

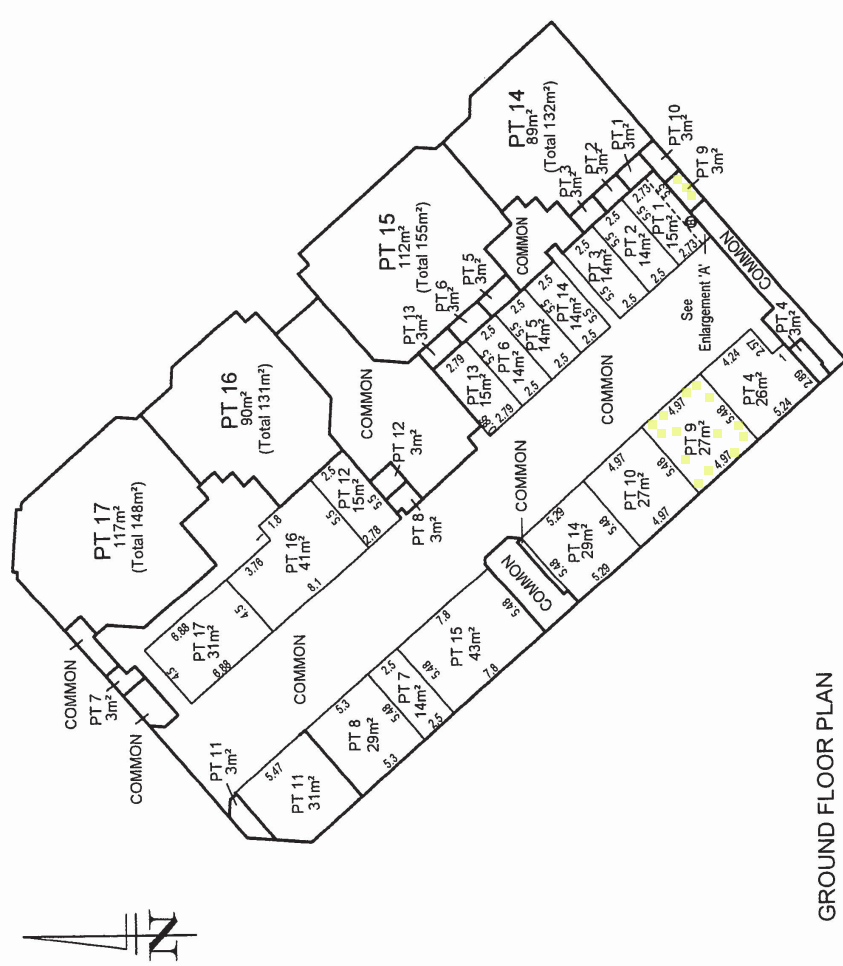
STRATA PLAN 38785

SHEET 2 OF 5 SHEETS

LOT No.	SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	
	UNIT ENTITLEMENT	VOL.	FOL.	
1	5	2202-201		
2	5	2202-202		
3	5	2202-203		
4	6	2202-204		
5	5	2202-205		
6	5	2202-206		
7	5	2202-207		
8	9	2202-208		
9	8	2202-209		
10	7	2202-210		
11	6	2202-211		
12	6	2202-212		
13	6	2202-213		
14	5	2202-214		
15	6	2202-215		
16	5	2202-216		
17	6	2202-217		
AGGREGATE	100			

CERTIFICATE OF LICENSED VALUER
 I, Kevin Spurrey-Johnson, being a Licensed Valuer under the 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 of the value of the lot as 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.

29th May, 2000 DATE
 [Signature] SIGNED
 LICENSED

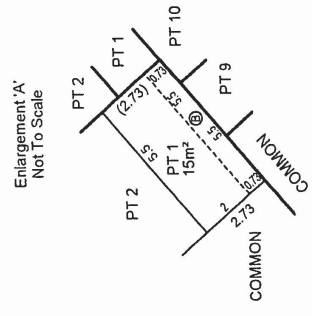


GROUND FLOOR PLAN
 (SCALE 1:300)



For other Part Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12 and 13 see sheets 3 and 4 of 5 sheets.
 For other Part Lots 8 see sheets 3, 4 and 5 of 5 sheets.

The Horizontal Boundaries of the stratum of all the part lots shown on the strata plan is from the upper surfaces of their floor to the underneath of their ceiling above, as provided by section 3(2)(b) of the Strata Titles Act 1985.
 The Vertical Boundaries of the stratum of all of the part lots shown on the strata plan is to the centreplane of all the relevant perimeter walls that define the strata part lots, except where shown as a dimension.
 All distances are from the external surface of the wall, unless otherwise stated.
 All angles are 90° except where noted.



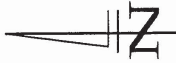
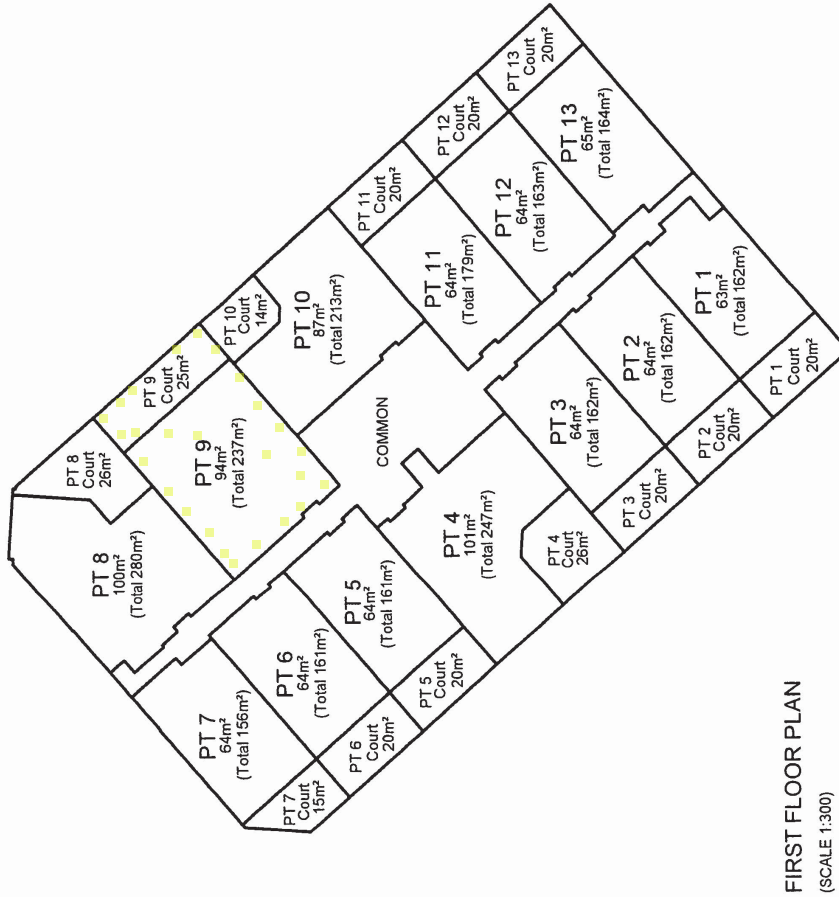
Enlargement 'A'
 Not To Scale

ⓐ EASEMENT FOR RIGHT OF FOOTWAY
 UNDER SEC 136C OF THE TLA
 BURDEN 1
 BENEFIT 9 & 10

COTTAGE & ENGINEERING SURVEYS
 Suite 3, 219 Onslow Rd, SHENON PK
 Ph (08) 9381 6211 Fax (08) 9382 2933
 J/N S0011488 (15/06/2000)
 [Signature]
 LICENSED SURVEYOR

STRATA PLAN 38785

SHEET 3 OF 5 SHEETS



FIRST FLOOR PLAN

(SCALE 1:300)



For other Part Lots 1,2,3,4,5,6,7,9,10,11,12 and 13 see sheets 2 and 4 of 5 sheets.

For other Part Lots 8 see sheets 2,4 and 5 of 5 sheets.

The Horizontal Boundaries of the stratum of all of the part lots shown on the strata plan is from the upper surface of their floor to the underneath of their ceiling above, as provided by section 3(2)(b) of the Strata Titles Act 1985.

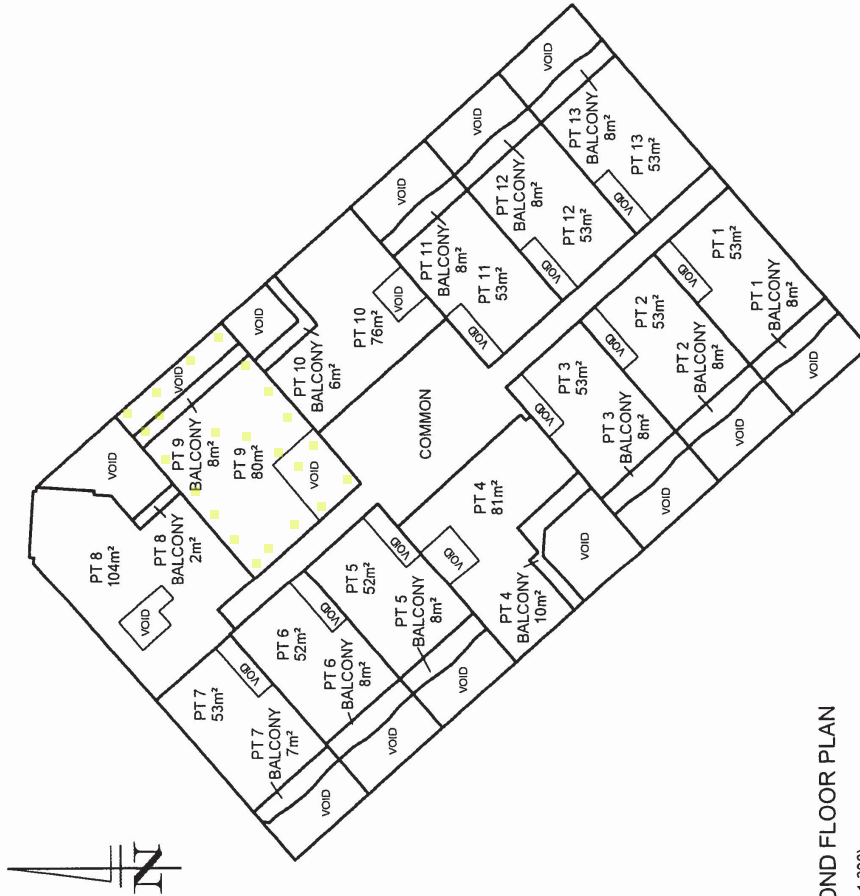
The Vertical Boundaries of the stratum of all of the part lots shown on the strata plan is to the centreplane of all the relevant perimeter walls that define the strata part lots.

COTTAGE & ENGINEERING SURVEYS
 Suite 3 219 Orslow Rd, SHENICON PK
 Ph (08) 9381 6211 Fax (08) 9382 2503
 J/N S001148C (15/06/2000)
S. B. S. S.
 LICENSED SURVEYOR



STRATA PLAN 38785

SHEET 4 OF 5 SHEETS



SECOND FLOOR PLAN

(SCALE 1:300)



For other Part Lots 1,2,3,4,5,6,7,9,10,11,12 and 13 see sheets 2 and 3 of 5 sheets.

For other Part Lots 8 see sheets 2,3 and 5 of 5 sheets.

The Horizontal Boundaries of the stratum of all of the part lots shown on the strata plan is from the upper surface of their floor to the underneath of their ceiling above, as provided by section 3(2)(b) of the Strata Titles Act 1985.

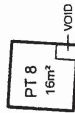
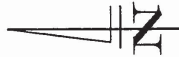
The Vertical Boundaries of the stratum of all the part lots shown on the strata plan is to the centreplane of all the relevant perimeter walls that define the strata part lots.

The Vertical Boundaries of the part lots designated "BALCONY" are to the edge of its concrete slab.

COTTAGE & ENGINEERING SURVEYS
 Suite 3, 219 O'Keefe Rd, SHENTON PK
 PH (08) 9381 6211 Fax (08) 9382 2603
 J/N S001148D (15/06/2000)
Beale
 LICENSED SURVEYOR

STRATA PLAN 38785

SHEET 5 OF 5 SHEETS



THIRD FLOOR PLAN

(SCALE 1:300)



For other Parts Lot 8 see sheets 2, 3 and 4 of 5 sheets.

The Horizontal Boundaries of the stratum of all of the part lots shown on the strata plan is from the upper surface of their floor to the underneath of their ceiling above, as provided by section 3(2)(b) of the Strata Titles Act 1985.

The Vertical Boundaries of the stratum of all of the part lots shown on the strata plan is to the centreplane of all of the relevant perimeter walls that define the strata part lots, except where shown as a dimension.

COTTAGE & ENGINEERING SURVEYS
 Suite 3 219 Ordlow Rd, SHENTON PK
 Ph (08) 9881 6211 Fax (08) 9882 2603
 J/N 5001148E (14/06/2000)

 LICENSED SURVEYOR

FORM 5

STRATA PLAN No. 38785

DESCRIPTION OF PARCEL & BUILDING

PORTION OF SWAN LOCATION 11526 AND PERTH LOT 804 AND BEING LOT 1 ON DIAGRAM 97789
FOUR COMMERCIAL AND THIRTEEN BRICK RESIDENTIAL MULTI STOREY UNITS KNOWN AS
7 CENTRO AVENUE, SUBIACO.

CERTIFICATE OF LICENSED SURVEYOR

I, Stephen James BURNSIDE, 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

SB (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 SB

SB*(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. SB

7-9-2000
Date

Bunde
Licensed Surveyor

* Delete if inapplicable

FORM 7

Strata Titles Act 1985

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

STRATA PLAN No. 38785

DESCRIPTION OF PARCEL & BUILDING

PORTION OF SWAN LOCATION 11526 AND PERTH LOT 804 AND BEING LOT 1 ON DIAGRAM 97789
FOUR COMMERCIAL AND THIRTEEN BRICK RESIDENTIAL MULTI STOREY UNITS KNOWN AS
7 CENTRO 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.~~

29. 8. 2000
Date


Chief Executive Officer
DELEGATED OFFICER
SECTION 23 (5)
STRATA TITLES ACT 1985

*Delete if inapplicable

FORM 26

WAPC Ref. No. 349: 00

STRATA PLAN No. 38785

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
and relating to the property described below;~~

*(ii) the sketch submitted on 7-4-2000
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. 1
.....
Location SWAN 11526 & PERTH LOT 804
.....
Locality #7 CENTRO AVE & METTERS LANE,
SUBIACO
Local Government CITY OF SUBIACO

Lodged by: COTTAGE & ENGINEERING
SURVEYS

Date: 7/4/2000

Neil Foley
For Chairman, Western Australian
Planning Commission
- 7 SEP 2000
.....
Date

(*To be deleted as appropriate)

