

STRATA PLAN 14305



PLAN OF Pt. Cockburn Sound Loc. 551. & being Lot 101 on Diag. 69066

CERTIFICATE OF TITLE Volume 1727 Folio 476

LOCAL AUTHORITY City of Fremantle. Perth 2000

LOCALITY O'Connor INDEX PLAN 09.12

NAME OF BUILDING "O'Connor Trade Centre cnr Keegan & Roper St.
O'Connor.NAME OF BODY CORPORATE
(IF STRATA PLAN OF SUBDIVISION
OR CONSOLIDATION)

ADDRESS FOR SERVING OF "O'Connor Trade Centre

NOTICES ON COMPANY Cnr Keegan & Roper St. O'Connor"

PURPOSE Strata Plan.

LODGED 21.10.86 83577

EXAMINED 22.10.86 KH

REGISTERED 30.1.87 App. D407363



REGISTRAR OF TITLES

LIMITED TO A DEPTH OF 60.96 METRES

102

STREET

KEEGAN

ROPER

STREET

53

CARLTON SURVEYS

Licensed Surveyors

Suite 1/6 LEIGH ST
VICTORIA PARK 6100
TEL. 361 53585 RORIE PLACE,
WILLETTON 6155
A/Hrs. 457 5037
457 7517

Scale 1 : 500

HELD BY LANDGATE
IN DIGITAL FORM ONLYSCHEDULE OF UNIT
ENTITLEMENT

OFFICE USE ONLY

CURRENT Cs. of TITLE

LOT
No.UNIT
ENTITLEMENT

VOL.

FOL.

SEE ANNEXURE A

AGGREGATE

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.

15 - 7 - 86

Date

Signed

43962/11/85—1M—S/7652



DESCRIPTION OF PARCEL AND BUILDING

The Buildings subject of this Plan are twelve (12) single storey brick and steel factory units situated on Pt. Cockburn Sound Location 551 and being Lot 101 on Diagram 69066 comprised in Certificate of Title Volume: 1727 Folio: 476 and being known as "O'Connor Trade Centre Cnr. Keegan and Roper Streets O'Connor".

CERTIFICATE OF SURVEYOR

I, Gary Carlton, 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.~~

11-7-1986
Date

Gary Carlton
Licensed Surveyor

CERTIFICATE OF LOCAL AUTHORITY

City of Fremantle, 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 Town Planning Board have been complied with; or
- ~~(b) the within strata scheme is exempt from the requirement of approval by the Town Planning Board.~~

20/10/86
Date

[Signature]
Town/Shire Clerk

STRATA PLAN No. 14305

STRATA TITLES ACT 1985


STATE PLANNING COMMISSION
CERTIFICATE OF APPROVAL BY ~~TOWN PLANNING BOARD~~
TO A STRATA PLAN

STATE PLANNING COMMISSION

It is hereby certified that the approval of the ~~Town Planning Board~~ has been granted pursuant to the provisions of abovementioned Act to:

- * (i) the Strata Plan submitted on 16th July 1986 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) 101
 Location(s) Cockburn Sound, Loc. 551
 Town O'Connor
 Local Authority District City of Fremantle
 Property Owner Benin Pty. Ltd.


 For Chairman,
~~TOWN PLANNING BOARD~~
 STATE PLANNING COMMISSION

Date 22 JUL 1986
 (*To be deleted as appropriate)

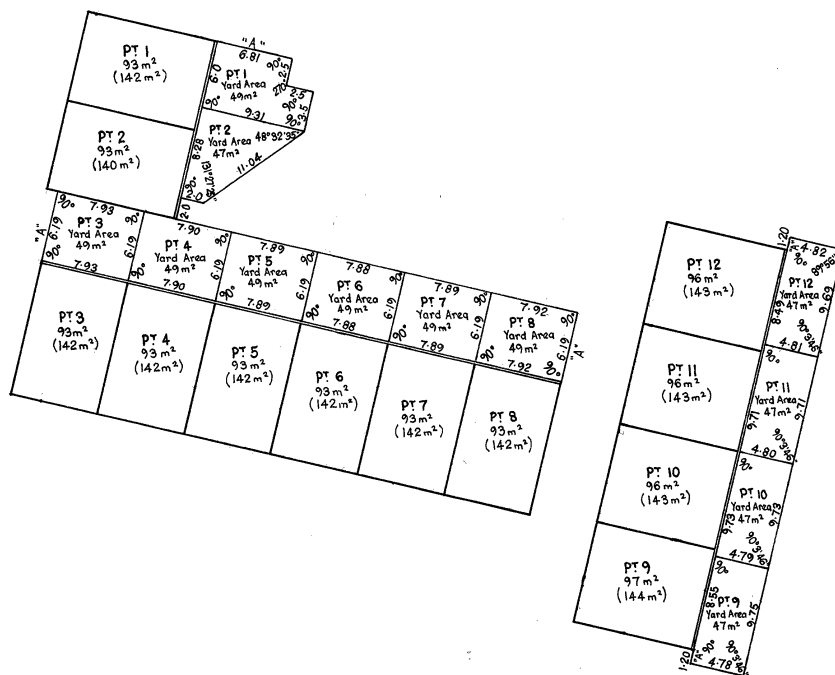
STRATA PLAN No. 14305

GROUND FLOOR

LOTS RESTRICTED PURSUANT TO SEC 6 (I) ACT
33 OF 1985

ALL DISTANCE ARE FROM THE EXTERNAL SURFACE OF WALL
UNLESS OTHERWISE STATED.

STRATA OF THE YARD AREAS EXTENDS BETWEEN 4
METRES BELOW AND 5 METRES ABOVE THE UPPER
SURFACE OF THE GROUND FLOOR OF THE RESPECTIVE
ADJOINING LOTS EXCEPT WHERE COVERED.



"A" - Line of external surface of wall.

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 3(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.

ENTERED IN ERROR

Scale 1 : 500

Assist Registrar of Titles.

41445/6/85-1M-S/7658

[illegible]

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

Strata Plan 14305

Lot	Certificate of Title	Lot Status	Part Lot
1	1753/848	Registered	
2	1753/849	Registered	
3	1753/850	Registered	
4	1753/851	Registered	
5	1753/852	Registered	
6	1753/853	Registered	
7	1753/854	Registered	
8	1753/855	Registered	
9	1753/856	Registered	
10	1753/857	Registered	
11	1753/858	Registered	
12	1753/859	Registered	