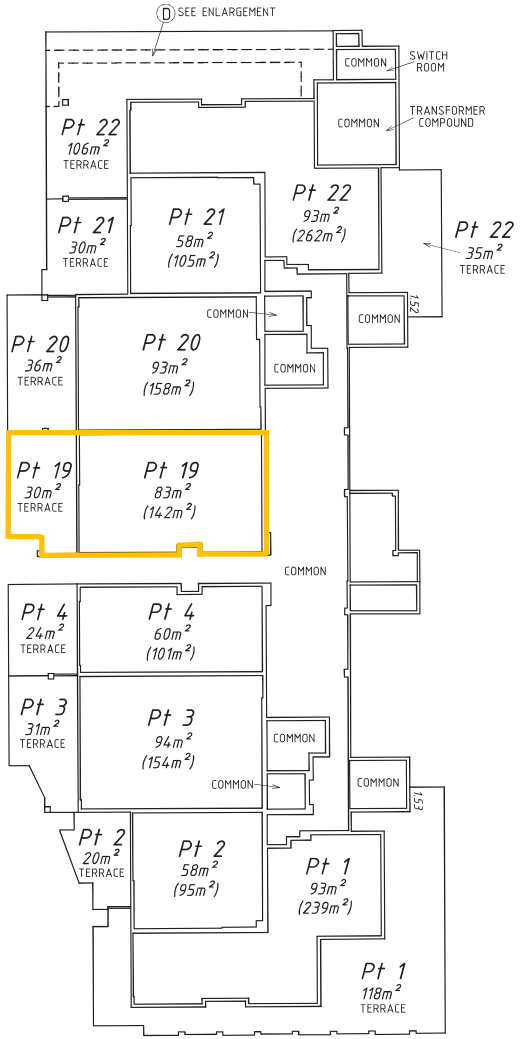
FOR OTHER PARTS OF LOTS 1, 2, 3, 4, 19, 20, 21 & 22
SEE SHEET 5 OF 12 SHEETS







GROUND FLOOR PLAN
(Scale 1 : 300 @ A3)



ALL PILLARS AND COLUMNS ARE COMMON PROPERTY.

ALL WALLS ARE COMMON PROPERTY.

DISTANCES ARE TO THE EXTERNALSURFACE OF THE BUILDING WALLS, UNLESS OTHERWISE STATED.

THE BOUNDARIES OF THE TERRACE PART LOTS EXTENDS FROM THE EXTERNAL SURFACE OF THE BUILDING WALLS TO THE OUTER EXTENT OF THE TERRACE FLOOR, AND FROM THE UPPER SURFACE LEVEL OF THE TERRACE FLOOR TO 2.5 METRES ABOVE THAT SURFACE, UNLESS COVERED.

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985.

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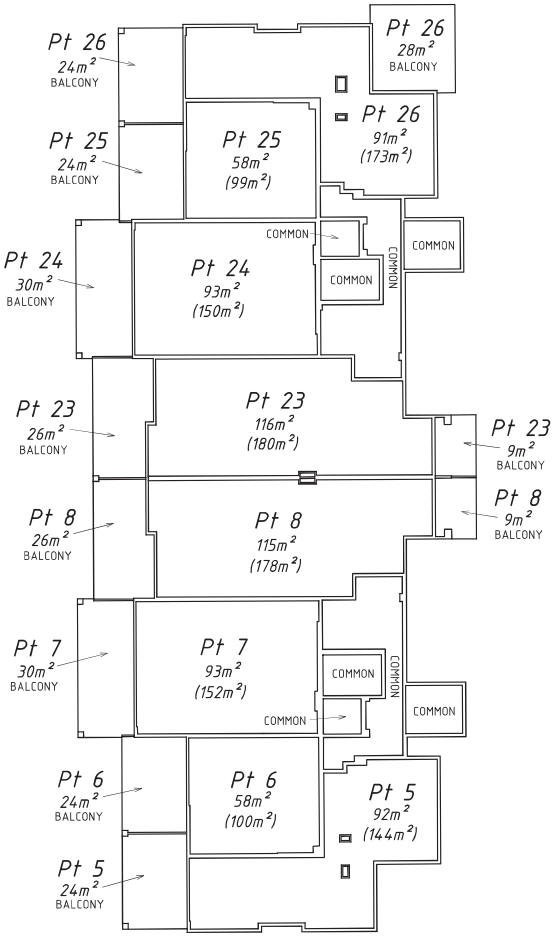
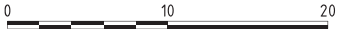
STRATA PLAN
62323
SHEET 7 OF 12 SHEETS

FOR OTHER PARTS OF LOTS 5, 6, 7, 8, 23, 24, 25 & 26
SEE SHEET 5 OF 12 SHEETS







FIRST FLOOR PLAN

(Scale 1 : 300 @ A3)

ALL PILLARS AND COLUMNS ARE COMMON PROPERTY.
ALL WALLS ARE COMMON PROPERTY.
THE BOUNDARIES OF THE BALCONY PART LOTS EXTENDS FROM THE EXTERNAL SURFACE OF THE BUILDING WALLS TO THE OUTER EXTENT OF THE BALCONY SLAB, AND FROM THE UPPER SURFACE LEVEL OF THE BALCONY SLAB TO 2.5 METRES ABOVE THAT SURFACE, UNLESS COVERED.

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985.

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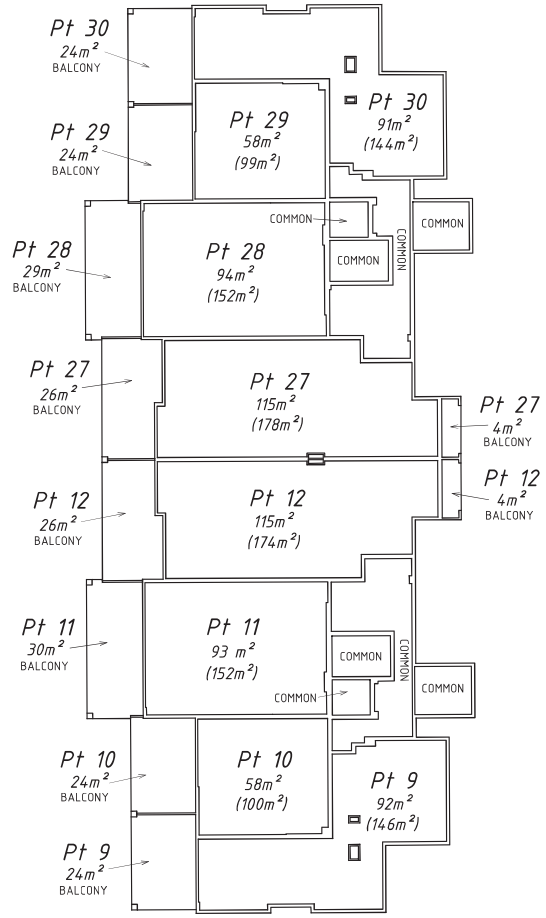
STRATA PLAN
62323
SHEET 8 OF 12 SHEETS

FOR OTHER PARTS OF LOTS 9, 10, 11, 12, 27, 28, 29 & 30
SEE SHEET 5 OF 12 SHEETS







SECOND FLOOR PLAN
(Scale 1 : 300 @ A3)

ALL PILLARS AND COLUMNS ARE COMMON PROPERTY.

ALL WALLS ARE COMMON PROPERTY.

THE BOUNDARIES OF THE BALCONY PART LOTS EXTENDS FROM THE EXTERNAL SURFACE OF THE BUILDING WALLS TO THE OUTER EXTENT OF THE BALCONY SLAB, AND FROM THE UPPER SURFACE LEVEL OF THE BALCONY SLAB TO 2.5 METRES ABOVE THAT SURFACE, UNLESS COVERED.

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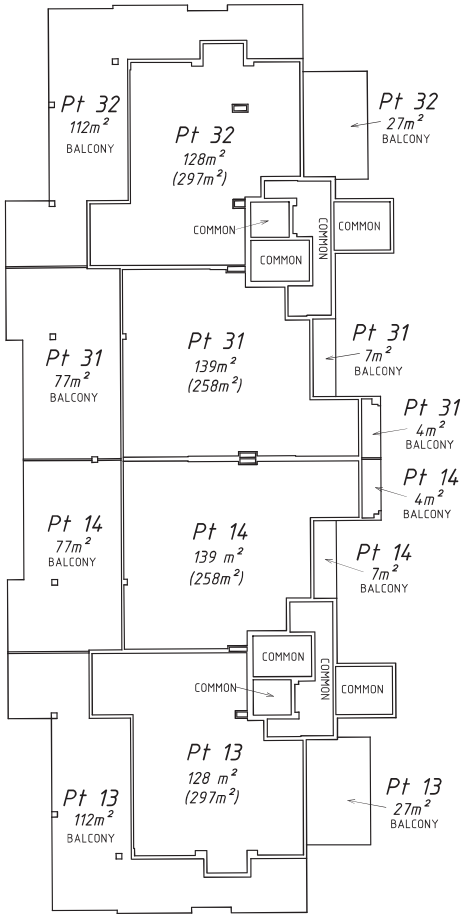
STRATA PLAN
62323
SHEET 9 OF 12 SHEETS

FOR OTHER PARTS OF LOTS 13, 14, 31 & 32
SEE SHEET 5 OF 12 SHEETS





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THIRD FLOOR PLAN

(Scale 1 : 300 @ A3)

ALL PILLARS AND COLUMNS ARE COMMON PROPERTY.

ALL WALLS ARE COMMON PROPERTY.

THE BOUNDARIES OF THE BALCONY PART LOTS EXTENDS FROM THE EXTERNAL SURFACE OF THE BUILDING WALLS TO THE OUTER EXTENT OF THE BALCONY SLAB, AND FROM THE UPPER SURFACE LEVEL OF THE BALCONY SLAB TO 2.5 METRES ABOVE THAT SURFACE, UNLESS COVERED.

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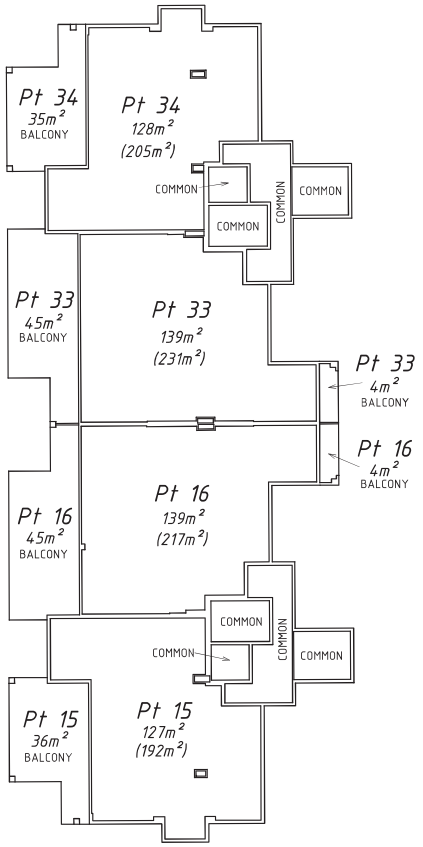
STRATA PLAN
62323
SHEET 10 OF 12 SHEETS

FOR OTHER PARTS OF LOTS 15, 16, 33 & 34
SEE SHEET 5 OF 12 SHEETS





0 10 20

FOURTH FLOOR PLAN
(Scale 1 : 300 @ A3)

ALL PILLARS AND COLUMNS ARE COMMON PROPERTY.

ALL WALLS ARE COMMON PROPERTY.

THE BOUNDARIES OF THE BALCONY PART LOTS EXTENDS FROM THE EXTERNAL SURFACE OF THE BUILDING WALLS TO THE OUTER EXTENT OF THE BALCONY SLAB, AND FROM THE UPPER SURFACE LEVEL OF THE BALCONY SLAB TO 2.5 METRES ABOVE THAT SURFACE, UNLESS COVERED.

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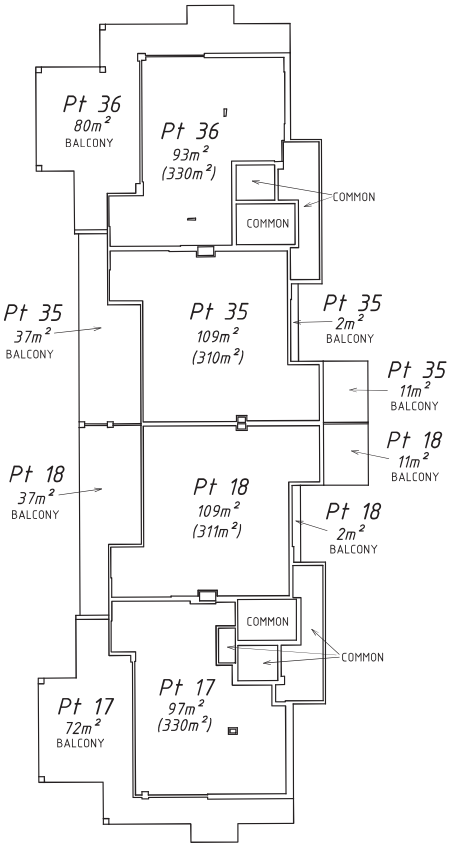
STRATA PLAN
62323
SHEET 11 OF 12 SHEETS

FOR OTHER PARTS OF LOTS 17, 18, 35 & 36
SEE SHEETS 5 & 12 OF 12 SHEETS





0 10 20

FIFTH FLOOR PLAN
(Scale 1 : 300 @ A3)

ALL PILLARS AND COLUMNS ARE COMMON PROPERTY.

ALL WALLS ARE COMMON PROPERTY.

THE BOUNDARIES OF THE BALCONY PART LOTS EXTENDS FROM THE EXTERNAL SURFACE OF THE BUILDING WALLS TO THE OUTER EXTENT OF THE BALCONY SLAB, AND FROM THE UPPER SURFACE LEVEL OF THE BALCONY SLAB TO 2.5 METRES ABOVE THAT SURFACE, UNLESS COVERED.

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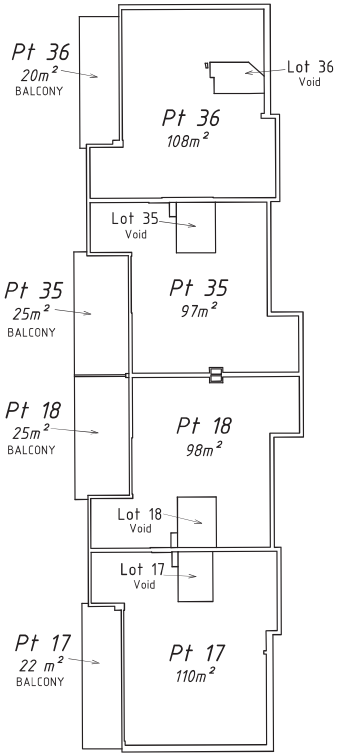
STRATA PLAN
62323
SHEET 12 OF 12 SHEETS

FOR OTHER PARTS OF LOTS 17, 18, 35 & 36
SEE SHEETS 5 & 11 OF 12 SHEETS





0 10 20

SIXTH FLOOR PLAN

(Scale 1 : 300 @ A3)

ALL PILLARS AND COLUMNS ARE COMMON PROPERTY.
ALL WALLS ARE COMMON PROPERTY.
THE BOUNDARIES OF THE BALCONY PART LOTS EXTENDS FROM THE EXTERNAL SURFACE OF THE BUILDING WALLS TO THE OUTER EXTENT OF THE BALCONY SLAB, AND FROM THE UPPER SURFACE LEVEL OF THE BALCONY SLAB TO 2.5 METRES ABOVE THAT SURFACE, UNLESS COVERED.
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Attachment 2

FORM 3

STRATA PLAN No. 62323					
Schedule of Unit Entitlement		Office Use Only Current Cs of Title	Schedule of Unit Entitlement		Office Use Only Current Cs of Title
Lot No,	Unit Entitlement	Vol. Fol.	Lot No,	Unit Entitlement	Vol. Fol.
1	27	2840 - 360	28	24	2840 - 387
2	15	2840 - 361	29	18	2840 - 388
3	22	2840 - 362	30	28	2840 - 389
4	16	2840 - 363	31	32	2840 - 390
5	24	2840 - 364	32	34	2840 - 391
6	16	2840 - 365	33	36	2840 - 392
7	24	2840 - 366	34	34	2840 - 393
8	26	2840 - 367	35	47	2840 - 394
9	26	2840 - 368	36	49	2840 - 395
10	18	2840 - 369			
11	24	2840 - 370			
12	26	2840 - 371			
13	34	2840 - 372			
14	32	2840 - 373			
15	34	2840 - 374			
16	36	2840 - 375			
17	49	2840 - 376			
18	47	2840 - 377			
19	18	2840 - 378			
20	22	2840 - 379			
21	16	2840 - 380			
22	26	2840 - 381			
23	26	2840 - 382			
24	24	2840 - 383			
25	16	2840 - 384			
26	28	2840 - 385			
27	26	2840 - 386			

Continued Overleaf

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FORM 3

STRATA PLAN No. 62323					
Schedule of Unit Entitlement		Office Use Only Current Cs of Title		Schedule of Unit Entitlement		Office Use Only Current Cs of Title	
Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
				Aggregate	1,000		

DESCRIPTION OF PARCEL AND BUILDING

A Six Level apartment complex of precast concrete panel construction built over six levels plus basement parking level and comprising 7 one bedroom units, 13 two bedroom units , 12 three bedroom units and 4 penthouse suites
To be known as Bluewater, 5 Reserve Street, Scarborough

CERTIFICATE OF LICENSED VALUER
STRATA

I, **Don Eftos**, 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.

17-Mar-2014
Date

Don Eftos
2014.03.17
13:44:15 +08'00'
Signed

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Landgate
www.landgate.wa.gov.au

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 62323

DESCRIPTION OF PARCEL & BUILDING

Lot 800 on Deposited Plan 69037 and having an address of 5 Reserve Street Scarborough.

The building subject of this plan is a seven storey concrete, brick & metal residential complex comprised of thirty six units.

CERTIFICATE OF LICENSED SURVEYOR

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

(a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel; and either

(b) each building shown on the plan is within the external surface boundaries of the parcel; or

~~(c) in a case where a part of a wall or building, or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel –~~

~~(i) all lots shown on the plan are within the external surface boundaries of the parcel;~~

~~(ii) the plan clearly indicates the existence of the encroachment and its nature and extent; and~~

~~(iii) where the encroachment is not on to a public road, street or way, that an appropriate easement has been granted and will be lodged with the Registrar of Titles to enable it to be registered as an appurtenance of the parcel;~~

and

~~*(d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by-law(s) no(s)……on Strata Plan No…… registered in respect of (name of scheme) or sufficiently complies with that/those bylaw(s) in a way that is allowed by regulation 36 of the *Strata Titles General Regulations 1996*.~~

Murray Carlton
2014.05.05 11:29:44
+08'00'

……

Licensed Surveyor Date

*Delete if inapplicable

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PERMIT FORM BA12

Occupancy Permit – Strata

Pty Ltd *Western Australian Building Act 2011, section 50, 61*
Building Regulations 2012, regulation 4

OFFICE USE ONLY Permit number **OP14/0026**

This form is for the purposes of the *Building Act 2011*, section 50 and the *Strata Titles Act 1985*, section 5B(2)(a) and 8A(f)(i).

1. Details of building or structure

Certificate of title	Volume 2794	Folio 496	
Lot on survey	800		
Strata plan number	62323	Land being re-subdivided (if applicable)	
Property street address (unit no, level, street no, lot no, street name, suburb, postcode)	5 Reserve Street SCARBOROUGH WA 6019		
Description of building	36 Apartments and Basement Car Park		
Main BCA class of the building	2	Secondary BCA class (for multi-purpose buildings) 7a	
Use(s) of building	36 sole occupancy units (residential) with car park	Each restriction on use (if applicable)	

2. Permit details

This occupancy permit is for whole of building

Details

Occupancy Permit S50

Only partial construction of the development completed i.e. external envelope.

Western Australian Planning Commission approval required - Yes

All requirements including those for encroachments under section 76 of the *Building Act 2011*, in addition to those covered in the certificate of building compliance, have been met to the satisfaction of the permit authority.

This occupancy permit is for the purpose of lodging a strata plan for registration or to re-subdivide a strata scheme under the *Strata Titles Act 1985*.

Issuing officer **Andrew Neilson – Coordinator Building Approvals**

Signature

Date 15 Apr 2014

Permit authority **CITY OF STIRLING**

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FORM 26

Ref. STRATA PLAN NO. 62323

Strata Titles Act 1985
Sections 25(1), 25(4)

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

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

*(i) the *Strata Plan / ~~plan of re-subdivision / plan of consolidation~~ submitted on 14-Nov-13 and relating to the property described below;

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

Property Description: Lot (or Strata Plan) No. Lot 800 on DP69037

Location 5 Reserve Street

Locality Scarborough

Local Government City of Stirling

Lodged by: Carlton Surveys

Date: 14-Nov-13

City of Stirling
Delegated Officer
Section 25
Strata Titles Act 1985

For Chairman, Western Australian Planning Commission

1/5/14
Date

Delegated under Section 16(3)(e) of the P & D Act 2005

(*to be deleted as appropriate.)

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FORM 8

ANNEXURE 'A' OF STRATA PLAN NO. 62323 REGISTRAR OF TITLES

SCHEDULE OF DEALINGS

Dealings registered or recorded on Strata Plan	Instrument				Signature of Registrar of Titles
	Nature	Number	Registered	Time	
EASEMENT BENEFIT CREATED UNDER SECTION 136C TLA FOR FIRE ESCAPE PURPOSES - SEE STRATA PLAN 62323 AND INSTRUMENT M628625					

SEE RECORD OF STRATA TITLES SCHEME FOR FURTHER ENDORSEMENTS

SCHEDULE OF ENCUMBRANCES ETC.

Instrument		Particulars	Registered	Signature of Registrar of Titles	Cancellation				Signature of Registrar of Titles
Nature	Number				Nature	Number	Registered	Time	
		COVENANT CREATED UNDER SECTION 150 P&D ACT TO COMMISIONER OF MAIN ROADS							
		SEE DEPOSITED PLAN 69037							
		EASEMENT BURDEN CREATED UNDER SECTION 136C TLA FOR FIRE ESCAPE PURPOSES - SEE STRATA PLAN 62323 AND INSTRUMENT M628625							
STATEMENT	M628626	MANAGEMENT STATEMENT	15.5.2014						
NOTIFICATION	M724191	NOTIFICATION OF CHANGE OF BY-LAWS	1.8.2014						
NOTIFICATION	N93950	NOTIFICATION OF CHANGE OF BY-LAWS	17.8.2015						
NOTIFICATION	N700348	NOTIFICATION OF CHANGE OF BY-LAWS							

SEE RECORD OF STRATA TITLES SCHEME FOR FURTHER ENDORSEMENTS

Note: Entries may be affected by subsequent endorsements.

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GOVERNMENT OF WESTERN AUSTRALIA

Landgate

Record of Strata Titles Scheme
Limitations, Interests, Encumbrances and Notifications

Approved Form 2020-27588
Version 3 – 1/07/2020

OFFICE USE ONLY
ANNEXURE B
STRATA PLAN 62323

BGRoberts
REGISTRAR OF TITLES

Document			Cancellation		
Number	Particulars	Date recorded/ lodged/registered	Nature	Number	Registered
Q286391	SCHEME BY-LAWS	17.01.2025			