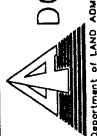
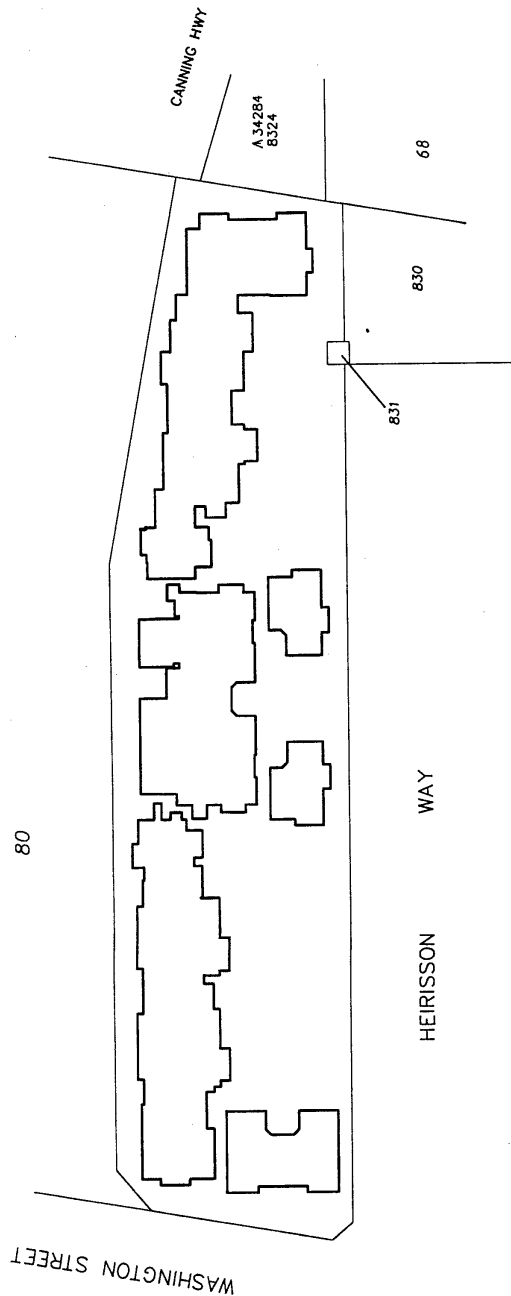


STRATA/SURVEY-STRATA PLAN 33257	
SHEET 1 OF 8 SHEETS	
MANAGEMENT STATEMENT ☐ YES ☒ NO	
Lodged 20.8.97 170803 Examined 20.8.97 5TH Registered 20.8.97 APP G560414  REGISTRAR OF TITLES	
WESTERN AUSTRALIAN PLANNING COMMISSION Certificate of Approval of W.A.P.C. under Section 25(1) or 25B(2) of Strata Titles	
PLAN OF LOT 829 OF SWAN LOCATION 36 ON PLAN 21200	CERT. OF TITLE VOLUME: 2083 FOLIO: 326 LOCAL GOVERNMENT TOWN OF VICTORIA PARK INDEX PLAN PERTH 1000 29.45 FIELD BOOK NUMBER
SCALE 1: 500, 1: 750	
NAME OF SCHEME BURSWOOD GARDENS	
ADDRESS OF PARCEL 7- 11 HEIRISSON WAY VICTORIA PARK WA 6100	
 DOLA Department of LAND ADMINISTRATION	

THE RIGHT TO MINES OF COAL OR OTHER MINERALS BEING EXCLUDED FROM PORTION OF THE WITHIN LAND

LOCATION PLAN

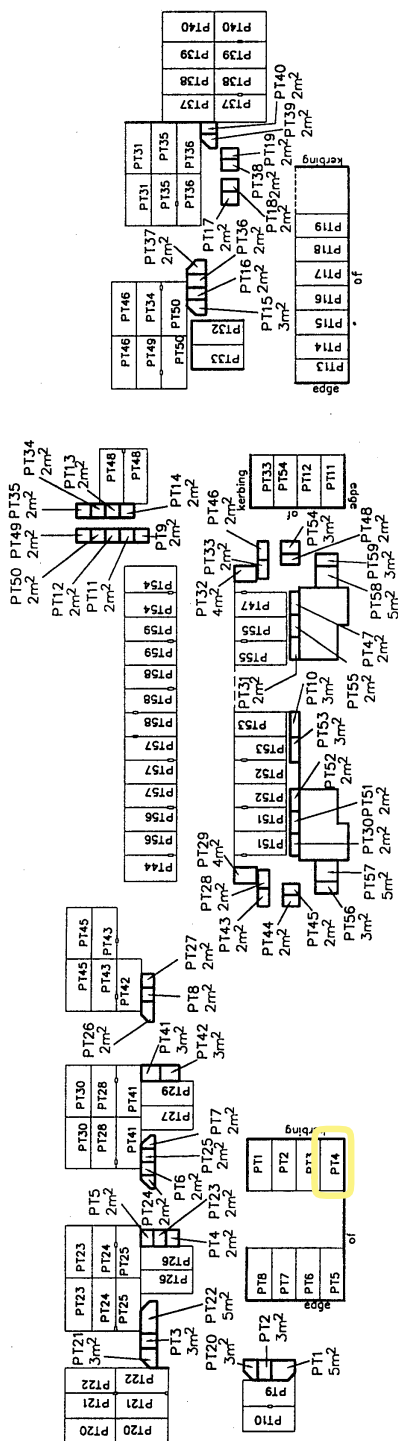


STRATA PLAN 33257


SCALE: 1: 750

BASEMENT

REFER TO ENLARGEMENT ON SHEET 3 OF 8



WHERE 2 LOTS HAVE A COMMON OR PARTY 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.

CAR SPACES EXTEND TO A HEIGHT OF 2.5 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOOR EXCEPT WHERE COVERED.

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, UNLESS NOTED OTHERWISE

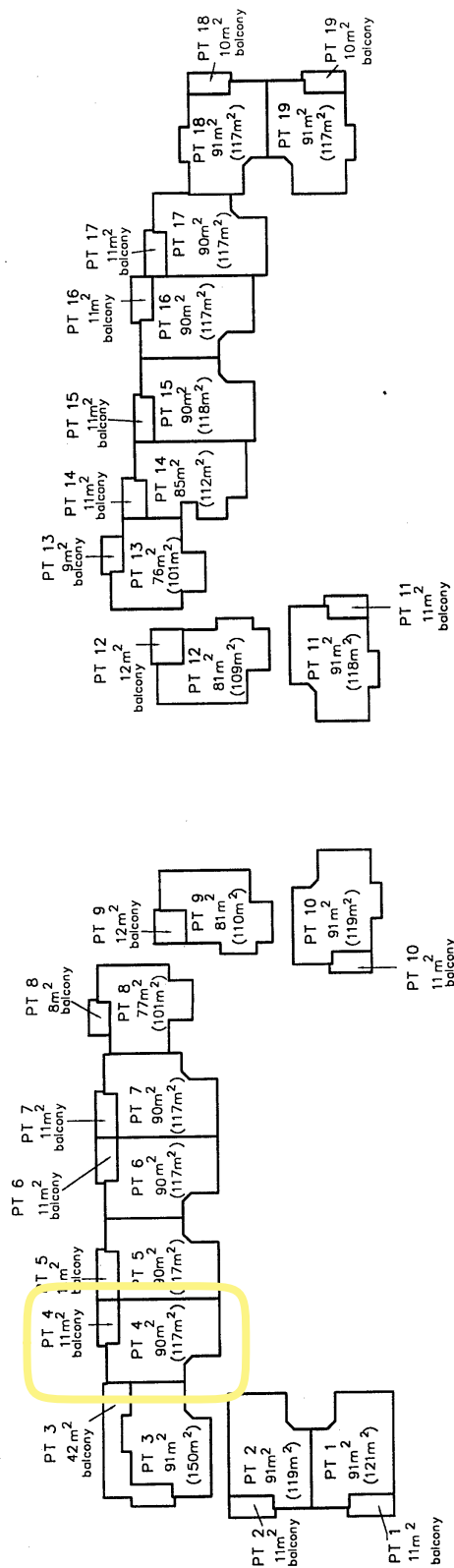
THE HORIZONTAL BOUNDARIES OF THE BUILDING PART LOTS ARE THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING

SCALE: 1: 500

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA/SURVEY-STRATA
PLAN 33257
SHEET 4 OF 8 SHEETS

GROUND FLOOR



WHERE 2 LOTS HAVE A COMMON OR PARTY 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 BOUNDARIES OF THE LOTS OR PART OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THOSE BUILDINGS, UNLESS NOTED OTHERWISE

THE HORIZONTAL BOUNDARIES OF THE BUILDING PART LOTS ARE THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING

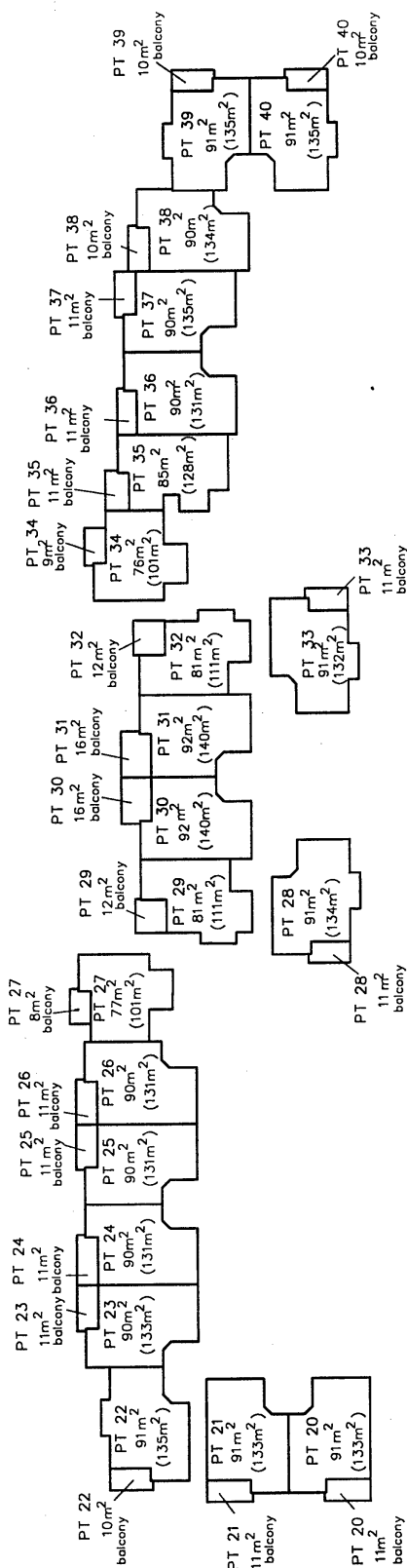
BALCONIES EXTEND TO A HEIGHT OF 2.5 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOORS EXCEPT WHERE COVERED

SCALE: 1: 500

STRATA/SURVEY-STRATA
PLAN 33257

SHEET 5 OF 8 SHEETS

FIRST FLOOR



WHERE 2 LOTS HAVE A COMMON OR PARTY 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 BOUNDARIES OF THE LOTS OR PART OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THOSE BUILDINGS, UNLESS NOTED OTHERWISE

THE HORIZONTAL BOUNDARIES OF THE BUILDING PART LOTS ARE THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING

BALCONIES EXTEND TO A HEIGHT OF 2.5 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOORS EXCEPT WHERE COVERED

SCALE: 1: 500

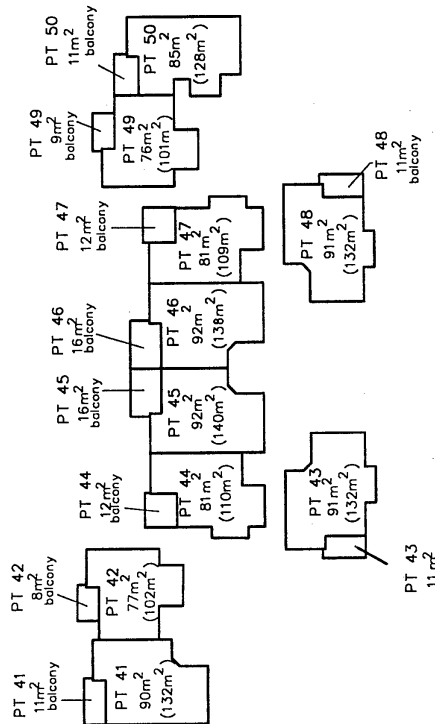
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

cor 52/1997 Vol 4 p 8

STRATA/SURVEY-STRATA
PLAN 33257

SHEET 6 OF 8 SHEETS

SECOND FLOOR



WHERE 2 LOTS HAVE A COMMON OR PARTY 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 BOUNDARIES OF THE LOTS OR PART OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THOSE BUILDINGS, UNLESS NOTED OTHERWISE

THE HORIZONTAL BOUNDARIES OF THE BUILDING PART LOTS ARE THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING

BALCONIES EXTEND TO A HEIGHT OF 2.5 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOORS EXCEPT WHERE COVERED

SCALE: 1: 500

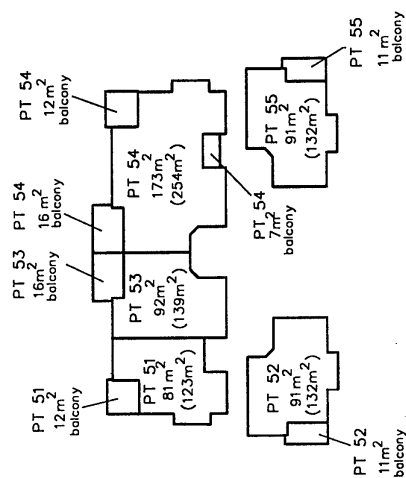
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

COR 52/1997 Vol 4 p 8

STRATA/SURVEY STRATA
PLAN 33257

SHEET 7 OF 8 SHEETS

THIRD FLOOR



WHERE 2 LOTS HAVE A COMMON OR PARTY 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 BOUNDARIES OF THE LOTS OR PART OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THOSE BUILDINGS, UNLESS NOTED OTHERWISE

THE HORIZONTAL BOUNDARIES OF THE BUILDING PART LOTS ARE THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING

BALCONIES EXTEND TO A HEIGHT OF 2.5 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOORS EXCEPT WHERE COVERED

SCALE: 1: 500

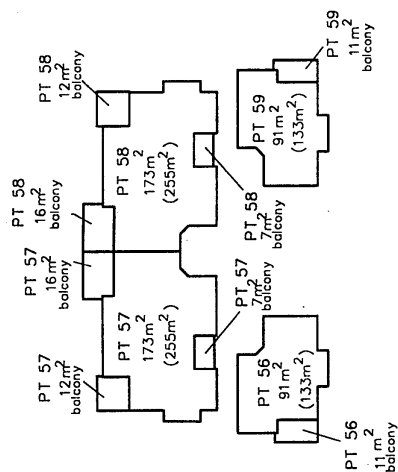
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

~~STRATA/SURVEY-STRATA~~

PLAN 33257

SHEET 8 OF 8 SHEETS

FOURTH FLOOR



WHERE 2 LOTS HAVE A COMMON OR PARTY 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 BOUNDARIES OF THE LOTS OR PART OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THOSE BUILDINGS, UNLESS NOTED OTHERWISE

THE HORIZONTAL BOUNDARIES OF THE BUILDING PART LOTS ARE THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING

BALCONIES EXTEND TO A HEIGHT OF 2.5 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOORS EXCEPT WHERE COVERED

SCALE: 1: 500

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

ANNEXURE 'A'

FORM 3

STRATA / SURVEY STRATA PLAN NO. 33257							
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.	Folio.	Lot No	Unit Entitlement	Vol.	Folio.
1	152	2112-601		18	157	2112-618	
2	152	2112-602		19	152	2112-619	
3	158	2112-603		20	159	2112-620	
4	156	2112-604		21	159	2112-621	
5	156	2112-605		22	164	2112-622	
6	156	2112-606		23	164	2112-623	
7	156	2112-607		24	164	2112-624	
8	141	2112-608		25	164	2112-625	
9	156	2112-609		26	164	2112-626	
10	139	2112-610		27	146	2112-627	
11	139	2112-611		28	162	2112-628	
12	156	2112-612		29	144	2112-629	
13	141	2112-613		30	169	2112-630	
14	156	2112-614		31	169	2112-631	
15	156	2112-615		32	144	2112-632	
16	156	2112-616		33	162	2112-633	
17	156	2112-617		34	146	2112-634	
Aggregate				Aggregate			

DESCRIPTION OF PARCEL AND BUILDING/PARCEL

59 residential units in a multi-storey complex of brick and tile construction situated on Lot 829 of Swan Location 36 on Plan 21200 and having an address of 7 - 11 Heirisson Way Victoria Park WA 6100.

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

I, Antonio Bonavita, 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.

26th June 1997

Date

Signed

ANNEXURE 'B'

FORM 3

STRATA / SURVEY STRATA PLAN NO. 33257							
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.	Folio.	Lot No	Unit Entitlement	Vol.	Folio.
35	164	2112- 635		52	160	2112 - 652	
36	164	2112- 636		53	184	2112 - 653	
37	164	2112-637		54	337	2112 - 654	
38	164	2112 - 638		55	178	2112 - 655	
39	165	2112 - 639		56	186	2112 - 656	
40	159	2112 - 640		57	344	2112 - 657	
41	173	2112 - 641		58	344	2112 - 658	
42	154	2112 - 642		59	186	2112 - 659	
43	170	2112 - 643					
44	154	2112 - 644					
45	175	2112 - 645					
46	175	2112 - 646					
47	154	2112 - 647					
48	170	2112 - 648					
49	154	2112 - 649					
50	173	2112 - 650					
51	178	2112 - 651					
Aggregate				Aggregate	10000		

DESCRIPTION OF PARCEL AND BUILDING/PARCEL

59 residential units in a multi-storey complex of brick and tile construction situated on Lot 829 of Swan Location 36 on Plan 21200 and having an address of 7 - 11 Heirisson Way Victoria Park WA 6100.

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

I, Antonio Bonavita, 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.

26th June 1997

Date

Signed

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

STRATA PLAN No. 33257

DESCRIPTION OF PARCEL & BUILDING

59 residential units in a multi-storey complex of brick and tile construction situated on Lot 829 of Swan Location 36 on Plan 21200 and having an address of 7-11 Heirisson Way Victoria Park WA 6100.

CERTIFICATE OF SURVEYOR

I, Hoot Khoon Teoh 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 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*.~~

11/8/97
Date

Hoot Khoon Teoh
Licensed Surveyor

* Delete if inapplicable

FORM 7

STRATA PLAN No. 33257

DESCRIPTION OF PARCEL & BUILDING

59 residential units in a multi-storey complex of brick and tile construction situated on Lot 829 of Swan Location 36 on Plan 21200 and having an address of 7-11 Heirisson Way Victoria Park WA 6100.

CERTIFICATE OF LOCAL GOVERNMENT

Town Of Victoria Park, 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.~~

18 August 1994
Date

Delete if inapplicable


Shire / Town Clerk
DELEGATED OFFICER
SECTION 23(5)
STRATA TITLES ACT 1985

FORM 26

WAPC Ref 911/97.

STRATA PLAN NO. 33257

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 2 August 1997 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. : 829

Location: Swan Loc. 36

Locality: Victoria Park

Local Government: Town Of Victoria Park

Lodged by: TUSCOM & ASSOCIATES PTY LTD

Date:

.....
For Chairman, Western Australian Planning Commission

14 AUG 1997

.....
Date

(*To be deleted as appropriate)

SCHEDULE OF DEALINGS ON STRATA/SURVEY-STRATA PLAN

[illegible]

Note: Entries may be affected by subsequent endorsements.

