

PLAN OF LOT 29 OF CANNING LOCATION 37 ON
DIAGRAM 82660

CERTIFICATE OF TITLE VOLUME 1939 FOLIO 924

LOCAL AUTHORITY CITY OF SOUTH PERTH

LOCALITY MANNING INDEX PLAN PERTH 2000 14.18

NAME OF BUILDING 40 CONOCHIE CRESCENT MANNING

NAME OF BODY CORPORATE

(IF STRATA PLAN OF SUBDIVISION OR CONSOLIDATION)

ADDRESS FOR SERVING OF 40 CONOCHIE CRESCENT

NOTICES ON COMPANY MANNING WA 6152

PURPOSE

SEE ANNEXURE 'C'

STRATA PLAN **25668**

OFFICE USE ONLY

LODGED 7.12.93 10839

EXAMINED 29.12.93 U.

REGISTERED 16.12.93 App. F397740



G. Sack

REGISTRAR OF TITLES

HELD BY LANDGATE
 IN DIGITAL FORM ONLY.

S E E A N N E X U R E A

JOHN GIUDICE & ASSOC
 Licensed Surveyors
 8 Stirling Street, Fremantle
 Ph: 335 6222 Fax: 430 4980

Scale.....:

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
LOT No.	UNIT ENTITLEMENT	CURRENT Cs. of TITLE	
		VOL.	FOL.
1	23	1966-536	
2	26	1966-537	
3	24	1966-538	
4	27	1966-539	
/			
AGGREGATE	100		

CERTIFICATE OF LICENSED VALUER

I, Antonio Bonavita..... being a Licensed Valuer licensed under the Land Valuers Licensing Act 1978 do hereby certify that the unit entitlement of each Lot, as stated in the schedule bears in relation to the aggregate unit entitlement of all Lots delineated on the strata plan a proportion not greater than 5 per cent more or 5 per cent less than the proportion that the capital value of that Lot bears to the aggregate capital value of all the Lots delineated on the plan.

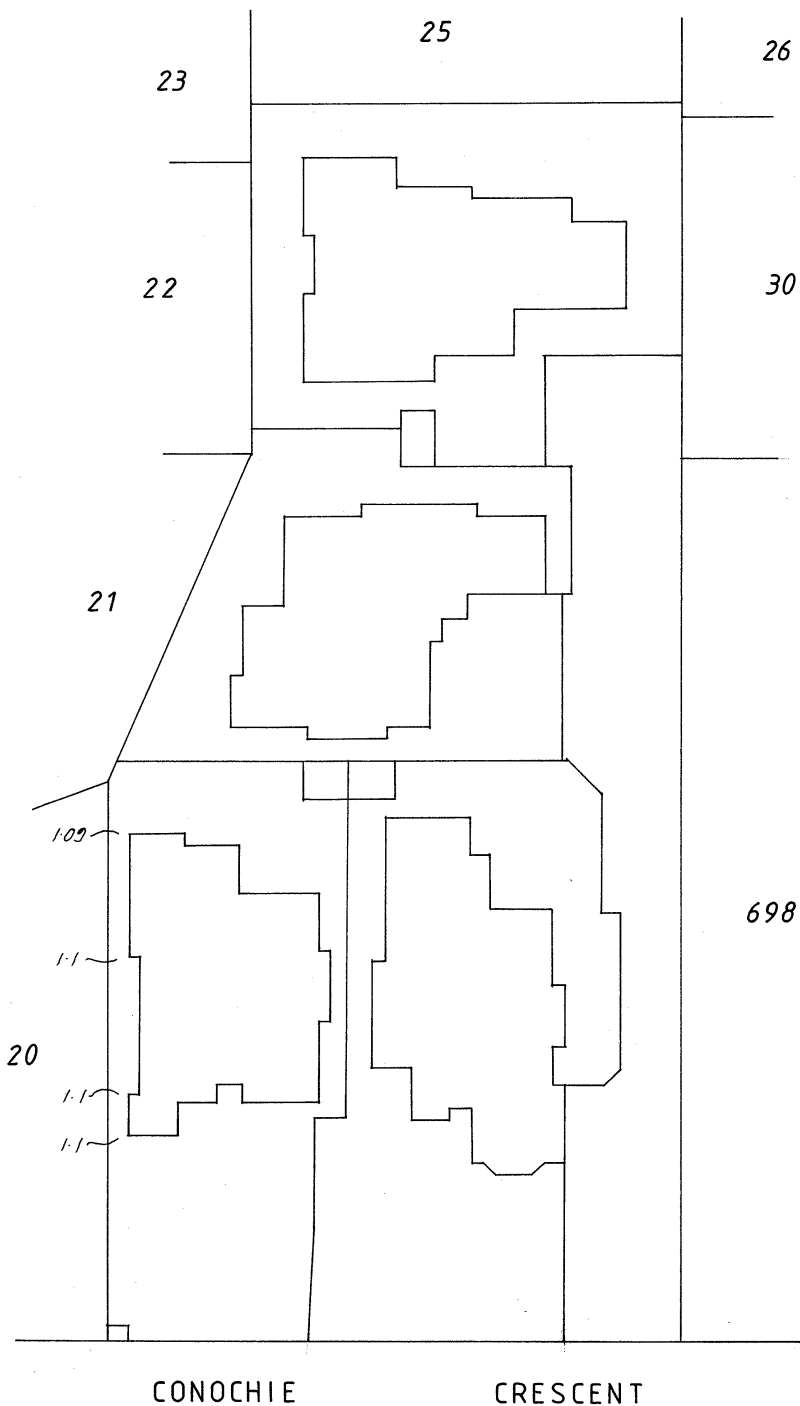
25 November, 1993
 Date

[Signature]
 Signed

ANNEXURE A OF STRATA PLAN No. 25668

LOCATION PLAN

SAVE AND EXCEPT THE RIGHT TO MINES OF COAL OR OTHER MINERALS



Scale 1 : 300

E68972/5/89-1M-S/7657

STRATA PLAN No. 25008

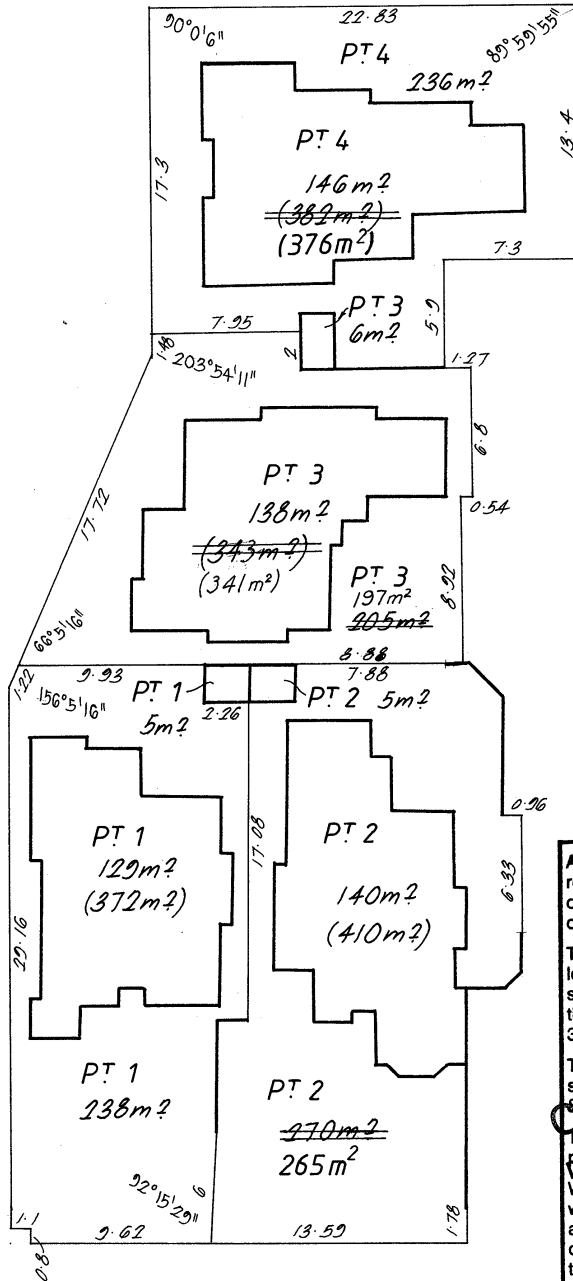
GROUND FLOOR

ALL ANGLES ARE 90° UNLESS SHOWN OTHERWISE.

THE STRATUM OF THAT PORTION OF THE LOTS EXTERNAL TO THE BUILDING EXTENDS BETWEEN 10 METRES BELOW AND 15METRES ABOVE THE UPPER SURFACE OF THE LOWEST LEVEL OF THE GROUND FLOOR OF THE RESPECTIVE ADJOINING UNITS EXCEPT WHERE COVERED.

EXTERNAL FACES OF BUILDINGS ARE BOUNDARIES OF PART LOTS EXCEPT FOR DIVIDING WALL WHERE CENTRE LINE OF WALL IS BOUNDARY.

Cor 2258/02 V5 p 250 Cor 2258/92 V5 p 42



As at 20th July 1997 unless a notice of resolution under section 21H or an objection under 21O has been recorded on the strata plan -

The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of those buildings, as provided by section 3AB of the Strata Titles Act 1985.

The scheme may not be a single tier scheme, as defined in section 9(1) of the Strata Titles Act 1985.

The areas of the lots shown on the strata plan may have changed;

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 horizontal boundaries of the lots or parts of the lots which are not buildings shown on the plan (if any) remain as provided on this strata plan.

OBJECTION LOGGED

Scale 1 : 300

DESCRIPTION OF PARCEL AND BUILDING

FOUR SINGLE STOREY BRICK AND TILE RESIDENTIAL BUILDINGS
 SITUATED ON LOT 29 OF CANNING LOCATION 37 ON DIAGRAM
 82660 AND HAVING AN ADDRESS OF 40 CONOCHIE CRESCENT
 MANNING. WA 6152.

CERTIFICATE OF SURVEYOR

I, NIGEL JOHN SIMPSON, being a licensed surveyor registered under the Licensed Surveyors Act 1909, as amended, hereby certify that:—

- (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 referred to above 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 thereto, 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 ~~assessment has been granted and registered as an appurtenance of the parcel.~~

29.11.93
 Date

N. J. Simpson
 Licensed Surveyor

Delete whichever is inapplicable

CERTIFICATE OF LOCAL AUTHORITY

CITY OF SOUTH PERTH

....., the local authority hereby certifies that—

- (1) (a) the building and the parcel referred to above has been inspected and that it is consistent with the building plans and specifications in respect of the building thereof that have been approved by the local authority; or
- ~~(b) the building has been inspected and the modification is consistent with the approved building plans and specifications relating to the modification;~~ *SMS*
- (2) the building, in the opinion of the local authority, is of sufficient standard and suitable to be divided into lots pursuant to the Strata Titles Act 1985;
- ~~(3) where a part of a wall or building or material attached thereto encroaches beyond the external surface boundaries of the parcel on to a public road, street or way the Local authority 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 authority does not object to the encroachment;~~ *SMS*
- (4) ~~(a) any conditions imposed by the State Planning Commission have been complied with;~~ *SMS*
 (b) the within strata scheme is exempt from the requirement of approval by the State Planning Commission.

3RD DECEMBER, 1993
 Date

SMS Savodan
 Town Clerk

Delete whichever is inapplicable

SEC. 23(5) DELEGATED OFFICER

ANNEXURE <u>B</u> OF STRATA PLAN No. <u>25668</u>		REGISTRAR OF TITLES		
SCHEDULE OF REGISTERED PROPRIETORS				
REGISTERED PROPRIETOR		INSTRUMENT		SIGNATURE OF REGISTRAR OF TITLES
NATURE	OBJECT	NUMBER	REGIST'D	
OBJECTION TO AUTOMATIC MERGER OF BUILDINGS. SECTION 210		6524925	8.7.97	<i>[Signature]</i>
SEE RECORD OF STRATA TITLES SCHEME FOR FURTHER ENDORSEMENTS				

SCHEDULE OF ENCUMBRANCES, ETC.				
INSTRUMENT		SIGNATURE OF REGISTRAR OF TITLES		CANCELLATION
NATURE	NUMBER	REGIST'D		
Notification of change of by-laws	F982177	15.9.95	<i>[Signature]</i>	
SEE RECORD OF STRATA TITLES SCHEME FOR FURTHER ENDORSEMENTS				

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SIGNATURE OF THE REGISTRAR OF TITLES ARE CANCELLED

