



PLAN OF PART LOT 35 OF JANDAKOT LOT 62 ON DIAGRAM 64353.

CERTIFICATE OF TITLE 1843/857.

LOCAL AUTHORITY CITY OF COCKBURN.

LOCALITY JANDAKOT INDEX PLAN Perth 2000 12.06.

NAME OF BUILDING LOT 35 HAMMOND ROAD JANDAKOT.

NAME OF BODY CORPORATE
(IF STRATA PLAN OF SUBDIVISION
OR CONSOLIDATION)

ADDRESS FOR SERVING OF LOT 35 HAMMOND ROAD

NOTICES ON COMPANY JANDAKOT W.A. 6164

PURPOSE

LODGED 2.10.90 7231

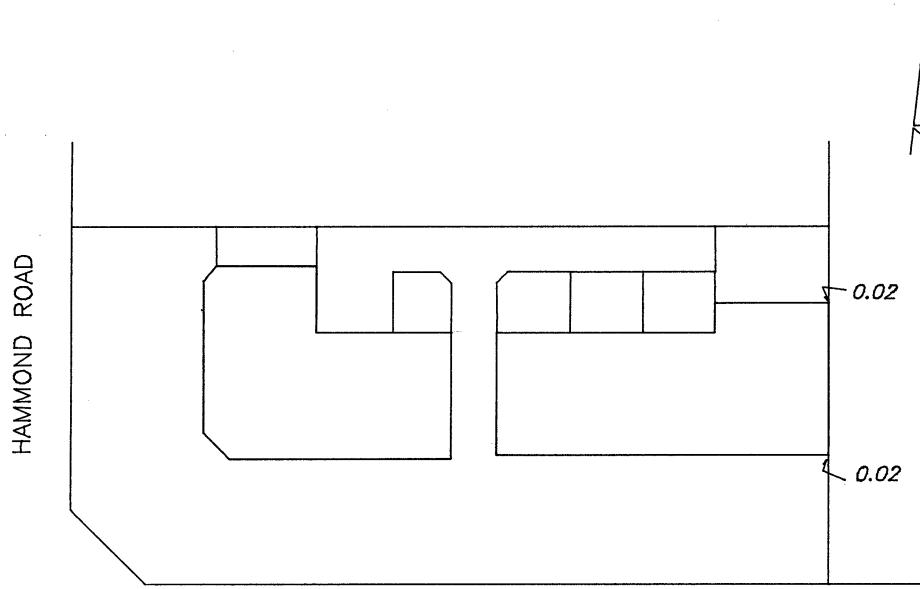
EXAMINED 9.10.90

REGISTERED 8.11.90 App. E484086




REGISTRAR OF TITLES

LIMITED TO A DEPTH OF 12.19 METRES.



YANGEBUG ROAD

SWAN SURVEYS
51 SLAB GULLY RD.
ROLEYSTONE PH. 3975056

Scale 1: 750

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
		CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	200	1889-411	
2	85	1889-412	
3	85	1889-413	
4	95	1889-414	
5	110	1889-415	
6	110	1889-416	
7	110	1889-417	
8	205	1889-418	
AGGREGATE	1000		

CERTIFICATE OF LICENSED VALUER

M. 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.

7/8/1990.
/ Date



Signed

DESCRIPTION OF PARCEL AND BUILDING

EIGHT CONCRETE COMMERCIAL UNITS
SITUATED ON PART LOT 35 OF JANDAKOT LOT 62
ON DIAGRAM 64353

CERTIFICATE OF SURVEYOR

HOWARD G. COPLEY , 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.

5.8.50
Date


Howard G. Copley
Licensed Surveyor

CERTIFICATE OF LOCAL AUTHORITY

CITY OF COCKBURN , 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.~~

28th September, 1990.
Date


Town Clerk
CITY OF COCKBURN

*Delete whichever is inapplicable

STRATA PLAN No. 20413

STRATA TITLES ACT 1985

CERTIFICATE OF APPROVAL BY DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT TO A STRATA PLAN

It is hereby certified that the approval of the Department of Planning and Urban Development has been granted pursuant to the provisions of abovementioned Act to:

* (i) the Strata Plan submitted on 12-9-90
..... 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: 35
Whole/Part Lot(s)
Location(s)
JANDAKOT
Town
CITY OF COCKBURN
Local Authority District
SAMCON W.A. PTY. LTD. AS TRUSTEE
Property Owner
FOR THE SAMPSON TRUST
TRADING AS SAMCON



For Chairman,
DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

18 SEP 1990

Date

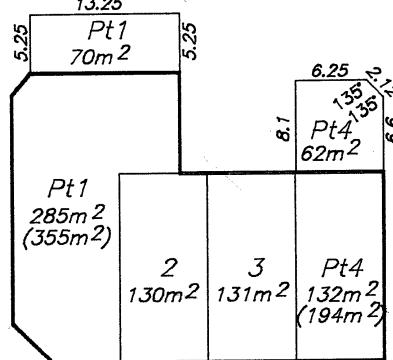
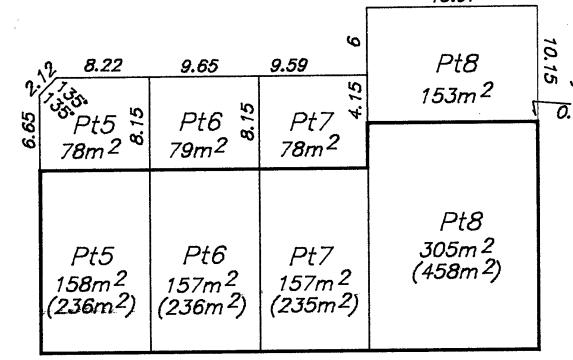
(*To be deleted as appropriate)

STRATA PLAN No.

20413

GROUND

FLOOR

Perimeter of Parcel is Boundary
13.25Perimeter of Parcel
15.07

NOTE: ALL ANGLES ARE 90° UNLESS SHOWN OTHERWISE

THE STRATUM OF THE PART LOTS EXTERNAL TO THE BUILDING
EXTENDS BETWEEN 3 METRES BELOW AND 5 METRES ABOVE
THE UPPER SURFACE OF THE GROUND FLOOR OF THE RESPECTIVE
ADJOINING UNITS, EXCEPT WHERE COVERED

EXTERNAL FACES OF WALLS, ROOFS AND FLOORS ARE BOUNDARIES
OF PART LOTS COMPRISING THE BUILDING EXCEPT FOR COMMON
WALLS, ROOFS AND FLOORS WHERE CENTRELINE OF WALL, ROOF
AND FLOOR IS BOUNDARY.

Scale 1 : 500

41445/6/85—1M—S/7658

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

1446/6/85-1M-S/7659