

SURVEY-STRATA PLAN

EXAMPLE 31.1

SHEET 3 OF 3 SHEETS

PLAN OF
CONVERSION OF LOTS 1, 2, 3, &
COMMON PROPERTY ON SP 7302

CERTIFICATE OF TITLE VOL: 1542 FOL: 849
VOL: 1542 FOL: 850
VOL: 1542 FOL: 851

LOCAL GOVERNMENT CITY OF SOUTH PERTH

INDEX PLAN BG34 (1) 27.43

FIELD BOOK 94221

SCALE 1:300 @ A3

NAME OF SCHEME
11a, 11b & 11c LAWLER ST,
STH PERTH

ADDRESS OF PARCEL
11 LAWLER ST,
SOUTH PERTH, 6151

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

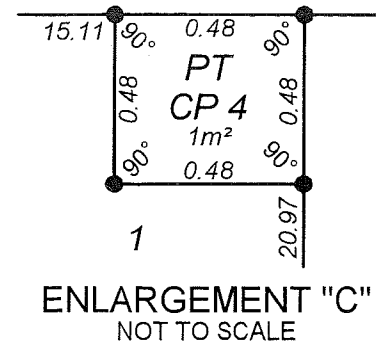
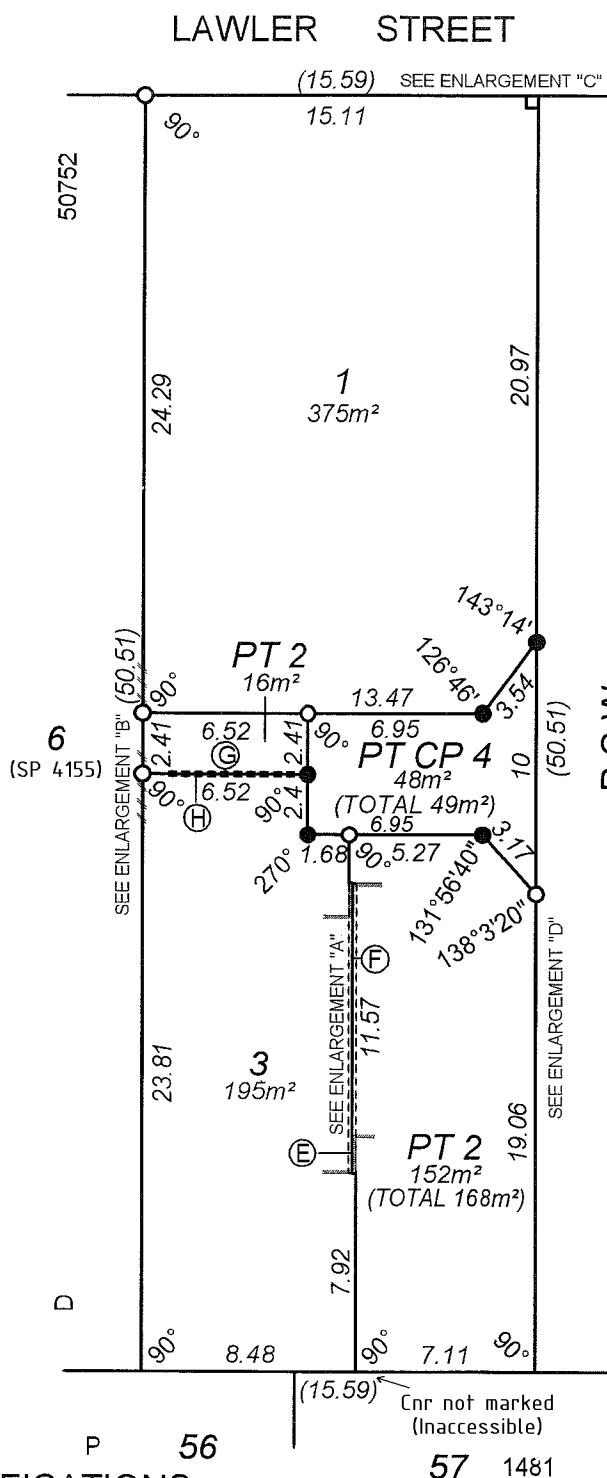
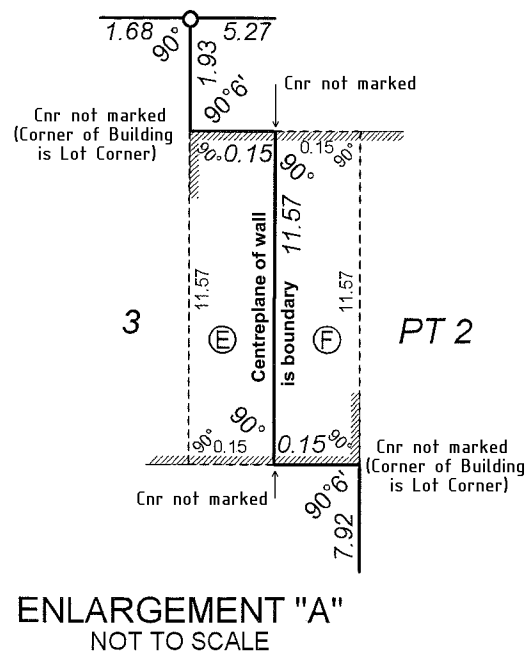
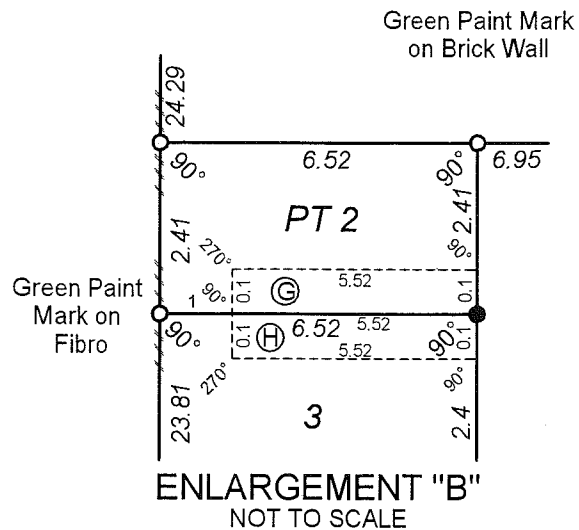
WESTERN AUSTRALIAN PLANNING COMMISSION
W.A.P.C. REF.
Certificate of Approval of W.A.P.C. under Section 25B(2) of
Strata Titles Act 1985

Delegated under S16 P & D Act 2005 DATE

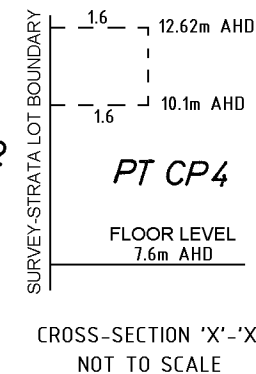
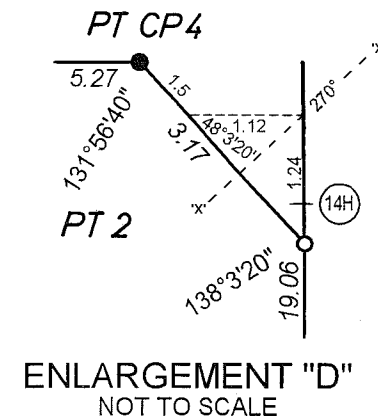


Western Australian Land Information Authority

VER.	AMENDMENT	AUTHORISED BY	DATE



R.O.W. (COLOURED BROWN ON D 56166)



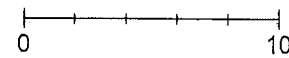
FORM 3

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	50	1542	849
2	24	1542	850
3	26	1542	851
CP 4	COMMON PROPERTY		
AGGREGATE	100		

DESCRIPTION OF PARCEL
CONVERSION OF LOTS 1-3 AND
COMMON PROPERTY ON SP7302
CERTIFICATE OF LICENSED VALUER

I, _____, being a Licensed Valuer 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 _____



INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS	
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	SERVIENT LOTS	DOMINANT LOTS	APPORTIONMENT OF UPKEEP REG 14C (a)	COMMENTS
Ⓔ	EASEMENT (PARTY WALL)	REG 14G OF THE STGR	THIS PLAN	LOT 3	LOT 2	50% 50%	
Ⓕ	EASEMENT (PARTY WALL)	REG 14G OF THE STGR	THIS PLAN	LOT 2	LOT 3	50% 50%	
Ⓖ	EASEMENT (PARTY WALL)	REG 14G OF THE STGR	THIS PLAN	LOT 2	LOT 3	50% 50%	
Ⓕ	EASEMENT (PARTY WALL)	REG 14G OF THE STGR	THIS PLAN	LOT 3	LOT 2	50% 50%	
ⒼH	INTRUSION EASEMENT (EAVES & GUTTERS)	REG 14H OF THE STGR	THIS PLAN	LOT CP4	LOT 2	0% 100%	EASEMENT EXTENDS FROM R.L. 10.1m A.H.D. TO R.L. 12.62m A.H.D.

A.H.D Levels Established From
S.M.H 1159 Using Data
Supplied by the Water Corporation

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

FORM 38

Strata Titles Act 1985

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

STRATA PLAN No. 7302

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 under 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—

(E)(F)(G)(H) 14G AND 14H

[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

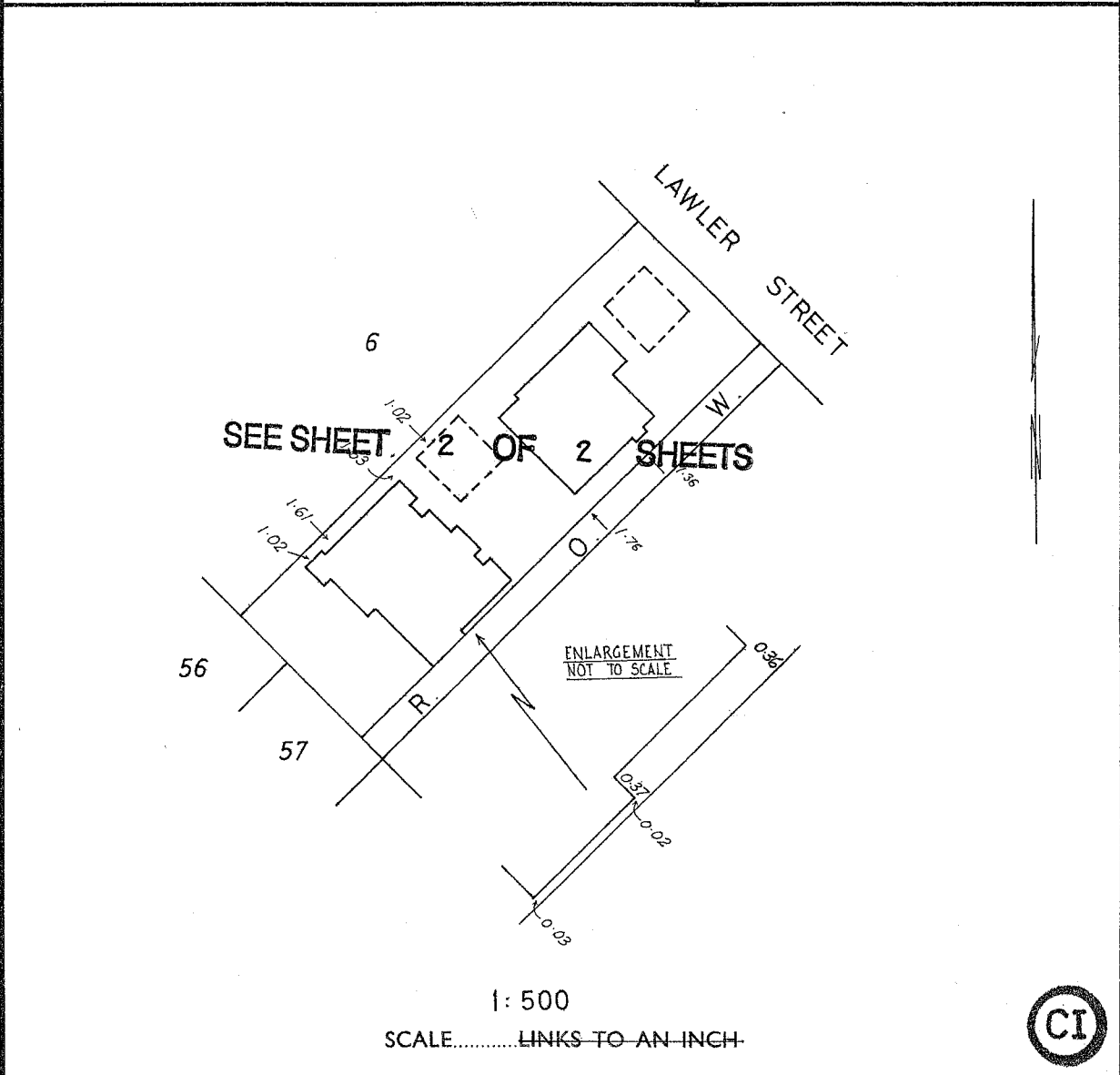
Licensed Surveyor

*Delete whichever is inapplicable

PARCEL OF LAND LOT 7 OF SWAN LOCATION 308
 ON DIAGRAM 56166
 CERTIFICATE OF TITLE: VOL 1527 FOL 638
 LOCAL AUTHORITY CITY OF SOUTH PERTH
 LOCALITY SOUTH PERTH INDEX PLAN Perth1000 2743
 NAME OF BUILDING 11a,11b & 11c LAWLER ST, STH PERTH.
 ADDRESS FOR SERVING OF 11a 11b & 11c LAWLER STREET
 NOTICES ON COMPANY SOUTH PERTH

EXAMPLE 31.3

LODGED 24.8.79
 EXAMINED 27.8.79
 REGISTERED 17.9.79 App. B.783692

Timborough
 REGISTRAR OF TITLES



SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
LOT No.	UNIT ENTITLEMENT	CURRENT Cs. of TITLE	
		VOL.	FOL.
1	1	1542-849	
2	1	1542-850	
3	1	1542-851	
	See Form 36		
AGGREGATE	3		

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.

R. Babb
 DATE 17.7.1979 LICENSED SURVEYOR.

APPROVED BY THE TOWN PLANNING BOARD
 FOR THE PURPOSES OF THE STRATA TITLES ACT 36 OF 1966

Dave Carr
 DATE 21 AUG 1979 CHAIRMAN.

FORM 3

SURVEY STRATA PLAN No. 7302

CERTIFICATE OF LOCAL AUTHORITY

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

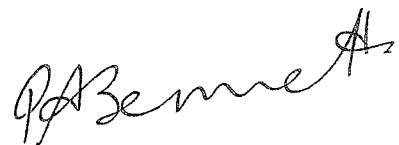
CITY OF SOUTH PERTH THE LOCAL AUTHORITY,

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:—

BRICK & TILE SINGLE STOREY TRIPLEX RESIDENCE.
11a HAVING WOODEN FLOOR, 11 b & 11c HAVING
CONCRETE FLOOR. UNITS ARE SITUATED ON LOT
7 OF SWAN LOCATION 308 ON DIAGRAM 56166
POSTAL ADDRESS BEING : 11a, 11b & 11c LAWLER
STREET., SOUTH PERTH.

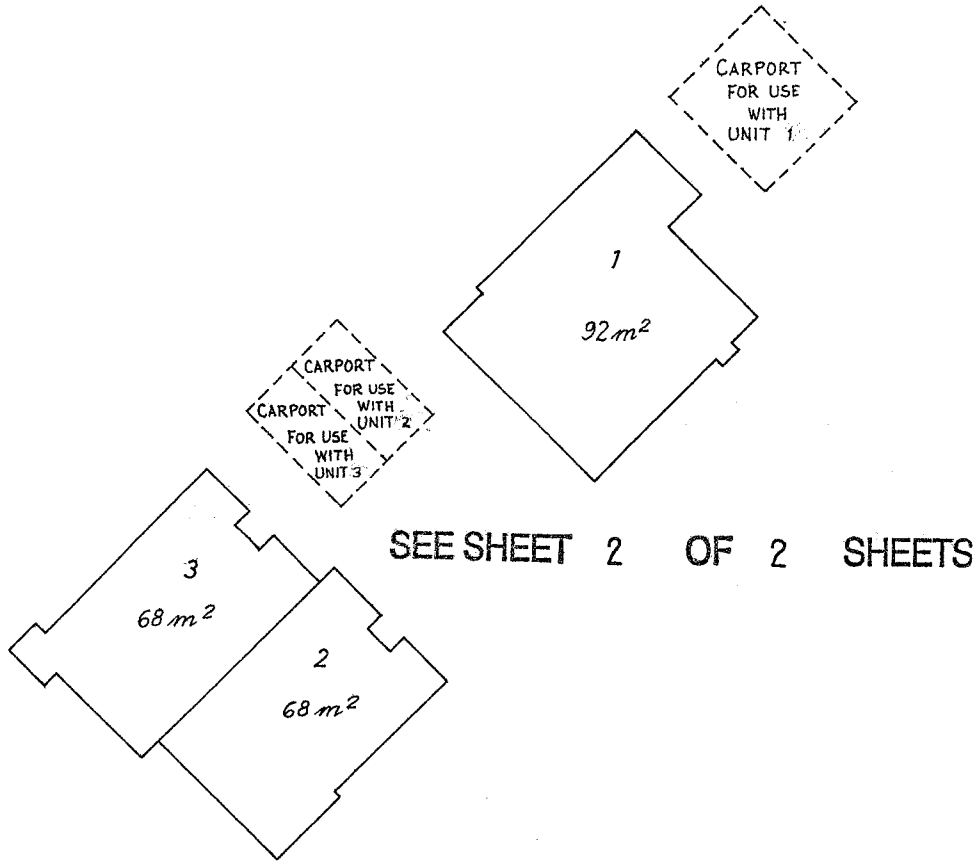


DATE 15TH AUGUST, 1979

SHIRE/TOWN CLERK

SURVEYSTRATA PLAN No. 7302

GROUND FLOOR



Notification of Merger H240796

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 : 250

APPROVED

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

TOWN PLANNING BOARD

David Can

DATE 21 AUG 1979 CHAIRMAN

LOCAL AUTHORITY CITY OF SOUTH PERTH

P. Bennett

DATE 15/8/79 SHIRE/TOWN CLERK

FORM 35

Strata Titles Act 1985

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

SURVEY STRATA PLAN No. 7302

CERTIFICATE OF LICENSED SURVEYOR—
MERGER IN STRATA SCHEME

I, KEITH MICHAEL DUFTY
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 1st October 1999 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.

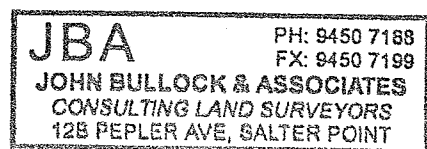
31-8-1999

Date



Licensed Surveyor

*Delete if inapplicable



FORM 36

CERTIFICATE OF LICENSED VALUER
MERGER IN STRATA SCHEME

Strata Titles Act 1985

Sections 21T

SURVEY STRATA PLAN No. 7302

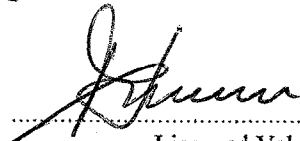
I, DAREN BRACEWELL being a licensed valuer, certify that the unit entitlement of each lot as stated in-

*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 1-10-1999) a proportion not greater than 5 percent more or 5 percent 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 resolution referred to above).

4-9-1999
Date


Licensed Valuer

SCHEDULE OF UNIT		OFFICE USE ONLY	
ENTITLEMENT		CURRENT Cs OF TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	40	1542	849
2	30	1542	850
3	30	1542	851
AGGREGATE	100		

"See Annexure B"

STRATA / SURVEY —
SURVEY EXAMPLE 31.8
STRATA PLAN

SHEET 2 OF 3 SHEETS

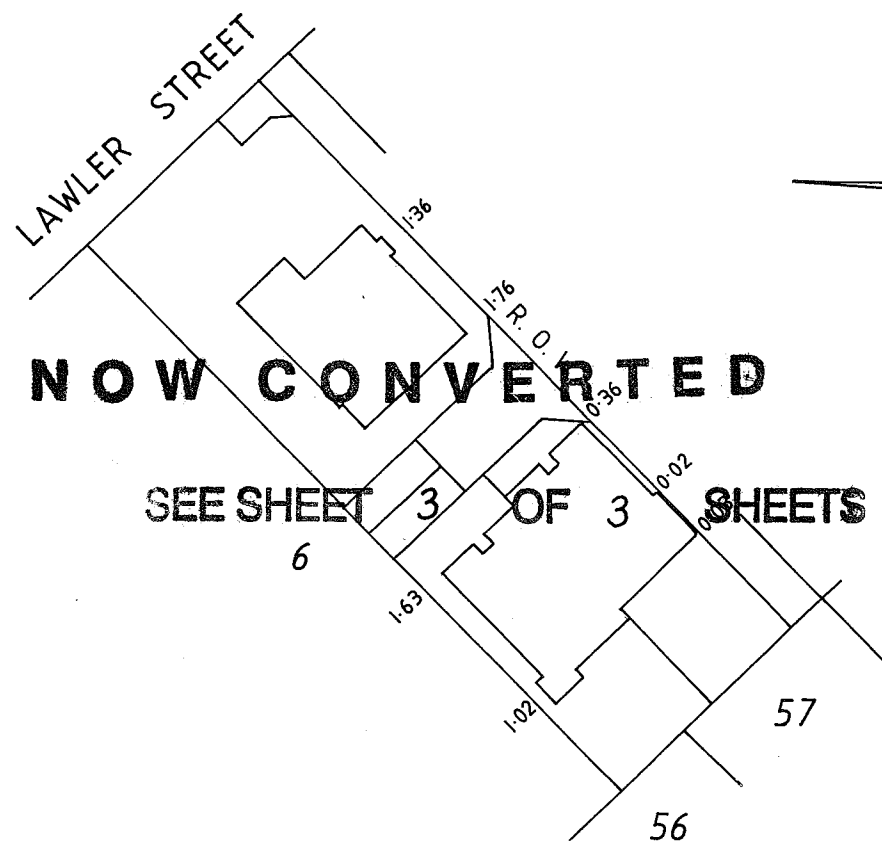
MERGER BY RESOLUTION
PART II DIVISION 2A
SUBDIVISION 4

NOTICE OF RESOLUTION... H240796.....

REGISTERED..... 4.10.99.....

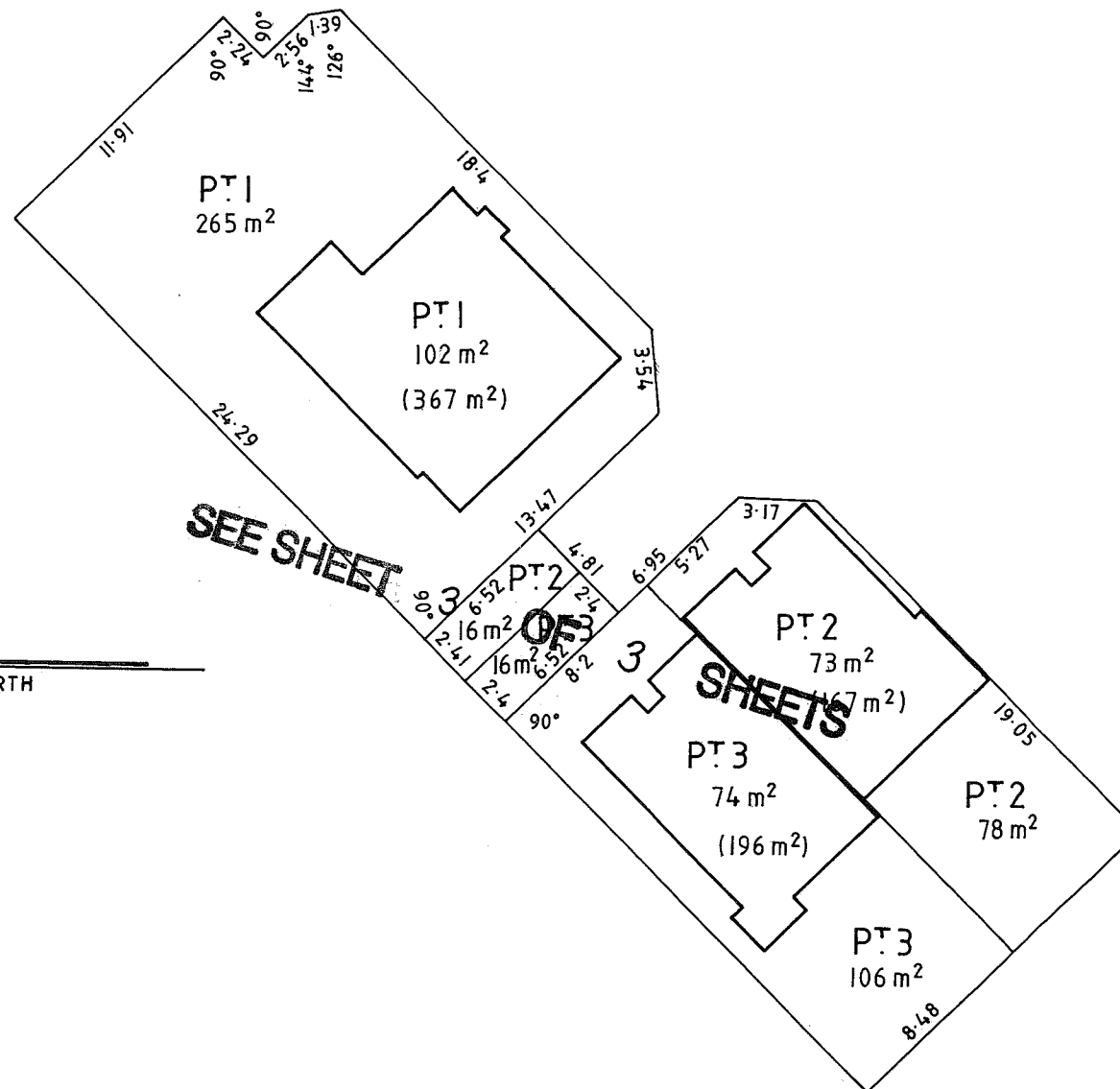


John Bullock
REGISTRAR OF TITLES



LOCATION PLAN
SCALE 1:500

JOHN BULLOCK & ASSOCIATES
Consulting Land Surveyors
12b Pepler Avenue, SALTER POINT, WA 6152
Phone: (08) 9450 7188 Fax: (08) 9450 7199



GROUND FLOOR
SCALE 1:300

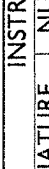
THE STRATUM OF THE LOTS EXTENDS BETWEEN 5 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE LEVEL OF THE LOWEST GROUND FLOOR IN THE BUILDING SHOWN ON THE PLAN AS FORMING PART OF THE LOT.

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.

WHERE TWO LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THE WALL AT WHICH THEY ARE JOINED, IS THE BOUNDARY.

SURVEY

ANNEXURE A OF STRATA PLAN No. 7302		REGISTRAR OF TITLES		
SCHEDULE OF REGISTERED PROPRIETORS				
REGISTERED PROPRIETOR		INSTRUMENT		SIGNATURE OF REGISTRAR OF TITLES
NATURE	REGISTERED PROPRIETOR	NATURE	INSTRUMENT NUMBER	REGIST'D
Application	Merger of Land under Section 216, 21S.	Application	H240796	4.10.99



[Signature]

SCHEDULE OF ENCUMBRANCES, ETC.				
INSTRUMENT NUMBER	PARTICULARS	REGIST'D	SIGNATURE OF REGISTRAR OF TITLES	CANCELLATION
B675260	A right of carriage limited to a height of 4.5 metres above the surface of the ground over the portion coloured brown and marked R.O.W. on Diagram 56166 as set out in the said Transfer is granted to the proprietor or proprietors for the time being of Lot 57 on Plan 1481 (Sheet 2).	ENTERED 8.3.79	<i>[Signature]</i> ENTERED 8.3.79	

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