STRATA PLAN 23549

PLAN OF Lot 627 of Swan Location 3324 on Plan 17 447.

CERTIFICATE OF TITLE Volume 1872 Folio 460

LOCAL AUTHORITY City of Wanneroo

LOCALITY Joondalup TNF INDEX PLAN Swan 2000 07.09

NAME OF BUILDING 78A & 78B Otisco Cresent, Joondalup TNF

NAME OF BODY CORPORATE

(IF STRATA PLAN OF SUBDIVISION OR CONSOLIDATION)

ADDRESS FOR SERVING OF 78A Otisco Cresent, Joondalup TNF W.A. 6028

NOTICES ON COMPANY

PURPOSE

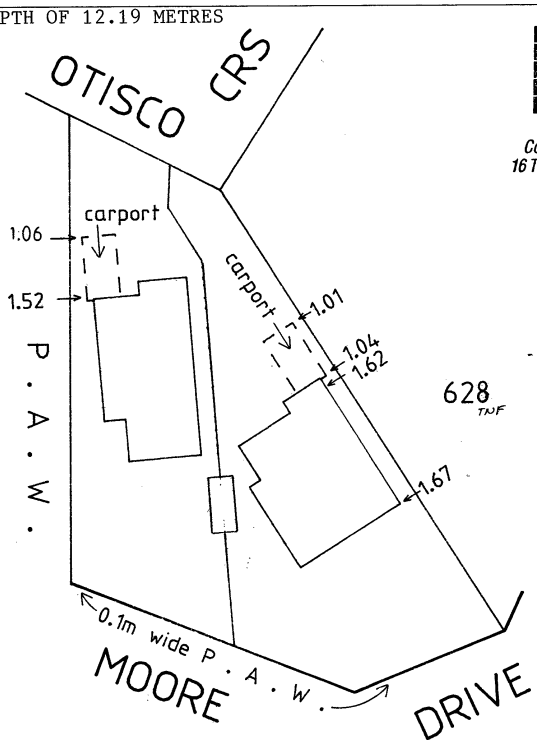
LODGED 18. 11. 92 5154

EXAMINED 23.11.92 GF

REGISTERED 15.12.92 App. F64585

REGISTRAR OF TITLES

LIMITED TO A DEPTH OF 12.19 METRES



Precision Surveys Group

A.C.N. 009 396 650

Consulting Land, Mining & Engineering Surveyors

16 Turnberry Place Connolly W.A. Telephone 300 1956

Scale 1: 500

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	50	1948	507
2	50	1948	508
AGGREGATE	100		

CERTIFICATE OF LICENSED VALUER

I, M. Dutry 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.

18th NOVEMBER 1992.
Date

Signed

E66747/1/89—2M—S/7652

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Landgate

www.landgate.wa.gov.au

CA 3

STRATA PLAN No. 23549

DESCRIPTION OF PARCEL AND BUILDING

Two single storey dwellings, of brick & tile construction, situated on lot 627 of Swan Location 3324 on plan 17447 and being known as 78A & 78B Otisco cresent , Joondalup.

CERTIFICATE OF SURVEYOR

I Trevor Norman Finlayson, 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.~~

14 August 1992
Date

T.N. Finlayson
Licensed Surveyor

Delete whichever is inapplicable

CERTIFICATE OF LOCAL AUTHORITY

City of Wanneroo, 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~~; or

(b) the within strata scheme is exempt from the requirement of approval by the State Planning Commission.

18 NOV 1992
Date

Town/Shire Clerk

Delete whichever is inapplicable

E76327/6/90–2M–S/7654

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SHEET No. 1 OF 1 SHEETS CA5

STRATA PLAN No. 23549

GROUND FLOOR

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 -

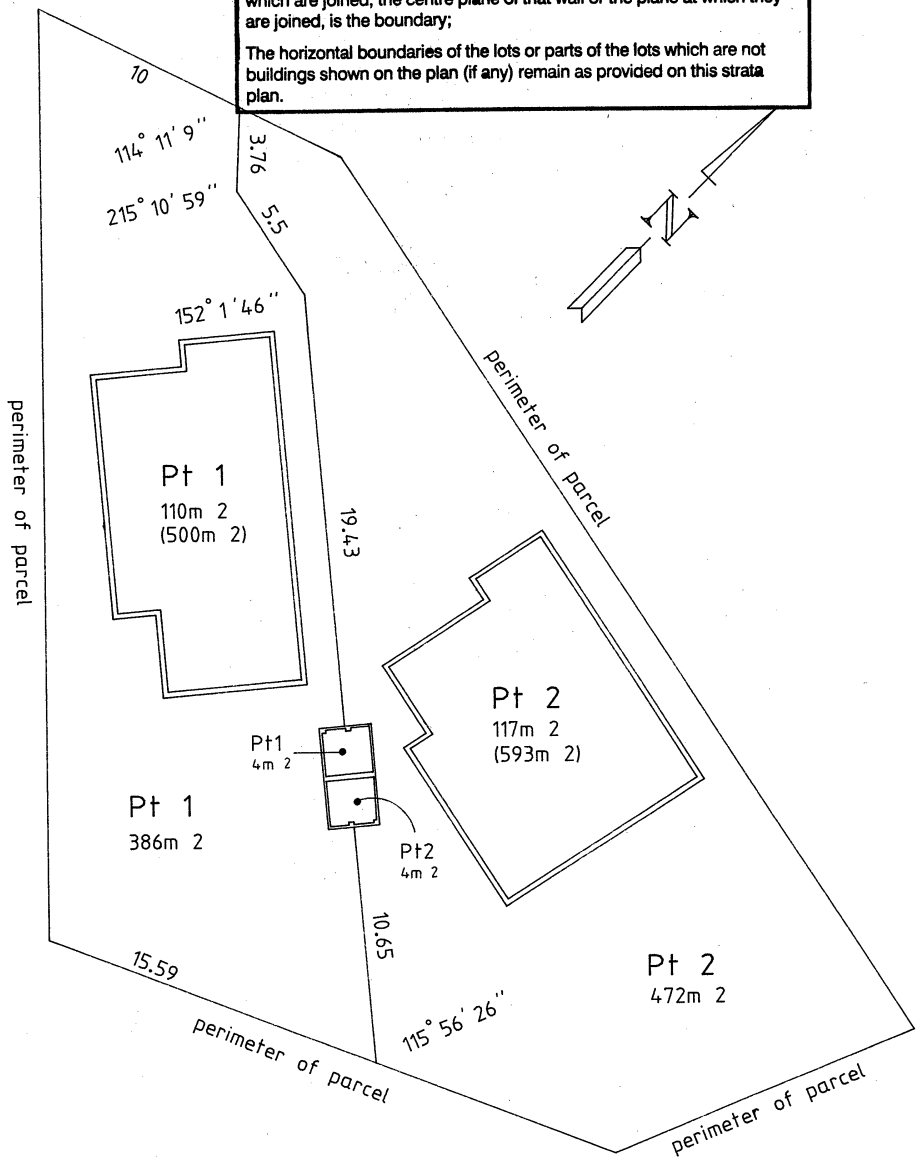
The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of those buildings, as provided by section 3AB of the *Strata Titles Act 1985;*

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.



The stratum of the parts of lots external to the buildings extends between 5 metres below and 10 metres above the upper surface of the ground floor of the building contained within lot 1, except where covered.

Scale 1 :250

41445/6/85—1M—S/7658

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ANNEXURE A **OF STRATA PLAN No.** 23549 **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							
TRANSFER	E854701	CONTAINS A RESTRICTIVE COVENANT:EXPIRES 31.12.1999		D J Mulcahy				

41446/6/85—1M—S/7659

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