



JD/GR/CP 10.11.03
6111520-V5 Rev 0
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Department of
Land Information

NAME OF SCHEME
ARCADIA COURT
SUBIACO

ADDRESS OF PARCEL
1 ROYDHOUSE STREET,
SUBIACO, WA, 6008

PLAN OF LOT 400 ON DP 37981

CERTIFICATE OF TITLE VOL. 2551 FOL. 584

LOCAL GOVERNMENT CITY OF SUBIACO

INDEX PLAN BG34 (2) 11.26

FIELD BOOK NUMBER
SCALE 1:500 1:400

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

WESTERN AUSTRALIAN
PLANNING COMMISSION

670-03

Certificate of Approval of W.A.P.C. under
Section 25B(2) of Strata Titles Act 1985

FOR CHAIRMAN DATE

MANAGEMENT STATEMENT YES ☒ NO ☐

Lodged 11.12.2003 \$ 1685 403513
Examined 11.12.03
Registered 11.12.2003 Application T 74189

REGISTRAR OF TITLES

22765/1000/11/12

STREET
OF

ROYDHOUSE

0.04 clear

PERIMETER

0.04 clear

PARCEL

STREET

PARCEL

4.12.03

4

STATION

PARCEL

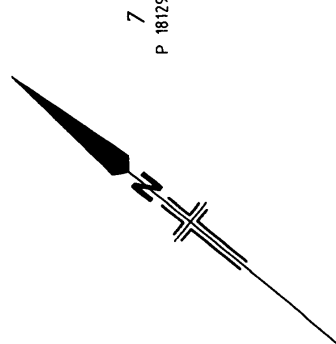
33
P 18129

OF

PERIMETER

7
P 18129

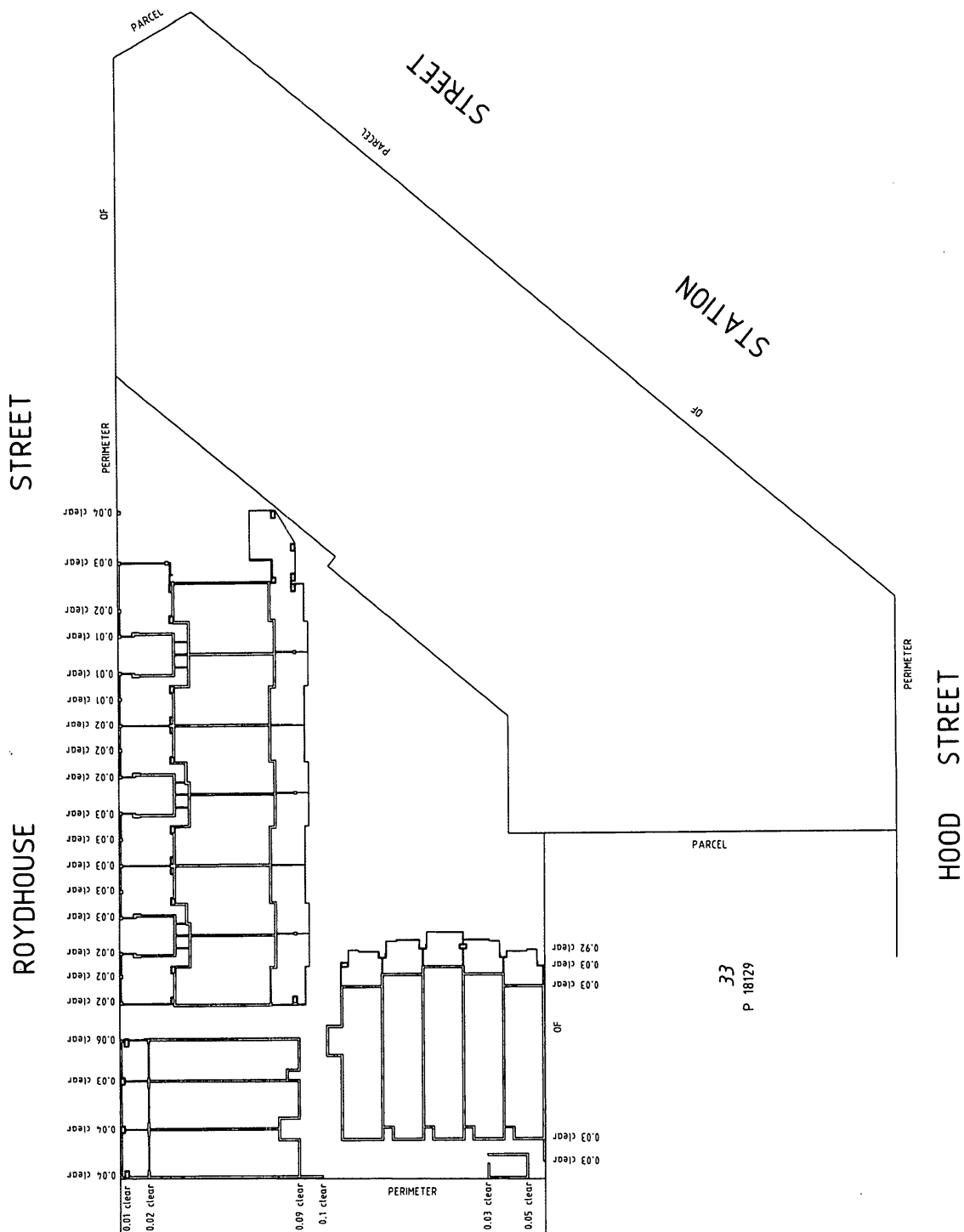
BASEMENT
LOCATION PLAN



STRATA/SURVEY
STRATA PLAN 44936

SHEET 1 OF 8 SHEETS

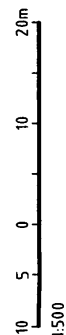
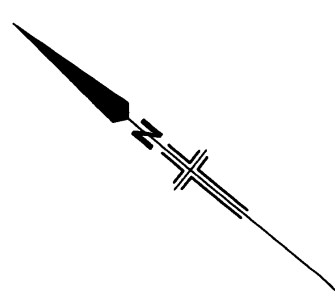
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GROUND FLOOR
LOCATION PLAN



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STRATA/SURVEY-
STRATA PLAN 44936
SHEET 3 OF 8 SHEETS

STREET

ROYDHOUSE

~~STRATA~~ PLAN 493677

SHEET 3 OF 8 SHEETS

[illegible]

4.12.03

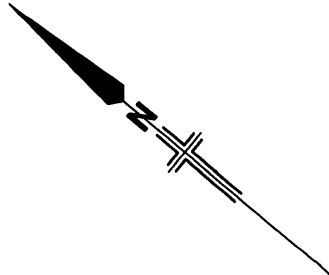
STREET

STATION

PERIMETER

HOOD STREET

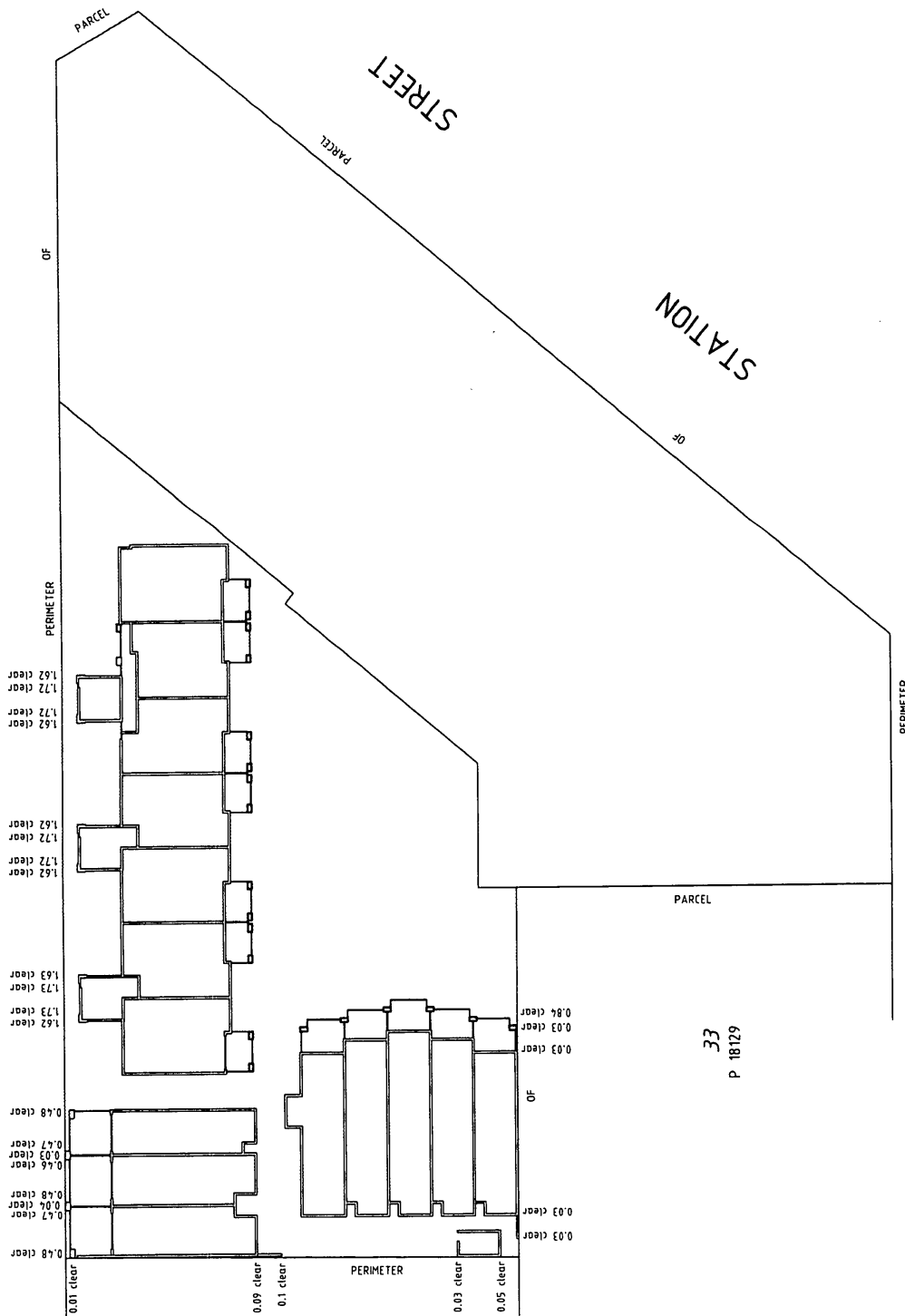
FIRST FLOOR
LOCATION PLAN



4-12-03

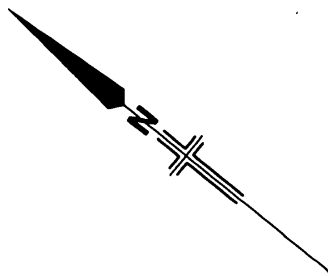
STREET

ROYDHOUSE

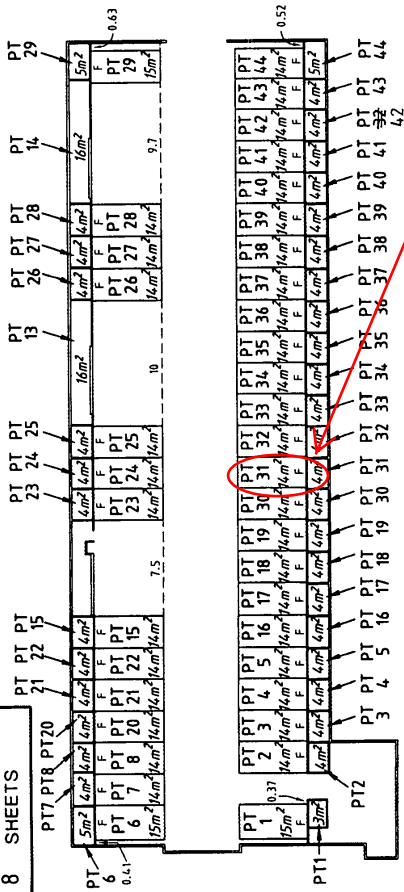


HOOD STREET

SECOND FLOOR
LOCATION PLAN



STRATA/SURVEY
STRATA PLAN 44936
SHEET 5 OF 8 SHEETS



31/1 Roudhouse St Subiaco
car bay and storeroom

BASEMENT

UNDER SECTION 3(2)(b) OF THE STRATA TITLES ACT 1985, THE STRATUM OF THE PT LOTS ON THE BASEMENT FLOOR EXTENDS FROM THE UPPER SURFACE OF THE BASEMENT FLOOR TO THE UNDERSIDE OF THE BASEMENT CEILING. THE BOUNDARIES ARE THE INNER SURFACES OF THE WALLS, EXCEPT WHERE TWO LOTS HAVE A COMMON OR PARTY WALL, IN WHICH CASE THE CENTRE PLANE OF THAT WALL IS THE BOUNDARY, OR AS OTHERWISE SHOWN.

ALL LOTS WITH AREAS OF 14m² OR 15m² ON THE BASEMENT FLOOR ARE CAR BAYS, (SEE FIGURES X & Y BELOW).

F DENOTES FACE OF WALL IS BOUNDARY OF CARBAY.

ALL ANGLES ARE MULTIPLES OF 45° UNLESS DEFINED BY A PERMANENT MONUMENT, PERIMETER OF PARCEL OR SHOWN OTHERWISE.

PT LOTS ON THE BASEMENT THAT HAVE AN AREA OF 14m² HAVE DIMENSIONS AS SHOWN AT FIGURE X BELOW

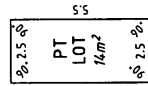


FIGURE X
(1:200)

PT LOTS ON THE BASEMENT THAT HAVE AN AREA OF 15m² HAVE DIMENSIONS AS SHOWN AT FIGURE Y BELOW

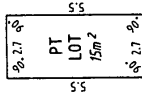
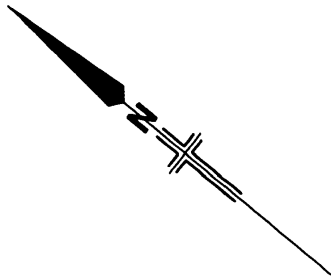
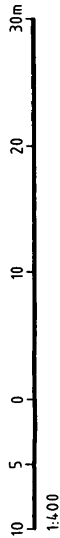
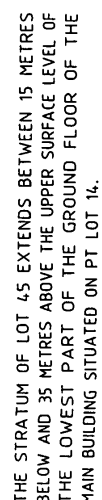


FIGURE Y
(1:200)



FOR BASEMENT LOCATION PLAN SEE SHEET 1 OF 8
FOR OTHER PART LOTS 1 TO 14 SEE SHEET 6 OF 8
FOR OTHER PART LOTS 15 TO 29 SEE SHEET 7 OF 8
FOR OTHER PART LOTS 30 TO 44 SEE SHEET 8 OF 8

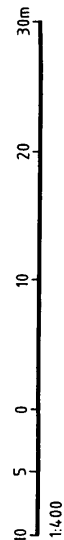
FOR GROUND FLOOR LOCATION PLAN SEE SHEET 2 OF 8
FOR OTHER PART LOTS 1 TO 14 SEE SHEET 5 OF 8



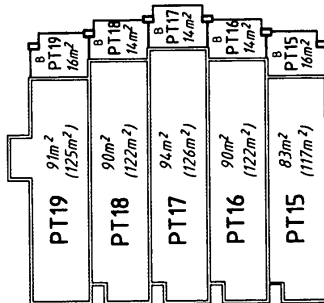
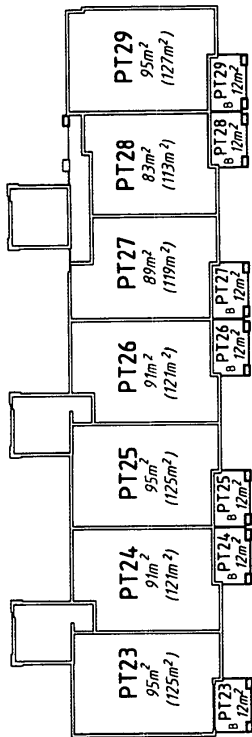
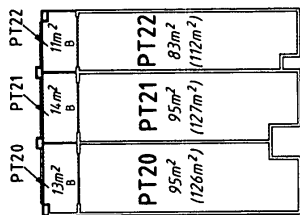
THE STRUTUM OF PT LOTS ON THE GROUND FLOOR THAT ARE TERRACES (MARKED T) EXTENDS FROM THE UPPER SURFACE OF THE FINISHED GROUND TERRACE FLOOR LEVEL TO THE UNDERSIDE OF THE GROUND FLOOR CEILING FOR THE PROLONGATION OF THE CEILING). THE BOUNDARIES ARE THE OUTSIDE FACE OF THE EXTERNAL BUILDING WALLS, THE INSIDE FACE OF BALUSTRADES, THE INSIDE FACE OF BALUSTRADES PRODUCED, THE INSIDE FACE OF PILLARS AND THE INSIDE FACE OF COMMON WALLS OR AS OTHERWISE SHOWN. IN THE CASE OF STAIRS, THE STRUTUM EXTENDS FROM THE UPPER SURFACE OF EACH STEP TO THE UNDERSIDE OF THE GROUND FLOOR CEILING FOR THE PROLONGATION OF THE CEILING).

THE STRATUM OF PT LOTS ON THE GROUND FLOOR THAT ARE GARDEN BEDS (MARKED *) EXTENDS FROM 0.5 METRES BELOW THE UPPER SURFACE OF THE ADJOINING LOWEST STEP, TO 2 METRES ABOVE THE UPPER SURFACE OF THE ADJOINING LOWEST STEP. THE BOUNDARIES ARE THE OUTSIDE FACE OF ADJOINING TERRACE WALLS, OR AS OTHERWISE SHOWN.

GROUND FLOOR

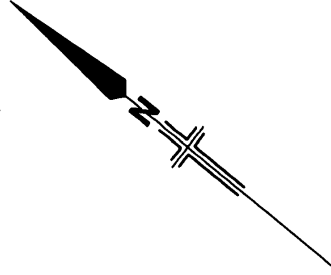


STRATA/SURVEY
STRATA PLAN 44936
 SHEET 7 OF 8 SHEETS



FOR FIRST FLOOR LOCATION PLAN SEE SHEET 3 OF 8
 FOR OTHER PART LOTS 15 TO 29 SEE SHEET 5 OF 8

4-12-03

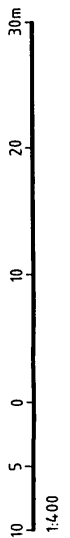


FIRST FLOOR

UNDER SECTION 31(2)(b) OF THE STRATA TITLES ACT 1985, THE STRATUM OF THE PT LOTS ON THE FIRST FLOOR THAT ARE BUILDINGS, EXTENDS FROM THE UPPER SURFACE OF THE FIRST FLOOR TO THE UNDERSIDE OF THE FIRST FLOOR CEILING (OR THE PROLONGATION OF THE CEILING). THE BOUNDARIES ARE THE CENTRELINE OF WALLS OR THE PRODUCTION OF THE CENTRELINE OF WALLS OR AS OTHERWISE SHOWN.

THE STRATUM OF PT LOTS ON THE FIRST FLOOR THAT ARE BALCONIES (MARKED B) EXTENDS FROM THE UPPER SURFACE OF THE FINISHED BALCONY FLOOR LEVEL ON THE FIRST FLOOR, TO THE UNDERSIDE OF THE FIRST FLOOR CEILING (OR THE PROLONGATION OF THE CEILING). THE BOUNDARIES ARE THE OUTSIDE FACE OF EXTERNAL BUILDING WALLS, THE INSIDE FACE OF BALUSTRADES, THE INSIDE FACE OF BALUSTRADES PRODUCED, THE INSIDE FACE OF PILLARS AND THE INSIDE FACE OF OTHER WALLS.

B DENOTES BALCONIES

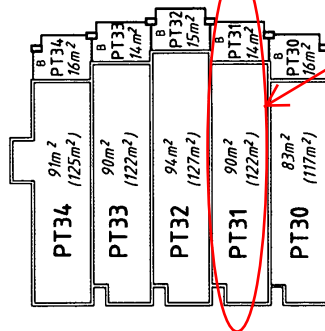
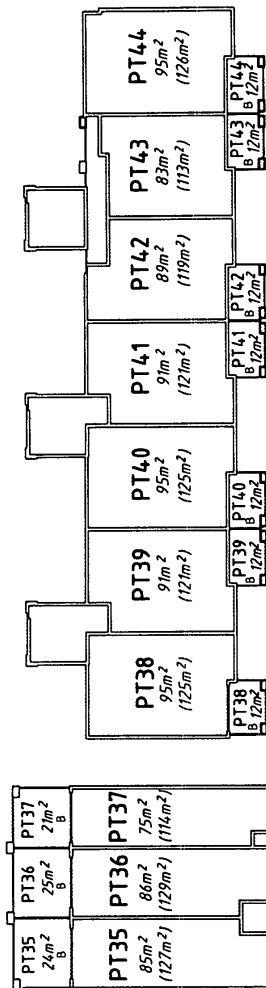


STRATA/SURVEY

STRATA PLAN 44936

SHEET 8 OF 8 SHEETS

FOR SECOND FLOOR LOCATION PLAN SEE SHEET 4 OF 8
FOR OTHER PART LOTS 30 TO 44 SEE SHEET 5 OF 8



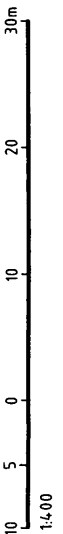
UNDER SECTION 3(2)(b) OF THE STRATA TITLES ACT 1985, THE STRATUM OF THE PT LOTS ON THE SECOND FLOOR THAT ARE BUILDINGS, EXTENDS FROM THE UPPER SURFACE OF THE SECOND FLOOR SLAB TO THE UNDERSIDE OF THE SECOND FLOOR CEILING (OR THE PROLONGATION OF THE CEILING). THE BOUNDARIES ARE THE CENTRELINE OF WALLS OR THE PRODUCTION OF THE CENTRELINE OF WALLS OR AS OTHERWISE SHOWN.

THE STRATUM OF PT LOTS ON THE SECOND FLOOR THAT ARE BALCONIES (MARKED B) EXTEND FROM THE UPPER SURFACE OF THE FINISHED BALCONY FLOOR LEVEL ON THE SECOND FLOOR, TO THE UNDERSIDE OF THE SECOND FLOOR CEILING (OR THE PROLONGATION OF THE CEILING), EXCEPT WHERE COVERED (WHERE THE STRATUM EXTENDS TO THE UNDERSIDE OF THAT COVER). THE BOUNDARIES ARE THE INSIDE FACE OF EXTERNAL BUILDING WALLS, THE INSIDE FACE OF BALUSTRADES, THE INSIDE FACE OF BALUSTRADES PRODUCED, THE INSIDE FACE OF PILLARS AND THE INSIDE FACE OF OTHER WALLS.

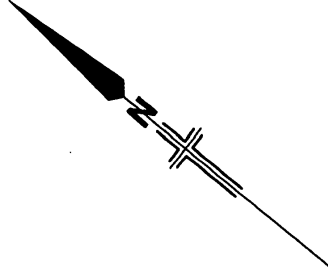
B DENOTES BALCONIES

31/1 Roydhouse St Subiaco

60.21.4

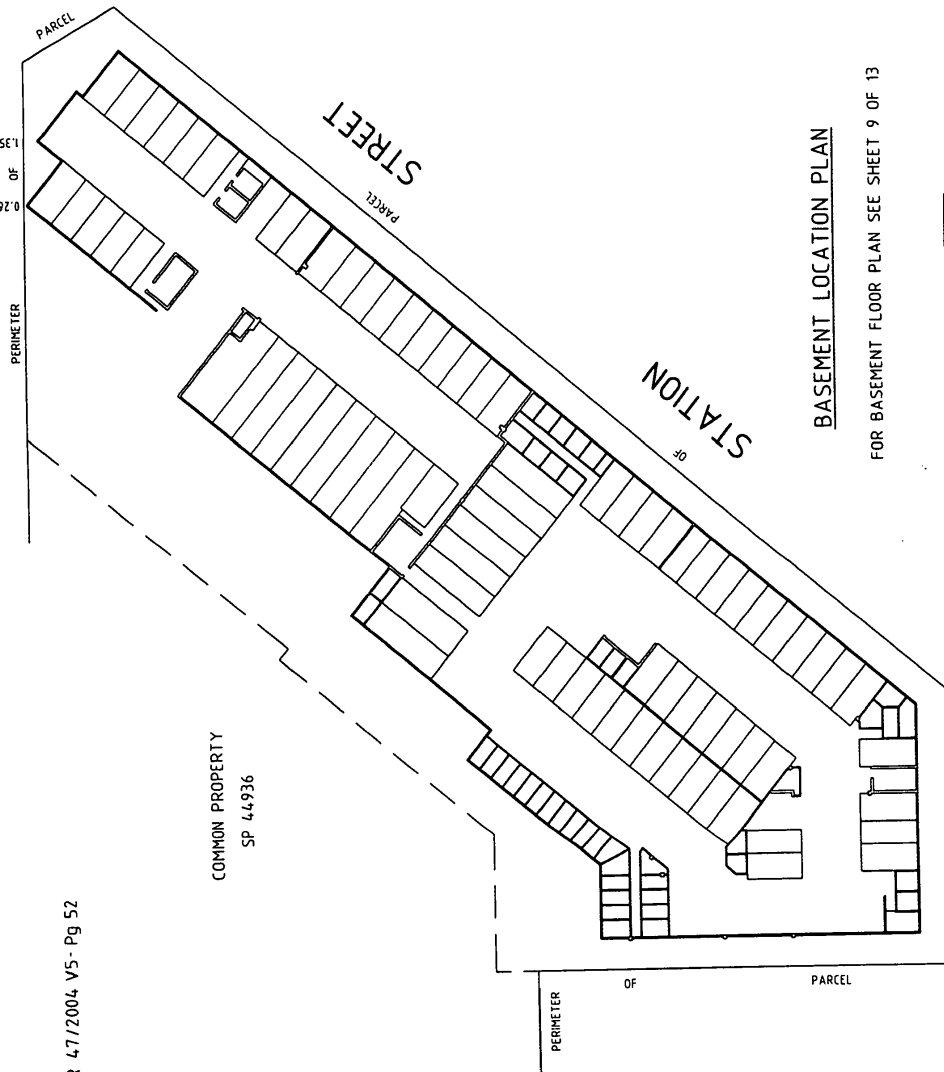


SECOND FLOOR



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ROYDHOUSE STREET



CORR 47/2004 V5 - Pg 52

COMMON PROPERTY
SP 44936

PERIMETER

OF

PARCEL

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P 18129

BASEMENT LOCATION PLAN

FOR BASEMENT FLOOR PLAN SEE SHEET 9 OF 13

HOOD STREET

PERIMETER

SEE FURTHER SHEET OF
PLAN OF RESUBDIVISION10 5 0 10 20m
1:500

STRATA/SURVEY STRATA PLAN

NAME OF SCHEME

ARCADIA COURT, SUBIACO

ADDRESS OF PARCEL

1 ROYDHOUSE STREET,
SUBIACO, WA, 6008Department of
Land InformationPLAN OF RESUBDIVISION OF LOT 45 ON STRATA
PLAN 44936

CERTIFICATE OF TITLE VOL. 2554 FOL. 145

LOCAL GOVERNMENT CITY OF SUBIACO

INDEX PLAN BG34 (2) 11.26

FIELD BOOK NUMBER

SCALE 1:500

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

FOR CHAIRMAN

DATE

MANAGEMENT STATEMENT YES ☒ NO ☐

Lodged 19.5.2004 \$2035 418193

Examined 28/5/04 NKK

Registered 28.5.2004 Application 1890280

REGISTRAR OF TITLES

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA/SURVEY

STRATA PLAN 44936

SHEET 3 OF 13 SHEETS

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ROYDHOUSE STREET

PERIMETER OF PARCEL

COMMON PROPERTY
SP 44936

STREET

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GROUND FLOOR LOCATION PLAN
(SEE ALSO SHEET 2 OF 13)

FOR GROUND FLOOR PLAN SEE SHEET 10 OF 13.
OFFSETS SHOWN ON THIS SHEET ARE FROM PERIMETER
OF PARCEL TO BUILDING FACE.
SEE SHEET 2 OF 13 FOR OFFSETS TO PILLARS & AWNINGS.
A DENOTES ENCROACHING AWNING



HOOD STREET



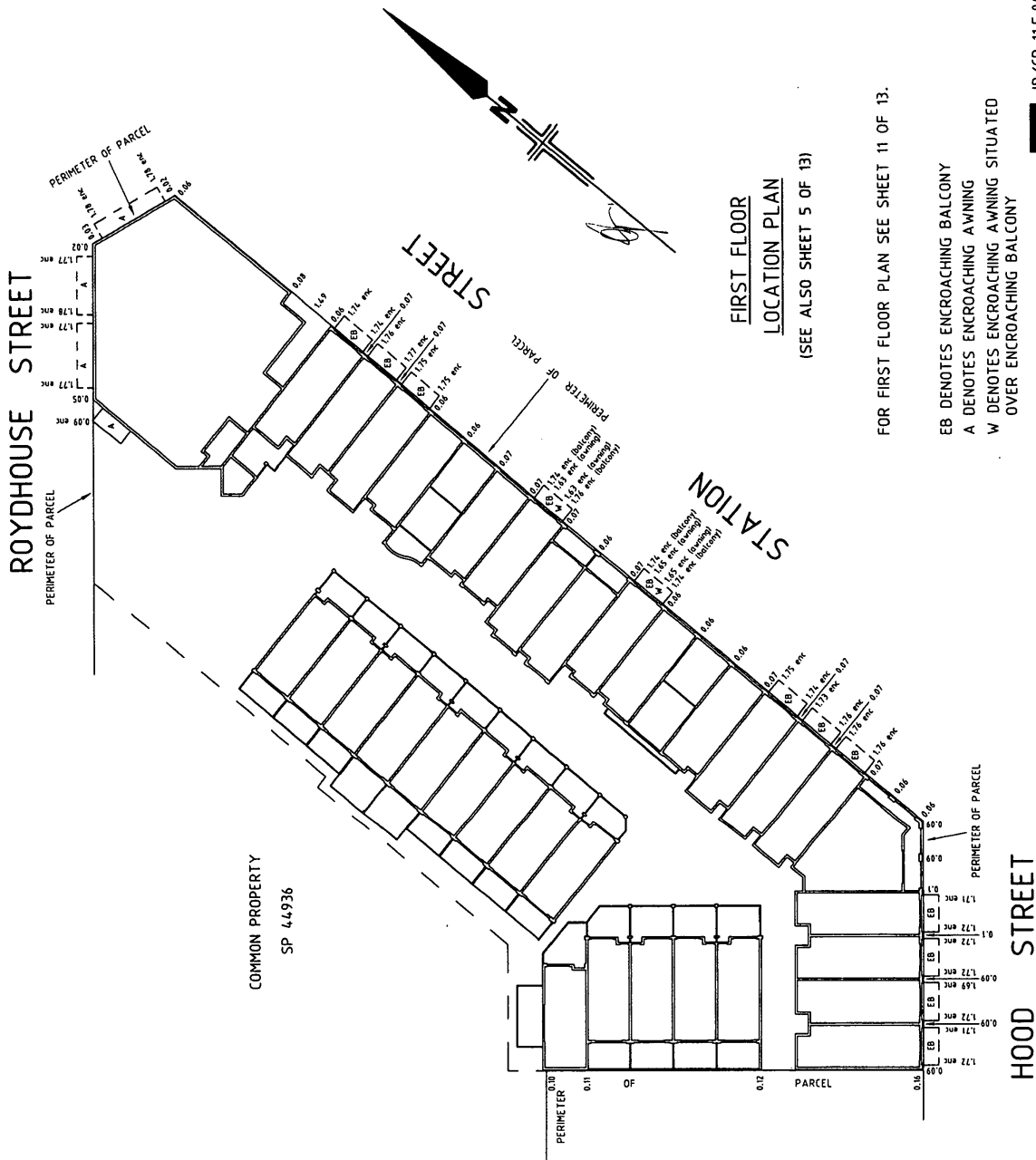
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STRATA/SURVEY

STRATA PLAN 44936

SHEET 4 OF 13 SHEETS

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STRATA/SURVEY	
STRATA PLAN	44936
SHEET 5 OF 13 SHEETS	

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ROYDHOUSE STREET

PERIMETER OF PARCEL

COMMON PROPERTY
SP 44936

STREET

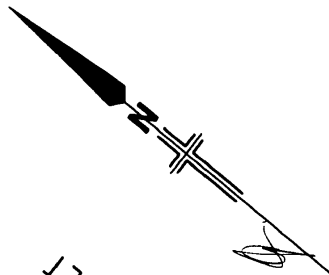
PERIMETER OF PARCEL

STATION

PERIMETER OF PARCEL

33
P 18129

HOOD STREET



**FIRST FLOOR
LOCATION PLAN**
(SEE ALSO SHEET 4 OF 13)

FOR FIRST FLOOR PLAN SEE SHEET 11 OF 13.
OFFSETS SHOWN ON THIS SHEET ARE FROM PERIMETER OF PARCEL TO BUILDING FACE.
SEE SHEET 4 OF 13 FOR OFFSETS TO PILLARS, AWNINGS AND BALCONIES
EB DENOTES ENCROACHING BALCONY
A DENOTES ENCROACHING AWNING
W DENOTES ENCROACHING AWNING SITUATED OVER ENCROACHING BALCONY

STRATA/SURVEY
STRATA PLAN 44936

SHEET 6 OF 13 SHEETS

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ROYDHOUSE STREET

PERIMETER OF PARCEL

COMMON PROPERTY
SP 44936

STREET

PERIMETER OF PARCEL

STATION

SECOND FLOOR
LOCATION PLAN
(SEE ALSO SHEET 7 OF 13)

FOR SECOND FLOOR PLAN SEE SHEET 12 OF 13.

EB DENOTES ENCROACHING BALCONY.
W DENOTES ENCROACHING AWNING SITUATED
OVER ENCROACHING BALCONY
A DENOTES ENCROACHING AWNING



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611520-V6 Rev 1
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HOOD STREET

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

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STRATA/SURVEY
STRATA PLAN 44936

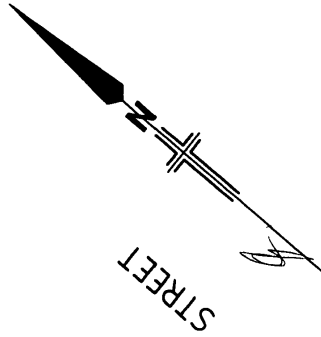
SHEET 7 OF 13 SHEETS

CORR 47/2004 V5-Pg 52

ROYDHOUSE STREET

PERIMETER OF PARCEL

COMMON PROPERTY
SP 44936



STREET

PERIMETER OF PARCEL

STATION

PERIMETER OF PARCEL

33
P 18129



SECOND FLOOR
LOCATION PLAN
(SEE ALSO SHEET 6 OF 13)

FOR SECOND FLOOR PLAN SEE SHEET 12 OF 13.
OFFSETS SHOWN ON THIS SHEET ARE FROM PERIMETER OF PARCEL TO BUILDING FACE.
SEE SHEET 6 OF 13 FOR OFFSETS TO PILLARS, AWNINGS AND BALCONIES
EB DENOTES ENCROACHING BALCONY.
W DENOTES ENCROACHING AWNING SITUATED OVER ENCROACHING BALCONY
A DENOTES ENCROACHING AWNING

HOOD STREET



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6111520-V6 Rev 1
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WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA/SURVEY
STRATA PLAN 44936

SHEET 9 OF 13 SHEETS

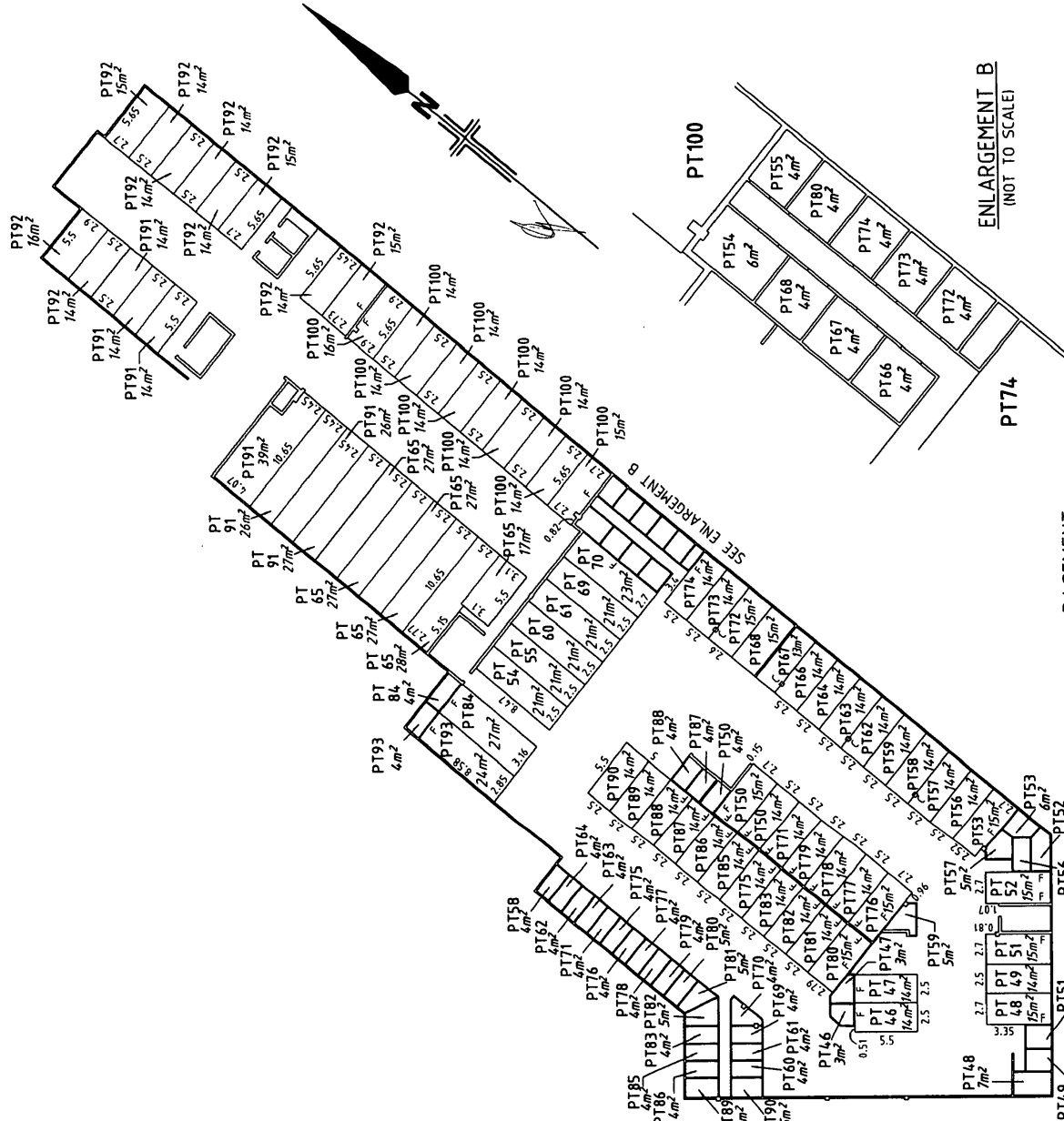
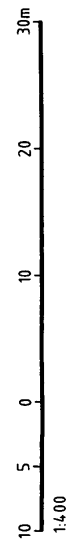
CORR 4/7/2004 V5-Pg 52

FOR BASEMENT LOCATION PLAN SEE SHEET 1 OF 13.
FOR OTHER PART LOTS 46 TO 53 AND 62 TO 65 SEE SHEET 11 OF 13
FOR OTHER PART LOTS 54 TO 61 AND 66 TO 79 SEE SHEETS 11 AND 12 OF 13
FOR OTHER PART LOTS 80 TO 91 SEE SHEET 12 OF 13
FOR OTHER PART LOTS 92 & 93 SEE SHEET 13 OF 13
FOR OTHER PART LOT 100 SEE SHEET 10 OF 13

UNDER SECTION 31(2)(b) OF THE STRATA TITLES ACT 1985, THE STRATUM OF THE PT LOTS ON THE BASEMENT LEVEL EXTENDS FROM THE UPPER SURFACE OF THE BASEMENT FLOOR TO THE UNDERSIDE OF THE BASEMENT CEILING. THE BOUNDARIES ARE THE INNER SURFACES OF THE WALLS, EXCEPT WHERE TWO LOTS HAVE A COMMON OR PARTY WALL, IN WHICH CASE THE CENTRE PLANE OF THAT WALL IS THE BOUNDARY, OR AS OTHERWISE SHOWN.

F DENOTES FACE OF WALL / PILLAR THAT IS BOUNDARY
C DENOTES CENTRELINE OF PILLAR PRODUCED, IS BOUNDARY
ALL ANGLES ARE MULTIPLES OF 45° UNLESS DEFINED BY A PERMANENT MONUMENT, PERIMETER OF PARCEL OR SHOWN OTHERWISE.

ALL DISTANCES ARE FROM EXTERNAL FACES OF WALLS

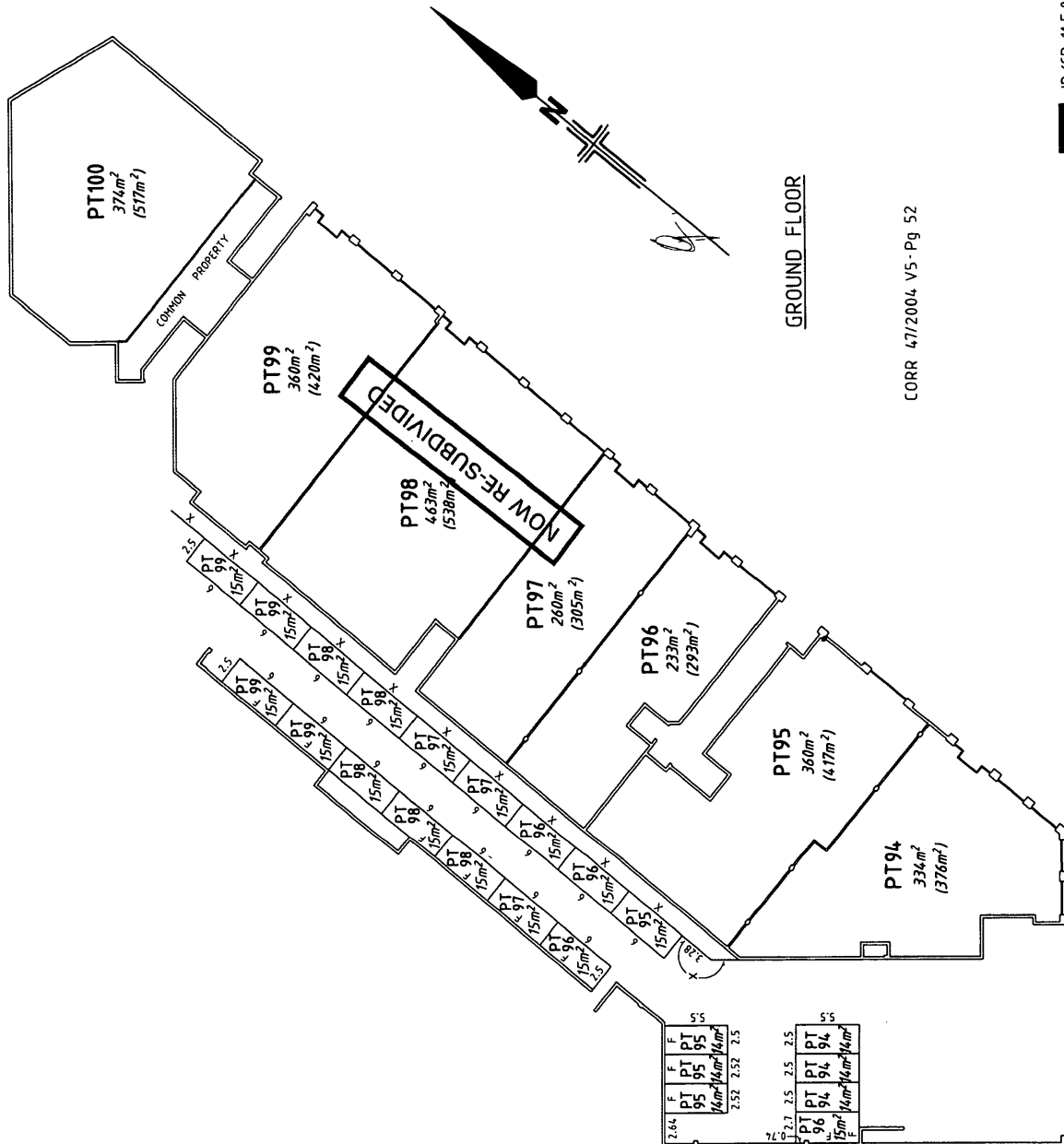


ENLARGEMENT B
(NOT TO SCALE)

BASEMENT

STRATA/SURVEY
STRATA PLAN 44936

SHEET 10 OF 13 SHEETS

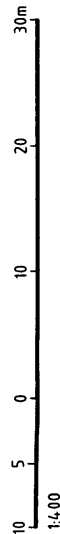


FOR GROUND FLOOR LOCATION PLAN SEE SHEET 2 & 3 OF 13.
FOR OTHER PART LOTS 100 SEE SHEET 9 OF 13

UNDER SECTION 3(2)(b) OF THE STRATA TITLES ACT 1985, THE STRATUM OF THE PT LOTS ON THE GROUND FLOOR THAT ARE BUILDINGS, EXTENDS FROM THE UPPER SURFACE OF THE GROUND FLOOR TO THE UNDERSIDE OF THE GROUND FLOOR CEILING (OR THE PROLONGATION OF THE CEILING). THE BOUNDARIES ARE THE CENTRELINE OF WALLS OR THE PRODUCTION OF THE CENTRELINE OF WALLS OR AS OTHERWISE SHOWN.

ALL ANGLES ARE MULTIPLES OF 45° UNLESS DEFINED BY A PERMANENT MONUMENT, PERIMETER OF PARCEL OR SHOWN OTHERWISE.

X DENOTES EDGE OF CONCRETE SLAB
F DENOTES FACE OF WALL / PILLAR THAT IS BOUNDARY
ALL DISTANCES ARE FROM EXTERNAL FACES OF WALLS



STRATA/SURVEY
STRATA PLAN 44936

SHEET 11 OF 13 SHEETS

FOR FIRST FLOOR LOCATION PLAN SEE SHEETS 4 & 5 OF 13.
 FOR OTHER PART LOTS 46 TO 53 AND 62 TO 65 SEE SHEET 9 OF 13
 FOR OTHER PART LOTS 54 TO 61 AND 66 TO 79 SEE SHEETS 9 & 12 OF 13

UNDER SECTION 3(2)(b) OF THE STRATA TITLES ACT 1985, THE STRATUM OF THE PT LOTS ON THE FIRST FLOOR THAT ARE BUILDINGS, EXTENDS FROM THE UPPER SURFACE OF THE FIRST FLOOR TO THE UNDERSIDE OF THE FIRST FLOOR CEILING (OR THE PROLONGATION OF THE CEILING). THE BOUNDARIES ARE THE PRODUCTION OF THE CENTRELINE OF WALLS OR THE PRODUCTION OF THE CENTRELINE OF WALLS OR AS OTHERWISE SHOWN.

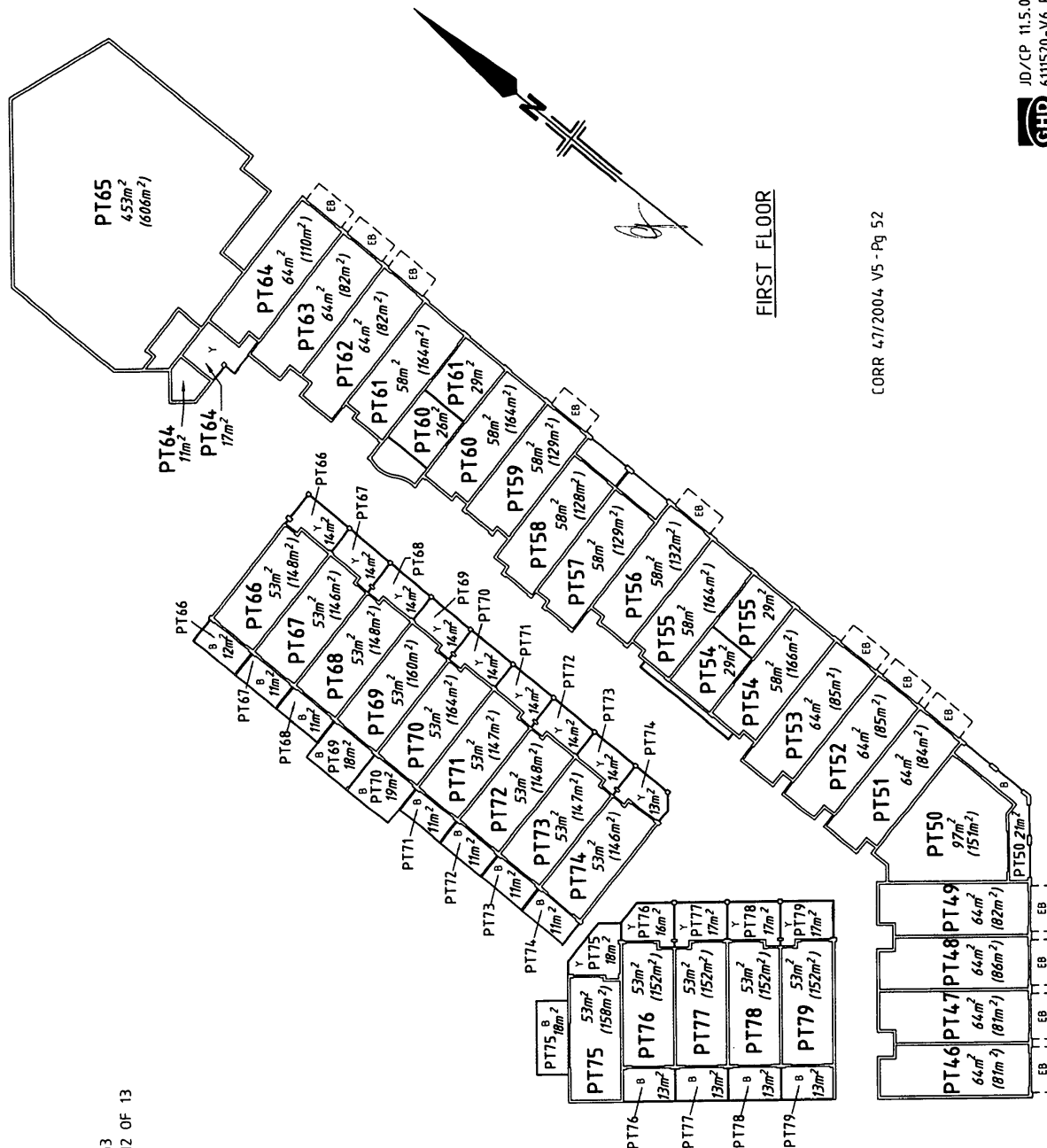
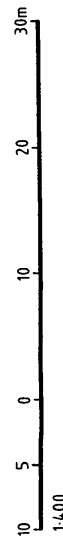
THE STRATUM OF PT LOTS ON THE FIRST FLOOR THAT ARE BALCONIES (MARKED B) EXTEND FROM THE UPPER SURFACE OF THE FINISHED BALCONY FLOOR LEVEL ON THE FIRST FLOOR TO THE UNDERSIDE OF THE FIRST FLOOR CEILING (OR THE PROLONGATION OF THE CEILING). THE BOUNDARIES ARE THE OUTSIDE FACE OF EXTERNAL BUILDING WALLS, THE INSIDE FACE OF BALUSTRADES, THE INSIDE FACE OF BALUSTRADES PRODUCED, THE INSIDE FACE OF PILLARS AND THE INSIDE FACE OF OTHER WALLS.

THE STRATUM OF PT LOTS ON THE FIRST FLOOR THAT ARE COURTYARDS (MARKED Y) EXTENDS BETWEEN 0.2 METRES BELOW THE UPPER SURFACE LEVEL OF THE FIRST FLOOR SLAB OF THE BUILDING LOCATED ON EACH RESPECTIVE LOT, AND THE PROLONGATION OF THE SECOND FLOOR CEILING OF THE BUILDING LOCATED ON EACH RESPECTIVE LOT. THE BOUNDARIES ARE THE OUTSIDE FACE OF EXTERNAL BUILDING WALLS, AND THE CENTRELINE OF OTHER WALLS, OR AS OTHERWISE SHOWN.

B DENOTES BALCONY.

Y DENOTES COURTYARD.

EB DENOTES ENCRANCHING BALCONY



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 611520-V6 Rev 1
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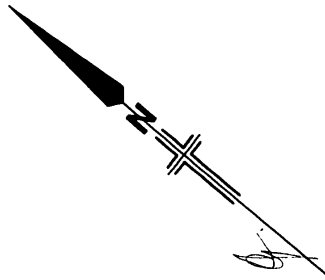
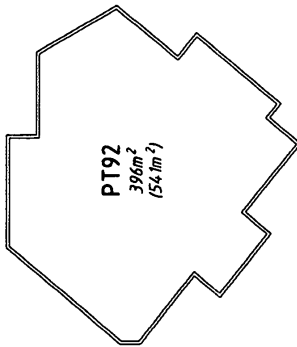
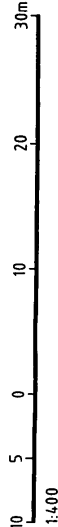
FOR THIRD FLOOR LOCATION PLAN SEE SHEET 8 OF 13.
FOR OTHER PART LOTS 92 AND 93 SEE SHEET 9 OF 13.

UNDER SECTION 3(2)(b) OF THE STRATA TITLES ACT 1985, THE STRATUM OF THE PT LOTS ON THE THIRD FLOOR THAT ARE BUILDINGS, EXTENDS FROM THE UPPER SURFACE OF THE THIRD FLOOR SLAB TO THE UNDERSIDE OF THE THIRD FLOOR CEILING (OR THE PROLONGATION OF THE CEILING). THE BOUNDARIES ARE THE CENTRELINE OF WALLS OR THE PRODUCTION OF THE CENTRELINE OF WALLS OR AS OTHERWISE SHOWN.

THE STRATUM OF PT LOTS ON THE THIRD FLOOR THAT ARE BALCONIES (MARKED B) EXTEND FROM THE UPPER SURFACE OF THE THIRD FLOOR SLAB TO THE UNDERSIDE OF THE THIRD FLOOR CEILING (OR THE PROLONGATION OF THE CEILING). THE BOUNDARIES ARE THE OUTSIDE FACE OF EXTERNAL BUILDING WALLS, THE INSIDE FACE OF BALUSTRADES, THE INSIDE FACE OF BALUSTRADES PRODUCED, THE INSIDE FACE OF PILLARS AND THE INSIDE FACE OF OTHER WALLS.

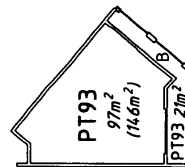
B DENOTES BALCONY.

ALL ANGLES ARE MULTIPLES OF 45° UNLESS DEFINED BY A PERMANENT MONUMENT, PERIMETER OF PARCEL OR SHOWN OTHERWISE.



THIRD FLOOR

CORR 4/7/2004 V5- Pg 52



STRATA PLAN
44936
SHEET 1 OF 1 SHEETS

PLAN OF
RE - SUBDIVISION OF LOT 98
ON STRATA PLAN 44936

CERTIFICATE OF TITLE
Vol. 2566 Fol. 53

LOCAL GOVERNMENT
CITY OF SUBIACO

INDEX PLAN
BG34(2) 11.26

FIELD BOOK

SCALE
1 : 200 at A3 size

NAME OF SCHEME
ARCADIA COURT
SUBIACO

ADDRESS OF PARCEL
1 ROYDHOUSE STREET
SUBIACO W.A. 6008

MANAGEMENT STATEMENT
YES ☒ NO ☐

LODGED
DATE
10-Apr-06

CERTIFIED
CORRECT

COR. FILE
1980-2005v2

SUBJECT TO
IN ORDER FOR DEALINGS

FEE PAID
\$274.00

ASSES No.
747825

REGISTERED

APPLICATION
WESTERN AUSTRALIAN PLANNING COMMISSION

REGISTRAR OF TITLES
DATE

W.A.P.C. Ref. No. -
Certificate of Approval of W.A.P.C. under Section 25B(2) of
Strata Titles Act 1985.

Delegated under S.20 WAPC Act 1985
DATE

GOVERNMENT OF
WESTERN AUSTRALIA

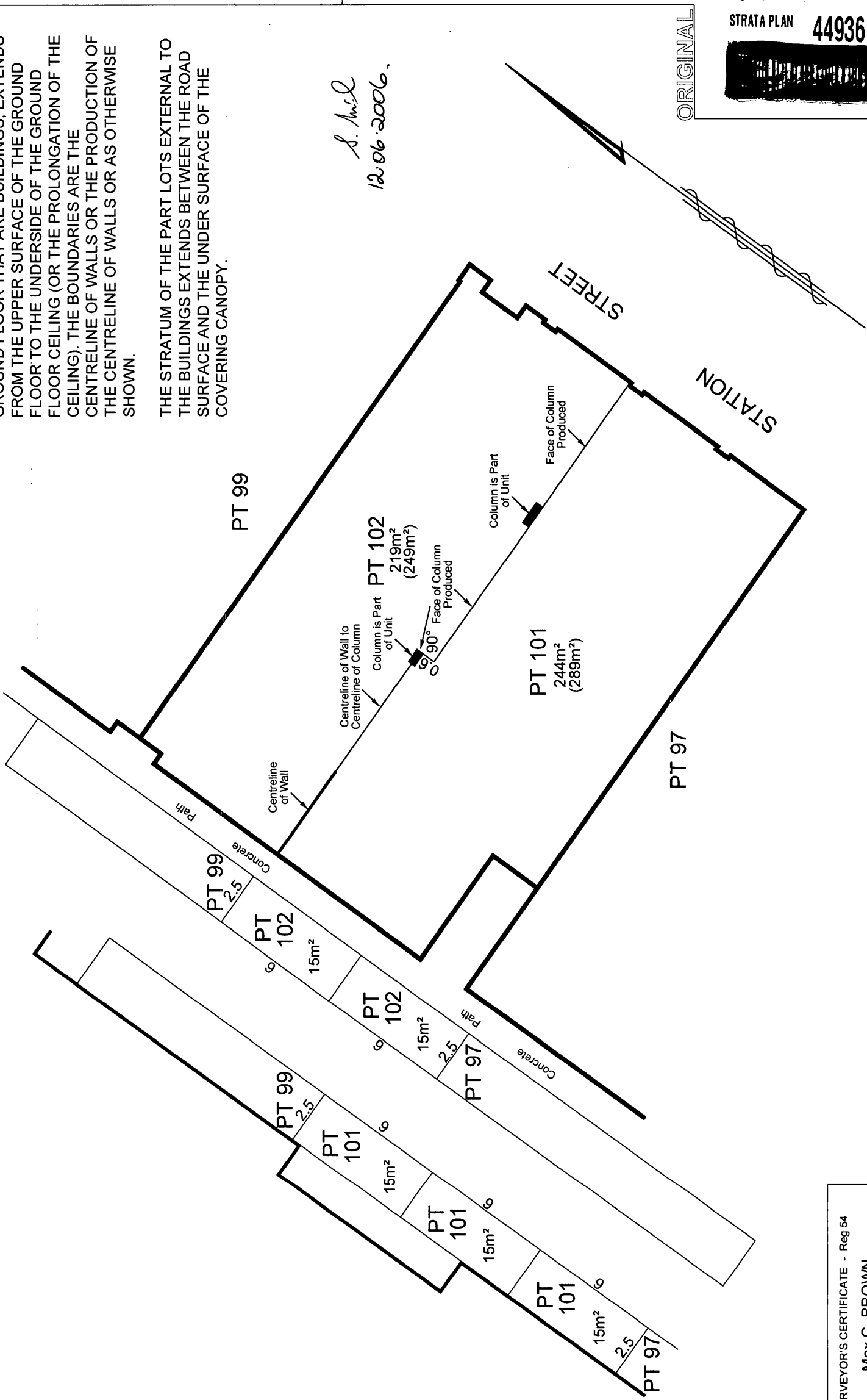
Department of
Land Information

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS

UNDER SECTION 3(2)(b) OF THE STRATA TITLES ACT 1985, THE STRATUM OF PT LOTS ON THE GROUND FLOOR THAT ARE BUILDINGS, EXTENDS FROM THE UPPER SURFACE OF THE GROUND FLOOR TO THE UNDERSIDE OF THE GROUND FLOOR CEILING (OR THE PROLONGATION OF THE CENTRELINE OF WALLS OR THE PRODUCTION OF THE CENTRELINE OF WALLS OR AS OTHERWISE SHOWN.

THE STRATUM OF THE PART LOTS EXTERNAL TO THE BUILDINGS EXTENDS BETWEEN THE ROAD SURFACE AND THE UNDER SURFACE OF THE COVERING CANOPY.



GROUND FLOOR



SURVEYOR'S CERTIFICATE - Reg 54
Max C. BROWN
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.

✓ Max Brown
LICENSED SURVEYOR
DATE

STRATA PLAN 44936

ORIGINAL

BROWN McALLISTER (WA) Pty Ltd
LICENSED SURVEYORS
A.B.N. 68 406 988 577
Our Ref 10770-2S
Phone 9386 9688
Fax 9386 9677
Date 2/6/2006

FORM 3

ANNEXURE "A" Sheet 1 of 3 sheets OF STRATA PLAN No. 44936.

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE		SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	
LOT. No.	UNIT ENTITLEMENT	VOL.	FOL.	LOT. No.	UNIT ENTITLEMENT	VOL.	FOL.
1	8	2554	101	20	9	2554	120
2	9	2554	102	21	9	2554	121
3	9	2554	103	22	8	2554	122
4	9	2554	104	23	9	2554	123
5	9	2554	105	24	8	2554	124
6	9	2554	106	25	9	2554	125
7	9	2554	107	26	8	2554	126
8	8	2554	108	27	8	2554	127
9	9	2554	109	28	8	2554	128
10	9	2554	110	29	9	2554	129
11	9	2554	111	30	8	2554	130
12	9	2554	112	31	8	2554	131
13	9	2554	113	32	9	2554	132
14	9	2554	114	33	8	2554	133
15	8	2554	115	34	9	2554	134
16	8	2554	116	35	9	2554	135
17	9	2554	117	36	9	2554	136
18	8	2554	118	37	8	2554	137
19	9	2554	119	cont on Sheet 2			

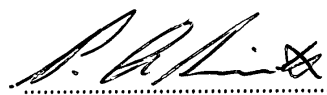
DESCRIPTION OF PARCEL AND BUILDING/PARCEL

RE-SUBDIVISION OF LOT 98 ON STRATA PLAN No. 44936 TO CREATE LOTS 101 & 102.

CERTIFICATE OF LICENSED VALUER STRATA

I, PAUL A. SMITH, 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.

4/4/06
Date


Signed

31/1 Roydhouse St Subiaco
unit entitlement

FORM 3

ANNEXURE "A" Sheet 2 of 3 sheets OF STRATA PLAN No. 44936

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE		SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	
LOT. No.	UNIT ENTITLEMENT	VOL.	FOL.	LOT. No.	UNIT ENTITLEMENT	VOL.	FOL.
38	9	2554	138	55	10	2566	10
39	8	2554	139	56	9	2566	11
40	9	2554	140	57	9	2566	12
41	8	2554	141	58	9	2566	13
42	8	2554	142	59	9	2566	14
43	8	2554	143	60	10	2566	15
44	9	2554	144	61	10	2566	16
45	Now re-subdivided			62	6	2566	17
46	6	2566	1	63	6	2566	18
47	6	2566	2	64	8	2566	19
48	6	2566	3	65	34	2566	20
49	6	2566	4	66	9	2566	21
50	9	2566	5	67	9	2566	22
51	6	2566	6	68	9	2566	23
52	6	2566	7	69	9	2566	24
53	6	2566	8	70	9	2566	25
54	10	2566	9		cont. on Sheet 3.		


DESCRIPTION OF PARCEL AND BUILDING/PARCEL

RE-SUBDIVISION OF LOT 98 ON STRATA PLAN No. 44936 TO CREATE LOTS 101 & 102.

CERTIFICATE OF LICENSED VALUER STRATA

I, PAUL A. SMITH, 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.

14/4/06
Date


Signed

FORM 3

ANNEXURE "A" Sheet 3 of 3 sheets OF STRATA PLAN NO. 44936.

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE		SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	
LOT. No.	UNIT ENTITLEMENT	VOL.	FOL.	LOT. No.	UNIT ENTITLEMENT	VOL.	FOL.
71.	9	2566	26	88	6	2566	43
72	9	2566	27	89	6	2566	44
73	9	2566	28	90	6	2566	45
74	9	2566	29	91	34	2566	46
75	9	2566	30	92	31	2566	47
76	9	2566	31	93	10	2566	48
77	9	2566	32	94	26	2566	49
78	9	2566	33	95	26	2566	50
79	9	2566	34	96	15	2566	51
80	6	2566	35	97	16	2566	52
81	6	2566	36	98	Now subdivided		
82	6	2566	37	99	22	2566	54
83	6	2566	38	100	38	2566	55
84	8	2566	39	101	15	2628	74
85	6	2566	40	102	14	2628	75
86	6	2566	41				
87	6	2566	42	Aggregate	1000		


DESCRIPTION OF PARCEL AND BUILDING/PARCEL

RE-SUBDIVISION OF LOT 98 ON STRATA PLAN No. 44936 TO CREATE LOTS 101 & 102.

CERTIFICATE OF LICENSED VALUER STRATA/SURVEY STRATA

I, PAUL A. SMITH, 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.

4/4/06
Date


Signed

FORM 7

Strata Titles Act 1985
Sections 5B (2), 8A (f), 23(1)

STRATA PLAN No. 44936

DESCRIPTION OF PARCEL AND BUILDING

Re-subdivision of Lot 98.

NAME OF SCHEME: Arcadia Court, Subiaco

ADDRESS OF PARCEL: 1 Roydhouse Street, Subiaco WA 6008

CERTIFICATE OF LOCAL GOVERNMENT

City of Subiaco, 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

D b) ~~the building has been inspected and the modification is consistent with the approved building plans and specifications relating to the modification;~~ *D*

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~~ *D*

4. a) *any conditions imposed by the Western Australian Planning Commission have been complied with; or

D b) ~~*the within strata scheme is exempt from the requirement of approval by the Western Australian Planning Commission.~~ *D*

26 MAY 2006
Date

D. Hocking
Chief Executive Officer

DELEGATED OFFICER
SECTION 23 (5) STRATA TITLE ACT

FORM 3.

ANNEXURE "A" Sheet 1 of 3 sheets of STRATA PLAN NO. 44936

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE		SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	
LOT. No.	UNIT ENTITLEMENT	VOL.	FOL.	LOT NO.	UNIT ENTITLEMENT	VOL.	FOL.
1	8	2554-101		17	9	2554-117	
2	9	2554-102		18	8	2554-118	
3	9	2554-103		19	9	2554-119	
4	9	2554-104		20	9	2554-120	
5	9	2554-105		21	9	2554-121	
6	9	2554-106		22	8	2554-122	
7	9	2554-107		23	9	2554-123	
8	8	2554-108		24	8	2554-124	
9	9	2554-109		25	9	2554-125	
10	9	2554-110		26	8	2554-126	
11	9	2554-111		27	8	2554-127	
12	9	2554-112		28	8	2554-128	
13	9	2554-113		29	9	2554-129	
14	9	2554-114		30	8	2554-130	
15	8	2554-115		31	8	2554-131	
16	8	2554-116		Continued.../2			

(DESCRIPTION OF THE PARCEL AND BUILDING/PARCEL)

Building: Brick and reinforced concrete construction comprising 89 Residential Strata Lots and 10 Commercial Strata Lots.

THE RE SUBDIVISION OF LOT 45 ON STRATA PLAN 44936 TO CREATE LOTS 46-100 INCLUSIVE

TO CREATE SURVEY STRATA PLAN 44936, CONTAINING 100 SURVEY STRATA LOTS

RE-SUBDIVIDE STRATA

99 STRATA

CERTIFICATE OF LICENSED VALUER

STRATA/SURVEY STRATA

I STEPHEN BARRY MCMAHON, 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.

1st September 2003


.....

Date

CORR 47/2004 V5-Pg 52

Signed

FORM 3.

ANNEXURE "A" Sheet 2 of 3 sheets of STRATA PLAN NO. 44936

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE		SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	
LOT. No.	UNIT ENTITLEMENT	VOL.	FOL.	LOT NO.	UNIT ENTITLEMENT	VOL.	FOL.
32	9	2554-132		48	6	2566-3	
33	8	2554-133		49	6	2566-4	
34	9	2554-134		50	9	2566-5	
35	9	2554-135		51	6	2566-6	
36	9	2554-136		52	6	2566-7	
37	8	2554-137		53	6	2566-8	
38	9	2554-138		54	10	2566-9	
39	8	2554-139		55	10	2566-10	
40	9	2554-140		56	9	2566-11	
41	8	2554-141		57	9	2566-12	
42	8	2554-142		58	9	2566-13	
43	8	2554-143		59	9	2566-14	
44	9	2554-144		60	10	2566-15	
45	Now re subdivided			61	10	2566-16	
46	6	2566-1		62	6	2566-17	
47	6	2566-2		Continued...../3			

(DESCRIPTION OF THE PARCEL AND BUILDING/PARCEL)

**Building: Brick and reinforced concrete construction comprising 89 Residential Strata Lots and 10 Commercial Strata Lots.
THE RE SUBDIVISION OF LOT 45 ON STRATA PLAN 44936 TO CREATE LOTS 46-100 INCLUSIVE
TO ~~CREATE SURVEY STRATA PLAN 44936~~, CONTAINING ~~400 SURVEY STRATA LOTS~~
RE-SUBDIVIDE STRATA 99 STRATA**

**CERTIFICATE OF LICENSED VALUER
STRATA/~~SURVEY STRATA~~**

I STEPHEN BARRY MCMAHON, 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.

1st September 2003.

AAPI

Date

CORR 47/ 2004 V5- Pg 52

Signed

FORM 3.

ANNEXURE "A" Sheet 3 of 3 sheets of STRATA PLAN NO. 44936

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. Of TITLE		SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. Of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.	LOT NO.	UNIT ENTITLEMENT	VOL.	FOL.
63	6	2566-18		82	6	2566-37	
64	8	2566-19		83	6	2566-38	
65	34	2566-20		84	8	2566-39	
66	9	2566-21		85	6	2566-40	
67	9	2566-22		86	6	2566-41	
68	9	2566-23		87	6	2566-42	
69	9	2566-24		88	6	2566-43	
70	9	2566-25		89	6	2566-44	
71	9	2566-26		90	6	2566-45	
72	9	2566-27		91	34	2566-46	
73	9	2566-28		92	31	2566-47	
74	9	2566-29		93	10	2566-48	
75	9	2566-30		94	26	2566-49	
76	9	2566-31		95	26	2566-50	
77	9	2566-32		96	15	2566-51	
78	9	2566-33		97	16	2566-52	
79	9	2566-34		98	29	2566-53	
80	6	2566-35		99	22	2566-54	
81	6	2566-36		100	38	2566-55	
Aggregate				1000			

(DESCRIPTION OF THE PARCEL AND BUILDING/PARCEL)

Building: Brick and reinforced concrete construction comprising 89 Residential Strata Lots and 10 Commercial Strata Lots.

THE RE SUBDIVISION OF LOT 45 ON STRATA PLAN 44936 TO CREATE LOTS 46-100 INCLUSIVE

TO ~~CREATE SURVEY STRATA PLAN 44936~~, CONTAINING ~~100 SURVEY STRATA LOTS~~

RE-SUBDIVIDE STRATA

99 STRATA

**CERTIFICATE OF LICENSED VALUER
STRATA/SURVEY STRATA**

I STEPHEN BARRY MCMAHON, 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.

1st September 2003.

CORR 47/2004 V5 - Pg 52

Stephen Barry McMahon **AAPI**

Date

Signed

C:\OlympicData\WINWORD\Developments\Subiaco\Unit Entitlement Valuation 96 Unitsb.DOC

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 44936

DESCRIPTION OF PARCEL & BUILDING

RE - SUBDIVISION OF LOT 98

CERTIFICATE OF LICENSED SURVEYOR

I, M.C. Brown, 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.~~



Max Brown

Signature valid

Licensed Surveyor

Digitally signed by Max Brown
DN: cn=Max Brown, o=Brown
McAllister (WA) Pty Ltd, c=AU
Date: 2006.06.02 03:25:26 Z

Date

*Delete if inapplicable

FORM 5
Strata Titles Act 1985
Section 5B(1), 8A, 22(1)

STRATA PLAN No. 44936

DESCRIPTION OF PARCEL & BUILDING

PARCEL : RE-SUBDIVISION OF LOT 45 ON STRATA PLAN 44936 TO
CREATE LOTS 46 -100 INCLUSIVE

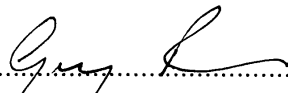
BUILDING : A BRICK & REINFORCED CONCRETE CONSTRUCTION
COMPRISING 89 RESIDENTIAL STRATA LOTS AND 10
COMMERCIAL STRATA LOTS

CERTIFICATE OF LICENSED SURVEYOR

I, C. RUSSO, 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
it's 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) 38 & 39 on Strata Plan No 44936 registered in
respect of (name of scheme) ARCADIA COURT SUBIACO 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*.

12.5.04
Date


Licensed Surveyor



PH 9429 6666 Fax 9429 6555

"GHD House", 239 Adelaide Terrace Perth WA 6004
PO Box Y3106 Perth WA 6832 Australia

* Delete if inapplicable

FORM 7

Strata Titles Act 1985

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

STRATA PLAN NO. 44936

DESCRIPTION OF PARCEL & BUILDING

PARCEL : RE-SUBDIVISION OF LOT 45 ON STRATA PLAN 44936 TO CREATE
LOTS 46 – 100 INCLUSIVE

BUILDING: A BRICK & REINFORCED CONCRETE CONSTRUCTION COMPRISING 89
RESIDENTIAL STRATA LOTS AND 10 COMMERCIAL STRATA LOTS


CERTIFICATE OF LOCAL GOVERNMENT

.....**CITY OF SUBIACO**....., 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.~~

11.5.2004
.....
Date

*Delete if inapplicable


.....
~~Chief Executive Officer~~
DECLARED CORRECT
SECTION 23(5)
STRATA TITLES ACT.

FORM 26

WAPC Ref. No. **669-03**STRATA PLAN No. **44936**

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 –

*^{Plan of Re-Subdivision}(i) the ~~Strata Plan~~ ^{Plan of Re-Subdivision} submitted on 13.5.2004
and relating to the property described below;

*^{Plan of Re-Subdivision}(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 described below, subject to the~~
~~following conditions-~~

Property Description: Lot (or ~~Strata Plan~~) No. LOT 45 ON SP 44936

Location NO.1 ROYDHOUSE STREET,
SUBIACO WA 6008

Locality SUBIACO

Local Government CITY OF SUBIACO

Lodged by: GHD SURVEYS PTY LTD

Date : 13.5.2004

Neil Foley
For Chairman, Western Australian
Planning Commission

18 May 2004
Date

(*To be deleted as appropriate)

FORM 3.

ANNEXURE "A" Sheet 1 of 2 sheets of Strata Plan No. 44936

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE		SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	
LOT. No.	UNIT ENTITLEMENT	VOL.	FOL.	LOT NO.	UNIT ENTITLEMENT	VOL.	FOL.
1	15	2554-101		20	15	2554-120	
2	15	2554-102		21	15	2554-121	
3	19	2554-103		22	14	2554-122	
4	15	2554-104		23	15	2554-123	
5	15	2554-105		24	15	2554-124	
6	16	2554-106		25	15	2554-125	
7	16	2554-107		26	15	2554-126	
8	15	2554-108		27	15	2554-127	
9	18	2554-109		28	14	2554-128	
10	18	2554-110		29	15	2554-129	
11	18	2554-111		30	14	2554-130	
12	18	2554-112		31	15	2554-131	
13	18	2554-113		32	15	2554-132	
14	19	2554-114		33	15	2554-133	
15	14	2554-115		34	15	2554-134	
16	15	2554-116		35	15	2554-135	
17	15	2554-117		36	15	2554-136	
18	15	2554-118		37	14	2554-137	
19	15	2554-119			Continued....12		

(DESCRIPTION OF THE PARCEL AND BUILDING PARCEL)

Building: Brick & reinforced concrete construction comprising 44 Residential Strata Lots & 1 Strata development Lot 45.

**THE SUBDIVISION OF LOT 400 ON DEPOSITED PLAN 37981
TO CREATE STRATA PLAN 44936, CONTAINING 45 STRATA LOTS**

**CERTIFICATE OF LICENSED VALUER
STRATA**

I STEPHEN BARRY MCMAHON, 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.

1st September 2003.

Date

Stephen Barry McMahon AAPI CO.

Signed

FORM 3.							
ANNEXURE "A" Sheet 2 of 2 sheets of Strata Plan No. 44936							
SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE		SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.	LOT NO.	UNIT ENTITLEMENT	VOL.	FOL.
38	15	255A-138					
39	15	255A-139					
40	15	255A-140					
41	15	255A-141					
42	14	255A-142					
43	14	255A-143					
44	15	255A-144					
45	322	255A-145					
Aggregate	1000						

(DESCRIPTION OF THE PARCEL AND BUILDING PARCEL)

Building: Brick & reinforced concrete construction comprising 44 Residential Strata Lots and 1 Strata development Lot 45.

THE SUBDIVISION OF LOT 400 ON DEPOSITED PLAN 37981
TO CREATE STRATA PLAN 44936, CONTAINING 45 STRATA LOTS

CERTIFICATE OF LICENSED VALUER
STRATA

I STEPHEN BARRY MCMAHON, 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.

1st September 2003

Date

Stephen Barry McMahon A.A.P.I. CO.

Signed

FORM 5
Strata Titles Act 1985
Sections 5B(1), 8A, 22(1) **STRATA PLAN No. 44936**

DESCRIPTION OF PARCEL & BUILDING

PARCEL : LOT 400 ON DEPOSITED PLAN 37981.

BUILDING : BRICK, CONCRETE AND METAL CONSTRUCTION.

CERTIFICATE OF LICENSED SURVEYOR

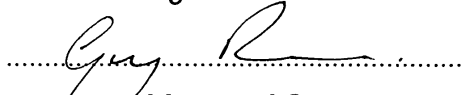
I, **GAETANO RUSSO**, being a licensed surveyor registered under the *Licensed Surveyors Act 1909*, certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan")—

- (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 it's 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*.~~

5.12.03

Date


Licensed Surveyor



* Delete if inapplicable

PH 9429 6666 Fax 9429 6555
"GHD House", 239 Adelaide Terrace Perth WA 6004
PO Box Y3106 Perth WA 6832 Australia

FORM 7

Strata Titles Act 1985

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

STRATA PLAN No. 44936

DESCRIPTION OF PARCEL & BUILDING

PARCEL : LOT 400 ON DEPOSITED PLAN 37981.

BUILDING : BRICK, CONCRETE AND METAL CONSTRUCTION.

CERTIFICATE OF LOCAL GOVERNMENT

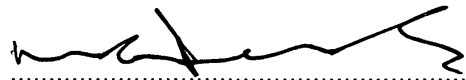
.....CITY OF SUBIACO....., the local government hereby certifies that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"):

- (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.~~

17.11.2003

Date

* Delete if inapplicable



—Chief Executive Officer—

DELEGATED OFFICIAL

SECTION 23(5)

STRATA TITLES ACT 1985.

FORM 26

WAPC REFERENCE:389-06

STRATA PLAN No: 44936

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 12.6.06 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 98 on Strata Plan 44936

Location 1 Roydhouse Street Subiaco WA 6008

Locality Subiaco

Local Government City of Subiaco

Lodged by: Brown McAllister 43 Broadway Nedlands WA 6009

Date: 12.6.06

.....*S. Michael*.....
For Chairman, Western Australian
Planning Commission

.....12.06.2006.....
Date

(*To be deleted as appropriate)

FORM 26

WAPC Ref. No. **670-03**

STRATA PLAN No. **44936**

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 1/12/03...
.....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 described below, subject to the~~
~~following conditions-~~

Property Description: Lot (or Strata Plan) No. LOT 400 ON DP 37981

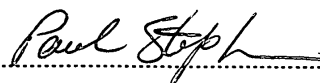
Location NO.1 ROYDHOUSE STREET,
SUBIACO WA 6008

Locality SUBIACO

Local Government CITY OF SUBIACO

Lodged by: GHD SURVEYS PTY LTD

Date : _____



For Chairman, Western Australian
Planning Commission

4/12/03
Date

(*To be deleted as appropriate)

FORM 8

Note: Entries may be affected by subsequent endorsements.

FORM 8

[illegible]

Note: Entries may be affected by subsequent endorsements.