

LandSurveys

LICENSED AND ENGINEERING SURVEYORS
PROJECT DEVELOPMENT CONSULTANTS
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Our Ref: 564194

STRATA PLAN
62425

SHEET 1 OF 4 SHEETS
PLAN OF LOT 428
ON DP 40522

CERTIFICATE OF TITLE
Volume 2569 Folio 463

LOCAL GOVERNMENT
CITY OF SWAN
INDEX PLAN
BG34 (2) 22.32

FIELD BOOK
1 : 250 @ A3 - SHEET 1
1 : 200 @ A3 - SHEETS 2 - 4

NAME OF SCHEME
26 THE CRESCENT
MIDLAND

ADDRESS OF PARCEL
26 THE CRESCENT
MIDLAND WA 6056

MANAGEMENT STATEMENT YES NO

LOGGED
DATE 23-Feb-11
FEE PAID \$445.00
ASSESS No. 8337557
DATE 15.3.2011

CERTIFIED CORRECT
COR. TRIM 26864-2010
SUBJECT TO NIL

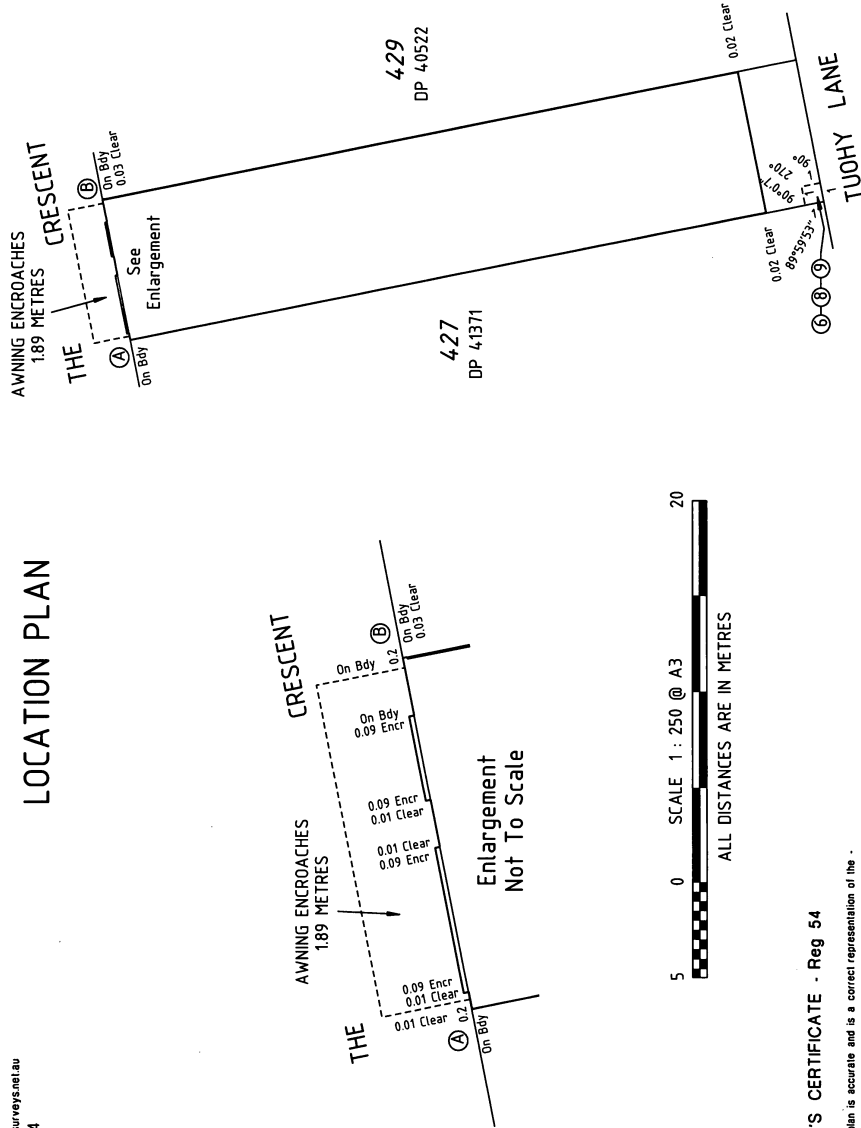
FOR REGISTRAR OF TITLES
REGISTERED
DATE 15.3.2011

WESTERN AUSTRALIAN PLANNING COMMISSION
CERTIFICATE OF GRANT OF APPROVAL BY
WAPE REF: 1560121
15-3-11
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 in relation to the property described herein and relating to the property described herein.

For Chairman Western Australian Planning Commission



LOCATION PLAN



HELD BY LANDGATE
IN DIGITAL FORM ONLY.

VERSION	AMENDMENT	AUTHORIZED BY	DATE

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
Ⓐ	EASEMENT (WATER SUPPLY)	SEC 27A T & D ACT REG 6	DP 40522	COMMON PROPERTY	WATER CORPORATION	RESTRICTION OF ACCESS
Ⓑ	EASEMENT (UNDERGROUND POWER)	SEC 27A T & D ACT REG 8	DP 40522	COMMON PROPERTY	WESTERN POWER CORPORATION	
Ⓒ	EASEMENT (GAS)	SEC 27A T & D ACT REG 9	DP 40522	COMMON PROPERTY	ALINTA GAS	
Ⓐ TO Ⓑ	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA	DOC 1953339	LOTS 1 - 4 AND COMMON PROPERTY	CITY OF SWAN	

STRATA PLAN

62425

SHEET 2 OF 4 SHEETS

ORIGINAL

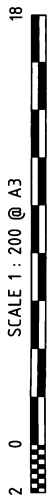
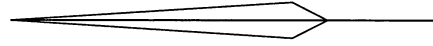
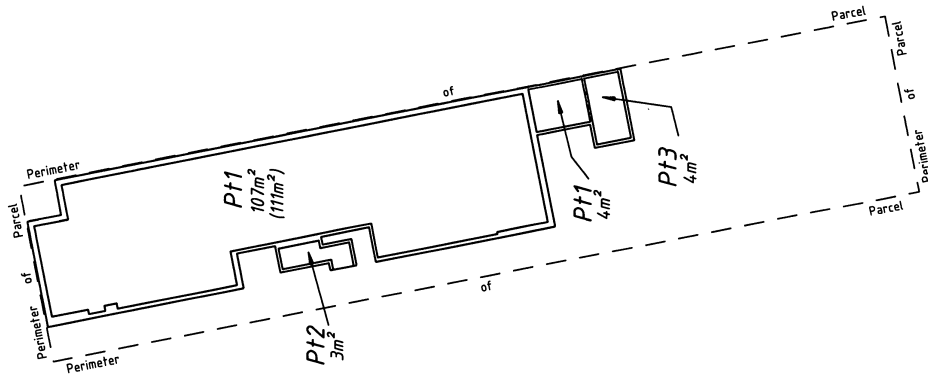
GROUND FLOOR PLAN

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985

ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN

FOR OTHER PARTS OF LOT 2 SEE SHEET 3

FOR OTHER PARTS OF LOT 3 SEE SHEET 4



ALL DISTANCES ARE IN METRES

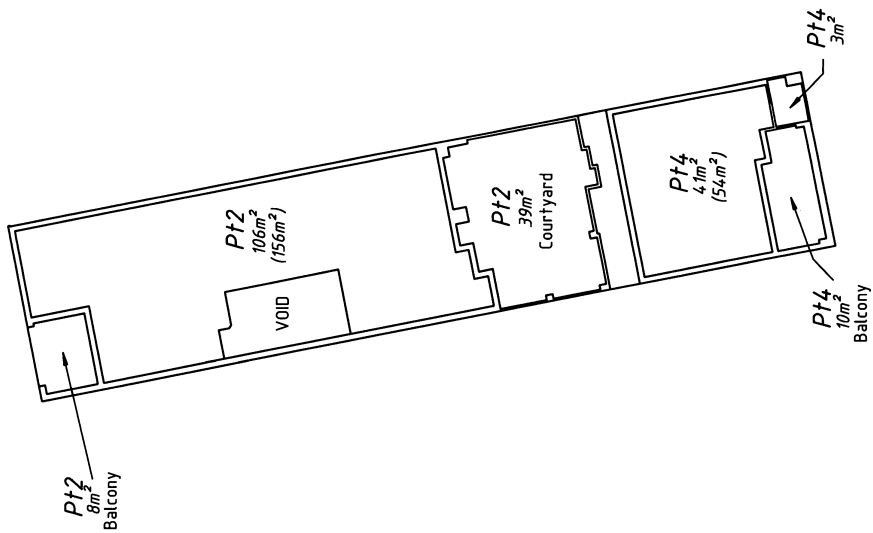
STRATA PLAN

62425

SHEET 3 OF 4 SHEETS

ORIGINAL

FIRST FLOOR PLAN



THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985

THE BOUNDARIES OF THE BALCONY PART LOTS IS THE EXTERNAL SURFACES OF THE BUILDING WALLS AND THE INTERNAL SURFACES OF THE BALCONY WALLS AND EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE PROLONGATION OF THE UNDERSIDE OF THE CEILING OF THEIR RESPECTIVE ADJOINING PART LOT, EXCEPT WHERE COVERED

THE BOUNDARIES OF THE COURTYARD PART LOT IS THE EXTERNAL SURFACES OF THE BUILDING WALLS AND THE INTERNAL SURFACES OF THE COURTYARD WALLS AND EXTENDS FROM THE UPPER SURFACE OF THE COURTYARD FLOOR TO THE PROLONGATION OF THE UNDERSIDE OF THE CEILING OF THEIR RESPECTIVE ADJOINING PART LOT, EXCEPT WHERE COVERED

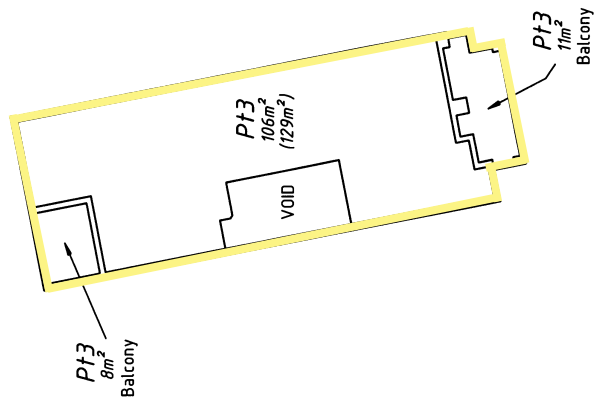
FOR OTHER PARTS OF LOT 2 SEE SHEET 2



STRATA PLAN
62425
SHEET 4 OF 4 SHEETS

ORIGINAL

SECOND FLOOR PLAN



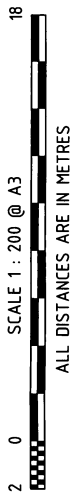
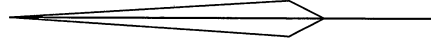
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THE BOUNDARIES OF THE COURTYARD PART LOT IS THE EXTERNAL SURFACES OF THE BUILDING WALLS AND THE INTERNAL SURFACES OF THE COURTYARD WALLS AND EXTENDS FROM THE UPPER SURFACE OF THE COURTYARD FLOOR TO THE PROLONGATION OF THE UNDERSIDE OF THE CEILING OF THEIR RESPECTIVE ADJOINING PART LOT, EXCEPT WHERE COVERED

FOR OTHER PARTS OF LOT 3 SEE SHEET 2

Attachment 1



STRATA PLAN No. 62425							
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	32	2764 - 469					
2	30	2764 - 470					
3	28	2764 - 471					
4	10	2764 - 472					
				Aggregate	100		

DESCRIPTION OF PARCEL AND BUILDING

Lot 428 on Deposited Plan 40522.
Multi level complex of brick and iron construction comprising 1 commercial and 3 residential units having the address of 26 The Crescent, Midland 6056.

**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.

14-Feb-2011
Date



Digitally signed by Kevin S Johnson
DN: cn=Kevin S Johnson, c=AU,
o=K S Johnson and Associates,
email=kevin@ksjohnson
Date: 2011.02.14 12:00:36 +08'00'

Signed

FORM 5

ORIGINAL

Strata Titles Act 1985

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

STRATA PLAN No. 62425

DESCRIPTION OF PARCEL & BUILDING

Parcel: Lot 428 on DP 40522
Known as: 26 The Crescent, Midland W.A. 6056
Building: Multi level complex of brick and iron construction comprising of 1 commercial unit & 3 residential units.

CERTIFICATE OF LICENSED SURVEYOR

I, Eric Horlin, 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.

[Handwritten signature of Eric Horlin]

Eric Horlin
2011.02.22 13:42:51 +08'00'

Licensed Surveyor

Date

*Delete if inapplicable

Strata Titles Act 1985

Section 5B(2), 8A(f), 23(1)

STRATA PLAN No. **62425**

DESCRIPTION OF PARCEL & BUILDING

Parcel: Lot 428 on DP 40522
Known as: 26 The Crescent, Midland W.A. 6056
Building: Multi level complex of brick and iron construction comprising of 1 commercial unit & 3 residential units.

CERTIFICATE OF LOCAL GOVERNMENT

City of Swan

....., 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;~~

(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

(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;~~

8.2.11
.....
Date

*Delete if inapplicable


.....
-Chief Executive Officer-
DELEGATED OFFICER
SECTION 23(5) -
STRATA TITLES ACT

Local Government Ref.

FORM 26

~~WAPC Ref.~~

STRATA PLAN NO 62425

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~~
16-Dec-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 428
	Location	#26 The Crescent
	Locality	Midland
	Local Government	City of Swan

Lodged by: Land Surveys NPJS Pty Ltd

Date: 16-Dec-10

M.J. Foley
Michael James Foley
Chief Executive Officer

For Chairman, Western Australian Planning Commission

13/1/2011
Date

(*To be deleted as appropriate.)

Delegated Under Section 16(3)(e)
Planning & Development Act 2005

FORM 8

REGISTRAR OF TITLES

62425

OF STRATA PLAN No.

SCHEDULE OF DEALINGS ON Strata Plan

Dealings registered or recorded on Strata Plan

	Instrument			Signature of Registrar of Titles
	Nature	Number	Regist'd Time	

Note: Entries may be affected by subsequent endorsements.

ORIGINAL



FORM 8

REGISTRAR OF TITLES

OF STRATA PLAN No. **62425**

ANNEXURE 'B'

SCHEDULE OF ENCUMBRANCES ETC.

Instrument		Nature	Signature of Registrar of Titles	Cancellation		
Nature	Number			Regist'd	Number	Regist'd
COVENANT	I953339	Restrictive covenant burden - see Strata Plan 62425	<i>[Signature]</i> 4.8.2004			
NOTIFICATION	I953340	contains factors affecting the within land	<i>[Signature]</i> Lodged 4.8.2004			
		EASEMENTS burden created under Sec 27A TP&D Act - see				
		Strata Plan 62425 as created on Deposited Plan 40522	<i>[Signature]</i>			
NOTIFICATION	J399444	contains factors affecting the within land	<i>[Signature]</i> Lodged 17.8.2005			
Notification	M183839	Notification of change of by-laws	<i>[Signature]</i> 13.2.2013			

Note: Entries may be affected by subsequent endorsements.

ORIGINAL