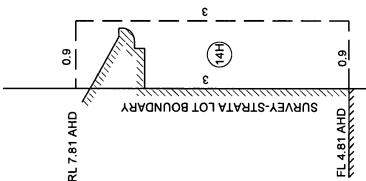



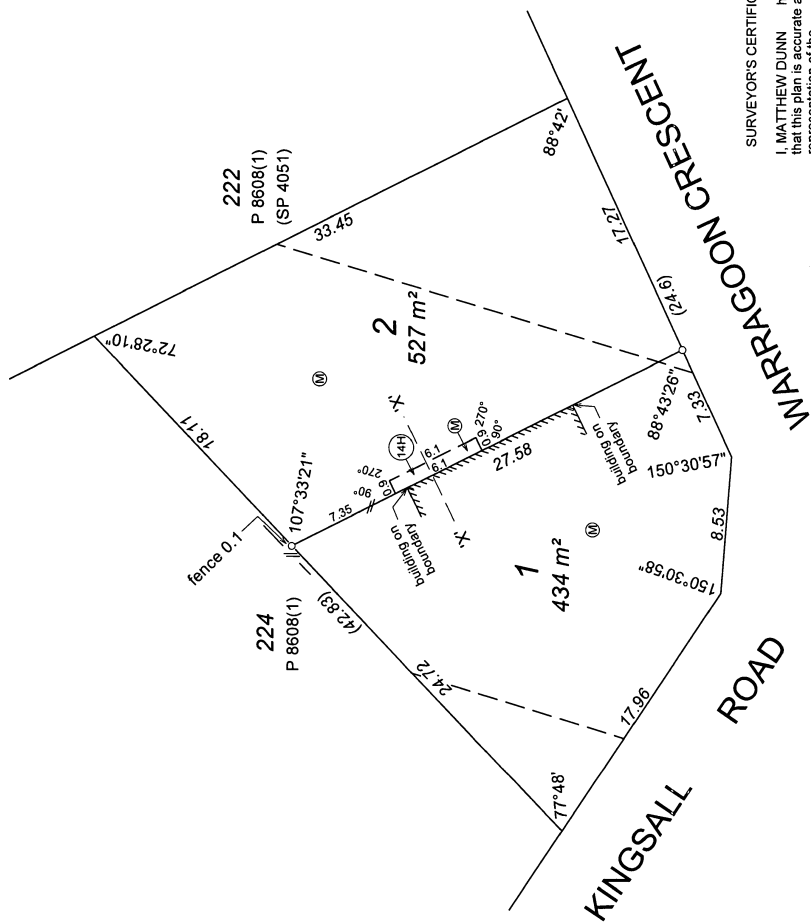
SURVEY-STRATA PLAN 3717 SHEET 2 OF 2 SHEETS		INTERESTS AND NOTIFICATIONS				VERSION	AMENDMENT	AUTHORISED BY	DATE
PLAN OF CONVERSION OF LOTS 1, 2 & COMMON PROPERTY ON SP3717 CERTIFICATE OF TITLE 1435-467 1435-468 LOCAL GOVERNMENT CITY OF MELVILLE INDEX PLAN BG34 (2) 10.16 FIELD BOOK 111787 SCALE @ A3 1:300		SUBJECT	PURPOSE	STATUTORY REFERENCE	LAND BURDENED	BENEFIT TO	COMMENTS		
		①	MINERAL RESERVATION	SEC 15 OF THE PWA	LOTS 1 & 2				
		④H	EASEMENT (INTRUSION)	REG 14H OF THE STGR	THIS PLAN	LOT 2	LOT 1		

INTRUSION EASEMENT ELEVATION



CROSS-SECTION 'X'-X' (not to scale)





ORIGINAL

MANAGEMENT STATEMENT YES ☐ NO ☒

LOGGED	CORRECT	COR FILE	455-2010.p90
DATE	5-Mar-10	IN ORDER FOR DEALINGS	
FEE PAID	\$316.00	SUBJECT TO	NIL
ASSESS No.	6661239	FOR REGISTRAR OF TITLES	DATE
			05-Mar-10

REGISTERED

1435-467 APPLICATION 15-3-2010

WESTERN AUSTRALIAN PLANNING COMMISSION

W.A.P.C. REF: Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985

Delegated under S 16 P&D Act 2005

DATE

Landgate

Western Australian Land Information Authority

SURVEYOR'S CERTIFICATE - Reg 54

I, MATTHEW DUNN hereby certify that this plan is accurate and is a correct representation of the -

(a) measurements

(b) calculations from measurements

undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Matthew Dunn
2010/02/24
10/11/02-408007

Landgate

Western Australian Land Information Authority

GIUDICE SURVEYS
 ESTABLISHED 1972
 8 Stirling Street
 FREMANTLE WA
 T: 9335 6222
 F: 9430 4980
 E: giudice@giudicesurveys.com
 LICENSED LAND SURVEYORS
 12608ss - ssp conv



SURVEY-STRATA PLAN

FORM 38

Strata Titles Act 1985
Sections 31E (1)(b), 31F

STRATA PLAN No. 3717

**CERTIFICATE OF LICENSED SURVEYOR — CONVERSION TO A
SURVEY-STRATA SCHEME**

I, MATTHEW DUNN, being a licensed surveyor, certify in respect of the survey-strata plan under section 31E(1)(a) of the Act accompanying the notice of resolution of conversion to a survey-strata scheme dated .. 20-Nov-09 ... in relation to the strata plan mentioned above ("the strata plan") —

- (a) there are not more lots on the survey-strata plan, disregarding any lot designated as a common property lot, than there are on the strata plan;
- (b) a reference on the survey-strata plan to a lot by a designated number is a reference to the lot designated by that number on the strata plan;
- (c) where 2 lots have a common or party wall, the centre plane of that wall is on the boundary of the lots;
- (d) the rights and amenities required to be provided for by the relevant town planning scheme in force under the *Town Planning and Development Act 1928*, as prescribed by regulation 14O —
 - (i) are provided for in accordance with that scheme at the time when this certificate is given; or
 - (ii) will be provided for when the notice of resolution and documents referred to in section 31H of the Act are registered;

and

- (e) the following easement(s) are required to be created on the survey-strata plan under section 5D of the Act for the purposes of satisfying the certification in paragraph (d)(ii) above —

INTRUSION EASEMENT

.....
.....
.....
.....
.....

[Insert]Nil~ if no easements are required to be created, or describe the easement(s) required to be created by their short form description].



Matthew Dunn
2010.02.25 10:16:17 +
08'00'

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable.

FORM 3

ORIGINAL

SURVEY-STRATA PLAN No. 3717							
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	48	1435-467					
2	52	1435-468					

DESCRIPTION OF PARCEL

TWO SURVEY-STRATA LOTS DERIVED FROM A CONVERSION OF
 LOTS 1, 2 AND COMMON PROPERTY ON STRATA PLAN 3717
 ADDRESS OF PARCEL: 58 WARRAGOON CRESCENT, ATTADALE WA 6156

CERTIFICATE OF LICENSED VALUER
 SURVEY-STRATA

I, **Bradley J Dawson**, 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.

19-Nov-2009

Date



Brad Dawson
 2009.11.19
 15:01:03 +08'00'
 Signed

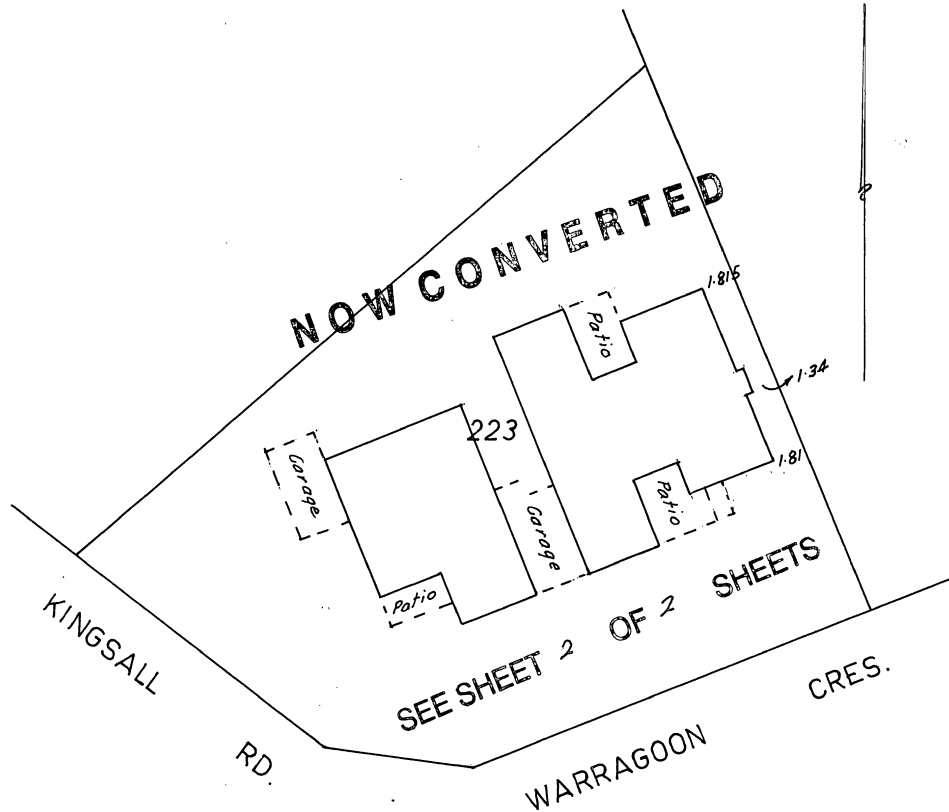
PARCEL OF LAND Lot 223 of Swan Location 73 on
Plan 8608.
CERTIFICATE OF TITLE: Vol. 55 Fol. 166A Vol. 25 Fol. 28A
LOCAL AUTHORITY City of Melville
LOCALITY ~~Melville~~ Attadale INDEX PLAN 7740
NAME OF BUILDING 58 Warragoon Crescent, Attadale
ADDRESS FOR SERVING OF The Management Committee 58
NOTICES ON COMPANY Warragoon Crescent, Attadale. 6156

LODGED 11. 3. 76
EXAMINED 15. 3. 76 *UP*
REGISTERED 20. 5. 76 App. B 152913



Handwritten signature
REGISTRAR OF TITLES

The right to mines of coal or other minerals being excluded from portion of the within land.



SCALE 1: 300
SCALE LINKS TO AN INCH



SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
		CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	1	1435	467
2	1	1435	468
AGGREGATE		2	

SURVEYOR'S CERTIFICATE

I hereby certify that the building shown on the plan is within the external surface boundaries of the parcel and where eaves or guttering project beyond those boundaries, that a registered easement has been granted as an appurtenance of the parcel or, where the projection is over a road that the Local Authority has consented thereto.

DATE 4-2-76 LICENSED SURVEYOR.

APPROVED BY THE TOWN PLANNING BOARD
FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

DATE 9 MAR 19 CHAIRMAN.

FORM 3

SURVEY STRATA PLAN No. 3717

CERTIFICATE OF LOCAL AUTHORITY

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

.....City of Melville....., THE LOCAL AUTHORITY,

HEREBY CERTIFIES THAT:—

- (1) The building shown on the plan has been inspected and that it is consistent with the building plans and specifications in respect thereof that have been approved by the Local Authority.
- (2) The building, in the opinion of the local authority, is of sufficient standard and suitable to be divided into lots pursuant to the Strata Titles Act, 1966.

DESCRIPTION OF BUILDING:—

The building subject to this plan is of brick construction under tile roof, and incorporates two independent dwelling units, separated by a garage area.

The common property includes two separate garage areas, one for the use of each strata lot.

The building is erected on that part of Swan Location 73 shown as lot 223 on Title Office plan 8608, and is commonly known as number 58 Warragoon Crescent, Attadale. Western Australia.

DATE

13.FEB.1976


SHIRE/TOWN CLERK
CITY OF MELVILLE

SURVEY STRATA PLAN No. 3717

GROUND FLOOR

As at 20th July 1997 unless a notice of resolution under section 21H or an objection under 21O has been recorded on the strata plan -

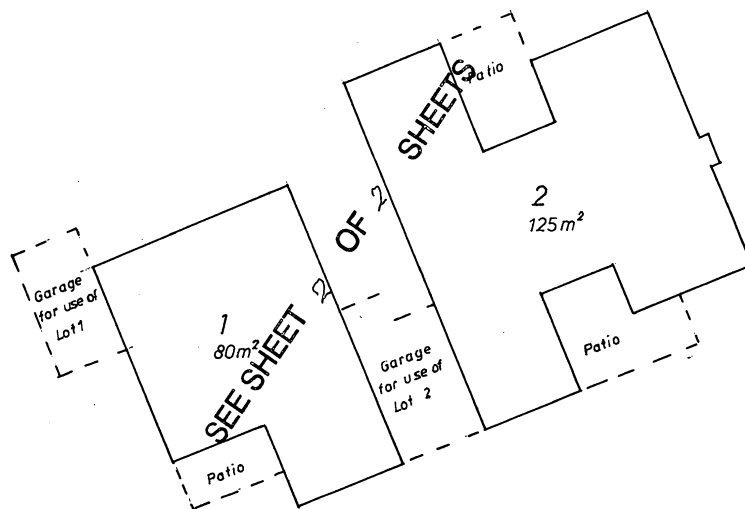
The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of those buildings, as provided by section 3AB of the Strata Titles Act 1985.

The scheme may not be a single title scheme, as defined in section 3(1) of the Strata Titles Act 1985;

The areas of the lots shown on the strata plan may have changed;

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

The horizontal boundaries of the lots or parts of the lots which are not buildings shown on the plan (if any) remain as provided on this strata plan.

SCALE 1:200 ~~FEET TO AN INCH~~

APPROVED

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966 AS AMENDED

TOWN PLANNING BOARD

David Can

DATE

MAR 10

CHAIRMAN

LOCAL AUTHORITY

CITY OF NEWCASTLE

Kyril Boudreau

13. FEB. 1976

DATE

SHIRE TOWN CLERK

85370/11/70-2M-C397

