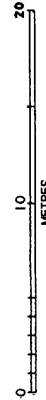


LOCATION PLAN

SCALE 1 : 250



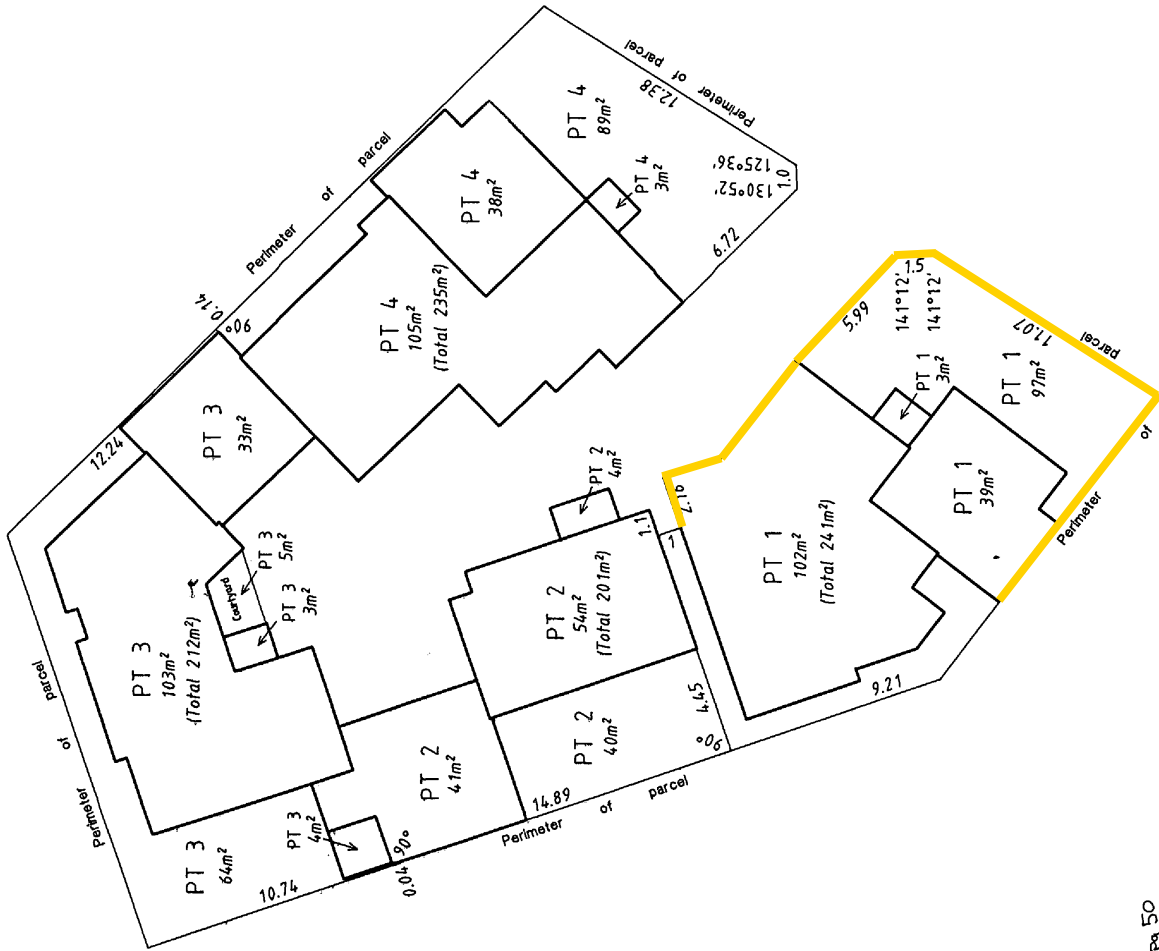
Corr AT/2004 V12 pg 50

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(A) (SAVE & EXCEPT THOSE PORTIONS)	MINERAL RESERVATION	SEC. 15A OF THE PUBLIC WORKS ACT		STRATA LOTS 1-4 & COMMON PROP.		

<p><b>STRATA PLAN</b> <b>45850</b></p>	
<p>SHEET 1 OF 3 SHEETS</p>	
<p>MANAGEMENT STATEMENT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	
<p>Lodged 3.12.04 \$256 439351</p>	
<p>Examined 3.12.04 P</p>	
<p>Registered 3.12.04 J165204</p>	
<p><i>RS Robinson</i> REGISTRAR OF TITLES</p>	
<p>WESTERN AUSTRALIAN PLANNING COMMISSION Certificate of Approval of W.A.P.C. under Section 256(4) of Strata Titles Act 1985</p>	
<p>FOR CHAIRMAN ..... DATE .....</p>	
<p><b>PLAN OF</b> <b>LOT 119</b> <b>OF PERTHSHIRE LOC. AU</b> <b>ON PLAN 7007(2)</b></p>	
<p>CERT. OF TITLE VOL. 1209 FOL. 748</p>	
<p>LOCAL GOVERNMENT CITY OF STIRLING</p>	
<p>INDEX PLAN BG34 (2) 12.33</p>	
<p>FIELD BOOK NUMBER</p>	
<p>SCALE 1 : 250</p>	
<p>NAME OF SCHEME 3 BRAEWOOD COURT NOLLAMARA</p>	
<p>ADDRESS OF PARCEL 3 BRAEWOOD COURT NOLLAMARA W.A. 6061</p>	
<p>SPECTRUM SURVEY &amp; MAPPING 5 CRESSALL RD. BALCATTA 6021 TEL. 9240 4444 FAX 9240 6886</p>	
<p><i>S. J. Lowth</i> S. J. LOWTH (Licensed Surveyor) REF. JOB 204270</p>	
<p>DEPARTMENT OF LAND INFORMATION Department of Land Information</p>	

# Attachment 1



STRATA PLAN  
45850  
SHEET 2 OF 3 SHEETS



## GROUND FLOOR PLAN

SCALE 1 : 200

SEE SHEET 3 FOR THE FIRST FLOOR PORTIONS OF LOT 2



The stratum of the lots extends between 5 metres below and 10 metres above the upper surface level of the lowest ground floor in the building shown on the plan as forming part of the lot boundary 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 3 AB of the Strata Titles Act 1985. Where two lots have a common or party wall or have buildings on them which joined, the centre plane of that wall, or the plane at which they are joined, is the boundary.

SPECTRUM SURVEY & MAPPING  
5 CRESSALL RD BALCATTA 6021  
TEL 9240 4444 FAX 9240 6866

*S. J. Lowth*  
S. J. LOWTH (Licenced Surveyor)

Corr 4/1/2004 V12 Pg 50

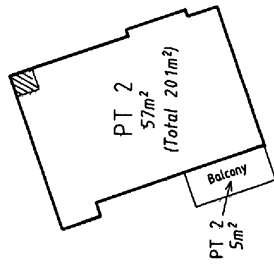
STRATA PLAN  
45850  
SHEET 3 OF 3 SHEETS



FIRST FLOOR PLAN

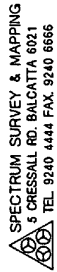
SCALE 1 : 200

SEE SHEET 2 FOR THE GROUND FLOOR PORTIONS OF LOT 2



The stratum of the lots extends between 5 metres below and 10 metres above the upper surface level of the lowest ground floor in the building shown on the plan as forming part of the lot except where hachured.  
The stratum of the part of the building shown hachured extends from the underside of the floor slab to 5 metres above

The boundary 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 3 AB of the Strata Titles Act 1985.  
The boundaries of the balcony being part of lot 2 extend from the outer surface of the building walls to the extremities of the balcony slab  
Where two lots have a common or party wall or have buildings on them which joined, the centre plane of that wall, or the plane at which they are joined, is the boundary.



SPECTRUM SURVEY & MAPPING  
5 CRESSALL RD. BALCATTA 6021  
TEL. 9240 4444 FAX. 9240 6666

*S. J. Lowth*  
S. J. LOWTH (Licensed Surveyor)

Corr 47/2004 V12 Pg 50

# Attachment 2

# FORM 3

STRATA/SURVEY STRATA PLAN No. 45850							
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	1	2581	767				
2	1	2581	768				
3	1	2581	769				
4	1	2581	770				
Aggregate	4						

**DESCRIPTION OF PARCEL AND BUILDING/PARCEL:**

Four brick and tile residential units situated on Lot 119 of Perthshire Location Au on Plan 7007(2), the address being 3 Braewood Court, Nollamara, WA, 6061

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

I, Jeremy Paget Shellabear, 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.

..... 21.10.04 .....  
Date

.....  .....  
Signed

**FORM 5**

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

**STRATA PLAN No. 45850**

**DESCRIPTION OF PARCEL & BUILDING**

Four brick and tile residential units situated on Lot 119 of Perthshire Location Au on Plan 7007(2), the address being 3 Braewood Court, Nollamara, WA, 6061

**CERTIFICATE OF LICENSED SURVEYOR**

I, Stephen Lowth, 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 -~~ sk

- ~~(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*.~~ sk

11/11/04  
.....  
Date

*S. Lowth*  
.....  
Licensed Surveyor

**FORM 7**

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

**STRATA PLAN No. 45850**

**DESCRIPTION OF PARCEL & BUILDING**

Four brick and tile residential units situated on Lot 119 of Perthshire Location Au on Plan 7007(2), the address being 3 Braewood Court, Nollamara, WA, 6061

**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.

.....11-11-2004  
Date

.....  
J. Harriet A/PBS  
Chief Executive Officer  
Delegated Officer  
Section 23 (5)  
Strata Titles Act 1985

\* Delete if inapplicable



FORM 8

ANNEXURE B OF STRATA PLAN No 45850		SCHEDULE OF ENCUMBRANCES ETC				REGISTRAR OF TITLES				
Instrument		Regist'd	Signature of Registrar of Titles	Cancellation			Signature if Registrar of Titles			
Nature	Number			Nature	Number	Regist'd		Time		