

PLAN OF LOT 8 ON PLAN 13931 PTN SWAN LOCATION K

STRATA PLAN 25487



CERTIFICATE OF TITLE VOL 1631 FOL 411
 LOCAL AUTHORITY SHIRE OF SWAN
 LOCALITY MALAGA INDEX PLAN PERTH 2000 14.35
 NAME OF BUILDING 39 CROCKER DRIVE MALAGA
 NAME OF BODY CORPORATE
 (IF STRATA PLAN OF SUBDIVISION OR CONSOLIDATION)
 ADDRESS FOR SERVING OF 39 CROCKER DRIVE
 NOTICES ON COMPANY MALAGA 6062
 PURPOSE

OFFICE USE ONLY

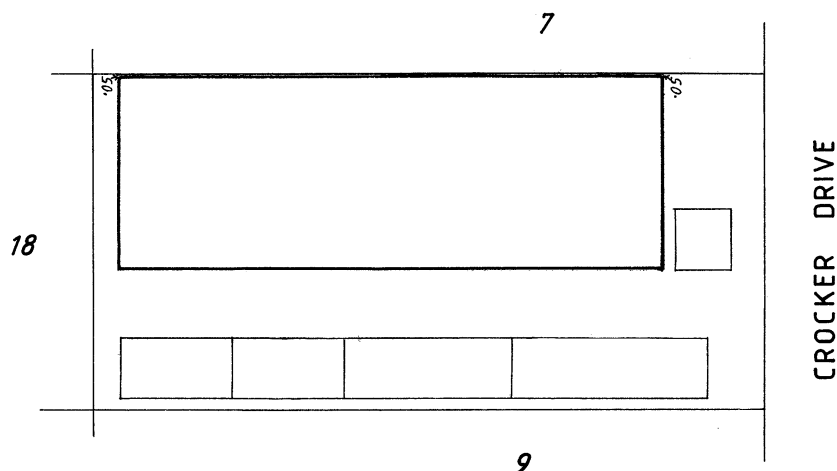
LODGED 10.11.93 38513

EXAMINED 6.11.93 4

REGISTERED 17.12.93 App F.399129



Sack
 REGISTRAR OF TITLES



KEVIN McMAHON
 Licensed Surveyor
 17 Clark Street,
 Nedlands WA 6009
 Phone 386 1130

Scale 1.500

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY
		CURRENT Cs. of TITLE
LOT No.	UNIT ENTITLEMENT	VOL. FOL.
1	35	1984 - 241
2	29	1984 - 242
3	18	1984 - 243
4	18	1984 - 244
AGGREGATE	100	

CERTIFICATE OF LICENSED VALUER

I, Marius Dutry 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.

20th July 1993
 Date

Marius Dutry
 Signed



STRATA PLAN No. 25487

DESCRIPTION OF PARCEL AND BUILDING

A BRICK AND IRON SINGLE STOREY COMMERCIAL
BUILDING OF FOUR UNITS SITUATED ON LOT 8
ON PLAN 13931 BEING PORTION OF SWAN LOCATION K.
THE BUILDING IS KNOWN AS 39 CROCKER DRIVE MALAGA.

CERTIFICATE OF SURVEYOR

I, KEVIN McMAHON, 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 ~~easement has been granted and registered as an appurtenance of the parcel.~~

19.7.1993

Date

Delete whichever is inapplicable

Kevin McMahon
Licensed Surveyor

CERTIFICATE OF LOCAL AUTHORITY

SHIRE OF SWAN, 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;
- (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;~~
- (4) (a) any conditions imposed by the State Planning Commission have been complied with;
- ~~(b) the within strata scheme is exempt from the requirement of approval by the State Planning Commission.~~

9.11.1993

Date

Delete whichever is inapplicable

Deputy Clerk
Town/ Shire Clerk
DELEGATED OFFICER UNDER
SECTION 23(5) OF THE
STRATA TITLES ACT

E76327/6/90-2M-S/7654

STRATA PLAN No. 25487

STRATA TITLES ACT 1985

**CERTIFICATE OF APPROVAL BY STATE PLANNING COMMISSION
TO A STRATA PLAN**

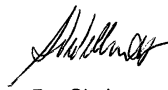
It is hereby certified that the approval of the State Planning Commission has been granted pursuant to the provisions of abovementioned Act to:

- * (i) the Strata Plan submitted on 26.7.1993
..... and relating to the property described below;

~~(ii) to the sketch submitted on~~
~~of the proposed subdivision of the property described below into lots on a Strata~~
~~Plan subject to the following conditions:~~

Property Description:

Whole/~~Part~~ Lot(s) 8 ON PLAN 13931
Location(s) SWAN K
Town MALAGA
Local Authority District SHIRE OF SWAN
Property Owner AM & FA CRICK

~~SEE ATTACHED~~


For Chairman,
STATE PLANNING COMMISSION

Date 24 AUG 1993
.....
(*To be deleted as appropriate)

564/93

25487

GROUND FLOOR

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.



10		10		15		15	
55m	Pt. 4	55m	Pt. 3	55m	Pt. 2	55m	Pt. 1
203m²		203m²		330m²		388m²	
10		10		15		15	

STRATUM OF PART LOTS EXTERNAL TO THE BUILDING
EXTENDS BETWEEN 2 METRES BELOW AND 5 METRES
ABOVE THE UPPER SURFACE OF THE GROUND FLOOR
OF THE RESPECTIVE MAIN UNIT SITUATED THEREON
EXCEPT WHERE COVERED

Scale..... 1.500

[illegible]

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