
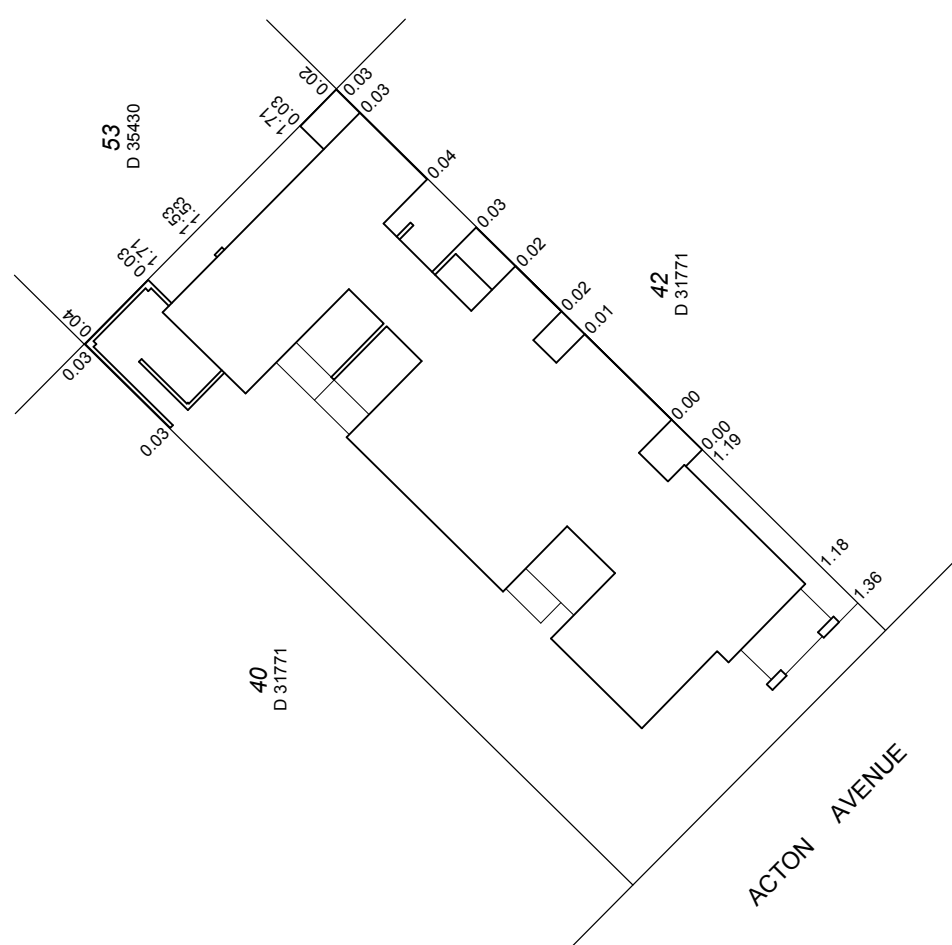



<p>SURVEY-STRATA PLAN 69489 SHEET 1 OF 3 SHEETS</p> <p>PLAN OF LOT 41 ON D 31771</p> <p>CERTIFICATE OF TITLE VOL. 1309 FOL. 465</p> <p>LOCAL GOVERNMENT CITY OF BELMONT</p> <p>FIELD RECORD 135037</p> <p>NAME OF SCHEME 213 ACTON AV, RIVERVALE</p> <p>ADDRESS OF PARCEL 213 ACTON AV, RIVERVALE WA 6103</p> <p>MANAGEMENT STATEMENT YES-NO- CRAIG MILLER</p> <p>SURVEYOR'S CERTIFICATE - REG 54 I, CRAIG MILLER, hereby certify that this plan is accurate and is a correct representation of the: (a) "survey; and/or (b) "calculations from measurements recorded in the field records, (c) "delete if inapplicable) where the plan of this plan and that it complies with the relevant written law(s) in relation to which it is lodged. 2016.01.14 <i>Craig Miller</i> 13:42:43 +08'00'</p> <p>LICENSED SURVEYOR DATE</p> <p>LOGGED 19-Jan-2016 \$763.00 18757779 DATE FEE PAID ASSESS No.</p> <p>EXAMINED P.M. Fressanges 2-Feb-2016 DATE</p> <p>WESTERN AUSTRALIAN PLANNING COMMISSION W.A.P.C. REF: Certificate of Approval of W.A.P.C. under Section 298(2) of Strata Titles Act 1985</p> <p>Delegated under S.16 P&D Act 2005 DATE</p> <p>PLAN APPROVED <i>[Signature]</i> 2-Feb-2016 INSPECTOR OF PLANS AND SURVEYS DATE (S. 18 Licensed Surveyors Act 1909)</p> <p>IN ORDER FOR DEALINGS SUBJECT TO BA Form, Form 26, Application to Register Strata Plan & Lodgement of Management Statement. <i>[Signature]</i> 2-Feb-2016 FOR REGISTRAR OF TITLES DATE</p> <p>REGISTERED N242883 APPLICATION 11.2.2016 DATE REGISTRAR OF TITLES SEAL</p> <p> Landgate GOVERNMENT OF WESTERN AUSTRALIA</p>	<p>VER.</p> <p>AMENDMENT</p> <p>AUTHORISED BY</p> <p>DATE</p>	<p style="text-align: center;">HELD BY LANDGATE IN DIGITAL FORMAT ONLY</p> <p style="text-align: center;">LOCATION PLAN</p>  <p style="text-align: right;">SCALE: 1:250 @ A3 ALL DISTANCES ARE IN METRES</p>  <p style="text-align: right;">VISION SURVEYS Licensed & Engineering Surveyors Land Development Consultants Project Managers TEL (08) 6144 0000 FAX (08) 6144 0989 59 SCARBOROUGH BEACH RD, SCARBOROUGH WA 6019 Email: info@visionsurveys.com.au</p>				
INTERESTS & NOTIFICATIONS						
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS

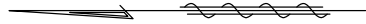
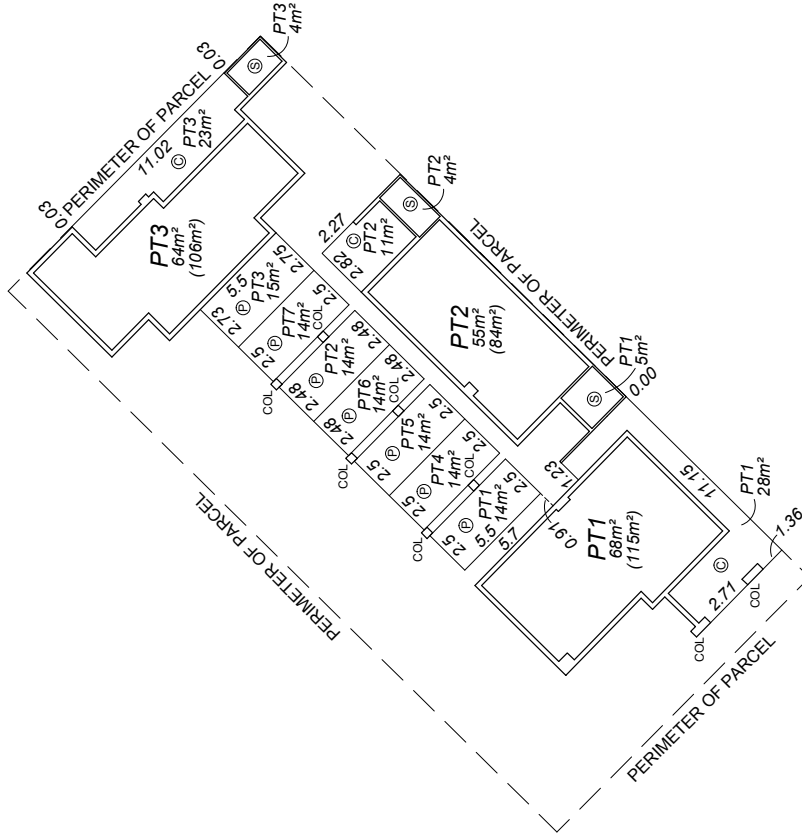
SURVEY-STRATA PLAN

69489

SHEET 2 OF 3 SHEETS

GROUND FLOOR PLAN

SEE SHEET 1 FOR INTERESTS AND NOTIFICATIONS



SCALE: 1:250 @ A3
ALL DISTANCES ARE IN METRES



Licensed & Engineering Surveyors
Land Development Consultants
Project Managers
TEL (08) 6144 0000
FAX (08) 6144 0099
59 SCARBOROUGH BEACH RD,
SCARBOROUGH WA 6019
Email: info@visionsurveys.com.au

FOR OTHER PARTS OF LOTS 4, 5, 6 AND 7 SEE SHEET 3 OF 3 SHEETS.

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

LEGEND

- C - COURTYARD
- P - CARBAY
- COL - COLUMN
- S - STORE ROOM

ALL DISTANCES SHOWN ARE FROM THE EXTERNAL SURFACES OF THE WALLS UNLESS STATED OTHERWISE.

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS. THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3 (2) (A) OF THE STRATA TITLES ACT 1985.

THE BOUNDARIES OF THE PART LOTS WHICH ARE COURTYARDS, (C) ARE THE EXTERNAL SURFACES OF THE BUILDING WALLS AND AS OTHERWISE DEFINED.

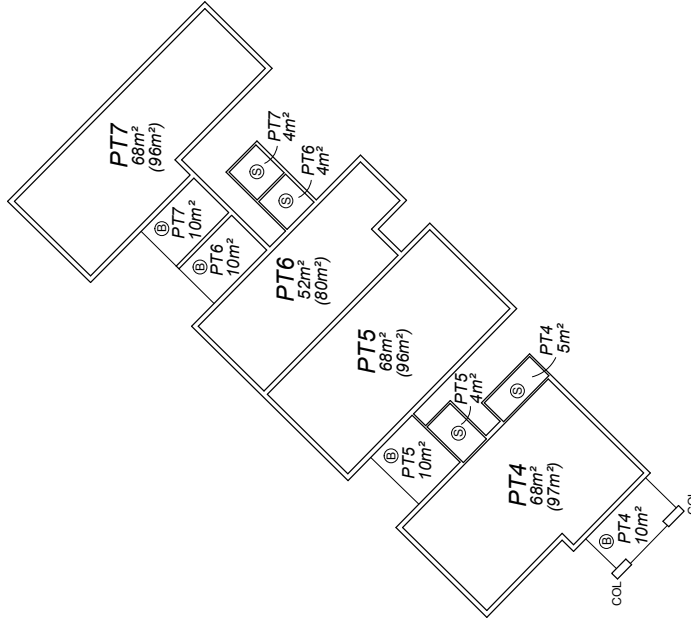
THE STRATUM OF THE COURTYARDS, (C) EXTENDS FROM THE UPPER SURFACE OF THEIR COURTYARD FLOOR TO THE PROLONGATION OF THE UNDERSIDE OF THE CEILING OF THEIR RESPECTIVE ADJOINING PART LOT, EXCEPT WHERE COVERED.

THE STRATUM OF THE CARBAYS (P) EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO 3.0 METRES ABOVE THE UPPER SURFACE OF THEIR FLOOR, EXCEPT WHERE COVERED.

EXCLUDING PERIMETER OF PARCEL, ALL ANGLES ARE MULTIPLES OF 45° UNLESS STATED OTHERWISE.

ALL STRUCTURES THAT ARE COLUMNS (COL) ARE COMMON PROPERTY. ALL WALLS EXTERNAL TO THE PART LOTS ARE COMMON PROPERTY.

SEE SHEET 1 FOR INTERESTS AND NOTIFICATIONS



SCALE: 1:250 @ A3
ALL DISTANCES ARE IN METRES



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FOR OTHER PARTS OF LOTS 4, 5, 6 AND 7 SEE SHEET 2 OF 3 SHEETS.

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

LEGEND

- B - BALCONY
- COL - COLUMN
- S - STORE ROOM

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3 (2) (A) OF THE STRATA TITLES ACT 1985

THE BOUNDARIES OF THE PART LOTS WHICH ARE BALCONIES (B) ARE THE OUTER SURFACE OF THE BUILDING WALLS AND THE EDGES OF THE CONCRETE SLAB.

THE STRATUM OF THE BALCONIES (B) EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE PROLONGATION OF THE UNDERSIDE OF THE CEILING OF THEIR RESPECTIVE ADJOINING PART LOT, EXCEPT WHERE COVERED.

ALL WALLS EXTERNAL TO THE PART LOTS ARE COMMON PROPERTY.

ALL STRUCTURES THAT ARE COLUMNS (COL) ARE COMMON PROPERTY.

FORM 3

STRATA PLAN No.				69489			
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	30	2894	- 384				
2	25	2894	- 385				
3	30	2894	- 386				
4	30	2894	- 387				
5	30	2894	- 388				
6	25	2894	- 389				
7	30	2894	- 390				
				Aggregate	200		


DESCRIPTION OF PARCEL AND BUILDING

SEVEN RESIDENTIAL UNITS SITUATED ON LOT 41 ON D 31771.
 ADDRESS OF PARCEL: 213 ACTON AVENUE, RIVERVALE, WA, 6103.

**CERTIFICATE OF LICENSED VALUER
 STRATA**

I, **Darren Starcevich AAPI**, 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.

16-Dec-2015
 Date


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

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 69489

DESCRIPTION OF PARCEL & BUILDING

SEVEN RESIDENTIAL UNITS SITUATED ON LOT 41 ON D 31771.
ADDRESS OF PARCEL: 213 ACTON AVENUE, RIVERVALE, WA, 6103.

CERTIFICATE OF LICENSED SURVEYOR

I, **Craig Miller**, 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*.~~



Digitally signed by Craig
Date: 2016.01.15 07:53:28 +08'00'

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable

Occupancy Permit - Strata

Western Australian Building Act 2011, section 50, 61
Building Regulations 2012, regulation 4

OFFICE USE ONLY

Permit number 104/2016

This form is for the purposes of the *Building Act 2011*, section 50 and the *Strata Titles Act 1985*, section 5B(2)(a) and 8A(f)(i).

1. Details of building or structure

Certificate of title	Volume/Folio CT-1309/465		
Lot on survey	Lot 41 DIA 31771		
Strata plan number	69489	Land being re-subdivided (if applicable)	
Property street address	213 Acton Avenue RIVERVALE 6103 Lot 41 DIA 31771		
Description of building	Occupancy Permit Strata - 7 Multiple Dwellings and carparking		
Main BCA class of the building	Class 02	Secondary BCA class (for multi-purpose buildings) 7a	
Use(s) of building	Residential	Each restriction on use (if applicable) Nil.	

2. Permit details

This building approval certificate is for: Whole of building Part of building


Details

--

Western Australian Planning Commission approval required? Yes No

All requirements including those for encroachments under section 76 of the *Building Act 2011*, in addition to those covered in the certificate of building compliance, have been met to the satisfaction of the permit authority.

This occupancy permit is for the purpose of lodging a strata plan for registration or to re-subdivide a strata scheme under the *Strata Titles Act 1985*.

Issuing officer	Name David Maher	Title Coordinator Building Surveying	
	Signature 		Date 19-February-2016
Permit authority	City of Belmont		

FORM 26

City of Belmont 702/2015

STRATA PLAN NO: **69489**

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 23 December 2015 and relating to the property described below;~~

~~*(ii) The sketch submitted on 23 December 2015 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 41 DIA 31771
	Location:	213 Acton Avenue
	Locality:	Rivervale 6103
	Local Government:	City of Belmont

Lodged by: Vision Surveys
Date: 23 December 2015



.....
For Chairman, Western Australian
Planning Commission
(Delegated under section 16 (3)(e)
Planning and Development Act 2005)

21 March 2016

(*To be deleted as appropriate.)

SCHEDULE OF DEALINGS

Deals registered or recorded on Strata Plan	Instrument			Signature of Registrar of Titles
	Nature	Number	Registered	

SCHEDULE OF ENCUMBRANCES ETC.

Instrument	Particulars	Registered	Signature of Registrar of Titles	Cancellation			Signature of Registrar of Titles
				Nature	Number	Registered	
STATEMENT N249653	MANAGEMENT STATEMENT	11.2.2016	<i>[Signature]</i>				

Note: Entries may be affected by subsequent endorsements.