

WESTERN



AUSTRALIA

REGISTER NUMBER	
2/SP30635	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
2	31/5/2011

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT OF 1985

VOLUME
2079FOLIO
772

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 2 ON STRATA PLAN 30635
TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MICHAEL BINGHAM MOORE
SHERIE DEANNE MOORE
BOTH OF 1B DUNCRAIG ROAD, APPLECROSS
AS JOINT TENANTS

(T L636673) REGISTERED 25/5/2011

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT NO.33 OF 1985 AS AMENDED.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP30635
PREVIOUS TITLE: SP30635
PROPERTY STREET ADDRESS: UNIT 2 6 COCOS DR, BIBRA LAKE.
LOCAL GOVERNMENT AUTHORITY: CITY OF COCKBURN

PLAN OF Portion of Jandakot AA Lot 256 and being Lot 172 on Plan 17235

STRATA PLAN 30635



OFFICE USE ONLY

LODGED 24.1.96 114/170

EXAMINED 13.2.96 6F

REGISTERED 30.1.96 Application 624478



REGISTRAR OF TITLES

CERTIFICATE OF TITLE Volume: 1879, Folio: 832

LOCAL AUTHORITY City of Cockburn

LOCALITY Bibra Lake INDEX PLAN BG34(2)10:07

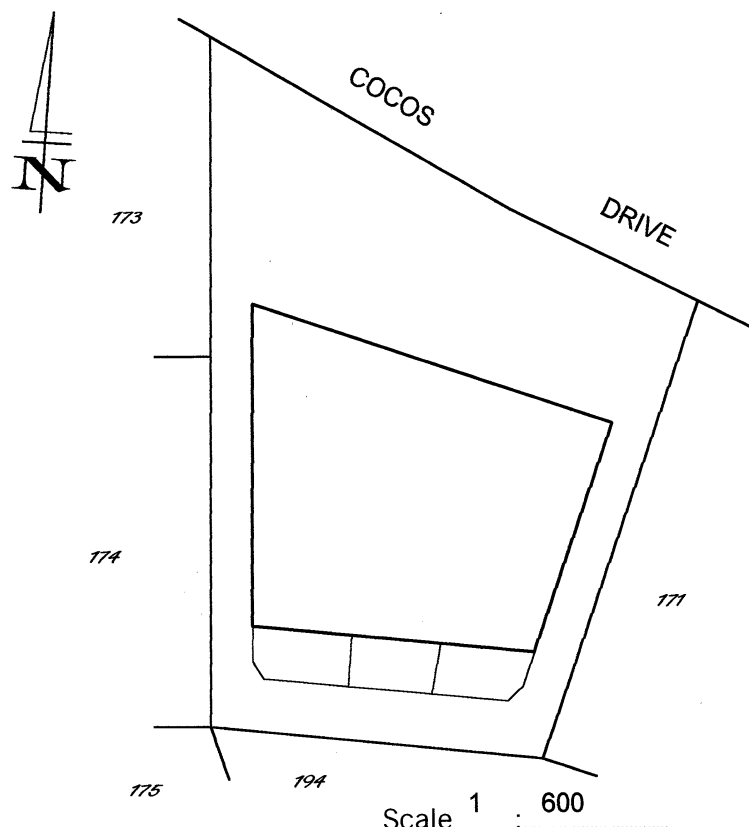
NAME OF BUILDING 6 Cocos Drive, Bibra Lake.

NAME OF BODY CORPORATE (IF STRATA PLAN OF SUBDIVISION OR CONSOLIDATION) 6 Cocos Drive, BIBRA LAKE, 6163.

ADDRESS FOR SERVING OF

NOTICES ON COMPANY

PURPOSE



COTTAGE & ENGINEERING SURVEYS

Suite 3 219 Onslow Rd, SHENTON PK
Ph 381 6211 Fax 382 2503

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
		CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	40	2079	771
2	32	2079	772
3	28	2079	773
AGGREGATE	100		

CERTIFICATE OF LICENSED VALUER

I, **Kevin Sydney JOHNSON** 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.

11th November, 1995.

Date

Signed



STRATA PLAN No. 30005

DESCRIPTION OF PARCEL AND BUILDING

Portion of Jandakot AA Lot 256 and being Lot 172 on Plan 17235.

Three brick commercial units known as 6 Cocos Drive, Bibra Lake.

CERTIFICATE OF SURVEYOR

I, Charles Garner MILLER, 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;

11th November, 1995.

Date

Delete whichever is inapplicable


 Licensed Surveyor

CERTIFICATE OF LOCAL AUTHORITY

CITY OF COCKBURN, 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.~~

19-1-96
 Date

Delete whichever is inapplicable


 Town/Shire Clerk

CITY OF COCKBURN

CP39568-4/95-1000

STRATA PLAN No. 30635

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;

- (ii) to the sketch submitted on **16 OCT 1995**
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) 172
Location(s) JANDAKOT AP
Town BIBRA LAKE
Local Authority District CITY OF COCKBURN
Property Owner ANDROM Pty. Ltd. &
STRONG NOMINEES Pty. Ltd.



For Chairman,

~~STATE PLANNING COMMISSION~~

WESTERN AUSTRALIAN PLANNING COMMISSION

12 DEC 1995

Date

(*To be deleted as appropriate)

STRATA PLAN No.

30835

GROUND FLOOR

CI



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 -

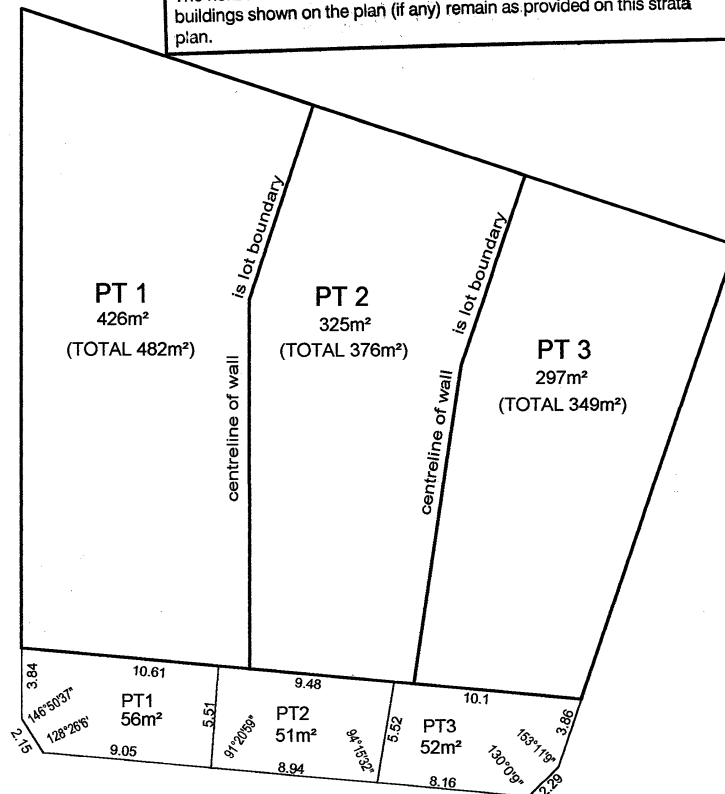
The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of those buildings, as provided by section 3AB of the *Strata Titles Act 1985*;

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.



External face of buildings are the boundaries of part lots comprising the buildings, except where stated otherwise.

The stratum of the Part Lots is limited to between 1 metres below and 10 metres above the upper surface level of the lowest ground floor of the Main building, appurtenant to their corresponding Lot number, including where covered

All distances are from the external surface of the wall, unless otherwise stated.

All angles are 90° except where noted.

Scale 1 : 300

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

[illegible]

1446/6/85-1M-S/7659

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

Strata Plan 30635

Lot	Certificate of Title	Lot Status	Part Lot
1	2079/771	Registered	
2	2079/772	Registered	
3	2079/773	Registered	