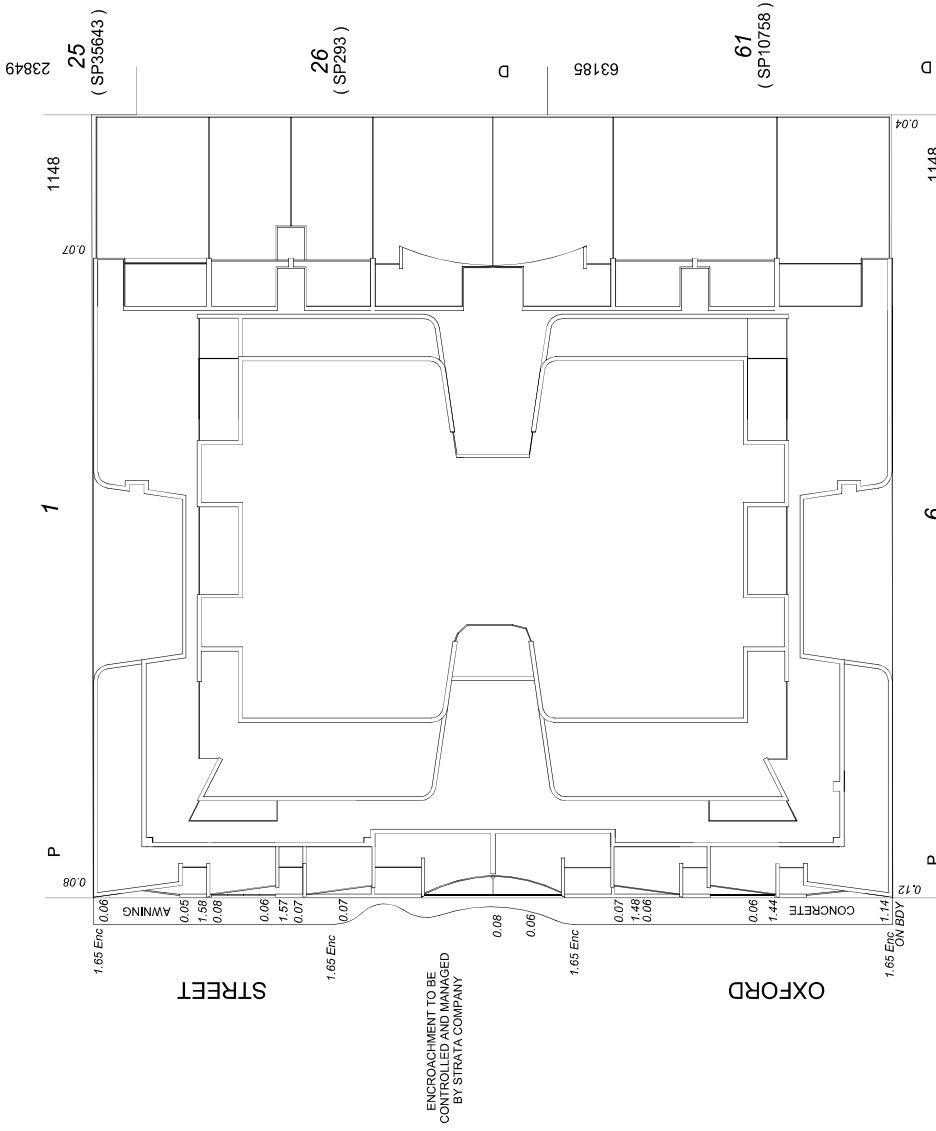


<b>Plan Information</b> Tenure Type: Freehold Plan Type: Strata Plan Plan Purpose: Re-Subdivision - Type 4		<b>Survey Details</b> Field Record: 148897 Declared as Special Survey Area: NO		<b>Amendments</b> Version: [ ] Lodgement Type: [ ] Amendment Description: [ ] Authorised By: [ ] Date: [ ]	
<b>Strata Scheme Details</b> Scheme Name: 238 OXFORD STREET LEEDERVILLE Lodgement of scheme by-laws: YES		<b>Former Tenure</b> New Lot / Land: 57 - 58 AND COMMON PROPERTY Parent Plan Number: SP77146 Title Reference: 2983 - 49 Subject Land Description: LOT 1 ON SP77146		Former Tenure Interests and Notifications Subject: [ ] Statutory Reference: [ ] Land Burdened: [ ] Benefit To: [ ] Comments: [ ]	
Parcel Address: 238 OXFORD STREET LEEDERVILLE 6007 Locality and Local Government: LEEDERVILLE CITY OF VINCENT		<b>Survey Certificate - Regulation 54</b> I, <b>LEONARDO MANNELLA</b> hereby certify that this plan is accurate and is a correct representation of the - (a) survey, and (b) calculations from measurements recorded in the field records, undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged. Leo Mannello 2021-11-25 14:17-08:00 Licensed Surveyor		<b>New Interests</b> Subject: [ ] Statutory Reference: [ ] Land Burdened: [ ] Benefit To: [ ] Comments: [ ]	
Plan Examined: [ ] Examined: [ ] Date: 08-Dec-2021		<b>Survey Organisation</b> Name: TOTAL SURVEY SOLUTIONS Address: 10 GARROW COURT, KINGSLEY, WA, 6026. Phone: 0411588277 Email: leotss@tsg.com.au Reference: [ ]		<b>New Memorials and Notifications</b> Subject: [ ] Statutory Reference: [ ] Land Burdened: [ ] Benefit To: [ ] Comments: [ ]	
Delegated under S. 16 P&D Act 2005 In Order For Dealings: [ ] Subject To: <u>Prior Approval of SP77146 Stage 2</u> Application to register Strata Titles Scheme		<b>Vesting Lots</b> Land: [ ] Purpose: [ ] Statutory Reference: [ ] Origin: [ ] Comments: [ ]		<b>Lot / Sheet Index</b> Lot: [ ] Total Area: [ ] Floors: [ ] Sheets: [ ] LGF,UGF: [ ] LGF,UGF: [ ]	
For Registrar of Titles: [ ] Date: 08-Dec-2021		Registrar of Titles: [ ] Date: 23.12.2021		Registrar of Titles: [ ] Date: 23.12.2021	
Inspector of Plans and Surveys: [ ] Registered Application: 0913200 Date: 23.12.2021		Registrar of Titles: [ ] Date: 23.12.2021		Registrar of Titles: [ ] Date: 23.12.2021	
Registrar of Titles: [ ] Date: 23.12.2021		Registrar of Titles: [ ] Date: 23.12.2021		Registrar of Titles: [ ] Date: 23.12.2021	

LOCATION PLAN



1 : 300 at A3



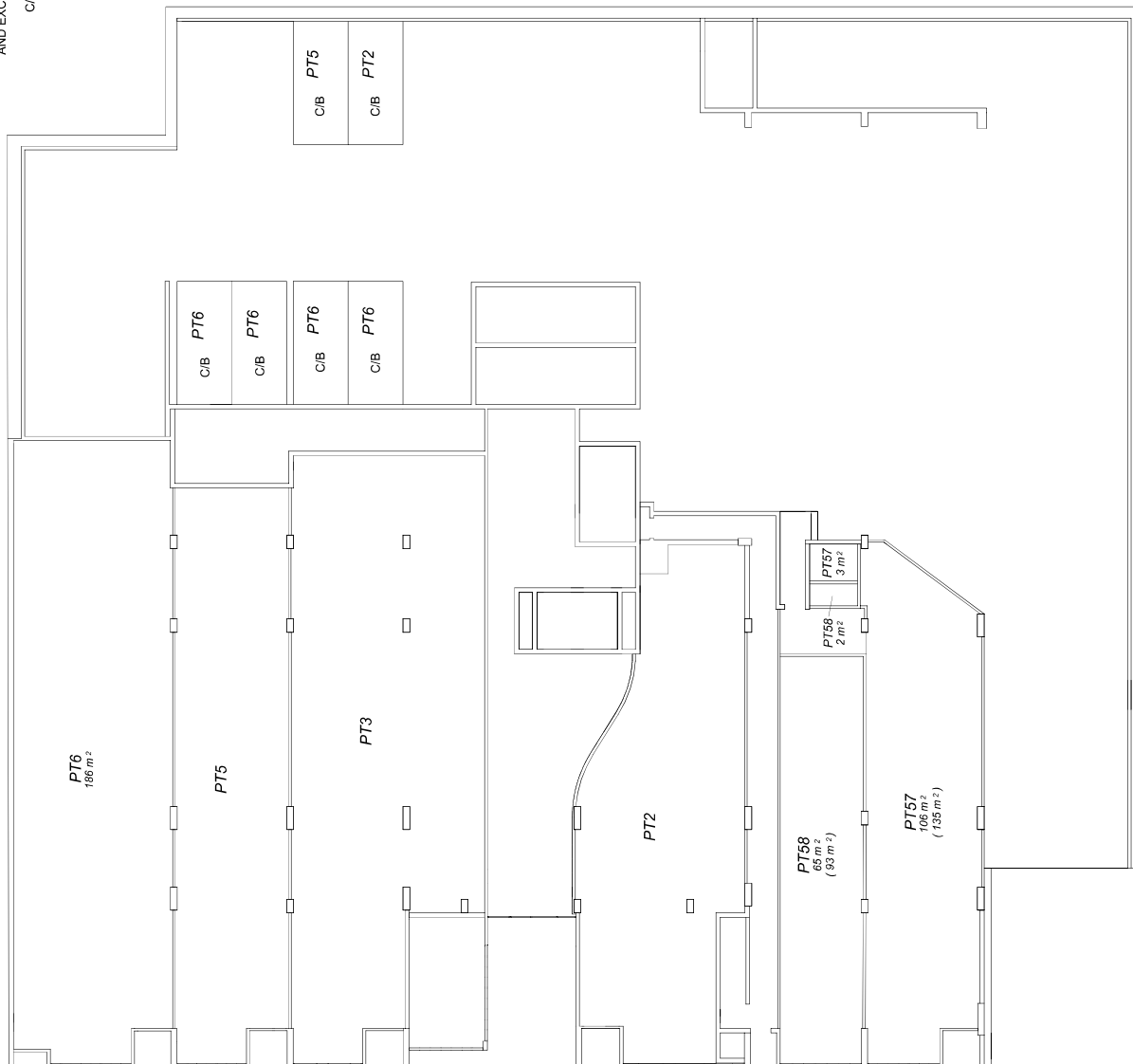
STRATA PLAN  
**77146**

VERSION NUMBER  
**1**

SHEETS  
**2** OF **4**

LOWER GROUND FLOOR PLAN

ALL PIERS & DUCTS ARE COMMON PROPERTY  
AND EXCLUDED FROM LOTS  
C/B = CARBAY



SCALE 1 : 200 @ A3



UNDER SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985 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. THE BOUNDARIES OF THE PARTS OF LOTS WHICH ARE CARBAYS SHOWN ON THE STRATA PLAN ARE TO WHERE SHOWN DESIGNATED DIMENSIONS, THE UPPER SURFACE OF THEIR FLOOR AND 2.5 METRES ABOVE THE UPPER SURFACE OF THEIR FLOOR, EXCEPT WHERE COVERED.

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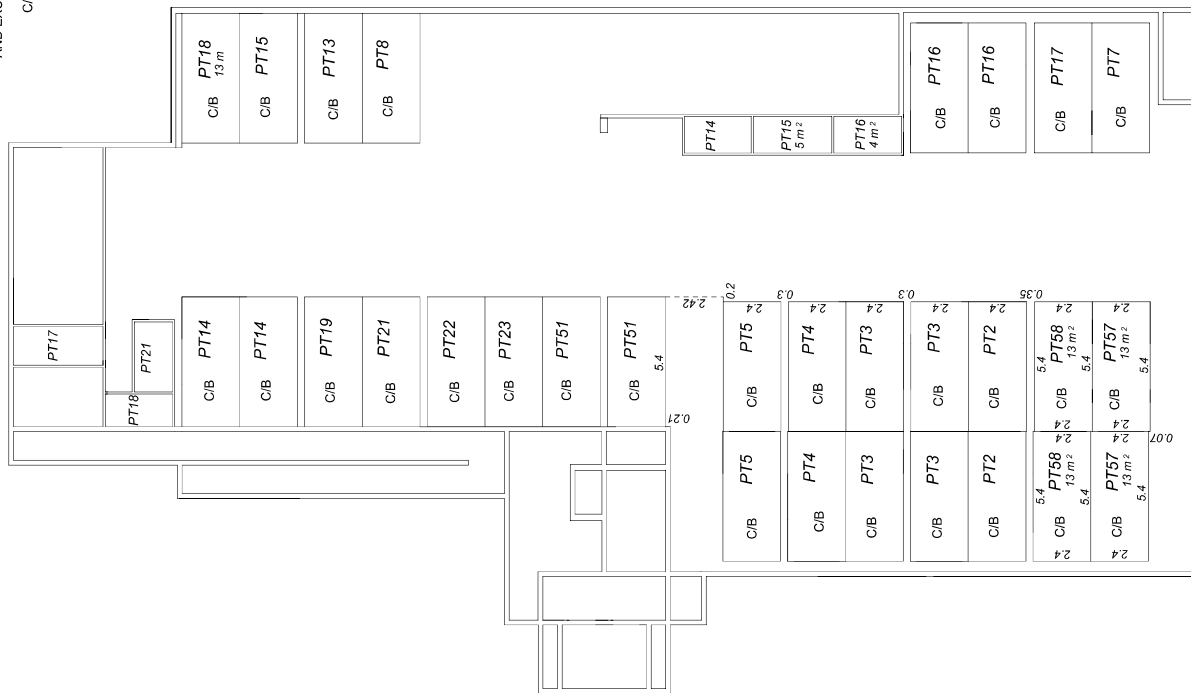
Landgate

STRATA PLAN  
77146

SHEET 3 OF 4  
VERSION NUMBER 1

UPPER GROUND FLOOR PLAN

ALL PIERS & DUCTS ARE COMMON PROPERTY  
AND EXCLUDED FROM LOTS  
C/B = CARRBAY



SCALE 1 : 200 @ A3



UNDER SECTION 3(2)(b) OF THE STRATA TITLES ACT 1985 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. THE BOUNDARIES OF THE PARTS OF LOTS WHICH ARE CARRBAYS SHOWN ON THE STRATA PLAN ARE TO WHERE SHOWN DESIGNATED DIMENSIONS, THE UPPER SURFACE OF THEIR FLOOR AND 2.5 METRES ABOVE THE UPPER SURFACE OF THEIR FLOOR, EXCEPT WHERE COVERED.

ALL ANGLES ARE 90 DEGREES UNLESS SHOWN OTHERWISE.



STRATA PLAN  
77146

SHEET 4 OF 4  
VERSION NUMBER 1

# Schedule of Unit Entitlements

Approved form number 2021-47738  
Effective for use from 07/07/2021



## Legislation

*Strata Titles Act 1985*

Section 37, Schedule 2A cl. 21T(1)(d) & Schedule 2A cl. 31E(1)(c)

## Unit Entitlement Schedule

Scheme Number SP77146

Scheme Address 238 OXFORD STREET, LEEDERVILLE

Lot Number	Unit Entitlement
2	362
3	434
4	144
5	338
6	410
7	108
8	110
9	142
10	142
11	215
12	140
13	128
14	195
15	133
16	133
17	99
18	96
19	142

Lot Number	Unit Entitlement
20	98
21	105
22	135
23	135
24	208
25	137
26	137
27	209
28	137
29	137
30	209
31	137
32	142
33	212
34	140
35	140
36	212
37	142

Lot Number	Unit Entitlement
38	207
39	108
40	142
41	142
42	108
43	207
44	154
45	262
46	240
47	240
48	262
49	154
50	308
51	252
52	316
53	256
57	247
58	152

Sum of all unit entitlements of all lots in the strata titles scheme: 10000

## CERTIFICATE OF LICENSED VALUER

I, Don Eftos, being a Licensed Valuer, licensed under the *Land Valuers Licensing Act 1978*, certify that the proportion that the unit entitlement of a lot as stated in the Schedule of Unit Entitlements above bears to the sum of the unit entitlements of all lots in the strata titles scheme is not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 37(3) of the *Strata Titles Act 1985*) of that lot bears to the sum of the value of all the lots in the strata titles scheme.

23rd December 2021

Date



Donald Eftos  
2021.12.23 14:08:16  
+08'00'

Licensed Valuer Signature

## Occupancy permit

Building Act 2011, section 46, 47, 48, 49, 51, 52, 61  
Building Regulations 2012, regulation 4

Permit number  
OP 6.2021.533.1

### 1. Details of building or structure

Property street address

LOT: 1 STR: 77146 1/238 Oxford Street LEEDERVILLE 6007

Strata plan no

If provided by the applicant for the purposes of the Strata Titles Act 1985-n/a

Building Code of Australia (BCA) class of the building(s) (refer to the relevant certificate of compliance)

Class 6

Secondary BCA class (for multi-purpose buildings)

N/A

Third BCA class (for multi-purpose buildings)

N/A

Use(s) of the building

Retail

Each restriction on use- n/a

### 2. Certificate of construction compliance or certificate of building compliance

Certificate of construction compliance or certificate of building compliance issued by:

Building surveying contractor/public authority's name

S M Roberts

Phone/fax

Phone No: 9364 3395

Fax no: n/a

Email address

scott.roberts@resolvegroup.com.au

Date: 15.09.2021

### 3. Permit details

This occupancy permit is for

Two new tenancies-1a & 1b

Permit details

N/A

Permit has been granted under the Building Act 2011

Section 51- Unauthorised Work-New Wall to be divided into two tenancies-1a & 1b + a doorway into building façade for the 1b tenancy

Date of permit validity

Has indefinite validity.

Permit is issued  
subject to the  
following  
conditions being  
met

N/A

**Issuing officer**

Name  
Sam Neale

Job title  
Building Surveyor

Signature



Date: 22.09.21

**Permit authority**

City of Vincent

**Note:** Information about or contained in the occupancy permit must be displayed in accordance with regulation 35 of the Building Regulations 2012.





# ENDORSEMENT CERTIFICATE

LG/WAPC Ref: 7.2021.37.2

Strata Plan No: 77146

## *Strata Titles Act 1985* Section 15 (4)

### Certificate Endorsing Strata Plan or Amendment to a Strata Plan by Western Australian Planning Commission

Proposal Description: Strata Plan / Amendment to Strata Plan\*

Property Description 1/ 238 Oxford Street Leederville

Lot (or Strata Plan) No.: Lot 1 SP 77146

Location: **No. 238 Oxford**

Locality: **Leederville**

Local Government: City of Vincent

Lodged by: Total Survey Solutions Pty Ltd

Date Submitted: 14/10/21

It is hereby certified that the approval of the Western Australian Planning Commission has been granted pursuant to section 15 (4) of the *Strata Titles Act 1985*.

Signed:

Dated:

25 November 2021

For and on behalf of the Western Australian Planning Commission  
and /or the City / Town / Shire\* of:

**City of Vincent**

(Delegated under section 16 (3)(e) of the *Planning and Development Act 2005*)

\* Strike out as required

<p><b>STRATA PLAN</b> <b>77146</b></p> <p>SHEET 1 OF 9 SHEETS</p> <p>PLAN OF LOT 800 ON DP411467</p> <p>CERTIFICATE OF TITLE VOLUME 2983 FOLIO 48</p> <p>LOCAL GOVERNMENT CITY OF VINCENT</p> <p>FIELD RECORD 149897</p> <p>NAME OF SCHEME 238 OXFORD STREET LEEDERVILLE</p> <p>ADDRESS OF PARCEL 238 OXFORD STREET LEEDERVILLE, 6007.</p> <p>MANAGEMENT STATEMENT YES -NO-</p> <p>SURVEYOR'S CERTIFICATE - Reg 54 LEONARDO MANNELLA I, hereby certify that this plan is accurate and is a correct representation of the: (a) survey; and / or (b) conditions from measurements recorded in the field (delete if inapplicable) undertaken for the purposes of this plan and that it complies with the relevant written laws in relation to which it is lodged. <i>L. Mannella</i> Leo Mannella NLR 2020-04-30 14:19:08.00 Licensed Surveyor Date</p>	<p>DATE 30-Apr-2020</p> <p>FEE PAID</p> <p>EXAMINED DATE 27-May-2020</p> <p>WESTERN AUSTRALIAN PLANNING COMMISSION W.A.P.C. REF: 2020-04-30 14:19:08.00 Certificate of Approval of W.A.P.C. under Section 255(2) of Strata Titles Act 1985</p> <p>LOGGED</p> <p>DATE 30-Apr-2020</p> <p>ASSESS No.</p> <p>EXAMINED DATE 27-May-2020</p> <p>DELEGATED UNDER SEC 16 OF THE P &amp; D ACT 2005</p> <p>PLAN APPROVED DATE</p> <p>INSPECTOR OF PLANS AND SURVEYS (S. 18 Licensed Surveyors Act 1985) DATE 27-May-2020</p> <p>SUBJECT TO IN ORDER FOR DEALINGS</p> <p>FOR REGISTRAR OF TITLES DATE 27-May-2020</p> <p>REGISTERED REGISTRAR OF TITLES SEAL</p> <p>O401071 APPLICATION DATE 27-May-2020</p>	<p>STRATA PLAN</p> <p>LOCATION PLAN</p> <p>VERSION 2</p> <p>AMENDMENT Encroachment note added</p> <p>AUTHORISED BY L Mannella</p> <p>DATE 3/6/2020</p>														
<p><b>ENCROACHMENT TO BE CONTROLLED AND MANAGED BY STRATA COMPANY</b></p>																
<p>SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION</p>																
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<p>1 : 300 at A3</p> <p>0 10 20</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</th> <th>BENEFIT TO</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	BENEFIT TO	COMMENTS							
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<p>TOTAL SURVEY SOLUTIONS LICENSED SURVEYORS 10 GARGROW COURT KINGSLEY, W.A. 6026 MOBILE : 0411588277 EMAIL : leoliss@lpg.com.au</p>																

**STRATA PLAN  
77146**

SHEET 2 OF 9 SHEETS

**SEE FURTHER SHEET OF  
PLAN OF RE-SUBDIVISION**

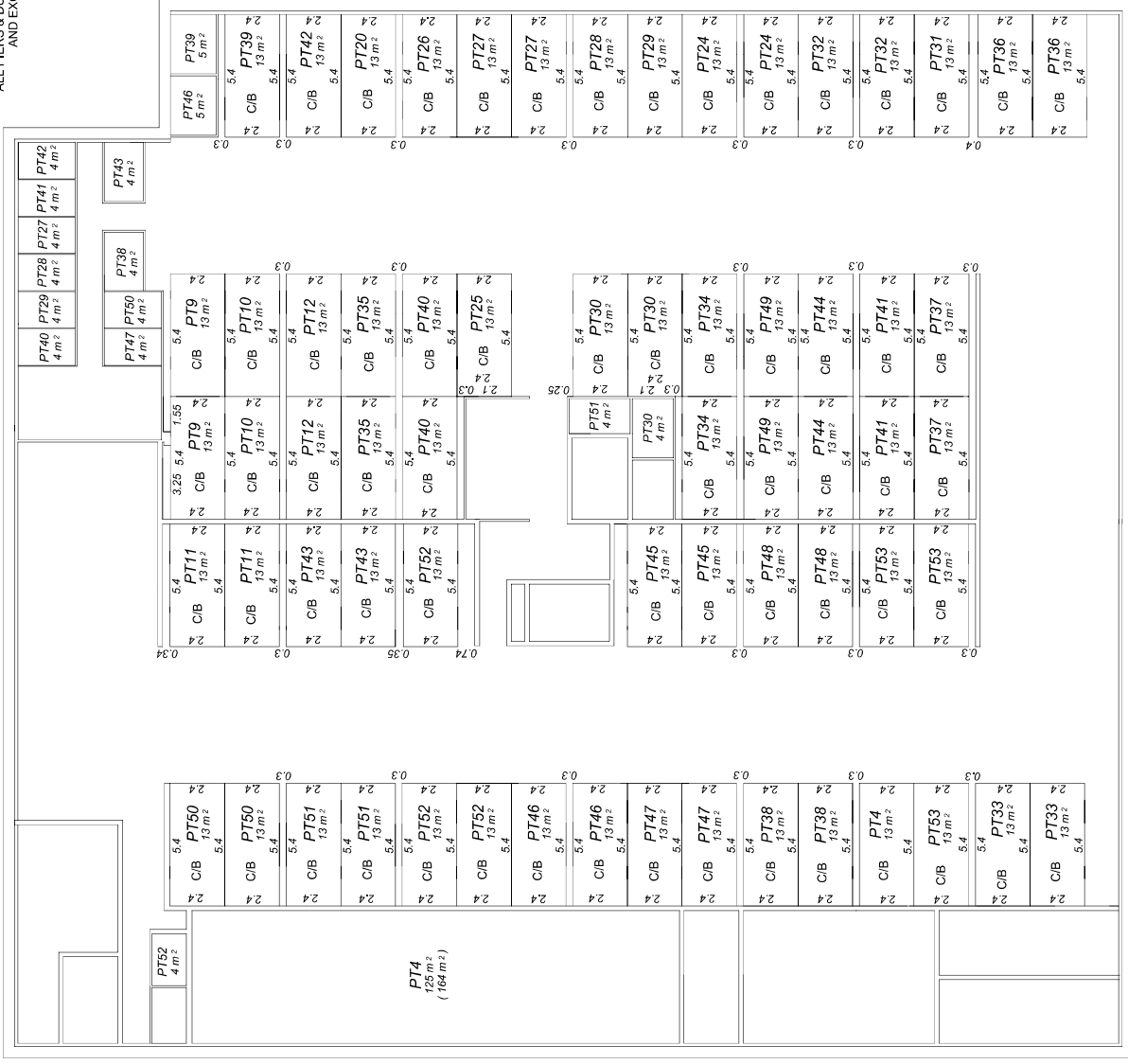


SCALE 1 : 200 @ A3



**BASEMENT FLOOR PLAN**

CIB = CARBAY  
ALL PIERS & DUCTS ARE COMMON PROPERTY  
AND EXCLUDED FROM LOTS



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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FOR PARTS OF LOTS 1-3, 5, 6 & 8 SEE SHEET 3.  
FOR PARTS OF LOTS 4, 5, 7, 8, 13, 19, 21, 23 & 51 SEE SHEET 4.  
FOR PARTS OF LOTS 7-18 SEE SHEET 5.  
FOR PARTS OF LOTS 19-31 SEE SHEET 6.  
FOR PARTS OF LOTS 32-43 SEE SHEET 7.  
FOR PARTS OF LOTS 44-50 SEE SHEET 8.  
FOR PARTS OF LOTS 50-53 SEE SHEET 9.

TOTAL SURVEY SOLUTIONS  
LICENSED SURVEYORS  
10 GARROW COURT  
KINGSLEY, W.A., 6026.  
MOBILE: 0411588277  
EMAIL: leotis@tss.com.au

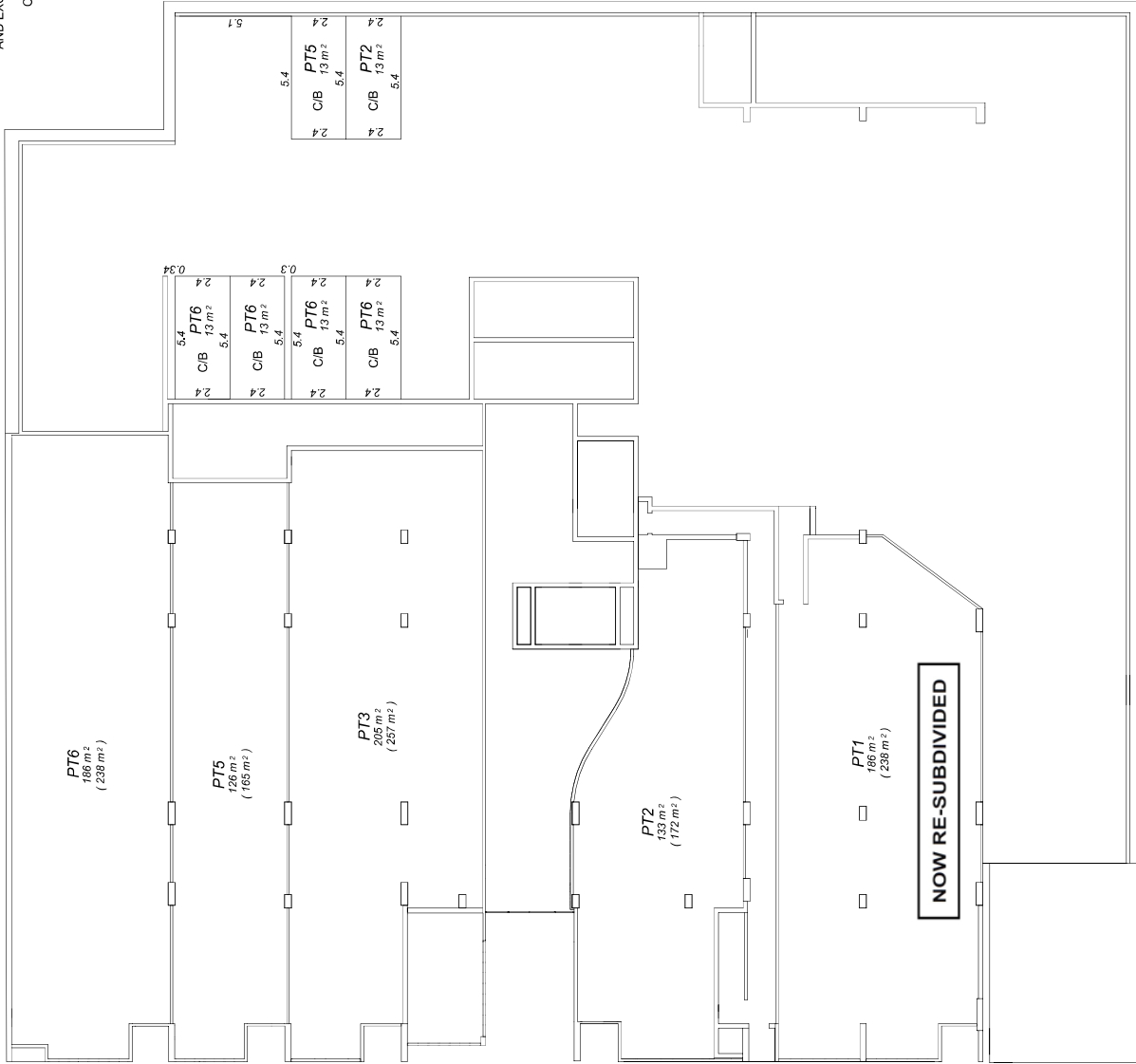
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**STRATA PLAN  
77146**

SHEET 3 OF 9 SHEETS

**LOWER GROUND FLOOR PLAN**

ALL PIERS & DUCTS ARE COMMON PROPERTY  
AND EXCLUDED FROM LOTS  
C/B = CARBAY



**SEE FURTHER SHEET OF  
PLAN OF RE-SUBDIVISION**



SCALE 1 : 200 @ A3



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FOR PARTS OF LOTS 4, 9, 12, 20, & 24 - 53 SEE SHEET 2  
FOR PARTS OF LOTS 1, 5, 7, 8, 13, 19, 21, 23 & 51 SEE SHEET 4  
FOR PARTS OF LOTS 7 - 18 SEE SHEET 5  
FOR PARTS OF LOTS 19 - 31 SEE SHEET 6  
FOR PARTS OF LOTS 32 - 43 SEE SHEET 7  
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FOR PARTS OF LOTS 50 - 53 SEE SHEET 9

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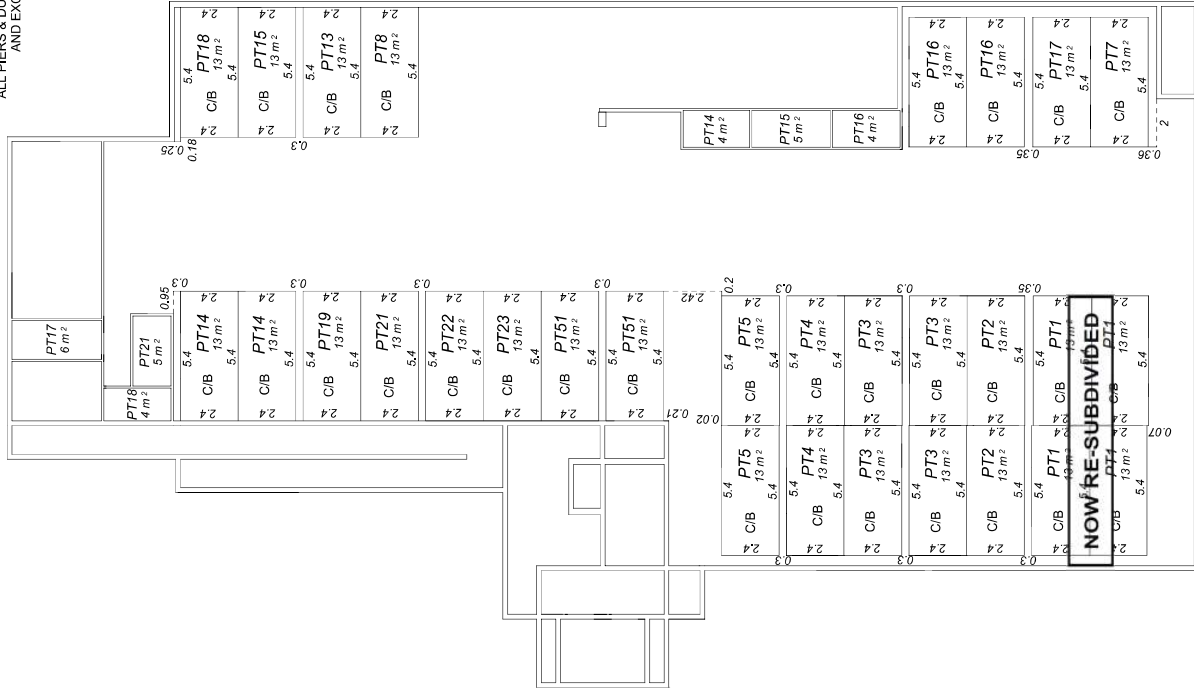
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**STRATA PLAN  
77146**

SHEET 4 OF 9 SHEETS

**UPPER GROUND FLOOR PLAN**

C/B = CARBAY  
ALL PIERS & DUCTS ARE COMMON PROPERTY  
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**SEE FURTHER SHEET OF  
PLAN OF RE-SUBDIVISION**



SCALE 1 : 200 @ A3



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- FOR PARTS OF LOTS 50 - 55 SEE SHEET 9

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MOBILE: 04-11588277  
EMAIL: leotis@tsp.com.au

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**STRATA PLAN  
77146**

SHEET 5 OF 9 SHEETS

B = BALCONY  
T = TERRACE

ALL PIERS & DUCTS ARE COMMON PROPERTY  
AND EXCLUDED FROM LOTS

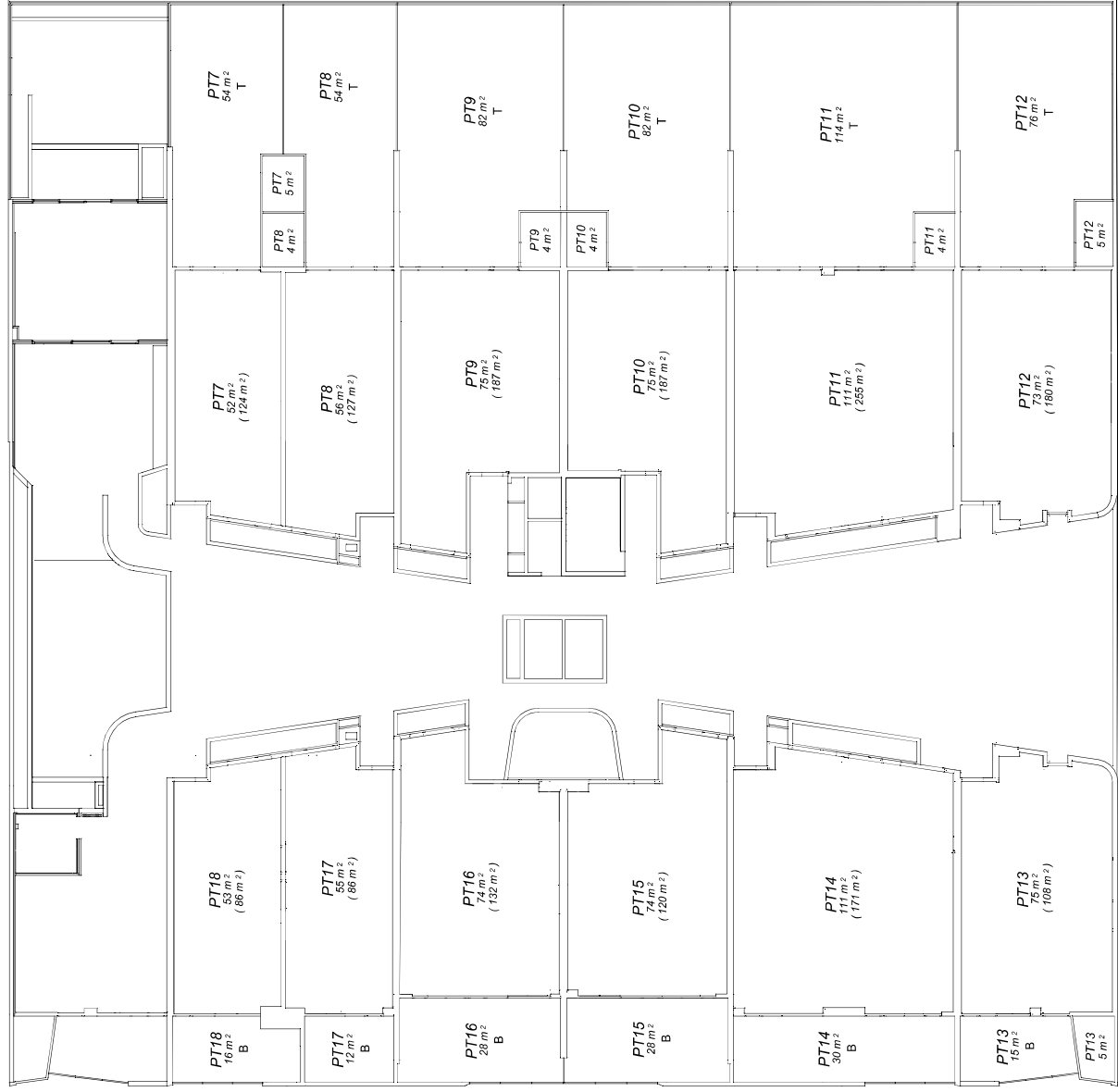
**SEE FURTHER SHEET OF  
PLAN OF RE-SUBDIVISION**



SCALE 1 : 200 @ A3



**FIRST FLOOR PLAN**



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FOR PARTS OF LOTS 1-5, 7, 8, 13-19, 21-23 & 51 SEE SHEET 4  
FOR PARTS OF LOTS 19-21 SEE SHEET 6  
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LICENSED SURVEYORS  
10 GARROW COURT  
KINGSLEY, W.A., 6026.  
MOBILE: 04-11588277  
EMAIL: leotis@tpg.com.au

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**STRATA PLAN  
77146**

SHEET 6 OF 9 SHEETS

**SEE FURTHER SHEET OF  
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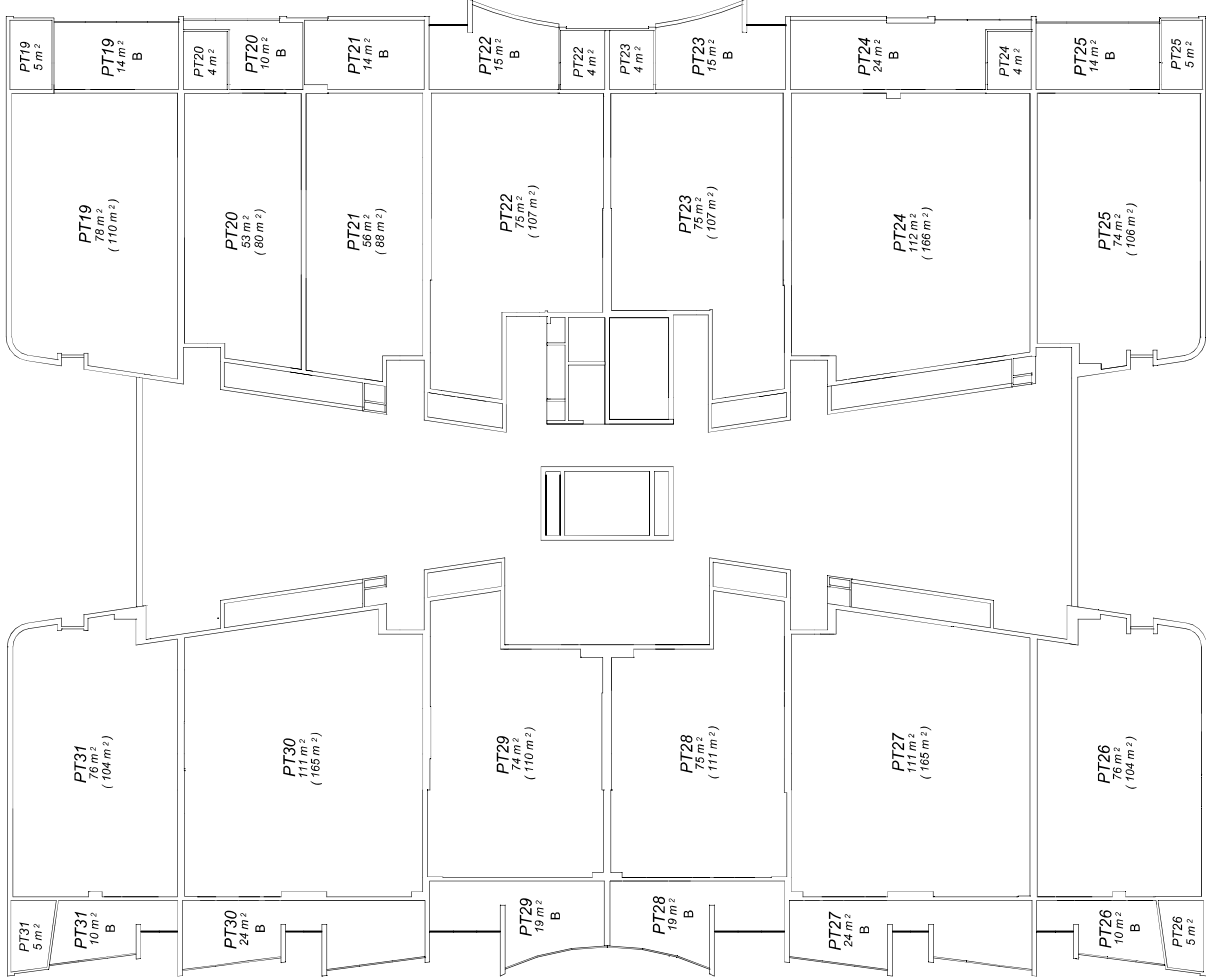
SCALE 1 : 200 @ A3



**SECOND FLOOR PLAN**

B = BALCONY

ALL PIERS & DUCTS ARE COMMON PROPERTY  
AND EXCLUDED FROM LOTS



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ALL ANGLES ARE 90 DEGREES UNLESS SHOWN OTHERWISE.

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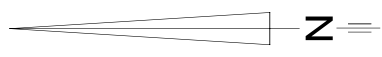
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**STRATA PLAN  
77146**

SHEET 7 OF 9 SHEETS

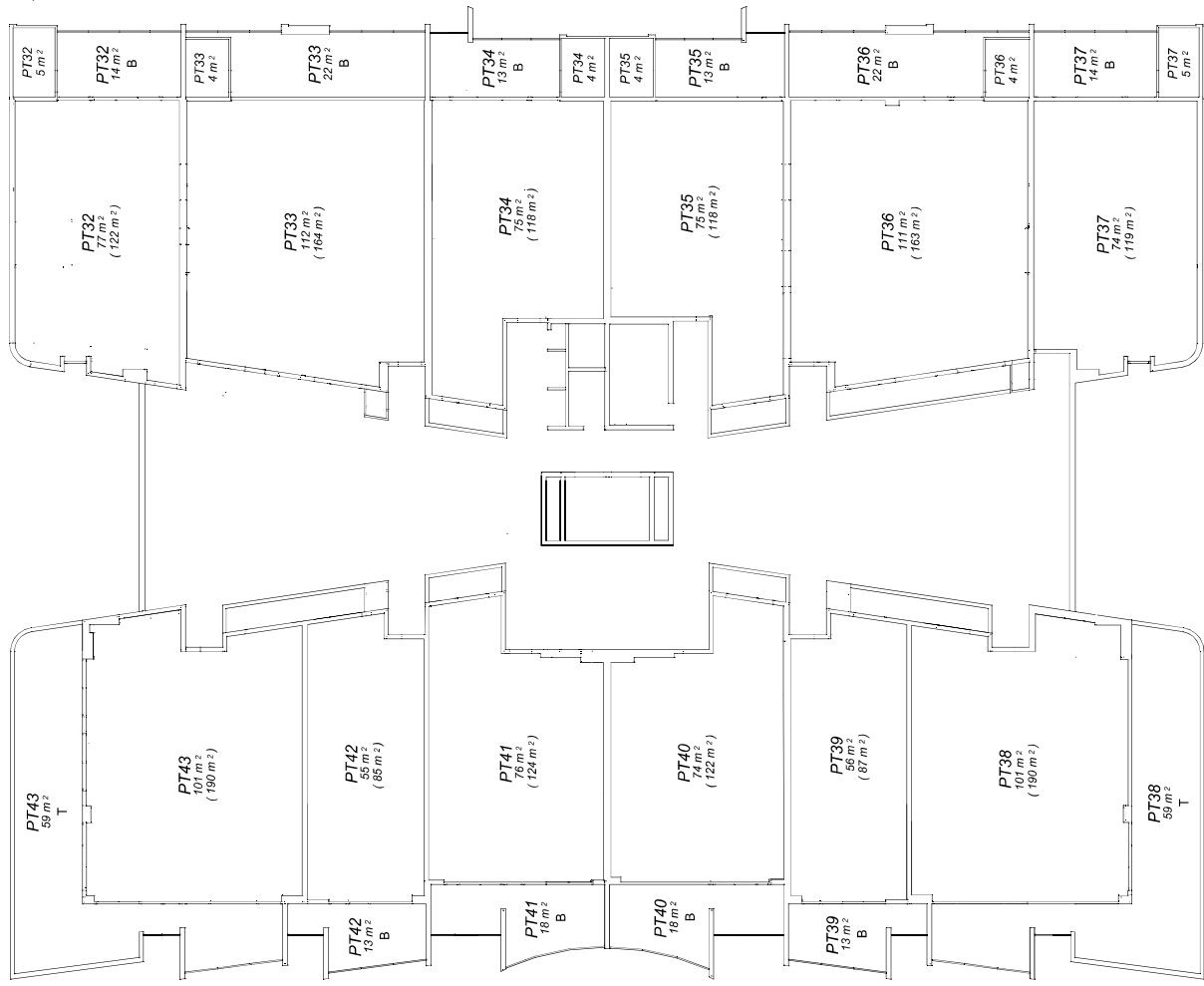
**SEE FURTHER SHEET OF  
PLAN OF RE-SUBDIVISION**



SCALE 1 : 200 @ A3



**THIRD FLOOR PLAN**



B = BALCONY  
T = TERRACE  
ALL PIERS & DUCTS ARE COMMON PROPERTY  
AND EXCLUDED FROM LOTS

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ALL ANGLES ARE 90 DEGREES UNLESS SHOWN OTHERWISE.

FOR PARTS OF LOTS 4, 9, 12, 20, & 24-53 SEE SHEET 2  
FOR PARTS OF LOTS 1-3, 5, 6, 8, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

TOTAL SURVEY SOLUTIONS  
LICENSED SURVEYORS  
10 GARROW COURT  
KINGSLEY, W.A., 6026.  
MOBILE: 0411588277  
EMAIL: lotinfo@tss.com.au

HELD BY LANDGATE IN DIGITAL FORMAT ONLY



STRATA PLAN  
**77146**

SHEET 8 OF 9 SHEETS

**FOURTH FLOOR PLAN**

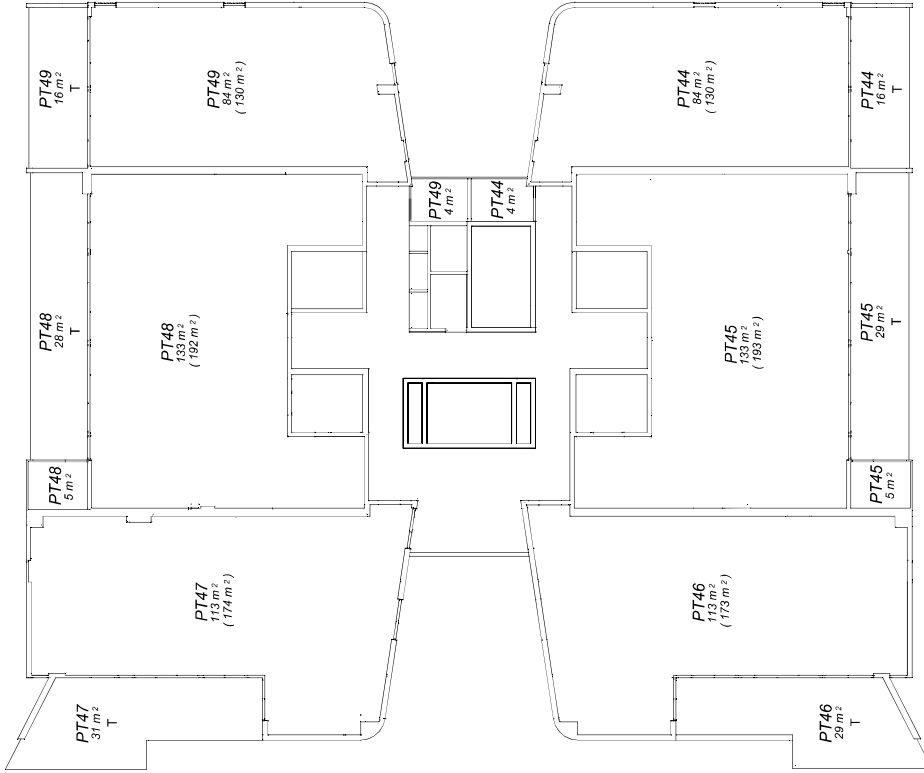
T = TERRACE

ALL PIERS & DUCTS ARE COMMON PROPERTY  
AND EXCLUDED FROM LOTS

SEE FURTHER SHEET OF  
PLAN OF RE-SUBDIVISION



SCALE 1 : 200 @ A3



THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE UPPER 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 BOUNDARIES OF THE PARTS OF LOTS WHICH ARE TERRACES SHOWN ON THE STRATA PLAN ARE THE UPPER SURFACE OF THE BUILDING WALL, 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.

ALL ANGLES ARE 90 DEGREES UNLESS SHOWN OTHERWISE.

FOR PARTS OF LOTS 4, 9-12, 20, & 24-53 SEE SHEET 2  
FOR PARTS OF LOTS 1-3, 5 & 6 SEE SHEET 3  
FOR PARTS OF LOTS 7, 8, 13-19, 21-23 & 51 SEE SHEET 4  
FOR PARTS OF LOTS 19-31 SEE SHEET 5  
FOR PARTS OF LOTS 19-31 SEE SHEET 6  
FOR PARTS OF LOTS 32-43 SEE SHEET 7  
FOR PARTS OF LOTS 30-33 SEE SHEET 9

TOTAL SURVEY SOLUTIONS  
LICENSED SURVEYORS  
10 GARROW COURT  
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MOBILE: 04-11588277  
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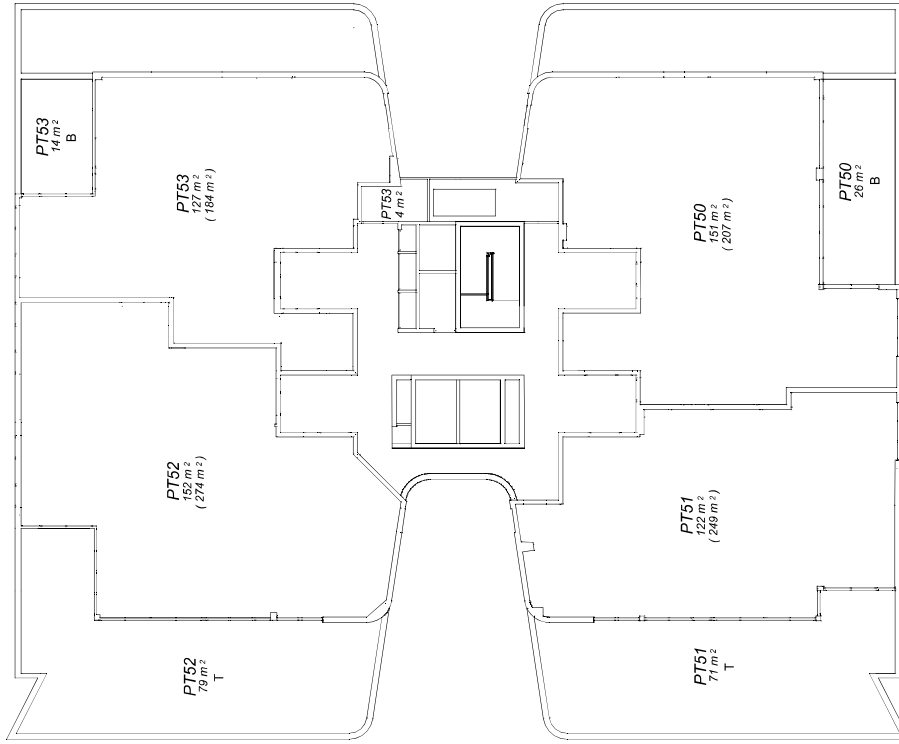
HELD BY LANDGATE IN DIGITAL FORMAT ONLY

**STRATA PLAN  
77146**

SHEET 9 OF 9 SHEETS

**FIFTH FLOOR PLAN**

B = BALCONY  
T = TERRACE  
ALL PIERS & DUCTS ARE COMMON PROPERTY  
AND EXCLUDED FROM LOTS



**SEE FURTHER SHEET OF  
PLAN OF RE-SUBDIVISION**



SCALE 1 : 200 @ A3



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 ON 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 BOUNDARIES OF THE PARTS OF LOTS WHICH ARE TERRACES SHOWN ON THE STRATA PLAN ARE TO THE OUTER SURFACE OF THE BUILDING WALL, THE INNER SURFACE OF ALL OTHER WALLS OR PIERS, THE UPPER SURFACE OF THEIR FLOOR AND THE PROLONGATION OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

THE BOUNDARIES OF THE PARTS OF LOTS WHICH ARE BALCONIES SHOWN ON THE STRATA PLAN ARE TO THE OUTER SURFACE OF THE BUILDING WALL, THE INNER SURFACE OF ALL OTHER WALLS OR PIERS OR WHERE NO WALLS THE EDGE OF THE FLOOR SLAB IS THE BOUNDARY, THE UPPER SURFACE OF THEIR FLOOR AND THE PROLONGATION OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

ALL ANGLES ARE 90 DEGREES UNLESS SHOWN OTHERWISE.

FOR PARTS OF LOTS 4, 9, 12, 20, & 24 - 53 SEE SHEET 2  
FOR PARTS OF LOTS 1 - 3, 6 & 6 SEE SHEET 3  
FOR PARTS OF LOTS 1 - 5, 7, 8, 13 - 19, 21 - 23 & 51 SEE SHEET 4  
FOR PARTS OF LOTS 16, 18, 19 & 20 SEE SHEET 5  
FOR PARTS OF LOTS 19 & 20 SEE SHEET 6  
FOR PARTS OF LOTS 32 - 43 SEE SHEET 7  
FOR PARTS OF LOTS 44 - 48 SEE SHEET 8

TOTAL SURVEY SOLUTIONS  
LICENSED SURVEYORS  
10 GARROW COURT  
KINGSLEY, W.A., 6026.  
MOBILE: 04-11588277  
EMAIL: leotis@tpg.com.au

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

FORM 26

WAPC Ref.

STRATA PLAN NO 77146

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 . . . . . 24-Mar-20 . . . . . 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. . . . . LOT 800 DEPOSITED PLAN 411467 . . . . . Location . . . . . 238 OXFORD STREET . . . . . Locality . . . . . LEEDERVILLE . . . . . Local Government . . . . . VINCENT . . . . .

Lodged by: TOTAL SURVEY SOLUTIONS . . . . . Date: . . . . . 24-Mar-20 . . . . .

Mitchell Hoad A/Coordinator Planning Services

For Chairman, Western Australian Planning Commission

28 April 2020

Date

(\*To be deleted as appropriate.)

**FORM 3**

STRATA PLAN No. 77146							
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	399			28	137		
2	362			29	137		
3	434			30	209		
4	144			31	137		
5	338			32	142		
6	410			33	212		
7	108			34	140		
8	110			35	140		
9	142			36	212		
10	142			37	142		
11	215			38	207		
12	140			39	108		
13	128			40	142		
14	195			41	142		
15	133			42	108		
16	133			43	207		
17	99			44	154		
18	96			45	262		
19	142			46	240		
20	98			47	240		
21	105			48	262		
22	135			49	154		
23	135			50	308		
24	208			51	252		
25	137			52	316		
26	137			53	256		
27	209						

Continued Overleaf

<p><b>SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION</b></p>
---

**FORM 3**

STRATA PLAN No. 77146							
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.
		SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION					
				Aggregate	10,000		


**DESCRIPTION OF PARCEL AND BUILDING**

A multi level mixed use development comprising 6 lower ground level commercial units and 47 one, two and three bedroom apartments built over five upper levels and having basement and lower ground level parking.

**CERTIFICATE OF LICENSED VALUER  
STRATA**

I, **Don Eftos**, 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.

24-Mar-2020  
Date

  
 Don Eftos  
 2020.03.24  
 12:33:01 +08'00'  
 Signed



**FORM 5**

*Strata Titles Act 1985*

Sections 5B(1), 8A, 22(1)

**STRATA PLAN No.** 77146

**DESCRIPTION OF PARCEL & BUILDING**

Parcel: Lot 800 on Deposited Plan 411467  
Address: 238 Oxford Street, Leederville WA 6007  
Building: 47 Residential & 6 Commercial Units.

**CERTIFICATE OF LICENSED SURVEYOR**

I, .....~~TYSON SEGARAM~~....., 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 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*.~~



Digitally signed by Tyson Segaram  
Date: 2020.03.21 21:29:54 +08'00'

.....  
Licensed Surveyor

.....  
Date

\*Delete if inapplicable

## Occupancy permit – strata

*Building Act 2011, section 50, 61*  
*Building Regulations 2012, regulation 4*

Permit number  
 OPS 6.2020.166.1

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

### 1. Details of building or structure

Property street address (provide lot number where street number is not known)	238-246 Oxford Street, LEEDERVILLE 6007		
Certificate of title	Volume	Folio	
	Lot 800 on DP411467		
Strata plan number	<b>77146</b>	Land being re-subdivided (if applicable)	Not applicable
Description of building	7- Storey Mixed Use Building		
BCA class of the building	Main BCA class 2	Secondary BCA class (for multi-purpose buildings 5, 6, 7a	
Use(s) of the building	Apartments, Office, Shops, Carpark	Each restriction on use (if applicable) Not applicable	

### 2. Permit details

This occupancy permit strata is for: whole of building

Details

Western Australian Planning Commission approval required? Yes

All requirements including those for encroachments under section 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 strata is for the purpose of lodging a strata plan for registration or to re-subdivide a strata scheme under the *Strata Titles Act 1985*.

Issuing officer	Name <b>Luigi Anselmo</b>	Job title Delegated Officer
	Signature 	Date: 16/04/2020
Permit authority	City of Vincent	



**Record of Strata Titles Scheme  
Limitations, Interests, Encumbrances and Notifications**

Approved Form 2020-27588

OFFICE USE ONLY  
ANNEXURE A  
**STRATA PLAN**      **77146**



**REGISTRAR OF TITLES**

**Document**

**Cancellation**

Number	Particulars	Date recorded/ registered	Nature	Cancellation	
				Number	Registered
O401072	SCHEME NOTICE	27/05/2020			
O401073	SCHEME BY-LAWS-NEW SCHEME	27/05/2020			
O913200	RE-SUBDIVISION OF LOT 1 INTO LOTS 57 AND 58	23.12.2021			