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STRATA PLAN 50991

SHEET 1 OF 3 SHEETS

PLAN OF

LOT 118 ON P 5023(2)

CERTIFICATE OF TITLE

Volume 2188 Fol. 927

LOCAL GOVERNMENT

CITY OF STIRLING

INDEX PLAN

BG34 (2) 12.31
BG34 (2) 13.31

FIELD BOOK

SCALE 1:300 @ A3

NAME OF SCHEME

126 MOULDEN AVENUE, YOKINE

ADDRESS OF PARCEL

126 MOULDEN AVENUE, YOKINE WA 6060

MANAGEMENT STATEMENT ◯ YES ◉ NO

LODGED

DATE 18-Aug-06

FEE PAID $278.00

ASSESS No. 1273351

CERTIFIED CORRECT 2006.09.08 10:36:39 +08'00'

COR. 02723-2005/4 pg202

IN ORDER FOR DEALINGS

SUBJECT TO
- Form 3
- Form 7

FOR REGISTRAR OF TITLES Mestell 6.9.2006 DATE

REGISTERED

APPLICATION REGISTRAR OF TITLES DATE

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 S.16 P. & D. Act 2005 DATE

Department of Land Information

SURVEYOR'S CERTIFICATE - Reg 54

I, PAUL NAS

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.

✓ LICENSED SURVEYOR 2-Aug-06 DATE

ED/VER	AMENDMENT	BY	DATE

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

DESCRIPTION OF PARCEL & BUILDING

THREE DOUBLE STOREY BRICK AND TILE RESIDENTIAL DWELLINGS SITUATED ON LOT 118 ON P 5023(2)

POSTAL ADDRESS: 126 MOULDEN AVENUE, YOKINE WA 6060

CERTIFICATE OF LICENSED SURVEYOR

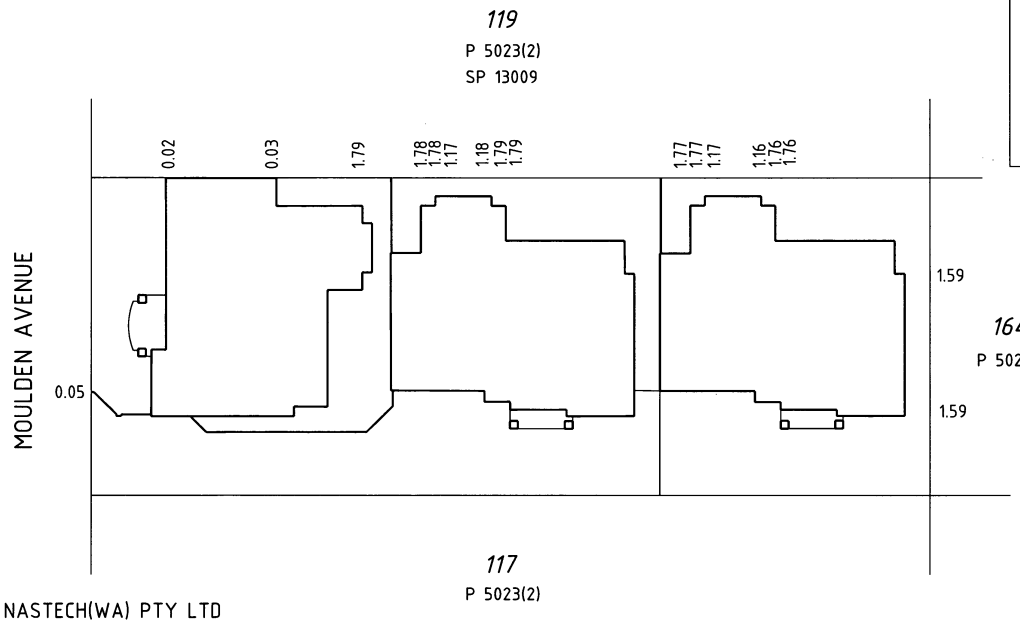
I, PAUL NAS, being a licensed surveyor registered under the Licensed Surveyors Act 1909 certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"):-

(a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel; and

(b) each building shown on the plan is within the external surface boundaries of the parcel:

✓ Date 2-Aug-06 Licensed Surveyor

*Delete if inapplicable.



NASTECH(WA) PTY LTD
195 MAIN STREET
OSBORNE PARK WA 6017
TEL 08 9344 3939
FAX 08 9344 3310
PAUL NAS LICENSED SURVEYOR

LOCATION PLAN

5 0 SCALE 1:300 25

ALL DISTANCES ARE IN METRES

ORIGINAL

STRATA PLAN 50991

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS

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STRATA PLAN
50991
SHEET 2 OF 3 SHEETS

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 STRATUM OF THE PART LOTS EXTERNAL TO THE BUILDING EXTENDS BETWEEN 8 METRES BELOW AND 12 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE RESPECTIVE UNITS EXCEPT WHERE COVERED.

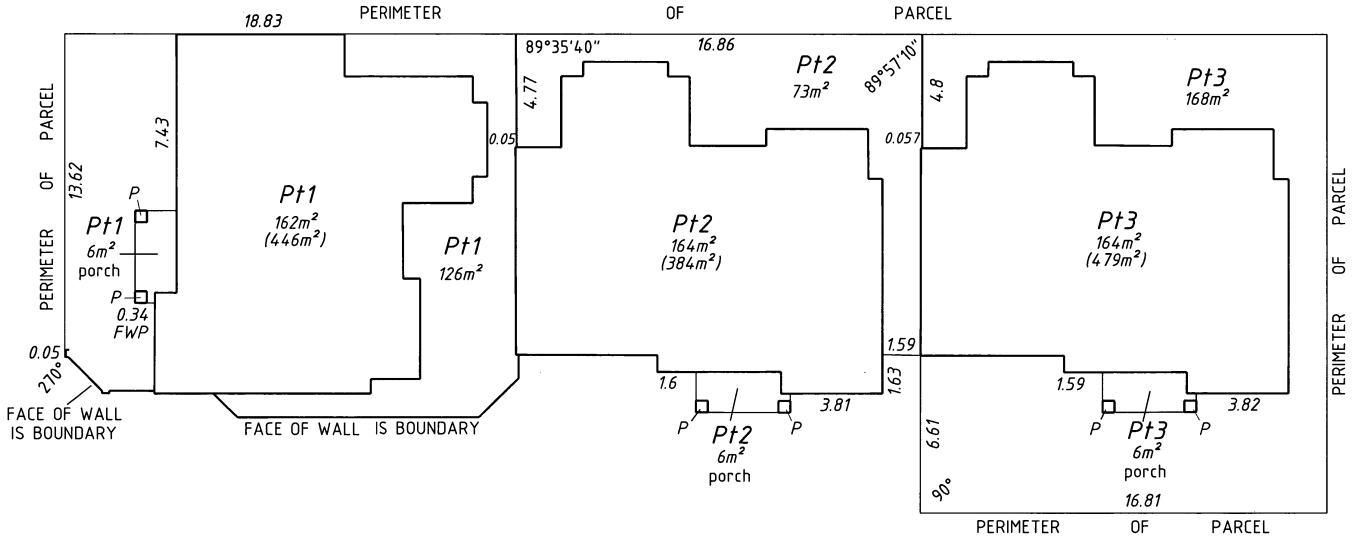
PILLARS ARE PART OF THE LOTS

P - DENOTES PILLAR

ALL MEASUREMENTS TO THE BUILDINGS ARE TO THE EXTERNAL FACE OF WALL

FWP - DENOTES FACE OF WALL PRODUCED

FOR OTHER PART OF LOTS 1 TO 3 SEE SHEET 3



NASTECH(WA) PTY LTD
195 MAIN STREET
OSBORNE PARK WA 6017
TEL 08 9344 3939
FAX 08 9344 3310
PAUL NAS LICENSED SURVEYOR

✓ 2-Aug-06

PAUL NAS Date
Licensed Surveyor

GROUND FLOOR PLAN

2 0 SCALE 1 : 200 @ A3 18

ALL DISTANCES ARE IN METRES

ORIGINAL

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STRATA PLAN
50991
SHEET 3 OF 3 SHEETS

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 STRATUM OF THE PART LOTS EXTERNAL TO THE BUILDING AND DESIGNATED BALCONY HEREON IS LIMITED TO BETWEEN THE UNDERNEATH SURFACE OF ITS FLOOR AND TO A HEIGHT OF 3 METRES ABOVE, EXCLUDING WHERE COVERED.

EDGE OF CONCRETE FORMS THE BOUNDARY OF THE BALCONY PART LOT UNLESS OTHERWISE SHOWN

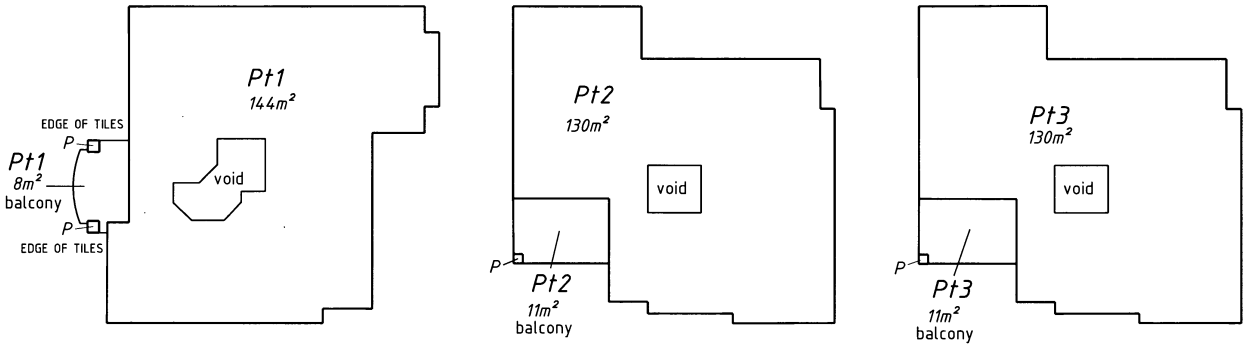
PILLARS ARE PART OF THE LOTS

P - DENOTES PILLAR

ALL MEASUREMENTS TO THE BUILDINGS ARE TO THE EXTERNAL FACE OF WALL

FWP - DENOTES FACE OF WALL PRODUCED

FOR OTHER PART OF LOTS 1 TO 3 SEE SHEET 2



NASTECH(WA) PTY LTD
195 MAIN STREET
OSBORNE PARK WA 6017
TEL 08 9344 3939
FAX 08 9344 3310
PAUL NAS LICENSED SURVEYOR

✓ 2-Aug-06

PAUL NAS Date
Licensed Surveyor

FIRST FLOOR PLAN

2 0 SCALE 1 : 200 @ A3 18

ALL DISTANCES ARE IN METRES

ORIGINAL

FORM 3

STRATA/SURVEY-STRATA PLAN NO. 50991					
Schedule of Unit Entitlements		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	34	2638 - 249			
2	33	2638 - 250			
3	33	2638 - 251			
			Aggregate	**100**	

DESCRIPTION OF PARCEL AND BUILDING/PARCEL

Three double storey rendered brick and tile residential dwellings situated on Lot 118 on P 5023(2)

POSTAL ADDRESS: 126 Moulden Avenue, Yokine WA 6060

CERTIFICATE OF LICENSED VALUER
STRATA/SURVEY STRATA

I, **Simon Munro Martin**, 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 that 5 per cent more or 5 per sent 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.

28th June 2006
.....
Date

.....
Signed

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FORM 7

Strata Titles Act 1985

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

STRATA PLAN No. 50991

DESCRIPTION OF PARCEL & BUILDING

Three double storey brick and tile residential buildings situated on Lot 118 on P 5023(2)

POSTAL ADDRESS: 126 Moulden Avenue, Yokine WA 6060

CERTIFICATE OF LOCAL GOVERNMENT

City of Stirling ....., 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.

25/08/2006
Date

.....
Chief Executive Officer

Delegated Officer
Section 23 (5)
Strata Titles Act 1985

*Delete if inapplicable

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FORM 8

ANNEXURE `A´ OF STRATA PLAN No. 50991 REGISTRAR OF TITLES

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.

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FORM 8

ANNEXURE `B´ OF STRATA PLAN No. 50991 REGISTRAR OF TITLES

SCHEDULE OF ENCUMBRANCES ETC.

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

Note: Entries may be affected by subsequent endorsements.