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FORM 1

STRATA PLAN 47432

SHEET 1 OF 8 SHEETS

MANAGEMENT STATEMENT ☒ YES ☐ NO

Lodged 1-3-2005 $1660 147969

Examined 1/3/05 NKK

Registered 1-3-05 5194892

REGISTRAR OF TITLES

WESTERN AUSTRALIAN PLANNING COMMISSION
265-05
Certificate of Approval of WAPC under
Section 25(1) or 25B(2) of Strata Titles Act 1985

Delegated Under s.20 WAPC Act 1985 DATE

PLAN OF
LOT 173 ON PLAN 23893

CERT. OF TITLE
VOLUME 2189 FOLIO 406

LOCAL GOVERNMENT
CITY OF JOONDALUP

INDEX PLAN
BG35(2) 08:07

FIELD BOOK NUMBER

SCALE SEE SHEETS

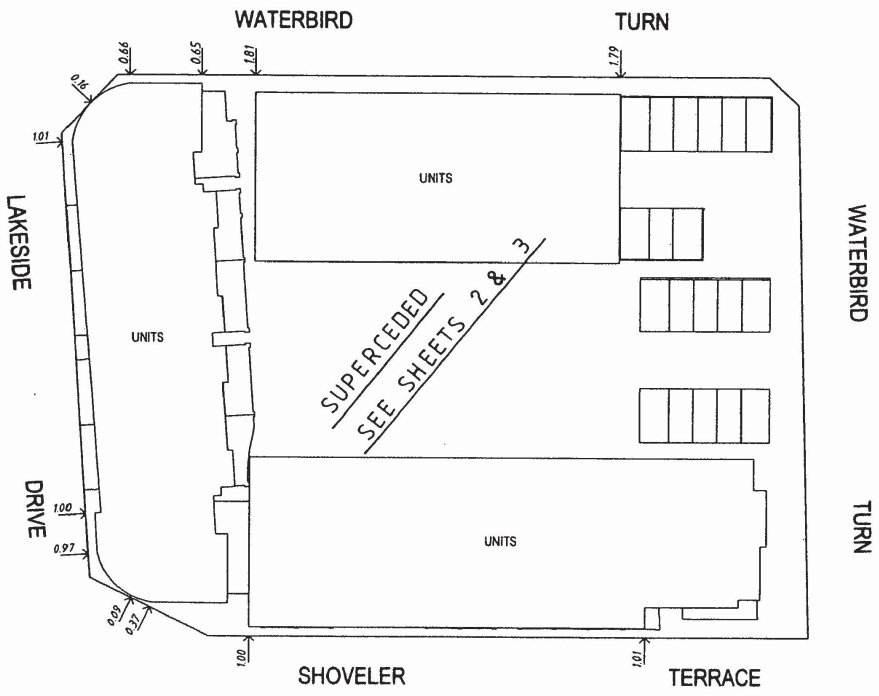
NAME OF SCHEME
WATERBIRD APARTMENTS

ADDRESS OF PARCEL
3 SHOVELER TERRACE
JOONDALUP W.A. 6027

DOLA
Department of LAND ADMINISTRATION

CORR 50-2005/V3 - Pg 22

28-2-2005



N

LOCATION PLAN
(Scale ~ 1 : 500)

0 5 10 20 30 40

BERRYMAN & PTOLOMEY PTY. LTD.
LICENSED LAND SURVEYORS
66 CANNING HIGHWAY, VICTORIA PARK WA 6100
PHONE ~ 9361 3732, 9361 5279
FAX ~ 9470 9278
email ~ ptolomey@iinet.net.au

STRATA PLAN 47432

HELD BY LANDGATE
IN DIGITAL FORM ONLY.

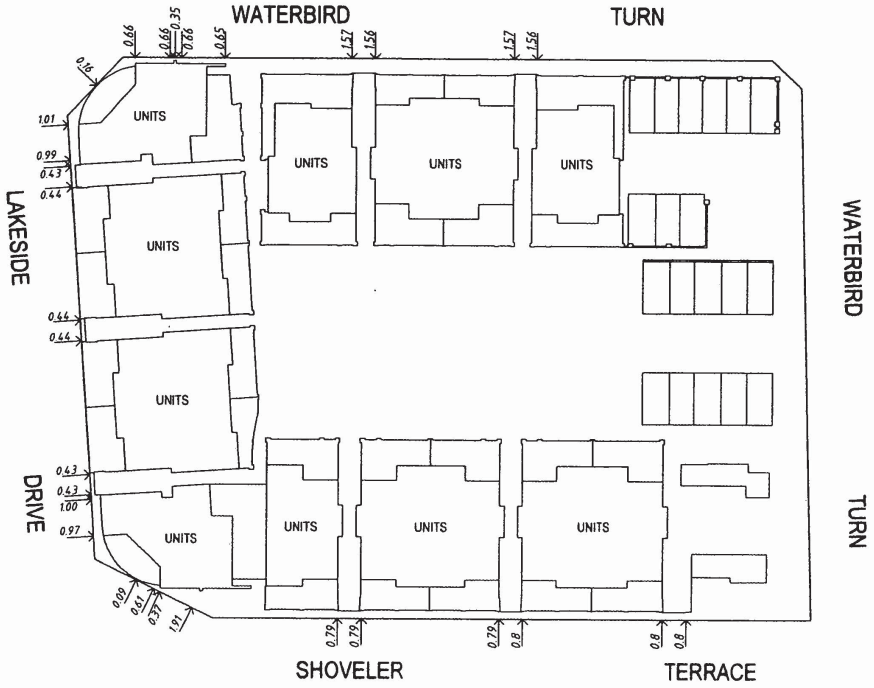
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FORM 4

STRATA PLAN 47432

SHEET 2 OF 8 SHEETS

CORR 50-2005/V3-Pg 22



LOCATION PLAN GROUND FLOOR
(Scale ~ 1 : 500)

0 5 10 20 30 40

BERRYMAN & PTOLOMEY PTY. LTD.
LICENSED LAND SURVEYORS
66 CANNING HIGHWAY, VICTORIA PARK WA 6100
PHONE ~ 9361 3732, 9361 5279
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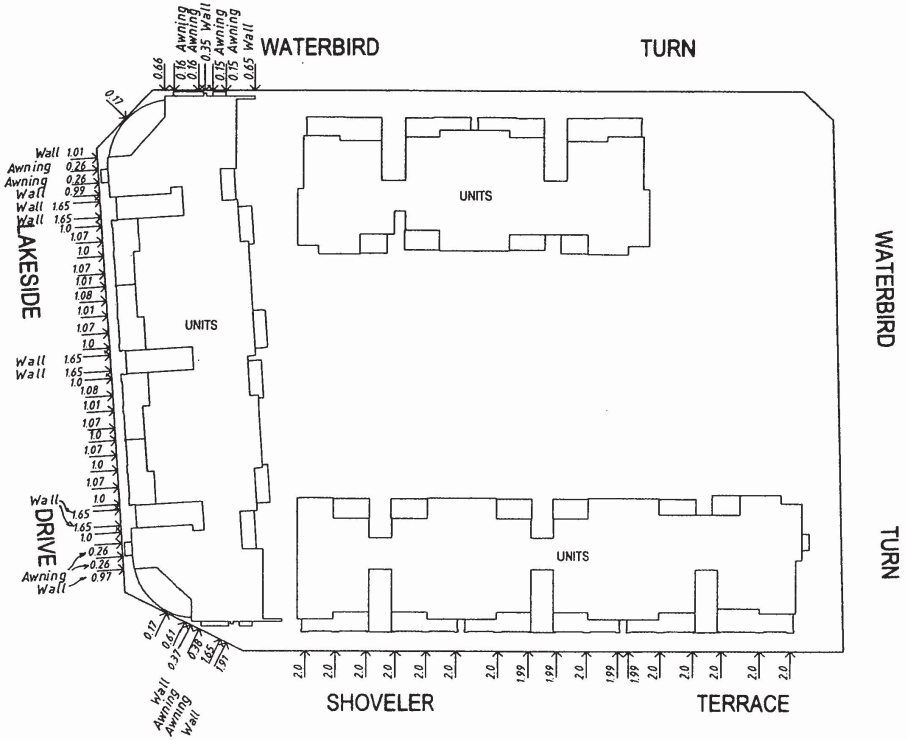
FORM 4

STRATA PLAN 47432

SHEET 3 OF 8 SHEETS

CORR 50-2005/V3-Pg 22

ALL OFFSETS ARE TO BALCONIES UNLESS OTHERWISE STATED.



LOCATION PLAN FIRST & SECOND FLOORS

(Scale ~ 1 : 500)

0 5 10 20 30 40

BERRYMAN & PTOLOMEY PTY. LTD.
LICENSED LAND SURVEYORS
66 CANNING HIGHWAY, VICTORIA PARK WA 6100
PHONE ~ 9361 3732, 9361 5279
FAX ~ 9470 9278
email ~ ptolomey@iinet.net.au

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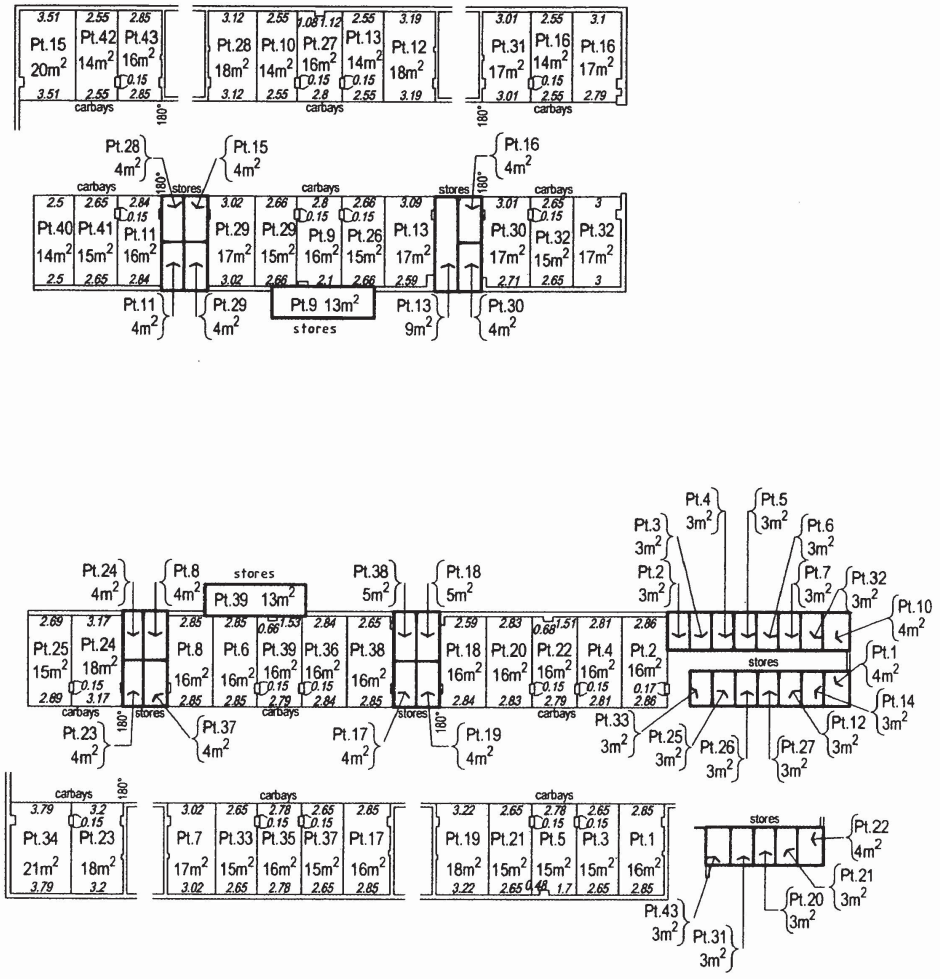
FORM 4

STRATA PLAN

47432

SHEET 4 OF 8 SHEETS

CORR 50-2005/V3-Pg 22



BASEMENT

(Scale ~ 1 : 300)

ALL MEASUREMENTS ARE TAKEN FROM THE EXTERNAL SURFACE OF THE WALLS AND COLUMNS.

UNDER SECTION 3(2)(b) OF THE STRATA TITLES ACT 1985 THE BOUNDARIES OF THE PART LOTS WHICH ARE STORES SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THE WALLS, THE CENTRE PLANE OF THE DIVIDING WALLS, THE UPPER SURFACES OF THE FLOORS AND THE UNDER SURFACES OF THE CEILING.

THE STRATUM OF THE PART LOTS SHOWN AS CARBAYS ON THE STRATA PLAN EXTENDS FROM THE UPPER SURFACE OF THE THEIR FLOOR TO THE UNDERSIDE OF THE SURFACE OF THE THEIR CEILING.

ALL PILLARS ARE COMMON PROPERTY

FOR THE OTHER PARTS OF LOTS 1 to 12 & 14 to 16 SEE SHEET 5
FOR THE OTHER PARTS OF LOTS 17, 19 to 23 & 28 SEE SHEETS 5 & 6
FOR THE OTHER PARTS OF LOTS 18, 24 to 27, 29, 30 & 32 SEE SHEET 6
FOR THE OTHER PARTS OF LOTS 33, 35 to 41 SEE SHEETS 5 & 7
FOR THE OTHER PARTS OF LOT 31 SEE SHEETS 5,6 & 8
FOR THE OTHER PARTS OF LOTS 34 & 42 SEE SHEETS 5,7 & 8
FOR THE OTHER PARTS OF LOT 13 SEE SHEET 7
FOR THE OTHER PARTS OF LOT 43 SEE SHEET 7

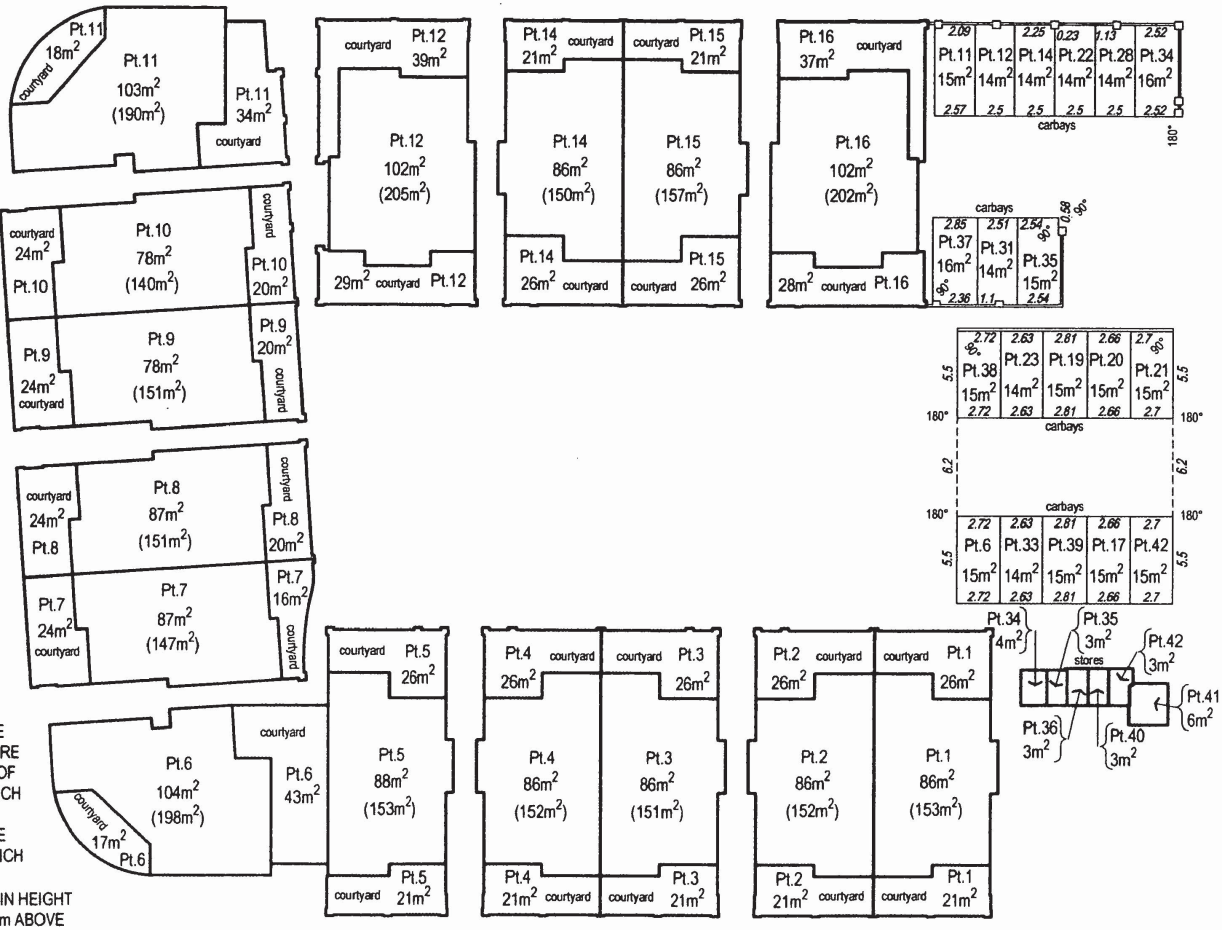
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FORM 4

STRATA PLAN 47432

SHEET 5 OF 8 SHEETS

CORR 50-2005/V3-Pg 22



UNDER SECTION 3(2)(b) OF THE STRATA TITLES ACT 1985, THE BOUNDARIES OF THE PART LOTS WHICH ARE BUILDINGS, INCLUDING STORES, SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACE OF THE WALLS OF THOSE BUILDINGS, THE CENTRE PLANE OF THE DIVIDING WALLS, THE UPPER SURFACE OF THE FLOORS AND THE UNDER SURFACE OF THE CEILINGS.

THE BOUNDARIES OF THE PART LOTS WHICH ARE COURTYARDS OR BALCONIES SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACE OF THE WALLS, OR THE OUTSIDE SURFACE OF THE BALCONY SLAB WHERE APPLICABLE, THE UPPER SURFACE OF THE FLOORS, THE PRODUCTION OF THE UNDER SIDE OF THE CEILINGS OF THE RESPECTIVE PART LOTS WHICH FORMS THE BUILDINGS, AND WHERE TWO COURTYARDS OR BALCONIES HAVE A COMMON OR PARTY WALL OR HAVE WALLS ON THEM WHICH ARE JOINED, THEN THE CENTRE PLANE OF THAT WALL OR THE PLANE AT WHICH THEY ARE JOINED IS THE BOUNDARY.

THE STRATUM OF THE PART LOTS SHOWN AS CARBAYS IS RESTRICTED IN HEIGHT FROM THE UPPER SURFACE OF THE FLOOR OF THEIR PART LOTS TO 2.5m ABOVE THE UPPER SURFACE OF THE FLOOR OF THEIR PART LOTS.

ALL MEASUREMENTS ARE TAKEN FROM THE EXTERNAL SURFACE OF THE WALLS AND COLUMNS.

ALL PILLARS ARE COMMON PROPERTY.

FOR THE OTHER PARTS OF LOTS 1 to 12 & 14 to 16 SEE SHEET 4
FOR THE OTHER PARTS OF LOTS 17, 19 to 23 & 28 SEE SHEETS 4 & 6
FOR THE OTHER PARTS OF LOTS 33, 35, & 37 to 41 SEE SHEETS 4 & 7
FOR THE OTHER PARTS OF LOT 31 SEE SHEETS 4, 6 & 8
FOR THE OTHER PARTS OF LOTS 34 & 42 SEE SHEETS 4, 7 & 8

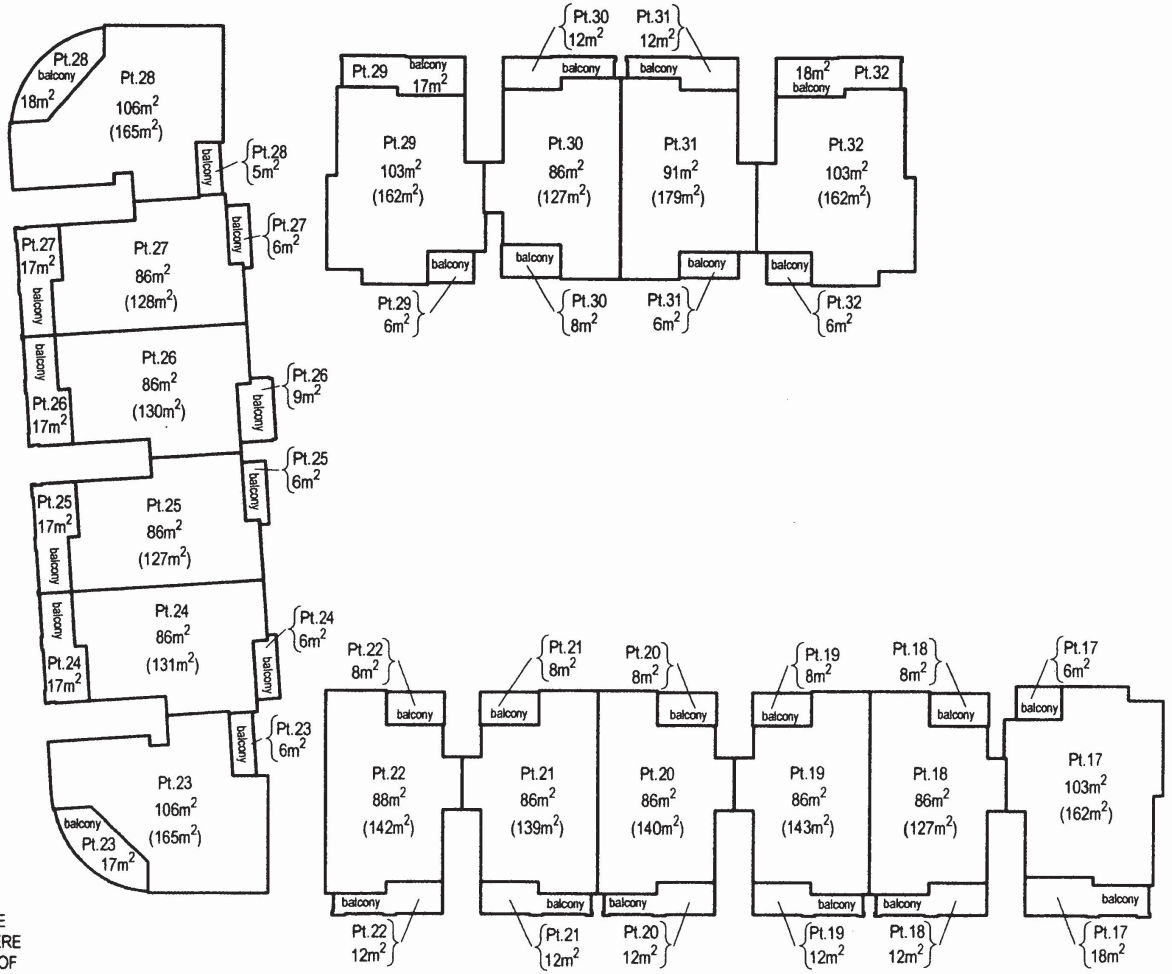
GROUND FLOOR
(Scale ~ 1 : 300)

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FORM 4

STRATA PLAN
47432
SHEET 6 OF 8 SHEETS

CORR 50 - 2005/V3 - Pg 22



UNDER SECTION 3(2)(b) OF THE STRATA TITLES ACT 1985, THE BOUNDARIES OF THE PART LOTS WHICH ARE BUILDINGS, INCLUDING STORES, SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACE OF THE WALLS OF THOSE BUILDINGS, THE CENTRE PLANE OF THE DIVIDING WALLS, THE UPPER SURFACE OF THE FLOORS AND THE UNDER SURFACE OF THE CEILINGS.

THE BOUNDARIES OF THE PART LOTS WHICH ARE COURTYARDS OR BALCONIES SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACE OF THE WALLS, OR THE OUTSIDE SURFACE OF THE BALCONY SLAB WHERE APPLICABLE, THE UPPER SURFACE OF THE FLOORS, THE PRODUCTION OF THE UNDER SIDE OF THE CEILINGS OF THE RESPECTIVE PART LOTS WHICH FORMS THE BUILDINGS, AND WHERE TWO COURTYARDS OR BALCONIES HAVE A COMMON OR PARTY WALL OR HAVE WALLS ON THEM WHICH ARE JOINED, THEN THE CENTRE PLANE OF THAT WALL OR THE PLANE AT WHICH THEY ARE JOINED IS THE BOUNDARY.

FOR THE OTHER PARTS OF LOTS 17, 19 to 23 & 28 SEE SHEETS 4 & 5
FOR THE OTHER PARTS OF LOTS 18, 24 to 27, 29, 30 & 32 SEE SHEET 4
FOR THE OTHER PARTS OF LOT 31 SEE SHEETS 4, 5 & 8

FIRST FLOOR
(Scale ~ 1 : 300)

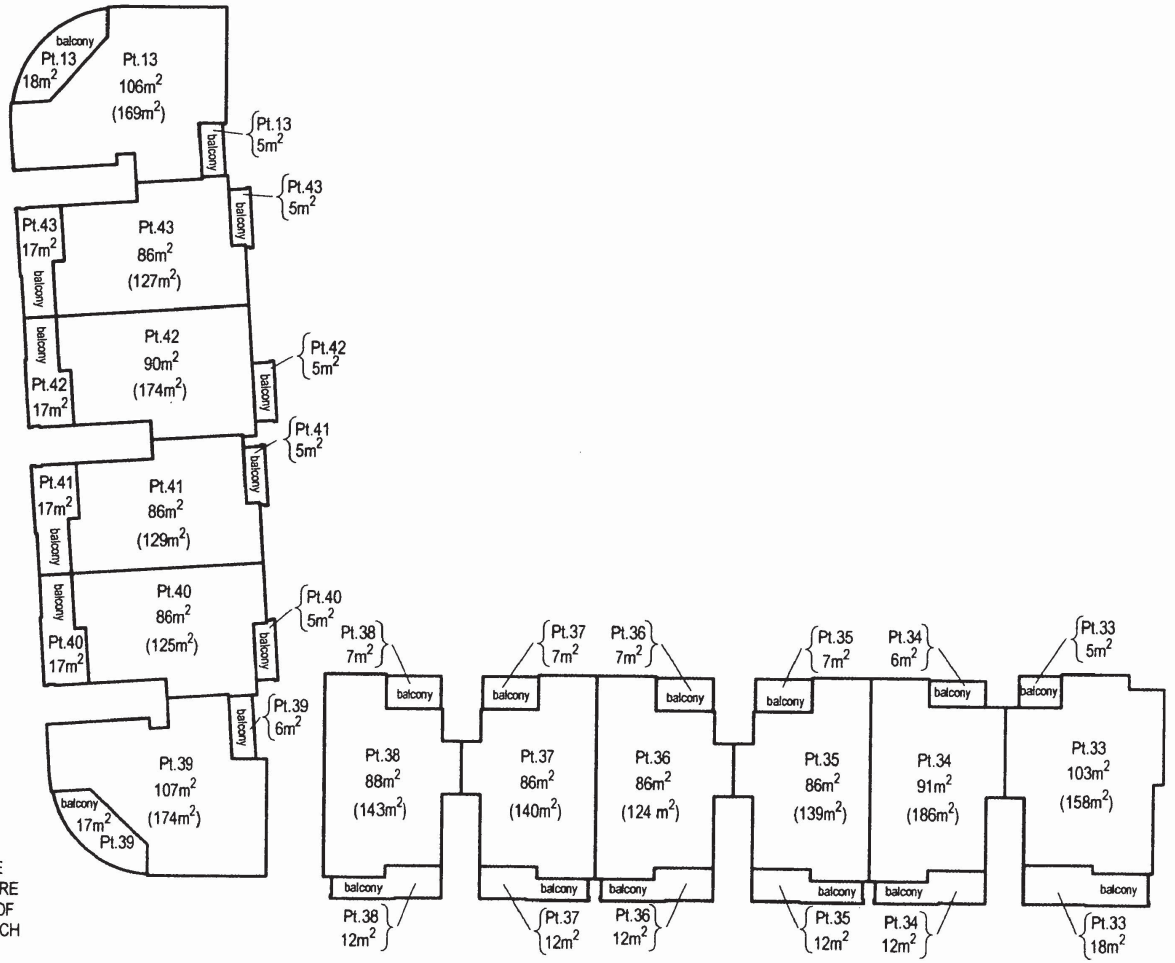
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FORM 4

STRATA PLAN 47432

SHEET 7 OF 8 SHEETS

CORR 50-2005/V3-Pg 22



UNDER SECTION 3(2)(b) OF THE STRATA TITLES ACT 1985, THE BOUNDARIES OF THE PART LOTS WHICH ARE BUILDINGS, INCLUDING STORES, SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACE OF THE WALLS OF THOSE BUILDINGS, THE CENTRE PLANE OF THE DIVIDING WALLS, THE UPPER SURFACE OF THE FLOORS AND THE UNDER SURFACE OF THE CEILINGS.

THE BOUNDARIES OF THE PART LOTS WHICH ARE COURTYARDS OR BALCONIES SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACE OF THE WALLS, OR THE OUTSIDE SURFACE OF THE BALCONY SLAB WHERE APPLICABLE, THE UPPER SURFACE OF THE FLOORS, THE PRODUCTION OF THE UNDER SIDE OF THE CEILINGS OF THE RESPECTIVE PART LOTS WHICH FORMS THE BUILDINGS, AND WHERE TWO COURTYARDS OR BALCONIES HAVE A COMMON OR PARTY WALL OR HAVE WALLS ON THEM WHICH ARE JOINED, THEN THE CENTRE PLANE OF THAT WALL OR THE PLANE AT WHICH THEY ARE JOINED IS THE BOUNDARY.

FOR THE OTHER PARTS OF LOT 13, SEE SHEET 4
FOR THE OTHER PARTS OF LOTS 34 & 42 SEE SHEETS 4, 5 & 8
FOR THE OTHER PARTS OF LOTS 33, 35 to 41 SEE SHEETS 4 & 5
FOR THE OTHER PARTS OF LOTS 43 SEE SHEET 4

SECOND FLOOR

(Scale ~ 1 : 300)

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FORM 4

STRATA PLAN 47432

SHEET 8 OF 8 SHEETS

CORR 50-2005/V3-Pg 22

28-2-2005

Pt.31
36m^2

Pt.42
30m^2

Pt.34
36m^2

UNDER SECTION 3(2)(b) OF THE STRATA TITLES ACT 1985
THE BOUNDARIES OF THE LOTS OR PART OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THE WALLS OF THOSE BUILDINGS, THE CENTRE PLANE OF THE DIVIDING WALLS, THE UPPER SURFACES OF THE FLOORS AND THE UNDER SURFACES OF THE CEILING.

FOR THE OTHER PARTS OF LOTS 31 SEE SHEETS 4,5 & 6
FOR THE OTHER PARTS OF LOTS 34 & 42 SEE SHEETS 4, 5 & 7

0 5 10 20 30

LOFT FLOOR
(Scale ~ 1 : 300)

N

FORM 3

STRATA/~~SURVEY-STRATA~~ PLAN NO. 47432

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	11	2588	501	15	11	2588	515
2	11	2588	502	16	13	2588	516
3	11	2588	503	17	13	2588	517
4	11	2588	504	18	12	2588	518
5	11	2588	505	19	12	2588	519
6	12	2588	506	20	12	2588	520
7	11	2588	507	21	12	2588	521
8	11	2588	508	22	12	2588	522
9	11	2588	509	23	12	2588	523
10	11	2588	510	24	11	2588	524
11	12	2588	511	25	11	2588	525
12	13	2588	512	26	11	2588	526
13	12	2588	513	27	11	2588	527
14	11	2588	514	Aggregate	(CONT. OVER)		

DESCRIPTION OF PARCEL AND BUILDING/~~PARCEL~~

A RESIDENTIAL DEVELOPMENT CONTAINING 43 UNITS
SITUATED ON LOT 173 ON PLAN 23853.

THE NAME OF THE SCHEME IS WATERBIRD APARTMENTS
AND THE ADDRESS IS 3 SHOVELER TERRACE, JOONDALUP.6027.

CERTIFICATE OF LICENSED VALUER
STRATA/~~SURVEY-STRATA~~

I, David BARNAO, 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.

17 Jan 2005
Date

Signed

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FORM 3

STRATA/~~SURVEY-STRATA~~ PLAN NO. 47432							
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.
28	12	2588	528	42	13	2588	542
29	13	2588	529	43	11	2588	543.
30	11	2588	530	TOTAL	507		
31	13	2588	531				
32	13	2588	532				
33	14	2588	533				
34	13	2588	534				
35	12	2588	535				
36	12	2588	536				
37	12	2588	537				
38	12	2588	538				
39	12	2588	539				
40	11	2588	540				
41	11	2588	541	Aggregate			

DESCRIPTION OF PARCEL AND BUILDING/~~PARCEL~~

A RESIDENTIAL DEVELOPMENT CONTAINING 43 UNITS
SITUATED ON LOT 173 ON PLAN 23853.

THE NAME OF THE SCHEME IS WATERBIRD APARTMENTS
AND THE ADDRESS IS 3 SHOVELER TERRACE, JOONDALUP. 6027

CERTIFICATE OF LICENSED VALUER
STRATA/~~SURVEY-STRATA~~

I, David BARNAO, 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.

17 Feb 2005
Date

Signed

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FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 47432

DESCRIPTION OF PARCEL & BUILDING

A RESIDENTIAL DEVELOPMENT CONTAINING 43 UNITS SITUATED ON LOT 173 ON PLAN 23893.
THE NAME OF THE SCHEME IS WATERBIRD APARTMENTS AND THE ADDRESS IS 3 SHOVELER TERRACE, JOONDALUP.6027.

CERTIFICATE OF LICENSED SURVEYOR

I, R W PTOLOMEY, 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 it's 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*.~~

16.2.05
Date

Licensed Surveyor

* Delete if inapplicable

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FORM 7

Strata Titles Act 1985

Section 5B(2), 8A(f), 23(1)

STRATA PLAN No. 47432

DESCRIPTION OF PARCEL & BUILDING

A RESIDENTIAL DEVELOPMENT CONTAINING 43 UNITS SITUATED ON LOT 173 ON PLAN 23893.

THE NAME OF THE SCHEME IS WATERBIRD APARTMENTS AND THE ADDRESS IS 3 SHOVELER TERRACE, JOONDALUP. 6027.

CERTIFICATE OF LOCAL GOVERNMENT

.....CITY OF JOONDALUP....., 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.

28.02.2005
Date

V. Ethevington
Chief Executive Officer
Delegated Officer, under Section 23(5) of the Strata Titles Act 1985

*Delete if inapplicable

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FORM 26

WAPC Ref. No. ~~388-04~~ 265-05

STRATA PLAN No. 47432

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 25-2-2005 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 described below, subject to the following conditions—~~

Property Description: Lot (or Strata Plan) No. LOT 173 ON PLAN 23853

Location .....

Locality WATERBIRD APARTMENTS
3 SHOVELER TERRACE, JOONDALUP 6027

Local Government CITY OF JOONDALUP

Lodged by: BERRYMAN & PTOLOMEY PTY LTD

Date: 25-2-05

For Chairman, Western Australian Planning Commission

28-2-2005
Date

(*To be deleted as appropriate)

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FORM 8

ANNEXURE "A" OF STRATA / ~~SURVEY - STRATA~~ PLAN No. 47432 REGISTRAR OF TITLES

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

Dealings registered or recorded on Strata / ~~Survey - Strata~~ Plan	Instrument				Signature of Registrar of Titles
	Nature	Number	Regist'd	Time	

Note: Entries may be affected by subsequent endorsements.

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FORM 8

ANNEXURE "B" OF STRATA / ~~SURVEY - STRATA~~ PLAN No. 47432 REGISTRAR OF TITLES

SCHEDULE OF ENCUMBRANCES ETC.

Instrument			Regist'd	Signature of Registrar of Titles	Cancellation				
Nature	Number				Nature	Number	Regist'd	Time	Signature of Registrar of Titles
MEMORIAL	H327609	Town Planning and Development Act 1928.	5.1.2000						
Statement	J194893	Management Statement	1.3.2005	BG Roberts					
Notification	K406446	Notification of Change of By-laws	9.11.2007	BG Roberts					
Notification	L454426	Notification of Change of By-Laws	15.10.10	BGRoberts					
Notification	M631301	Notification of Change of By-laws.	08.05.2014						

Note: Entries may be affected by subsequent endorsements.