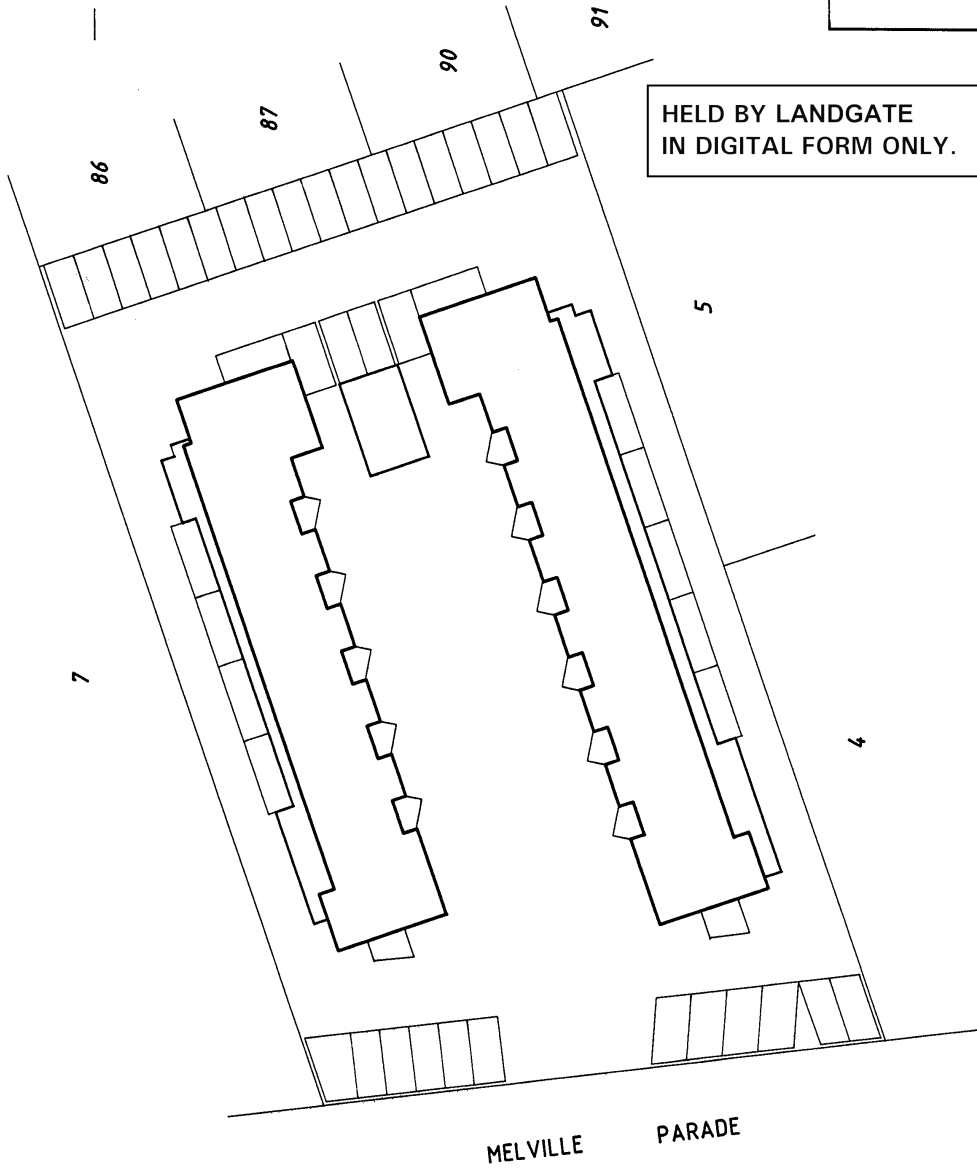
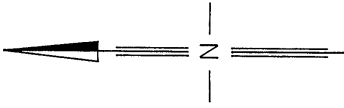


LOCATION PLAN



McMULLEN NOLAN AND PARTNERS SURVEYORS PTY LTD
 Unit 9, 28 Richardson Street, PO Box 117, South Perth WA 6951 Telephone: (08) 9474 1099 Facsimile: (08) 9474 1093

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA/SURVEY STRATA

PLAN 34582

SHEET 1 OF 4 SHEETS

MANAGEMENT STATEMENT YES NO

Lodged, 28.5.98... 1998.19.

Examined, 28.5.98.

Registered, 28.5.98, App. 682/1719.

REGISTRAR OF TITLES

WESTERN AUSTRALIAN PLANNING COMMISSION

Certificate of Approval of W.A.P.C. under Section 25(1) or 25B(2) of Strata Titles Act 1985.

FOR CHAIRMAN DATE

PLAN OF LOT 8 OF PERTH SUB LOT 76 ON DIAGRAM 29438

CERT. OF TITLE Volume 1784 Folio 961

LOCAL GOVERNMENT CITY OF SOUTH PERTH

INDEX PLAN BG34, (1) 24,45

FIELD BOOK NUMBER N/A

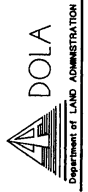
SCALE 1 : 400

NAME OF SCHEME

29 MELVILLE PARADE SOUTH PERTH

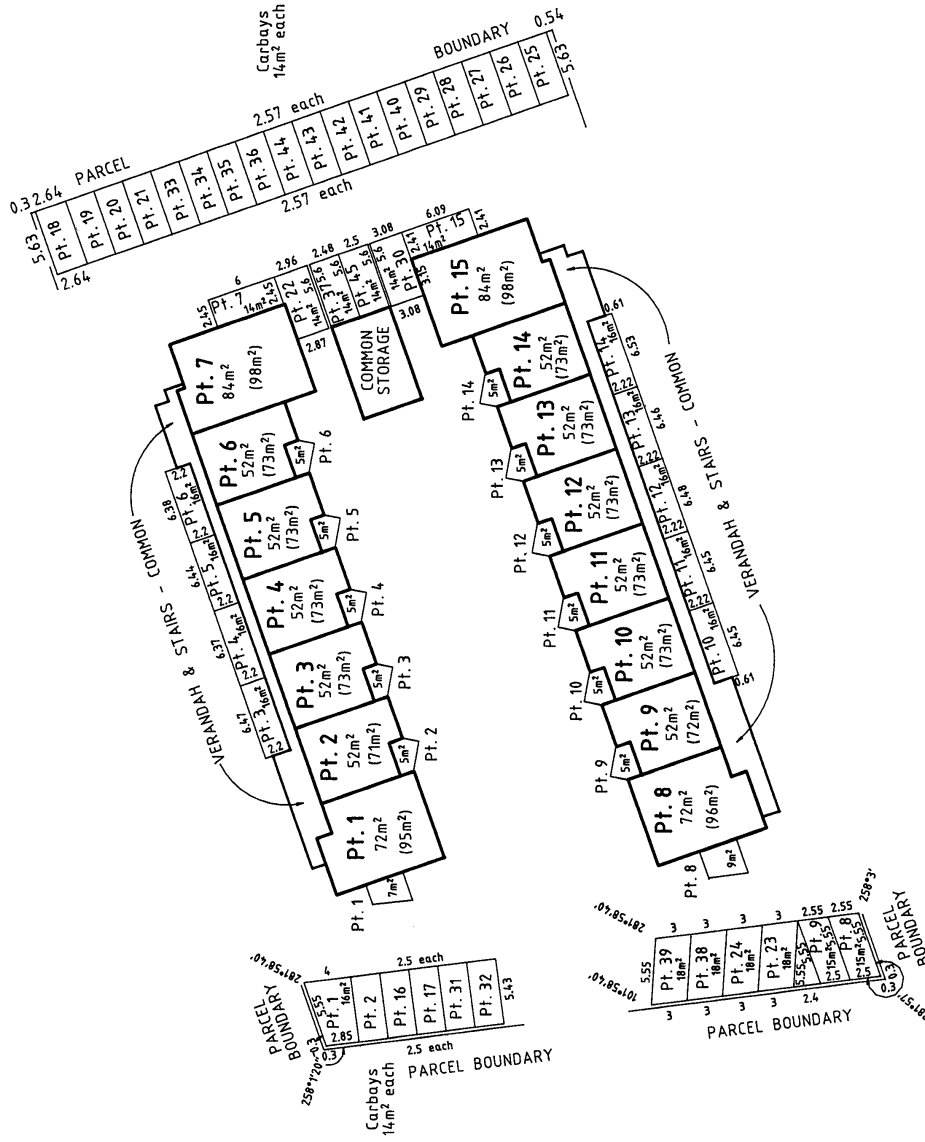
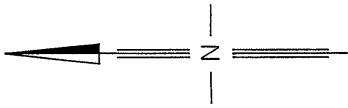
ADDRESS OF PARCEL

29 MELVILLE PARADE SOUTH PERTH, W.A., 6151



STRATA/SURVEY STRATA
 PLAN 34582
 SHEET 2 OF 4 SHEETS

GROUND FLOOR



THE BOUNDARIES OF THE LOTS OR PART 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 STRATUM OF LOTS EXTERNAL TO THE BUILDING EXTEND FROM 1 METRE BELOW THE UPPER SURFACE OF THE FLOOR OF THE RESPECTIVE ADJOINING UNIT TO THE UNDERSIDE OF THE FIRST FLOOR BALCONY PROJECTED OF THE LOT ABOVE.

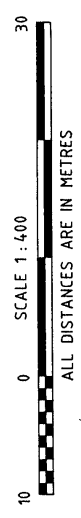
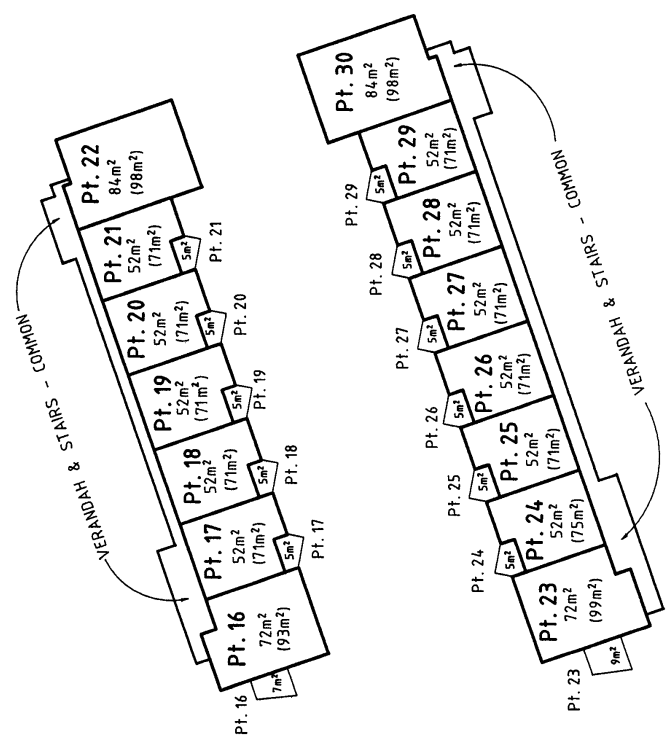
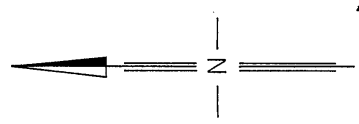
THE STRATUM OF THE CARBAYS EXTENDS FROM 1 METRE BELOW TO 3 METRES ABOVE THE UPPER SURFACE OF THE FLOOR LEVEL ON LOT 1.

ALL ANGLES 90° UNLESS OTHERWISE SHOWN

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA/SURVEY STRATA
PLAN 34582
 SHEET 3 OF 4 SHEETS

FIRST FLOOR



THE BOUNDARIES OF THE LOTS OR PART 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) (g) OF THE STRATA TITLES ACT 1985.

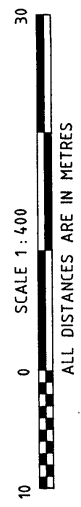
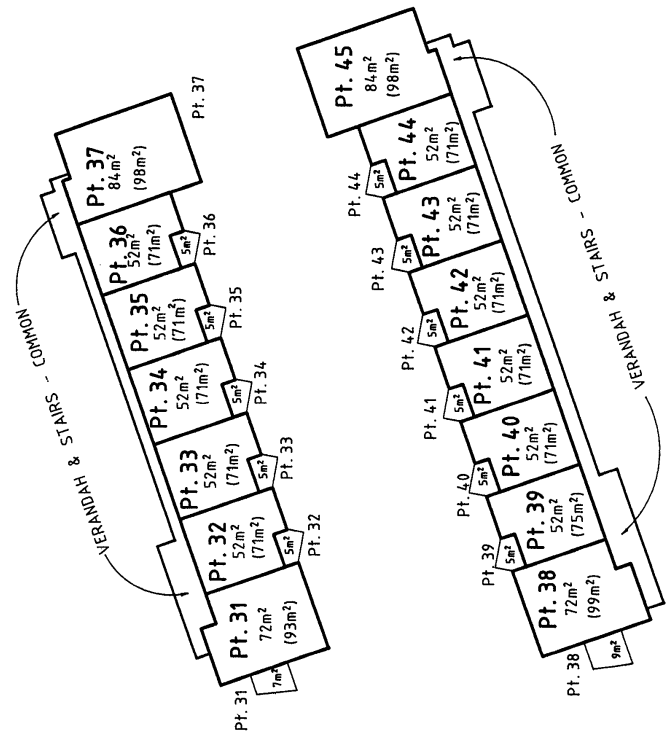
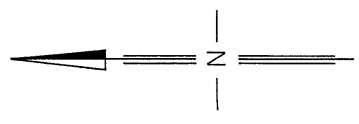
THE STRATUM OF THE BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY TO THE UNDERSIDE OF THE SECOND FLOOR BALCONY PROJECTED OF THE LOT ABOVE.

THE EDGE OF CONCRETE FORMS THE BOUNDARY OF THE BALCONY PART LOT

FOR OTHER PART LOTS SEE SHEETS 2 OF 4

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SECOND FLOOR



STRATA/SURVEY STRATA
 PLAN 34582
 SHEET 4 OF 4 SHEETS

THE BOUNDARIES OF THE LOTS OR PART 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 STRATUM OF THE BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY TO THE UNDERSIDE OF THE CEILING PROJECTED OF THE LOT .

THE EDGE OF CONCRETE FORMS THE BOUNDARY OF THE BALCONY PART LOT

FOR OTHER PART LOTS SEE SHEETS 2 OF 4

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

FORM 3

STRATA/SURVEY STRATA PLAN NO. 34582							
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	273	2135-64		18	204	2135-81	
2	204	2135-65		19	204	2135-82	
3	204	2135-66		20	204	2135-83	
4	204	2135-67		21	204	2135-84	
5	204	2135-68		22	272	2135-85	
6	204	2135-69		23	272	2135-86	
7	273	2135-70		24	204	2135-87	
8	273	2135-71		25	204	2135-88	
9	204	2135-72		26	204	2135-89	
10	204	2135-73		27	204	2135-90	
11	204	2135-74		28	204	2135-91	
12	204	2135-75		29	204	2135-92	
13	204	2135-76		30	272	2135-93	
14	204	2135-77		31	272	2135-94	
15	273	2135-78		32	204	2135-95	
16	272	2135-79		Aggregate			
17	204	2135-80					

DESCRIPTION OF PARCEL AND BUILDING

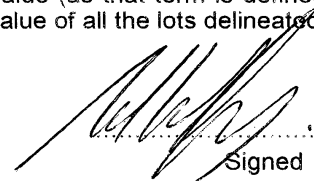
TWO, THREE STOREY RESIDENTIAL BRICK BUILDINGS COMPRISING 21 AND 24 INDIVIDUAL UNITS RESPECTIVELY (TOTAL 45) AND SITUATED ON PORTION OF PERTH SUB LOT 75 AND BEING LOT 8 ON DIAGRAM 29438 AND HAVING AN ADDRESS OF 29 MELVILLE PARADE SOUTH PERTH.

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

I, MALCOLM DEMPSEY, 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.

17 April 1998

Date


Signed

FORM 3

STRATA/SURVEY STRATA PLAN NO. 34582

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.
33	204	2135-96					
34	204	2135-97					
35	204	2135-98					
36	204	2135-99					
37	272	2135-100					
38	272	2135-101					
39	204	2135-102					
40	204	2135-103					
41	204	2135-104					
42	204	2135-105					
43	204	2135-106					
44	204	2135-107					
45	272	2135-108					
				Aggregate	10.000		

DESCRIPTION OF PARCEL AND BUILDING

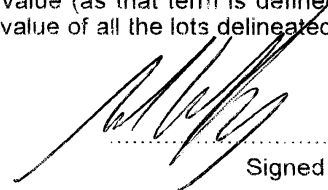
TWO, THREE STOREY RESIDENTIAL BRICK BUILDINGS COMPRISING 21 AND 24 INDIVIDUAL UNITS RESPECTIVELY (TOTAL 45) AND SITUATED ON PORTION OF PERTH SUB LOT 75 AND BEING LOT 8 ON DIAGRAM 29438 AND HAVING AN ADDRESS OF 29 MELVILLE PARADE SOUTH PERTH

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

I, MALCOLM DEMPSEY, 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.

17 April 1998.

Date


Signed

DESCRIPTION OF PARCEL & BUILDING

TWO, THREE STOREY RESIDENTIAL BRICK BUILDINGS COMPRISING 21 AND 24 INDIVIDUAL UNITS RESPECTIVELY (TOTAL 45) AND SITUATED ON PORTION OF PERTH SUB LOT 75 AND BEING LOT 8 ON DIAGRAM 29438 AND HAVING AN ADDRESS OF 29 MELVILLE PARADE SOUTH PERTH.

CERTIFICATE OF LICENSED SURVEYOR

I, LAURIE KEENE, 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 1 By-laws(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.

23-4-98 Date

[Signature] Licensed Surveyor

* Delete if inapplicable


DESCRIPTION OF PARCEL AND BUILDING

TWO, THREE STOREY RESIDENTIAL BRICK BUILDINGS COMPRISING 21 AND 24 INDIVIDUAL UNITS RESPECTIVELY (TOTAL 45) AND SITUATED ON PORTION OF PERTH SUB LOT 75 AND BEING LOT 8 ON DIAGRAM 29438 AND HAVING AN ADDRESS OF 29 MELVILLE PARADE SOUTH PERTH.


CERTIFICATE OF LOCAL GOVERNMENT

CITY OF SOUTH 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 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.~~ 

21 APRIL, 1998

.....
Date


.....
Chief Executive Officer

SEC. 23(5) DELEGATED OFFICER

* Delete if inapplicable

FORM 26

WAPC Ref. 287-98

STRATA PLAN NO. 34582

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 20 March 1998 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 . . 8
Location . Perth Sub Lot 76.
Locality . Melville Parade, South Perth
Local Government . City of South Perth.

Lodged by: McMullen Nolan and Partners
Surveyors Pty Ltd.
Date: 20 March 1998

For Chairman, Western Australian Planning Commission
18 APR 1998
Date

(*To be deleted as appropriate.)

