

SURVEY-STRATA PLAN

EXAMPLE 30.1

SHEET 2 OF 2 SHEETS

**PLAN OF
CONVERSION OF LOTS
1, 2 & COMMON PROPERTY
ON SP5817**

CERTIFICATE OF TITLE VOL: 1493 FOL: 666
VOL: 1493 FOL: 667

LOCAL GOVERNMENT
CITY OF SOUTH PERTH

INDEX PLAN
BG34 (2) 14.21

FIELD BOOK
97510

SCALE
1:250 @ A3

NAME OF SCHEME
157 & 157A SOUTH TERRACE
COMO

ADDRESS OF PARCEL
157 SOUTH TERRACE
COMO, WA, 6152

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

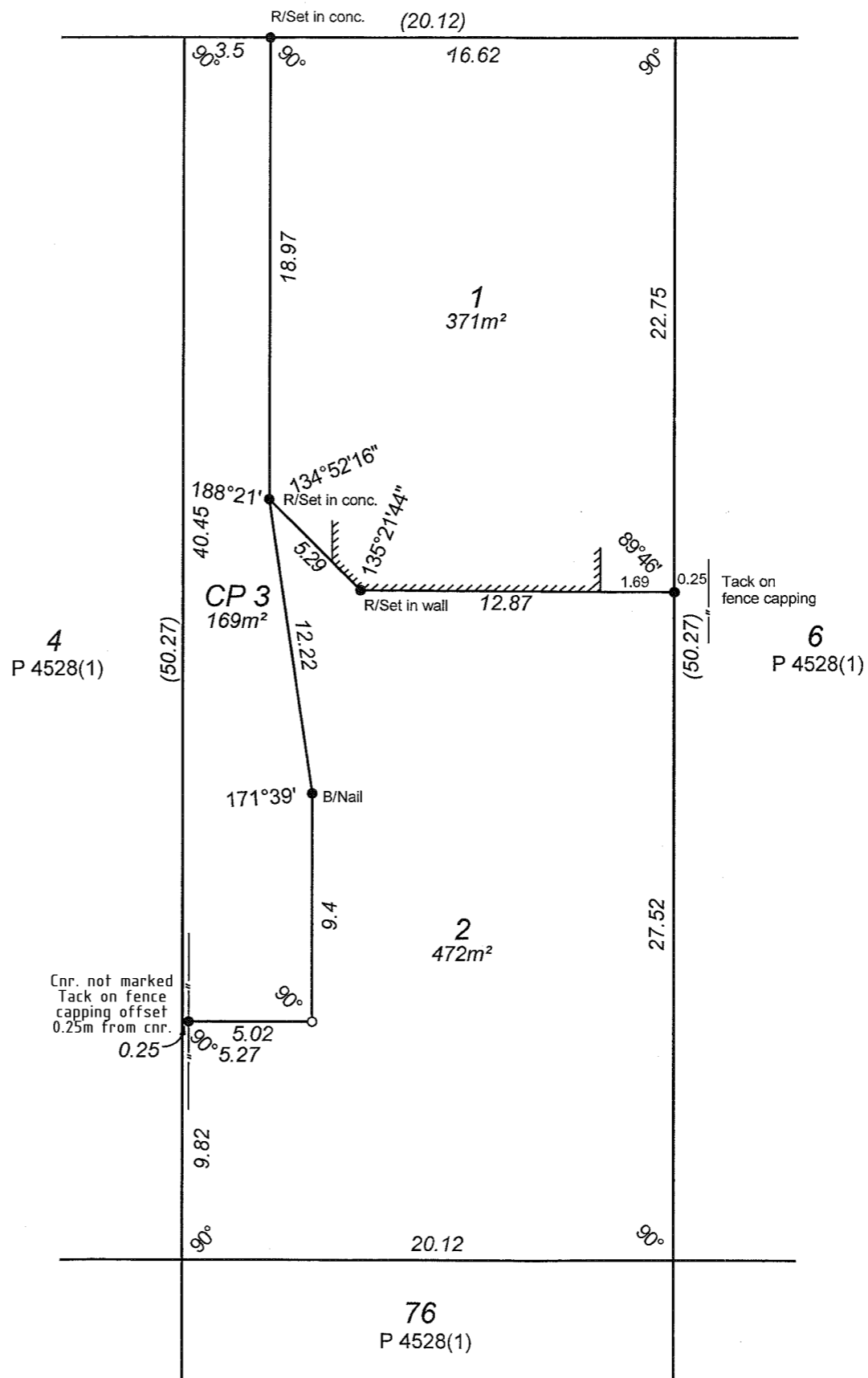
WESTERN AUSTRALIAN PLANNING COMMISSION
W.A.P.C. REF.
Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985

Delegated under S16 P & D Act 2005 DATE



VER.	AMENDMENT	AUTHORISED BY	DATE

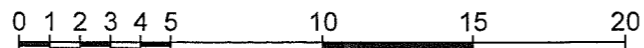
SOUTH TERRACE



SURVEYOR'S CERTIFICATE - Reg 54

I, _____
hereby certify that this plan is accurate and is a correct representation of the -
(a) survey, and
(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



INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS

FORM 3

SURVEY-STRATA PLAN No. 5817							
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	1	1493-666					
2	1	1493-667					
CP3	COMMON PROPERTY						
				Aggregate	2		

DESCRIPTION OF PARCEL

CONVERSION OF LOTS 1, 2 & COMMON PROPERTY ON SP 5817 AND KNOWN AS 157 & 157A SOUTH TERRACE, COMO, WA, 6152

**CERTIFICATE OF LICENSED VALUER
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% 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 38

Strata Titles Act 1985

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

STRATA PLAN No.

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/er 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 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

- (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].

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable.

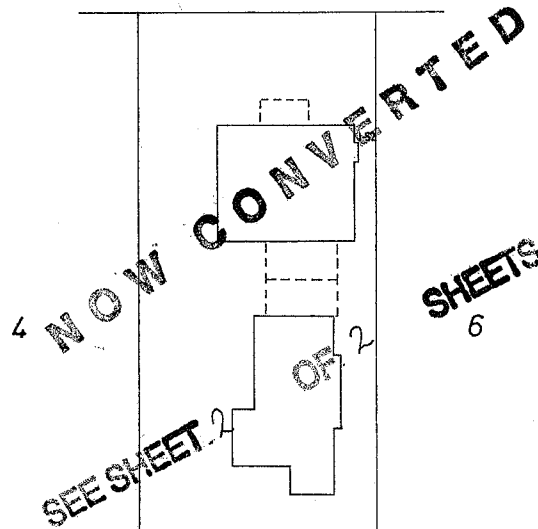
PARCEL OF LAND PORTION OF SWAN LOCATION 40 AND
 BEING LOT 5 ON PLAN 4528
 CERTIFICATE OF TITLE VOL. 1053 FOL. 16
 LOCAL AUTHORITY CITY OF SOUTH PERTH
 LOCALITY COMO INDEX PLAN PERTH 2000
 NAME OF BUILDING 157 & 157a SOUTH TERRACE, COMO
 ADDRESS FOR SERVING OF 157 & 157a SOUTH TERRACE, COMO
 NOTICES ON COMPANY

LODGED 2. 2. 78
 EXAMINED 6. 2. 78
 REGISTERED 8. 2. 78 APP. B. 4733.16



Handwritten signature
 REGISTRAR OF TITLES

SOUTH TCE



76



1:500

SCALE LINKS TO AN INCH

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
LOT No.	UNIT ENTITLEMENT	CURRENT Cs. of TITLE	
		VOL.	FOL.
1	1	1493-666	
2	1	1493-667	
SEE FORM 3			
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.

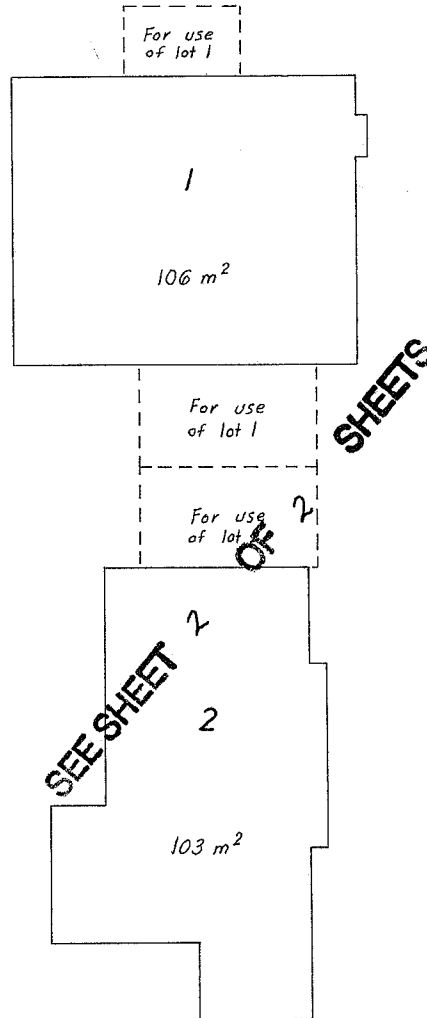
Bro A Hunt
 DATE 16.12.77 LICENSED SURVEYOR.

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

David Can
 DATE 31 JAN 1978 CHAIRMAN.

SURVEY STRATA PLAN No. 5817

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.

SCALE 1:200

APPROVED

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

TOWN PLANNING BOARD

David Carr

DATE 31 JAN 1978

CHAIRMAN

LOCAL AUTHORITY CITY OF SOUTH PERTH

G. Bennett

DATE 24th January, 1978

SHIRE/TOWN CLERK

FORM 3

SURVEY STRATA PLAN No. 5817

CERTIFICATE OF LOCAL AUTHORITY

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

..... CITY OF SOUTH 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 STOREY DUPLEX DWELLING
SITUATED ON LOT 5 OF SWAN LOCATION 40 ON PLAN 4528
AND CONTAINED IN CERTIFICATE OF TITLE VOLUME 1053
FOLIO 16 AND KNOWN AS 157 AND 157a SOUTH TERRACE,
COMO, THIS ALSO BEING THE POSTAL ADDRESS.



DATE 24TH JANUARY, 1978

SHIRE/TOWN CLERK

SURVEY

ANNEXURE 'A' OF STRATA PLAN No. 5817		REGISTRAR OF TITLES		
SCHEDULE OF REGISTERED PROPRIETORS				
REGISTERED PROPRIETOR	NATURE	INSTRUMENT NUMBER	REGIST'D	SIGNATURE OF REGISTRAR OF TITLES

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

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