

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

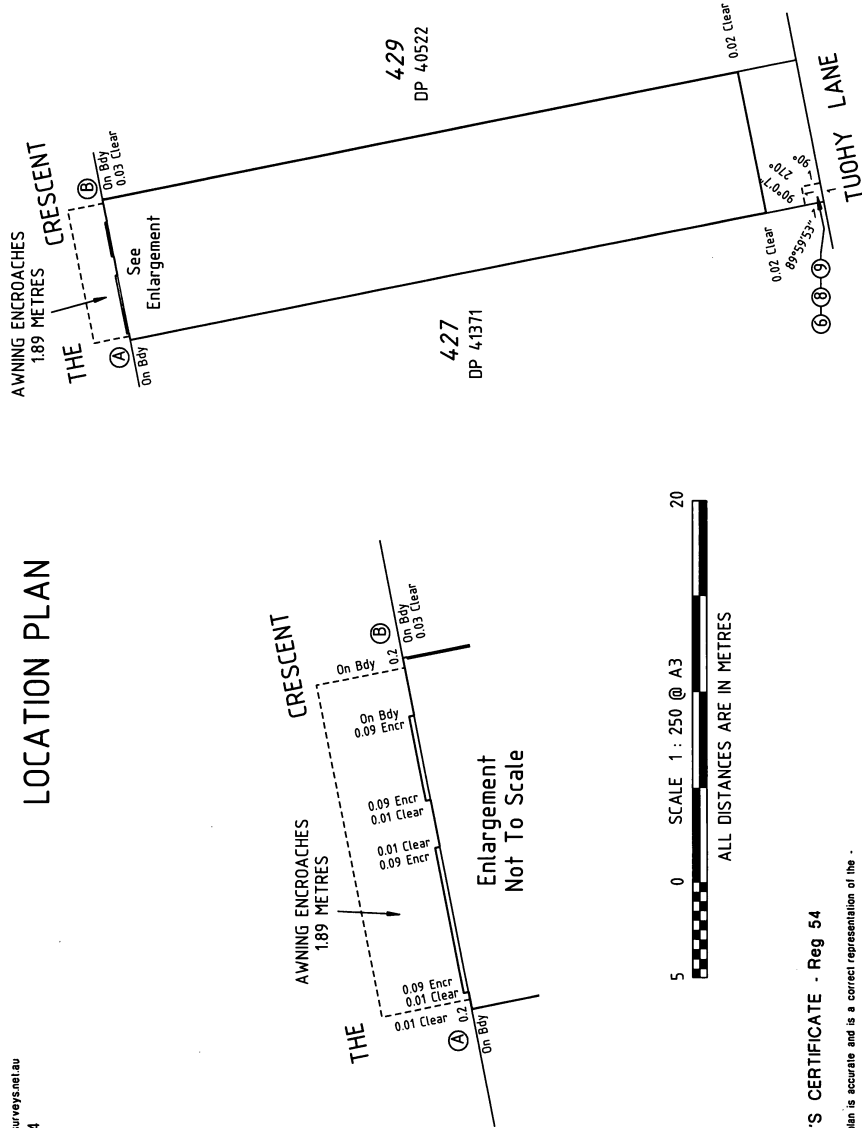
LOGGED CERTIFIED CORRECT 15.3.2011
DATE TRIM 26864-2010
COR IN ORDER FOR DEALINGS
FEE PAID \$445.00
SUBJECT TO NIL
ASSESS No. 8337557
DATE 15.3.2011

FOR REGISTRAR OF TITLES DATE 15.3.2011
REGISTERED
1560121
APPLICATION
15-3-11

Strata Titles Act 1985 - Sections 25 (1), 25 (4) FORM 26
WESTERN AUSTRALIAN PLANNING COMMISSION TO STRATA PLAN
WAPE REF: [Signature]
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 [Signature]
and relating to [Signature]
the property described herein



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

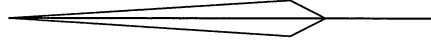
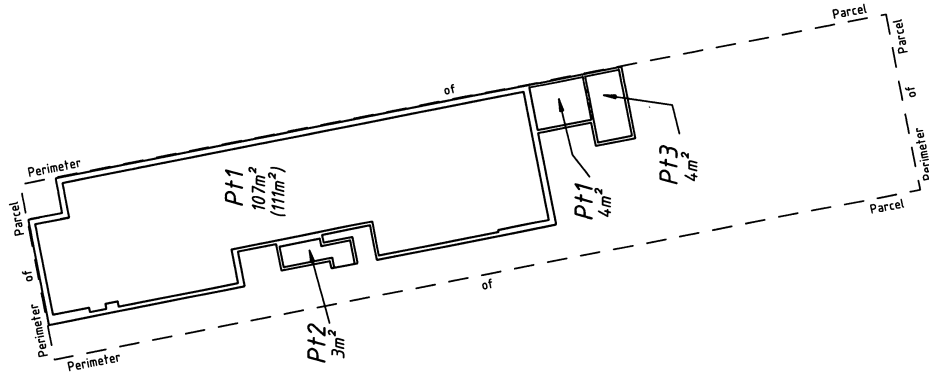
GROUND FLOOR PLAN

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

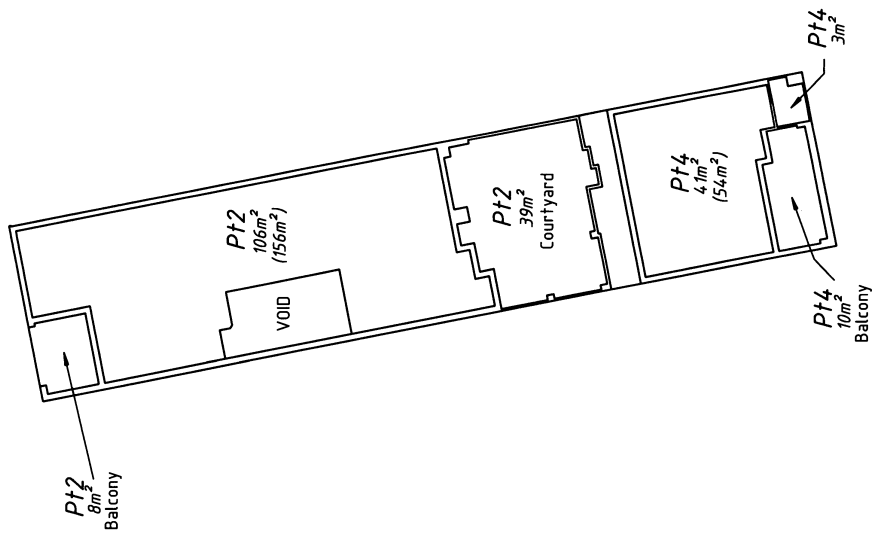
STRATA PLAN

62425

SHEET 3 OF 4 SHEETS

ORIGINAL

FIRST FLOOR PLAN

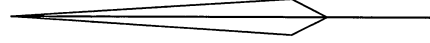


THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985

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



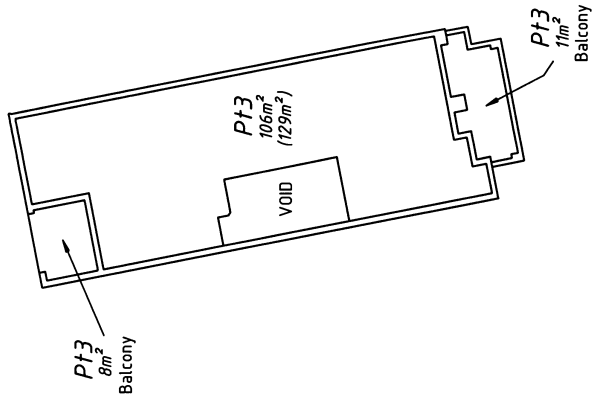
STRATA PLAN

62425

SHEET 4 OF 4 SHEETS

ORIGINAL

SECOND FLOOR PLAN

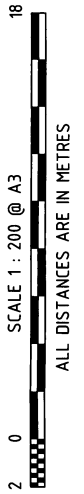
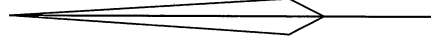


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THE BOUNDARIES OF THE COURTYARD PART LOT IS THE EXTERNAL SURFACES OF THE BUILDING WALLS AND THE INTERNAL SURFACES OF THE COURTYARD WALLS AND EXTENDS FROM THE UPPER SURFACE OF THE COURTYARD FLOOR TO THE PROLONGATION OF THE UNDERSIDE OF THE CEILING OF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

FOR OTHER PARTS OF LOT 3 SEE SHEET 2



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

