

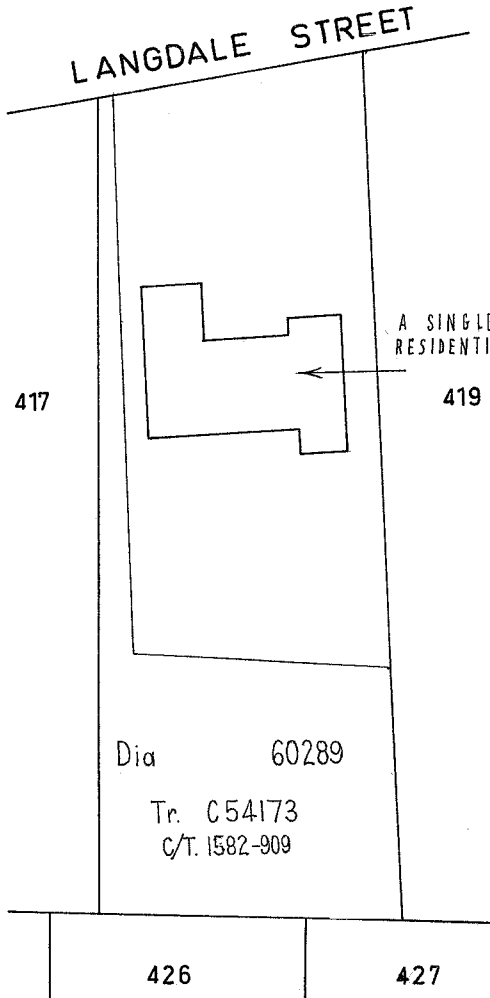
PARCEL OF LAND PT. LOT 418 OF SWAN LOC. 3176
 ON PLAN 5293
 CERTIFICATE OF TITLE: 12.12/898
 LOCAL AUTHORITY: SHIRE OF PERTH
 LOCALITY: WEMBLEY DOWNS INDEX PLAN 7777
 NAME OF BUILDING: 5A & 5B LANGDALE STREET WEMBLEY DOWNS
 ADDRESS FOR SERVING OF C/- MRS J. CARLISLE
 NOTICES ON COMPANY 19 TANDARRA PL. WEMBLEY DOWNS



LODGED 20. 8. 70
 EXAMINED 8. 9. 70
 REGISTERED 22. 2. 71 App. 4788461



Medwards
 REGISTRAR OF TITLES



A SINGLE STORY BRICK
 RESIDENTIAL BUILDING.



TAYLOR McMULLEN & GOTTERELL, SCALE 60.....LINKS TO AN INCH
 LICENSED SURVEYORS.

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
LOT No.	UNIT ENTITLEMENT	CURRENT Cs. of TITLE	
		VOL.	FOL.
1	1	1372-499, 1938-715	
2	1	1372-500	
SEE FORM 36			
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.

W. G. Gotterell

DATE 16-6-70 LICENSED SURVEYOR.

W. G. Gotterell

FORM 3

STRATA PLAN No. 452

CERTIFICATE OF LOCAL AUTHORITY

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

SHIRE OF PERTH, 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:—

A single story brick residential building situated on lot 418 of Swan Loc. 3176 on plan 5293 and postal address being 5A & 5B Langdale Street, Wembley Downs. 6019.

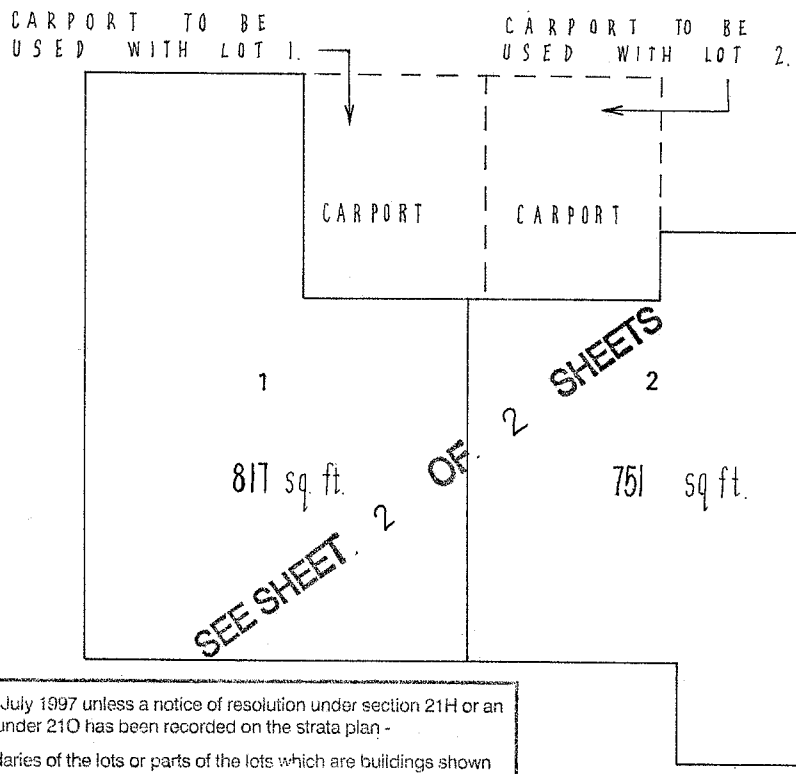
DATE 12th August, 1970

SHIRE/TOWN CLERK

TAYLOR McMULLEN & COTTERELL
LICENSED SURVEYORS.

STRATA PLAN No. 452

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 tier 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;

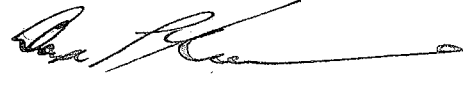
The horizontal boundaries of the lots or parts of the lots which are not buildings shown on the plan (if any) remain as provided on this strata plan.

TAYLOR McMULLEN & COTTERELL
 LICENSED SURVEYORS. SCALE 10 FEET TO AN INCH

APPROVED

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

TOWN PLANNING BOARD

 DATE 18/8/70 CHAIRMAN

LOCAL AUTHORITY Shire of Perth

 DATE 12th August, 1970 SHIRE/TOWN CLERK

STRATA PLAN EXAMPLE 28.4

SHEET 2 OF 2 SHEETS

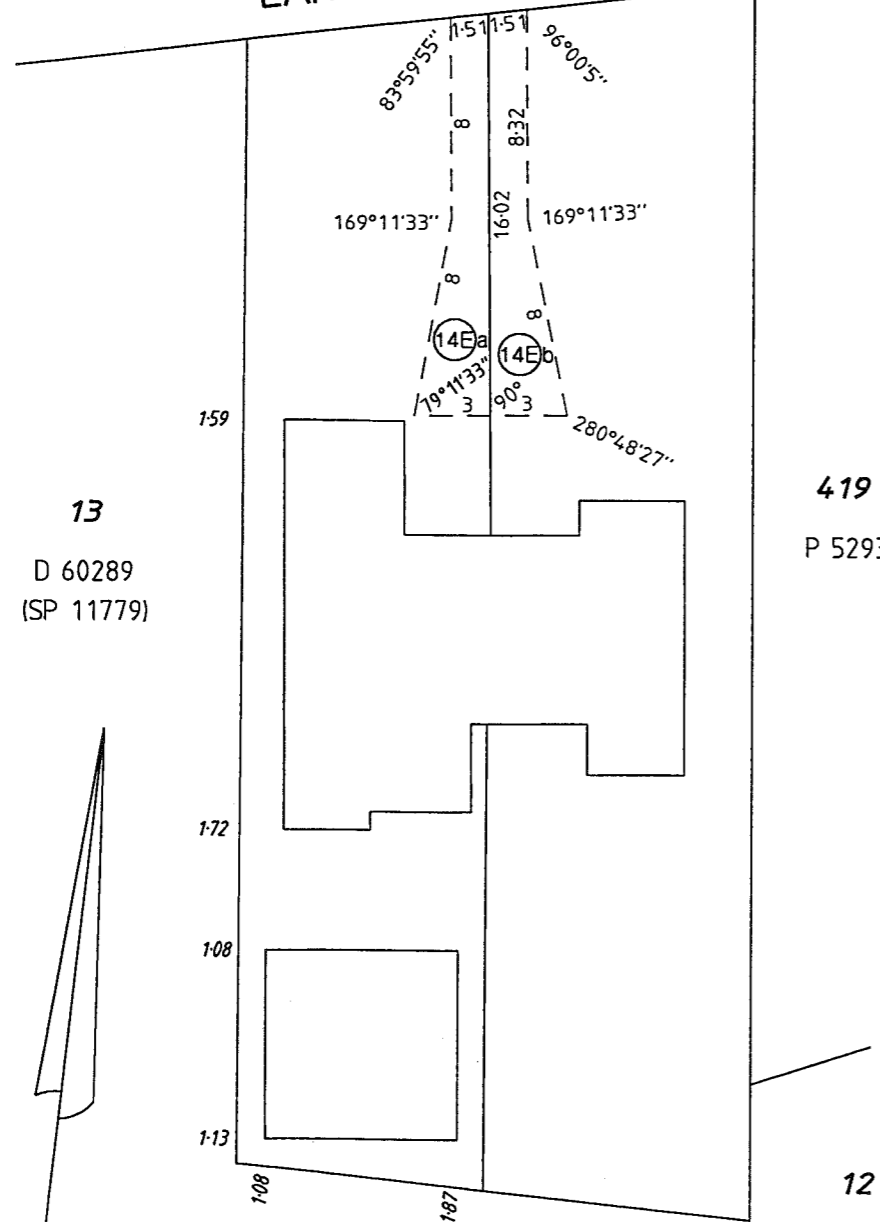
MERGER BY RESOLUTION
PART II DIVISION 2A
SUBDIVISION 4

NOTICE OF RESOLUTION
REGISTERED

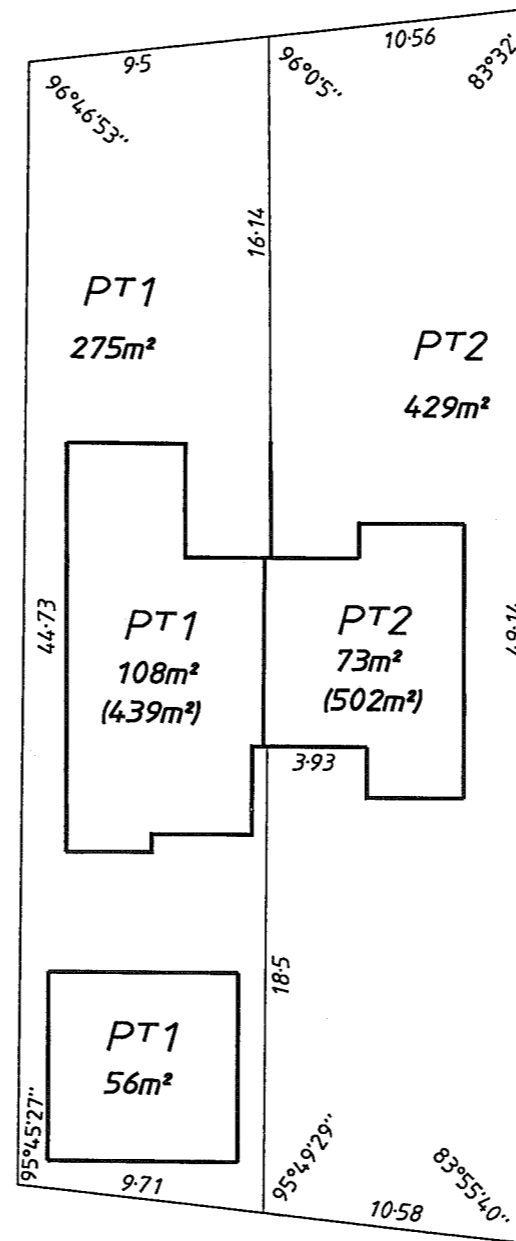
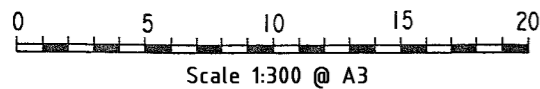
REGISTRAR OF TITLES

VER.	AMENDMENT	AUTHORISED BY	DATE

LANGDALE STREET



LOCATION PLAN



GROUND FLOOR PLAN

SURVEYOR'S CERTIFICATE - Reg 54

I,
hereby certify that this plan is accurate and is a correct
representation of the -
(a) *survey; and/or
(b) *calculations from measurements,
[*delete if inapplicable]
undertaken for the purposes of this plan and that it complies
with the relevant written law(s) in relation to which it is lodged.

.....
LICENSED SURVEYOR DATE

THE STRATUM OF ALL LOTS EXTENDS BETWEEN 5 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE OF THE LOWEST LEVEL OF THE GROUND FLOOR OF THE RESPECTIVE MAIN BUILDING SITUATED THEREON INCLUDING THE CUBIC SPACE ABOVE AND BELOW THE BUILDINGS INCLUDING WHERE COVERED.

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 3 AB OF THE STRATA TITLES ACT, 1985

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.

ALL ANGLES ARE 90° UNLESS SHOWN OTHERWISE.

ALL DISTANCES ARE FROM PARCEL BOUNDARIES OR EXTERNAL FACES OF WALLS

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(14E)a	EASEMENT (VEHICLE ACCESS)	REG 14E OF THE STGR	THIS PLAN	LOT 1	LOT 2	
(14E)b	EASEMENT (VEHICLE ACCESS)	REG 14E OF THE STGR	THIS PLAN	LOT 2	LOT 1	

FORM 36

CERTIFICATE OF LICENSED VALUER
MERGER IN STRATA SCHEME

Strata Titles Act 1985

Section 21T

STRATA PLAN No. **452**

I,, being a licensed valuer certify that the unit entitlement of each lot as stated in —

- ~~*1. the existing schedule of unit entitlement on the strata plan mentioned above; or~~
- *2. the amended schedule of unit entitlement attached to or accompanying this certificate,

bears in relation to the aggregate unit entitlement of all lots delineated on the strata plan (as merged by the notice of resolution of merger of land dated . . .15-Mar-05 . . .) 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 Act) of that lot bears to the aggregate value of the lots delineated on the plan (as merged by the notice of resolution referred to above).

.....
Licensed Valuer Date

*Delete whichever is inapplicable.

STRATA PLAN No.						452	
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	51	1938 / 715					
2	49	1372 / 500					
				Aggregate	100		

DESCRIPTION OF PARCEL AND BUILDING

TWO SINGLE-STORY BRICK AND TILE RESIDENCES (FORMING A MERGER OF LOTS 1, 2 AND COMMON PROPERTY ON STRATA PLAN 452), AND HAVING AND ADDRESS OF 5A & 5B LANGDALE STREET, WEMBLEY DOWNS WA 6019

**CERTIFICATE OF LICENSED VALUER
STRATA**

I,, 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.

Date

Signed

FORM 35

Strata Titles Act 1985

Sections 21T(1)(c), 21U

STRATA PLAN No: 452

**CERTIFICATE OF LICENSED SURVEYOR—
MERGER IN STRATA SCHEME**

I, _____, being a licensed surveyor, certify in respect of the sketch plan under section 21T(1)(b) of the Act accompanying the notice of resolution of merger of land dated _____ relating to the strata plan mentioned above (“the strata plan”)—

- * (a) (if the sketch plan shows an extension or alteration of a building shown on the strata plan, or includes a building not shown on the strata plan) that—
 - (i) the extension, alteration or building not shown on the strata plan has been the subject of a building licence under section 374 of the *Local Government (Miscellaneous Provisions) Act 1960*;
 - (ii) the extension, alteration or building not shown on the strata plan has been approved by the strata company or all of the proprietors of the lots in the scheme; and
 - (iii) any building or part of a building not shown on the strata plan, that is shown on the sketch plan as being within a lot, is wholly within the ground surface boundaries of that lot, except for any permitted boundary deviation (as that term is defined in section 3(1) of the Act);
- * (b) (if any land, or building or part of a building not shown on the strata plan, is shown on the sketch plan as common property to be merged into a lot) that—
 - (i) the land or building or part of a building is wholly within the external surface boundaries of the parcel; or
 - ~~(ii) the requirements of section 22(1)(c) of the Act are satisfied;~~
- * (c) (if the sketch plan shows any land that is common property to be merged into a lot) that 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 14M—
 - (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 21V of the Act are registered.
- * (d) (if the sketch plan shows any land that is common property to be merged into a lot) that an easement ~~is/is not~~ required to be created on the sketch plan under section 21W of the Act for the purposes of satisfying the certification in paragraph (c)(ii) above;
- (e) that a reference on the sketch plan to a lot by a designated number is a reference to the lot designated by that number on the strata plan; and
- (f) that there are not more lots on the sketch plan than there are on the strata plan.

.....
Date

.....
Licensed Surveyor

*Delete whichever is inapplicable

ANNEXURE A OF STRATA PLAN No. 452 REGISTRAR OF TITLES				
SCHEDULE OF REGISTERED PROPRIETORS				
REGISTERED PROPRIETOR		INSTRUMENT		SIGNATURE OF REGISTRAR OF TITLES
NATURE	REGISTERED PROPRIETOR	NUMBER	REGIST'D	SIGNATURE OF REGISTRAR OF TITLES
<i>TRANSFER</i>	<i>The portion of the common property comprised in Diagram 60289 herein included in the 1582 Zol 908</i>	<i>C 54173</i>	<i>30-12-80</i>	<i>[Signature]</i>

SCHEDULE OF ENCUMBRANCES, ETC.			
INSTRUMENT		SIGNATURE OF REGISTRAR OF TITLES	
NATURE	NUMBER	REGIST'D	CANCELLATION

NOTE : ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SIGNATURE OF THE REGISTRAR OF TITLES ARE CANCELLED.