



SURVEY-STRATA PLAN

70632

SHEET 1 OF 3 SHEETS

PLAN OF RE-SUBDIVISION OF LOT 43 ON SURVEY-STRATA PLAN 70632

CERTIFICATE OF TITLE

VOL. 2888 FOL. 42

LOCAL GOVERNMENT

CITY OF WANNEROO

FIELD RECORD

130764 139449 133454

NAME OF SCHEME

NICHELIVING MADELEY

ADDRESS OF PARCEL

2 WINDSOR ROAD

MADELEY WA 6065

MANAGEMENT STATEMENT

YES

SURVEYOR'S CERTIFICATE - REG 54

I, DREW DITTON

hereby certify that this plan is accurate and is a correct representation of the -

(a) *survey; and/or

(b) *calculations from measurements recorded in the field records,

(* delete if inapplicable)

undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Drew Dutton

20170316085209

+08007

DATE

LICENSED SURVEYOR

LOGGED

20-Feb-17

DATE

\$3,843.50

FEE PAID

167381

ASSESS No.

EXAMINED

MM

16.3.2017

DATE

WESTERN AUSTRALIAN PLANNING COMMISSION

W.A.P.C. REF: 890-14

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

Delegated under S16 P40 Act 2005

17-Mar-2017

DATE

PLAN APPROVED

INSPECTOR OF PLANS AND SURVEYS

(S.18 Licensed Surveyors Act 1903)

IN ORDER FOR DEALINGS

SUBJECT TO

FOR REGISTRATION OF TITLES

17.3.2017

DATE

N583116

REGISTERED

APPLICATION

23.3.2017

DATE

REGISTRAR OF TITLES

SEAL

GOVERNMENT OF WESTERN AUSTRALIA

Landgate

VER.

2

AMENDMENT

AUDIT REQUIREMENTS

AUTHORISED BY

D.DITTON

DATE

16/3/17

19 Brennan Way

Bentley WA 6104

PO Box 740 Bentley WA 6984

T (08) 9477 4477

E projects@landsurveys.net.au

F (08) 9477 4499

www.landsurveys.net.au

Job ID: 1401194

Land Surveys

FOR LOT DETAILS SEE SHEET 2

FOR PEGGING INFORMATION SEE SHEET 3.

WINDSOR ROAD

WANNEROO ROAD

LAILA TURN

501

DP 404097

29

SP 70632

72

73

74

75

76

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SP 70632

708

707

706

705

704

703

702

701

DP

CP42

SP 70632

28

SP 70632

8

SP 70632

CP42

SP 70632

CP93

CP93

CP42

SP 70632

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(A) to (B)	RESTRICTIVE COVENANT	SEC 129BA OF THE TLA	DOC M994/909	ALL LOTS & CP93	MAIN ROADS	RESTRICTION OF ACCESS
(X) to (Y)	COVENANT	SEC 150 OF THE P & D ACT	DP 404097	ALL LOTS & CP93	CITY OF WANNEROO	NO ROAD VEHICLE ACCESS TO AND FROM WANNEROO ROAD
(A)	EASEMENT	SEC 195 & 196 OF THE LAA	DOC N131136	LOT CP93	CITY OF WANNEROO AND THE PUBLIC AT LARGE	PUBLIC ACCESS

10

0

10

20

30

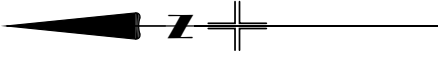
40

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HELD BY LANDGATE IN DIGITAL FORMAT ONLY

SEE SHEET 1 FOR INTERESTS AND NOTIFICATIONS

SEE SHEET 3 FOR PEGGING INFORMATION



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FORM 3

SURVEY-STRATA PLAN No. 70632							
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	123			28	126		
2	126			29	108		
3	126			30	111		
4	126			31	116		
5	126			32	116		
6	126			33	116		
7	126			34	118		
8	113			35	135		
9	104			36	111		
10	104			37	117		
11	113			38	100		
12	113			39	107		
13	104			40	119		
14	104			41	130		
15	104			CP42	Common Property		
16	104			43	Now Resubdivided		
17	112			44	126		
18	117			45	126		
19	104			46	126		
20	104			47	126		
21	123			48	126		
22	126			49	126		
23	126			50	118		
24	126			51	104		
25	126			52	104		
26	126			53	118		
27	126			54	111		

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FORM 3

SURVEY-STRATA PLAN No. 70632							
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.
55	104			82	84		
56	113			83	84		
57	104			84	84		
58	104			85	84		
59	104			86	84		
60	104			87	84		
61	104			88	84		
62	104			89	84		
63	104			90	84		
64	107			91	84		
65	126			92	91		
66	126			CP93	Common Property		
67	126						
68	126						
69	126						
70	126						
71	126						
72	104						
73	104						
74	113						
75	115						
76	104						
77	104						
78	114						
79	94						
80	100						
81	84						

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DESCRIPTION OF PARCEL

Resubdivision of Lot 43 on Survey Strata Plan 70632.

Darren Starcevich

I, **Darren Starceвич**, 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.

D Stanciel

Digitally signed by
Darren Starcevich
AAPI Licensed Valuer
No. 44415
Signed

FORM 6

Strata Titles Act 1985

Sections 8A(e), 22(2)

SURVEY-STRATA PLAN No. 70632

DESCRIPTION OF PARCEL

Re-Subdivision of Lot 43 on Survey Strata Plan 70632.
90 residential lots and 2 common property lots.

CERTIFICATE OF LICENSED SURVEYOR

I Drew Ditton being a licensed surveyor registered under the
Licensed Surveyors Act 1909, certify that the survey-strata plan which relates to
the parcel described above —

- (a) is a plan of re-subdivision; and
- (b) complies with Schedule 1 by-law(s) No(s)^{40.7} on
Survey-strata Plan No.⁷⁰⁶³² 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*.

.....
Licensed Surveyor

Drew Ditton
2017.02.16 10:37:10 +08'00'
.....
Date

Number of children	Number of families
0	10
1	10
2	10
3	10
4	10
5	10
6	10
7	10
8	10
9	10
10	10
11	10
12	10
13	10
14	10
15	10
16	10
17	10
18	10
19	10
20	40
21	10
22	10
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59	10
60	10

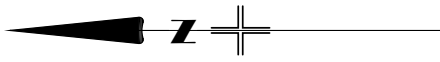
SEE SHEET 1 FOR INTERESTS AND NOTIFICATIONS

ENLARGEMENT 501
 NOT TO SCALE

SURVEY-STRATA PLAN

70632

SHEET 2 OF 3 SHEETS



FOR PEGGING INFORMATION SEE SHEET 3

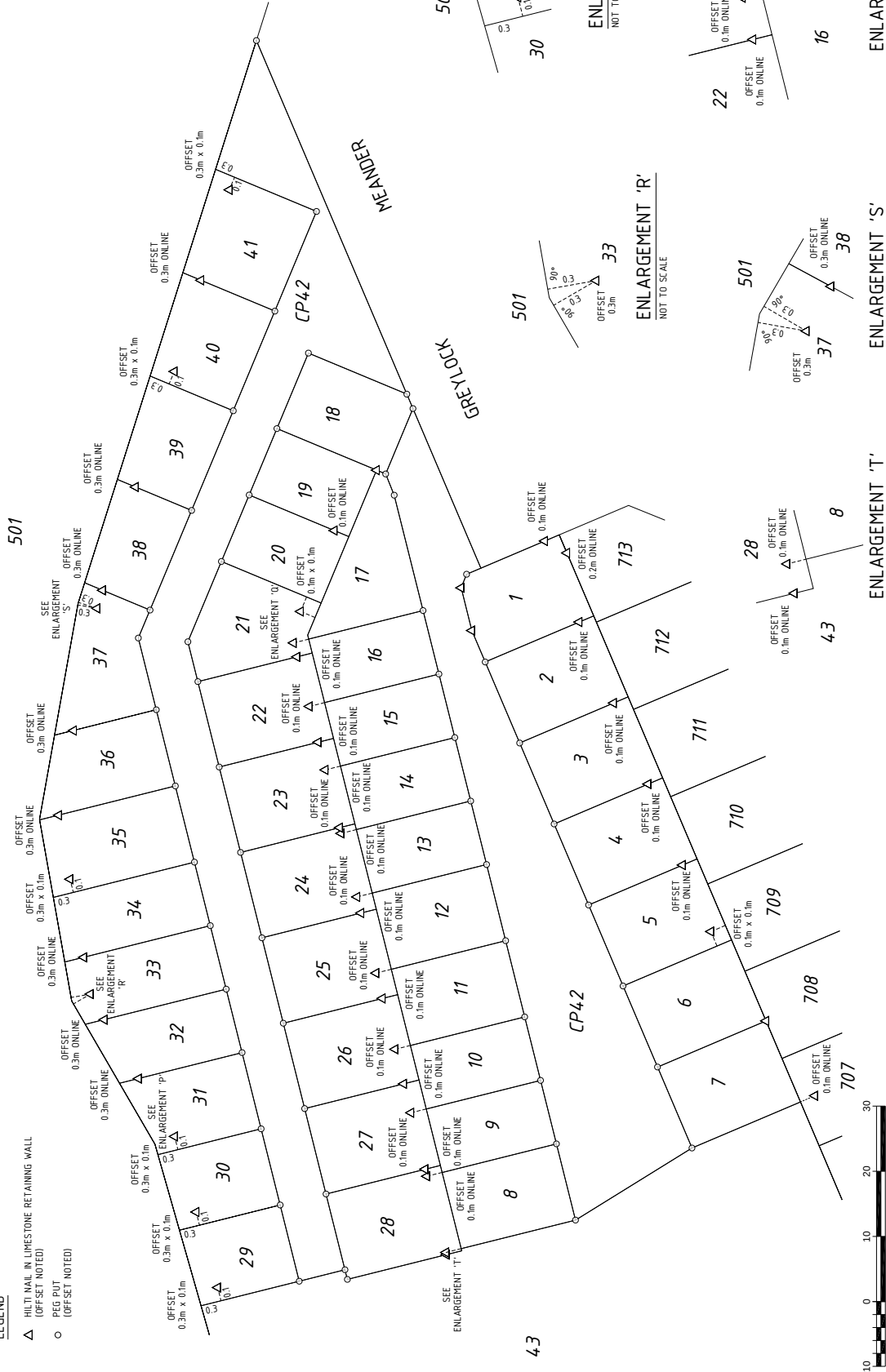
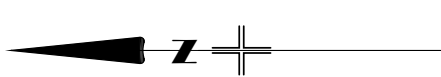


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LEGEND

- △ HILTI NAIL IN LIMESTONE RETAINING WALL (OFFSET NOTED)
- PEG PUT (OFFSET NOTED)



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FORM 3

page 1 of 2

SURVEY-STRATA PLAN No.					70632		
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	123	2888	- 1	28	126	2888	- 28
2	126	2888	- 2	29	108	2888	- 29
3	126	2888	- 3	30	111	2888	- 30
4	126	2888	- 4	31	116	2888	- 31
5	126	2888	- 5	32	116	2888	- 32
6	126	2888	- 6	33	117	2888	- 33
7	126	2888	- 7	34	117	2888	- 34
8	113	2888	- 8	35	135	2888	- 35
9	104	2888	- 9	36	111	2888	- 36
10	104	2888	- 10	37	117	2888	- 37
11	113	2888	- 11	38	100	2888	- 38
12	113	2888	- 12	39	107	2888	- 39
13	104	2888	- 13	40	119	2888	- 40
14	104	2888	- 14	41	130	2888	- 41
15	104	2888	- 15	CP42	Common Property		
16	104	2888	- 16	43	5212	2888	- 42
17	112	2888	- 17				
18	117	2888	- 18	SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION			
19	104	2888	- 19				
20	104	2888	- 20				
21	123	2888	- 21				
22	126	2888	- 22				
23	126	2888	- 23				
24	126	2888	- 24				
25	126	2888	- 25				
26	126	2888	- 26				
27	126	2888	- 27				

Continued Overleaf

DESCRIPTION OF PARCEL

**CERTIFICATE OF LICENSED VALUER
SURVEY-STRATA**

Digitally signed by
Darren Starceвич
AAPI Licensed
Valuer No. 44415
Signed

REGISTRAR OF TITLES

Note: Entries may be affected by subsequent endorsements.

[illegible]