STRATA PLAN 17073

PLAN OF LOT 545 OF PERTHSHIRE LOCATION 101 ON PLAN 16144

CERTIFICATE OF TITLE 1791 836

LOCAL AUTHORITY CITY OF WANNEROO SWAN 2000

LOCALITY EDGEWATER INDEX PLAN 08.06

NAME OF BUILDING 4 SHADYGLEN MEWS, EDGEWATER

NAME OF BODY CORPORATE

(IF STRATA PLAN OF SUBDIVISION OR CONSOLIDATION)

ADDRESS FOR SERVING OF 4 SHADYGLEN MEWS

NOTICES ON COMPANY EDGEWATER 6027

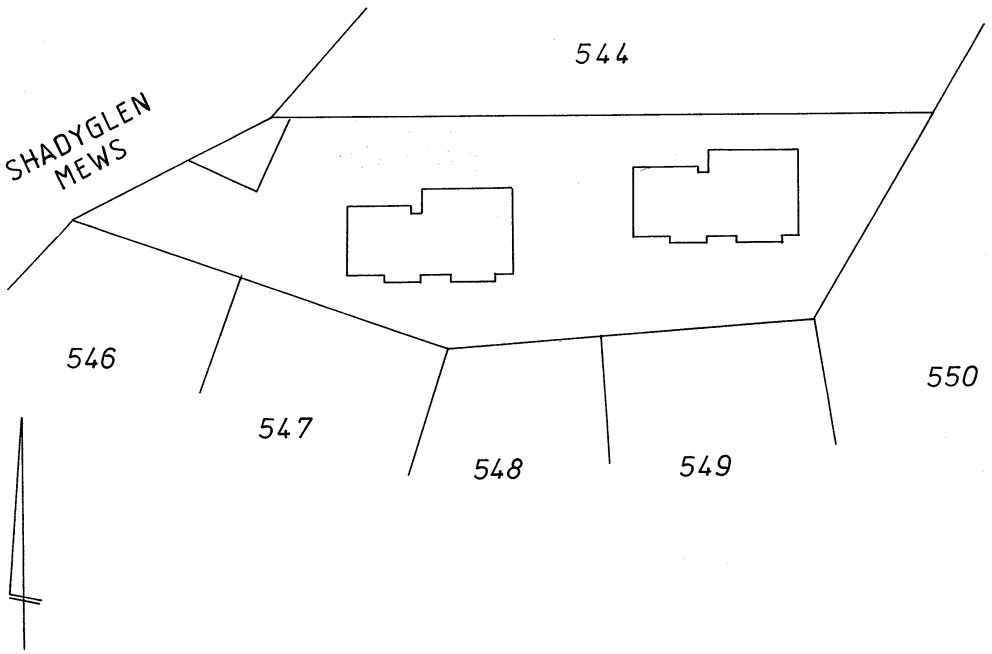
PURPOSE

LODGED 1.2.89 3859

EXAMINED 7.2.89 DWB

REGISTERED 10:3:89 App E 43572

REGISTRAR OF TITLES



Scale 1 : 500

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE
LOT No.	UNIT ENTITLEMENT	VOL. FOL.
1	1	1832-125
2	1	1832-126
AGGREGATE	2	

CERTIFICATE OF LICENSED VALUER

I, M. DAVEY 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.

11/1/89
Date

Signed

43962/11/85—1M—S/7652

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CA 3

STRATA PLAN No. 17073

DESCRIPTION OF PARCEL AND BUILDING

TWO SINGLE STOREY BRICK AND TILE RESIDENTIAL UNITS
SITUATED ON LOT 545 OF PERTHSHIRE LOCATION 101
ON PLAN 16144

CERTIFICATE OF SURVEYOR

I RICHARD LESTER, 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.~~

12/1/1989
Date

Licensed Surveyor

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~~;

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

31 JAN 1989
Date

~~Town~~/Shire Clerk

*Delete whichever is inapplicable

51676/12/86—1 500—S/7654

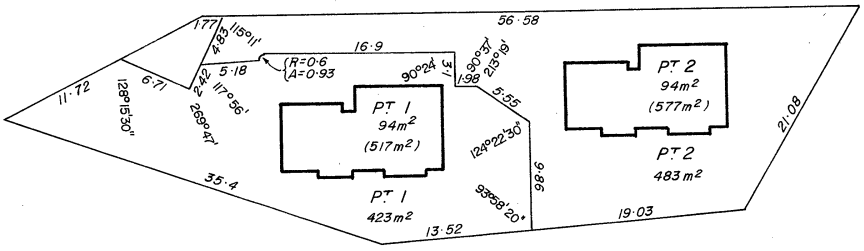
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SHEET No. 1 OF 1 SHEETS CA5

STRATA PLAN No. 17073

GROUND FLOOR

STRATA OF PART LOTS EXTERNAL TO BUILDINGS EXTENDS BETWEEN FIVE METRES BELOW AND TEN METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE RESPECTIVE ADJOINING LOTS EXCEPT WHERE COVERED.



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

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CA6

ANNEXURE A **OF STRATA PLAN No.** 17073 **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	D771814	contains a restrictive covenant.						

41446/6/85—1M—S/7659

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