

STRATA/SURVEY --

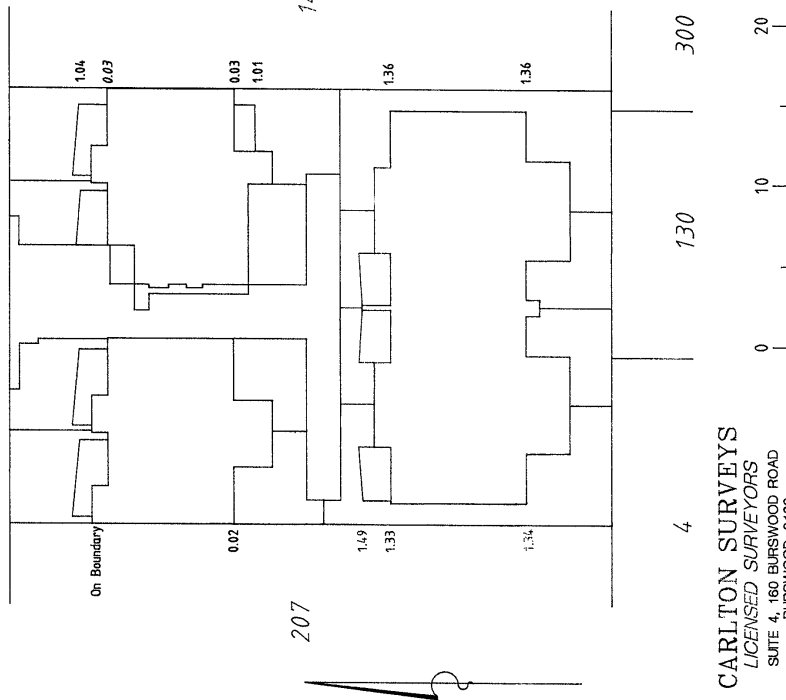
STRATA PLAN 38943

SHEET 1 OF 2 SHEETS

LOCATION PLAN

(Scale 1 : 300)

CHURCHILL AVENUE



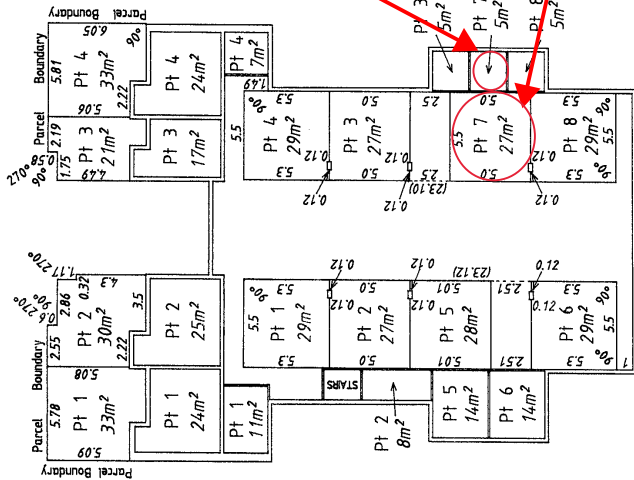
4

CARLTON SURVEYS

LICENSED SURVEYORS  
SUITE 4, 160 BURSWOOD ROAD  
BURSWOOD, 6100  
TELEPHONE 9361 5388 FAX 9361 3457

LOWER GROUND FLOOR

(Scale 1 : 300)



BRICKWORK IS COMMON PROPERTY

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 SURFACES OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 30(1)(a) OF THE STRATA TITLES ACT 1985. STRATA OF THE PART LOTS INSIDE THE BUILDING ON THE LOWER GROUND FLOOR EXTEND BETWEEN THE UPPER SURFACE LEVEL OF THE CONCRETE FLOOR OF THEIR RESPECTIVE LOT TO THE UNDER SURFACE OF THE CONCRETE FLOOR ABOVE.

STRATA PLAN

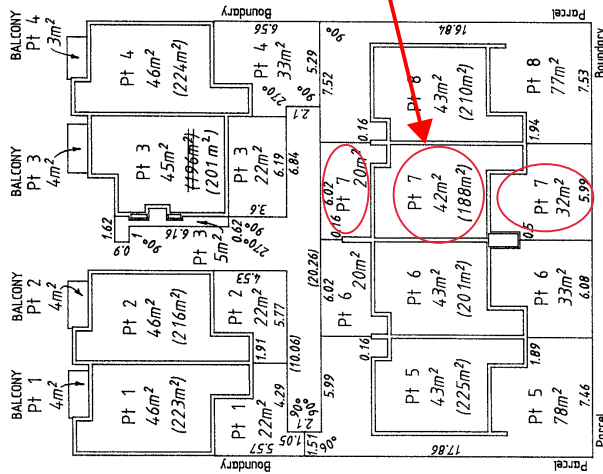
38943



<p>NAME OF SCHEME <b>WINSTON COURT SUBIACO</b></p>		<p>ADDRESS OF PARCEL 291 CHURCHILL AVENUE SUBIACO WA 6008</p>	
<p>PLAN OF LOT 400 OF PERTH SUBURBAN LOT 205 ON DIAGRAM 73859</p>		<p>CERT. OF TITLE VOLUME: 2146 FOLIO: 503</p>	
<p>LOCAL GOVERNMENT CITY OF SUBIACO</p>		<p>INDEX PLAN BG34(1) 22.50</p>	
<p>FIELD BOOK NUMBER SCALE 1 : 300</p>		<p>WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION</p>	
<p>WESTERN AUSTRALIAN PLANNING COMMISSION</p>		<p>Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985.</p>	
<p>MANAGEMENT STATEMENT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>		<p>FOR CHAIRMAN ..... DATE .....</p>	
<p>Lodged 18.10.2000 288034</p>		<p>REGISTRAR OF TITLES</p>	
<p>Examined 18.10.2000 18</p>		<p>REGISTERED 18.10.2000 Application 157613</p>	



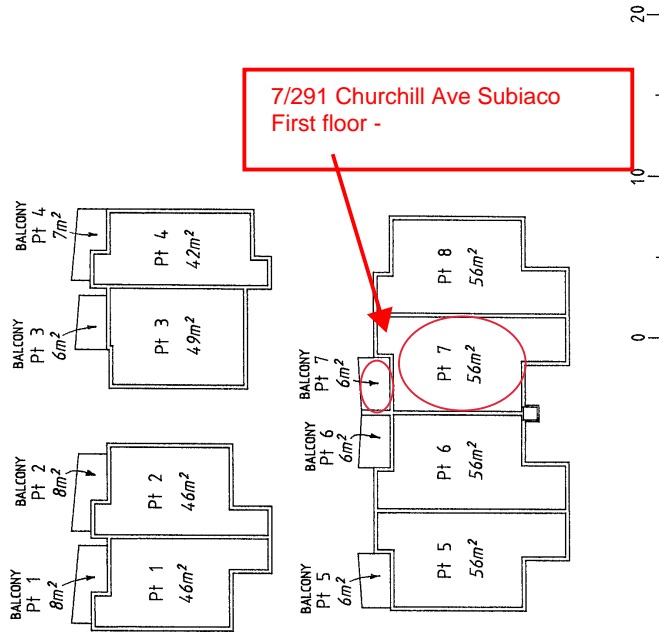
GROUND FLOOR  
(Scale 1 : 300)



BRICKWORK IS COMMON PROPERTY

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STRATA OF THE PART LOTS INSIDE THE BUILDING ON THE LOWER GROUND FLOOR EXTEND BETWEEN THE UPPER SURFACE LEVEL OF THE CONCRETE FLOOR OF THEIR RESPECTIVE LOT TO THE UNDER SURFACE OF THE CONCRETE FLOOR ABOVE.  
VERTICAL STRUTUM OF THE BALCONIES EXTENDS FROM THE UPPER SURFACE LEVEL OF THE RESPECTIVE BALCONY SLAB AND 2.4 METRES ABOVE, UNLESS COVERED.  
THE HORIZONTAL STRATA BOUNDARIES OF THE BALCONIES ARE TO THE EXTERNAL SURFACES OF THE BUILDINGS AND TO THE EXTERNAL SURFACES OF THE CONCRETE SLAB.  
STRATA OF THE PART LOTS EXTERNAL TO THE BUILDINGS ON THE GROUND FLOOR EXTEND FROM 2.5 METRES BELOW THE UPPER SURFACE LEVEL OF THEIR RESPECTIVE LOT ON THE GROUND FLOOR TO A HEIGHT OF 5 METRES ABOVE, EXCEPT WHERE COVERED, OR EXCEPT WHERE THE UPPER SURFACE LEVEL OF THE LOWER GROUND FLOOR CEILING SLAB BECOMES THE LOWER STRATA LIMIT.

FIRST FLOOR  
(Scale 1 : 300)



BRICKWORK IS COMMON PROPERTY

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 SURFACES OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 312(1)(a) OF THE STRATA TITLES ACT 1985.  
STRATA OF THE PART LOTS INSIDE THE BUILDING ON THE LOWER GROUND FLOOR EXTEND BETWEEN THE UPPER SURFACE LEVEL OF THE CONCRETE FLOOR OF THEIR RESPECTIVE LOT TO THE UNDER SURFACE OF THE CONCRETE FLOOR ABOVE.

VERTICAL STRUTUM OF THE BALCONIES EXTENDS FROM THE UPPER SURFACE LEVEL OF THE RESPECTIVE BALCONY SLAB AND 2.4 METRES ABOVE, UNLESS COVERED.  
THE HORIZONTAL STRATA BOUNDARIES OF THE BALCONIES ARE TO THE EXTERNAL SURFACES OF THE BUILDINGS AND TO THE EXTERNAL SURFACES OF THE CONCRETE SLAB.

FORM 3

**STRATA/SURVEY STRATA PLAN NO. 38943**

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	135	2203-191					
2	135	2203-192					
3	135	2203-193					
4	135	2203-194					
5	115	2203-195					
6	115	2203-196					
7	115	2203-197					
8	115	2203-198					
				Aggregate	1000		

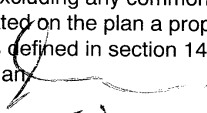
**DESCRIPTION OF PARCEL AND BUILDING/PARCEL**

THE BUILDING SUBJECTS OF THIS PLAN ARE EIGHT DOUBLE STOREY RENDERED BRICK AND METAL ROOFED UNITS WITH UNDERCROFT SITUATED ON LOT 400 OF PERTH SUBURBAN LOT 205 ON DIAGRAM 73859 COMPRISED IN CERTIFICATE OF TITLE VOLUME:2146 FOLIO:503 AND BEING KNOWN AS WINSTON COURT SUBIACO OF 291 CHURCHILL AVENUE, SUBIACO.

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

I, SHAYNE M. FORTH, 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.

27-10-1999  
Date

  
Signed

FORM 5

STRATA PLAN No. 38943

DESCRIPTION OF PARCEL & BUILDING

THE BUILDING SUBJECTS OF THIS PLAN ARE EIGHT DOUBLE STOREY RENDERED BRICK AND METAL ROOFED UNITS WITH UNDERCROFT SITUATED ON LOT 400 OF PERTH SUBURBAN LOT 205 ON DIAGRAM 73859 COMPRISED IN CERTIFICATE OF TITLE VOLUME:2146 FOLIO:503 AND BEING KNOWN AS WINSTON COURT SUBIACO OF 291 CHURCHILL AVENUE, SUBIACO.

CERTIFICATE OF LICENSED SURVEYOR

I,.....MURRAY CARLTON....., 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-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.

.....27-9-2000.....
Date

.....Murray B.....
Licensed Surveyor

\* Delete if inapplicable

FORM 7

Strata Titles Act 1985

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

STRATA PLAN No. 38943

DESCRIPTION OF PARCEL & BUILDING

THE BUILDING SUBJECTS OF THIS PLAN ARE EIGHT DOUBLE STOREY RENDERED BRICK AND METAL ROOFED UNITS WITH UNDERCROFT SITUATED ON LOT 400 OF PERTH SUBURBAN LOT 205 ON DIAGRAM 73859 COMPRISED IN CERTIFICATE OF TITLE VOLUME:2146 FOLIO:503 AND BEING KNOWN AS WINSTON COURT SUBIACO OF 291 CHURCHILL AVENUE, SUBIACO.

CERTIFICATE OF LOCAL GOVERNMENT

CITY OF SUBIACO, 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.~~

16.10.2000

Date

\*Delete if inapplicable

*Mark Demmel*

~~Chief Executive Officer~~

DELEGATED OFFICER

FORM 26

WAPC Ref. No. 987-99

STRATA PLAN No. 38943

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 3-9-1999 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~~ described below, subject to the ~~following conditions—~~

Property Description: Lot (or Strata Plan) No. 400  
 .....  
 Location PERTH SUBURBAN LOT 205  
 .....  
 Locality SUBIACO  
 .....  
 Local Government CITY OF SUBIACO

Lodged by: CARLTON SURVEYS

Date: 11-8-1999

For Chairman, Western Australian  
Planning Commission  
- 5 APR 2000

(\*To be deleted as appropriate)

.....  
Date

38943

ANNEXURE A OF STRATA / SURVEY STRATA-PLAN No. OF STRATA / SURVEY -STRATA-PLAN

SCHEDULE OF DEALINGS ON STRATA / SURVEY - STRATA-PLAN

Dealings registered or recorded on Strata / Survey - Strata-Plan

Nature	Instrument			Signature of Registrar of Titles
	Number	Regist'd	Time	

Note: Entries may be affected by subsequent endorsements.

FORM 8

ANNEXURE..... **B** ..... OF STRATA /SURVEY /STRATA-PLAN No..... **38943** ..... REGISTRAR OF TITLES

SCHEDULE OF ENCUMBRANCES ETC.

Instrument		Regist'd	Signature of Registrar of Titles	Cancellation			
Nature	Number			Nature	Number	Regist'd	Time

Note: Entries may be affected by subsequent endorsements.