

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2045

183

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT OF 1985

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 1 ON SURVEY-STRATA PLAN 29298

TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE SURVEY-STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

(T P240177) REGISTERED 4/8/2022

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE SURVEY-STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP29298
PREVIOUS TITLE: SP29298
PROPERTY STREET ADDRESS: 9 MILNE ST, BICTON.
LOCAL GOVERNMENT AUTHORITY: CITY OF MELVILLE

FORM 3

SURVEY-STRATA PLAN No. 29298							
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	58						
2	42						

DESCRIPTION OF PARCEL

Conversion of Lots 1, 2 and Common Property on Strata Plan 29298.
The address is 9 Milne Street, Bicton WA 6157.

CERTIFICATE OF LICENSED VALUER SURVEY-STRATA

I, **K. A. Lane**, 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% more or 5% 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.

02-Apr-2019
Date


Digitally signed by
Kirsty Lane AAPI
Licensed Valuer No.
44458
Signed

FORM 38

Strata Titles Act 1985
Sections 31E (1)(b), 31F

STRATA PLAN No. 29298

CERTIFICATE OF LICENSED SURVEYOR — CONVERSION TO A SURVEY-STRATA SCHEME

I, JASON IVES, being a licensed surveyor, certify in respect of the survey-strata plan under section 31E(1)(a) of the Act accompanying the notice of resolution of conversion to a survey-strata scheme dated 5-Apr-19 in relation to the strata plan mentioned above ("the strata plan") —

- (a) there are not more lots on the survey-strata plan, disregarding any lot designated as a common property lot, than there are on the strata plan;
- (b) a reference on the survey-strata plan to a lot by a designated number is a reference to the lot designated by that number on the strata plan;
- (c) where 2 lots have a common or party wall, the centre plane of that wall is on the boundary of the lots;
- (d) the rights and amenities required to be provided for by the relevant town planning scheme in force under the *Town Planning and Development Act 1928*, as prescribed by regulation 14O —

(i) are provided for in accordance with that scheme at the time when this certificate is given; or

~~(ii) will be provided for when the notice of resolution and documents referred to in section 31H of the Act are registered;~~

and

- (e) the following easement(s) are required to be created on the survey-strata plan under section 5D of the Act for the purposes of satisfying the certification in paragraph (d)(ii) above —

Nil

.....
.....
.....
.....
.....

[Insert }Nil~ if no easements are required to be created, or describe the easement(s) required to be created by their short form description].



Jason Ives

2019.05.23 09:01:57 +08'00'

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable.

PLAN OF Portion of Swan Location 69 and being Lot 229 on Plan 4549 (Sheet 1).

CERTIFICATE OF TITLE Volume : 1132 Folio : 650

LOCAL AUTHORITY City of Melville

LOCALITY Bicton INDEX PLAN BG 34(2) 09:17

NAME OF BUILDING 9 Milne Street, Bicton.

NAME OF BODY CORPORATE
(IF STRATA PLAN OF SUBDIVISION
OR CONSOLIDATION)

ADDRESS FOR SERVING OF 9 Milne Street,

NOTICES ON COMPANY BICTON 6157

PURPOSE

OFFICE USE ONLY

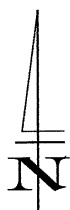
LODGED 19.6.95 93455

EXAMINED 20.6.95

REGISTERED 27.6.95 App F911913



REGISTRAR OF TITLES



MILNE STREET

NOW CONVERTED

SEE SHEET 3 OF 3 SHEETS

242

243

244

Scale 1 : 500

COTTAGE & ENGINEERING
SURVEYSSuite 3 219 Onslow Rd, SHENTON PK
Ph 381 6211 Fax 382 2503

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
		CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	70	2045-183	
2	30	2045-184	
	SEE FORM 3		
AGGREGATE	100		

CERTIFICATE OF LICENSED VALUER

I, Kevin Sydney JOHNSON 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.

15th February 1995

Date

Signed

STRATA PLAN No. 29298

DESCRIPTION OF PARCEL AND BUILDING

Portion of Swan Location 69 and being Lot 229 on Plan 4549 (Sheet 1).

Single storey residential house known as 9 Milne Street, Bicton.

CERTIFICATE OF SURVEYOR

I, Charles Garner MILLER, being a licensed surveyor registered under the Licensed Surveyors Act 1909, as 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.~~

15th February 1995

Date

Delete whichever is inapplicable


 Licensed Surveyor

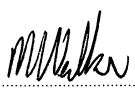
CERTIFICATE OF LOCAL AUTHORITY

CITY OF MELVILLE, 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 State Planning Commission have been complied with;
- (b) ~~the within strata scheme is exempt from the requirement of approval by the State Planning Commission.~~

 15-6-95
 Date

Delete whichever is inapplicable


 SECTION 23(4)

DELEGATED OFFICER

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

STRATA PLAN No. 29298

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 submitted on
..... and relating to the property described
below;

- (ii) to the sketch submitted on **3 FEB 1995**
of the proposed subdivision of the property described below into lots on a Strata
Plan subject to the following conditions:

Property Description:

Whole/Part Lot(s) **229**
Location(s) **SWAN LOC 69**
Town **BICTON**
Local Authority District **CITY OF MELVILLE**
Property Owner **KRIZMAN HOMES**



For Chairman,
STATE PLANNING COMMISSION

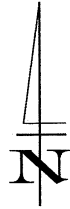
Date **28 FEB 1995**
.....
(*To be deleted as appropriate)

E77763/9/90-1500-5/7660

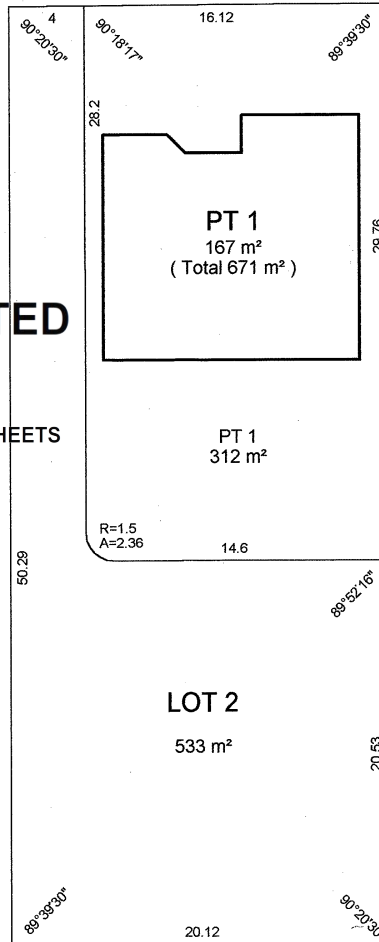
STRATA PLAN No.

29298

GROUND FLOOR

**NOW CONVERTED**

SEE SHEET 3 OF 3 SHEETS



As at 20th July 1997 unless a notice of resolution under section 21H or an objection under 21O has been recorded on the strata plan -

The boundaries of the lots or parts 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*;

The scheme may not be a single tier scheme, as defined in section 3(1) of the *Strata Titles Act 1985*;

The areas of the lots shown on the strata plan may have changed;

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;

The horizontal boundaries of the lots or parts of the lots which are not buildings shown on the plan (if any) remain as provided on this strata plan.

For other Part Lots 1 see Sheet 2 of 2 Sheets.

External face of buildings are the boundaries of part lots comprising the buildings, except where otherwise stated.

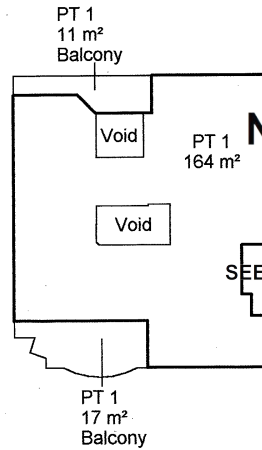
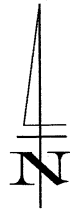
All distances are from the external surface of the wall, unless otherwise stated.

The Stratum of the Part Lots 1 and Lot 2 is limited to between 5 metres below and 10 metres above the upper surface level of the lowest ground floor of the main building contained within Lot 1, including where covered.

All angles are 90° unless otherwise stated.

Scale 1:300

41445/6/85—1M—S/7658

STRATA PLAN No.
FIRST FLOOR

SEE SHEET 3 OF 3 SHEETS

As at 20th July 1997 unless a notice of resolution under section 21H or an objection under 21O has been recorded on the strata plan -

The boundaries of the lots or parts 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*;

The scheme may not be a single tier scheme, as defined in section 3(1) of the *Strata Titles Act 1985*;

The areas of the lots shown on the strata plan may have changed;

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;

The horizontal boundaries of the lots or parts of the lots which are not buildings shown on the plan (if any) remain as provided on this strata plan.

For other Part Lots 1 see Sheet 1 of 2 Sheets.

External face of buildings are the boundaries of part lots comprising the buildings, except where stated otherwise.

The boundaries of the part lots outside the building designated balconies, are the edge of concrete slab.

Scale 1: 300

41445/6/85-1M-S/7658

FORM 8

Note: Entries may be affected by subsequent endorsements.

Survey Strata Plan 29298

Lot	Certificate of Title	Lot Status	Part Lot
1	N/A	Retired	
1	2045/183	Registered	
2	N/A	Retired	
2	2045/184	Registered	