

<p>STRATA PLAN 68419 SHEET 1 OF 5 SHEETS</p> <p>PLAN OF LOT 229 on DP 73849 CERTIFICATE OF TITLE Vol 2806 Fol 343 LOCAL GOVERNMENT TOWN OF CAMBRIDGE FIELD RECORD 132821 NAME OF SCHEME EMPIRE EAST APARTMENTS ADDRESS OF PARCEL 2 DYNEVOR RISE FLOREAT, WA, 6014</p>	<p>FORM 5 <small>Strata Titles Act 1985 Section 50(1), (a), (2A)</small></p> <p>DESCRIPTION OF PARCEL & BUILDING A MULTILEVEL CONCRETE, MASONRY & STEEL RESIDENTIAL BUILDING WHICH COMPRISES 27 UNITS AND BEING SITUATED ON LOT 229 ON DP 73849 KNOWN AS: EMPIRE EAST APARTMENTS ADDRESS: 8 DYNEVOR RISE FLOREAT, WA 6014 CERTIFICATE OF LICENSED SURVEYOR</p> <p>I, <i>[Signature]</i> being a Licensed Surveyor registered under the Licensed Surveyors Act 1999, certify that in respect of the strata plan which relates to the parcel and the 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 of the parcel; and either (b) each building shown on the plan is within the external surfaces of the parcel.</p> <p>LICENSED SURVEYOR DATE 2/10/2015</p>	<p>LOCAION PLAN</p> <p>VER. 2 AMENDMENT Audit Requirements</p> <p>AUTHORISED BY KLBowyer</p> <p>DATE 30/11/15</p>		<p>INTERESTS AND NOTIFICATIONS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>SUBJECT</th> <th>PURPOSE</th> <th>STATUTORY REFERENCE</th> <th>ORIGIN</th> <th>LAND BURDENED/SERVIENT LOT</th> <th>BENEFIT TO/DOMINANT LOT</th> <th>COMMENTS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED/SERVIENT LOT	BENEFIT TO/DOMINANT LOT	COMMENTS							
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<p>MANAGEMENT STATEMENT <input checked="" type="radio"/> YES <input type="radio"/> NO</p> <p>SURVEYOR'S CERTIFICATE - REG 54 I, <i>Keith L Bowyer</i> 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.</p> <p>LICENSED SURVEYOR <i>[Signature]</i> DATE 2/10/2015</p>	<p>LICENSED SURVEYOR <i>[Signature]</i> DATE 2/10/2015</p> <p>LOGGED 16-Nov-15 \$2183.00 FEE PAID 18424017 ASSESS No.</p> <p>EXAMINED <i>[Signature]</i> 1-Dec-15 DATE</p> <p>WESTERN AUSTRALIAN PLANNING COMMISSION W.A.P.C. REF: <i>[Signature]</i> Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985</p>	<p>PLAN APPROVED <i>[Signature]</i> 1-Dec-15 DATE</p> <p>IN ORDER FOR DEALINGS</p> <p>Subject to Lodgement of Management Statement, Form 26 & BA12/16. APPLICATION TO REGISTER STRATA SURVEY STRATA PLAN <i>[Signature]</i> 1-Dec-15 DATE</p>	<p>FOR REGISTRAR OF TITLES</p> <p>REGISTERED APPLICATION <i>[Signature]</i> 21.12.2015 DATE</p> <p>REGISTRAR OF TITLES <i>[Signature]</i> SEAL</p>	<p>SCALE 1:400 @ A3</p> <p>ALL DISTANCES ARE IN METRES</p>	<p>FORM 5 <small>Strata Titles Act 1985 Section 50(1), (a), (2A)</small></p> <p>DESCRIPTION OF PARCEL & BUILDING A MULTILEVEL CONCRETE, MASONRY & STEEL RESIDENTIAL BUILDING WHICH COMPRISES 27 UNITS AND BEING SITUATED ON LOT 229 ON DP 73849 KNOWN AS: EMPIRE EAST APARTMENTS ADDRESS: 8 DYNEVOR RISE FLOREAT, WA 6014 CERTIFICATE OF LICENSED SURVEYOR</p> <p>I, <i>[Signature]</i> being a Licensed Surveyor registered under the Licensed Surveyors Act 1999, certify that in respect of the strata plan which relates to the parcel and the 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 of the parcel; and either (b) each building shown on the plan is within the external surfaces of the parcel.</p> <p>LICENSED SURVEYOR DATE 2/10/2015</p>													

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RMS Ref: TRG EMPREZ29

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

STRATA PLAN

68419

SHEET 2 OF 5 SHEETS

BASEMENT FLOOR PLAN

SEE SHEET 1 FOR INTERESTS AND NOTIFICATIONS

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 STRATUM OF THE PART LOTS DENOTED AS CARBAY EXTEND FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDERSIDE OF THE CONCRETE FLOOR OR THE PROJECTION OF THE UNDERSIDE OF THE CONCRETE FLOOR ABOVE.

COLUMNS ARE COMMON PROPERTY

ALL DIMENSIONS FROM BUILDINGS ARE FROM THE EXTERNAL FACE OF WALLS.

ALL ANGLES WITHIN THE CARBAYS ARE 90° UNLESS OTHERWISE SHOWN.

CP = COMMON PROPERTY

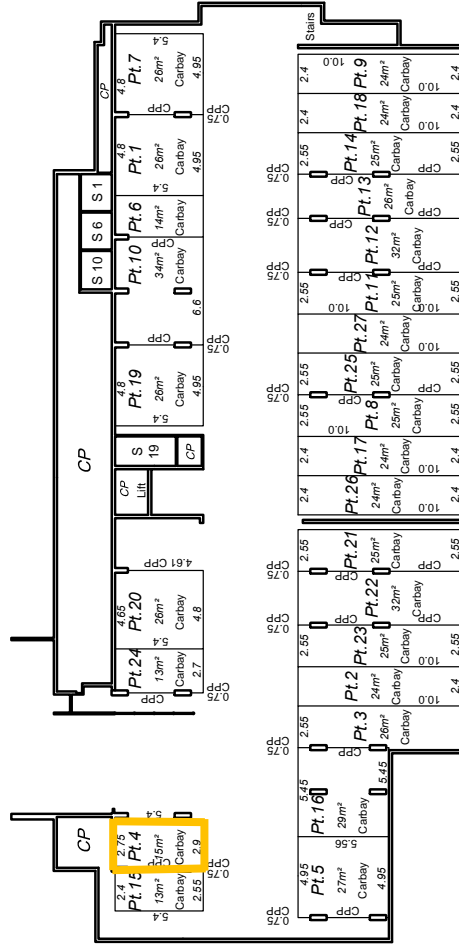
CPP = CENTRE PLANE OF COLUMN PRODUCED

ALL WALLS EXTERNAL TO THE BUILDING PART LOTS ARE COMMON

FOR OTHER PARTS OF LOTS 1 - 9 SEE SHEET 3

FOR OTHER PARTS OF LOTS 10 - 18 SEE SHEET 4

FOR OTHER PARTS OF LOTS 19 - 27 SEE SHEET 5



Attachment 1 (1 of 2)

Stores

S1	-	Pt. 1	4m ²
S6	-	Pt. 6	4m ²
S10	-	Pt. 10	4m ²
S19	-	Pt. 19	7m ²



SCALE 1:300 @A3

ALL DISTANCES ARE IN METRES

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SEE SHEET 1 FOR INTERESTS AND NOTIFICATIONS

GROUND FLOOR PLAN

STRATA PLAN

68419

SHEET 3 OF 5 SHEETS

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.

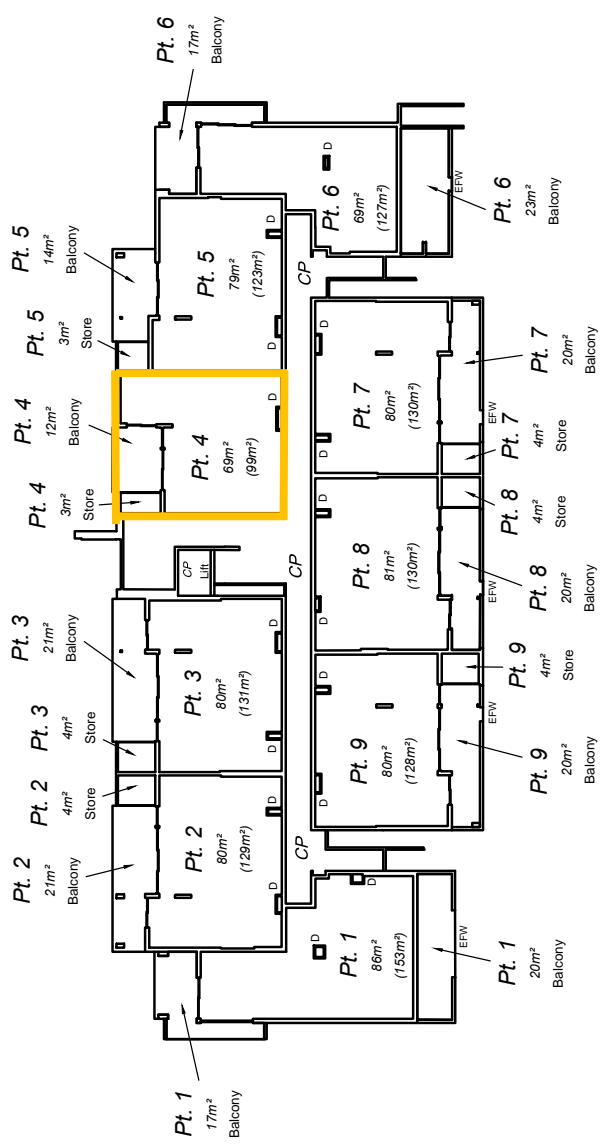
THE STRATUM OF THE PART LOTS DENOTED AS BALCONY EXTEND FROM THE UPPER SURFACE OF THE CONCRETE FLOOR OF THE BALCONY TO THE UNDERSIDE OF THE CEILING OR THE PROLONGATION OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

THE BOUNDARY OF THE PART LOTS DENOTED AS BALCONY EXTEND FROM THE OUTER SURFACE OF THE BUILDING TO THE INNER SURFACE OF THE WALL SURROUNDING THEM OR WHERE THERE IS NO WALL TO THE EDGE OF THEIR CONCRETE FLOOR, UNLESS SHOWN OTHERWISE.

COLUMNS ARE COMMON PROPERTY
 D = DUCT - COMMON PROPERTY
 CP = COMMON PROPERTY
 EFW = EXTERNAL FACE OF WALL.

ALL WALLS EXTERNAL TO THE BUILDING PART LOTS ARE COMMON

FOR OTHER PARTS OF LOTS 1 - 9 SEE SHEET 2



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STRATA PLAN
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SHEET 4 OF 5 SHEETS

LEVEL 1 FLOOR PLAN

SEE SHEET 1 FOR INTERESTS AND NOTIFICATIONS



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.

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COLUMNS ARE COMMON PROPERTY

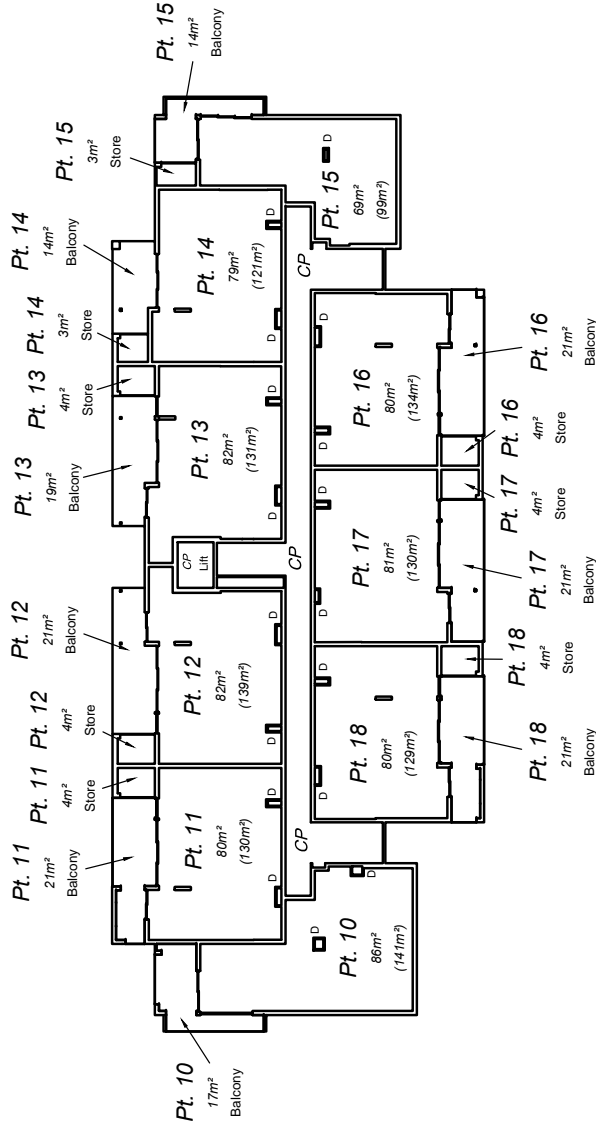
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CP = COMMON PROPERTY

EFW = EXTERNAL FACE OF WALL.

ALL WALLS EXTERNAL TO THE BUILDING PART LOTS ARE COMMON

FOR OTHER PARTS OF LOTS 10 - 18 SEE SHEET 2



ALL DISTANCES ARE IN METRES

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STRATA PLAN

68419

SHEET 5 OF 5 SHEETS

LEVEL 2 FLOOR PLAN

SEE SHEET 1 FOR INTERESTS AND NOTIFICATIONS

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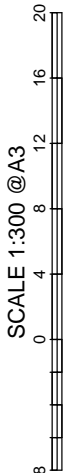
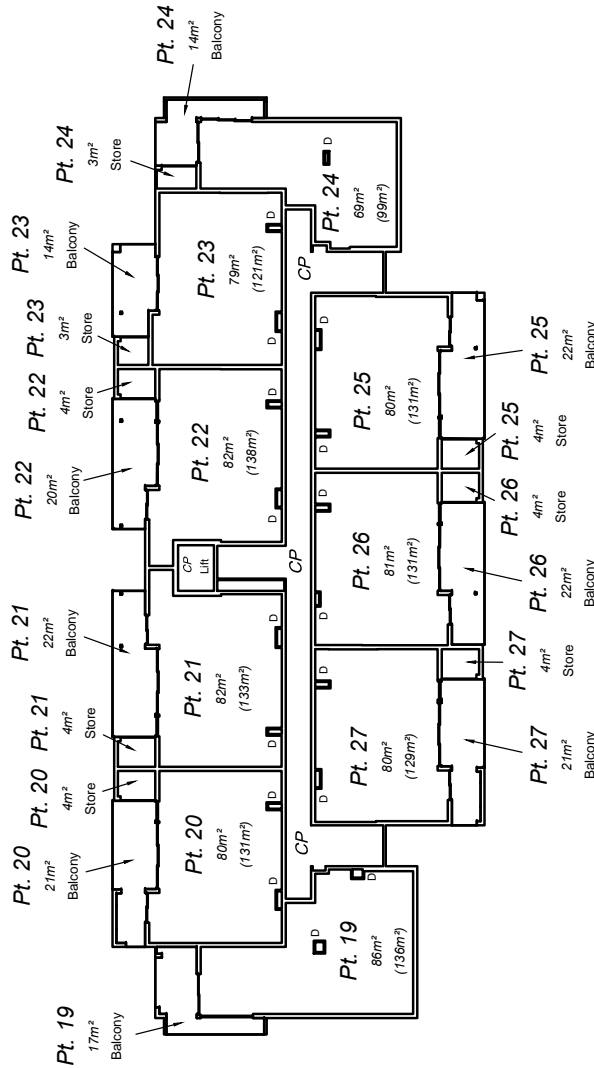
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ALL WALLS EXTERNAL TO THE BUILDING PART LOTS ARE COMMON

FOR OTHER PARTS OF LOTS 19 - 27 SEE SHEET 2



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STRATA PLAN No.				68419			
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	385	2893	- 401	16	382	2893	- 416
2	370	2893	- 402	17	375	2893	- 417
3	370	2893	- 403	18	375	2893	- 418
4	312	2893	- 404	19	397	2893	- 419
5	375	2893	- 405	20	387	2893	- 420
6	322	2893	- 406	21	382	2893	- 421
7	375	2893	- 407	22	382	2893	- 422
8	370	2893	- 408	23	382	2893	- 423
9	370	2893	- 409	24	330	2893	- 424
10	390	2893	- 410	25	382	2893	- 425
11	375	2893	- 411	26	382	2893	- 426
12	375	2893	- 412	27	382	2893	- 427
13	375	2893	- 413				
14	375	2893	- 414				
15	323	2893	- 415	Aggregate	10,000		

DESCRIPTION OF PARCEL AND BUILDING

A MULTI LEVEL DEVELOPMENT KNOWN AS "EMPIRE EAST APARTMENTS", COMPRISING 27 RESIDENTIAL APARTMENTS, SITUATED ON LOT 229 ON DEPOSITED PLAN 73849, AND HAVING A STREET ADDRESS OF 2 DYNEVOR RISE, FLOREAT WA 6014.

CERTIFICATE OF LICENSED VALUER

STRATA

I, **Jessica Elizabeth White**, 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.

06-Oct-2015

Date



Digitally signed by Jessica White
Date: 2015-10-06
12:54+08:00

Signed

Occupancy Permit - Strata

Western Australian Building Act 2011, s.50, s.61
Building Regulations 2012, r.4

OFFICE USE ONLY

Permit number

OPS0009-2015

This form is for the purposes of the *Building Act 2011*, s.50 and the *Strata Titles Act 1985*, s.5B(2)(a) & 8A(f)(i)

1. Details of building or structure

Certificate of Title	Volume	Folio
	2086	343
Lot on survey	229 on DP73849	
Strata Plan Number	68419	Land being re-subdivided (if applicable)
Property street address	2 Dynevor Rise FLOREAT WA 6014	
	<i>(Street number, street name, suburb, postcode)</i>	
Description of building	27 residential unit development with undercroft carpark	
BCA class of the building	2	Secondary BCA class (if applicable)
Use/s of building	Residential	Each restriction on use (if applicable)

2. Permit Details

- This occupancy permit is for: Whole of building Part of building
Details _____
- Western Australian Planning Commission approval required Yes No
- All requirements including those for encroachments under s.76 of the *Building Act 2011*, in addition to those covered in the certificate of building compliance, have been met to the satisfaction of the permit authority.
- This occupancy permit is for the purpose of lodging a strata plan for registration or to re-subdivide a strata scheme under the *Strata Titles Act 1985*.

	Name: (print)	Signature:	Date:
Issuing officer	SEBASTIAN RAVI		08/12/2015
Title	BUILDING SURVEYOR		
Permit authority	Town of Cambridge		

Building Commissioner - date approved: 09 Mar 2012 Building Act 2011

Form 26

Strata Titles Act 1985

Sections 25(1), 25 (4)

STRATA PLAN NO. 68419

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 —

* (1) the *Strata Plan/plan-of-re-subdivision/plan-of-consolidation submitted on November 2015 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: Lot229 on Deposited Plan 73849

Location:

Locality: 2 Dynevor Rise Floreat

Local Government: Town of Cambridge

Lodged by: RM Surveys Pty Ltd

Date: November 2015


.....
Delegated Under section 16(3)(e) Planning & Development Act 2009

For Chairman, Western Australian Planning Commission

Date: 18.12.15

(*T to be deleted as appropriate.)

