

PLAN OF LOT 136 ON PLAN 6079(1) OF SWAN LOCATION W

STRATA PLAN 30810



CERTIFICATE OF TITLE VOLUME 1148 FOLIO 255

LOCAL AUTHORITY CITY OF BAYSWATER

LOCALITY BEDFORD INDEX PLAN PERTH 2000 15.29

NAME OF BUILDING 161 ROSEBERY STREET BEDFORD

NAME OF BODY CORPORATE
(IF STRATA PLAN OF SUBDIVISION OR CONSOLIDATION)

ADDRESS FOR SERVING OF 161 ROSEBERY STREET BEDFORD

NOTICES ON COMPANY WA 6052

PURPOSE

OFFICE USE ONLY

LODGED 23.2.96 1171A-0

EXAMINED 23.2.96 6F

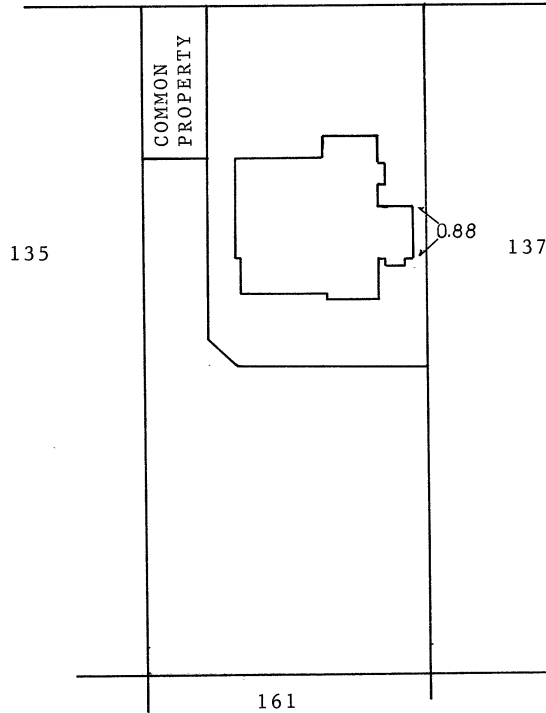
REGISTERED 20.3.96 App 6/170961



J. Saal 20

REGISTRAR OF TITLES

SAVE AND EXCEPT THE RIGHT TO MINES OF COAL OR OTHER MINERALS
ROSEBERY STREET



Scale 1 : 400

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
LOT No.	UNIT ENTITLEMENT	CURRENT Cs. of TITLE	
		VOL.	FOL.
1	68	2070-323	
2	32	2070-324	
AGGREGATE	100		

CERTIFICATE OF LICENSED VALUER

I, ANTONIO BONAVIDA 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.

3.11.1995

Date

[Signature]
Signed

STRATA PLAN No. 30810

DESCRIPTION OF PARCEL AND BUILDING

A SINGLE STOREY BRICK AND TILE RESIDENTIAL UNIT SITUATED ON LOT 136 ON PLAN 6079(1) OF SWAN LOCATION W AND HAVING A POSTAL ADDRESS OF 161 ROSEBERY STREET BEDFORD

CERTIFICATE OF SURVEYOR

I, FRANCIS JOHN LYONS, 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.

20.11.1995
Date

Delete whichever is inapplicable

F. J. Lyons
Licensed Surveyor

CERTIFICATE OF LOCAL AUTHORITY

CITY OF BAYSWATER, 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.~~

20 February 1996
Date
Delete whichever is inapplicable

Chris Paton
Town/Shire Clerk
Delegated Officer

CP39568-4/95-1000

STRATA PLAN No. 30810

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
..... and relating to the property described below;

- 6 OCT 1995

(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)1.36.....
Location(s)SWAN...W.....
TownBEDFORD.....
Local Authority DistrictCITY OF BAYSWATER.....
Property Owner J. M. & M. SIMPSON.....



For Chairman,

~~STATE PLANNING COMMISSION~~
~~WESTERN AUSTRALIAN PLANNING COMMISSION~~

31 OCT 1995

Date

(*To be deleted as appropriate)

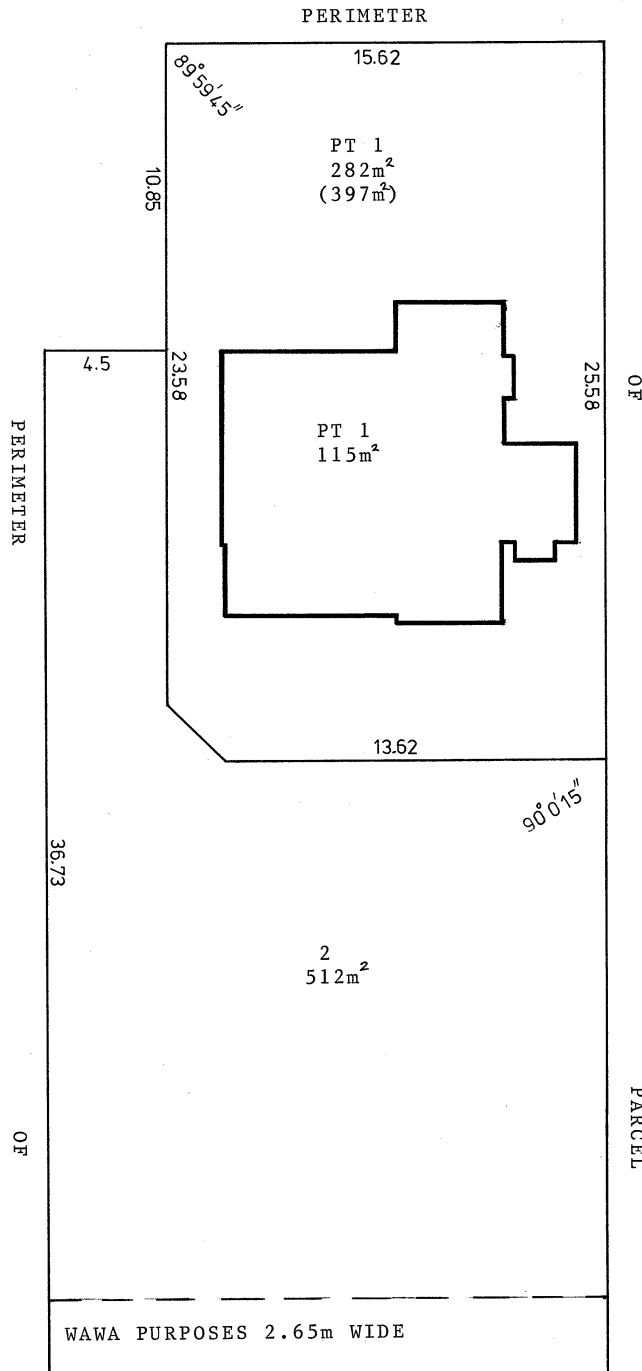
STRATA PLAN No. 30810

GROUND FLOOR

THE STRATUM OF THE LOTS EXTERNAL TO THE BUILDING AND LOT 2 EXTENDS BETWEEN 10 METRES ABOVE AND 5 METRES BELOW THE HIGHEST UPPER MOST FLOOR LEVEL OF THE UNIT ON LOT 1 INCLUDING WHERE COVERED

EXTERNAL FACES OF THE BUILDING IS THE BOUNDARY OF THE PART LOTS COMPRISING THE BUILDING

CONSTRUCTION OF BUILDINGS OVER THAT PART OF THE LOT DESIGNATED WAWA PURPOSES IS RESTRICTED PURSUANT TO THE STRATA TITLES ACT 1985 (AS AMENDED) SECT.6(1) IN ACCORDANCE WITH THE METROPOLITAN WATER SUPPLY, SEWERAGE AND DRAINAGE ACT 1909 (AS AMENDED) SECT.66(1)(a).



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 1:200

ANNEXURE A	OF STRATA PLAN No. 30810	REGISTRAR OF TITLES			
SCHEDULE OF REGISTERED PROPRIETORS					
	REGISTERED PROPRIETOR		INSTRUMENT NUMBER		SIGNATURE OF REGISTRAR OF TITLES
SCHEDULE OF ENCUMBRANCES, ETC.					
INSTRUMENT NUMBER	PARTICULARS	REGIST'D	SIGNATURE OF REGISTRAR OF TITLES	CANCELLATION	

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

41446/6/85 - 1M - S/7/659