

STRATA PLAN 34929**SHEET 1 OF 2 SHEETS**MANAGEMENT STATEMENT YES NO

Lodged 6.8.98 20/1766

Examined 10.9.98 P

Registered H.842.789 17/3/98

REGISTRAR OF TITLES

WESTERN AUSTRALIAN PLANNING COMMISSION

Certificate of Approval of W.A.P.C. under
Section 25(1) or 25(2) of Strata Titles Act 1985.

FOR CHAIRMAN DATE

PLAN OF

KARRATHA LOT 4068 ON

O.P. 16879

COMRIE COURT, KARRATHA

CERT. OF TITLE VOL. 1921 FOLIO 213

LOCAL GOVERNMENT SHIRE OF ROEBURNE

INDEX PLAN BH 65 (2) 28.26

FIELD BOOK NUMBER

SCALE 1:250

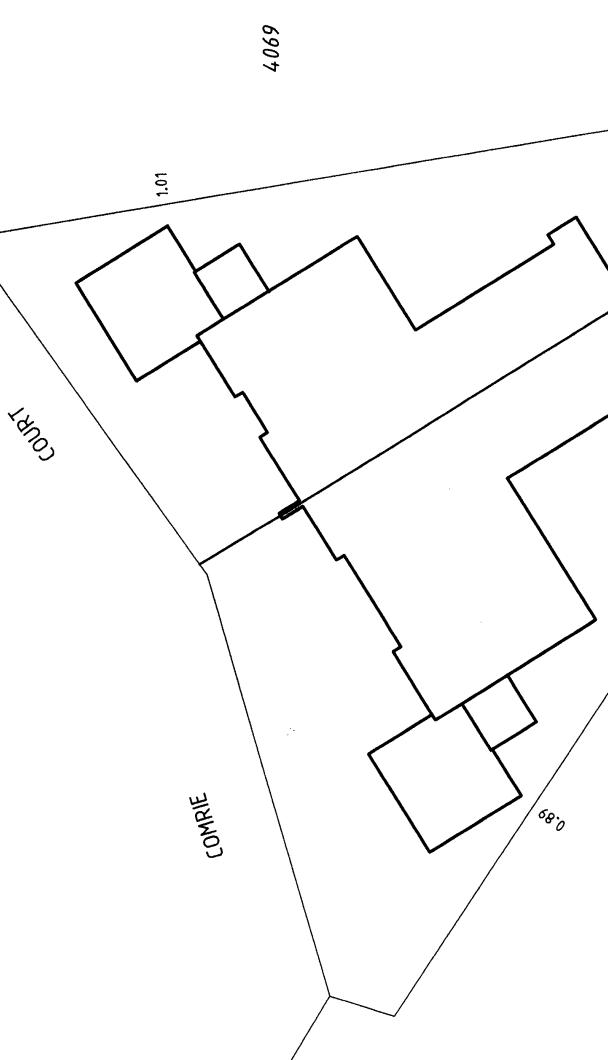
NAME OF SCHEME8A AND 8B COMRIE COURT
KARRATHA W.A. 6714**ADDRESS OF PARCEL**8A AND 8B COMRIE COURT
KARRATHA W.A. 6714

Department of LAND ADMINISTRATION

MAKADP PTY. LTD.
CONSULTING ENGINEERS AND SURVEYORS
1965 ANDERSON ROAD P.O. BOX 91
KARRATHA WA 6714
TEL: (08) 9165 2354 FAX: (08) 9165 2278
E-Mail: makadp@karratha.wa.gov.auQUALITY
ENDORSED
COMPANY
ISO 9001
REG. A14**LOCATION PLAN**

FORM 1

STRATA PLAN 34929

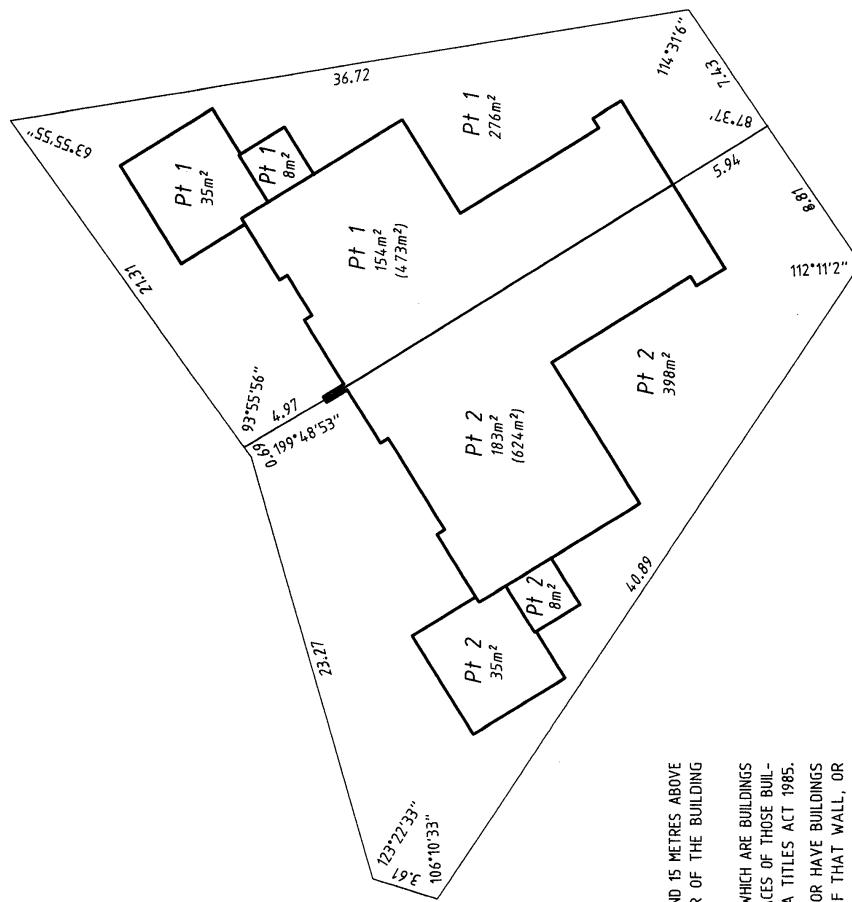
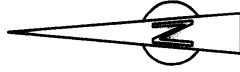


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FORM 4



STRATA OF LOTS EXTENDS BETWEEN 5 METRES BELOW AND 15 METRES ABOVE THE UPPER SURFACE LEVEL OF THE GROUND FLOOR OF THE BUILDING CONTAINED WITHIN THEIR RESPECTIVE LOTS.

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.

WHERE TWO 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.

ALL DISTANCES ARE FROM BOUNDARIES OR EXTERNAL FACES OF WALLS.

ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.



QUALITY
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COMPANY
ISO 9001
REG. 614
CSBC
MAKAKI CONSULTING PTY. LTD.
ENGINEERS AND SURVEYORS
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FILE NAME: 10140200.DWG

WARNING: CREEPING OR FOLDING WILL LEAD TO REJECTION



FORM 3

DESCRIPTION OF PARCEL AND BUILDING/PARCEL

Two unit development on Karratha Lot 4068 on D P 16879, with the street address known as 8A & B Comrie Court, Karratha WA.

**CERTIFICATE OF LICENSED VALUER
STRATA/SURVEY STRATA**

I, **Kevin Sydney Johnson**, 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.

..... 12th. July 2001
Date

Bob Johnson
Signed

FORM 3

STRATA/SURVEY-STRATA PLAN NO. 34929

DESCRIPTION OF PARCEL AND BUILDING/PARCEL

Two Unit Development on Karratha Lot 4068 on D P 16879
with the street address known as
8 A & B COMRIE COURT KARRATHA WA

**CERTIFICATE OF LICENSED VALUER
STRATA/SURVEY STRATA**

I, , 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.

3/8/98

.....

John
Signed

FORM 5

STRATA PLAN No. 34929

DESCRIPTION OF PARCEL & BUILDING

SINGLE STOREY DWELLING CONSTRUCTED OF BRICK, STONE AND GALVANISED IRON SITUATED ON KARRATHA LOT 4068 ON OP 16879 C/T 1921/213.

CERTIFICATE OF LICENSED SURVEYOR

I, GORDON E JONES, being a licensed surveyor registered under the *Licensed Surveyors Act 1909*, certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan")—

- (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 shown on the plan 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 to a wall or building, 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 will be~~ lodged with the Registrar of Titles to enable it to be registered as ~~an appurtenance of the parcel; and~~
- ~~(d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by-law(s) No(s) on Strata Plan No registered in respect of (name of scheme) or sufficiently complies with that/those by-law(s) in a way that is allowed by regulation 36 of the Strata Titles General Regulations 1996.~~

24 JUN 98
Date


Licensed Surveyor

* Delete if inapplicable

FORM 7

Strata Titles Act 1985

Section 5B(2), 8A(f), 23(1)

STRATA PLAN No. 34929

DESCRIPTION OF PARCEL & BUILDING

SINGLE STOREY DWELLING CONSTRUCTED OF BRICK, STONE AND GALVANISED IRON SITUATED ON KARRATHA LOT 4068 ON OP 16879 C/T 1921/213.

CERTIFICATE OF LOCAL GOVERNMENT

SHIRE OF ROEBOURNE, the local government hereby certifies that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"):-

- (1) *(a) the building and the parcel shown on the plan have been inspected and that it is consistent with the approved building plans and specifications in respect of the building; 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 government, is of sufficient standard to be brought under the *Strata Titles Act 1985*;
- (3) where a part of a wall or building or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel on to a public road, street or way the local government 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 government does not object to the encroachment; and
- (4) *(a) ~~any conditions imposed by the Western Australian Planning Commission have been complied with;~~ or
~~*(b) the within strata scheme is exempt from the requirement of approval by the Western Australian Planning Commission.~~

30th July 1998
Date


Chief Executive Officer

*Delete if inapplicable

FORM 8

REGISTRAR OF TITLES

SCHEDULE OF DEALINGS ON STRATA/SURVEY - STRATA PLAN

REGISTRAR OF TITLES

Instrument

Dealing registered or recorded on Strata/Survey—Strata Plan

Note: Entries may be affected by subsequent endorsements.

FORM 8*

ANNEXURE B

OF STRATA SURVEY - STRATA PLAN NO. 34929

REGISTRAR OF TITLES

SCHEDULE OF ENCUMBRANCES ETC

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REGISTRAR OF TITLES
OF STRATA SURVEY STRATA PLAN NO 34929

SCHEDULE OF ENCUMBRANCES ETC

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Note: Entries may be affected by subsequent endorsements.