LANDGATE COPY OF ORIGINAL NOT TO SCALE 28/04/2026 12:05 PM Request number: 69748527
www.landgate.wa.gov.au

SURVEY-STRATA PLAN 2959

SHEET 2 OF 2 SHEETS

PLAN OF
CONVERSION OF LOTS 1, 2 AND COMMON PROPERTY ON SP2959

CERTIFICATE OF TITLE
1400 - 767
1400 - 768

LOCAL GOVERNMENT
CITY OF BAYSWATER

INDEX PLAN
SEE SMARTPLAN

FIELD BOOK
129651

SCALE @ A3 1:300

NAME OF SCHEME
40 & 42 AUGHTON ST., BAYSWATER

ADDRESS OF PARCEL
40 AUGHTON STREET
BAYSWATER WA 6053

MANAGEMENT STATEMENT YES ☐ NO ☒

LODGED	EXAMINED SG
DATE 26 3 2015	IN ORDER FOR DEALINGS
FEE PAID $400.00	SUBJECT TO
ASSESS No. 17096603	26-Mar-15 FOR REGISTRAR OF TITLES DATE

M950611 APPLICATION
26-Mar-15 DATE
REGISTERED 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 S.16 P&D Act 2005 DATE

Landgate
Western Australian Land Information Authority

INTERESTS AND NOTIFICATIONS

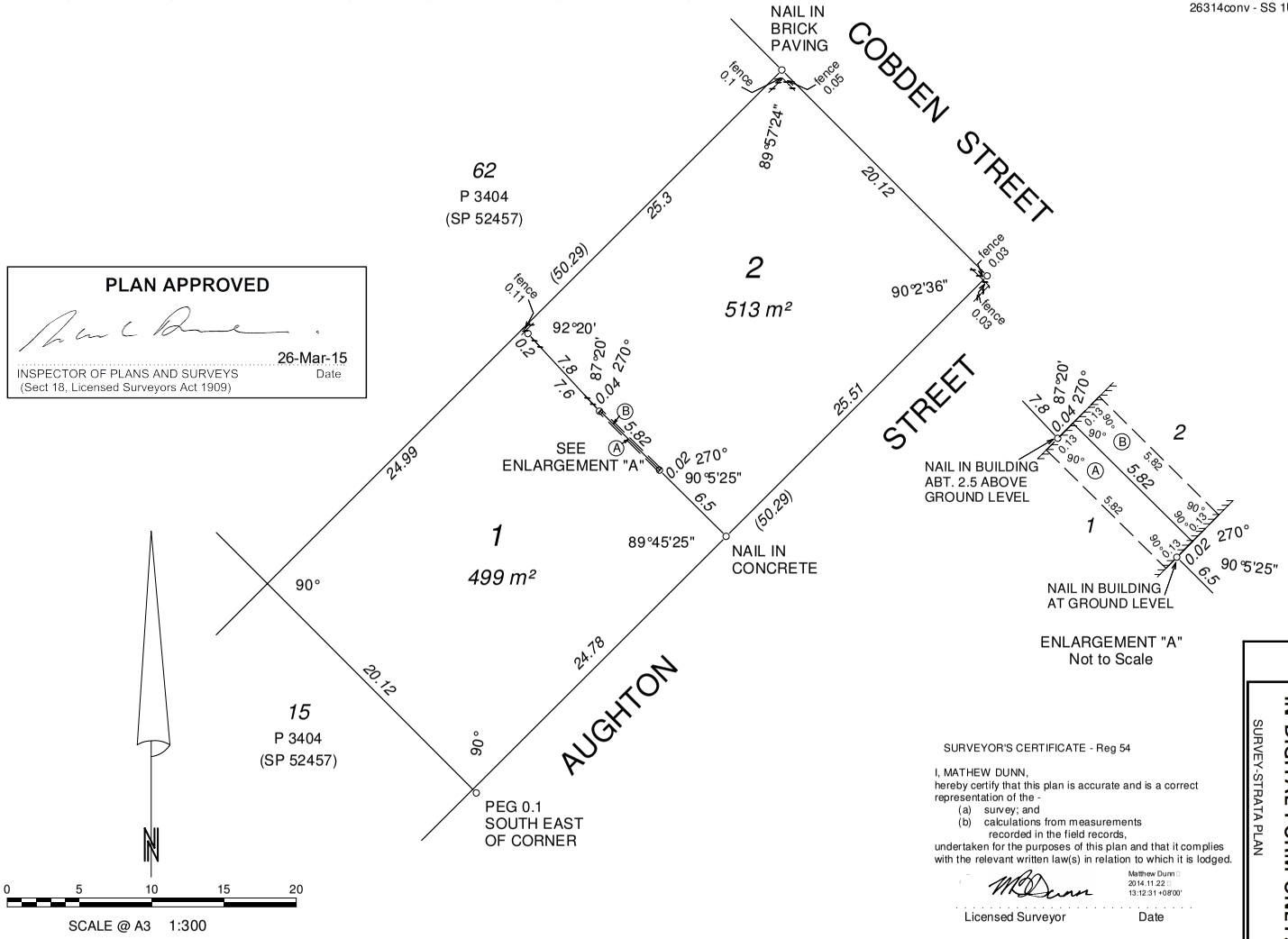
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
Ⓐ	EASEMENT (PARTY WALL)	REG 14G OF THE STGR 1996	THIS PLAN	LOT 1	LOT 2	
Ⓑ	EASEMENT (PARTY WALL)	REG 14G OF THE STGR 1996	THIS PLAN	LOT 2	LOT 1	

VERSION	AMENDMENT	AUTHORISED BY	DATE

GIUDICE SURVEYS ESTABLISHED 1972
First Floor, 289 Stock Road
O'CONNOR WA 6163
T: 9331 6222
F: 9337 6943
LICENSED LAND SURVEYORS
E: giudice@giudicesurveys.com

26314conv - SS 1U

PLAN APPROVED
26-Mar-15
INSPECTOR OF PLANS AND SURVEYS (Sect 18, Licensed Surveyors Act 1909) Date



SURVEYOR'S CERTIFICATE - Reg 54

I, MATHEW DUNN,
hereby certify that this plan is accurate and is a correct representation of the -
(a) survey; and
(b) calculations from measurements recorded in the field records,
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Matthew Dunn
2014.11.22
13:12:31 +08'00'
Licensed Surveyor Date

HELD BY LANDGATE
IN DIGITAL FORM ONLY.
SURVEY-STRATA PLAN

FORM 3

SURVEY-STRATA PLAN No. 2959					
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	50	1400 - 767			
2	50	1400 - 768			
			Aggregate	100	

DESCRIPTION OF PARCEL

TWO SURVEY-STRATA LOTS DERIVED FROM A CONVERSION OF LOTS 1, 2 AND COMMON PROPERTY ON STRATA PLAN 2959
ADDRESS OF PARCEL: 40 & 42 AUGHTON STREET, BAYSWATER WA 6053

CERTIFICATE OF LICENSED VALUER
SURVEY-STRATA

I, **Bradley J Dawson**, 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-Nov-2014
Date

Digitally signed by Brad Dawson
Date: 2014.11.14 12:42:51 +08'00'
Signed

LANDGATE COPY OF ORIGINAL NOT TO SCALE 28/04/2026 12:05 PM Request number: 69748527
Landgate
www.landgate.wa.gov.au

FORM 38

Strata Titles Act 1985

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

STRATA PLAN No. 2959

CERTIFICATE OF LICENSED SURVEYOR — CONVERSION TO A SURVEY-STRATA SCHEME

I, MATTHEW DUNN . . . . . ., 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 . . . 7-Mar-15. . . . in relation to the strata plan mentioned above ("the strata plan") —

(a) 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;

(b) 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;

(c) where 2 lots have a common or party wall, the centre plane of that wall is on the boundary of the lots;

(d) 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 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

(e) 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 (d)(ii) above —

REG 14G PARTY WALL EASEMENT

. . . . . .

. . . . . .

. . . . . .

. . . . . .

. . . . . .

[Insert }Nil~ if no easements are required to be created, or describe the easement(s) required to be created by their short form description].



Matthew Dunn
2015.03.23 14:53:33 +08'00'

. . . . . .

Licensed Surveyor Date

*Delete if inapplicable.

LANDGATE COPY OF ORIGINAL NOT TO SCALE 28/04/2026 12:05 PM Request number: 69748527

Landgate
www.landgate.wa.gov.au

FORM 1

SURVEY

STRATA PLAN 2959

PARCEL OF LAND LOT 61 ON PLAN 3404(3)
PTN SWAN LOCATION T

CERTIFICATE OF TITLE : VOL. 14, FOL. 363A

LOCAL AUTHORITY SHIRE OF BAYSWATER

LOCALITY BAYSWATER INDEX PLAN 7608

NAME OF BUILDING 40 & 42 AUGHTON ST., BAYSWATER

ADDRESS FOR SERVING OF NOTICES ON COMPANY 40 & 42 AUGHTON STREET, BAYSWATER

STRAT

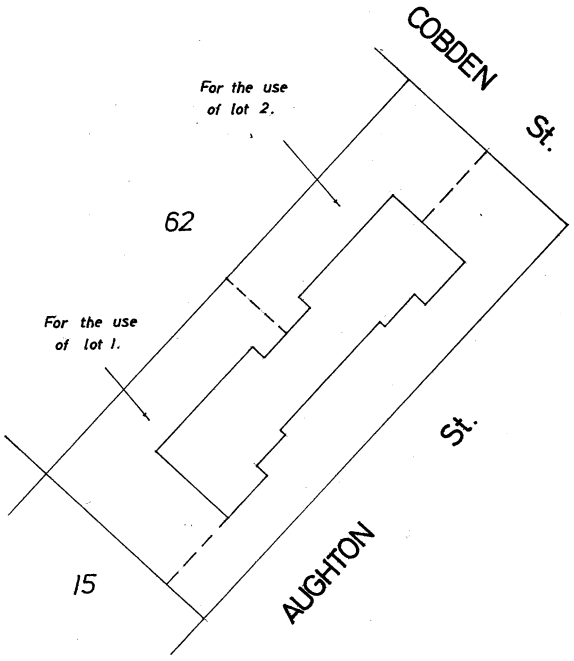
LODGED 6 . 2 . 75

EXAMINED 6 . 2 . 75

REGISTERED 12 . 2 . 75 APP. A923365

REGISTRAR OF TITLES

NOW CONVERTED



KEVIN J. McMAHON & ASSOCIATES
LICENSED SURVEYORS — ENGINEERING SURVEYORS
47 ORD STREET, WEST PERTH. TELEPHONE 21 7188

SCALE 1:500 ~~LINKS TO AN INCH~~

CI

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	1	1400	767
2	1	1400	768
	SEE FORM "3"		
AGGREGATE	2		

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.~~

DATE 3.1.1975 LICENSED SURVEYOR.

APPROVED BY THE TOWN PLANNING BOARD

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

DATE 28 JAN 1975 CHAIRMAN.

3.1.75

8 37 70/9/70—2M—O/MGD

LANDGATE COPY OF ORIGINAL NOT TO SCALE 28/04/2026 12:05 PM Request number: 69748527
Landgate
www.landgate.wa.gov.au

C.A. 3

FORM 3

SURVEY STRATA PLAN No. 2959

CERTIFICATE OF LOCAL AUTHORITY

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

THE SHIRE OF BAYSWATER, 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:—

A SINGLE STOREY BRICK AND TILE DUPLEX RESIDENCE SITUATED ON LOT 61 ON PLAN 3404(3), PORTION OF SWAN LOCATION T. THE BUILDING IS KNOWN AS 40 & 42 AUGHTON STREET, BAYSWATER.

DATE 13th January 1975

SHIRE/~~TOWN~~ CLERK
BAYSWATER SHIRE COUNCIL

62067/5/69—200—F802

LANDGATE COPY OF ORIGINAL NOT TO SCALE 28/04/2026 12:05 PM Request number: 69748527
Landgate
www.landgate.wa.gov.au

C.A. 4

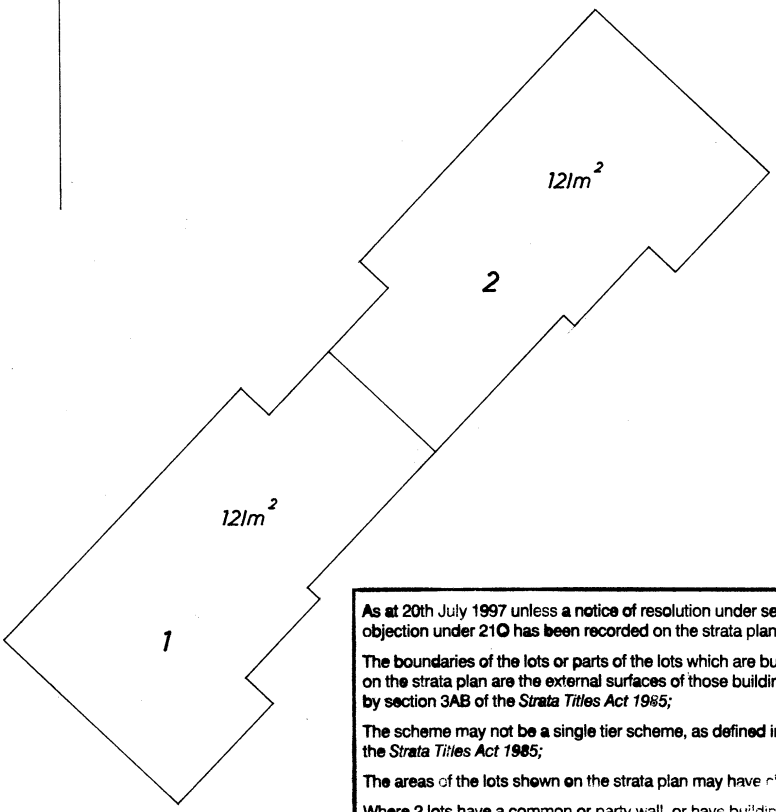
SURVEY SHEET No. 1 OF 1 SHEETS

STRATA PLAN No. 2959

GROUND FLOOR

NOW CONVERTED

SEE SHEET 2 OF 2 SHEETS



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.

KEVIN J. McMAHON & ASSOCIATES
LICENSED SURVEYORS — ENGINEERING SURVEYORS
47 ORD STREET, WEST PERTH. TELEPHONE 21 7188

SCALE 1:200 ~~FEET TO AN INCH~~

APPROVED

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

TOWN PLANNING BOARD	LOCAL AUTHORITY SHIRE OF BAYSWATER
L Collins	
DATE 28 JAN 1975 CHAIRMAN	DATE 13.1.75 SHIRE/~~TOWN~~ CLERK

85370/11/70-2M-C397

LANDGATE COPY OF ORIGINAL NOT TO SCALE 28/04/2026 12:05 PM Request number: 69748527

Landgate
www.landgate.wa.gov.au

LANDGATE COPY OF ORIGINAL NOT TO SCALE 28/04/2026 12:05 PM Request number: 69748527
www.landgate.wa.gov.au

SURVEY

Ca. 5

ANNEXURE A OF STRATA PLAN No. 2959

REGISTRAR OF TITLES

SCHEDULE OF REGISTERED PROPRIETORS

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT REGIST'D	SIGNATURE OF REGISTRAR of TITLES
CONVERSION TO A SURVEY-STRATA SCHEME SECTION 31D.	APPLICATION	M950611	26.3.2015	

SCHEDULE OF ENCUMBRANCES, ETC.

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGIST'D	SIGNATURE OF REGISTRAR of TITLES	CANCELLATION			

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