FORM 1

STRATA/~~SURVEY-STRATA~~

PLAN 43942

SHEET 1 OF 3 SHEETS

MANAGEMENT STATEMENT ☐ ~~YES~~ ☒ NO

Lodged 15.12.03 $495 403885

Examined 15.12.03

Registered 15.12.2003 Application I729290

REGISTRAR OF TITLES

PLAN OF

LOT 2 OF
SWAN LOCATION P189
ON DIAGRAM 8278

CERT. OF TITLE

Vol. 2195 Fol. 862

LOCAL GOVERNMENT

CITY OF SUBIACO

INDEX PLAN

BG34(2) 11.26

FIELD BOOK

SCALE 1 : 200

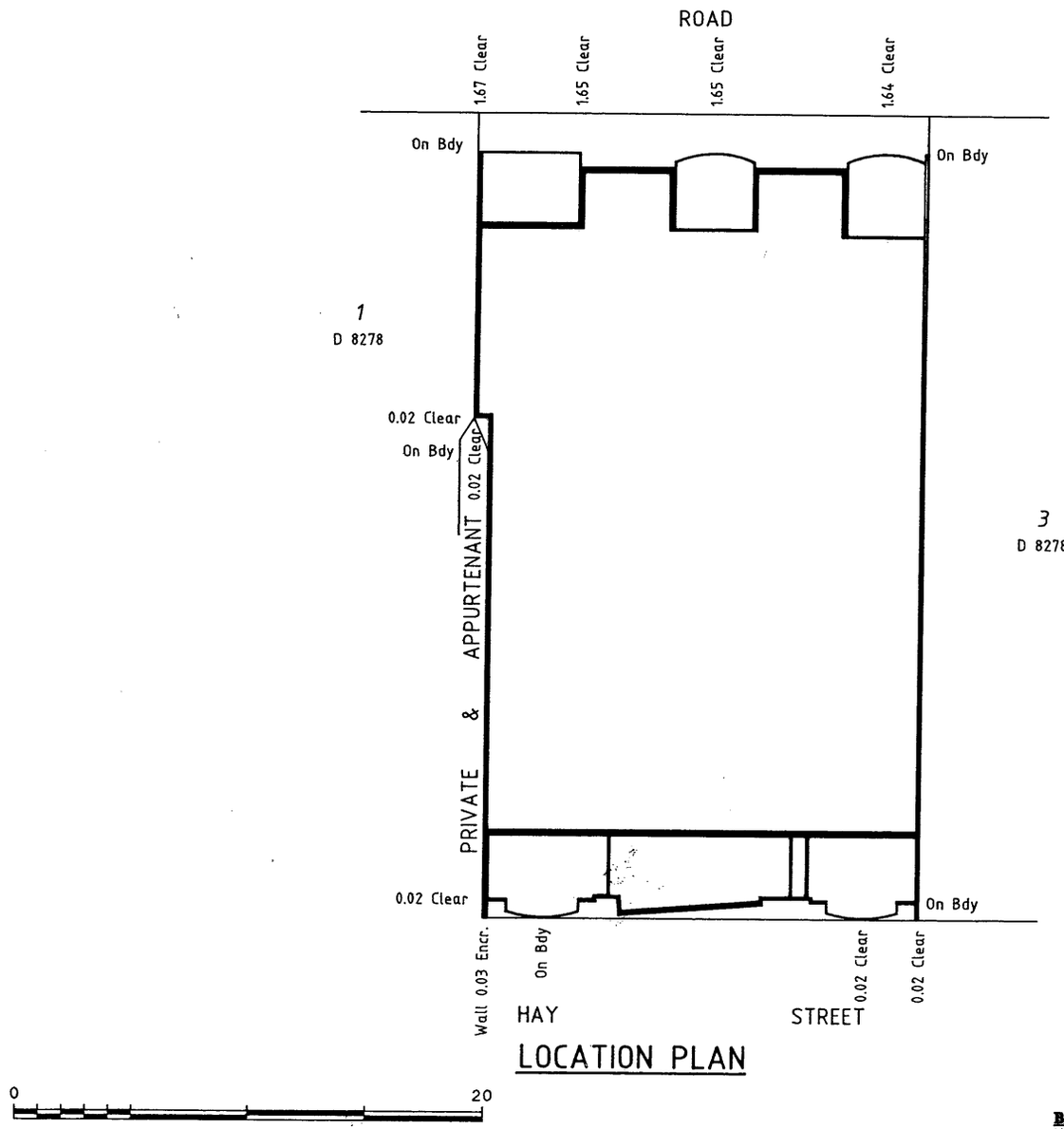
NAME OF SCHEME

ARGENTO

ADDRESS OF PARCEL

150 HAY STREET
SUBIACO W.A. 6008

DOLA
Department of LAND ADMINISTRATION



LOCATION PLAN

STRATA PLAN 43942

STRATA/~~SURVEY-STRATA~~ PLAN

BROWN McALLISTER (WA) Pty Ltd
LICENSED SURVEYORS
Phone 9366 9666

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STRATA/~~SURVEY-STRATA~~

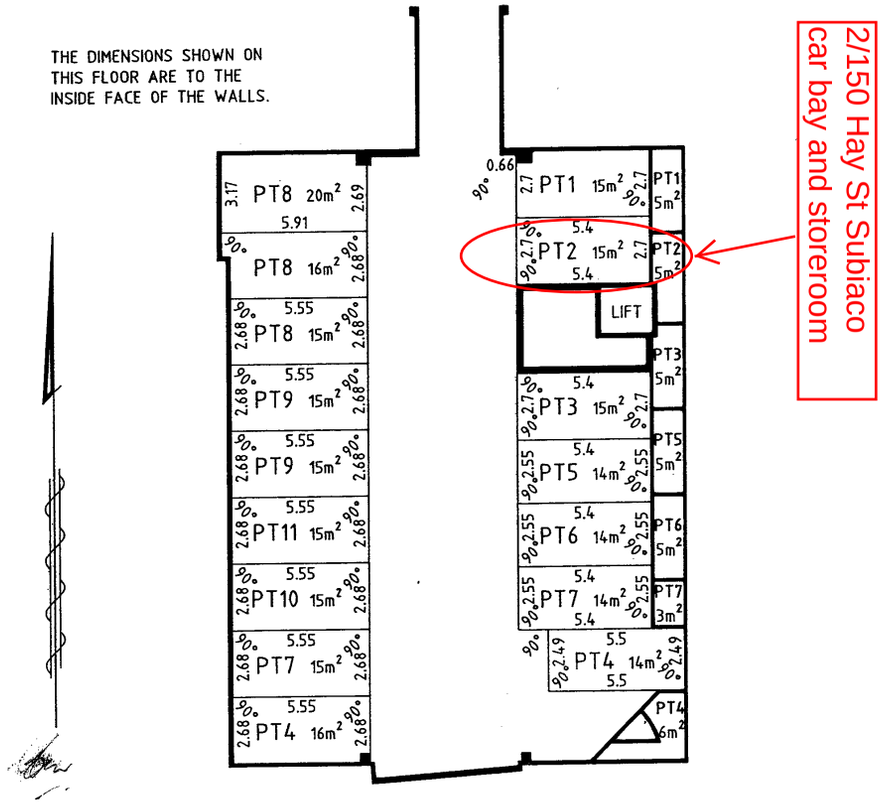
PLAN 43942

SHEET 2 OF 3 SHEETS

FOR OTHER PT LOTS
1 TO 7 AND 10 & 11
SEE SHEET 3 OF 3

UNDER SECTION 3(2)b OF THE STRATA TITLES ACT 1985, THE BOUNDARIES OF THE LOTS OR PART LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE 5 MILLIMETRES INSIDE THE OUTSIDE SURFACES OF THOSE BUILDINGS AND WHERE TWO LOTS HAVE A COMMON 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 UPPER SURFACE OF THE FLOOR TO THE UNDERSIDE OF THE CEILING.

THE DIMENSIONS SHOWN ON THIS FLOOR ARE TO THE INSIDE FACE OF THE WALLS.



2/150 Hay St Subiaco
car bay and storeroom

BASEMENT FLOOR PLAN

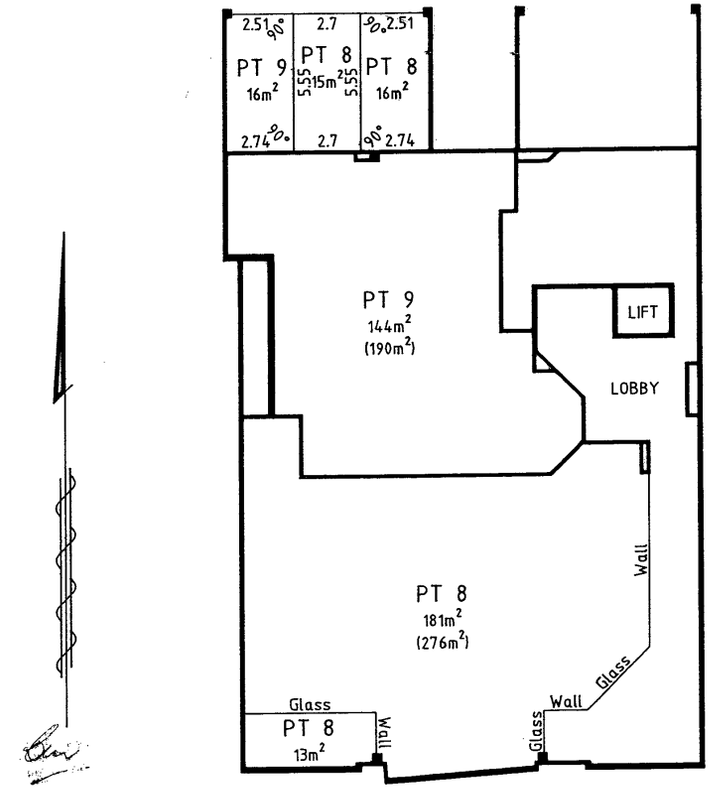
SCALE 1 : 200

0 20

FORM 4

UNDER SECTION 3(2)b OF THE STRATA TITLES ACT 1985, THE BOUNDARIES OF THE LOTS OR PART LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE 5 MILLIMETRES INSIDE THE OUTSIDE SURFACES OF THOSE BUILDINGS AND WHERE TWO LOTS HAVE A COMMON 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 UPPER SURFACE OF THE FLOOR TO THE UNDERSIDE OF THE CEILING.

THE STRATUM OF THE LOTS OR PART LOTS EXTERNAL TO THE BUILDINGS ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND LIMITED IN HEIGHT TO 3 METRES ABOVE THE UPPER SURFACE OF ITS FLOOR UNLESS COVERED.



GROUND FLOOR PLAN

SCALE 1 : 200

0 20

BROWN McALLISTER (WA) Pty Ltd
LICENSED SURVEYORS
A.B.N. 66 406 999 679
Phone 9386 9688
Fax 9386 9677

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STRATA/~~SURVEY-STRATA~~

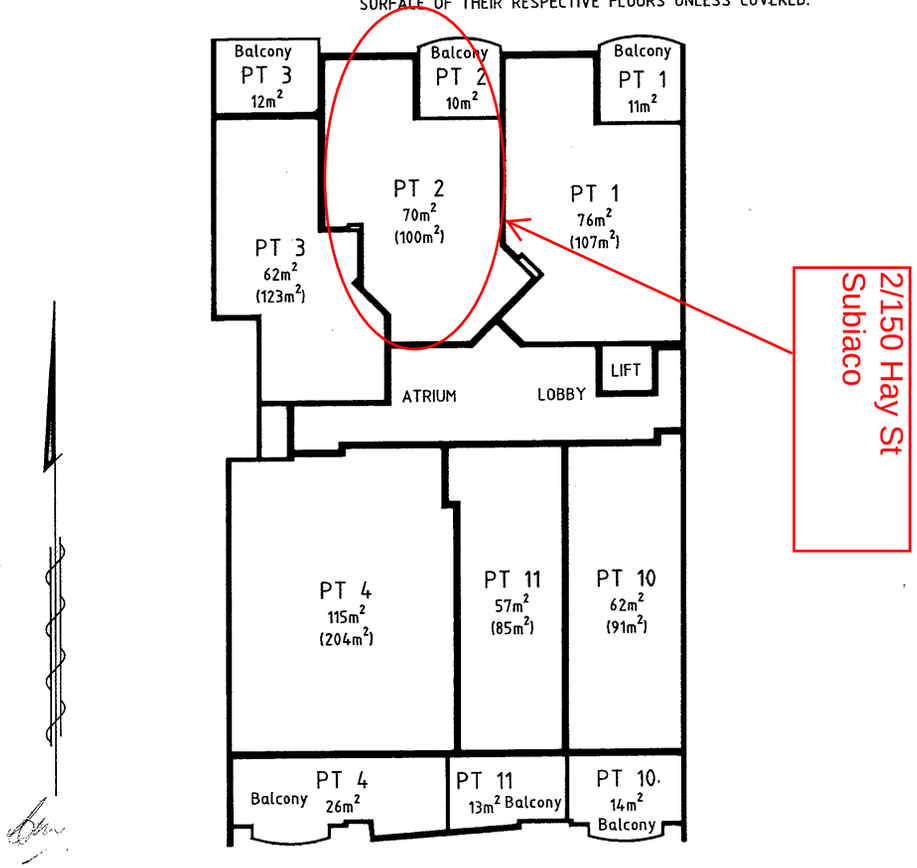
PLAN 43942

SHEET 3 OF 3 SHEETS

FOR OTHER PT LOTS
1 TO 7 AND 10 & 11
SEE SHEET 2 OF 3

UNDER SECTION 3(2)b OF THE STRATA TITLES ACT 1985, THE BOUNDARIES OF THE LOTS OR PART LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE 5 MILLIMETRES INSIDE THE OUTSIDE SURFACES OF THOSE BUILDINGS AND WHERE TWO LOTS HAVE A COMMON 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 UPPER SURFACE OF THE FLOOR TO THE UNDERSIDE OF THE CEILING.

THE STRATUM OF THE PART LOTS EXTERNAL TO THE BUILDINGS WHICH ARE BALCONIES ARE LIMITED IN HEIGHT TO 3 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOORS UNLESS COVERED.



FIRST FLOOR PLAN

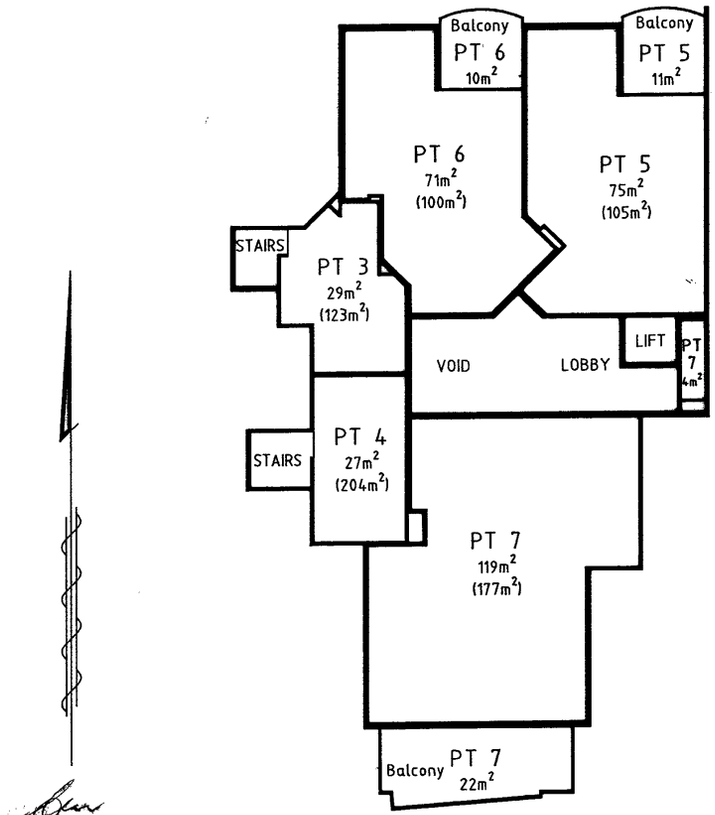
SCALE 1 : 200

0 20

FORM 4

UNDER SECTION 3(2)b OF THE STRATA TITLES ACT 1985, THE BOUNDARIES OF THE LOTS OR PART LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE 5 MILLIMETRES INSIDE THE OUTSIDE SURFACES OF THOSE BUILDINGS AND WHERE TWO LOTS HAVE A COMMON 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 UPPER SURFACE OF THE FLOOR TO THE UNDERSIDE OF THE CEILING.

THE STRATUM OF THE PART LOTS EXTERNAL TO THE BUILDINGS WHICH ARE BALCONIES ARE LIMITED IN HEIGHT TO 3 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOORS UNLESS COVERED.



SECOND FLOOR PLAN

SCALE 1 : 200

0 20

BROWN McALLISTER (WA) Pty Ltd
LICENSED SURVEYORS Phone 9386 9666

2/150 Hay St Subiaco
unit entitlement

FORM 3

ANNEXURE A OF STRATA PLAN No. 43942

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	73	2554 - 244	7	114	2554 - 250
2	66	2554 - 245	8	155	2554 - 251
3	91	2554 - 246	9	113	2554 - 252
4	146	2554 - 247	10	55	2554 - 253
5	72	2554 - 248	11	50	2554 - 254
6	65	2554 - 249	Aggregate	1000	

DESCRIPTION OF PARCEL AND BUILDING /~~PARCEL~~

BUILDING: THREE LEVEL BRICK/CONCRETE AND METAL ROOF BUILDING COMPRISING OF SEVEN RESIDENTIAL APARTMENTS AND FOUR COMMERCIAL UNITS.
PARCEL: LOT 2 ON DIAGRAM 8275 AND BEING CERTIFICATE OF TITLE VOLUME 2195 FOLIO 862.

CERTIFICATE OF LICENSED VALUER
STRATA

I, PAUL A. SMITH, 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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FORM 5

Strata Titles Act 1985
Sections 5B (1), 8A, 22 (1)

STRATA PLAN NUMBER: 43942

DESCRIPTION OF PARCEL AND BUILDING

A Three Level Building with a Basement Carpark.
Comprising 7 Residential Units and 4 Office Suites
Situated on Lot 2 on Diagram 8278
NAME OF SCHEME:
To be known as "Argento"
ADDRESS OF PARCEL:
150 Hay Street, Subiaco

CERTIFICATE OF LICENSED SURVEYOR

I, **C D MCALLISTER,** 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 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 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-laws(s) No(s) _____ on ~~Strata~~ Plan Number _____ registered in respect of (name of scheme) _____
or sufficiently complies with that/those by-laws(s) in a way that is allowed by ~~regulation 36 of the Strata Titles General Regulations 1996~~.

12.12.2003
Date

C.D. McAllister
Licensed Surveyor
Brown McAllister (WA) Pty Ltd

Delete if inapplicable

Our Job Number 10430

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FORM 7

Strata Titles Act 1985
Sections 5B (2), 8A (f), 23(1)

STRATA PLAN NUMBER: 43942

DESCRIPTION OF PARCEL AND BUILDING
A Three Level Building with a Basement Carpark.
Comprising 7 Residential Units and 4 Office Suites.
Situated on Lot 2 on Diagram 8278
NAME OF SCHEME:
To be known as *"Argento"*
ADDRESS OF PARCEL:
150 Hay Street, Subiaco

CERTIFICATE OF LOCAL GOVERNMENT

CITY OF SUBIACO, 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.~~

9.12.2003
Date

~~Chief Executive Officer~~
DELEGATED OFFICER
SECTION 23 (5)
STRATA TITLES ACT 85.

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FORM 26

WAPC REFERENCE: **1373-03** STRATA PLAN No.: 43942

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 *11 December 2003* 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.: *2 on Diagram 8278*

Location: *Swan*

Locality: *Subiaco*

Local Government: *City of Subiaco*

Lodged by:
Date:

Wayne Zimmerman
For Chairman, Western Australian Planning Commission
12.12.2003
Date

Brown McAllister Surveyors Reference: 10430

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FORM 8

ANNEXURE.....B.....OF STRATA/~~SURVEY-STRATA~~ PLAN No.....43942..... REGISTRAR OF TITLES

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

Dealings registered or recorded on Strata/~~Survey~~ Plan	Instrument				Signature of Registrar of Titles
	Nature	Number	Registered	Time	

Note: Entries may be affected by subsequent endorsements.

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FORM 8

ANNEXURE.....C.....OF STRATA/~~SURVEY-STRATA~~ PLAN No...43942..... REGISTRAR OF TITLES

SCHEDULE OF ENCUMBRANCES ETC

Instrument		Particulars	Regist'd	Signature of Registrar of Titles	Cancellation				
Nature	Number				Nature	Number	Regist'd	Time	Signature of Registrar of Titles

Note: Entries may be affected by subsequent endorsements.

S43942

Lot Number	Part Register Number	Unit Entitlement
1	2554/244	73
3	2554/246	91
5	2554/248	72
7	2554/250	114
9	2554/252	113
11	2554/254	50

Lot Number	Part Register Number	Unit Entitlement
2	2554/245	66
4	2554/247	146
6	2554/249	65
8	2554/251	155
10	2554/253	55

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