

STRATA PLAN 60317		SHEET 1 OF 3 SHEETS		PLAN OF		SURVEYOR'S CERTIFICATE - Reg 54		VER		AMENDMENT		AUTHORISED BY		DATE	
LOT 748 ON DP 58280		FOLIO:		LOCAL GOVERNMENT		TOWN OF VICTORIA PARK		INDEX PLAN		BG 34(2) 16:21		FIELD BOOK		SCALE 1:300 AT A3	
NAME OF SCHEME		45 & 47 SOMERSET STREET, EAST VICTORIA PARK.		ADDRESS OF PARCEL		47 SOMERSET STREET, EAST VICTORIA PARK, 6101.		MANAGEMENT STATEMENT		YES ☒ NO ☐		LOGGED		DATE	
20-Jul-10		COR. FILE 458-2010V5 P21		IN ORDER FOR DEALINGS		SUBJECT TO		FEE PAID		\$677.00		APPROVAL OF DP 58280		ASSESS No.	
7303457		18-Aug-10		REGISTERED		24.8.10		APPLICATION		REGISTRAR OF TITLES		DATE		DATE	
L409247		FORM 26		STRATA TITLES ACT 1985		Sections 25(1), 25(4)		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/Plan of Subdivision/Plan of Consolidation submitted on ... and relating to the property described herein		(* delete as appropriate)		FOR CHAIRMAN, WESTERN AUSTRALIAN PLANNING COMMISSION	
Landgate		Western Australian Land Information Authority		Landgate		Western Australian Land Information Authority		Landgate		Western Australian Land Information Authority		Landgate		Western Australian Land Information Authority	

STRATA PLAN 60317

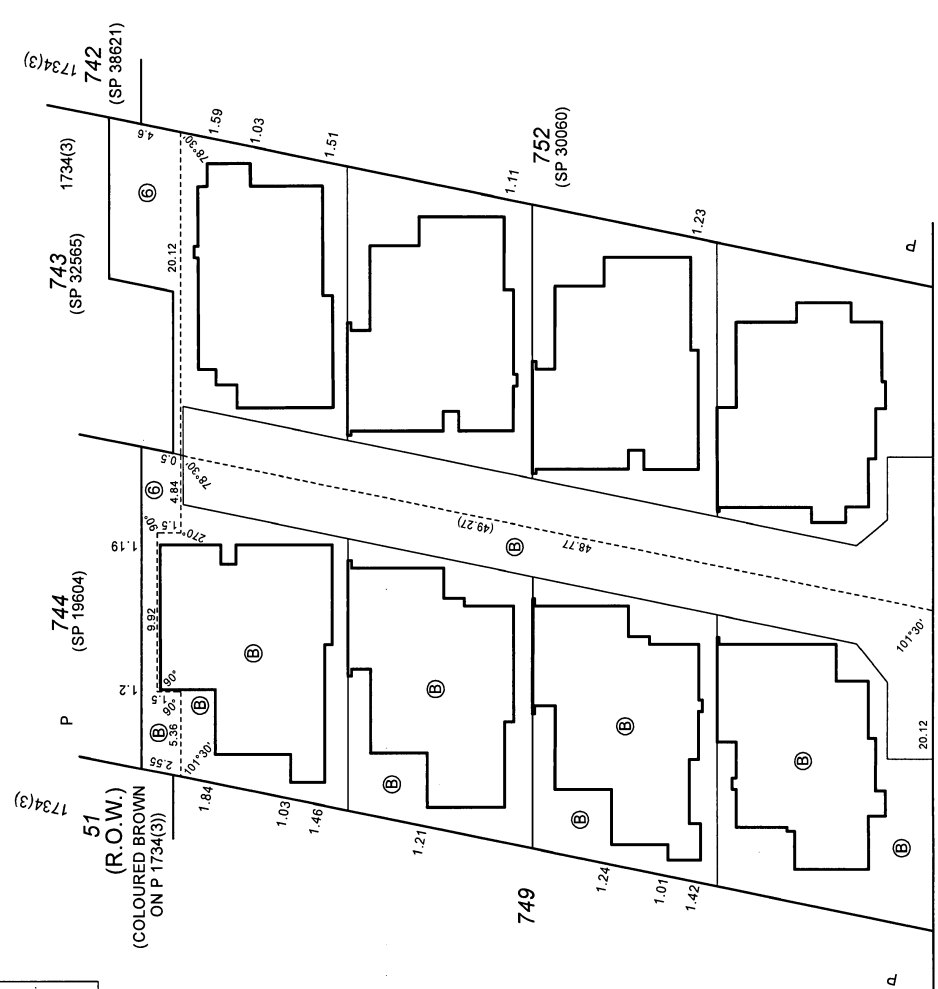
ORIGINAL

STRATA PLAN

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
⑤	IMPLIED EASEMENT	SEC 167A OF THE T.L.A.	P 1734(3)	R.O.W.	STRATA LOTS 1, 2, 3, 4 & COMMON PROPERTY	
⑥	EASEMENT (SEWERAGE)	SEC 167 OF THE P&D ACT, REG 6	DP 58280	STRATA LOTS 4, 5 AND COMMON PROPERTY	WATER CORPORATION	

LOCATION PLAN
(SCALE 1:300) AT A3



51 (R.O.W.) (COLOURED BROWN ON P 1734(3))

744 (SP 19604)

743 (SP 32565)

742 (SP 38621)

752 (SP 30060)

749

SOMERSET STREET

STRATA PLAN 60317

ORIGINAL

STRATA PLAN

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
⑤	IMPLIED EASEMENT	SEC 167A OF THE T.L.A.	P 1734(3)	R.O.W.	STRATA LOTS 1, 2, 3, 4 & COMMON PROPERTY	
⑥	EASEMENT (SEWERAGE)	SEC 167 OF THE P&D ACT, REG 6	DP 58280	STRATA LOTS 4, 5 AND COMMON PROPERTY	WATER CORPORATION	

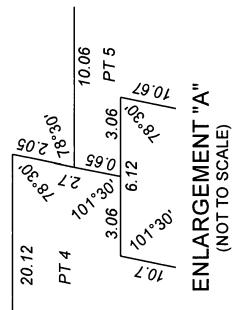
COTTAGE & ENGINEERING SURVEYS
Suite 3 219 Ordway Rd. SHENTON PK
Ph (08) 9381 6211 Fax (08) 9382 5533
J/N 1226307A (19/12/2009)

STRATA PLAN **60317**

STRATA PLAN

PDF FILE GENERATED BY COTTAGE & ENGINEERING SURVEYS

SHEET 2 OF 3 SHEETS



ENLARGEMENT "A"
(NOT TO SCALE)

GROUND FLOOR PLAN

(SCALE 1:300) AT A3



For other part lots 1-8 inclusive see sheet 3 of 3 sheets.

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.

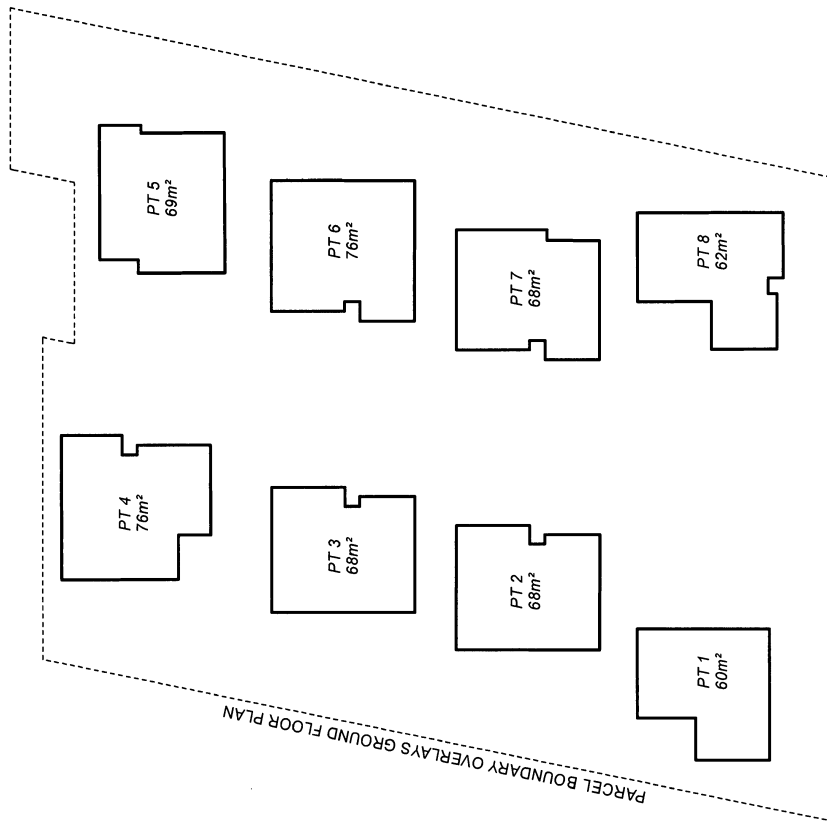
The stratum of the Part Lots, including the cubic space above and below the Part Lots comprising buildings, is limited to between 5 metres below and 10 metres above the upper surface level of the lowest ground floor of the Main building, appurtenant to their corresponding Lot number, including where covered.

All distances are from the external surface of the wall, unless otherwise stated.

All angles are 90° except where noted or in connection with a building.

STRATA PLAN 60317

SHEET 3 OF 3 SHEETS



FIRST FLOOR PLAN
(SCALE 1:300) AT A3
0 10

For other part lots 1-8 inclusive see sheet 2 of 3 sheets.

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 stratum of the Part Lots, including the cubic space above and below the Part Lots comprising buildings, is limited to between 5 metres below and 10 metres above the upper surface level of the lowest ground floor of the Main building, appurtenant to their corresponding Lot number, including where covered.

COTTAGE & ENGINEERING SURVEYS
Suite 3, 219 Ordrow Rd, SHENTON PK
Ph: (08) 9381 6211 Fax: (08) 9382 2503
J/N T226307C (19/12/2009)
✓ Tony Baylan
LICENSED SURVEYOR

FORM 3

ORIGINAL

STRATA PLAN No. 60317							
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	12	2749 -	85				
2	12	2749 -	86				
3	12	2749 -	87				
4	14	2749 -	88				
5	12	2749 -	89				
6	14	2749 -	90				
7	12	2749 -	91				
8	12	2749 -	92				
				Aggregate	100		

DESCRIPTION OF PARCEL AND BUILDING

Lot 748 on Deposited Plan 58280.
Eight brick double storey residential units having the address of
45 and 47 Somerset Street, East Victoria Park 6101.

CERTIFICATE OF LICENSED VALUER
STRATA

I, **Kevin Sydney Johnson**, being a Licensed Valuer licensed under the *Land Valuers Licensing Act 1978* certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5% 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.

22-Jan-2010

Date



Digitally signed by Kevin S Johnson
DN: cn=Kevin S Johnson, c=AU,
o=K S Johnson and Associates,
email=kevin@ksjohnson.com.au
Date: 2010.01.25 13:02:13 +08'00'

Signed

FORM 5

ORIGINAL

Strata Titles Act 1985

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

STRATA PLAN No. 60317**DESCRIPTION OF PARCEL & BUILDING**

LOT 748 ON DP 58280

EIGHT DOUBLE STOREY BRICK RESIDENTIAL UNITS KNOWN AS
47 SOMERSET STREET, EAST VICTORIA PARK.**CERTIFICATE OF LICENSED SURVEYOR**

I, Anthony Patrick BOYLAN, 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 by law(s) in a way that is allowed by regulation 36 of the Strata Titles General Regulations 1996.~~

*Tony Boylan*Anthony Patrick Boylan
2010.01.15 08:23:47 +
08'00'

Licensed Surveyor

Date

*Delete if inapplicable

Form 7
Strata Titles Act 1985
 Sections 5B(2), 8A(f), 23(1)

STRATA PLAN No. 60317

**DESCRIPTION OF PARCEL AND BUILDING
 CERTIFICATE OF LOCAL GOVERNMENT**

LOT 748 ON DP 58280
 EIGHT DOUBLE STOREY BRICK RESIDENTIAL UNITS KNOWN AS
 47 SOMERSET STREET, EAST VICTORIA PARK.

TOWN OF VICTORIA PARK

....., the local government hereby certifies that
 in respect of the strata plan which relates to the parcel and building described
 above (in this certificate called "the plan") —

- (1) *(a) the building and the parcel shown on the plan have been
 inspected and that it is consistent with the approved
 building plans and specifications in respect of the building;
- or
- *(b) ~~the building has been inspected and the modification is~~
 consistent with the approved building plans and
 ~~specifications relating to the modification;~~ *clb*
- (2) the building, in the opinion of the local government, is of sufficient
 standard to be brought under the *Strata Titles Act 1985*;
- (3) ~~where a part of a wall or building, or material attached to a wall or~~
 building, encroaches beyond the external surface boundaries of the
 parcel on to a public road, street or way the local government is of
 the opinion that retention of the encroachment in its existing state
 will not endanger public safety or unreasonably interfere with the
 amenity of the neighbourhood and the local government does not
 ~~object to the encroachment; and~~ *clb*
- (4) *(a) any conditions imposed by the Western Australian
 Planning Commission have been complied with; or
- *(b) ~~the within strata scheme is exempt from the requirement of~~
 ~~approval by the Western Australian Planning Commission.~~ *clb*

12 JULY 2010

Date

*Delete if inapplicable

clb

clb Chief Executive Officer
DELEGATED OFFICER
SECTION 23(5)
STRATA TITLES ACT 1985

Council Ref.

STRATA PLAN NO 60317

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~~
~~24-Feb-10 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 748 ON DP58280
Location
SOMERSET STREET
Locality
EAST VICTORIA PARK
Local Government
TOWN OF VICTORIA PARK

Lodged by: COTTAGE & ENGINEERING SURVEYS
PO BOX 1611 OSBORNE PARK
Date: 24-Feb-10



For Chairman, Western Australian
Planning Commission
Delegated under Sec. 16(3)(e) P & D Act 2005

18/5/2010
Date

(*To be deleted as appropriate.)

60317

OF STRATA PLAN No.

A.

ANNEXURE

E C C

SCHEDULE OF DEALINGS ON Strata Plan

[illegible]

Note: Entries may be affected by subsequent endorsements.

ORIGINAL

FORM 8

ANNEXURE 'B' OF STRATA PLAN No. 60317 REGISTRAR OF TITLES

SCHEDULE OF ENCUMBRANCES ETC.

[illegible]

Note: Entries may be affected by subsequent endorsements.

ORIGINAL