

**SURVEY - STRATA PLAN
EXAMPLE 29.1**

SHEET 2 OF 2 SHEETS

PLAN OF

CONVERSION
OF LOTS 1, 2 &
COMMON PROPERTY
ON SP 16943

CERTIFICATE OF TITLE VOL: 1827 FOL: 527
VOL: 1827 FOL: 528

LOCAL GOVERNMENT
CITY OF MELVILLE

INDEX PLAN
BG34(2) 13.16

FIELD BOOK
91988

SCALE
1:300@A3

NAME OF SCHEME

31 MOUNT VIEW TERRACE
MOUNT PLEASANT

ADDRESS OF PARCEL

31 MOUNT VIEW TERRACE
MOUNT PLEASANT WA 6153

MANAGEMENT STATEMENT

YES NO

LODGED

CERTIFIED
CORRECT

DATE

COR. FILE

FEE PAID

IN ORDER FOR DEALINGS

ASSESS. No.

SUBJECT TO

FOR REGISTRAR OF TITLES DATE

REGISTERED

APPLICATION

DATE REGISTRAR OF TITLES SEAL

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 S16 P & D Act 2005 DATE



Landgate

Western Australian Land Information Authority

INTERESTS AND NOTIFICATIONS

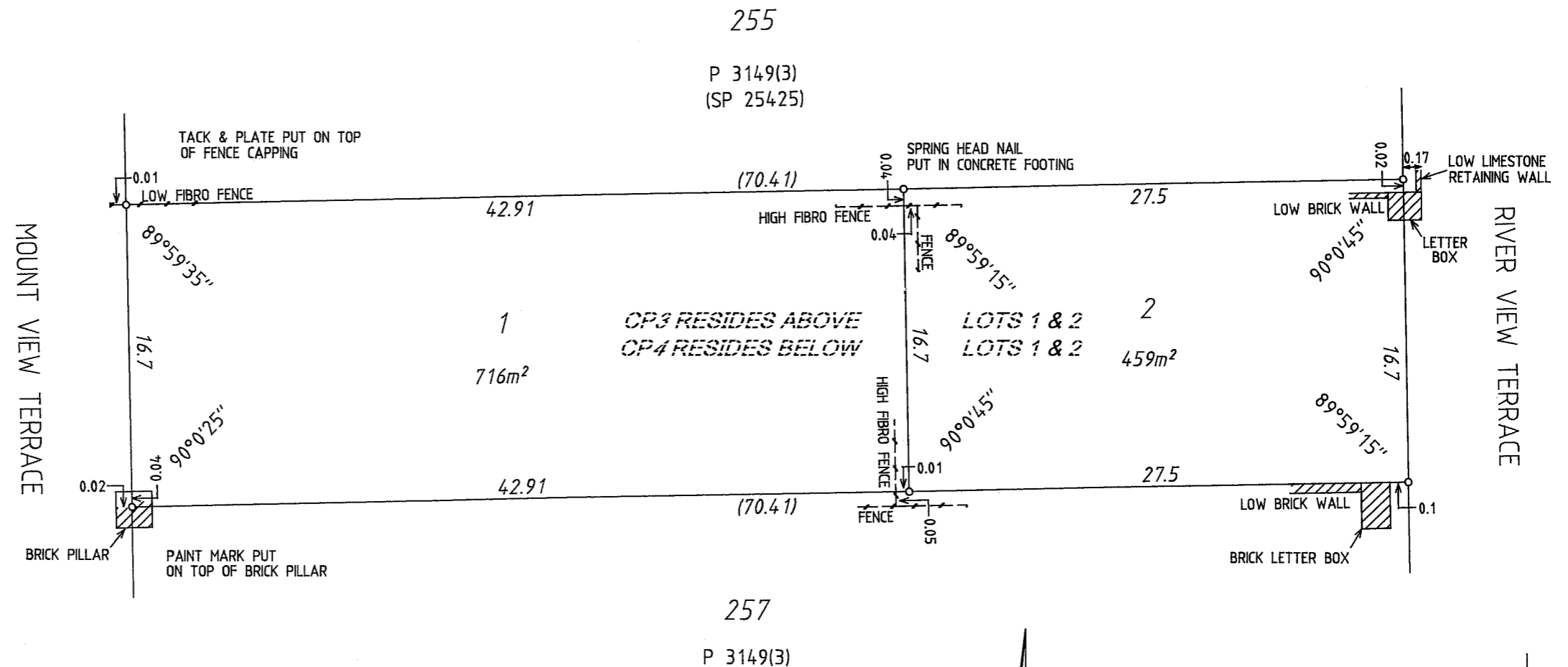
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS

VER.	AMENDMENT	AUTHORISED BY	DATE

THE UPPER SURFACE LEVEL OF THE GROUND FLOOR OF THE BUILDING ON LOT 1 IS 13.78 METRES AHD.

LOTS 1 AND 2 ARE LIMITED IN HEIGHT
THE LOWER HEIGHT LIMIT OF LOT 1 IS 8.78m AHD
THE UPPER HEIGHT LIMIT OF LOT 1 IS 23.78m AHD

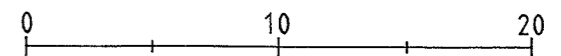
THE LOWER HEIGHT LIMIT OF LOT 2 IS 3.78m AHD
THE UPPER HEIGHT LIMIT OF LOT 2 IS 17.6m AHD



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



"Annexure B"

FORM 3

STRATA/SURVEY-STRATA PLAN NO. 16943							
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	1827	527				
2	40	1827	528				
CP3	COMMON PROPERTY						
CP4	COMMON PROPERTY						
				Aggregate	100		

DESCRIPTION OF PARCEL AND BUILDING/PARCEL

LOTS 1 & 2 & COMMON PROPERTY ON STRATA PLAN 16943 AND BEING KNOWN AS 31 MOUNT VIEW TERRACE, MOUNT PLEASANT.

**CERTIFICATE OF LICENSED VALUER
STRATA/SURVEY-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 per cent more or 5 per cent 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 38

Strata Titles Act 1985

Sections 31E(1)(b), 31F

STRATA PLAN No.....16943.....

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

I,
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
..... in relation to the strata plan mentioned above ("the strata plan")—

- (a) the survey-strata plan is a correct and accurate representation of the survey carried out *by
me personally/or under my own personal supervision, inspection and field check, and recorded
in Field Books kept, and if required lodged, for the purposes of that plan;
(b) the measurements on the survey-strata plan are in accordance with the Licensed Surveyors
(Guidance of Surveyors) Regulations 1961 and in particular regulations 23 and 34 of those
regulations;
(c) the survey and the survey-strata plan are in accordance with the Licensed Surveyors (Guidance
of Surveyors) Regulations 1961 and the relevant law in relation to which it is lodged;
(d) 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;
(e) 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;
(f) where 2 lots have a common or party wall, the centre plane of that wall is on the boundary of
the lots;
(g) 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 under regulation
140—
(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
(h) 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 (g)(ii) above—


NIL

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

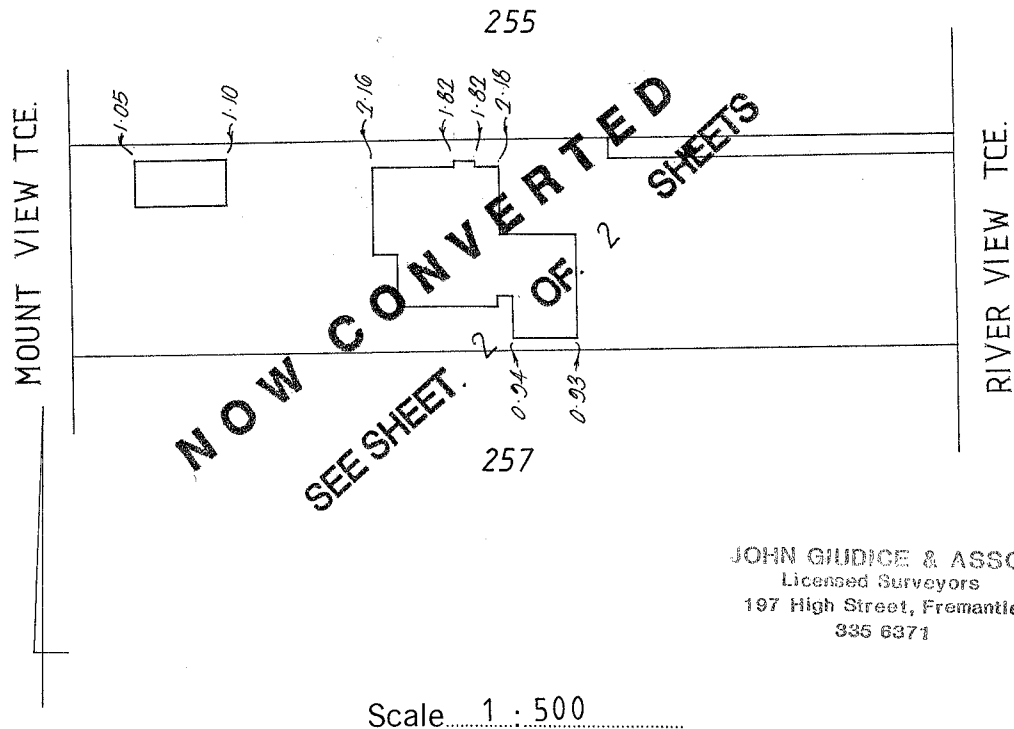
Date

Licensed Surveyor

*Delete whichever is inapplicable

PLAN OF LOT 256 OF CANNING LOC 56 ON PLAN 3149 (3) CERTIFICATE OF TITLE VOLUME 1152 FOLIO 430 LOCAL AUTHORITY CITY OF MELVILLE LOCALITY MOUNT PLEASANT INDEX PLAN PERTH 2000 NAME OF BUILDING 31 MOUNTVIEW TERRACE MOUNT PLEASANT NAME OF BODY CORPORATE (IF STRATA PLAN OF SUBDIVISION OR CONSOLIDATION) ADDRESS FOR SERVING OF 31 MOUNTVIEW TERRACE NOTICES ON COMPANY MOUNT PLEASANT W.A. 6153 PURPOSE	<p>SURVEY STRATA PLAN 16943</p> <p>OFFICE USE ONLY</p> LODGED 21-12-88 5618 EXAMINED 29.12.88 KH REGISTERED 17-2-89 App. E4587
 REGISTRAR OF TITLES	

SURVEY STRATA PLAN 16943



JOHN GIUDICE & ASSOC.
 Licensed Surveyors
 197 High Street, Fremantle
 335 6371


Scale 1 : 500

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	69	1827-527	
2	31	1827-528	
See Annexure B			
AGGREGATE	100		

CERTIFICATE OF LICENSED VALUER

I, ANTONIO BONAVITA, being a Licensed Valuer licensed under the Land Valuers Licensing Act 1978 do hereby certify that the unit entitlement of each Lot, as stated in the schedule bears in relation to the aggregate unit entitlement of all Lots delineated on the strata plan a proportion not greater than 5 per cent more or 5 per cent less than the proportion that the capital value of that Lot bears to the aggregate capital value of all the Lots delineated on the plan.

20 DECEMBER 1988
 Date


 Signed

SURVEY STRATA PLAN No. 16943

DESCRIPTION OF PARCEL AND BUILDING

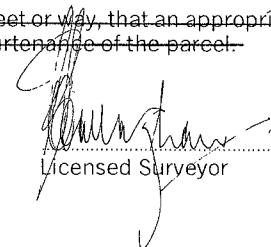
A SINGLE STOREY BRICK AND TILE RESIDENTIAL BUILDING
SITUATED ON LOT 256 OF CANNING LOCATION 56 ON PLAN
3149 (3) AND HAVING AN ADDRESS OF 31 MOUNT VIEW
TERRACE, MOUNT PLEASANT. W.A.

CERTIFICATE OF SURVEYOR

I, GARRY C. CALLAGHAN, being a licensed surveyor registered under the Licensed Surveyors Act 1909, as amended, hereby certify that:—

- (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 referred to above 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 thereto, 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 registered as an appurtenance of the parcel.~~

15.12.88
Date

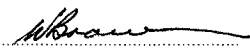

Licensed Surveyor

CERTIFICATE OF LOCAL AUTHORITY

CITY OF MELVILLE, the local authority hereby certifies that—

- (1) (a) the building and the parcel referred to above has been inspected and that it is consistent with the building plans and specifications in respect of the building thereof that have been approved by the local authority; or
- ~~(b) the building has been inspected and the modification is consistent with the approved building plans and specifications relating to the modification;~~
- (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 1985;
- ~~(3) where a part of a wall or building or material attached thereto encroaches beyond the external surface boundaries of the parcel on to a public road, street or way the Local authority 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 authority does not object to the encroachment;~~
- (4) ~~(a) any conditions imposed by the State Planning Commission have been complied with;~~
- ~~(b) the within strata scheme is exempt from the requirement of approval by the State Planning Commission.~~

19-12-88
Date


Town/Shire Clerk
SECTION 23(4)
DELEGATED OFFICER

*Delete whichever is inapplicable

SURVEY STRATA PLAN No. 16943

STRATA TITLES ACT 1985

**CERTIFICATE OF APPROVAL BY STATE PLANNING COMMISSION
TO A STRATA PLAN**


It is hereby certified that the approval of the State Planning Commission has been granted pursuant to the provisions of abovementioned Act to:

* ~~(i) the Strata Plan submitted on~~
 and relating to the property described
 below;

(ii) to the sketch submitted on 12TH AUGUST, 1988
 of the proposed subdivision of the property described below into lots on a Strata
 Plan subject to the following conditions:

Property Description: Whole/Part Lot(s)256.....
 Location(s)CANNING 56.....
 TownMOUNT PLEASANT.....
 Local Authority DistrictCITY OF MELVILLE.....
 Property OwnerROY JAMES PEERLESS.....

This Certificate of approval is valid for a period of two years only.
 If the Strata Plan to which this approval relates is not completed
 within this period, a fresh approval must be obtained before
 continuing with the Strata Scheme.



For Chairman,
 STATE PLANNING COMMISSION

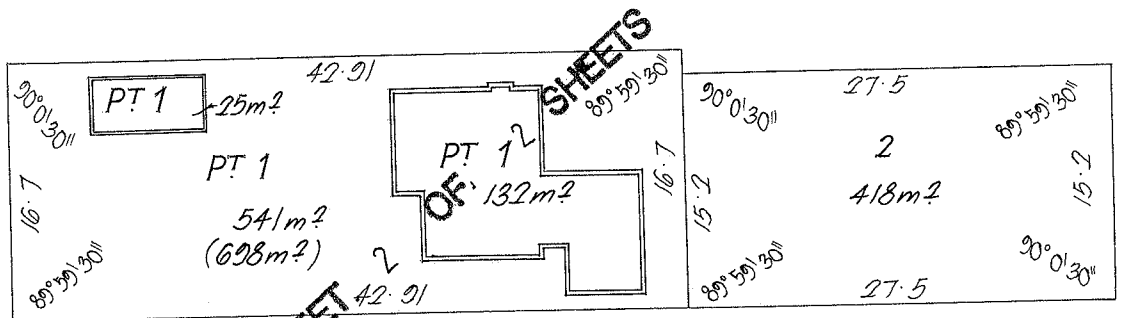
Date - 4 OCT 1988

(*To be deleted as appropriate)

SURVEY STRATA PLAN No. 16943
GROUND FLOOR

THE STRATUM OF THE WHOLE OF LOT 2 EXTENDS BETWEEN 2.5 METRES ABOVE AND 10 METRES BELOW THE UPPER SURFACE OF THE GROUND FLOOR OF THE EXISTING UNIT ON LOT 1.

THE STRATUM OF THAT PORTION OF LOT 1 EXTERNAL TO THE BUILDING EXTENDS BETWEEN 5 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE EXISTING UNIT ON LOT 1 EXCEPT WHERE COVERED.



SEE SHEET 2 OF 12 SHEETS

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.

Scale 1 : 400

CA6

SURVEY ANNEXURE A OF STRATA PLAN No. 16943					REGISTRAR OF TITLES	
SCHEDULE OF REGISTERED PROPRIETORS						
REGISTERED PROPRIETOR		INSTRUMENT		SIGNATURE OF REGISTRAR OF TITLES		
NATURE	NUMBER	REGIST'D		NATURE	NUMBER	SIGNATURE OF REGISTRAR OF TITLES

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

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