			-	_ STRATA PLAN 18109
		and Common Property		
	· ·	18109		
		Volume 1867 Folio 680		LODGED 18: 6: 91 7327
•		y of Subiaco INDEX PLAN Pert		EXAMINED 27.6.91 @.
•	NAME OF BUILDING 'ESI	INDEX PLAN CEITI	1120001021	REGISTERED 10.9.91 App. E698497
•	(IF STRATA PLAN OF SURDIVISION	rway Gardens' Fairv ATE The owners of AS		(S)
	OR CONSOLIDATION) ADDRESS FOR SERVING (	or 159 Fairway , Ne	er ANNEXURE 'S' dlands 6009	Sin in the
				William 4
	PURPOSESUDDIVISIO	n		REGISTRAR OF TITLES
	Eric BROOK Abn MARSH UCENED SLAVEYORS 398 2441  P.O. Box 91, Gosnolls 6110	COMMON 20 Scale 1:	PROPERTY	N
	COLIEDIUS OF LINUT	OFFICE USE ONLY	000	
	SCHEDULE OF UNIT ENTITLEMENT	CURRENT Cs. of TITLE	CERTIFICATE	OF LICENSED VALUER
	LOT UNIT No. ENTITLEMENT	VOL. FOL.	Valuer licensed unde 1978 do hereby certif	arebeing a Licensed er the Land Valuers Licensing Act fy that the unit entitlement of each
			Lot, as stated in the aggregate unit entitle	schedule bears in relation to the ment of all Lots delineated on the
	See Annexure	`c'	strata plan a proportio 5 per cent less than the that Lot bears to the a	n not greater than 5 per cent more or e proportion that the capital value of ggregate capital value of all the Lots
	:		delineated on the plar	1.
-				
•				
-				
			- 4 6	
			28/4/91	
	AGGREGATE		Date	Signed
	E66747/1/89—2M—S/7652			

	ANNEXU	RE	'C'	OF	STRATA PL	.AN No. 18109
	EDULE OF UNIT		JSE ONLY Cs. of TITLE	I .	EDULE OF UNIT	OFFICE USE ONLY CURRENT Cs. of TITLE
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.	LOT No.	UNIT ENTITLEMENT	VOL. FOL.
1	Now Subdivide	<u>d</u>			/	
2	Now Subdivide	d				
3	Now Subdivide	d				
4	Now Subdivide	<u>d</u>				
5	Now Subdivide	<b>d</b>				
6	Now Subdivided					
7	Now Subdivide	d				
8	Now Subdivide	d				
9	1	1867-688				
10	1	1867-689		:		
11	1	1867-690				
12	1 ·	1867-691	· · · · · · · · · · · · · · · · · · ·			
13	1	1867-692				
14	1	1867-693			/	
15	1	1867-694	-		/	
16	1	1867-695	•	/		
17	1	1867-696				
18	1	1867-697				
19	1	1867-698				,
20	1	1867-699				
21	1	1867-700	···			
22	1	1867-701		/		
23	1	1867-702				
24	1	1867-703		AGGREGATE	24	
25	1	1912-839		CERTI	FICATE OF LICEN	SED VALUER
26	1	1912 - 840		_	D-l	
27	1	1912-841		licensec	d under the Land Value	being a Licensed Valuer rrs Licensing Act 1978 do
28	1	1912-842		stated in	n the schedule bears in	ntitlement of each Lot, as relation to the aggregate neated on the strata plan a
29	1	1912-843		proporti	on not greater than 5 pe	er cent more or 5 per cent the capital value of that Lot
30	1.	1912-844		bears to		al value of all the Lots
31	1	1912-845			·	
32.	1	1912-846			,	
			· ·	28/4/8	;,	(a)
				<i></i>	Date	Signed
				<u> </u>		

41442 6 85-500-S 7653

18109

# DESCRIPTION OF PARCEL AND BUILDING

Three Storey Brick residential Units on Lot 3 of Swan Location 86 on Diagram 29897 and being the whole of the land comprised in Certificate of Title Volume 1840 Folio 615 and having an address of 159 Fairway, Nedlands 6009.

### CERTIFICATE OF SURVEYOR

Alan John MARSH	, bein	g a lic	ensed	survev	or re	gist	ered
under the Licensed Surveyors Act 1909, as amended, here				,		0	

- (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 referred to above 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 thereto, 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 registered as an appurtenance of the parcel.

		:	20	/	41	91	 		
	ate						 		
_									

Licensed Surveyor

Delete whichever is inapplicable

# CERTIFICATE OF LOCAL AUTHORITY

City of Subiaco , the local authority hereby certifies that—

- (1) (a) the building and the parcel referred to above has been inspected and that it is consistent with the building plans and specifications in respect of the building thereof that have been approved by the local authority;
  - (b) the building has been inspected and the modification is consistent with the approved.
- (2) the building, in the opinion of the local authority, is of sufficient standard and suitable to be divided into lots pursuant to the Strata Titles Act 1985;
- (2) where a part of a wall or building or material attached therete encroaches beyond the external surface boundaries of the parcel on to a public road, street or way the Local authority 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 authority does not object to the encroact therea.
- (4) (a) any conditions imposed by the State Planning Commission have been complied with;
  - (b) the within strata scheme is exempt from the requirement of approval by the State Planning Commission.

17 JUN 1991

Date

Delete whichever is inapplicable

E76327/6/90-2M-S/7654

18109

### **STRATA TITLES ACT 1985**

# CERTIFICATE OF APPROVAL BY STATE PLANNING COMMISSION TO A STRATA PLAN

It is hereby certified that the approval of the State Planning Commission has been granted pursuant to the provisions of abovementioned Act to:

* (i)	the Strata Plan submit	tted on 3rd May, 1	991
		and ı	relating to the property described
	below;		
(ii)		vision of the property de	scribed below into lots on a Strata
roperty De	escription:	Whole¥₽ĕĦ Lot(Ś)	Lot 3
		Location(%)	Swan Location 80
		Town	Nedlands
		Local Authority Distri	ct <i>Subiaco</i>
		Property Owner	Stefo Nominees Pty Ltd

For Chairman,
STATE PLANNING COMMISSION

Date (\*To be deleted as appropriate)

46679/4/86—1 500—S/7660



GROUND FLOOR

The Stratum of the Yards, restricted in height from 3m below to 2m above the upper surface of the Ground Floor of their respective adjoining units, except where covered

(32 Total area 109m²)
(32 Total area 109m²)
(33 Total area 52m²)
(35 Total area 52m²)
(35 Total area 52m²)
(25 Total area 52m²)

NOTE: All Angles 90° except where shown

Scale 1 : 500

41445/6/85—1M—S/7658

CA 1 18109 PLAN OF LOT 3 OF SWAN LOCATION 86 ON DIAG. 29897 STRATA PLAN CERTIFICATE OF TITLE VOLUME 1840 FOLIO 615 OFFICE USE ONLY LODGED 1: 9:89 2770 LOCAL AUTHORITY CITY OF SUBIACO LOCALITY BROADWAY INDEX PLAN PERTH 2000 10.2 EXAMINED 7.9.85 WAD. NAME OF BUILDING FAIRWAY GARDENS REGISTERED 2:3:90 App. E308309 NAME OF BODY CORPORATE ..... (IF STRATA PLAN OF SUBDIVISION OR CONSOLIDATION) ... ADDRESS FOR SERVING OF 159 FAIRWAY, NEDLANDS 6009 NOTICES ON COMPANY ..... REGISTRAR OF TITLES 31 21 20 NOW SUBDIVIDED Scale 1 : 500 OFFICE USE ONLY SCHEDULE OF UNIT ENTITLEMENT CERTIFICATE OF LICENSED VALUER CURRENT Cs. of TITLE UNIT ENTITLEMENT LOT No. VOL. FOL. .. being a Licensed` Valuer licensed under the Land Valuers Licensing Act 1978 do hereby certify that the unit entitlement of each Lot, as stated in the schedule bears in relation to the aggregate unit entitlement of all Lots delineated on the strata plan a proportion not greater than 5 per cent more or 5 per cent less than the proportion that the capital value of that Lot bears to the aggregate capital value of all the Lots delineated on the plan. SEE ANNEXURE A Date Signed AGGREGATE

	ANNEXU	REA		OF	STRATA PL	AN No.	810
	DULE OF UNIT	OFFICE USE ONL CURRENT Cs. of TI			DULE OF UNIT	OFFICE US CURRENT CS	
LOT No.	UNIT ENTITLEMENT	VOL. FOL	10	Т	UNIT ENTITLEMENT	VOL.	FOL.
1	1	1867-680			/		
2	1	1867 - 681					
3	1	1867-682					
4	1	1867 - 683			/		
5	1	1867 - 684					
6	1	1867 - 685					
7	1	1867-686					
8	1	1867 - 687					
9	1	1867 -688					
10	1	1867 - 689					
11	1	1867 - 690					
12	1	1867 - 691					
13	1	1867 - 692					
14	1	1867 - 693			/		
15	1	1867 -694			/		
16	1	1867 - 695		_/			
17	1	1867-696		$\perp$			
18	1	1867-697	_	_			
19	1	1867 - 698	/	'			
20	1	1867 - 699	+				
21	1	1867 - 700	$-\!$				
22	1	1867 - 70/	/				
23	1	1867 -702	<u> </u>				
24	1	1867 - 703 7	AGGRE	JA I E	24	1	
			CI	ERTI	FICATE OF LICEN	SED VALUER	?
					l Park WELLS		
	SEE/FURTH	ER SHEET OF	he	reby	d under the Land Value certify that the unit er	ititlement of eacl	h Lot, as
		SUBDIVISION	un	it ent	n the schedule bears ir itlement of all Lots delir on not greater than 5 p	neated on the stra	ita plan a
			les be	s tha ars t	n the proportion that th o the aggregate capit	ie capital value of	f that Lot
			de	lineat	ed on the plan.		
/	/						
				Feh	ruary 1990	At Wells	
					Date	Signed	

# DESCRIPTION OF PARCEL AND BUILDING

THREE STOREY BRICK AND TILE RESIDENTIAL UNITS ON LOT 3 OF SWAN 86 ON DIAGRAM 29897 BEING THE WHOLE OF THE LAND IN CERTIFICATE OF TITLE VOLUME 1840 FOLIO 615 AND HAVING AN ADDRESS OF 159 FAIRWAY, NEDLANDS 6009.

## CERTIFICATE OF SURVEYOR

Ivor monlague Gordon	, being a licensed surveyor registered
under the Licensed Surveyors Act 1909, as a	amended, hereby certify that:—

- (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 referred to above 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 thereto, 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 registered as an appurtenance of the parcel.

	Ϊ.	7		4	Z	 		′	•	?	•	S	•	7	
Dat															

J. M. Gotdon Licensed Surveyor

### CERTIFICATE OF LOCAL AUTHORITY

CITY OF SUBIACO , the local authority hereby certifies that—

- (1) (a) the building and the parcel referred to above has been inspected and that it is consistent with the building plans and specifications in respect of the building thereof that have been approved by the local authority; 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 authority, is of sufficient standard and suitable to be divided into lots pursuant to the Strata Titles Act 1985;
- (3) where a part of a wall or building or material attached thereto encroaches beyond the external surface boundaries of the parcel on to a public road, street or way the Local authority 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 authority does not object to the encroachment;
- (4) (a) any conditions imposed by the Town Planning Board have been complied with; or
  - (b) the within strata scheme is exempt from the requirement of approval by the Town-Planning Board.

*16. 8. 1989*Date

41443.6.85—1M—S,7654

Town/Shire Clerk



www.landgate.wa.gov.au

18109

### **STRATA TITLES ACT 1985**

# CERTIFICATE OF APPROVAL BY TOWN PLANNING BOARD TO A STRATA PLAN

 $\label{eq:STATE PLANNING COMMISSION} \textbf{It is hereby certified that the approval of the $$\overline{\textbf{Lown Planning Board}}$ has been granted pursuant}$ 

to the provisions of abovement	ioned Act to:
	omitted on
	nitted on
Property Description:	Whole/Part Lot(s) 33 Pt 32 Location(s) Suan 80 Town Suburb Crawlly Local Authority District Subcaco Property Owner Hunter, Spaigo & McNama m

Chairman,

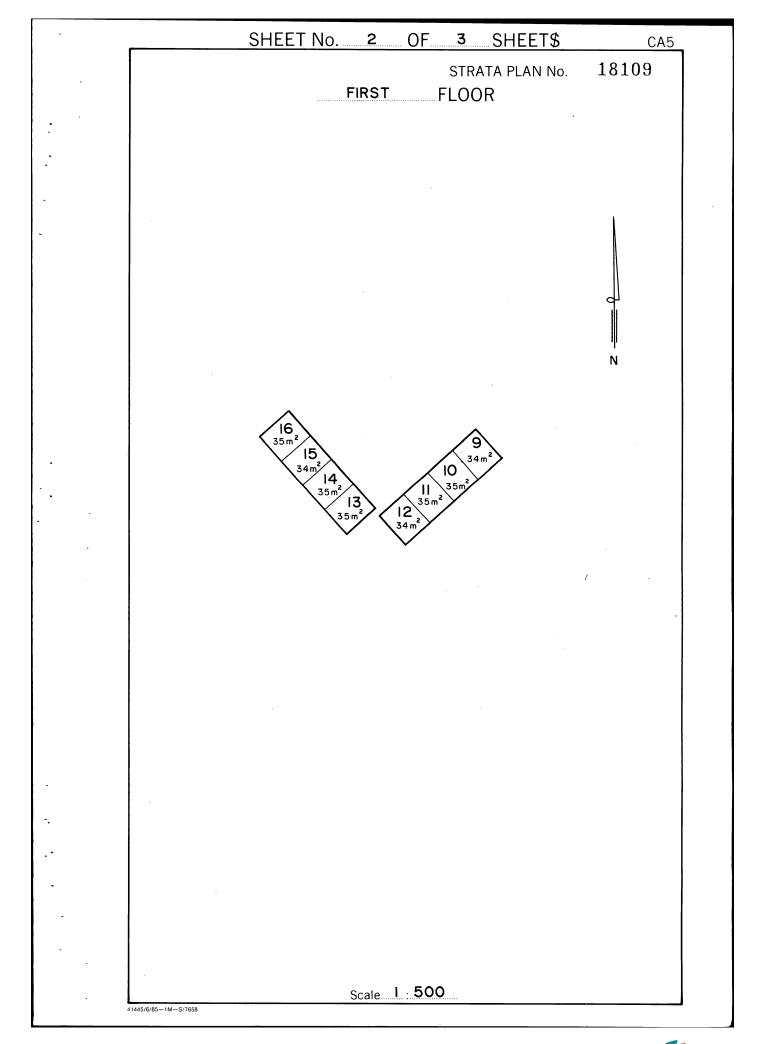
**FOWN-PLANNING BOARD** 

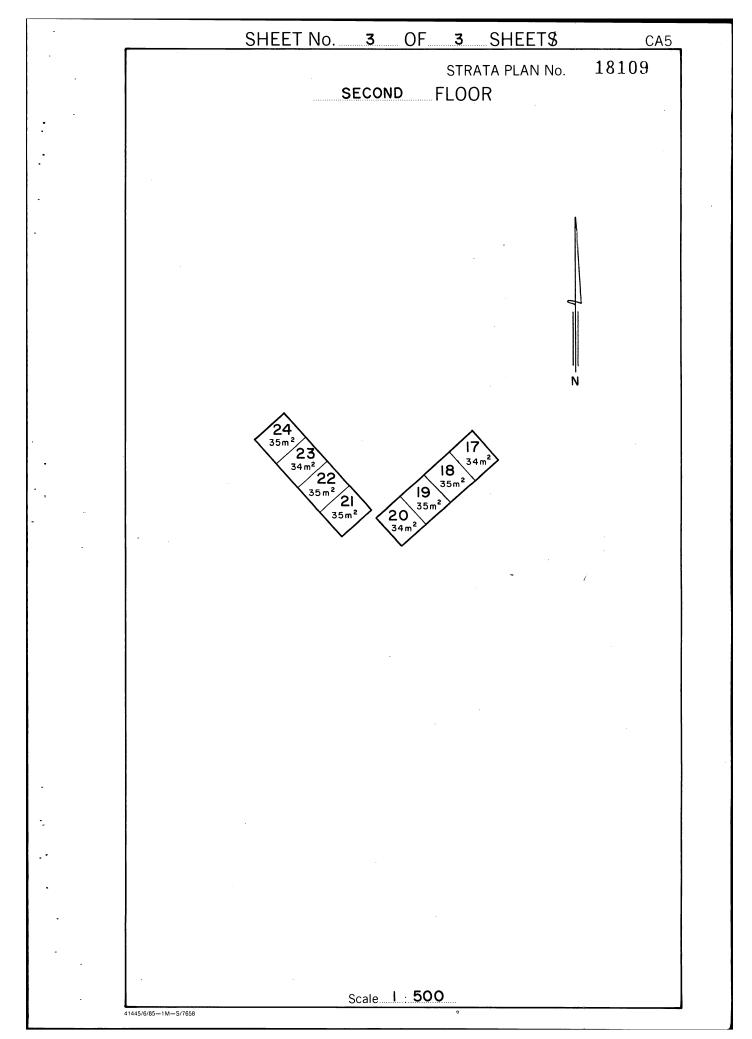
STATE PLANNING COMMISSION

41447/6/85—1M—S/766



3 SHEET\$ SHEET No. I OF 18109 STRATA PLAN No. FLOOR **GROUND** SEE FURTHER SHEET OF PLAN OF SUBDIVISION Scale 1 : 500 41445/6/85—1M—S/7658





-			-					
								CA6
	ANNEXURE	RE B OF STRATA PLAN No.	18	8109			REGISTRAR	RAR OF TITLES
		SCHE	F REGISTER	REGISTERED PROPRIETORS				
		REGISTERED PROPRIETOR			ALLIBE	INSTRUMENT	REGISTIN	SIGNATURE OF REGISTRAB of TITLES
Portion of (	Common Prc	Common Property included into Lot 25.			Transfer	E689524	10.9.91	8 Muleshy 4
		Common Property included into Lot 26.			Transfer	E689518	10.9.91	ž
Portion of (		Common Property included into Lot 27.			Transfer	E689525	10.9.91	& Muleshy 1
Portion of (		Common Property included into Lot 28.			Transfer	E689526	10.9.91	S/ Muleshy 9
Portion of (		Common Property included into Lot 29.			Transfer	E689528	10.9.91	Musicaling +
Portion of (		Common Property included into Lot 30.			Transfer	E689521	10.9.91	D) Mulcahy 4.
Portion of	Common Pro	Portion of Common Property included into Lot 31.			Transfer	E689523	10.9.91	Strutaby 4
Portion of	Common Prc	Portion of Common Property included into Lot 32.			Transfer	E689527	10.9.91	Do Menteding A.
Subdivision	ιof Lots 1	ion of common property	into Lots	25 to 32 (inclusive).	Application	E698497	10.9.91	M. Modeshy 4.
The address fo	or serving of	The address for serving of notices on the strata company is now care of Exclusive Strata Management of Post Office Box	a Management o	f Post Office Box	Application	L639354	30,5.2011	A-Theodas J.
//9, VICTONIA PARK	Par <del>X</del>						-	
		SCHEDULE	E OF ENCUMBRANCES,	BRANCES, ETC.				
INSTRUMENT NATURE NUME	MENT NUMBER	PARTICULARS	REGIST'D	SIGNATURE OF REGISTRAR of TITLES		CA	CANCELLATION	7
	-							
								,
4146/6/85—1M—S/7659		NOTE: ENTRIES RULED THROUGH AND AU	UTHENTICA ILES ARE CA	HAND AUTHENTICATED BY THE SIGNATURE OF THE REGISTRAR OF TITLES ARE CANCELLED	É OF THE RE(	SISTRAR		