

STRATA PLAN
64552
SHEET 1 OF 11 SHEETS

PLAN OF
LOT 403 ON DEPOSITED PLAN 64806

CERTIFICATE OF TITLE
VOLUME 2742 FOLIO 103
LOCAL GOVERNMENT
SHIRE OF ROEBOURNE
INDEX PLAN
BH 65 (2) 27.26, 28.26
FIELD BOOK

SCALE 1:500 @ A3 SIZE

NAME OF SCHEME
BAYNTON APARTMENTS

ADDRESS OF PARCEL
55 GARDUGARLI DRIVE
BAYNTON 6714

MANAGEMENT STATEMENT
YES ☒ NO ☐

LOGGED
DATE 10-Oct-13
FEE PAID \$6000.00
ASSESS No. 13683494

CERTIFIED P.M. Fressanges 22-Oct-2013
CORRECT
COR. FILE TRIM 28991-2010

IN ORDER FOR DEALINGS
SUBJECT TO Energy Operators
(Powers) Act, Lodgement of BA Form,
Form 26 & Management Statement
22-Oct-2013

FOR REGISTRAR OF TITLES
DATE

M459956
APPLICATION
12-Nov-2013
DATE

REGISTERED
WESTERN AUSTRALIAN PLANNING COMMISSION
Certificate of Approval under Section 25B(2) of
Strata Titles Act 1985

W.A.P.C. REF:
Delegated under S.16 P4D Act 2005


Landgate
Western Australian Land Information Authority

VER
AMENDMENT
AUTHORISED BY
DATE

402
DP 64806
ROAD
THARNDRA
WAGARI DRIVE
GROUND FLOOR
LOCATION PLAN

0 5 10 15 20
1:500 @ A3 SIZE
NORTH
ROSS McLOUGHLIN
CONSULTING SURVEYOR
119 MERCER LANE JOONDALUP 6027
TEL 9301 2779 OR 0419 255 999
EMAIL rossm@mclooughlin.net.au

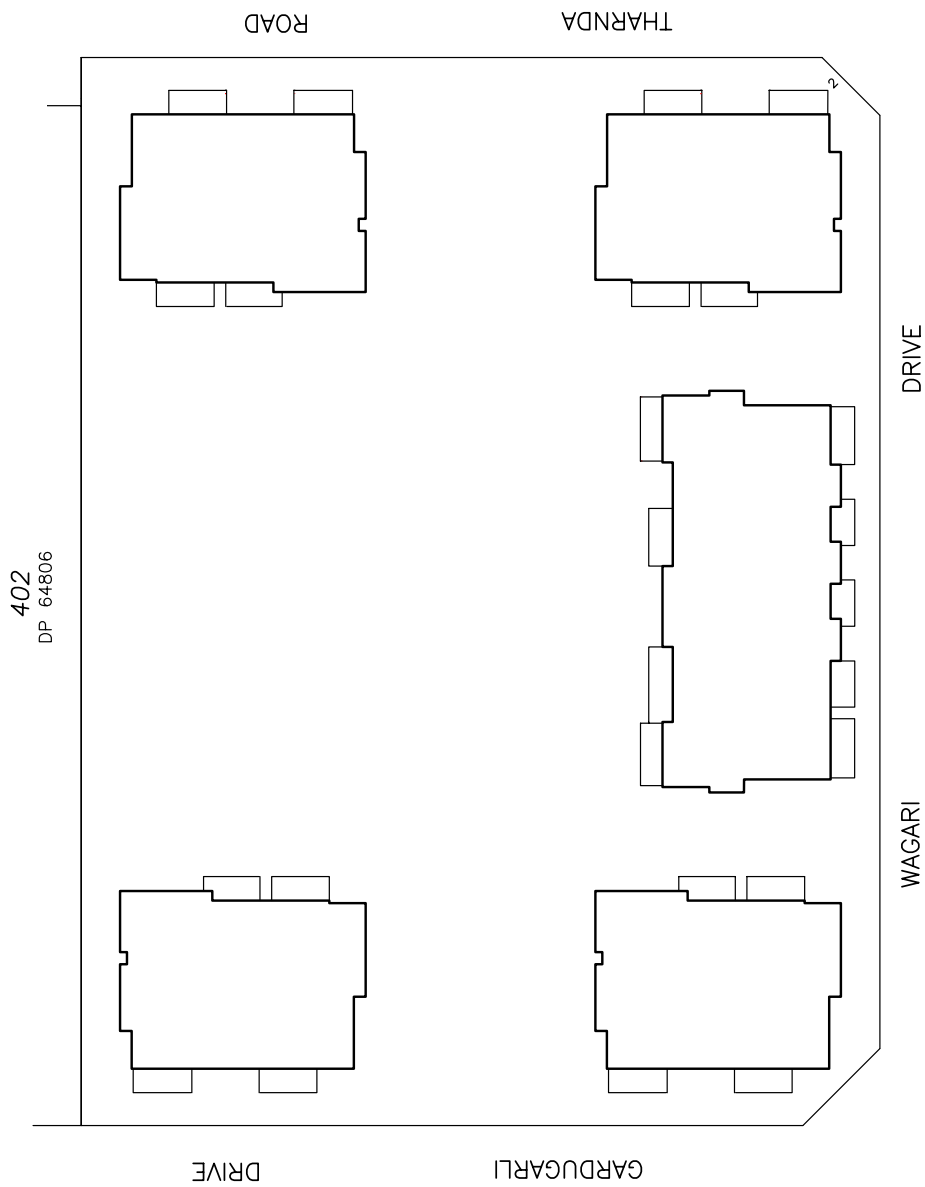
SURVEYOR'S CERTIFICATE - Reg 54
I, **R. A. McLOUGHLIN**
hereby certify that this plan is accurate and is a correct
representation of the
(a) "as is" condition
(b) "calculations from measurements,
(c) "as is" condition
understand for the purposes of this plan and that it complies
with the relevant written law(s) in relation to which it is lodged.
R. A. McLo 2013 10 08 12:49 -08'07'
LICENSED SURVEYOR DATE

INTERESTS AND NOTIFICATIONS
SUBJECT **D** PURPOSE EASEMENT STATUTORY REFERENCE ENERGY OPERATORS (POWERS) ACT 1979 ORIGIN DOC. M459955 LAND BURDENED COMMON PROPERTY BENEFIT TO REGIONAL POWER CORPORATION COMMENTS

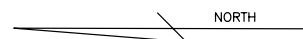
HELD BY LANDGATE
IN DIGITAL FORM ONLY.

STRATA PLAN 64552

SHEET 2 OF 11 SHEETS



FIRST AND SECOND FLOOR
LOCATION PLAN

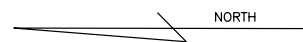
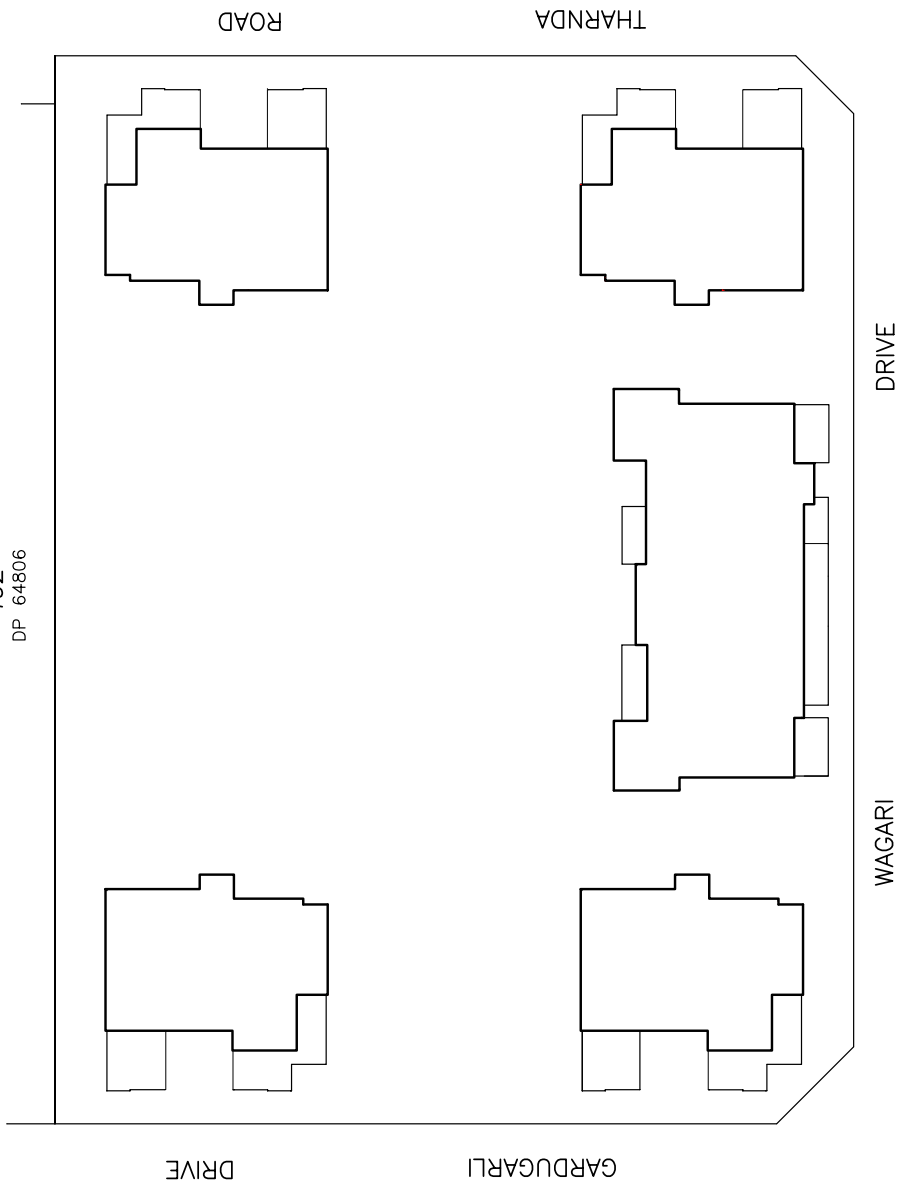


1:500 @ A3 SIZE
0 5 10 15 20

STRATA PLAN 64552

SHEET 3 OF 11 SHEETS

402
DP 64806



1:500 @ A3 SIZE
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STRATA PLAN 64552

SHEET 4 OF 11 SHEETS

FOR OTHER PARTS OF LOTS 5-12, 17-22 SEE SHEET 5
 FOR OTHER PARTS OF LOTS 23-26, 35-38 SEE SHEET 6
 FOR OTHER PARTS OF LOTS 27-34, 39-45 SEE SHEET 7
 FOR OTHER PARTS OF LOTS 46-49, 58-61 SEE SHEET 8
 FOR OTHER PARTS OF LOTS 50-57, 62-68 SEE SHEET 9
 FOR OTHER PARTS OF LOTS 69,70,75,76 SEE SHEET 10
 FOR OTHER PARTS OF LOTS 71-74, 77-82 SEE SHEET 11

THE BOUNDARIES OF THE LOTS OR PARTS OF LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UPPER SURFACE OF THE CEILINGS, AS PROVIDED BY SECTION 3(2)(c) OF THE STRATA TITLES ACT 1985

THE BOUNDARIES OF THE PART LOTS WHICH ARE COURTYARDS (CY) ARE THE INNER SURFACES OF THE COURTYARD WALLS AND THE EXTERNAL SURFACES OF THE BUILDING WALLS.

THE STRUTUM OF THE COURTYARDS (CY) EXTENDS FROM THE UPPER SURFACE OF THEIR COURTYARD FLOOR TO THE PROLONGATION OF THE UNDERSIDE OF THE CEILING OF THEIR RESPECTIVE ADJOINING PART LOT, EXCEPT WHERE COVERED.

THE STRUTUM OF THE CARBAYS EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO 3.0 METRES ABOVE THE UPPER SURFACE OF THEIR FLOOR, EXCEPT WHERE COVERED.

ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE
 ALL PILLARS/COLUMNS ARE COMMON PROPERTY
 ALL CARBAYS ARE 2.7m X 5.5m UNLESS SHOWN OTHERWISE
 ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY

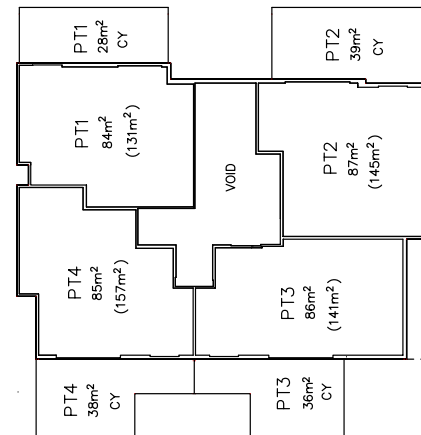
ALL CARBAY AREAS ARE 15m² UNLESS SHOWN OTHERWISE
 ALL STORE ROOM AREAS ARE 4m² UNLESS SHOWN OTHERWISE

CY – COURTYARD
 SR – STOREROOM
 CB – CARBAY

ALL DISTANCES MEASURED FROM WALLS ARE MEASURED FROM THE OUTSIDE FACE OF WALLS.

GROUND FLOOR PLAN

PT12	PT27	PT28	PT43	PT48	PT49	PT50	PT51	PT56	PT69
SR	SR	SR	SR	SR	SR	SR	SR	SR	SR



PT153	PT152	PT18	PT29	PT7	PT6	PT28	PT51	PT2
CB	CB	CB	CB	CB	CB	CB	CB	CB

PT153	PT152	PT18	PT29	PT7	PT6	PT28	PT51	PT2
SR	SR	SR	SR	SR	SR	SR	SR	SR

PT153	PT152	PT18	PT29	PT7	PT6	PT28	PT51	PT2
CB	CB	CB	CB	CB	CB	CB	CB	CB

PT69	PT62	PT56	PT59	PT60
SR	SR	SR	SR	SR

PT69	PT62	PT56	PT59	PT60
CB	CB	CB	CB	CB

PT44	PT45	PT67	PT68	PT38	PT15	PT16	PT36	PT14
CB	CB	CB	CB	CB	CB	CB	CB	CB

PT37	PT60	PT76	PT75	PT35	PT13	PT58	PT59	PT17	PT39	PT62
CB	CB	CB	CB	CB	CB	CB	CB	CB	CB	CB

PT1	PT47	PT3	PT25	PT24	PT45	PT67	PT68	PT34	PT57	PT78
CB	CB	CB	CB	CB	CB	CB	CB	CB	CB	CB

PT23	PT46	PT69	PT70	PT4	PT26	PT48	PT49	PT21	PT43	PT66
CB	CB	CB	CB	CB	CB	CB	CB	CB	CB	CB

PT33	PT56	PT74	PT73
CB	CB	CB	CB

PT127	PT150	PT71	PT72	PT79	PT81	PT82
CB	CB	CB	CB	CB	CB	CB

PT63	PT64	PT10	PT9	PT31	PT32	PT54	PT55
SR	SR	SR	SR	SR	SR	SR	SR

PT33	PT56	PT74	PT73
CB	CB	CB	CB

PT153	PT152	PT18	PT29	PT7	PT6	PT28	PT51	PT2
SR	SR	SR	SR	SR	SR	SR	SR	SR

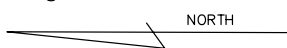
NORTH

SCALE 1:300 @ A3 SIZE

SHEET 5

JOINS

SHEET 5 OF 11 SHEETS



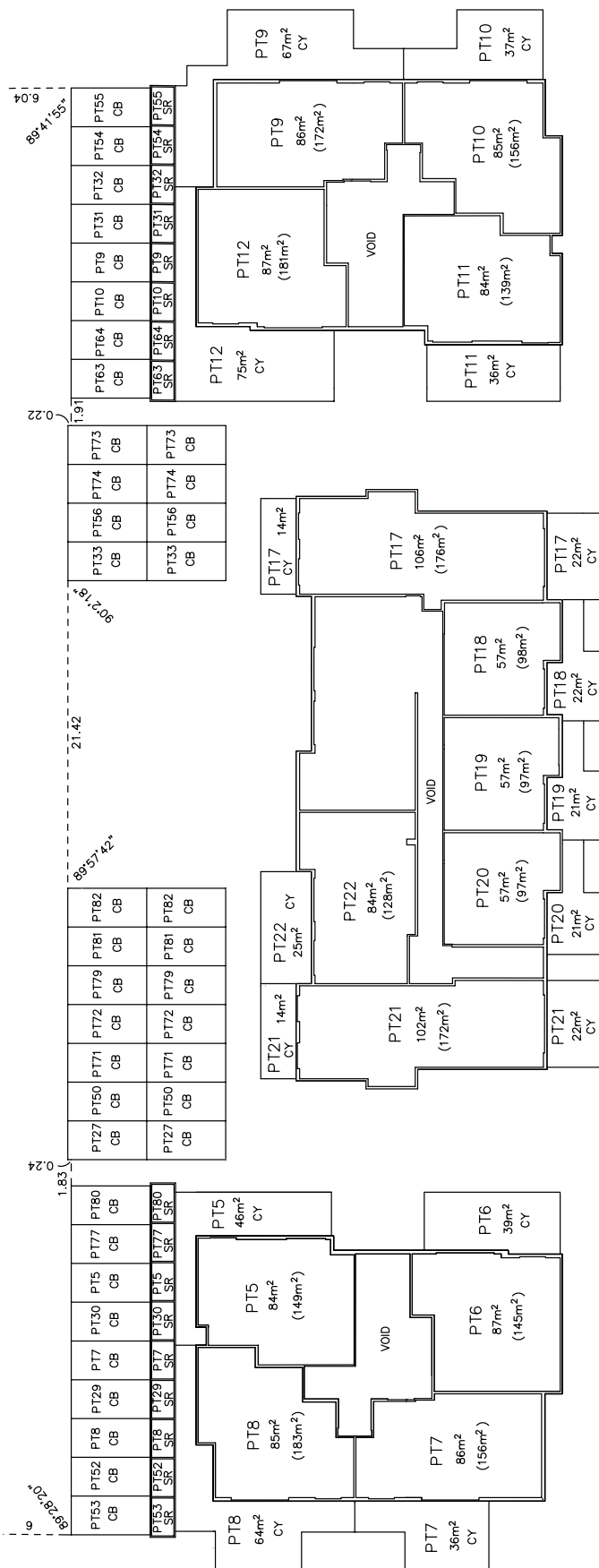
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 ALL CARBAY AREAS ARE 15m² UNLESS SHOWN OTHERWISE
 ALL STORE ROOM AREAS ARE 4m² UNLESS SHOWN OTHERWISE
 CY – COURTYARD
 SR – STOREROOM
 CB – CARBAY

ALL DISTANCES MEASURED FROM WALLS ARE
MEASURED FROM THE OUTSIDE FACE OF WALLS.

JOINS
SHEET
4

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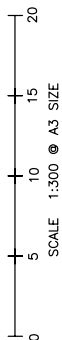
SHEET



GROUND FLOOR PLAN

STRATA PLAN 64552

SHEET 6 OF 11 SHEETS



NORTH

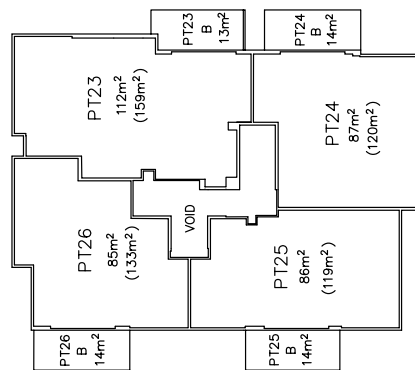
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THE BOUNDARIES OF THE PART LOTS WHICH ARE BALCONIES (B) ARE FROM THE EXTERNAL SURFACES OF THE BUILDING WALLS TO THE INNER SURFACES OF THE BALCONY AND BALUSTRADE WALLS.

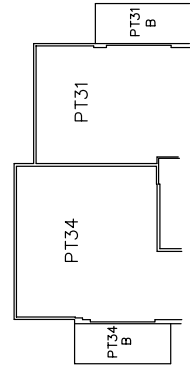
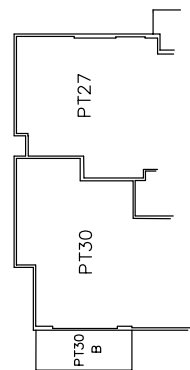
THE STRATUM OF THE BALCONIES (B) EXTENDS FROM THE UPPER SURFACE OF THEIR BALCONY FLOOR TO THE UNDERSIDE OF THEIR CEILING, OR THE PROLONGATION OF THE UNDERSIDE OF THEIR CEILING WHERE NOT COVERED.

ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE
ALL PILLARS/COLUMNS ARE COMMON PROPERTY
ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY
B – BALCONY

FOR OTHER PARTS OF LOTS 23–26, 35–38 SEE SHEET 4



FIRST FLOOR PLAN



STRATA PLAN 64552

SHEET 7 OF 11 SHEETS

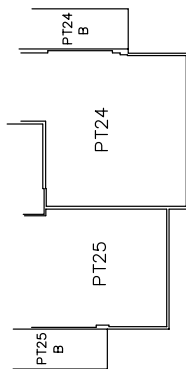
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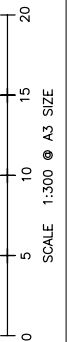
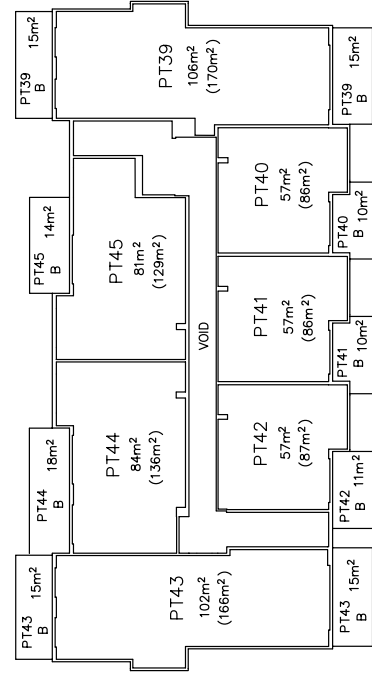
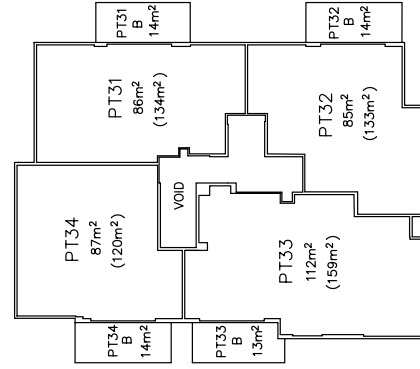
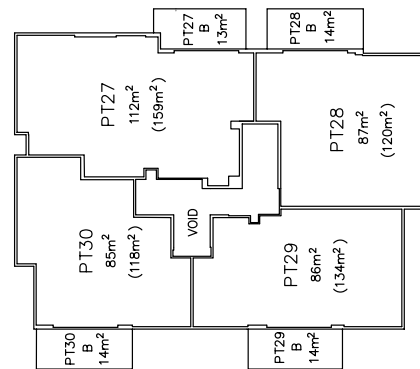
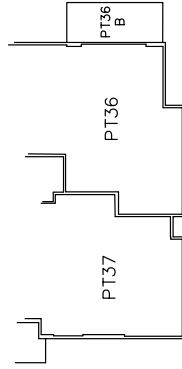
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B – BALCONY

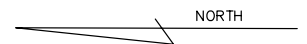
FOR OTHER PARTS OF LOTS 27–34, 39–45 SEE SHEETS 4 AND 5



JOINS SHEET 6



FIRST FLOOR PLAN



STRATA PLAN 64552

SHEET 8 OF 11 SHEETS

THE BOUNDARIES OF THE LOTS OR PARTS OF LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDERSIDE OF THE CEILING, AS PROVIDED BY SECTION 3(2)(c) OF THE STRATA TITLES ACT 1985

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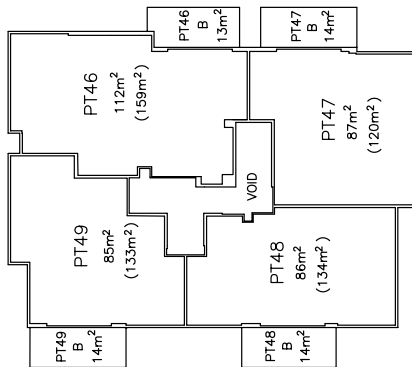
ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE

ALL PILLARS/COLUMNS ARE COMMON PROPERTY

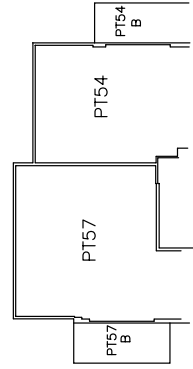
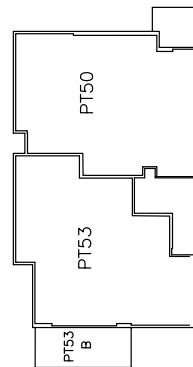
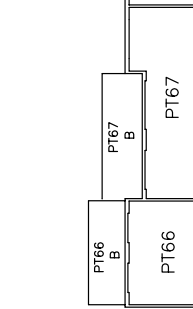
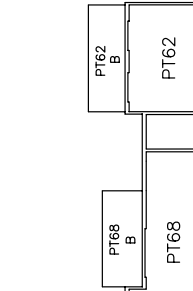
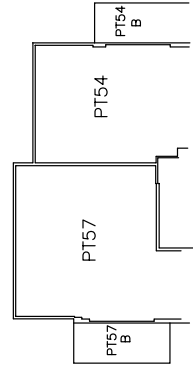
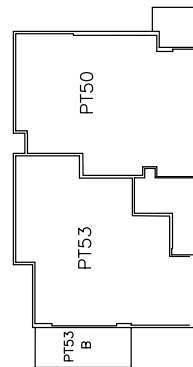
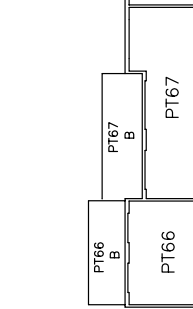
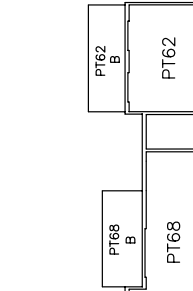
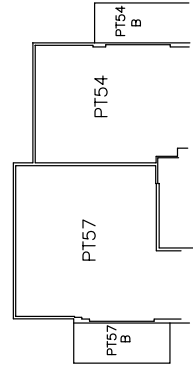
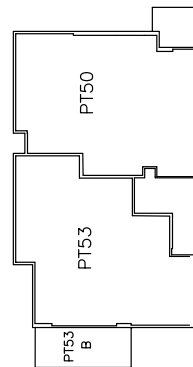
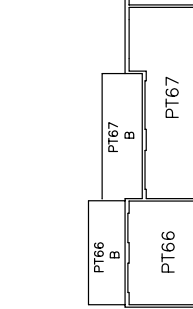
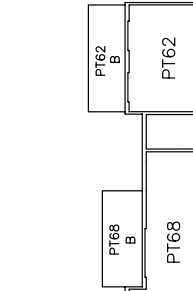
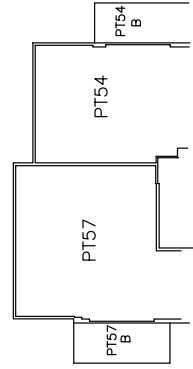
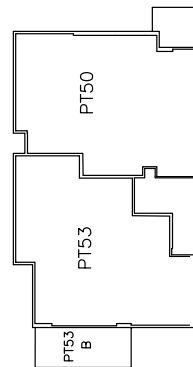
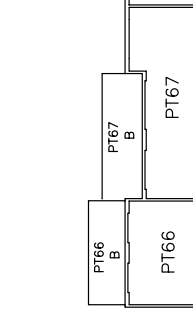
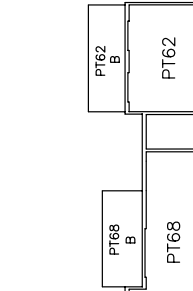
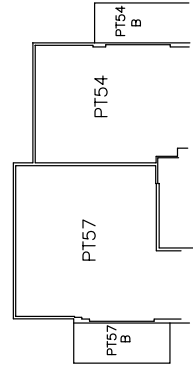
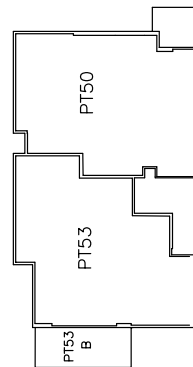
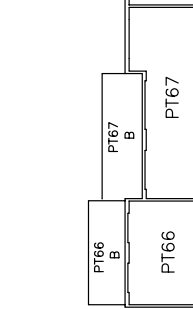
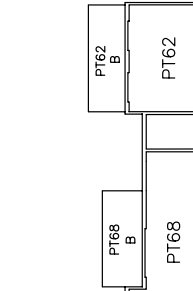
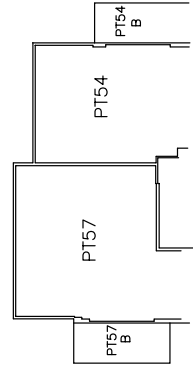
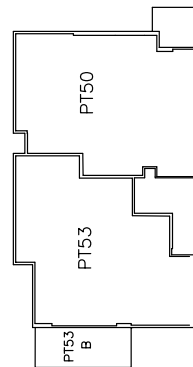
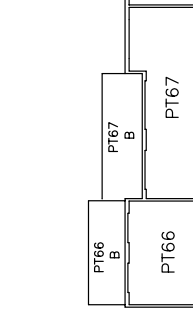
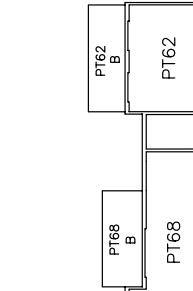
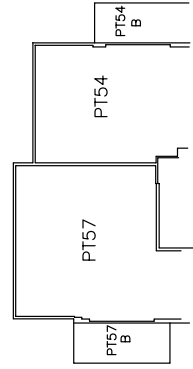
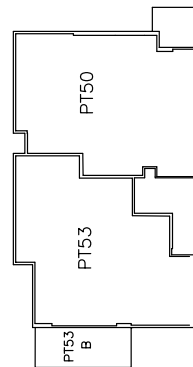
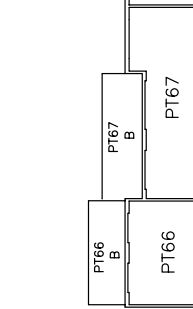
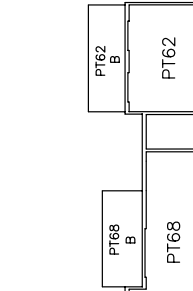
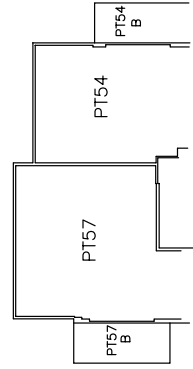
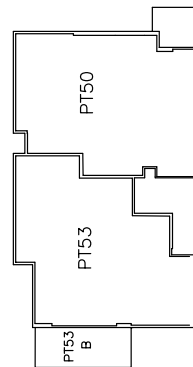
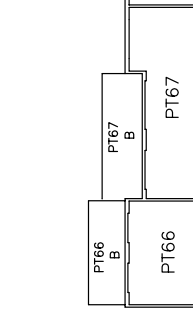
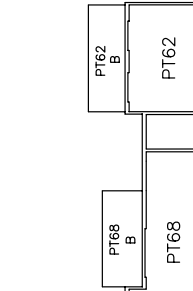
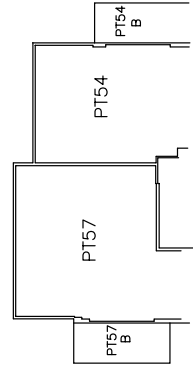
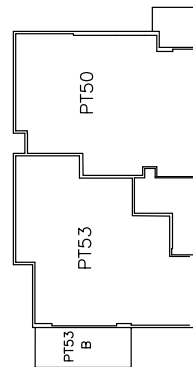
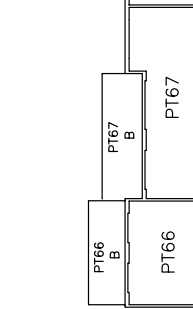
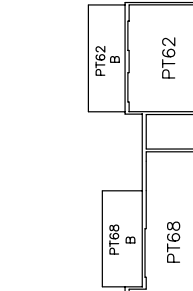
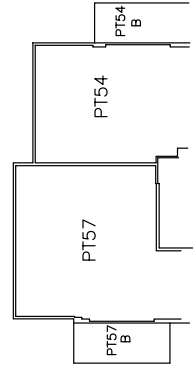
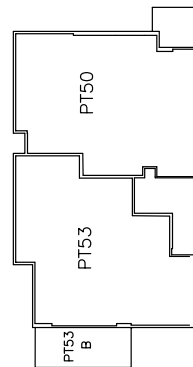
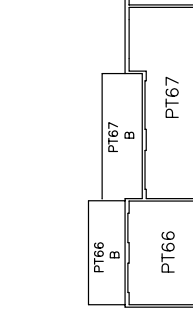
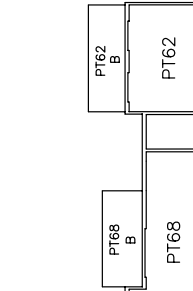
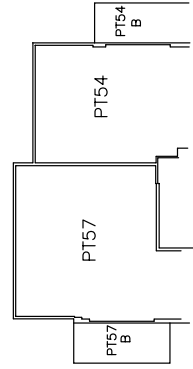
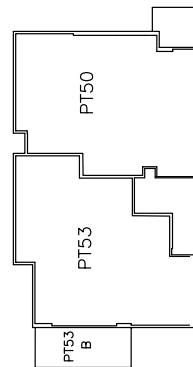
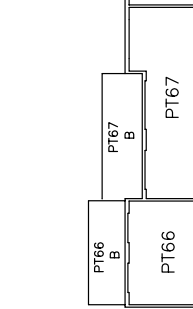
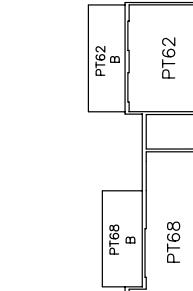
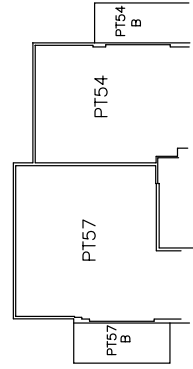
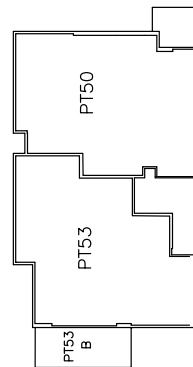
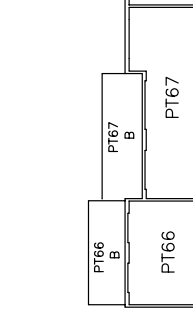
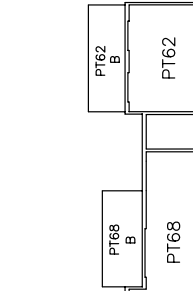
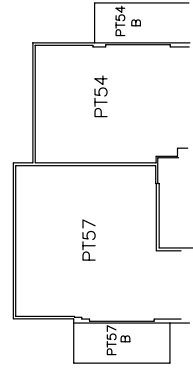
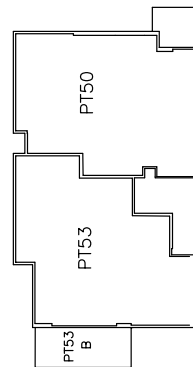
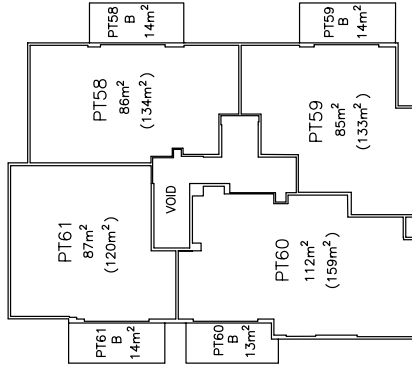
ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY

B – BALCONY

FOR OTHER PARTS OF LOTS 46–49, 58–61 SEE SHEET 4



SECOND FLOOR PLAN



STRATA PLAN 64552

SHEET 9 OF 11 SHEETS

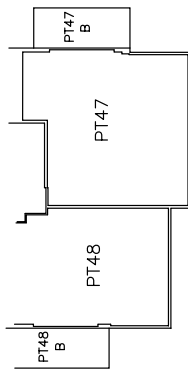
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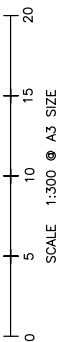
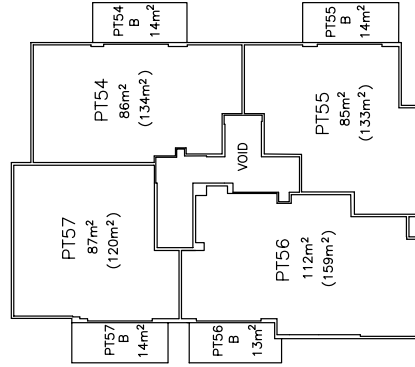
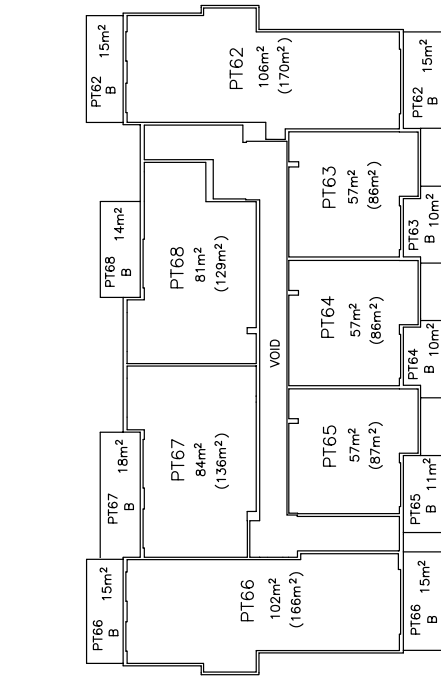
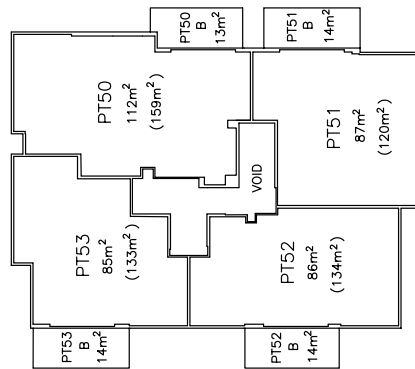
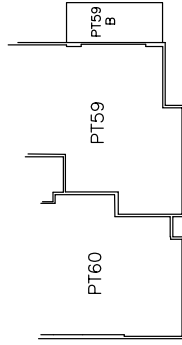
THE STRATUM OF THE BALCONIES (B) EXTENDS FROM THE UPPER SURFACE OF THEIR BALCONY FLOOR TO THE UNDERSIDE OF THEIR CEILING, OR THE PROLONGATION OF THE UNDERSIDE OF THEIR CEILING WHERE NOT COVERED.

ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE
ALL PILLARS/COLUMNS ARE COMMON PROPERTY
ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY
B - BALCONY

FOR OTHER PARTS OF LOTS 50-57, 62-68 SEE SHEETS 4 AND 5



JOINS SHEET 8



SECOND FLOOR PLAN

JOINS SHEET 8

STRATA PLAN 64552

SHEET 10 OF 11 SHEETS

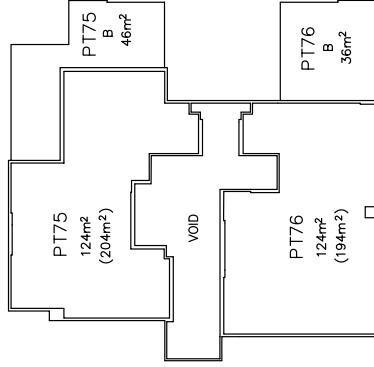
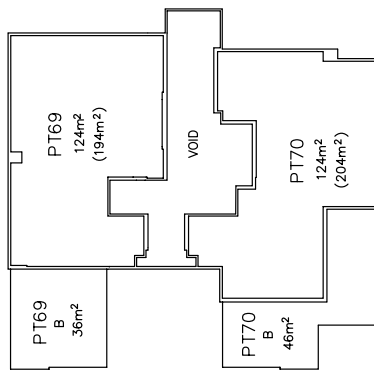
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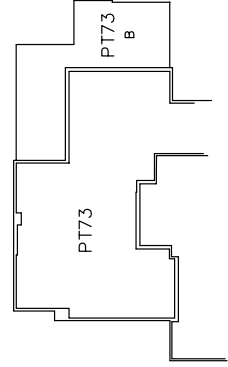
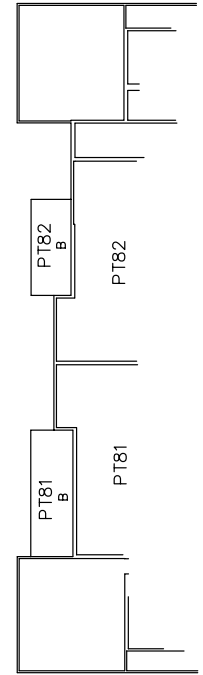
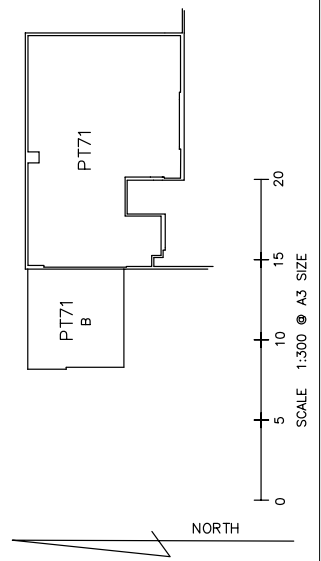
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ALL PILLARS/COLUMNS ARE COMMON PROPERTY
ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY
B – BALCONY

FOR OTHER PARTS OF LOTS 69,70,75,76 SEE SHEET 4



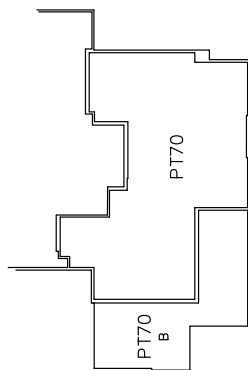
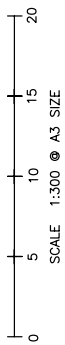
THIRD FLOOR PLAN



JOINS SHEET 11

STRATA PLAN 64552

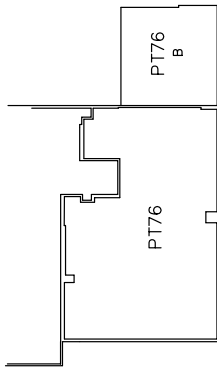
SHEET 11 OF 11 SHEETS



JOINS

SHEET

10



THE BOUNDARIES OF THE LOTS OR PARTS OF LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILINGS, AS PROVIDED BY SECTION 3(2)(g) OF THE STRATA TITLES ACT 1985

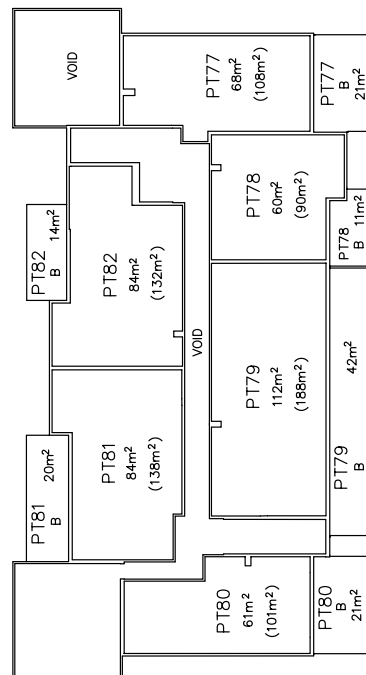
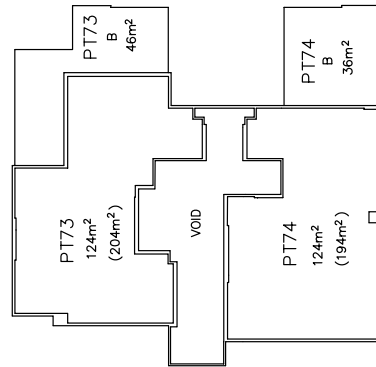
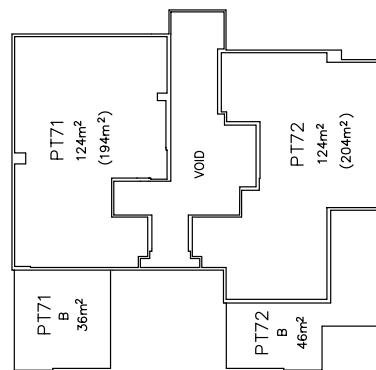
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ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY
B – BALCONY

FOR OTHER PARTS OF LOTS 71–74, 77–82 SEE SHEETS 4 AND 5

THIRD FLOOR PLAN



FORM 3

STRATA PLAN No.				64552			
Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Current Cs of Title				Current Cs of Title	
Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
1	11	2827	- 1	28	12	2827	- 28
2	12	2827	- 2	29	12	2827	- 29
3	11	2827	- 3	30	12	2827	- 30
4	12	2827	- 4	31	12	2827	- 31
5	11	2827	- 5	32	12	2827	- 32
6	12	2827	- 6	33	14	2827	- 33
7	11	2827	- 7	34	12	2827	- 34
8	12	2827	- 8	35	12	2827	- 35
9	12	2827	- 9	36	12	2827	- 36
10	11	2827	- 10	37	14	2827	- 37
11	11	2827	- 11	38	12	2827	- 38
12	12	2827	- 12	39	14	2827	- 39
13	12	2827	- 13	40	9	2827	- 40
14	11	2827	- 14	41	9	2827	- 41
15	12	2827	- 15	42	9	2827	- 42
16	11	2827	- 16	43	14	2827	- 43
17	13	2827	- 17	44	12	2827	- 44
18	9	2827	- 18	45	12	2827	- 45
19	9	2827	- 19	46	14	2827	- 46
20	9	2827	- 20	47	12	2827	- 47
21	13	2827	- 21	48	12	2827	- 48
22	12	2827	- 22	49	12	2827	- 49
23	13	2827	- 23	50	14	2827	- 50
24	12	2827	- 24	51	12	2827	- 51
25	12	2827	- 25	52	12	2827	- 52
26	12	2827	- 26	53	12	2827	- 53
27	13	2827	- 27	54	12	2827	- 54

Continued Overleaf

FORM 3

STRATA PLAN No.				64552			
Schedule of Unit Entitlement		Office Use Only		Schedule of Unit Entitlement		Office Use Only	
		Current Cs of Title				Current Cs of Title	
Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
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56	14	2827	- 56				
57	12	2827	- 57				
58	12	2827	- 58				
59	12	2827	- 59				
60	14	2827	- 60				
61	12	2827	- 61				
62	14	2827	- 62				
63	9	2827	- 63				
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65	9	2827	- 65				
66	14	2827	- 66				
67	12	2827	- 67				
68	12	2827	- 68				
69	16	2827	- 69				
70	16	2827	- 70				
71	16	2827	- 71				
72	16	2827	- 72				
73	16	2827	- 73				
74	16	2827	- 74				
75	16	2827	- 75				
76	16	2827	- 76				
77	9	2827	- 77				
78	9	2827	- 78				
79	16	2827	- 79				
80	9	2827	- 80				
81	12	2827	- 81				

Continued Overleaf

DESCRIPTION OF PARCEL AND BUILDING

CERTIFICATE OF LICENSED VALUER STRATA

Don Eftos
2012.04.07
14:57:40 +08'00'
Signed

FORM 5

Strata Titles Act 1985

Sections 5B(1), 8A, 22(1)

STRATA PLAN No. 64552

DESCRIPTION OF PARCEL & BUILDING

FIVE THREE STOREY CONCRETE AND IRON BUILDINGS COMPRISING OF 82 RESIDENTIAL UNITS
SITUATED ON LOT 403 ON DEPOSITED PLAN 64806. TO BE KNOWN AS BAYNTON APARTMENTS, 55
GARDUGARLI DRIVE BAYNTON.

CERTIFICATE OF LICENSED SURVEYOR

I, R A McLOUGHLIN, being a licensed surveyor registered under the
Licensed Surveyors Act 1909 certify that in respect of the strata plan which relates to
the parcel and building described above (in this certificate called "the plan"): —

- (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 shown on the plan 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 to a wall or
building, 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 will be lodged
with the Registrar of Titles to enable it to be registered as an
appurtenance of the parcel; and
- *(d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by-law(s) no(s)
.....
on Strata Plan No. registered in respect of (name of scheme) or
sufficiently complies with that/those by-law(s) in a way that is allowed by
~~regulation 36 of the Strata Titles General Regulations 1996.~~

R.A. McLoughlin

Ross McLoughlin
2013.09.03 17:41:21 +08'00'

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable

PERMIT**FORM****BA12**

Occupancy Permit - Strata

Western Australian Building Act 2011, s.50, s.61
Building Regulations 2012, r.4

OFFICE USE ONLY

Permit number

120648

This form is for the purposes of the *Building Act 2011*, s.50 and the *Strata Titles Act 1985*, s.5B(2)(a) & 8A(f)(i)

1. Details of building or structure

Certificate of Title Volume 2742 Folio 103

Lot on survey 403

Strata Plan Number 64552 Land being re-subdivided (if applicable)

Property street address LOT 403 - 55 GARDUGARLI DRIVE, BAYNTON WA 6714
(Street number, street name, suburb, postcode)

Description of building 82 RESIDENTIAL APARTMENTS AND PUBLIC SWIMMING POOL

BCA class of the building Main BCA class 2 Secondary BCA class (if applicable) 10B

Use/s of building RESIDENTIAL Each restriction on use (if applicable)

2. Permit Details

1. This occupancy permit is for: ☒ Whole of building
Details _____
2. Western Australian Planning Commission approval required ☒ Yes
3. All requirements including those for encroachments under s.76 of the *Building Act 2011*, in addition to those covered in the certificate of building compliance, have been met to the satisfaction of the permit authority.
4. This occupancy permit is for the purpose of lodging a strata plan for registration or to re-subdivide a strata scheme under the *Strata Titles Act 1985*.

Issuing officer Name: (print) Craig Watts

Title Manager Regulatory Services

Permit authority Shire of Roebourne

Signature: _____

Date:

31-10-13

FORM 26

WAPC Ref. P2735

STRATA PLAN NO 64552

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
3-Oct-13 and relating to the property
described below;

~~*(ii) the sketch submitted on of the
proposed *subdivision of the property described below into lots on a Strata
Plan/re-subdivision / consolidation of the lots on the Strata Plan specified below,
subject to the following conditions~~

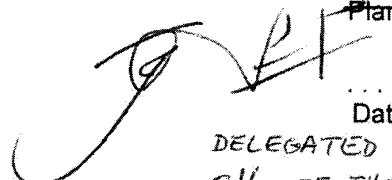
Property Description: Lot (or Strata Plan) No.
STRATA PLAN 64552
.....
Location
LOT 403 ON DEPOSITED PLAN 64806
.....
Locality
BAYNTON
.....
Local Government
SHIRE OF ROEBOURNE

Lodged by: R A McLOUGHLIN

Date: 3-Oct-13

(*To be deleted as appropriate.)

For Chairman, Western Australian
Planning Commission


Date 11/11/2013
DELEGATED UNDER
S16 OF THE P&D ACT 2005

Note: Entries may be affected by subsequent endorsements.

[illegible]