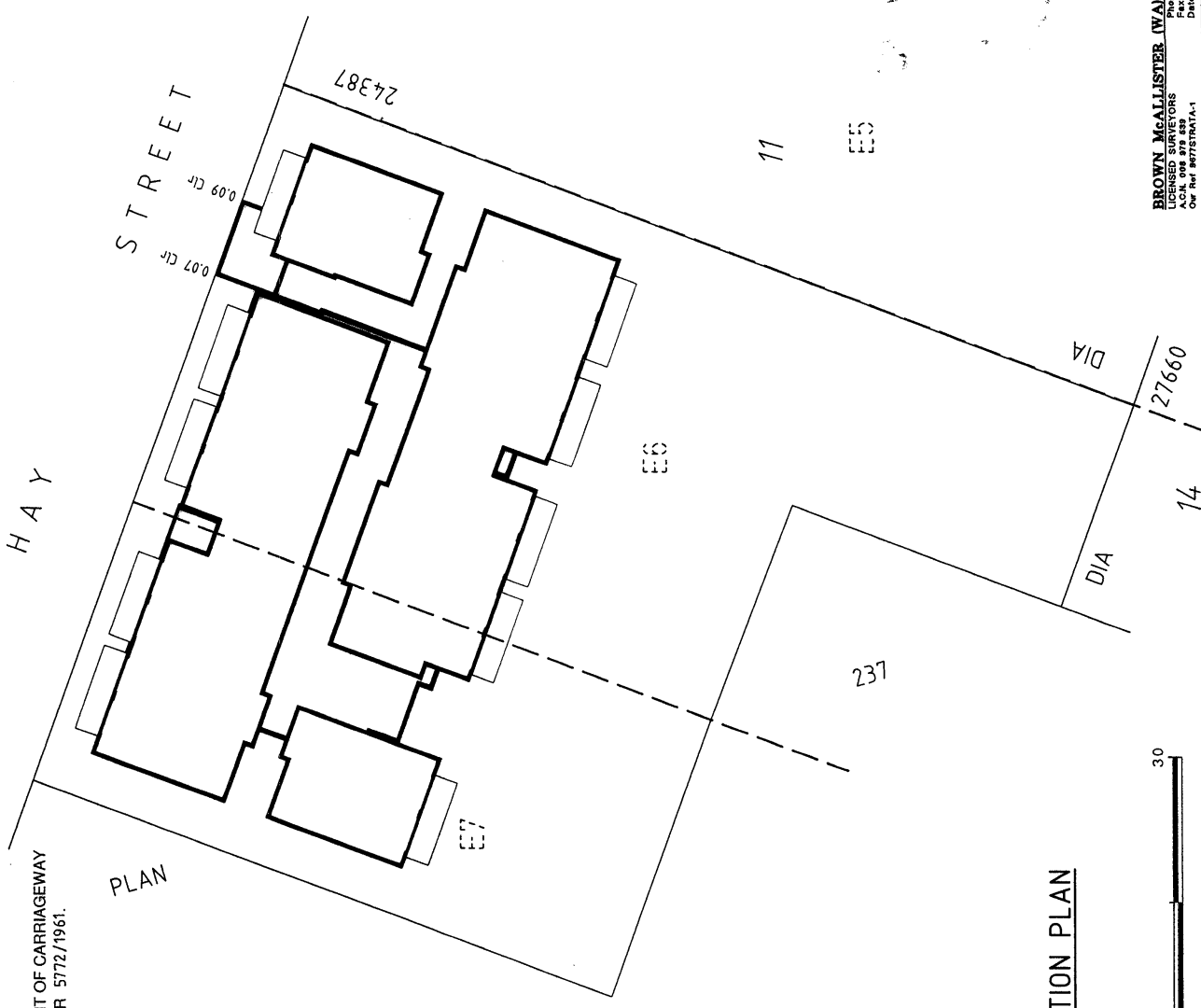




BROWN MCALLISTER (WA) Pty Ltd
 100/100 WILSON ST
 A.C.N. 008 819 853 Fax: 9346 9677
 Our Ref: BMTSTRATA-1 Date: 25/10/2000





AS TO PORTION ONLY:
 TOGETHER WITH A RIGHT OF CARRIAGEWAY
 AS SET OUT IN TRANSFER 5772/1961.

PLAN

LOCATION PLAN



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA/SURVEY-STRATA	
PLAN 38996	
SHEET 1 OF 11 SHEETS	
MANAGEMENT STATEMENT	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Lodged...	30.10.2000 288978
Examined...	30.10.2000 MM
Registered...	30.10.2000 Application 4588276
 REGISTRAR OF TITLES	
PLAN OF	LOT 250 OF PT PERTH TOWN LOTS E6 & E7 ON DIAGRAM 99648
CERT. OF TITLE	VOLUME 2203 FOLIO 862
LOCAL GOVERNMENT	CITY OF PERTH
INDEX PLAN	6034(1) 27.47
FIELD BOOK	
SCALE	1 : 300
NAME OF SCHEME	THE ALDERNEY ON HAY
ADDRESS OF PARCEL	193 HAY STREET EAST PERTH W.A. 6004
 DOLA Department of LAND ADMINISTRATION	

THE BOUNDARIES OF THE LOTS OR PART LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF WALLS. THE UPPER SURFACES OF THE FLOOR AND THE UNDER SURFACES OF THE CEILING AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE LOTS EXTERNAL TO THE BUILDINGS EXTENDS BETWEEN THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING OR CEILING PRODUCED.

ALL ANGLES 90° UNLESS OTHERWISE STATED.

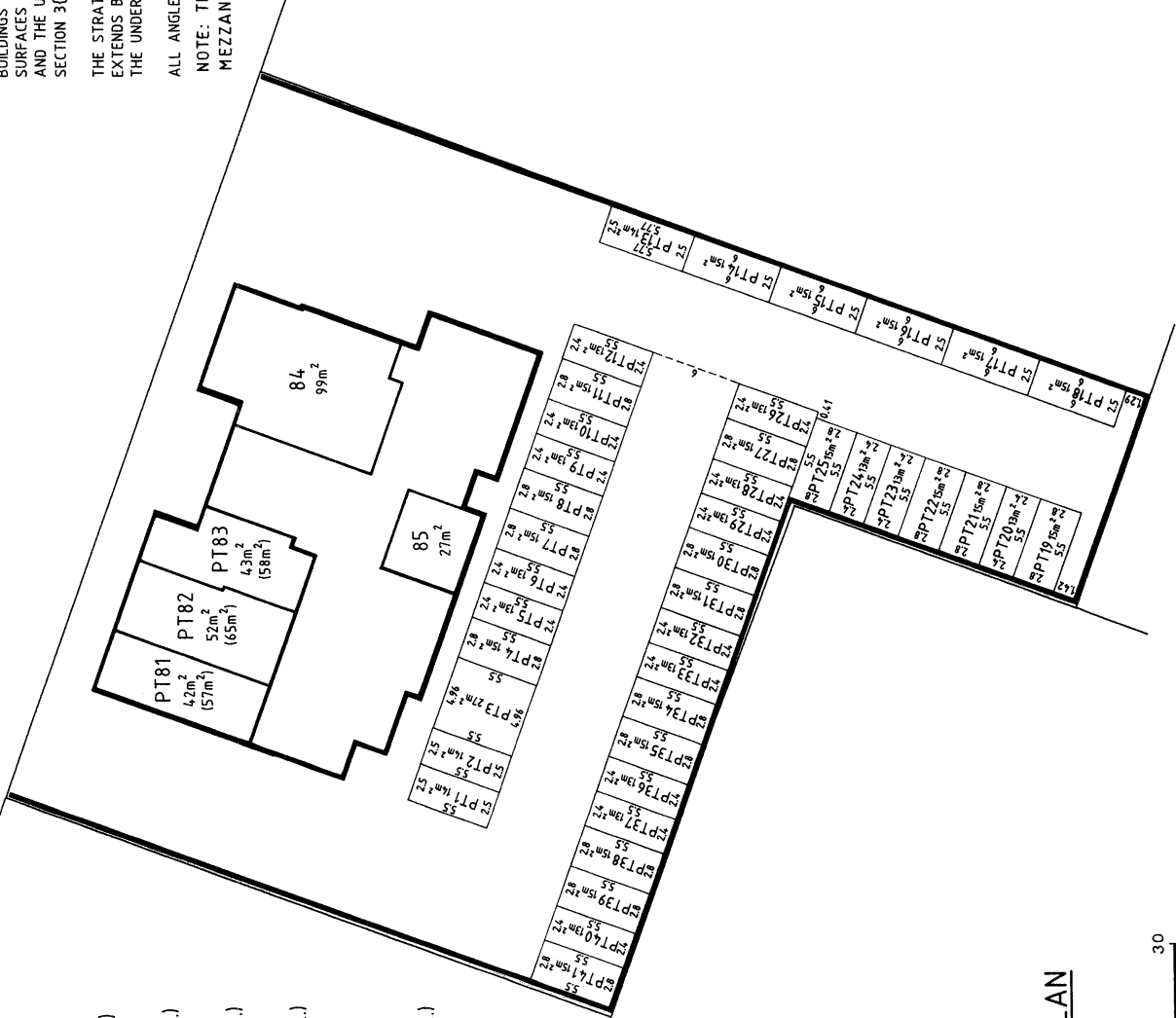
NOTE: THE UNDERSIDE OF THE SLAB OF THE MEZZANINE LEVEL IS AT A HEIGHT OF 9.25 METRES AHD

STRATA/SURVEY-STRATA

PLAN 38996

SHEET 2 OF 11 SHEETS

- FOR OTHER PART LOTS 1 TO 10 (Incl.)
SEE SHEET 4 OF 11
- FOR OTHER PART LOTS 11 TO 20 (Incl.)
SEE SHEET 5 OF 11
- FOR OTHER PART LOTS 21 TO 30 (Incl.)
SEE SHEET 6 OF 11
- FOR OTHER PART LOTS 31 TO 40 (Incl.)
SEE SHEET 7 OF 11
- FOR OTHER PART LOTS 41
FOR OTHER PART LOTS 41
- SEE SHEET 8 OF 11
- FOR OTHER PART LOTS 81 TO 83 (Incl.)
SEE SHEET 3 OF 11



GROUND LEVEL FLOOR PLAN

SCALE 1 : 300



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

BROWN McALLISTER (WA) Pty Ltd
 LICENSED SURVEYORS
 Phone 8956 888
 A.C.N. 008 978 838
 Date 24/02/20

THE STRATUM OF THE LOTS EXTERNAL TO THE BUILDINGS EXTENDS BETWEEN THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING OR CEILING PRODUCED.

ALL ANGLES 90° UNLESS OTHERWISE STATED.

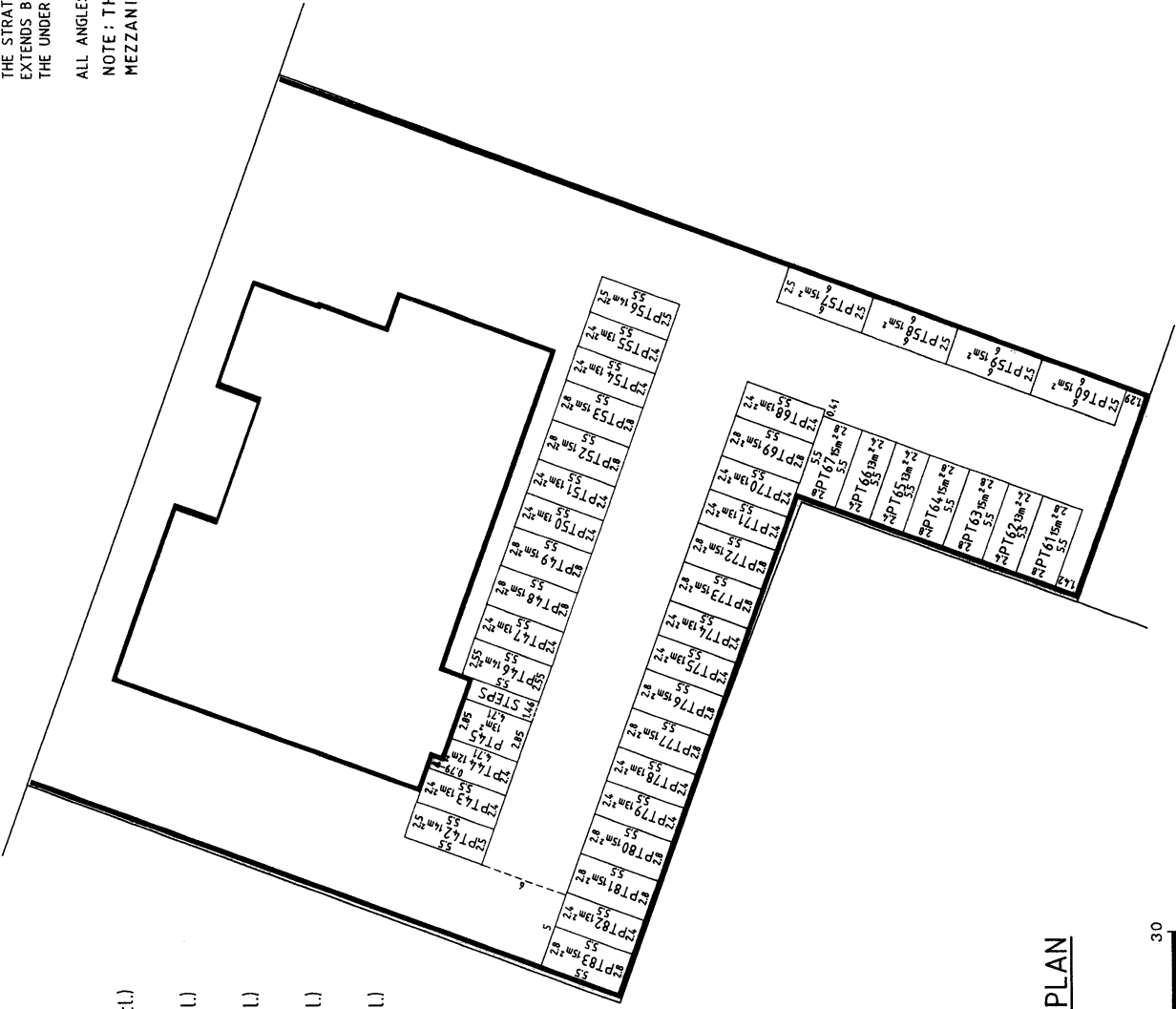
NOTE : THE UNDERSIDE OF THE SLAB OF THE MEZZANINE LEVEL IS AT A HEIGHT OF 9.25 METRES AHD.

STRATA/SURVEY-STRATA

PLAN 38996

SHEET 3 OF 11 SHEETS

- FOR OTHER PART LOTS 42 TO 50 (Incl.) SEE SHEET 8 OF 11
- FOR OTHER PART LOTS 51 TO 60 (Incl.) SEE SHEET 9 OF 11
- FOR OTHER PART LOTS 61 TO 70 (Incl.) SEE SHEET 10 OF 11
- FOR OTHER PART LOTS 71 TO 80 (Incl.) SEE SHEET 11 OF 11
- FOR OTHER PART LOTS 81 TO 83 (Incl.) SEE SHEET 2 OF 11



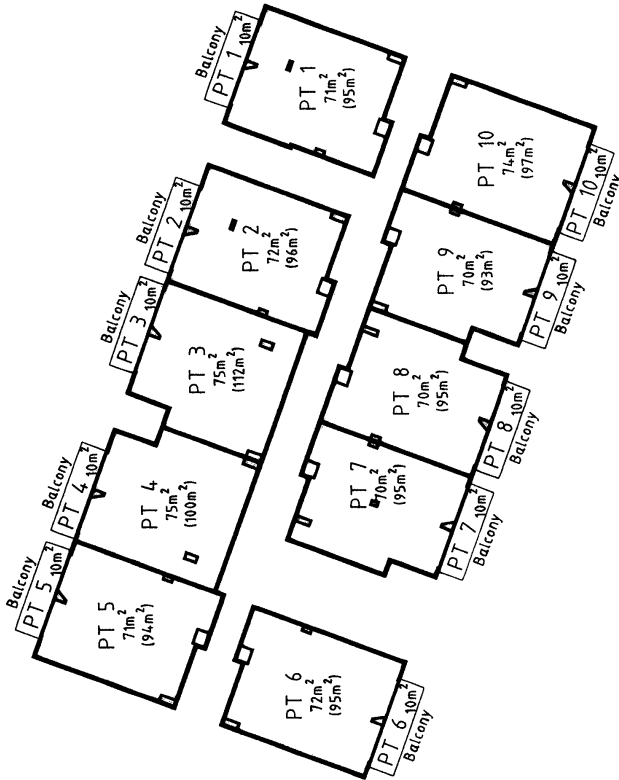
MEZZANINE LEVEL FLOOR PLAN

SCALE 1 : 300



THE BOUNDARIES OF THE LOTS OR PART LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF WALLS, THE UPPER SURFACES OF THE FLOOR AND THE UNDER SURFACES OF THE CEILING AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE LOTS EXTERNAL TO THE BUILDINGS EXTENDS BETWEEN THE UPPER SURFACE OF THE FLOOR PRODUCED AND THE UNDER SURFACE OF THE CEILING PRODUCED OF THE ADJUTING PART LOT.



STRATA/SURVEY-STRATA
PLAN 38996
 SHEET 4 OF 11 SHEETS

FOR OTHER PART LOTS 1 TO 10 (Incl.)
 SEE SHEET 2 OF 11

LEVEL 1 FLOOR PLAN

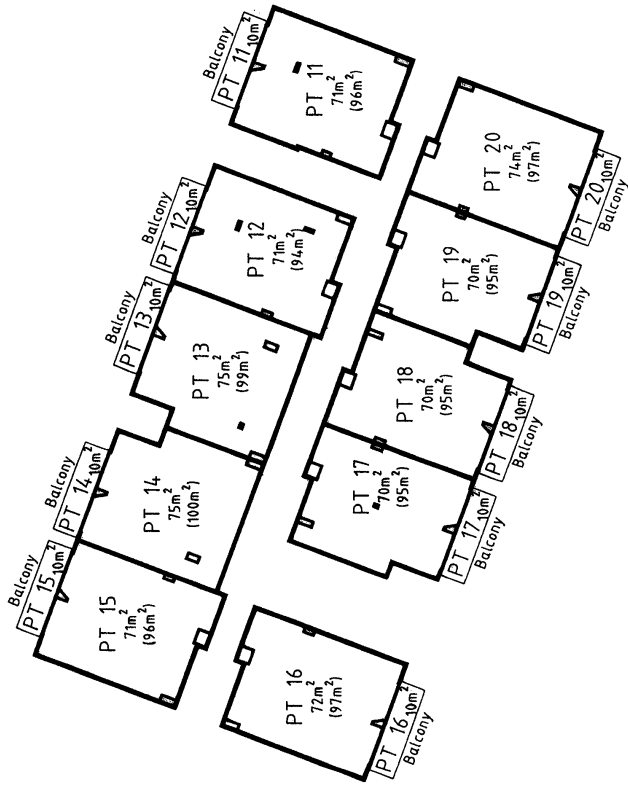
SCALE 1 : 300



WARNING: CREATING OR EDITING WILL LEAD TO DELETION

THE BOUNDARIES OF THE LOTS OR PART LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF WALLS, THE UPPER SURFACES OF THE FLOOR AND THE UNDER SURFACES OF THE CEILING AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE LOTS EXTERNAL TO THE BUILDINGS EXTENDS BETWEEN THE UPPER SURFACE OF THE FLOOR PRODUCED AND THE UNDER SURFACE OF THE CEILING PRODUCED OF THE ABUTTING PART LOT.



STRATA/SURVEY-STRATA
 PLAN 38996
 SHEET 5 OF 11 SHEETS

FOR OTHER PART LOTS 11 TO 20 (Incl.)
 SEE SHEET 2 OF 11

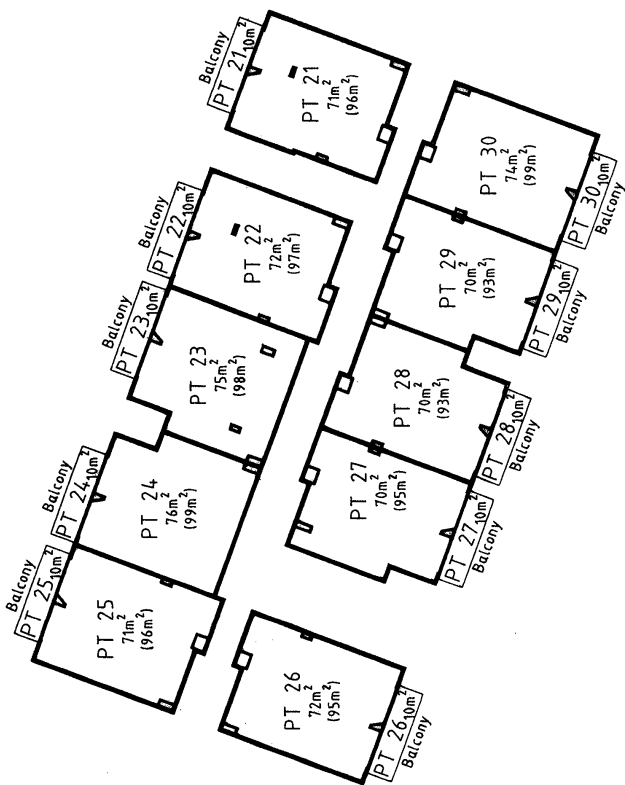
LEVEL 2 FLOOR PLAN

SCALE 1 : 300



THE BOUNDARIES OF THE LOTS OR PART LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF WALLS, THE UPPER SURFACES OF THE FLOOR AND THE UNDER SURFACES OF THE CEILING AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE LOTS EXTERNAL TO THE BUILDINGS EXTENDS BETWEEN THE UPPER SURFACE OF THE FLOOR PRODUCED AND THE UNDER SURFACE OF THE CEILING PRODUCED OF THE ABUTTING PART LOT.



STRATA/SURVEY-STRATA

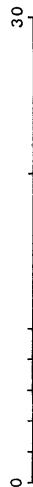
PLAN 38996

SHEET 6 OF 11 SHEETS

FOR OTHER PART LOTS 21 TO 30 (incl.)
SEE SHEET 2 OF 11

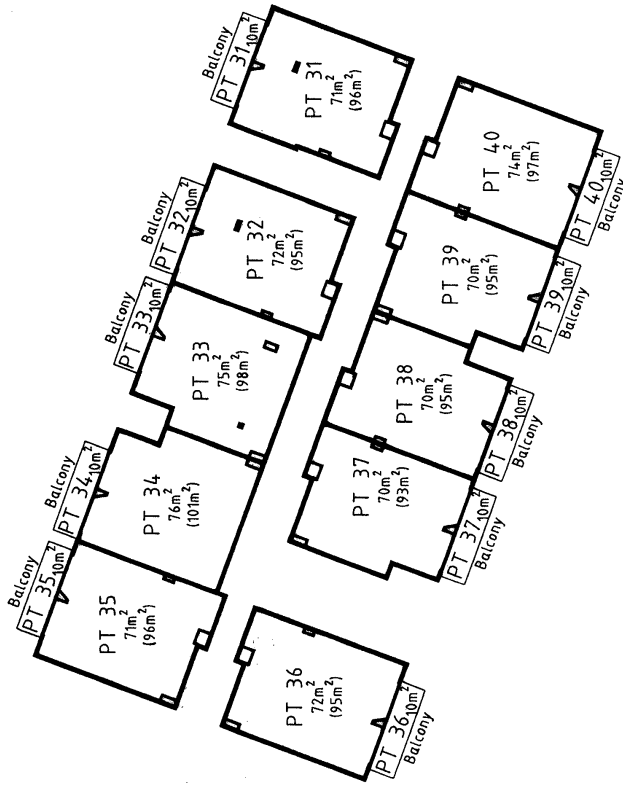
LEVEL 3 FLOOR PLAN

SCALE 1 : 300



THE BOUNDARIES OF THE LOTS OR PART LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF WALLS, THE UPPER SURFACES OF THE FLOOR AND THE UNDER SURFACES OF THE CEILING AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE LOTS EXTERNAL TO THE BUILDINGS EXTENDS BETWEEN THE UPPER SURFACE OF THE FLOOR PRODUCED AND THE UNDER SURFACE OF THE CEILING PRODUCED OF THE ADJUTING PART LOT.



STRATA/SURVEY-STRATA

PLAN 38996

SHEET 7 OF 11 SHEETS

FOR OTHER PART LOTS 31 TO 40 (incl.)
SEE SHEET 2 OF 11

LEVEL 4 FLOOR PLAN

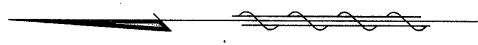
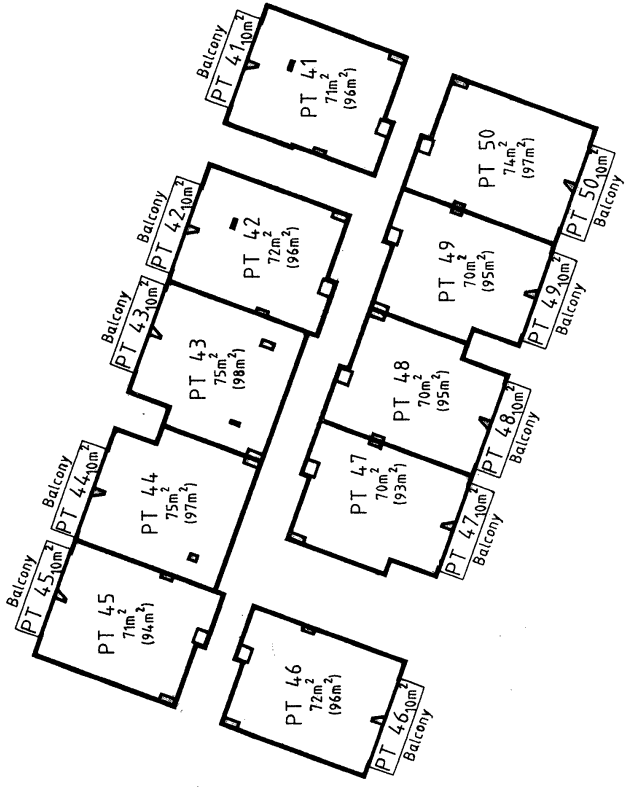
SCALE 1 : 300



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

THE BOUNDARIES OF THE LOTS OR PART LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF WALLS, THE UPPER SURFACES OF THE FLOOR AND THE UNDER SURFACES OF THE CEILING AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE LOTS EXTERNAL TO THE BUILDINGS EXTENDS BETWEEN THE UPPER SURFACE OF THE FLOOR PRODUCED AND THE UNDER SURFACE OF THE CEILING PRODUCED OF THE ABUTTING PART LOT.



STRATA/SURVEY-STRATA
PLAN 38996
 SHEET 8 OF 11 SHEETS

FOR OTHER PART LOT 41
 SEE SHEET 2 OF 11
 FOR OTHER PART LOTS 42 TO 50 (Incl.)
 SEE SHEET 3 OF 11

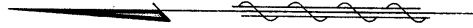
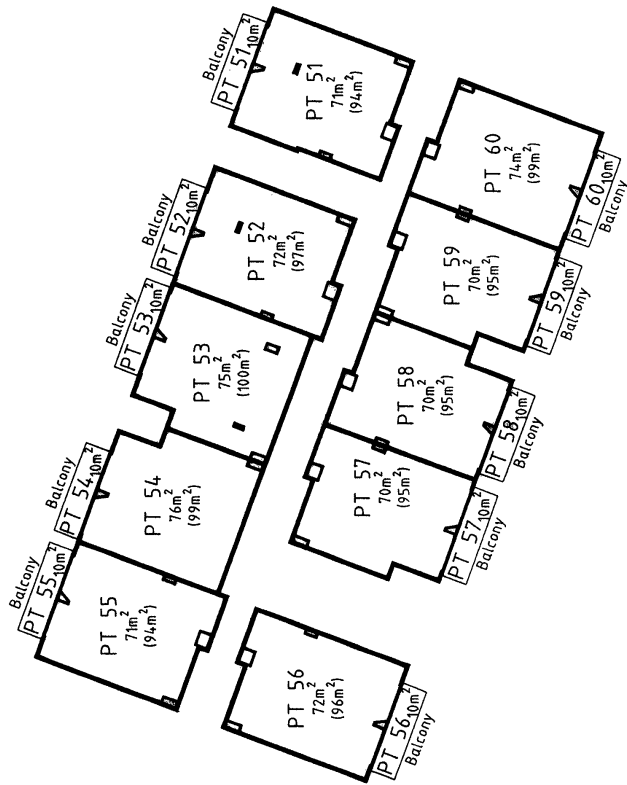
LEVEL 5 FLOOR PLAN

SCALE 1 : 300



THE BOUNDARIES OF THE LOTS OR PART LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF WALLS, THE UPPER SURFACES OF THE FLOOR AND THE UNDER SURFACES OF THE CEILING AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE LOTS EXTERNAL TO THE BUILDINGS EXTENDS BETWEEN THE UPPER SURFACE OF THE FLOOR PRODUCED AND THE UNDER SURFACE OF THE CEILING PRODUCED OF THE ADJUTING PART LOT.



STRATA/SURVEY-STRATA

PLAN 38996

SHEET 9 OF 11 SHEETS

FOR OTHER PART LOTS 51 TO 60 (Incl.)
SEE SHEET 3 OF 11

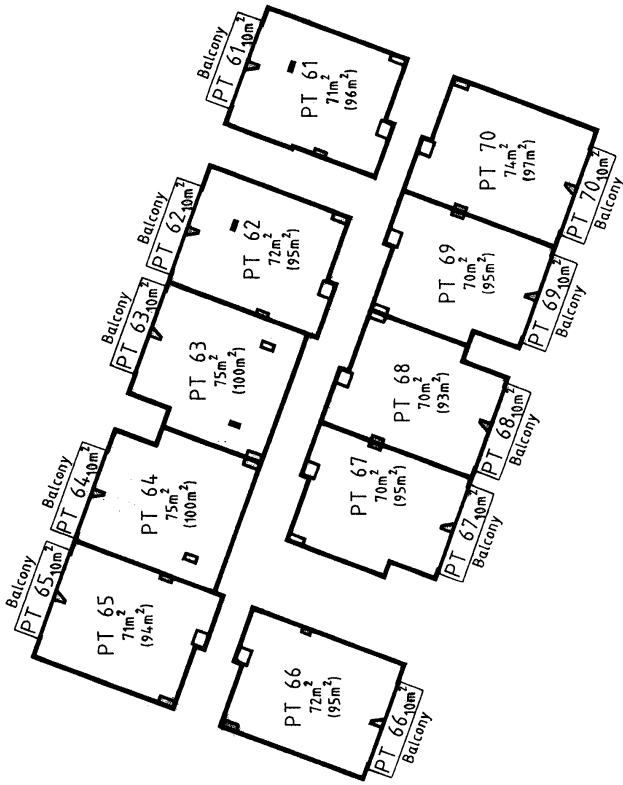
LEVEL 6 FLOOR PLAN

SCALE 1 : 300



THE BOUNDARIES OF THE LOTS OR PART LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF WALLS, THE UPPER SURFACES OF THE FLOOR AND THE UNDER SURFACES OF THE CEILING AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE LOTS EXTERNAL TO THE BUILDINGS EXTENDS BETWEEN THE UPPER SURFACE OF THE FLOOR PRODUCED AND THE UNDER SURFACE OF THE CEILING PRODUCED OF THE ADJUTING PART LOT.



STRATA/SURVEY STRATA

PLAN 38996

SHEET 10 OF 11 SHEETS

FOR OTHER PART LOTS 61 TO 70 (Incl.)

SEE SHEET 3 OF 11

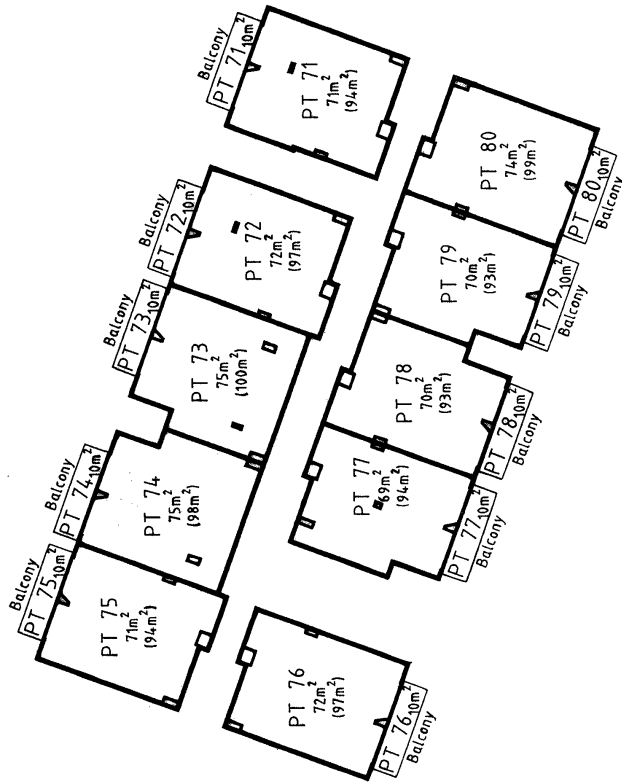
LEVEL 7 FLOOR PLAN

SCALE 1 : 300



THE BOUNDARIES OF THE LOTS OR PART LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF WALLS, THE UPPER SURFACES OF THE FLOOR AND THE UNDER SURFACES OF THE CEILING AS PROVIDED BY SECTION 3(2)(g) OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE LOTS EXTERNAL TO THE BUILDINGS EXTENDS BETWEEN THE UPPER SURFACE OF THE FLOOR PRODUCED AND THE UNDER SURFACE OF THE CEILING PRODUCED OF THE ADJUTING PART LOT.



STRATA/SURVEY--STRATA

PLAN 38996

SHEET 11 OF 11 SHEETS

FOR OTHER PART LOTS 71 TO 80 (Incl.)

SEE SHEET 3 OF 11

LEVEL 8 FLOOR PLAN

SCALE 1 : 300



ANNEXURE A OF STRATA/SURVEY STRATA PLAN NUMBER 38996							
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	11	2204-801		26	12	2204-826	
2	11	2204-802		27	12	2204-827	
3	11	2204-803		28	12	2204-828	
4	11	2204-804		29	12	2204-829	
5	11	2204-805		30	12	2204-830	
6	11	2204-806		31	12	2204-831	
7	11	2204-807		32	11	2204-832	
8	10	2204-808		33	11	2204-833	
9	11	2204-809		34	11	2204-834	
10	11	2204-810		35	12	2204-835	
11	11	2204-811		36	12	2204-836	
12	11	2204-812		37	12	2204-837	
13	11	2204-813		38	12	2204-838	
14	11	2204-814		39	12	2204-839	
15	11	2204-815		40	12	2204-840	
16	12	2204-816		41	12	2204-841	
17	11	2204-817		42	11	2204-842	
18	11	2204-818		43	11	2204-843	
19	11	2204-819		44	11	2204-844	
20	12	2204-820		45	12	2204-845	
21	12	2204-821		46	12	2204-846	
22	11	2204-822		47	12	2204-847	
23	11	2204-823		48	12	2204-848	
24	11	2204-824		49	12	2204-849	
25	12	2204-825		50	12	2204-850	

Cor. 52/2000 Vol. 8 p. 1

51	12	2204-851	70	14	2204-870
52	12	2204-852	71	14	2204-871
53	12	2204-853	72	13	2204-872
54	12	2204-854	73	13	2204-873
55	12	2204-855	74	13	2204-874
56	13	2204-856	75	14	2204-875
57	12	2204-857	76	15	2204-876
58	12	2204-858	77	14	2204-877
59	12	2204-859	78	14	2204-878
60	13	2204-860	79	14	2204-879
61	13	2204-861	80	15	2204-880
62	12	2204-862	81	6	2204-881
63	12	2204-863	82	7	2204-882
64	12	2204-864	83	6	2204-883
65	13	2204-865	84	15	2204-884
66	14	2204-866	85	4	2204-885
67	13	2204-867			
68	13	2204-868			
69	13	2204-869			
				Aggregate	1000

DESCRIPTION OF PARCEL AND BUILDING/PARCEL
A Brick and Concrete Multi-Storey Building
Consisting of 85 Residential and Commercial Units.
Located PT Perth Town Lots E6 & E7 on Diagram 99648
Address: 193 Hay Street, East Perth WA 6004
 To Be Known As: 'The Aldernay on Hay'

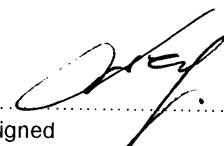
CERTIFICATE OF LICENSED VALUER
STRATA/SURVEY STRATA

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 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.

1. 11. 2000

Date

Signed



FORM 5

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

STRATA PLAN No. **38996**

DESCRIPTION OF PARCEL AND BUILDING

*A ten level building of brick and concrete construction,
comprising of eighty five commercial and residential units
Situated on Lot 250 on Diagram 99648*

NAME OF SCHEME: *To be Known as 'The Alderney on Hay'*

ADDRESS OF PARCEL: *193 Hay Street, East Perth WA 6004*

CERTIFICATE OF 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.~~

[Handwritten signature]

9th October 2000

Date

*Delete if inapplicable

[Handwritten signature]

Licensed Surveyor

BROWN McALLISTER SURVEYORS

(Our Job Number: 9677)

FORM 7

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

STRATA PLAN No. 38996

DESCRIPTION OF PARCEL AND BUILDING

A ten level building of brick and concrete construction,
comprising of eighty five commercial and residential units
Situated on Lot 250 on Diagram 99648

NAME OF SCHEME: To be Known as 'The Alderney on Hay'

ADDRESS OF PARCEL: 193 Hay Street, East Perth WA 6004

CERTIFICATE OF LOCAL GOVERNMENT

City of Perth, local government hereby certifies that in respect of the strata plan that 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 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.~~

26 OCTOBER 2000

Date

Chief Executive Officer

Delegated Officer
Section 23(5) Strata Titles Act 1985

* Delete if inapplicable

FORM 26

WAPC Ref. ~~4433~~ 838-00

STRATA PLAN No. 38996

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 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 100 on Diagram 99648
	Location	PT Perth Town Lots E6 & E7
	Locality	PERTH
	Local Government	CITY OF PERTH

Lodged by: Brown McAllister (WA) Pty Ltd
Date:
(Our Job Number 9677)

.....
For Chairman, Western Australian
Planning Commission
..... 2.8. SEP. 2000.....
Date

(*To be deleted as appropriate)

