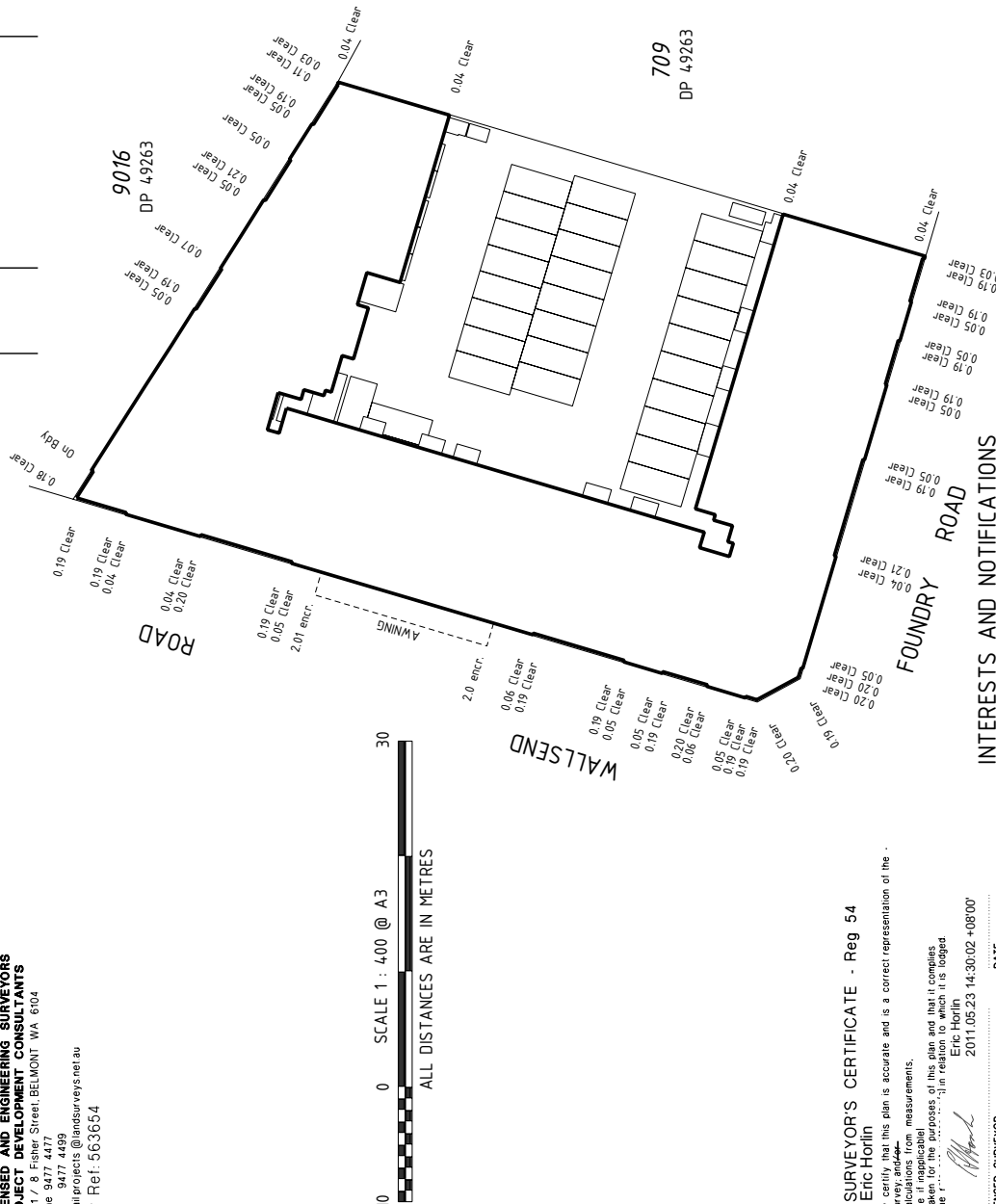


STRATA PLAN 59977 SHEET 1 OF 4, SHEETS		LandSurveys LICENSED AND ENGINEERING SURVEYORS PROJECT DEVELOPMENT CONSULTANTS Unit 1 / 8 Fisher Street, BELMONT WA 6104 Phone 9477 4477 Fax 9477 4499 E-Mail projects@landsurveys.net.au Our Ref: 563654		LOCATION PLAN		VERSION 2	AMENDMENT Audit Requirements	AUTHORIZED BY Eric Horlin	DATE 23/5/11
PLAN OF LOT 708 ON DP 49263		CERTIFICATE OF TITLE Volume 2615 Folio 196		LOCAL GOVERNMENT CITY OF SWAN		INDEX PLAN BG34 (2) 2131		FIELD BOOK	
SCALE 1 : 400 @ A3 - SHEET 1 1 : 300 @ A3 - SHEETS 2, 3 & 4		NAME OF SCHEME FOUNDRY APARTMENTS		ADDRESS OF PARCEL 5 WALLSEND ROAD MIDLAND WA 6056		MANAGEMENT STATEMENT ☒ YES ☐ NO		LODGED DATE 9-May-11 FEE PAID \$2707.00 ASSESS No. 8725366	
REGISTERED APPLICATION 27/5/2011		REGISTERED DATE 24-May-11		REGISTERED DATE 24-May-11		REGISTERED DATE 24-May-11		REGISTERED DATE 24-May-11	
WESTERN AUSTRALIAN PLANNING COMMISSION It is hereby certified that the approval of the Western Australian Planning Commission has been required pursuant to section 25 (1) of the Strata Titles Act 1985 in relation to the property described herein.		WESTERN AUSTRALIAN PLANNING COMMISSION For Chairman, Western Australian Planning Commission		WESTERN AUSTRALIAN PLANNING COMMISSION For Chairman, Western Australian Planning Commission		WESTERN AUSTRALIAN PLANNING COMMISSION For Chairman, Western Australian Planning Commission		WESTERN AUSTRALIAN PLANNING COMMISSION For Chairman, Western Australian Planning Commission	
SUBJECT		PURPOSE		STATUTORY REFERENCE		ORIGIN		LAND BURDENED	
BENEFIT TO		COMMENTS		INTERESTS AND NOTIFICATIONS		INTERESTS AND NOTIFICATIONS		INTERESTS AND NOTIFICATIONS	

**HELD BY LANDGATE
IN DIGITAL FORM ONLY.**

SURVEYOR'S CERTIFICATE - Reg 54

I, Eric Horlin, hereby certify that this plan is accurate and is a correct representation of the land shown on the plan and that it complies with the requirements of the Survey Act 1968.

 Eric Horlin
 2011.05.23 14:30:02 +08'00'

LICENSED SURVEYOR DATE

STRATA PLAN

59977

SHEET 2 OF 4 SHEETS

GROUND FLOOR PLAN

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 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 BOUNDARIES OF THE PART LOTS WHICH ARE COURTYARDS (CY) ARE THE INNER SURFACES OF THE COURTYARD WALLS AND THE EXTERNAL SURFACES OF THE BUILDING WALLS AND EXTEND BETWEEN THE UPPER SURFACE OF IT'S FLOOR SLAB AND THE UNDER SURFACE OF THE CEILING OR PROJECTION OF THE CEILING WHERE NOT COVERED

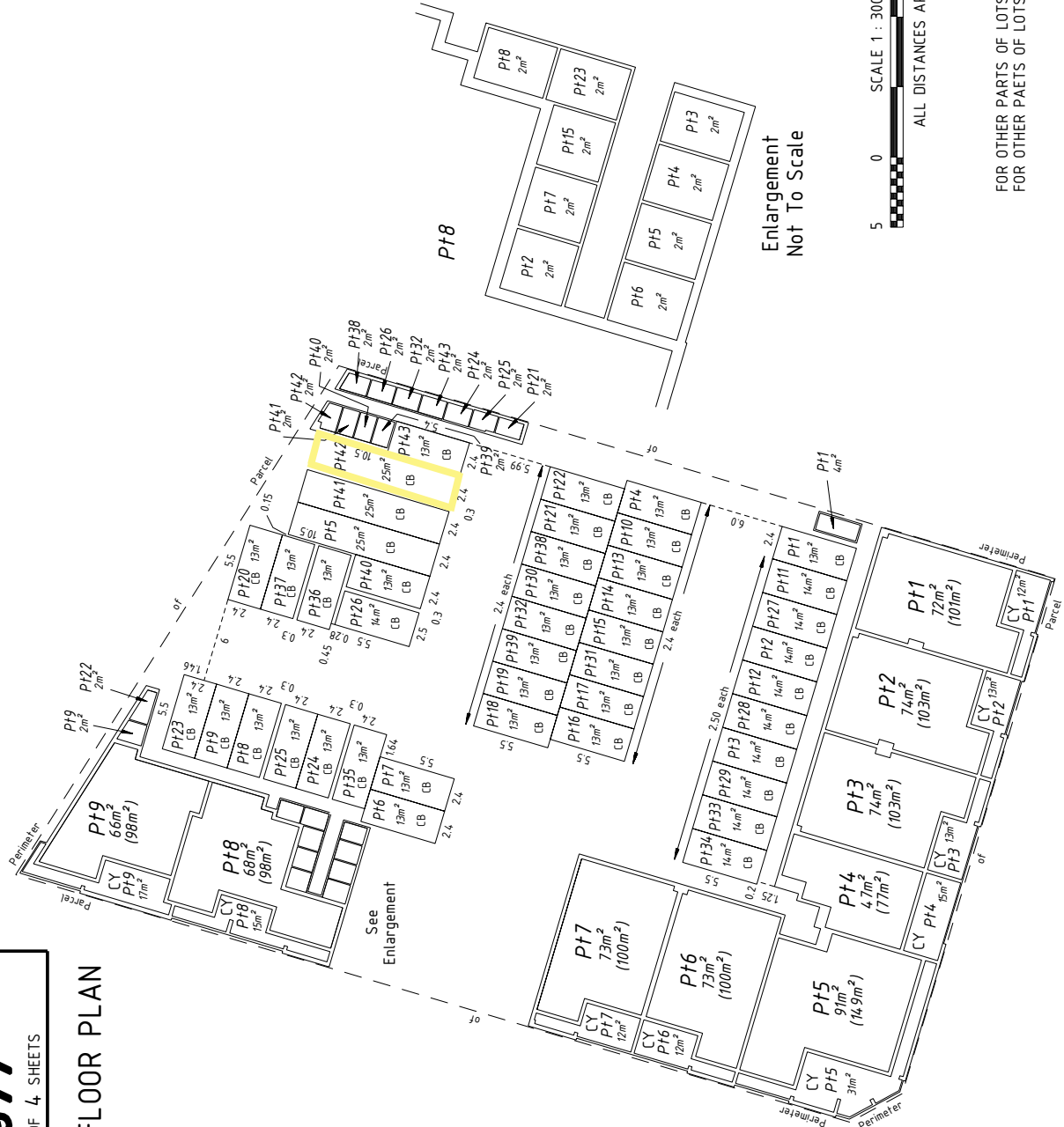
THE STRATUM OF THE PART LOTS WHICH ARE CAR BAYS (CB) EXTENDS BETWEEN THE UPPER SURFACE OF THE FLOOR TO THE UNDER SIDE OF THEIR CEILINGS OR TO A HEIGHT OF 2.5 METRES.

THE STRATUM OF THE COURTYARD EXTENDS FROM THE UPPER SURFACE OF THE COURTYARD FLOOR TO THE PROLONGATION OF THE UNDERSIDE OF THE CEILING OF THEIR RESPECTIVE ADJOINING PART LOT

ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN

ALL MEASUREMENTS ARE TO THE EXTERNAL SURFACES OF THE BUILDING UNLESS SHOWN OTHERWISE

CY - DENOTES COURT YARD
CB - DENOTES CAR BAY



FOR OTHER PARTS OF LOTS 10 - 26 SEE SHEET 3
FOR OTHER PARTS OF LOTS 27 - 43 SEE SHEET 4

STRATA PLAN

59977

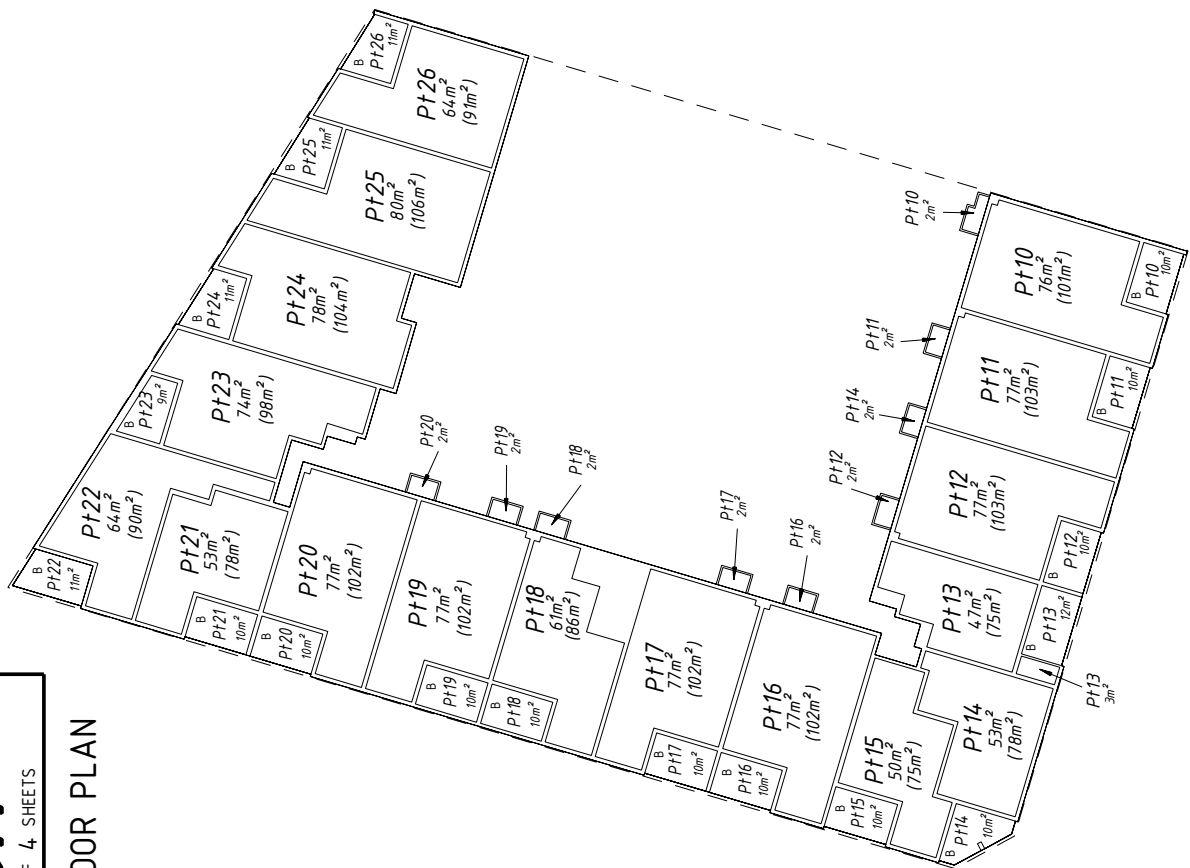
SHEET 3 OF 4 SHEETS

FIRST FLOOR PLAN

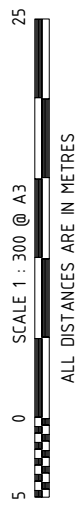
THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985

THE BOUNDARIES OF THE PART LOTS WHICH ARE BALCONIES ARE THE INNER SURFACES OF THE BALCONY WALLS AND THE EXTERNAL SURFACES OF THE BUILDING WALLS

THE STRATUM OF THE BALCONY PART LOTS EXTENDS BETWEEN THE UPPER SURFACE OF THE BALCONY FLOOR TO THE PROLONGATION OF THE UNDERSIDE OF THE CEILING OF THEIR RESPECTIVE ADJOINING PART LOT, EXCEPT WHERE COVERED



FOR OTHER PARTS OF LOTS 10 - 26 SEE SHEET 2



STRATA PLAN

59977

SHEET 4 OF 4 SHEETS

SECOND FLOOR PLAN

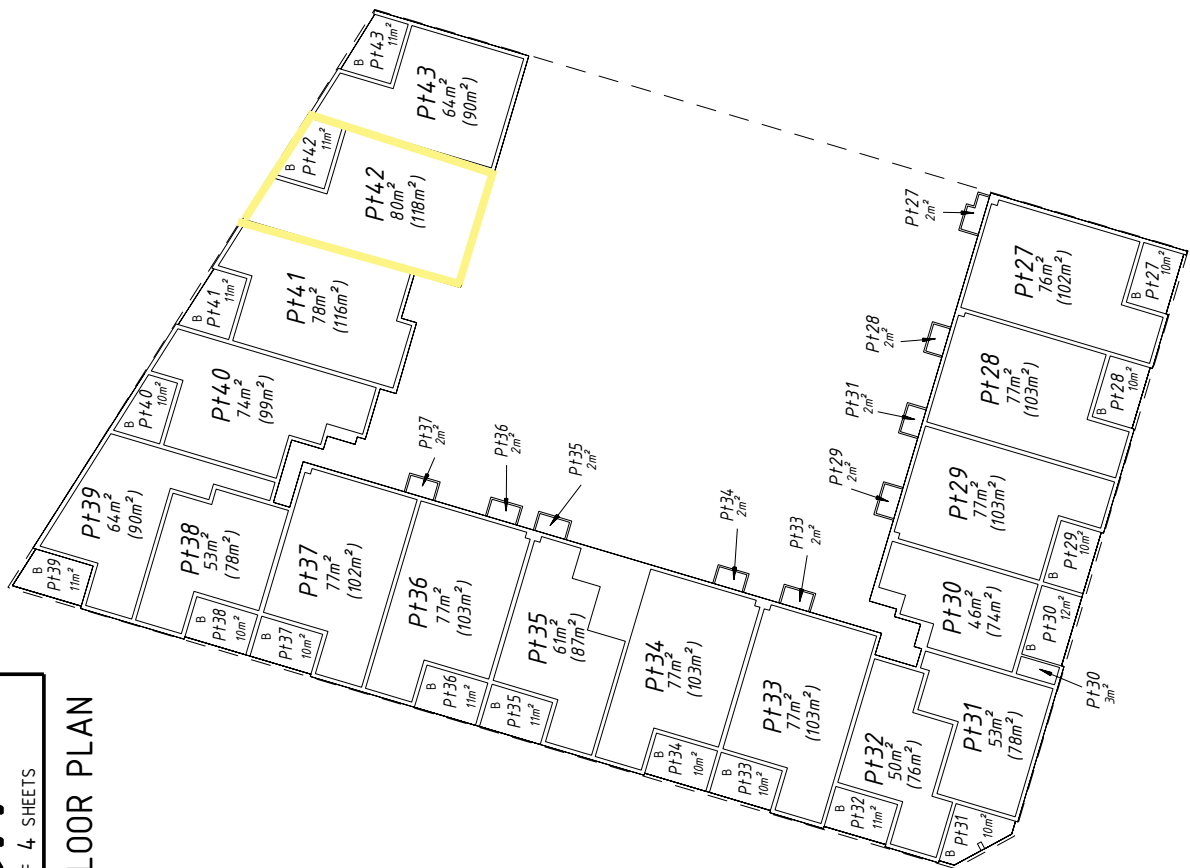
THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985

THE BOUNDARIES OF THE PART LOTS WHICH ARE BALCONIES ARE THE INNER SURFACES OF THE BALCONY WALLS AND THE EXTERNAL SURFACES OF THE BUILDING WALLS

THE STRATUM OF THE BALCONY PART LOTS EXTENDS BETWEEN THE UPPER SURFACE OF THE BALCONY FLOOR TO THE PROLONGATION OF THE UNDERSIDE OF THE CEILING OF THEIR RESPECTIVE ADJOINING PART LOT, EXCEPT WHERE COVERED

Attachment 1 (Part 2 of 2)

FOR OTHER PARTS OF LOTS 27 - 43 SEE SHEET 2



Attachment 2

FORM 3

Page 1 of 2 Pages

STRATA PLAN No.				59977			
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	22	2770-622		28	27	2770-649	
2	22	2770-623		29	27	2770-650	
3	22	2770-624		30	16	2770-651	
4	16	2770-625		31	19	2770-652	
5	28	2770-626		32	18	2770-653	
6	22	2770-627		33	27	2770-654	
7	22	2770-628		34	27	2770-655	
8	22	2770-629		35	23	2770-656	
9	20	2770-630		36	27	2770-657	
10	26	2770-631		37	27	2770-658	
11	26	2770-632		38	19	2770-659	
12	26	2770-633		39	21	2770-660	
13	16	2770-634		40	24	2770-661	
14	17	2770-635		41	29	2770-662	
15	17	2770-636		42	28	2770-663	
16	26	2770-637		43	26	2770-664	
17	26	2770-638					
18	21	2770-639					
19	26	2770-640					
20	26	2770-641					
21	17	2770-642					
22	20	2770-643					
23	23	2770-644					
24	27	2770-645					
25	27	2770-646					
26	25	2770-647					
27	27	2770-648					

Continued Overleaf

Page 2 of 2 Pages

DESCRIPTION OF PARCEL AND BUILDING

CERTIFICATE OF LICENSED VALUER STRATA

Hehr.

Signed

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 59977

DESCRIPTION OF PARCEL & BUILDING

Forty Three residential units of brick, concrete and iron construction situated on Lot 708 on Deposited Plan 49263 and being on Certificate of Title Volume 2615 Folio 196 and having a street address of 5 Wallsend Road, Midland and known as Foundry Apartments.

CERTIFICATE OF LICENSED SURVEYOR

I, ^{Eric Horlin}....., 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.~~



Eric Horlin

2011.05.06 13:50:35 +08'00'

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable

FORM 7

Strata Titles Act 1985

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

STRATA PLAN No. **59977****DESCRIPTION OF PARCEL & BUILDING**

Parcel: Lot 708 on DP 49263

Known as: Foundry Apartments 5 Wallsend Road, Midland WA 6056

Building: Fourty three residential units of brick, concrete and iron construction.

CERTIFICATE OF LOCAL GOVERNMENT

City of Swan

....., 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;~~

20.5.11

Date

*Delete if inapplicable



.....
~~Chief Executive Officer~~

DELEGATED OFFICER

SECTION 23(5) -
STRATA TITLES ACT

Local Government Ref.

FORM 26

~~WAPC Ref.~~

STRATA PLAN NO 59977

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
1-Apr-11 and relating to the property
described below;

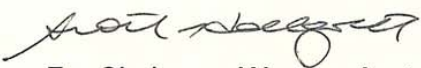
~~*(ii) the sketch submitted on of the
proposed *subdivision of the property described below into lots on a Strata
Plan/re-subdivision / consolidation of the lots on the Strata Plan specified below,
subject to the following conditions —~~

Property Description: Lot (or Strata Plan) No.
Lot 708
Location
5 Wallsend Road
Locality
Midland
Local Government
City of Swan

Lodged by: Land Surveys NPJS Pty Ltd

Date: 1-Apr-11

(*To be deleted as appropriate.)


For Chairman, Western Australian
Planning Commission

27/5/11
Date

Delegated Under Section 16(3)(e)
Planning & Development Act 2005

FORM 8

ANNEXURE 'A'	OF	STRATA PLAN No.	59977	REGISTRAR OF TITLES			
SCHEDULE OF DEALINGS ON Strata Plan							
Dealings registered or recorded on Strata Plan			Instrument				Signature of Registrar of Titles
			Nature	Number	Regist'd	Time	
The address for serving of notices on the Strata Company is now Post Office Box 511 Mount Lawley WA 6929			Notification	N527695	10.1.17		
SEE RECORD OF STRATA TITLES SCHEME FOR FURTHER ENDORSEMENTS							

Note: Entries may be affected by subsequent endorsements.

FORM 8

[illegible]

Note: Entries may be affected by subsequent endorsements.

[illegible]