

PLAN OF PORTION OF CANNING LOCATION 2 AND BEING LOT 120
ON PLAN 20456.

STRATA PLAN **31124**

HELD BY LANDGATE
IN DIGITAL FORM ONLY.

CERTIFICATE OF TITLE VOLUME 2037 FOLIO 18
 LOCAL ^{GOVERNMENT} ~~AUTHORITY~~ CITY OF CANNING
 LOCALITY BENTLEY INDEX PLAN BG 34(2) 17.18
 NAME OF ~~BUILDING~~ ^{SCHEME} 11 GOCHEAN AVENUE, BENTLEY
 NAME OF BODY CORPORATE
 (IF STRATA PLAN OF SUBDIVISION
 OR CONSOLIDATION)
 OF PARCEL
 ADDRESS ~~FOR SERVING OF~~ 11 GOCHEAN AVENUE
 NOTICES ON COMPANY BENTLEY WA 6102
 PURPOSE

OFFICE USE ONLY

LODGED 1. 5. 96 123766

EXAMINED 14. 5. 96 mm

REGISTERED 18. 6. 96 Application G204184



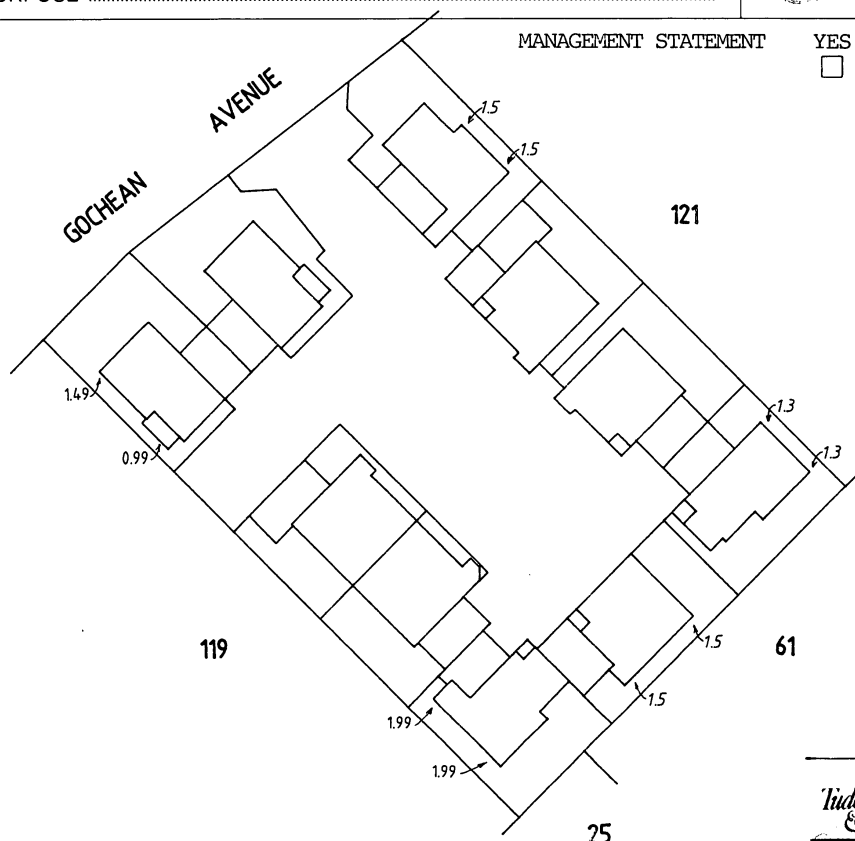
[Signature]

REGISTRAR OF TITLES

MANAGEMENT STATEMENT

YES

NO



Scale 1 : 500

*Paterson
Tudor Owen
& Parker*
CONSULTING SURVEYORS

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
		CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	1	2076	765
2	1	2076	766
3	1	2076	767
4	1	2076	768
5	1	2076	769
6	1	2076	770
7	1	2076	771
8	1	2076	772
9	1	2076	773
10	1	2076	774
AGGREGATE	10		

CERTIFICATE OF LICENSED VALUER

I, R.F. Parry 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.

(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.

1/5/1996
Date

[Signature]
Signed

STRATA PLAN No. 31124

DESCRIPTION OF PARCEL AND BUILDING

A BRICK AND TILE RESIDENTIAL BUILDING CONSISTING OF 10 TWO STOREY UNITS SITUATED ON LOT 120 PORTION OF CANNING LOCATION 2 ON PLAN 20456 AND CONTAINED IN CERTIFICATE OF TITLE VOLUME 2037 FOLIO 18 AND KNOWN AS 11 GOCHEAN AVENUE, BENTLEY, THIS ALSO BEING THE POSTAL ADDRESS.

CERTIFICATE OF SURVEYOR

I, CHARLES WILLIAM PARKER, being a licensed surveyor registered under the Licensed Surveyors Act 1909, as amended, hereby 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 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.

9.4.1996
Date
Delete whichever is inapplicable

[Signature]
Licensed Surveyor

GOVERNMENT

CERTIFICATE OF LOCAL AUTHORITY

CITY OF CANNING, the local authority 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 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;~~ ^{Government to be brought under the}
- (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 ^{Western Australian Planning Commission} State Planning Commission have been complied with;
- (b) ~~the within strata scheme is exempt from the requirement of approval by the State Planning Commission.~~

30.4.1996
Date
Delete whichever is inapplicable

[Signature]
Delegated Officer Section 23(5)
Strata Titles Act 1985

STRATA PLAN No. 31124

STRATA TITLES ACT 1985

WESTERN AUSTRALIAN PLANNING COMMISSION

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

WESTERN AUSTRALIAN PLANNING COMMISSION

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 12 APR 1996
..... 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) 120
Location(s) CANNING LOC 2
Town BENTLEY
Local Authority District CITY OF CANNING
Property Owner PACESETTER HOMES PTY LTD



For Chairman,

~~STATE PLANNING COMMISSION~~
WESTERN AUSTRALIAN PLANNING COMMISSION

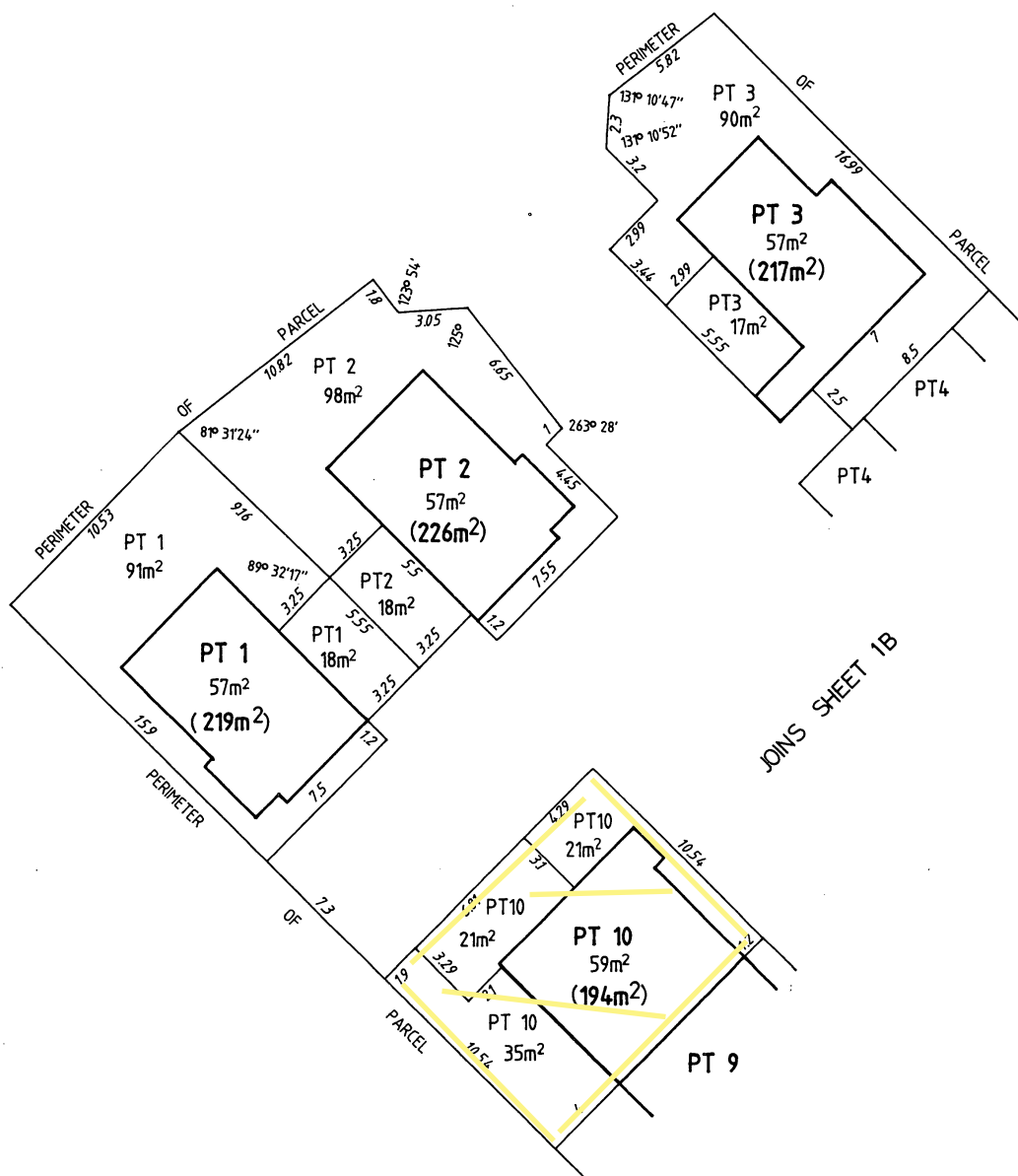
23 APR 1996

Date

(*To be deleted as appropriate)

STRATA PLAN No. 31124

GROUND FLOOR



FOR OTHER PARTS OF LOTS 1,2,3 AND 10 SEE SHEET 2A.

EXTERNAL FACES OF WALLS FORM BOUNDARIES OF PART LOTS COMPRISING THE BUILDING.

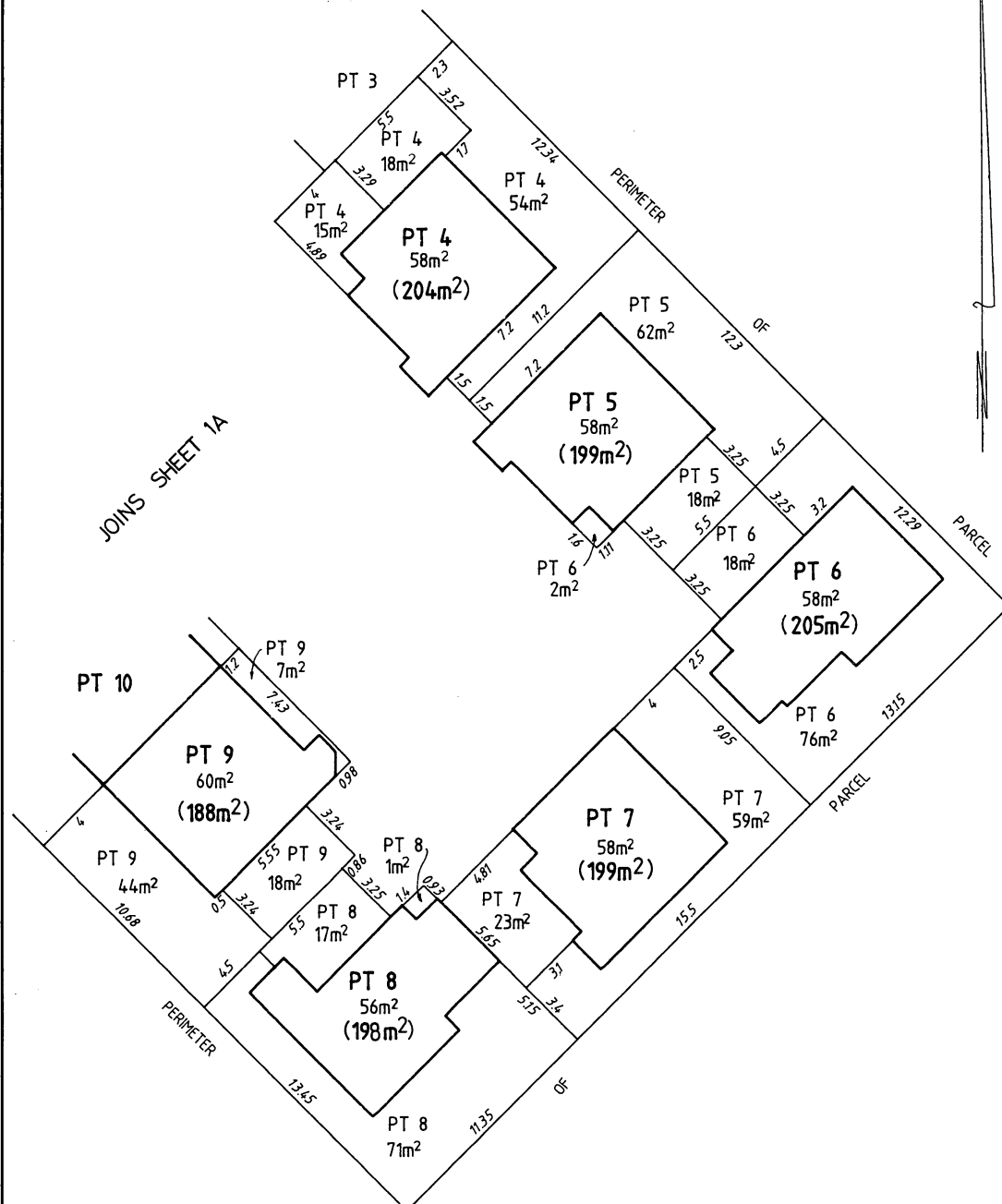
ANGLES ARE 90° UNLESS OTHERWISE SHOWN.

STRATUM OF LOTS EXTENDS BETWEEN 5 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE BUILDING ON LOT 1 EXCEPT WHERE COVERED.

Scale 1 : 250

STRATA PLAN No. 31124

GROUND FLOOR



FOR OTHER PARTS OF LOTS 4,5,6,7,8 AND 9 SEE SHEET 2B.

EXTERNAL FACES OF WALLS FORM BOUNDARIES OF PART LOTS COMPRISING THE BUILDING.

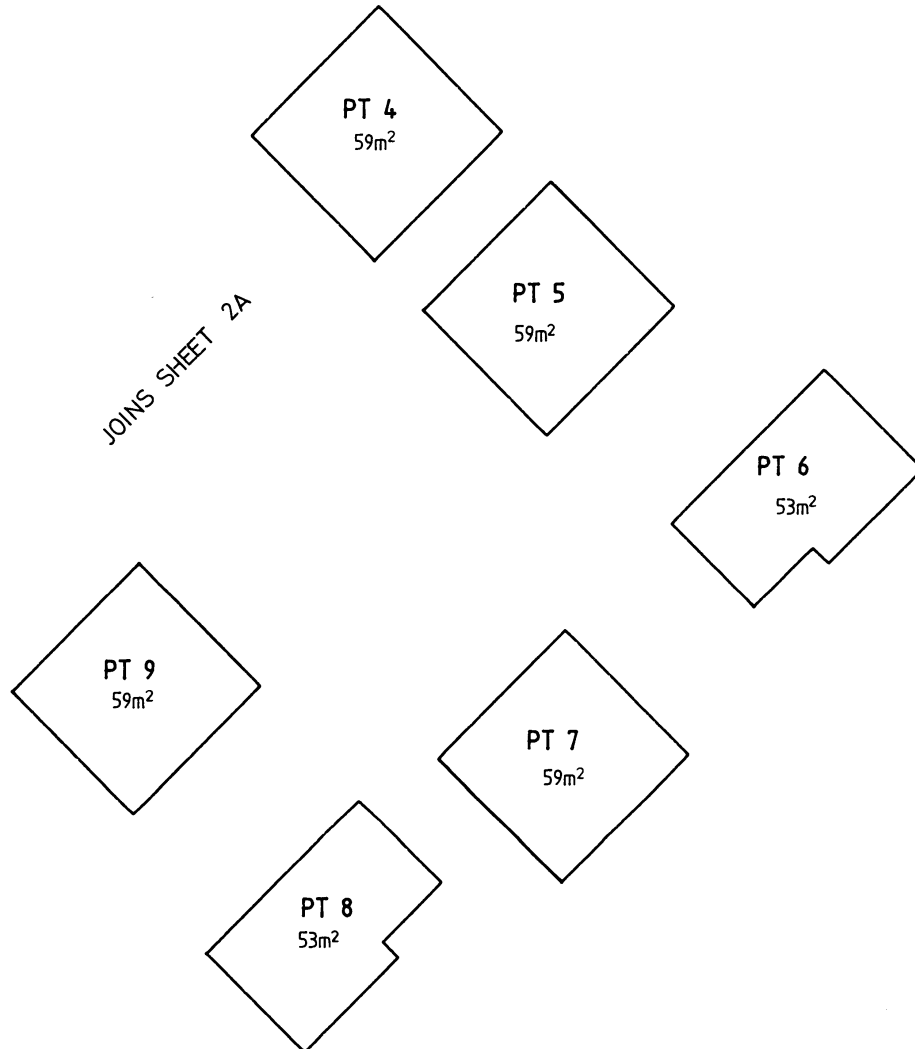
ANGLES ARE 90 UNLESS OTHERWISE SHOWN.

STRATUM OF LOTS EXTENDS BETWEEN 5 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE BUILDING ON LOT 1 EXCEPT WHERE COVERED.

Scale 1 : 250

STRATA PLAN No. 31124

FIRST FLOOR



FOR OTHER PARTS OF LOTS 4,5,6,7,8 AND 9 SEE SHEET 1B.

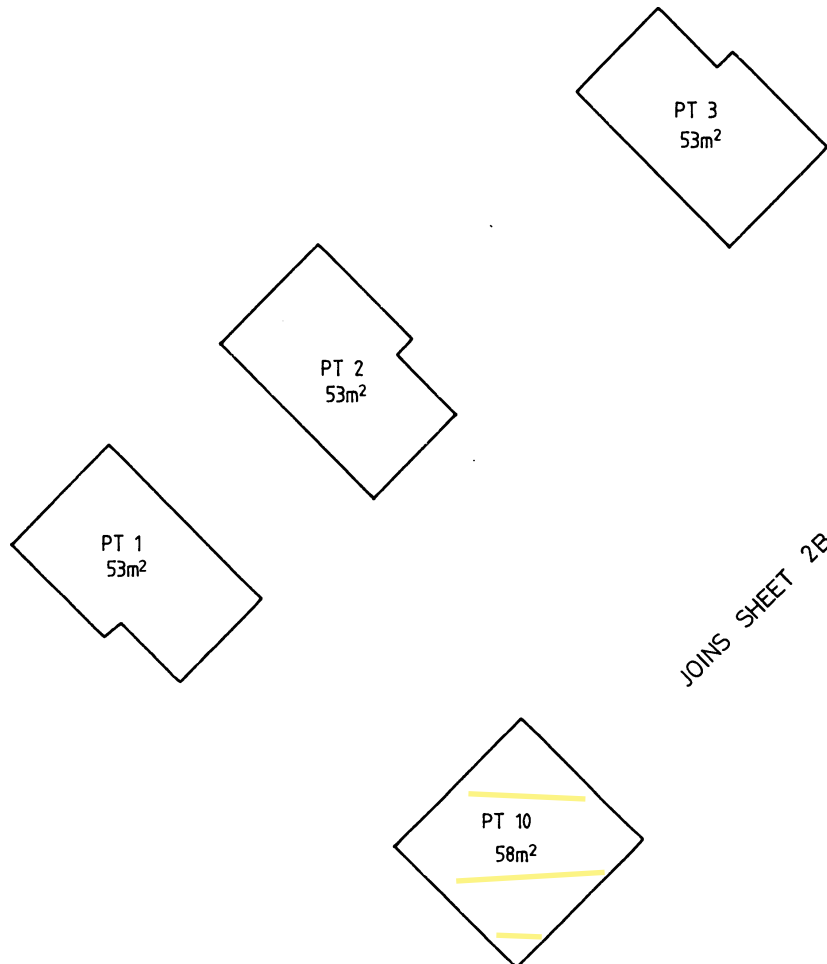
EXTERNAL FACES OF WALLS FORM BOUNDARIES OF PART LOTS COMPRISING THE BUILDING.

Scale 1 : 250

BS3016/9/95-1.5M

STRATA PLAN No. 31124

FIRST FLOOR



FOR OTHER PARTS OF LOTS 1,2,3, AND 10 SEE SHEET 1A.

EXTERNAL FACES OF WALLS FORM BOUNDARIES OF PART LOTS COMPRISING THE BUILDING.

Scale 1 : 250

BS3016/9/95-1.5M

