

<b>SURVEY-STRATA PLAN</b> <h1 style="margin: 0;">58157</h1> SHEET 1 OF 2 SHEETS	<b>LOCATION PLAN</b>	VER 2 AMENDMENT AUDIT REQUIREMENTS	AUTHORISED BY H.K.TEOH	DATE 10/8/11		TUSCOM SUBDIVISION CONSULTANTS Pty Ltd. 25 WILLOCK STREET ADDRESS WA 6153 Ph (08) 9376 8888 Fax (08) 9376 8878	<div style="border: 1px solid black; padding: 5px;"> <b>HELD BY LANDGATE IN DIGITAL FORM ONLY.</b> </div>		
PLAN OF LOT 888 ON DEPOSITED PLAN 41575 CERTIFICATE OF TITLE VOL: 2607 FOL: 70 LOCAL GOVERNMENT CITY OF BAYSWATER INDEX PLAN BG 34 (2) 15.26 BG 34 (2) 15.27 FIELD BOOK SCALE AS SHOWN NAME OF SCHEME 11 KATHLEEN AVENUE		AMENDMENT AUDIT REQUIREMENTS		DATE 10/8/11		TUSCOM SUBDIVISION CONSULTANTS Pty Ltd. 25 WILLOCK STREET ADDRESS WA 6153 Ph (08) 9376 8888 Fax (08) 9376 8878		<div style="border: 1px solid black; padding: 5px;"> <b>HELD BY LANDGATE IN DIGITAL FORM ONLY.</b> </div>	
ADDRESS OF PARCEL 11 KATHLEEN AVENUE MAYLANDS WA 6051		AMENDMENT AUDIT REQUIREMENTS		DATE 10/8/11		TUSCOM SUBDIVISION CONSULTANTS Pty Ltd. 25 WILLOCK STREET ADDRESS WA 6153 Ph (08) 9376 8888 Fax (08) 9376 8878		<div style="border: 1px solid black; padding: 5px;"> <b>HELD BY LANDGATE IN DIGITAL FORM ONLY.</b> </div>	
MANAGEMENT STATEMENT YES NO LODGED DATE 14-Jun-11 FEE PAID \$793.00 ASSESS NO. 8916219		AMENDMENT AUDIT REQUIREMENTS		DATE 10/8/11		TUSCOM SUBDIVISION CONSULTANTS Pty Ltd. 25 WILLOCK STREET ADDRESS WA 6153 Ph (08) 9376 8888 Fax (08) 9376 8878		<div style="border: 1px solid black; padding: 5px;"> <b>HELD BY LANDGATE IN DIGITAL FORM ONLY.</b> </div>	
REGISTERED APPLICATION L725505 DATE 5-Sep-11		AMENDMENT AUDIT REQUIREMENTS		DATE 10/8/11		TUSCOM SUBDIVISION CONSULTANTS Pty Ltd. 25 WILLOCK STREET ADDRESS WA 6153 Ph (08) 9376 8888 Fax (08) 9376 8878		<div style="border: 1px solid black; padding: 5px;"> <b>HELD BY LANDGATE IN DIGITAL FORM ONLY.</b> </div>	
WESTERN AUSTRALIAN PLANNING COMMISSION FORM 26 W.A.P.C. REF. STRATA TITLES ACT 1985 - SECTIONS 28(1), 28(4) CERTIFICATE OF EASEMENT TO STRATA PLAN 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 28(1) of the Strata Titles Act 1985 to the plan submitted on ..... DATE .....		AMENDMENT AUDIT REQUIREMENTS		DATE 10/8/11		TUSCOM SUBDIVISION CONSULTANTS Pty Ltd. 25 WILLOCK STREET ADDRESS WA 6153 Ph (08) 9376 8888 Fax (08) 9376 8878		<div style="border: 1px solid black; padding: 5px;"> <b>HELD BY LANDGATE IN DIGITAL FORM ONLY.</b> </div>	
INTEREST AND NOTIFICATIONS SUBJECT PURPOSE STATUTORY REFERENCE ORIGIN LAND BURDENED COMMENTS (6) EASEMENT (SEWERAGE) REG. 6, SEC.27A OF THE TP&D ACT DP 41575 WATER CORPORATION MODIFIED BY DOC. L725503 BY BUILDINGS RESTRICTED IN HEIGHT TO 11.4m AHD		AMENDMENT AUDIT REQUIREMENTS		DATE 10/8/11		TUSCOM SUBDIVISION CONSULTANTS Pty Ltd. 25 WILLOCK STREET ADDRESS WA 6153 Ph (08) 9376 8888 Fax (08) 9376 8878		<div style="border: 1px solid black; padding: 5px;"> <b>HELD BY LANDGATE IN DIGITAL FORM ONLY.</b> </div>	
SURVEYOR'S CERTIFICATE - Reg 54 H.K.TEOH I hereby certify that this plan is accurate and is a correct representation of the land shown on the plan. (a) "I, the surveyor, (b) "calculations from measurements, (c) "I delete if inapplicable) undertaken for the purposes of this plan and that it complies with the relevant written laws) in relation to which it is lodged James Teoh 2011.08.10 13:37:17 +0800 LICENSED SURVEYOR ..... DATE .....		AMENDMENT AUDIT REQUIREMENTS		DATE 10/8/11		TUSCOM SUBDIVISION CONSULTANTS Pty Ltd. 25 WILLOCK STREET ADDRESS WA 6153 Ph (08) 9376 8888 Fax (08) 9376 8878		<div style="border: 1px solid black; padding: 5px;"> <b>HELD BY LANDGATE IN DIGITAL FORM ONLY.</b> </div>	



**FORM 3**

STRATA PLAN No. 58157							
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	10	2777	614				
2	10	2777	615				
3	10	2777	616				
4	10	2777	617				
5	10	2777	618				
6	10	2777	619				
7	10	2777	620				
8	10	2777	621				
9	10	2777	622				
10	10	2777	623				
				Aggregate	100		

**DESCRIPTION OF PARCEL AND BUILDING**

TEN SINGLE-STOREY BRICK CONSTRUCTED DWELLINGS UPON LOT 888  
ON DEPOSITED PLAN 41575  
ADDRESS OF PARCEL: 11 KATHLEEN AVENUE, MAYLANDS WA 6051

**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.

09-Jun-2011  
Date



Brad Dawson  
2011.06.09  
12:42:59 +08'00'  
Signed

**FORM 5**

*Strata Titles Act 1985*

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

**STRATA PLAN No. 58157**

**DESCRIPTION OF PARCEL & BUILDING**

TEN SINGLE STOREY BRICK AND TILE CONSTRUCTED DWELLINGS UPON  
LOT 888 ON DEPOSITED PLAN 41575

ADDRESS OF PARCEL: 11 KATHLEEN AVENUE MAYLANDS WA 6051

**CERTIFICATE OF LICENSED SURVEYOR**

I, H.K.TEOH  
....., 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*.~~



James Teoh  
2011.06.13 16:29:12 +08'00'

.....  
Licensed Surveyor

.....  
Date

\*Delete if inapplicable

Form 7

Strata Titles Act 1985

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

Strata Plan No.

58157

DESCRIPTION OF PARCEL AND BUILDING

TEN SINGLE STOREY BRICK AND TILE DWELLINGS TO BE CONSTRUCTED UPON LOT 888 ON DEPOSITED PLAN 41575 ADDRESS OF PARCEL: 11 KATHLEEN AVENUE MAYLANDS WA 6051

CERTIFICATE OF LOCAL GOVERNMENT

CITY OF BAYSWATER

....., 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.~~

1/9/2011  
.....  
Date

\*Delete if inapplicable.

.....  
Chief Executive Officer  
  
Delegated Officer  
Section 23 (5)  
Strata Titles Act 1985

FORM 26

CITY OF Bayswater -

STRATA PLAN NO 58157

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 . . . . . 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. . . . . 888
Location . . . . . 11 Kathleen Avenue
Locality . . . . . MAYLANDS
Local Government . . . . . CITY OF BAYSWATER

Lodged by: TUSCOM SUBDIVISION CONSULTANTS
Date: 26-Nov-10

DELEGATED UNDER SEC.16 OF P&D ACT

[Signature]
Date 29.11

(\*To be deleted as appropriate.)



