

STRATA PLAN
56465

SHEET 1 OF 4 SHEETS

PLAN OF
LOT 50 ON P 3083
CERTIFICATE OF TITLE
V. 1896 F. 799
LOCAL GOVERNMENT
TOWN OF CAMBRIDGE
INDEX PLAN
BG 34 (2) 10.26
FIELD BOOK
110203
SCALE 1:250 @ A3

NAME OF SCHEME
339 CAMBRIDGE STREET
WEMBLEY

ADDRESS OF PARCEL
339 CAMBRIDGE STREET
WEMBLEY WA 6014

MANAGEMENT STATEMENT YES NO

LOGGED
CERTIFIED CORRECT 14-Aug-09
COR. FILE 1716/2005 Vol. 12 p.65
DATE 30-Jul-09
IN ORDER FOR DEALINGS
SUBJECT TO
Loxgement of Form 1.
FEE PAID \$876.00
ASSESS No. 5589853
DATE 19.8.2009

REGISTERED
APPLICATION
20/8/09
REGISTRAR OF TITLES
DATE 19.8.2009

WESTERN AUSTRALIAN PLANNING COMMISSION
W.A.P.C. REF: 277-09
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

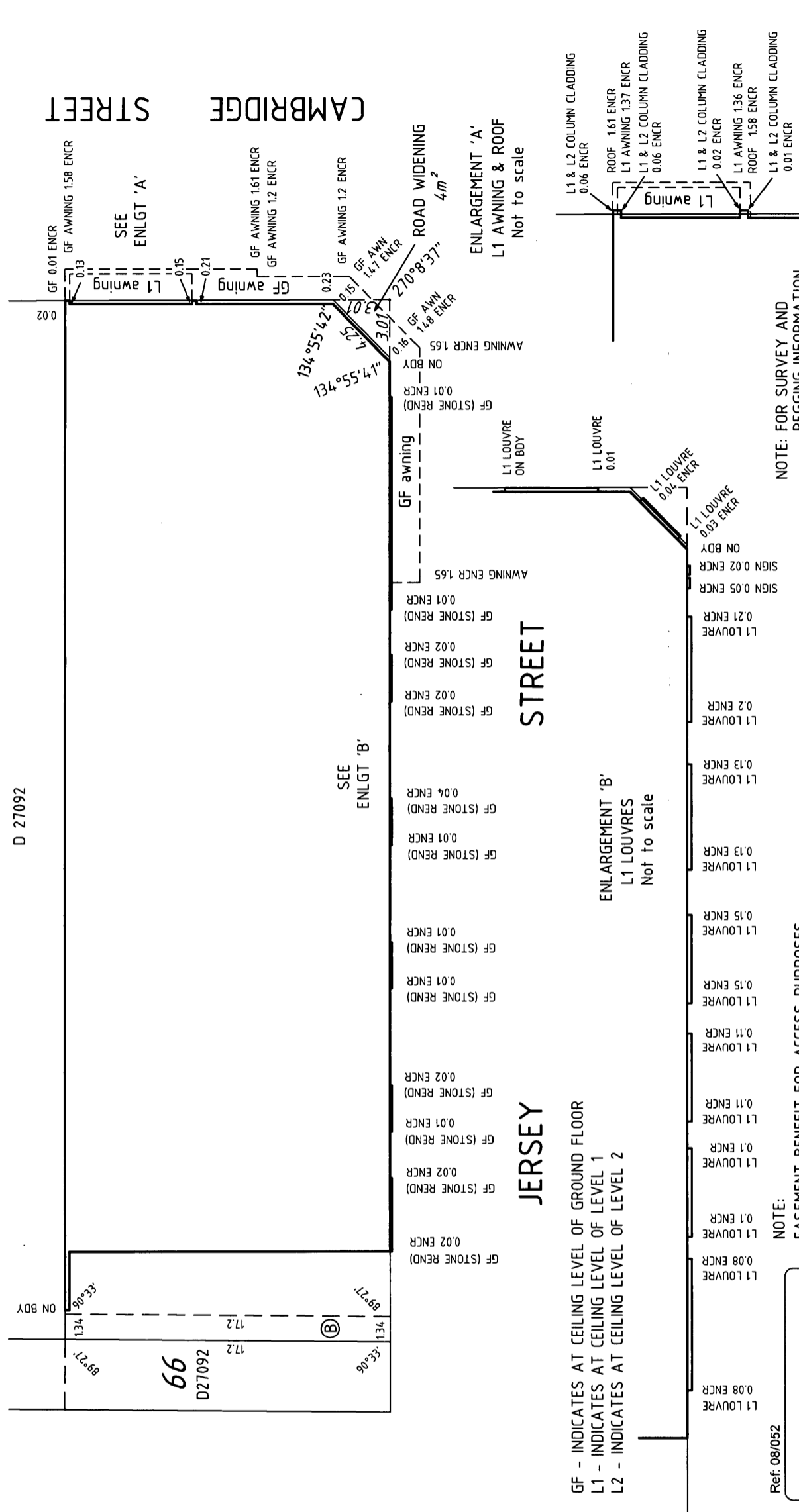
VER.	2
AMENDMENT	AUDIT REQUIREMENTS
AUTHORISED BY	MZ
DATE	13.8.2009

1
D 27092

LIMITED IN DEPTH TO 12.19 METRES

19/8/09

LOCATION PLAN
Scale 1:250 @ A3



ORIGINAL

STRATA PLAN
56465

NOTE: FOR SURVEY AND PEGGING INFORMATION REFER FB 110203

INTERESTS AND NOTIFICATIONS

NOTE: EASEMENT BENEFIT FOR ACCESS PURPOSES - SEE DP59243 AND DOC K726665

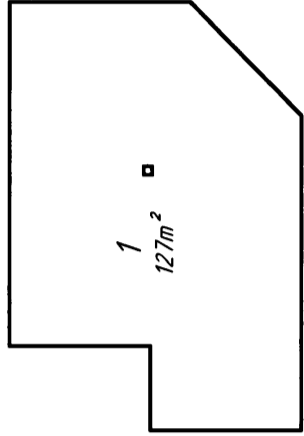
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(B)	EASEMENT (RIGHT OF WAY)		DOC K726666	COMMON PROPERTY	LOT 66 ON D27092	

Ref: 08/052
SAS SURVEYORS
SORENSEN SHORT & ASSOCIATES
4 O'CONNOR WAY WANGARA, 6005
Tel: 9408 6386 Fax: 9309 1105
Email: admin@sorensen.net.au

SURVEYOR'S CERTIFICATE - Reg 54
MARK ZIMOCH
I, 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.
M. Zimoch
2008.08.14 11:10:53 +0800
LICENSED SURVEYOR DATE

STRATA PLAN
56465
 SHEET 2 OF 4 SHEETS

UNDER SEC 3(2)(b) OF THE STRATA TITLES ACT 1985, THE BOUNDARIES OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, EXCEPT WHERE INDICATED, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING.



■ - Denotes Column (Common Property)

Ref: 08/052

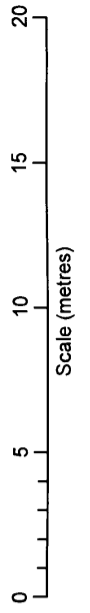
SAS SURVEYORS
 LICENSED ENGINEERING & DILAPIDATION
 SORESEN SHORT & ASSOCIATES
 4 O'CONNOR WAY WANGARA 6065
 Tel: 9409 6366 Fax: 9309 1105
 Email: admin@sorensen.net.au

M. Zimoch
 Mark Zimoch
 2009.08.14 11:10:39 +0800
 LICENSED SURVEYOR DATE

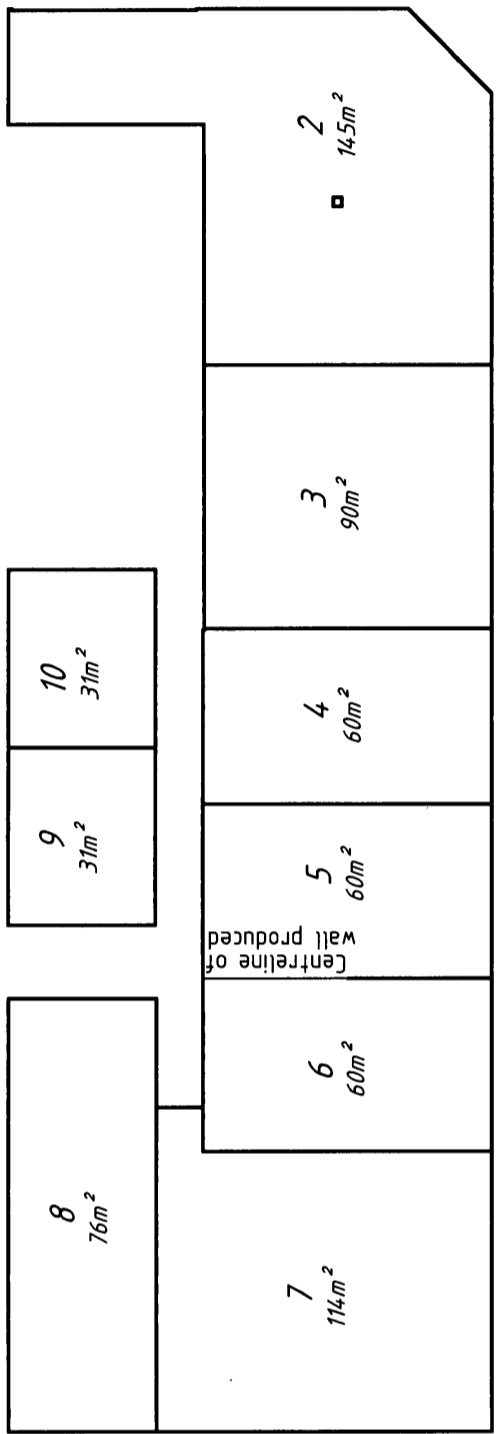


GROUND FLOOR PLAN

Scale 1:250 @ A3

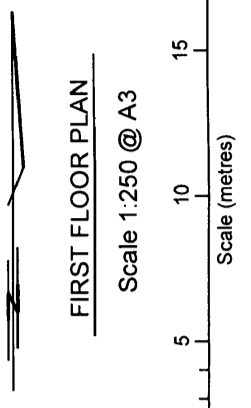


STRATA PLAN
56465
 SHEET 3 OF 4 SHEETS



UNDER SEC 3(2)(b) OF THE STRATA TITLES ACT 1985, THE BOUNDARIES OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, EXCEPT WHERE INDICATED, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING.

■ - Denotes Column (Common Property)



Ref: 08/052

SAS SURVEYORS
 LICENSED ENGINEERING & DILapidation
 SORENSEN SHORT & ASSOCIATES
 4 O'CONNOR WAY WANGARA 6065
 Tel: 9409 6366 Fax: 9309 1105
 Email: admin@sorensen.net.au

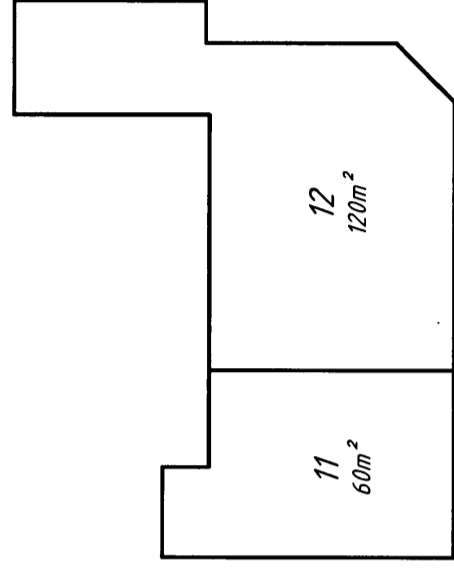
M. Ojwach
 Mark Zimoch
 2009.06.14 11:10:28 +08'00'
 LICENSED SURVEYOR DATE

STRATA PLAN

56465

SHEET 4 OF 4 SHEETS

UNDER SEC 3(2)(b) OF THE STRATA TITLES ACT 1985, THE BOUNDARIES OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, EXCEPT WHERE INDICATED, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING.



Ref: 08/052

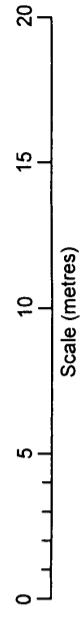
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LICENSED
ENGINEERING
& DILAPIDATION
SORENSEN SHORT & ASSOCIATES
4 O'CONNOR WAY WANGARA, 6065
Tel: 9409 6366 Fax: 9309 1195
Email: admin@sorensen.net.au

M. *Quirk* Mark Zimech
2009.08.14 11:10:13 +0800
..... DATE
LICENSED SURVEYOR



SECOND FLOOR PLAN

Scale 1:250 @ A3



FORM 3

STRATA PLAN No.				56465			
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	149	2724-660					
2	141	2724-661					
3	89	2724-662					
4	61	2724-663					
5	61	2724-664					
6	61	2724-665					
7	110	2724-666					
8	74	2724-667					
9	33	2724-668					
10	33	2724-669					
11	64	2724-670					
12	124	2724-671					
				Aggregate	1,000		

DESCRIPTION OF PARCEL AND BUILDING

TWELVE COMMERCIAL SUITES IN A MULTIPLE-LEVEL BUILDING
UPON LOT 50 ON PLAN 3083
ADDRESS OF PARCEL: 339 CAMBRIDGE STREET, WEMBLEY WA 6014

**CERTIFICATE OF LICENSED VALUER
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.

28-Jul-2009
Date



Brad Dawson
2009.07.28
14:25:01 +08'00'
Signed

FORM 7

Strata Titles Act 1985

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

STRATA PLAN No. 56465

DESCRIPTION OF PARCEL & BUILDING

TWELVE COMMERCIAL UNITS WITHIN ONE MULTIPLE LEVEL BUILDING
UPON LOT 50 ON P3083
ADDRESS OF PARCEL: 339 CAMBRIDGE STREET, WEMBLEY WA 6014

CERTIFICATE OF LOCAL GOVERNMENT

.....Town of Cambridge....., 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.~~

31 July 2009

.....
Date


.....
~~Chief Executive Officer~~

*Delete if inapplicable

DELEGATED OFFICER
SECTION 23(2) STRATA TITLES ACT 1985

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 56465

DESCRIPTION OF PARCEL & BUILDING

TWELVE COMMERCIAL UNITS WITHIN ONE MULTIPLE LEVEL BUILDING
UPON LOT 50 ON P3083

ADDRESS OF PARCEL: 339 CAMBRIDGE STREET, WEMBLEY WA 6014

CERTIFICATE OF LICENSED SURVEYOR

MARK ZIMOCH
I,, 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*.~~

M. Zimoch

Mark Zimoch
2009.07.21 08:36:25 +08'00'

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable

FORM 26

WAPC Ref. 277-09

STRATA PLAN NO 56495

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 14-Aug-09 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 50 ON P3083
Location SWAN
Locality 339 CAMBRIDGE ST, WEMBLEY WA 6014
Local Government TOWN OF CAMBRIDGE

Lodged by: SORENSEN SHORT

Date: 21-Jul-09

[Signature]
For Chairman, Western Australian Planning Commission

19-8-09
Date

(*To be deleted as appropriate.)

