

STRATA PLAN
EXAMPLE 37.1
 SHEET 1 OF 2 SHEETS

VER.	AMENDMENT	AUTHORISED BY	DATE

PLAN OF **CONSOLIDATION OF LOTS**
1-17, 19-22, 24-42, 45, 48-56,
58-59, 61-94
ON SP 22873

CERTIFICATE OF TITLE
VOL. 1937 FOL. 1-17, 19-22, 24-42,
45, 48-56,
58-59, 61-94

LOCAL GOVERNMENT
CITY OF SWAN

INDEX PLAN
BG34(2) 15.36

FIELD BOOK

SCALE
1:750 & 1:250 @A3

NAME OF SCHEME
34 OXLEIGH DRIVE, MALAGA

ADDRESS OF PARCEL
34 OXLEIGH DRIVE,
MALAGA WA 6090

MANAGEMENT STATEMENT YES NO

LODGED	CERTIFIED CORRECT
DATE	COR. FILE
FEE PAID	IN ORDER FOR DEALINGS
ASSESS. No.	SUBJECT TO
	FOR REGISTRAR OF TITLES DATE

REGISTERED APPLICATION

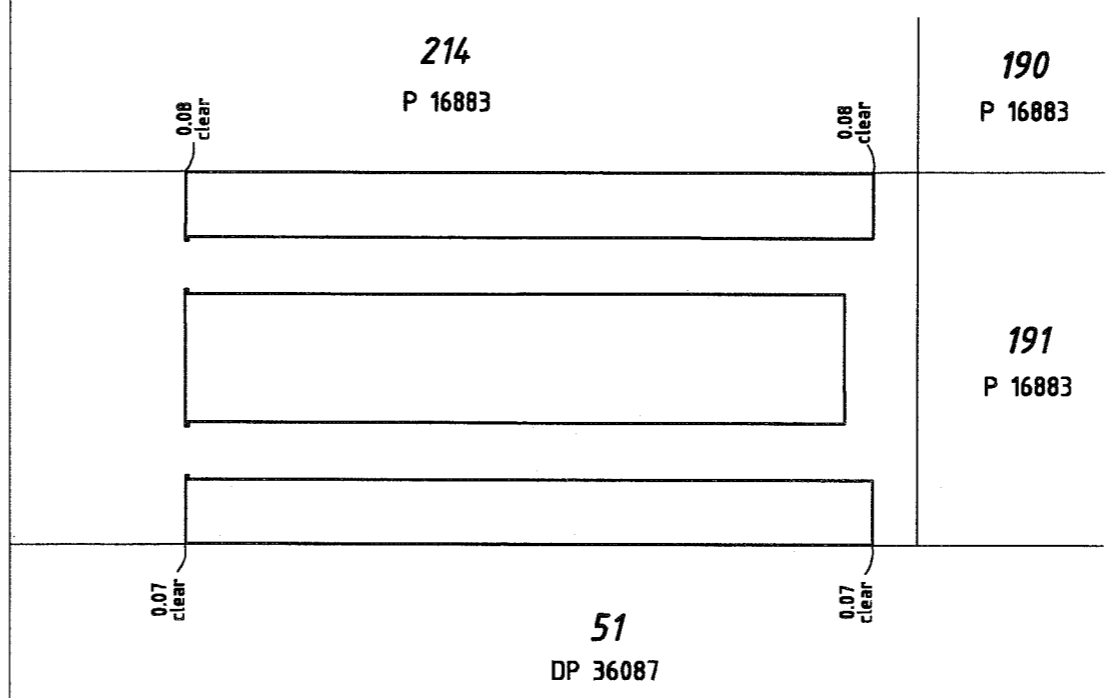
DATE REGISTRAR OF TITLES SEAL

WESTERN AUSTRALIAN PLANNING COMMISSION
 W.A.P.C. REF.
 Certificate of Approval of W.A.P.C. under Section 25B(2) of
 Strata Titles Act 1985

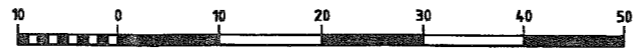
Delegated under S16 P & D Act 2005 DATE



OXLEIGH DRIVE



LOCATION PLAN
 1:750 @A3



SURVEYOR'S CERTIFICATE - Reg 54

I,,
 hereby certify that this plan is accurate and is a correct
 representation of the -
 (a) *survey; and/or
 (b) *calculations from measurements,
 [*delete if inapplicable]
 undertaken for the purposes of this plan and that it complies
 with the relevant written law(s) in relation to which it is lodged.

.....
 LICENSED SURVEYOR DATE

STRATA PLAN EXAMPLE 37.2

SHEET 2 OF 2 SHEETS



Pt.98 17m ²	Pt.98 17m ²	Pt.98 17m ²	Pt.98 17m ²	Pt.98 17m ²	Pt.98 17m ²	Pt.99 17m ²	Pt.99 17m ²	Pt.99 17m ²	Pt.99 17m ²	Pt.99 17m ²	Pt.99 17m ²	Pt.99 17m ²	Pt.99 17m ²	Pt.99 17m ²	Pt.99 17m ²	Pt.99 17m ²	18	Pt.95 17m ²	Pt.95 17m ²	Pt.95 17m ²	Pt.95 17m ²	23	Pt.95 17m ²
BOUNDARY IS SOUTH FACE OF WALLS PRODUCED																							

BOUNDARY IS NORTH FACE OF WALLS PRODUCED																						
Pt.99 17m ²	Pt.97 17m ²	Pt.97 17m ²	Pt.97 17m ²	Pt.97 17m ²	Pt.97 17m ²	Pt.97 17m ²	Pt.97 17m ²	Pt.97 17m ²	Pt.97 17m ²	Pt.97 17m ²	Pt.97 17m ²	Pt.97 17m ²	Pt.97 17m ²	Pt.97 17m ²	Pt.95 17m ²	Pt.95 17m ²	Pt.95 17m ²	43	44	Pt.95 17m ²	46	47
Pt.99 17m ²	Pt.98 17m ²	Pt.98 17m ²	Pt.98 17m ²	Pt.98 17m ²	Pt.98 17m ²	Pt.98 17m ²	Pt.98 17m ²	Pt.98 17m ²	57	Pt.100 17m ²	Pt.100 17m ²	60	Pt.100 17m ²	Pt.100 17m ²	Pt.100 17m ²	Pt.95 17m ²	Pt.95 17m ²	Pt.95 17m ²	Pt.95 17m ²	Pt.95 17m ²	Pt.99 17m ²	Pt.99 17m ²
BOUNDARY IS SOUTH FACE OF WALLS PRODUCED																						

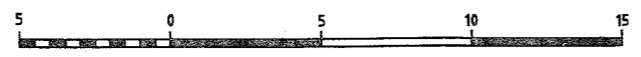
BOUNDARY IS NORTH FACE OF WALLS PRODUCED																						
Pt.96 17m ²	Pt.96 17m ²	Pt.96 17m ²	Pt.96 17m ²	Pt.96 17m ²	Pt.96 17m ²	Pt.101 17m ²	Pt.101 17m ²	Pt.101 17m ²	Pt.101 17m ²	Pt.101 17m ²	Pt.101 17m ²	Pt.101 17m ²	Pt.101 17m ²	Pt.101 17m ²	Pt.101 17m ²	Pt.96 17m ²	Pt.96 17m ²	Pt.96 17m ²	Pt.96 17m ²	Pt.96 17m ²	Pt.96 17m ²	Pt.96 17m ²

Total Areas

LOT No.	AREA
95	238m ²
96	238m ²
97	238m ²
98	238m ²
99	255m ²
100	85m ²
101	170m ²

NOTES:
 1. Under section 3(2)(b) of the Strata Titles Act 1985, the boundaries of the lots or parts of the lots which are buildings shown on the strata plan are in inner surfaces of the walls, the upper surface of the floor and the under surface of the ceiling, except where shown.

GROUND FLOOR PLAN
 1:250 @A3



EXAMPLE 37.3

Form 18

CERTIFICATE OF LOCAL GOVERNMENT

Strata Titles Act 1985

Section 9

The City of Swan certifies that:

(1) It consents to the consolidation of lots 19 to 22 & 24, 40,41, 42 & 45; 64 to 68 to become lot 95.

lots 71 to 76; 87 to 94 to become lot 96.

lots 26 to 39 to become lot 97.

lots 1 to 6 and 49 to 56 to become lot 98.

lots 7 to 17 & 25, 48, 69 and 70 to become lot 99.

lots 58 & 59, 61, 62 & 63 to become lot 100.

lots 77 to 86 to become lot 101.

(2) All conditions imposed by the Western Australian Planning Commission in respect of the consolidation of the above lots have been complied with.

.....
Date

.....
Chief Executive Officer

WAPC Ref. No. 1757-04

STRATA PLAN No.

STRATA TITLES ACT 1985

Sections 25(1), 25(4)

CERTIFICATE OF GRANT OF APPROVAL BY WESTERN AUSTRALIAN PLANNING COMMISSION TO STRATA PLAN

It is hereby certified that the approval of the Western Australian Planning Commission has been granted pursuant to section 25(1) of the Strata Titles Act 1985 to-

- *(i) the *Strata Plan/Plan of Re-Subdivision/Plan of Consolidation submitted on ... and relating to the property described below;
*(ii) the sketch submitted on ... of the *proposed subdivision of the property described below, subject to the following conditions-

Property Description: Lot (or Strata Plan) No. Lots on 1-17, 19-22, 24-42, 45, 48-56, 58-59, 61-94 on SP 22873
Location Oxleigh Drive
Locality MALAGA
Local Government City of Swan

Lodged by. ... Whelans Town Planning Consultants. . .

Date.....

For Chairman, Western Australian Planning Commission

(* To be deleted as appropriate)

Date.....

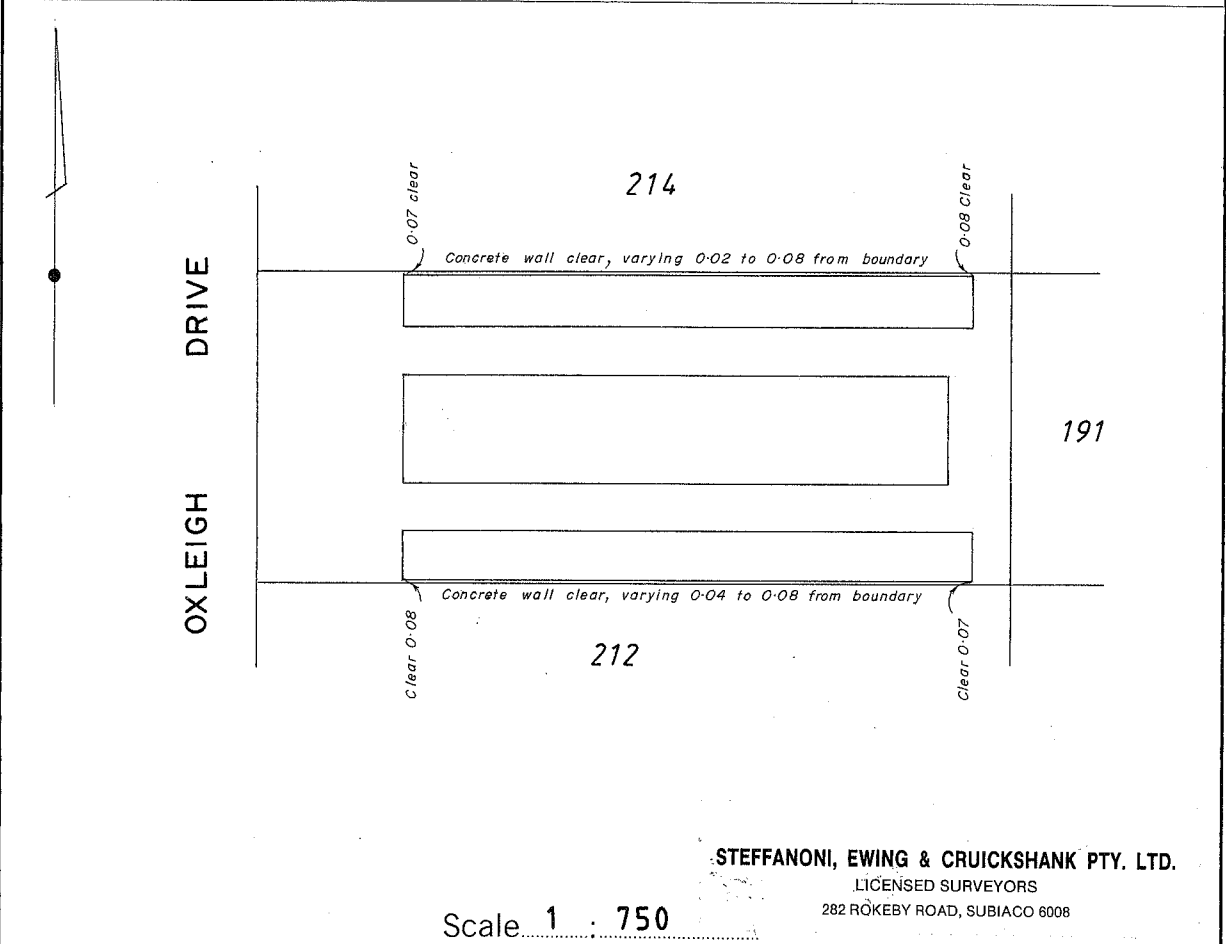
PLAN OF PORTION SWAN LOCATION I AND BEING LOT 213 ON
PLAN 16883
 CERTIFICATE OF TITLE VOL 1838 FOL 164
 LOCAL AUTHORITY SHIRE OF SWAN
 LOCALITY MALAGA INDEX PLAN PERTH 2000 15.36
 NAME OF BUILDING 34 OXLEIGH DRIVE MALAGA
 NAME OF BODY CORPORATE
 (IF STRATA PLAN OF SUBDIVISION OR CONSOLIDATION)
 ADDRESS FOR SERVING OF 3 KEYS COURT
 NOTICES ON COMPANY LEEMING 6155
 PURPOSE

LODGED 18.6.92 15.73
 EXAMINED 22.6.92 GF
 REGISTERED 22.7.92 App. E94340



[Signature]

REGISTRAR OF TITLES



Scale 1 : 750

STEFFANONI, EWING & CRUICKSHANK PTY. LTD.
 LICENSED SURVEYORS
 282 RÔKEBY ROAD, SUBIACO 6008

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
LOT No.	UNIT ENTITLEMENT	CURRENT Cs. of TITLE	
		VOL.	FOL.
AGGREGATE			

SEE ANNEXURE 'A' AND 'B'

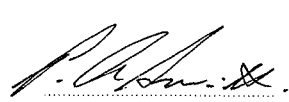
CERTIFICATE OF LICENSED VALUER

I, 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.

..... Date Signed

8.7.92

ANNEXURE A OF STRATA PLAN No. 22873

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE		SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.	LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	NOW CONSOLIDATED	1	1937-1	36	NOW CONSOLIDATED	1	1937-36
2	NOW CONSOLIDATED	1	1937-2	37	NOW CONSOLIDATED	1	1937-37
3	NOW CONSOLIDATED	1	1937-3	38	NOW CONSOLIDATED	1	1937-38
4	NOW CONSOLIDATED	1	1937-4	39	NOW CONSOLIDATED	1	1937-39
5	NOW CONSOLIDATED	1	1937-5	40	NOW CONSOLIDATED	1	1937-40
6	NOW CONSOLIDATED	1	1937-6	41	NOW CONSOLIDATED	1	1937-41
7	NOW CONSOLIDATED	1	1937-7	42	NOW CONSOLIDATED	1	1937-42
8	NOW CONSOLIDATED	1	1937-8	43	1		1937-43
9	NOW CONSOLIDATED	1	1937-9	44	1		1937-44
10	NOW CONSOLIDATED	1	1937-10	45	NOW CONSOLIDATED	1	1937-45
11	NOW CONSOLIDATED	1	1937-11	46	1		1937-46
12	NOW CONSOLIDATED	1	1937-12	47	1		1937-47
13	NOW CONSOLIDATED	1	1937-13	48	NOW CONSOLIDATED	1	1937-48
14	NOW CONSOLIDATED	1	1937-14	49	NOW CONSOLIDATED	1	1937-49
15	NOW CONSOLIDATED	1	1937-15	50	NOW CONSOLIDATED	1	1937-50
16	NOW CONSOLIDATED	1	1937-16	51	NOW CONSOLIDATED	1	1937-51
17	NOW CONSOLIDATED	1	1937-17	52	NOW CONSOLIDATED	1	1937-52
18	1		1937-18	53	NOW CONSOLIDATED	1	1937-53
19	NOW CONSOLIDATED	1	1937-19	54	NOW CONSOLIDATED	1	1937-54
20	NOW CONSOLIDATED	1	1937-20	55	NOW CONSOLIDATED	1	1937-55
21	NOW CONSOLIDATED	1	1937-21	56	NOW CONSOLIDATED	1	1937-56
22	NOW CONSOLIDATED	1	1937-22	57	1		1937-57
23	1		1937-23	58	NOW CONSOLIDATED	1	1937-58
24	NOW CONSOLIDATED	1	1937-24	AGGREGATE			
25	NOW CONSOLIDATED	1	1937-25	<p>CERTIFICATE OF LICENSED VALUER</p> <p>PAUL A SMITH</p> <p>I, 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.</p> <p>8/5/92 Date  Signed</p>			
26	NOW CONSOLIDATED	1	1937-26				
27	NOW CONSOLIDATED	1	1937-27				
28	NOW CONSOLIDATED	1	1937-28				
29	NOW CONSOLIDATED	1	1937-29				
30	NOW CONSOLIDATED	1	1937-30				
31	NOW CONSOLIDATED	1	1937-31				
32	NOW CONSOLIDATED	1	1937-32				
33	NOW CONSOLIDATED	1	1937-33				
34	NOW CONSOLIDATED	1	1937-34				
35	NOW CONSOLIDATED	1	1937-35				

ANNEXURE B OF STRATA PLAN No. 22873

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE		SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.	LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
59	NOW CONSOLIDATED	1937-59		94	NOW CONSOLIDATED	1937-94	
60	1	1937-60		95	14	2600-407	
61	NOW CONSOLIDATED	1937-61		96	14	2600-408	
62	NOW CONSOLIDATED	1937-62		97	14	2600-409	
63	NOW CONSOLIDATED	1937-63		98	14	2600-410	
64	NOW CONSOLIDATED	1937-64		99	15	2600-411	
65	NOW CONSOLIDATED	1937-65		100	5	2600-412	
66	NOW CONSOLIDATED	1937-66		101	10	2600-413	
67	NOW CONSOLIDATED	1937-67					
68	NOW CONSOLIDATED	1937-68					
69	NOW CONSOLIDATED	1937-69					
70	NOW CONSOLIDATED	1937-70					
71	NOW CONSOLIDATED	1937-71					
72	NOW CONSOLIDATED	1937-72					
73	NOW CONSOLIDATED	1937-73					
74	NOW CONSOLIDATED	1937-74					
75	NOW CONSOLIDATED	1937-75					
76	NOW CONSOLIDATED	1937-76					
77	NOW CONSOLIDATED	1937-77					
78	NOW CONSOLIDATED	1937-78					
79	NOW CONSOLIDATED	1937-79					
80	NOW CONSOLIDATED	1937-80					
81	NOW CONSOLIDATED	1937-81					
82	NOW CONSOLIDATED	1937-82		AGGREGATE	94		
83	NOW CONSOLIDATED	1937-83		<p>CERTIFICATE OF LICENSED VALUER</p> <p>PAUL A SMITH</p> <p>I, <u>PAUL A SMITH</u> 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.</p>			
84	NOW CONSOLIDATED	1937-84					
85	NOW CONSOLIDATED	1937-85					
86	NOW CONSOLIDATED	1937-86					
87	NOW CONSOLIDATED	1937-87					
88	NOW CONSOLIDATED	1937-88					
89	NOW CONSOLIDATED	1937-89					
90	NOW CONSOLIDATED	1937-90					
91	NOW CONSOLIDATED	1937-91					
92	NOW CONSOLIDATED	1937-92					
93	NOW CONSOLIDATED	1937-93					

CERTIFICATE OF LICENSED VALUER

PAUL A SMITH

I, PAUL A SMITH 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.

8/5/'92
Date

Paul A Smith
Signed

STRATA PLAN No. 22873

DESCRIPTION OF PARCEL AND BUILDING

PARCEL: Portion of Swan Location I being Lot 213 on Plan 16883. Certificate of Title Volume 1838 Folio 164

BUILDING: 3 separate single storey buildings of concrete and steel roof construction consisting of 94 storage units, known as 34 Oxleigh Drive, Malaga.

CERTIFICATE OF SURVEYOR

I, MURRAY ALEXANDER MORRISON, 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.~~

M.A.M.

5-5-92
Date

M.A.M.
Licensed Surveyor

CERTIFICATE OF LOCAL AUTHORITY

SHIRE OF SWAN, 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.~~

16.6.1992
Date

*Delete whichever is inapplicable

[Signature]
Township Clerk
DELEGATED OFFICER UNDER SECTION 23(5) OF THE STRATA TITLES ACT

STRATA PLAN No. 22873

STRATA TITLES ACT 1985

CERTIFICATE OF APPROVAL BY STATE PLANNING COMMISSION TO A STRATA PLAN

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 - 7 MAY 1992 and relating to the property described below;
(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) 213
Location(s) SWAN LOCATION I
Town SHIRE OF SWAN
Local Authority District MALAGA
Property Owner CUSTOM CREDIT CORPORATION LTD

[Handwritten signature]

For Chairman, STATE PLANNING COMMISSION

Date 26 MAY 1992
(*To be deleted as appropriate)

STRATA PLAN No. 22873

GROUND FLOOR



←				NOW			CONSOLIDATED			→			14	
1	2	3	4	5	6	7	8	9	10	11	12	13		
17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	
BOUNDARY				IS	SOUTH			FACE			OF	WALLS		PRODUCED

←				NOW			CONSOLIDATED			→			38	
25	26	27	28	29	30	31	32	33	34	35	36	37		
17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	
BOUNDARY				IS	NORTH			FACE			OF	WALLS		PRODUCED

←				NOW			CONSOLIDATED			→			61	
48	49	50	51	52	53	54	55	56	57	58	59	60		
17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	
BOUNDARY				IS	SOUTH			FACE			OF	WALLS		PRODUCED

←				NOW			CONSOLIDATED			→			84	
71	72	73	74	75	76	77	78	79	80	81	82	83		
17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	
BOUNDARY				IS	NORTH			FACE			OF	WALLS		PRODUCED

JOINS SHEET No. 1B OF 1 SHEETS

Scale 1 : 250

STRATA PLAN No.

GROUND FLOOR

JOINS SHEET No. 1A OF 1 SHEETS

13	← NOW CONSOLIDATED →		← NOW CONSOLIDATED →		← NOW CONSOLIDATED →		← NOW CONSOLIDATED →		← NOW CONSOLIDATED →		NOW CONSOLIDATED
	14	15	16	17	18	19	20	21	22	23	
	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²
	BOUNDARY IS SOUTH		FACE OF WALLS		PRODUCED						

37	← NOW CONSOLIDATED →		← NOW CONSOLIDATED →		← NOW CONSOLIDATED →		← NOW CONSOLIDATED →		← NOW CONSOLIDATED →		NOW CONSOLIDATED
	38	39	40	41	42	43	44	45	46	47	
	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	
	BOUNDARY IS NORTH		FACE OF WALLS		PRODUCED						

60	← NOW CONSOLIDATED →		← NOW CONSOLIDATED →		← NOW CONSOLIDATED →		← NOW CONSOLIDATED →		← NOW CONSOLIDATED →		NOW CONSOLIDATED
	61	62	63	64	65	66	67	68	69	70	
	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	
	BOUNDARY IS SOUTH		FACE OF WALLS		PRODUCED						

83	← NOW CONSOLIDATED →		← NOW CONSOLIDATED →		← NOW CONSOLIDATED →		← NOW CONSOLIDATED →		← NOW CONSOLIDATED →		NOW CONSOLIDATED
	84	85	86	87	88	89	90	91	92	93	
	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²	17m ²
	BOUNDARY IS NORTH		FACE OF WALLS		PRODUCED						

Scale 1 : 250

CA6

ANNEXURE C OF STRATA PLAN No. 22873		REGISTRAR OF TITLES	
SCHEDULE OF REGISTERED PROPRIETORS			
REGISTERED PROPRIETOR	INSTRUMENT		SIGNATURE OF REGISTRAR OF TITLES
	NATURE	REGIST'D	
Consolidation of Lots 19 to 22, 24, 40 to 42, 45 and 64 to 68 into Strata Lot 95; Consolidation of Lots 71 to 76 and 87 to 94 into Strata Lot 96; Consolidation of Lots 26 to 39 into Strata Lot 97; Consolidation of Lots 1 to 6 and 49 to 56 into Strata Lot 98; Consolidation of Lots 7 to 17, 25, 48 and 69 and 70 into Strata Lot 99; Consolidation of Strata Lots 58, 59, 61 to 63 into Strata Lot 100; Consolidation of Lots 77 to 86 into Strata Lot 101.	Application J404158	22.8.05	<i>[Signature]</i>

SCHEDULE OF ENCUMBRANCES, ETC.			
INSTRUMENT	PARTICULARS	REGIST'D	SIGNATURE OF REGISTRAR OF TITLES
TRANSFER C438291	CONTAINS A RESTRICTIVE COVENANT		
TRANSFER C438293	CONTAINS A RESTRICTIVE COVENANT		
TRANSFER D878357	CONTAINS A RESTRICTIVE COVENANT FOR A TERM OF 10 YEARS FROM 12.8.88		

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