

STRATA PLAN 18070

PORTION OF SWAN LOCATION 1586 BEING
PLAN OF LOT 19 ON DIAGRAM 73171.

CERTIFICATE OF TITLE VOLUME 1800 FOLIO 529

LOCAL AUTHORITY WANNEROO CITY COUNCIL

SWAN 2000

LOCALITY WANGARA

INDEX PLAN

10.03

NAME OF BUILDING 1 DELLAMARTA ROAD, WANGARA

NAME OF BODY CORPORATE

(IF STRATA PLAN OF SUBDIVISION
OR CONSOLIDATION)

ADDRESS FOR SERVING OF 1 DELLAMARTA ROAD,

NOTICES ON COMPANY WANGARA 6065 See Annexure A

PURPOSE

LODGED 24.8.89 2452

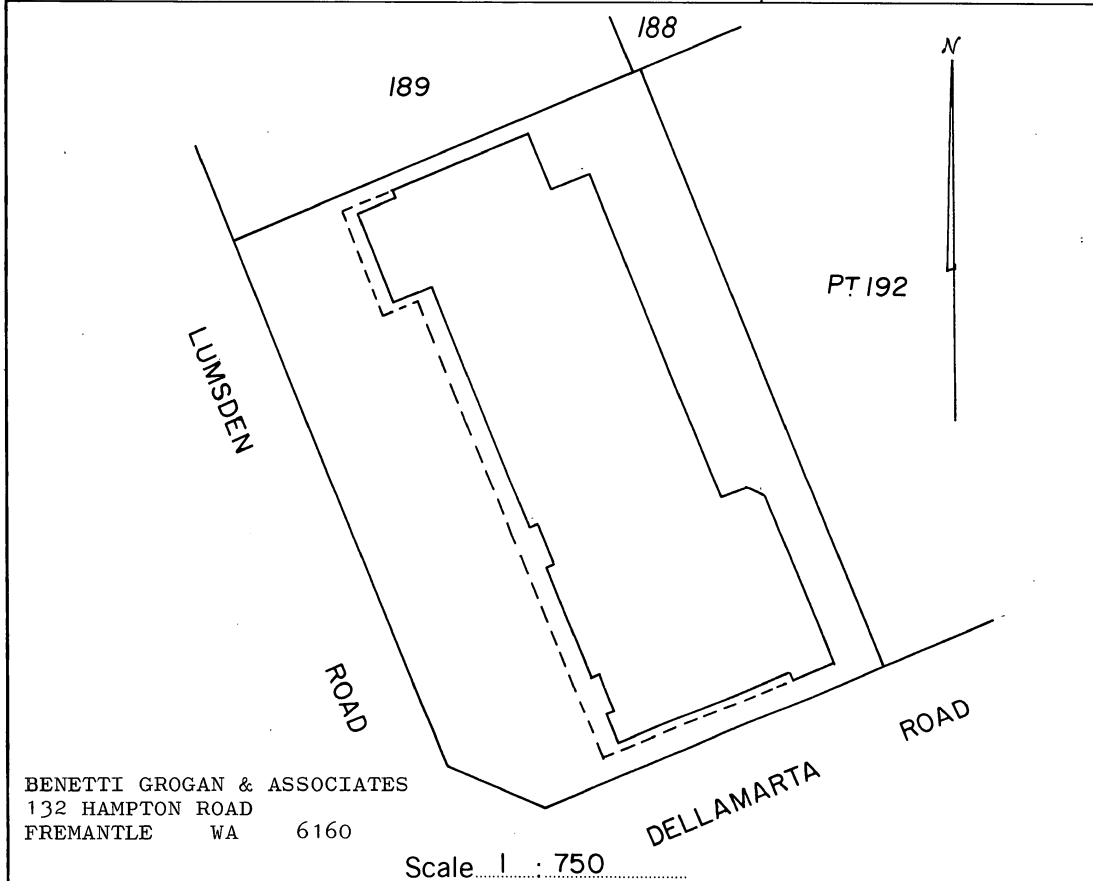
EXAMINED 1.9.89 WAD

REGISTERED 20.2.90 App E 299979

*B. J. Mulesky*

NP

REGISTRAR OF TITLES



SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY		CURRENT Cs. of TITLE
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.	
1	44	1866-806	1957-626	
2	13	1866-807		
3	13	1866-808		
4	13	1866-809		
5	17	1866-810	1914-702	
AGGREGATE	100			

CERTIFICATE OF LICENSED VALUER

I, **ANTONIO BONAVITA** 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.

3 AUGUST 1989
Date

[Signature]
Signed

43962/11/85-1M-S/7652

STRATA PLAN No.

18070

DESCRIPTION OF PARCEL AND BUILDING

Single storey brick and glass fronted commercial showrooms situated on Portion of Swan Location 1586 being Lot 19 on Diagram 73171 and being the whole of the land comprised in Certificate of Title Volume 1800 Folio 529 located at 1 Dellamarta Road, Wangara.


CERTIFICATE OF SURVEYOR

I, Raymond Joseph Benetti, 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.~~




Date

21st July 1989


 Licensed Surveyor

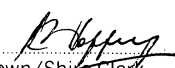
CERTIFICATE OF LOCAL AUTHORITY

WANNEROO CITY COUNCIL, 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.~~

Date

10 9 AUG 1989


 Town/Share Clerk

*Delete whichever is inapplicable

51676/12/86—1 500—S/7654

STRATA PLAN No. 18070

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 16th. AUGUST 1989
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) 19
Location(s) SWAN 1586
Town WANGARA
Local Authority District WANNEROO CITY COUNCIL
Property Owner CBD PROPERTIES LTD.



For Chairman,
STATE PLANNING COMMISSION

Date 22 AUG 1989
(*To be deleted as appropriate)

Notification of Merger L84025

STRATA PLAN No. 18070

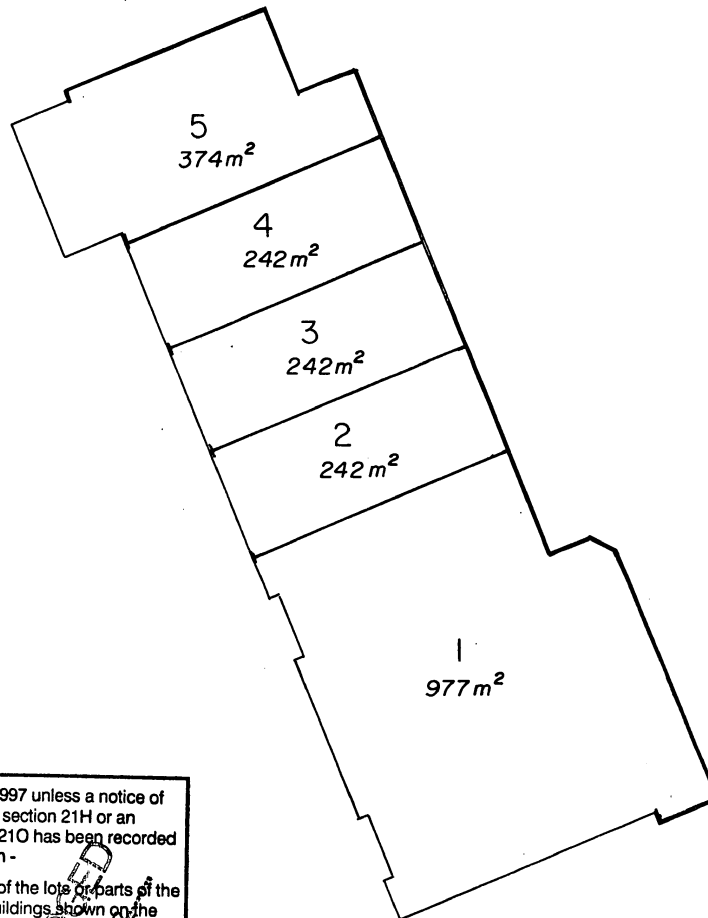
GROUND FLOOR

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 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.



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.

Scale 1 : 500

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

ANNEXURE A		OF STRATA PLAN No. 18070		REGISTRAR OF TITLES	
SCHEDULE OF REGISTERED PROPRIETORS					
REGISTERED PROPRIETOR		INSTRUMENT		SIGNATURE OF REGISTRAR OF TITLES	
		NATURE	NUMBER	REGIST'D	
OBJECTION TO AUTOMATIC MERGER OF BUILDINGS. SECTION 210		Application	6510792	24.6.97	<i>[Signature]</i>
THE ADDRESS FOR SERVING OF NOTICES ON THE STRATA COMPANY IS 121 WALCOTT STREET, MOUNT LAWLEY WA 6050.		NOTIFICATION	K749095	22.10.08	<i>[Signature]</i>
Merger of Buildings (Section 21S of the STA)		Notification	L84025	24.9.09	<i>[Signature]</i>
SEE RECORD OF STRATA TITLES SCHEME FOR FURTHER ENDORSEMENTS					

SCHEDULE OF ENCUMBRANCES, ETC.					
INSTRUMENT		PARTICULARS	REGIST'D	SIGNATURE OF REGISTRAR OF TITLES	CANCELLATION
NATURE	NUMBER				
Notification	F58562	Notification of change of by-laws	9.12.92	<i>[Signature]</i>	
Notification	L489807	Notification of Change of By-Laws	26.11.2010	<i>[Signature]</i>	
		SEE RECORD OF STRATA TITLES SCHEME FOR FURTHER ENDORSEMENTS			

[illegible]