STRATA PLAN 20936

PLAN OF LOT 4 OF SWAN LOC X ON DIA 87987

CERTIFICATE OF TITLE VOL 2043 FOL 200

LOCAL AUTHORITY CITY OF STIRLING

LOCALITY MAYLANDS INDEX PLAN PERTH 2000 15:27

NAME OF BUILDING 268 GUILDFORD RD MAYLANDS

NAME OF BODY CORPORATE

(IF STRATA PLAN OF SUBDIVISION OR CONSOLIDATION)

ADDRESS FOR SERVING OF 268 GUILDFORD RD MAYLANDS 6051

NOTICES ON COMPANY

PURPOSE

LODGED 17.1.91 1357

EXAMINED 24.1.91 MM

REGISTERED 4.1.99 App. G992989

REGISTRAR OF TITLES

FOR LOCALITY PLAN SEE ANNEXURE A

CIVIL ENGINEERING SURVEYS
ENGINEERING, MINING & LICENSED SURVEYORS
1 PERRONA GARDENS, MULLALOO WA 6025
Telephone (09) 401 7179 Mobile 018 927 865
Facsimile 307 5648

Scale :

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	1		
2	1	SEE FORM 3	
3	1		
AGGREGATE	3		

CERTIFICATE OF LICENSED VALUER

I, RICHARD JAMES MACOBOY 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.

21/12/90
Date

Signed

E66747/1/89—2M—S/7652

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FORM 3

STRATA/SURVEY-STRATA PLAN NO. 20936					
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	40	2152-1			
2	30	2152-2			
3	30	2152-3			
			Aggregate	100	

DESCRIPTION OF PARCEL AND BUILDING/PARCEL

Three single storey brick and tile dwellings situated on Lot 114 of Pt Swan Location X on Plan 1727(2) with the street address known as

268 Guildford Road
MAYLANDS WA 6051

CERTIFICATE OF LICENSED VALUER
STRATA/SURVEY STRATA

I, KEVIN L EATON, 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.

17/12/97
Date

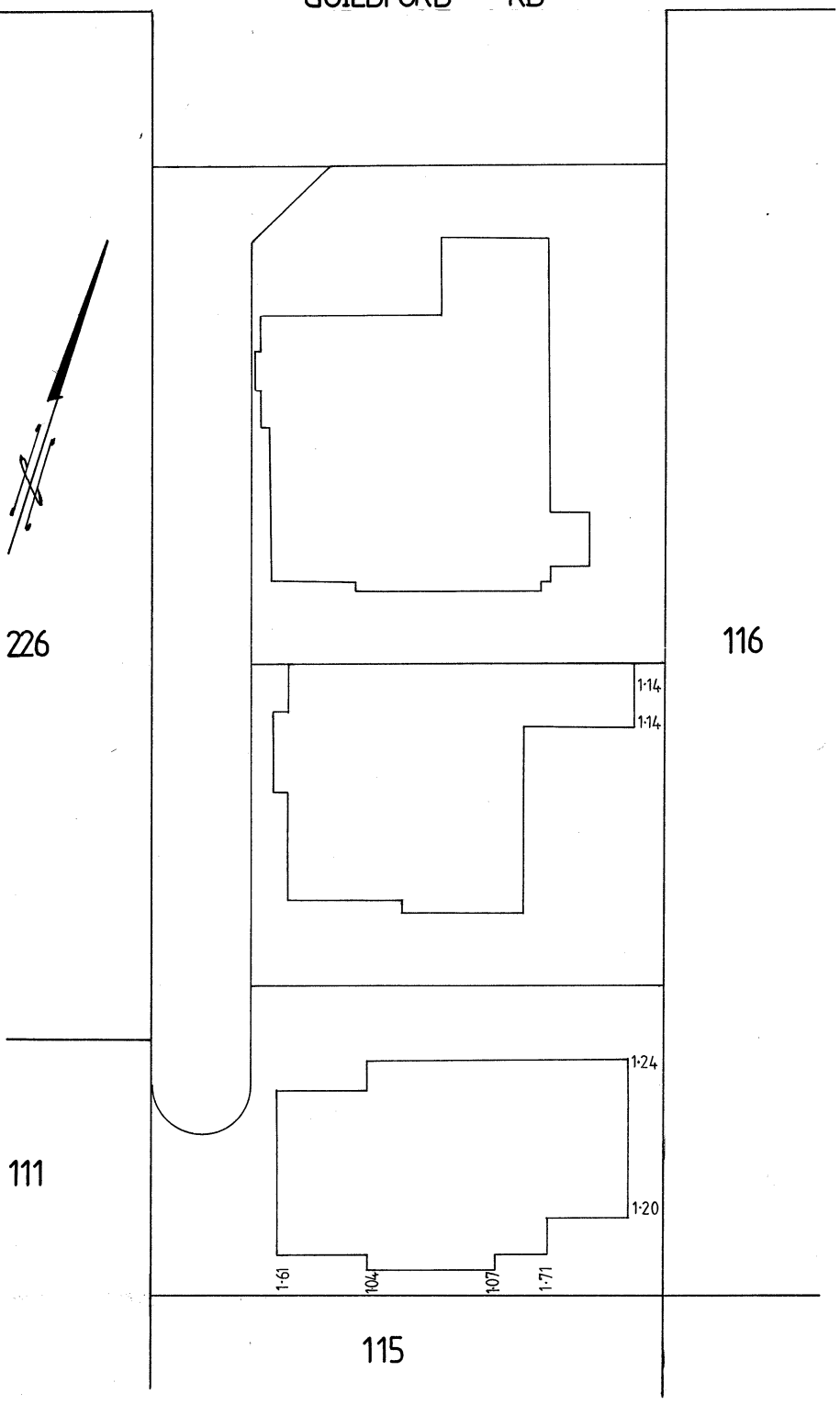
Signed

CA4

ANNEXURE A OF STRATA PLAN No. 20936

LOCATION PLAN

GUILDFORD RD



Scale 1:200

E68972/5/89–1M–S/7657

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CA 3

STRATA PLAN No. **20936**

DESCRIPTION OF PARCEL AND BUILDING

THE BUILDINGS SUBJECT OF THIS PLAN ARE THREE SINGLE STOREY BRICK AND TILE DWELLINGS, SITUATED ON LOT 114 OF PT SWAN LOCATION X ON PLAN 1727(2), COMPRISED IN CERTIFICATE OF TITLE VOLUME 1662 FOLIO 409 AND BEING KNOWN AS 268 GUILDFORD RD, MAYLANDS

CERTIFICATE OF SURVEYOR

I MALCOLM DAY, 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.~~

4/12/90
Date

M R Day
Licensed Surveyor

CERTIFICATE OF LOCAL AUTHORITY

CITY OF STIRLING, 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.

16/1/91
Date

Town/Shire Clerk

Delegated Officer
Section 23(5)
Strata Titles Act 1985

*Delete whichever is inapplicable

E66746/1/89—2M—S/7654

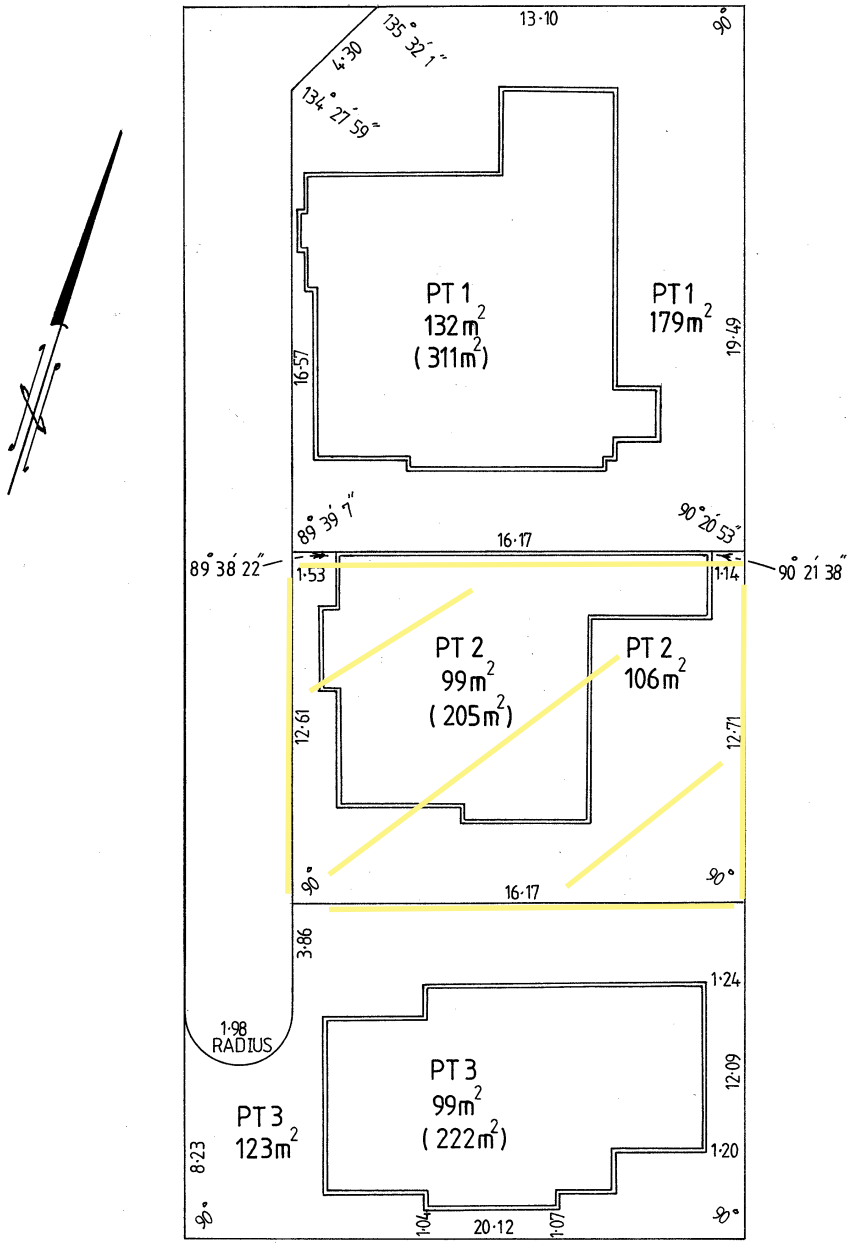
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SHEET No. 1 OF 1 SHEETS CA5

STRATA PLAN No. 20936

GROUNDFLOOR



STRATA OF THE PART LOTS EXTENDS BETWEEN 5 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE OF THE BUILDING CONTAINED WITHIN EACH PART LOT.

EXTERNAL FACES OF WALLS ARE BOUNDARIES OF THE PART LOTS

Scale 1 : 200

41445/6/85—1M—S/7658

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CA6

ANNEXURE B **OF STRATA PLAN No.** 20936 **REGISTRAR OF TITLES**

SCHEDULE OF REGISTERED PROPRIETORS

REGISTERED PROPRIETOR	INSTRUMENT			SIGNATURE OF REGISTRAR of TITLES
	NATURE	NUMBER	REGIST'D	

SCHEDULE OF ENCUMBRANCES, ETC.

INSTRUMENT		PARTICULARS	REGIST'D	SIGNATURE OF REGISTRAR of TITLES	CANCELLATION			
NATURE	NUMBER							

41446/6/85—1M—S/7659

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