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~~STRATA / SURVEY~~

# STRATA PLAN 44893

SHEET 1 OF 1 SHEETS

MANAGEMENT STATEMENT ☐ YES ☒ NO

Lodged 8.7.2004 $180 42389I

Examined 13.8.2004 RH

Registered ~~F644762~~ ~~24-07-2006~~

REGISTRAR OF TITLES

WESTERN AUSTRALIAN PLANNING COMMISSION

Certificate of Approval of W.A.P.C. under Section 25 (1) of 25B (2) of *Strata Titles Act 1985.*

FOR CHAIRMAN DATE

**PLAN OF**

Lot 216 on
Deposited Plan 28993

CERT. OF TITLE Volume 2511
Folio 890

LOCAL GOVERNMENT City of Wanneroo

INDEX PLAN BG 34 (2) 11.40

FIELD BOOK NUMBER

SCALE 1 : 300

NAME OF SCHEME
23 & 25 Lilac Hill Vista, Madeley.

ADDRESS OF PARCEL
23 & 25 Lilac Hill Vista, Madeley, 6065.

DOLA
Department of LAND ADMINISTRATION

The boundaries of the lots or part 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 stratum of the lots extends between 5 metres below and 6 metres above the upper surface level of the lowest ground floor of the building located on each respective lot.

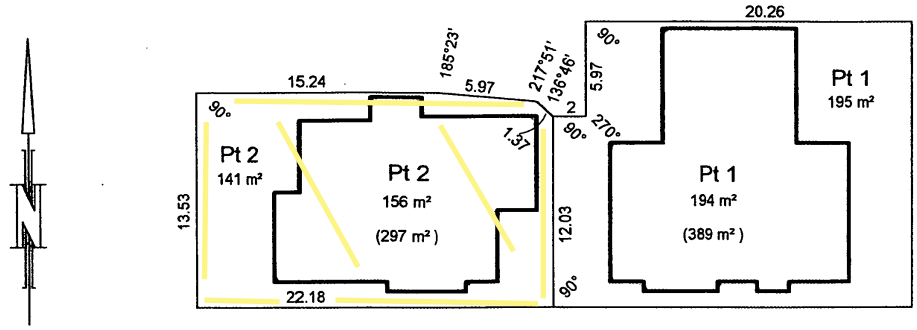
Distances are from boundaries or external faces of walls.

The perimeter of the parcel is the cadastral boundary.

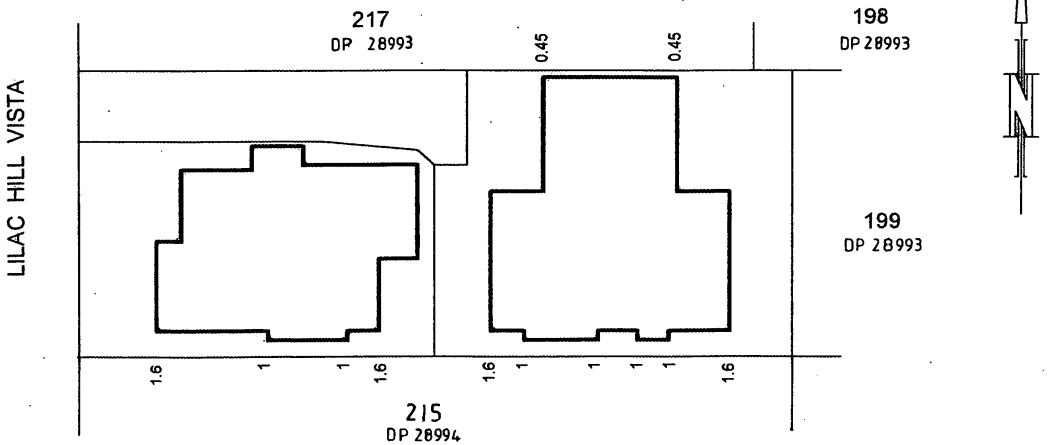
FORM 1

## INTERESTS AND NOTIFICATIONS

| SUBJECT | PURPOSE | STATUTORY REFERENCE | ORIGIN | LAND BURDENED | BENEFIT TO | COMMENTS |
|---|---|---|---|---|---|---|
| | RESTRICTIVE COVENANT | SEC 136D T.L.A. | D.P. 28993 & DOC. H975017 | SEE D.P. 28993 & DOC. H975017 | LOT 1, 2 & COMMON PROPERTY | EXPIRY DATE 31 DECEMBER 2005 |
| | RESTRICTIVE COVENANT | SEC 136D T.L.A. | DP 28993 & DOC. H975017 | LOT 1, 2 & COMMON PROPERTY | SEE DP 28993 & DOC H975017 | EXPIRY DATE 31 DECEMBER, 2005 |




GROUND FLOOR




LOCATION PLAN

Frank LeFaucheur
Licensed Surveyor. M.I.S. (Aust)
A. Surv.(W.A.I.T.).Lic. R.E.Agent. CD.
28 Wessex Street, CARINE. WA. 6020
Tel. (08) 9246 2666 Fax. (08) 9447 0148

0 10 20 30

STRATA PLAN 44893

STRATA/SURVEY STRATA PLAN

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

**FORM 3**

| STRATA/~~SURVEY-STRATA~~ PLAN NO. 44893 | | | | | |
|---|---|---|---|---|---|
| Schedule of Unit Entitlement | | Office Use Only<br>Current Cs of Title | Schedule of Unit Entitlement | | Office Use Only<br>Current Cs of Title |
| Lot No. | Unit Entitlement | Vol. Fol. | Lot No. | Unit Entitlement | Vol. Fol. |
| 1 | 50 | 2630 - 511 | | | |
| 2 | 50 | 2630 - 512 | | | |
| | SEE ANNEXURE 'C' | | | | |
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| | | | Aggregate | 100 | |

**DESCRIPTION OF PARCEL AND BUILDING/~~PARCEL~~**

Two single storey brick with metal roof residential units situated on Lot 216 on Deposited Plan 28993 and contained in Certificate of Title Volume 2511, Folio 890. The postal addresses are 23 ( Lot 1) and 25 ( Lot 2) Lilac Hill Vista, Madeley, 6065.

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

I, John R.P Farris, 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.

25 . 7 . 03
Date

Signed

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ANNEXURE 'C'

**FORM 3**

| STRATA PLAN No. 44893 | | | | | | | |
|---|---|---|---|---|---|---|---|
| Schedule of Unit Entitlement | | Office Use Only Current Cs of Title | | Schedule of Unit Entitlement | | Office Use Only Current Cs of Title | |
| Lot No, | Unit Entitlement | Vol. | Fol. | Lot No, | Unit Entitlement | Vol. | Fol. |
| 1 | 50 | 2630 | 511 | | | | |
| 2 | 50 | 2630 | 512 | | | | |
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| | | | | Aggregate | 100 | | |

**DESCRIPTION OF PARCEL AND BUILDING**

Two single storey brick with metal roof residential units on Lot 216 on Deposited Plan 28993 and contained in Certificate of Title Volume 2511 Folio 890. The postal addresses are 23 (Lot 1) and 25 (Lot 2) Lilac Hill Vista, Madeley, 6065

**CERTIFICATE OF LICENSED VALUER**
**STRATA**

I, R.G.HALL AAPI (Val Econ)....., 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.

10-Feb-2006
Date

R.G.Hall AAPI (Val Econ)
CN = R.G.Hall AAPI (Val Econ), C = AU, O = Valuations WA, OU = Licensed Valuer No 496
2006.02.10 10:51:45 +08'00'

Signed

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**FORM 5**

**STRATA TITLES ACT 1985**
**SECTIONS 5B(1). 8A. 22(1)**

**STRATA PLAN No. 44893**

## DESCRIPTION OF PARCEL & BUILDING

Two single storey brick with metal roof residential units situated on Lot 216 on Deposited Plan 28993 and contained in Certificate of Title Volume 2511, Folio 890. The postal addresses are 23 ( Lot 1) and 25 ( Lot 2) Lilac Hill Vista, Madeley, 6065.

## CERTIFICATE OF LICENSED SURVEYOR

I,.....Frank John LeFaucheur....., 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 the case where a part of a wall or building, or material attached to a~~ wall or building, encroaches beyond the external surface boundaries of a 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.*~~

25.7.2003
.....
Date

.....
Licensed Surveyor

*Delete if inapplicable

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**FORM 7**

**STRATA TITLES ACT 1985**
**SECTIONS 5B(2), 8A(f), 23(1).**

**STRATA PLAN No. 44893**

## DESCRIPTION OF PARCEL & BUILDING

Two single storey brick with metal roof residential units situated on Lot 216 on Deposited Plan 28993 and contained in Certificate of Title Volume 2511, Folio 890. The postal addresses are 23 ( Lot 1) and 25 ( Lot 2) Lilac Hill Vista, Madeley, 6065.

## CERTIFICATE OF LOCAL GOVERNMENT

.....City of Wanneroo..... ....., 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 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 ~~encr~~oachment 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 Australia, 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.

7 JULY 2004.
.....
Date

.....
PP ~~Shire/Town Clerk~~ CHIEF EXECUTIVE OFFICER.
DELEGATED OFFICER
SECTION 23(5) OF
STRATA TITLES ACT 1985

Delete if inapplicable

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**FORM 8**

ANNEXURE A OF STRATA / ~~SURVEY - STRATA~~ PLAN No. 44893 REGISTRAR OF TITLES

SCHEDULE OF DEALINGS ON STRATA / ~~SURVEY - STRATA~~ PLAN

| Dealings registered or recorded on Strata / ~~Survey - Strata~~ Plan | Instrument | | | | Signature of Registrar of Titles |
|---|---|---|---|---|---|
| | Nature | Number | Regist'd | Time | |
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Note: Entries may be affected by subsequent endorsements.

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**FORM 8**

ANNEXURE B OF STRATA / ~~SURVEY - STRATA~~ PLAN No. 44893 REGISTRAR OF TITLES

SCHEDULE OF ENCUMBRANCES ETC.

| Instrument | | | Regist'd | Signature of Registrar of Titles | Cancellation | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Nature | Number | | | | Nature | Number | Regist'd | Time | Signature of Registrar of Titles |
| | | Restrictive covenant burden - see Deposited Plan | 3.1.02 | | | | | | |
| | | 28993 and Instrument H975017 | | | | | | | |
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Note: Entries may be affected by subsequent endorsements.