

INTERESTS AND NOTIFICATIONS					FORM 1	
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
	IMPLIED EASEMENT	SECTION 167A OF T.L.A. 1893	P 1264	R.O.W.	THIS STRATA PLAN	R.O.W. IS APPURTENANT ONLY TO LAND COMPRISED FORMERLY IN LOTS 3, 4 & 5 ON PLAN 1264

STRATA / SURVEY -
STRATA PLAN 44277
 SHEET 1 OF 4 SHEETS
 MANAGEMENT STATEMENT YES NO
 Lodged 26.11.2003 \$ 565.40 1910
 Examined 26.11.03
 Registered 16.11.03 P.P. 1.708.491

REGISTRAR OF TITLES
 WESTERN AUSTRALIAN PLANNING COMMISSION
 WAPC REF: 907-03
 Certificate of Approval of W.A.P.C. under
 Section 25B(2) of Strata-Titles Act 1985.

Delegated Under S20 WAPC Act 1985
 DATE
 JOB : 5909

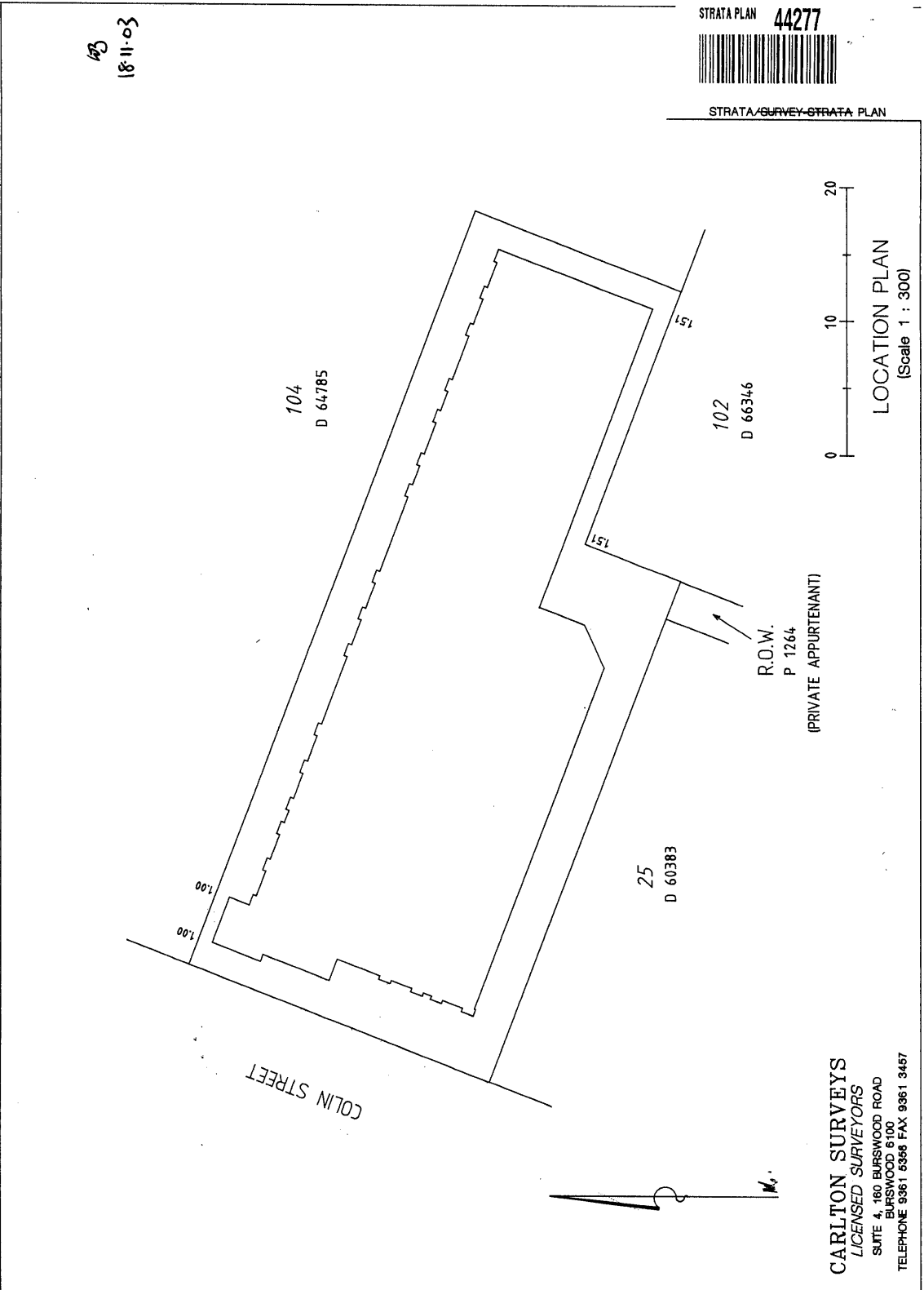
PLAN OF
 LOT 103 ON
 DIAGRAM 64787

CERTIFICATE OF TITLE
 VOLUME: 1750 FOLIO: 217
 LOCAL GOVERNMENT
 CITY OF PERTH

INDEX PLAN
 BG34(1) 23.49, 24.49
 FIELD BOOK NUMBER
 SCALE 1 : 300

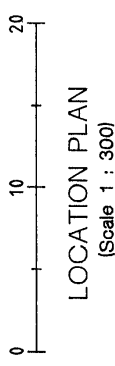
NAME OF SCHEME
 38-40 COLIN STREET
 WEST PERTH

ADDRESS OF PARCEL
 38 COLIN STREET
 WEST PERTH WA 6005

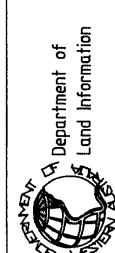


STRATA PLAN **44277**

STRATA / SURVEY STRATA PLAN



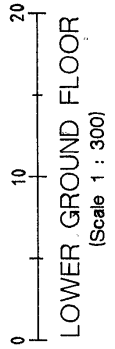
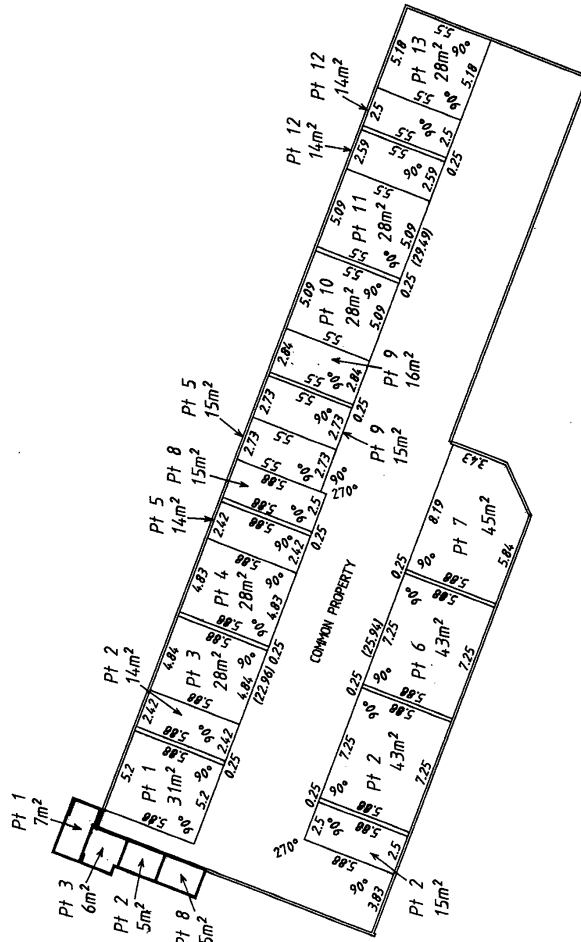
CARLTON SURVEYS
 LICENSED SURVEYORS
 SUITE 4, 160 BURSWOOD ROAD
 BURSWOOD 6100
 TELEPHONE 9361 5356 FAX 9361 3457



STRATA / SURVEY -
STRATA PLAN 44277

SHEET 2 OF 4 SHEETS

FOR OTHER PART OF LOTS 1, 3, 5, 7, 9, 11 & 13
SEE SHEET 3 OF 4 SHEETS
FOR OTHER PARTS OF LOTS 2, 4, 6, 8, 10 & 12
SEE SHEETS 3 & 4 OF 4 SHEETS



STRATA BOUNDARIES OF THE PART LOTS, OTHER THAN THOSE BUILDING PART LOTS, ARE THE SURVEY DIMENSIONS, THE INNER SURFACES OF THE ADJACENT WALLS, THE UPPER SURFACE LEVEL OF THE CONCRETE FLOOR AND THE UNDER SURFACE OF THE CONCRETE FLOOR ABOVE, UNLESS COVERED.

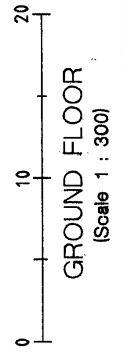
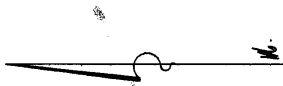
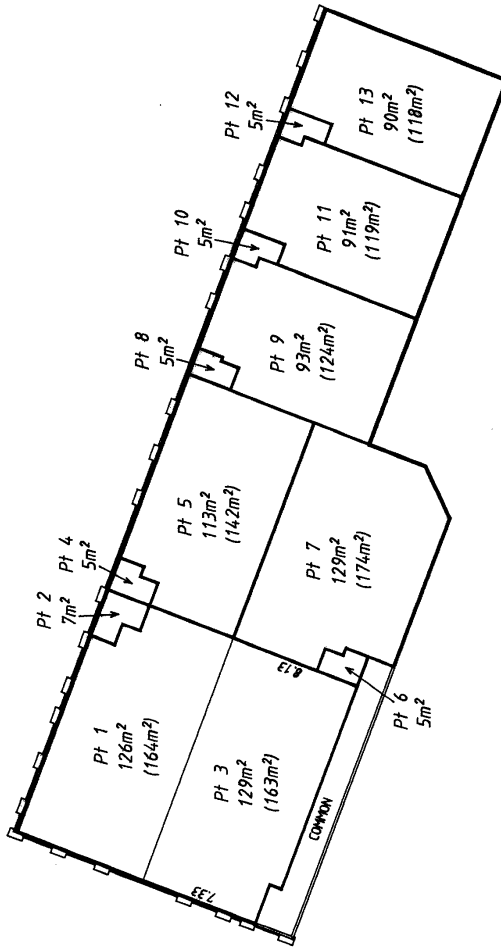
UNDER SECTION 3(2)(b) OF THE STRATA TITLES ACT 1985, THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THE BUILDING WALLS, THE UPPER SURFACE OF THE LEVEL OF THE CONCRETE FLOOR, THE UNDER SURFACE OF THE CONCRETE FLOOR ABOVE AND WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE AT WHICH THEY ARE JOINED IS THE BOUNDARY.

WB
18.11.03

FOR OTHER PART OF LOTS 1, 3, 5, 7, 9, 11 & 13
SEE SHEET 2 OF 4 SHEETS
FOR OTHER PARTS OF LOTS 2, 4, 6, 8, 10 & 12
SEE SHEETS 2 & 4 OF 4 SHEETS

STRATA / SURVEY -
STRATA PLAN 44277

SHEET 3 OF 4 SHEETS



FEATURE BRICKWORK AND MOUNDINGS ATTACHED TO THE OUTSIDE FACE OF THE CONCRETE PANEL BUILDINGS ARE COMMON PROPERTY.

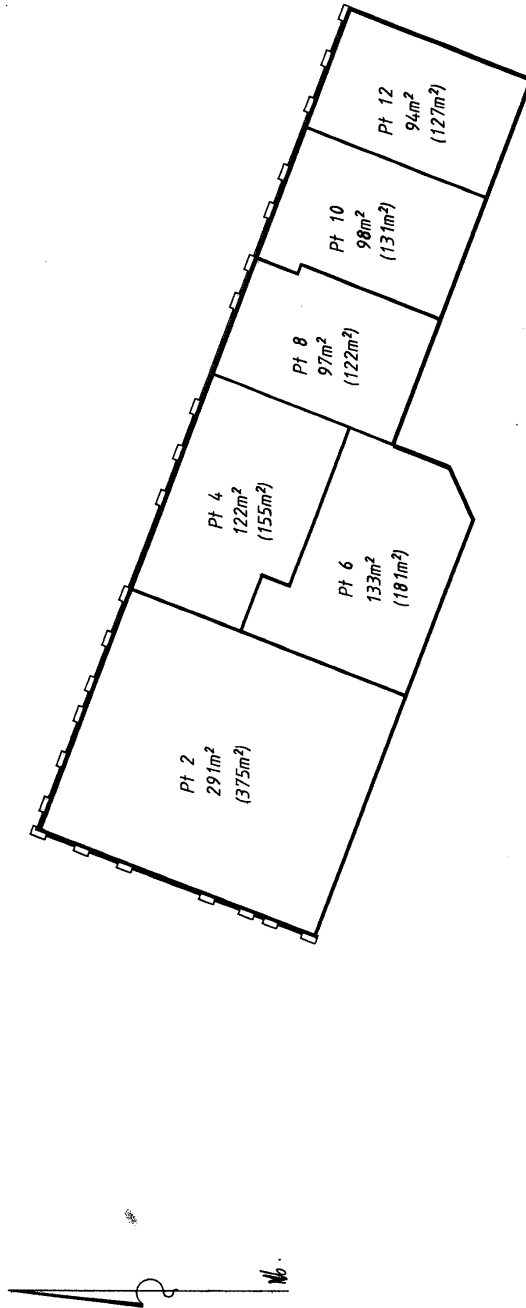
UNDER SECTION 92(1)(b) OF THE STRATA TITLES ACT 1985 THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THE CONCRETE PANEL WALLS. THE CENTRE PLANE OF THE CONCRETE FLOOR BELOW TO THE CENTRE PLANE BETWEEN THE CEILING ABOVE AND THE UPPER SURFACE OF THE CONCRETE FLOOR ABOVE, AND WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE AT WHICH THEY ARE JOINED IS THE BOUNDARY.

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18-11-03

FOR OTHER PARTS OF LOTS 2, 4, 6, 8, 10 & 12
SEE SHEETS 2 & 3 OF 4 SHEETS

STRATA / SURVEY -
STRATA PLAN 44277

SHEET 4 OF 4 SHEETS



FEATURE BRICKWORK AND MOUNDINGS ATTACHED TO THE OUTSIDE FACE OF THE CONCRETE PANEL BUILDINGS ARE COMMON PROPERTY.

UNDER SECTION 3(2)(b) OF THE STRATA TITLES ACT 1985, THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THE CONCRETE PANEL WALLS, THE CENTRE PLANE BETWEEN THE CONCRETE FLOOR AND THE CEILING BELOW, THE UNDERSIDE OF THE ROOF ABOVE, AND WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE AT WHICH THEY ARE JOINED IS THE BOUNDARY.

0 10 20
FIRST FLOOR
(Scale 1 : 300)

FORM 3

STRATA/SURVEY STRATA PLAN NO. 44277							
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	86	2551	985				
2	173	"	986				
3	87	"	987				
4	77	"	988				
5	72	"	989				
6	85	"	990				
7	83	"	991				
8	58	"	992				
9	59	"	993				
10	56	"	994				
11	56	"	995				
12	53	"	996				
13	55	"	997				
				Aggregate	1000		

DESCRIPTION OF PARCEL AND BUILDING/PARGEL

THE BUILDING SUBJECT OF THIS PLAN IS A DOUBLE STOREY CONCRETE PANEL AND BRICK COMPLEX WITH UNDERCROFT COMPRISED OF THIRTEEN OFFICE UNITS SITUATED ON LOT 103 ON DIAGRAM 64787 COMPRISED IN CERTIFICATE OF TITLE VOLUME:1750 FOLIO:217 AND BEING KNOWN AS 38-40 COLIN STREET, WEST PERTH.

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

I, MICHAEL McKENNA, 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.

6-2-2003
Date


Signed

FORM 5

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

STRATA PLAN No. 44277

DESCRIPTION OF PARCEL & BUILDING

THE BUILDING SUBJECT OF THIS PLAN IS A DOUBLE STOREY CONCRETE PANEL AND BRICK COMPLEX WITH UNDERCROFT, COMPRISED OF THIRTEEN OFFICE UNITS SITUATED ON LOT 103 ON DIAGRAM 64787 COMPRISED IN CERTIFICATE OF TITLE VOLUME:1750 FOLIO:217 AND BEING KNOWN AS 38-40 COLIN STREET, WEST PERTH.

CERTIFICATE OF LICENSED SURVEYOR

I,.....MURRAY CARLTON....., 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 T 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*.

.....9-10-2003.....
Date

Murray Carlton
.....
Licensed Surveyor

* Delete if inapplicable

FORM 7

Strata Titles Act 1985

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

STRATA PLAN No. 44277

DESCRIPTION OF PARCEL & BUILDING

THE BUILDING SUBJECT OF THIS PLAN IS A DOUBLE STOREY CONCRETE PANEL AND BRICK COMPLEX WITH UNDERCROFT, COMPRISED OF THIRTEEN OFFICE UNITS SITUATED ON LOT 103 ON DIAGRAM 64787 COMPRISED IN CERTIFICATE OF TITLE VOLUME:1750 FOLIO:217 AND BEING KNOWN AS 38-40 COLIN STREET, WEST PERTH.

CERTIFICATE OF LOCAL GOVERNMENT

CITY OF PERTH, 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;~~

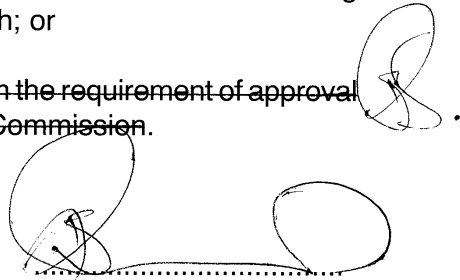
(2) the building, in the opinion of the local government, is of sufficient standard to be brought under the Strata Titles Act 1985;

~~(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.~~

24 NOVEMBER 2003.
Date


Chief Executive Officer

*Delete if inapplicable

Delegated Officer
Section 23(5) Strata Titles Act 1985

FORM 26

WAPC Ref. No. 907-03

STRATA PLAN No. 44277

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 on18-11-2003 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.103.....


 Location PERTH TOWN LOT H77

 Locality COLIN STREET, WEST PERTH

 Local Government CITY OF PERTH

Lodged by: CARLTON SURVEYS

Date: 25-7-2003


 For Chairman, Western Australian
 Planning Commission

..... 18 NOV 2003
 Date

(*To be deleted as appropriate)

