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FORM 1

Attachment 1

STRATA/~~SURVEY STRATA~~ PLAN 36070

SHEET 1 OF 2 SHEETS

MANAGEMENT STATEMENT ☐ YES ☒ NO

Lodged 20.4.99 231311
Examined 6.5.99 CJD
Registered 14.6.99 Application H173830

REGISTRAR OF TITLES

WESTERN AUSTRALIAN PLANNING COMMISSION

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

FOR CHAIRMAN DATE

PLAN OF PERTHSHIRE LOCATION 106 & **LOT39 OF SWAN LOCATION 11929 ON PLAN 22713**

CERT. OF TITLE
VOLUME: 2138 FOLIO: 746

LOCAL GOVERMENT
CITY OF WANNEROO

INDEX PLAN
PERTH 2000 08.09

FIELD BOOK NUMBER

SCALE **1:300**

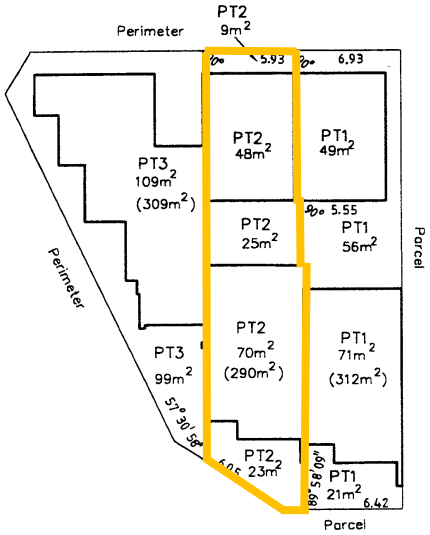
NAME OF SCHEME
31 UPNEY MEWS
JOONDALUP

ADDRESS OF PARCEL
31 UPNEY MEWS
JOONDALUP
WA 6027

DOLA
Department of LAND ADMINISTRATION

GROUND FLOOR

AS TO SWAN LOCATION 11929 :
LIMITED TO A DEPTH OF 12.19 METRES.



Where 2 lots have a common or party wall or have buildings on them which are joined, the centre plane of that wall, or the plane at which they are joined, is the boundary.

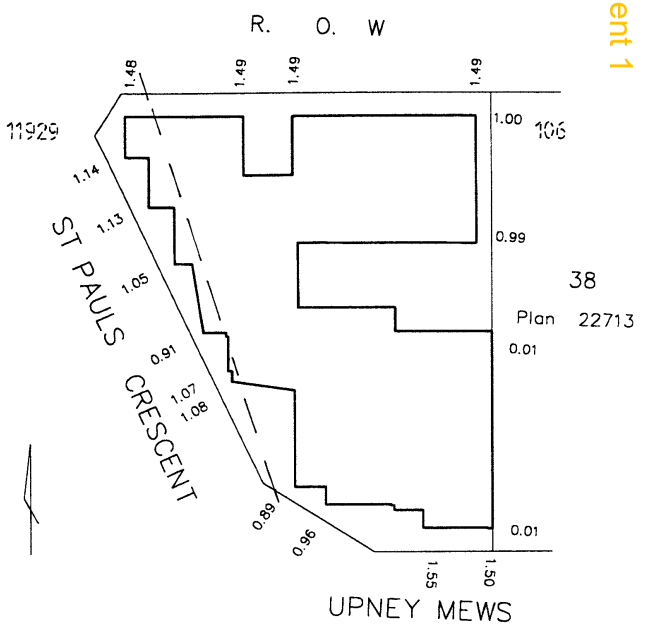
For other part lots 1,2 &3 refer sheet 2 of 2 sheets

THE BOUNDARIES OF THE LOTS OR PART OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THOSE BUILDINGS, AS PROVIDED BY SECTION 3AB OF THE STRATA TITLES ACT 1985.

STRATUM OF THE LOTS EXTENDS BETWEEN 8 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE RESPECTIVE BUILDING CONTAINED THEREIN INCLUDING WHERE COVERED.

5 0 10 20

LOCATION PLAN



STRATA PLAN 36070

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

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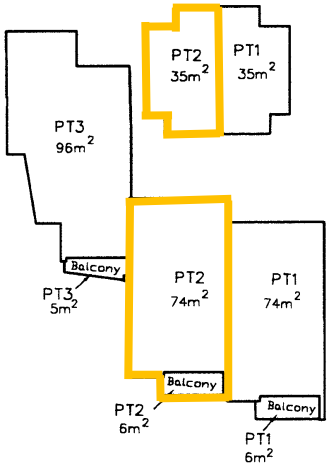
FORM 4

STRATA/~~SURVEY-STRATA~~ PLAN 36070

SHEET 2 OF 2 SHEETS

FIRST FLOOR



For other part lots 1,2 & 3 refer sheet 1 of 2 sheets

THE BOUNDARIES OF THE LOTS OR PART OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THOSE BUILDINGS, AS PROVIDED BY SECTION 3AB OF THE STRATA TITLES ACT 1985.

STRATUM OF THE LOTS EXTENDS BETWEEN 8 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE RESPECTIVE BUILDING CONTAINED THEREIN INCLUDING WHERE COVERED.

WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THAT WALL OR THE PLANE AT WHICH THEY ARE JOINED IS THE BOUNDARY.

5 0 10 20

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Attachment 2

FORM 3

STRATA / ~~SURVEY STRATA~~ PLAN NO. 36070

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.	Folio	Lot No	Unit Entitlement	Vol.	Folio.
1	35	2163	544				
2	34	2163	545				
3	31	2163	546				
Aggregate	100			Aggregate			

DESCRIPTION OF PARCEL AND BUILDING/~~PARCEL~~

Three double storey brick, timber and iron residential units situated on Lot 39 of Swan Location 11929 on Plan 22713 and having an address of 31 Upney Mews, Joondalup, WA 6027. and Perthshire Location 106

CERTIFICATE OF LICENSED VALUER

STRATA/~~SURVEY STRATA~~

I, Antonio Bonavita, 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.

3rd March 1999
Date

Signed

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FORM 5

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

STRATA PLAN No. 36070

DESCRIPTION OF PARCEL & BUILDING

Three double storey brick, timber and iron residential units situated on Lot 39 of Swan Location 11929 on Plan 22713 and having an address of 31 Upney Mews, Joondalup, WA 6027. and Perthshire Location 106

CERTIFICATE OF SURVEYOR

I, Paul Fitzgerald, 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-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*.~~

9/3/99
.....
Date

.....
Licensed Surveyor

* Delete if inapplicable

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FORM 7

STRATA PLAN No. 36070

DESCRIPTION OF PARCEL & BUILDING

Three double storey brick, timber and iron residential units situated on Lot 39 of Swan Location 11929 on Plan 22713 and having an address of 31 Upney Mews, Joondalup, WA 6027. and Perthshire Location 106

CERTIFICATE OF LOCAL GOVERNMENT

City of Wanneroo, 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.

12 APRIL 1999
Date

~~Shire / Town Clerk~~
CHIEF EXECUTIVE OFFICER

Delete if inapplicable

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FORM 8

ANNEXURE.....A.....STRATA / ~~SURVEY - STRATA~~ PLAN NO.36070 REGISTRAR OF TITLES

SCHEDULE OF DEALINGS ON STRATA/~~SURVEY - STRATA~~ PLAN

Dealings registered or recorded on Strata/~~Survey - Strata~~ Plan	Instrument				Signature of Registrar of Titles
	Nature	Number	Regist'd	Time	

Note: Entries may be affected by subsequent endorsements.

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FORM 8

ANNEXURE B OF STRATA / ~~SURVEY - STRATA~~ PLAN NO. 36070 REGISTRAR OF TITLES

SCHEDULE OF ENCUMBRANCES ETC.

Instrument		PARTICULARS	Regist'd	Signature of Registrar of Titles	CANCELLATION				
Nature	Number				Nature	Number	Regist'd	Time	Signature of Registrar of Titles
		EASEMENT for Underground Electricity purposes							
		created on Plan 22713 under Section 27A TP&D Act.		Jan Hyde Registrar of Titles					

Note: Entries may be affected by subsequent endorsements.