

STRATA PLAN 16870

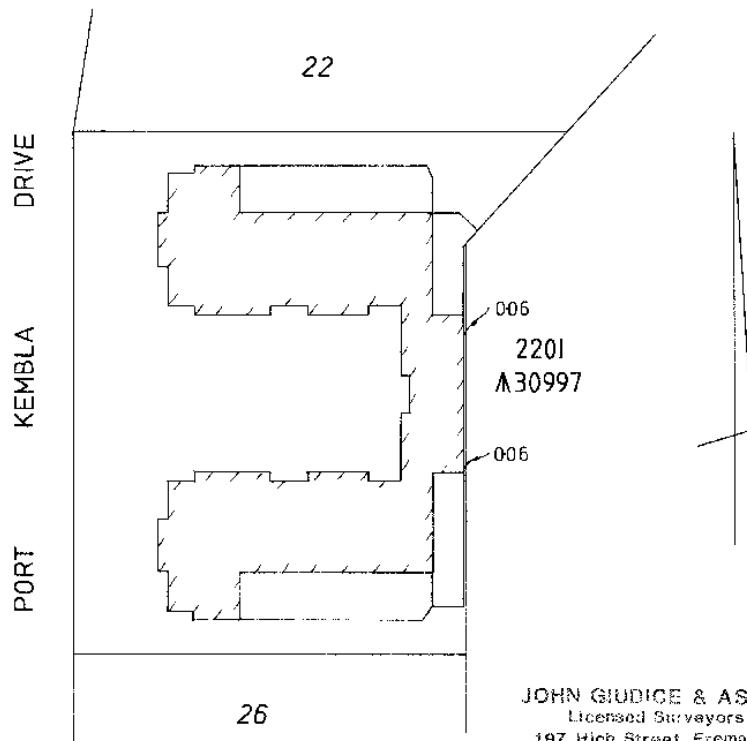
PLAN OF LOT 603 OF COCKBURN SOUND LOC 489 ON
CERTIFICATE OF TITLE VOL 1727 FOL 296 DIAGRAM 68844
LOCAL AUTHORITY CITY OF COCKBURN
LOCALITY BIBRA LAKE PERTH 2000 INDEX PLAN 10.09
NAME OF BUILDING 15 PORT KEMBLA DRIVE, BIBRA LAKE
NAME OF BODY CORPORATE
(IF STRATA PLAN OF SUBDIVISION
OR CONSOLIDATION)
ADDRESS FOR SERVING OF 15 PORT KEMBLA DRIVE,
NOTICES ON COMPANY BIBRA LAKE, W.A. 6163
PURPOSE

HELD BY LANDGATE
IN DIGITAL FORM ONLY
LODGED 7-12-98 9:28:36
EXAMINED 10.09.98
REGISTERED 30.6.98 App H53977



J. Hyde JP.

REGISTRAR OF TITLES



Scale 1 : 1000

| SCHEDULE OF UNIT ENTITLEMENT | | OFFICE USE ONLY | | CERTIFICATE OF LICENSED VALUER |
|---------------------------------|---------------------|----------------------|------|---|
| | | CURRENT Cs. of TITLE | | |
| LOT No. | UNIT ENTITLEMENT | VOL. | FOL. | I, 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. |
| SEE | ANNEXURE | "A" | | |
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| | | | | |
| AGGREGATE | | | | |

Date Signed
13962/11/85-1M- S/7662

FORM 3

| ANNEXURE 'C' STRATA/SURVEY STRATA PLAN No. 16870 | | | | | | | |
|--|------------------|--|------|------------------------------|------------------|--|------|
| 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 | 75 | 2165-444 | | | | | |
| 2 | 75 | 2165-445 | | | | | |
| 3 | 70 | 2165-446 | | | | | |
| 4 | 70 | 2165-447 | | | | | |
| 5 | 70 | 2165-448 | | | | | |
| 6 | 70 | 2165-449 | | | | | |
| 7 | 70 | 2165-450 | | | | | |
| 8 | 70 | 2165-451 | | | | | |
| 9 | 70 | 2165-452 | | | | | |
| 10 | 70 | 2165-453 | | | | | |
| 11 | 70 | 2165-454 | | | | | |
| 12 | 70 | 2165-455 | | | | | |
| 13 | 75 | 2165-456 | | | | | |
| 14 | 75 | 2165-457 | | | | | |
| Aggregate | 1000 | | | | | | |
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DESCRIPTION OF PARCEL AND BUILDING/PARCEL

FOURTEEN SINGLE STOREY, BRICK AND GALVANISED IRON COMMERCIAL UNITS SITUATED ON LOT 603 OF COCKBURN SOUND LOCATION 489 ON DIAGRAM 68844 AND HAVING AN ADDRESS OF 15 PORT KEMBLA DRIVE, BIBRA LAKE.

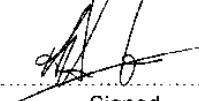
CERTIFICATE OF LICENSED VALUER
STRATA/SURVEY STRATA PLAN

I, Antonio Bonavita, 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.

2nd November 1998

Date

Signed



ANNEXURE "A" OF STRATA PLAN No. 16870

STRATA PLAN No.
16870

DESCRIPTION OF PARCEL AND BUILDING

FOURTEEN SINGLE STOREY, BRICK AND GALVANISED IRON COMMERCIAL UNITS SITUATED ON LOT 603 OF COCKBURN SOUND LOCATION 489 ON DIAGRAM 68844 AND HAVING AN ADDRESS OF 15 PORT KEMBLA DRIVE, BIBRA LAKE.

CERTIFICATE OF SURVEYOR

I, JOHN GIUDICE, 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~~

(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.

26/10/88

John Giudice
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.

18th October, 1988.

Date

*Delete whichever is inapplicable

John Giudice
Town Clerk

CITY OF COCKBURN

STRATA PLAN No. 16870

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
..... and relating to the property described
below;

(ii) to the sketch submitted on 19TH OCTOBER, 1988
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) ... 603
Location(s) ... COCKBURN SOUND 439
Town BIBRA LAKE
Local Authority District ... CITY OF COCKBURN
Property Owner FINI HOMES PTY LTD.

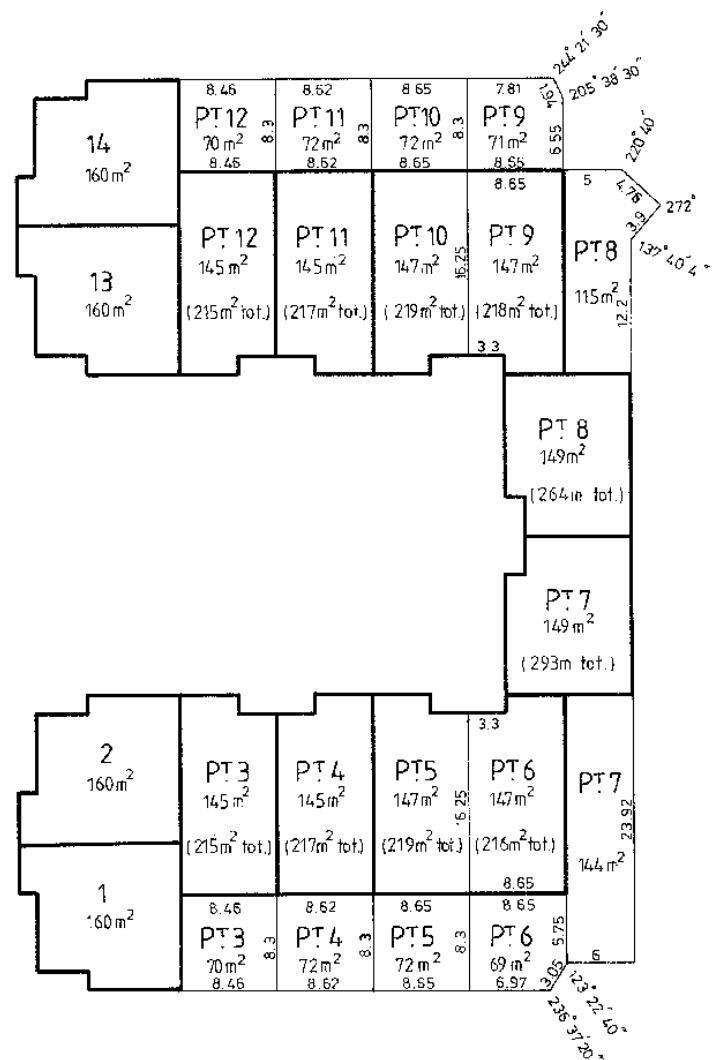
This Certificate of approval is valid for a period of two years only.
If the Strata Plan to which this approval relates is not completed
within this period, a fresh approval must be obtained before
continuing with the Strata Scheme.



For Chairman,
STATE PLANNING COMMISSION

Date 22 NOV 1988

(*To be deleted as appropriate)

STRATA PLAN No. 16870
GROUND FLOOR

THE STRATUM OF THAT PORTION OF THE LOTS EXTERNAL TO THE BUILDING EXTENDS BETWEEN 5 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE RESPECTIVE ADJOINING UNITS EXCEPT WHERE COVERED.

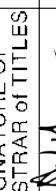
Scale 1 : 500

C:\345\16870-1M-S\16870

ANNEXURE B OF SIR BABA PIAN NO. 16870

SCHEMEL OF REGISTERED BBOBBET OBS

REGISTRAR OF TITLES

| REGISTERED PROPRIETOR | | | | INSTRUMENT | | | | SIGNATURE OF REGISTRAR OF TITLES | |
|------------------------------------|--------------------------|-----------------------------------|----------|------------|--|----------|--------------|--|--|
| NATURE | NUMBER | REGIST'D | REGIST'D | NATURE | NUMBER | REGIST'D | REGIST'D | SIGNATURE OF REGISTRAR OF TITLES | |
| SCHEDULE OF REGISTERED PROPRIETORS | | | | | | | | | |
| ANEXURE B | OF STRATA PLAN No. 16870 | | | | | | | | |
| SCHEDULE OF ENCUMBRANCES, ETC. | | | | | | | | | |
| NATURE | INSTRUMENT NUMBER | PARTICULARS | | REGIST'D | SIGNATURE OF REGISTRAR OF TITLES | | CANCELLATION | | |
| NOTIFICATION | N698529 | NOTIFICATION OF CHANGE OF BY-LAWS | | 17.8.2017 |  | | | | |

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

1148/76/35-116-S/7059