

<p>SURVEY-STRATA PLAN 4686 SHEET 2 OF 2 SHEETS</p>		<p>PLAN OF CONVERSION OF LOTS 1, 2 AND COMMON PROPERTY ON SP 4686 CERTIFICATE OF TITLE Volume: 1464 Folio: 786 Volume: 1464 Folio: 787 TOWN OF BASSENDEAN FIELD RECORD 148793</p>		<p>NAME OF SCHEME KYLIE</p>		<p>ADDRESS OF PARCEL 11 CLARKE WAY, BASSENDEAN WA 6054</p>		<p>MANAGEMENT STATEMENT YES <input type="radio"/> NO <input checked="" type="radio"/></p>		<p>SURVEYOR'S CERTIFICATE - Reg 54 I, JASON IVES 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." (delete if inapplicable) undertaken for the purposes of this plan and that it complies with the relevant instrument(s) in relation to which it is lodged. Jason Ives 2019.05.29 14:34:17 +0800</p>		<p>LICENSED SURVEYOR DATE LOGGED 750383 DATE 15-JUL-19 FEE PAID ASSESS No. EXAMINED 17-7-2019 DATE</p>		<p>WESTERN AUSTRALIAN PLANNING COMMISSION M.A.P.C. REF: Certificate of Approval 258(2) of Strata Titles Act, 1985 Delegated under S.16 P&D Act 2005 DATE</p>		<p>PLAN APPROVED</p>		<p>INSPECTOR OF PLANS AND SURVEYS DATE (S.18 Licensed Surveyors Act 1909)</p>		<p>SUBJECT TO Reg 14G of the STGR</p>		<p>FOR REGISTRAR OF TITLES DATE 5-7-2019</p>		<p>REGISTRATION APPLICATION DATE 5.7.2019</p>		<p>REGISTRAR OF TITLES SEAL</p>	
<p>SURVEY-STRATA PLAN 4686 SHEET 2 OF 2 SHEETS</p>										<p>PLAN OF CONVERSION OF LOTS 1, 2 AND COMMON PROPERTY ON SP 4686 CERTIFICATE OF TITLE Volume: 1464 Folio: 786 Volume: 1464 Folio: 787 TOWN OF BASSENDEAN FIELD RECORD 148793</p>																	
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ENLARGEMENT 'Y'
NOT TO SCALE

ENLARGEMENT 'Z'
NOT TO SCALE

THE LAND DIVISION
PLANNING | SURVEYING | DESIGN
PO BOX 2444, MALAGA, WA 6090
T: 9209 3232 F: 9249 2551
E: INFO@LANDDIVISION.COM.AU
REF: 19-9415 AK 29-03-2019

CLARKE WAY

SCALE 1:200 @ A3
0 5 10 20
ALL DISTANCES ARE IN METRES

INTERESTS AND NOTIFICATIONS		COMMENTS	
STATUTORY REFERENCE	ORIGIN	LAND BURDENED/ SERVIENT LAND	BENEFIT TO/ DOMINANT LAND
REG 14G of the STGR 1996	THIS PLAN	LOT 1	LOT 2
REG 14G of the STGR 1996	THIS PLAN	LOT 2	LOT 1

FORM 3

SURVEY-STRATA PLAN No. 4686							
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	51						
2	49						
				Aggregate	100		


DESCRIPTION OF PARCEL

Conversion of Lots 1, 2 & Common Property on Strata Plan 4686.
The address is 11 Clarke Way, Bassendean, WA, 6054.

**CERTIFICATE OF LICENSED VALUER
SURVEY-STRATA**

I, **Darren Starceвич**....., 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.

31-May-2019
Date


 Digitally signed by
 Darren Starceвич
 AAPI Licensed Valuer
 No. 44415
 Signed

FORM 38

Strata Titles Act 1985
Sections 31E (1)(b), 31F

STRATA PLAN No. 4686

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

I, JASON IVES, 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 . . . 14-Jun-19 . . . 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 —

EASEMENT (PARTY WALL) REG 14G OF THE STGR 1996

 EASEMENT (PARTY WALL) REG 14G OF THE STGR 1996

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




Jason Ives
2019.07.15 11:24:36 +08'00'

.....
Licensed Surveyor

.....
Date

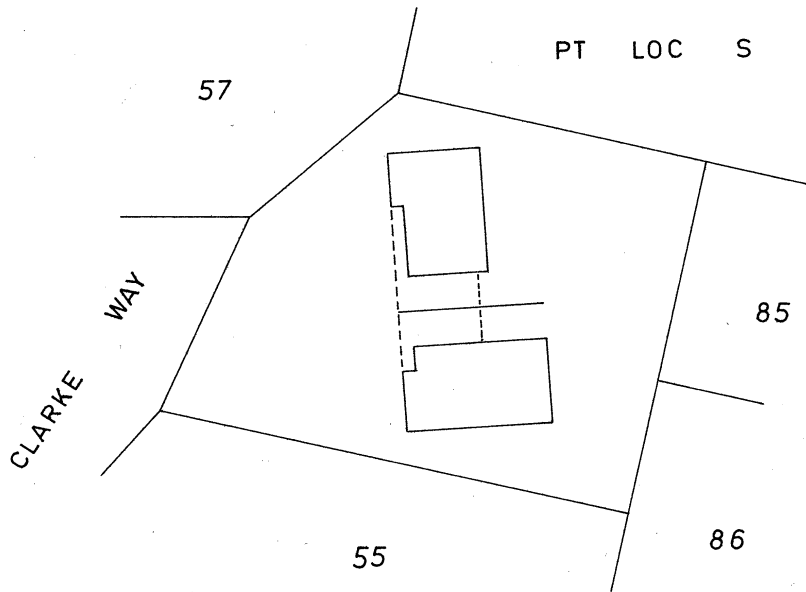
*Delete if inapplicable.

PARCEL OF LAND <u>PORTION OF SWAN LOCATION S AND</u> BEING <u>LOT 56 ON DIAGRAM 48582</u> CERTIFICATE OF TITLE: <u>VOL. 1416 FOL. 178</u> LOCAL AUTHORITY <u>TOWN OF BASSENDEAN</u> LOCALITY <u>BASSENDEAN</u> INDEX PLAN <u>Perth 2000 18.29</u> NAME OF BUILDING <u>KYLIE</u> ADDRESS FOR SERVING OF <u>11a&11b CLARKE WAY,</u> NOTICES ON COMPANY <u>BASSENDEAN.</u>	STRATA PLAN <u>4686</u> OFFICE USE ONLY LODGED <u>22.2.77</u> EXAMINED <u>MP 23.2.77</u> REGISTERED <u>27.4.77</u> App. <u>B326860</u>  <i>Handwritten Signature</i> REGISTRAR OF TITLES
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SURVEY STRATA PLAN 4686



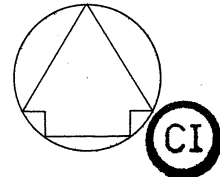
NOW CONVERTED



SEE SHEET 2 OF 2 SHEETS

ALAN R. WILLIAMS & ASSOCIATES
 LICENSED SURVEYORS
 5/36 First Avenue, Mt Lawley, W.A.
 Tel. 71 3660

SCALE 1:500
 LINKS TO AN INCH



SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
LOT No.	UNIT ENTITLEMENT	CURRENT Cs. of TITLE	
		VOL.	FOL.
1	1	146A-786	
2	1	146A-787	
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 1/2/77 *A.R. Williams*
 LICENSED SURVEYOR.

APPROVED BY THE TOWN PLANNING BOARD
 FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

David Carr
 DATE 15 FEB 1977
 CHAIRMAN.

83770/9/70-2M-O/MGD

FORM 3

SURVEY STRATA PLAN No. 4686

CERTIFICATE OF LOCAL AUTHORITY

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

TOWN OF BASSENDEAN, 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 DWELLING SITUATED ON LOT 56 OF SWAN LOCATION S ON DIAGRAM 48582 AND CONTAINED IN CERTIFICATE OF TITLE VOLUME 1416 FOLIO 178 AND KNOWN AS "KYLIE", THE POSTAL ADDRESS BEING 11a AND 11b CLARKE WAY, BASSENDEAN.

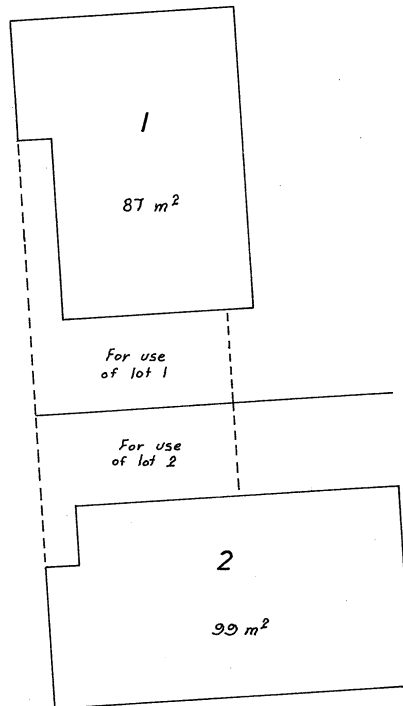
DATE 7TH FEBRUARY, 1977

 SHIRE/TOWN CLERK

SURVEY STRATA PLAN No. 4686

GROUND FLOOR

NOW CONVERTED



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*;

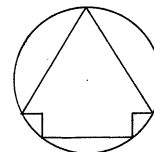
The scheme may not be a single tier scheme, as defined in section 3(1) of the *Strata Titles Act 1985*;

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.

SEE SHEET 2 OF 2 SHEETS



SCALE 1:200 FEET TO AN INCH

APPROVED

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

<p>TOWN PLANNING BOARD</p> <p><i>David Carr</i></p> <p>DATE 15 FEB 1977 CHAIRMAN</p>	<p>LOCAL AUTHORITY <u>BARSEDEAN TOWN COUNCIL</u></p> <p><i>[Signature]</i></p> <p>DATE 7TH FEBRUARY, 1977 SHIRE/TOWN CLERK</p>
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85370/11/70-2M-C397

