

STRATA / SURVEY —
STRATA PLAN 32753

SHEET 1 OF 1 SHEETS

MANAGEMENT STATEMENT YES NO

Lodged 24.4.97 158948
 Examined 14.5.97 RH
 Registered 17.6.97 App G504824

REGISTRAR OF TITLES
 WESTERN AUSTRALIAN PLANNING COMMISSION
 Certificate of Approval of W.A.P.C. under
 Section 25(1) or 25B(2) of Strata Titles Act 1985

FOR CHAIRMAN DATE

PLAN OF
 LOT 132 OF PERTHSHIRE
 LOCATION AU ON
 PLAN 4748(1)

CERT OF TITLE VOL 1306 FOL 981

LOCAL GOVERNMENT CITY OF STIRLING


INDEX PLAN BG 34(2) 11.31

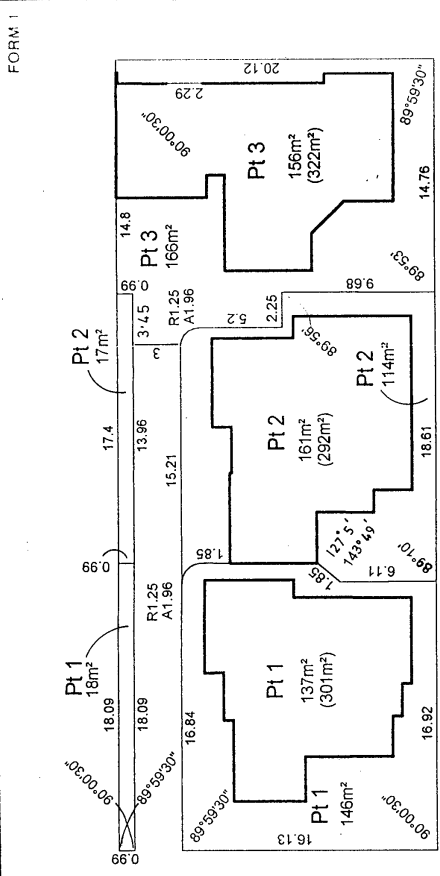
FIELD BOOK NUMBER

SCALE SEE PLAN

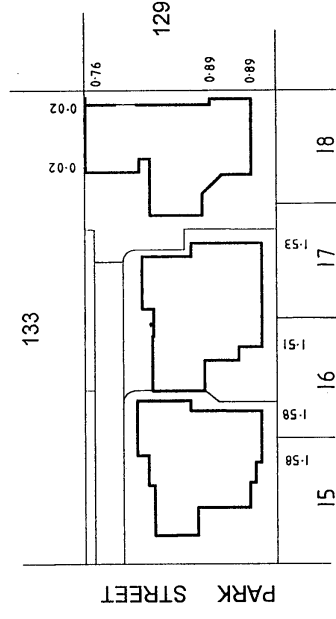
NAME OF SCHEME
 4 PARK STREET
 TUART HILL

ADDRESS OF PARCEL
 4 PARK STREET
 TUART HILL 6060

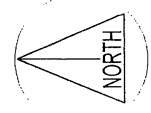
 DOLA
 Department of Land Administration



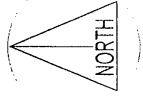
GROUND FLOOR
 (SCALE 1:300)



LOCATION PLAN
 (SCALE 1:500)



R. G. LESTER & ASSOCIATES
 LICENSED LAND & ENGINEERING SURVEYORS
 9 / 105 FLORA TERRACE
 NORTH BEACH WA. 6020
 PH 44880044, 44850009 FAX 4470781



THE STRATA OF THE LOTS IS LIMITED TO BETWEEN 5 METRES BELOW AND 15 METRES ABOVE THE UPPER SURFACE LEVEL OF THE GROUND FLOOR OF THE BUILDING ON THE RESPECTIVE ADJOINING LOT

EXTERNAL FACES OF THE BUILDINGS ARE THE BOUNDARIES OF THE PART LOTS COMPRISING THE BUILDING

ANGLES ARE 90° UNLESS SHOWN OTHERWISE

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 17th December 1997 unless a notice of objection under section 21H or an objection under 21D 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 9AB of the Strata Titles Act 1985.

The scheme may not be a single tier scheme, as defined in section 5(1) of the Strata Titles Act 1985.

LOT No.	SCHEDULE OF UNIT ENTITLEMENT	OFFICE USE ONLY	
		UNIT ENTITLEMENT	CURRENT CS of TITLE
		VOL.	FOL.
1	32	2106-945	
2	34	2106-946	
3	34	2106-947	
AGGREGATE	100		

CERTIFICATE OF LICENSED VALUER
 STRATA / SURVEY STRATA

I, STEPHAN BARRY HARRISON, 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.

18 March 1997  Signed

Date

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

FORM 5

STRATA PLAN No. 32753

DESCRIPTION OF PARCEL & BUILDING

Three single storey brick and tile residential units situated on Lot 132 of Perthshire Location Au on Plan 4748(1) and comprised in Certificate of Title Volume 1306 Folio 981 and known as 4 Park Street, Tuart Hill

CERTIFICATE OF SURVEYOR

I, Richard Lester, 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 it's 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

7.3.1997 Date

[Signature] Licensed Surveyor

* Delete if inapplicable

FORM 7

STRATA PLAN No. 32753

DESCRIPTION OF PARCEL & BUILDING

Three single storey brick and tile residential units situated on Lot 132 of Perthshire Location Au on Plan 4748(1) and comprised in Certificate of Title Volume 1306 Folio 981 and known as 4 Park Street, Tuart Hill

CERTIFICATE OF LOCAL GOVERNMENT

City of Stirling....., 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.

17-4-97
Date

[Signature]
Shire/Town Clerk Delegated Officer
Section 23 (5)
Strata Titles Act 1985

Delete if inapplicable

