

<p><b>STRATA PLAN</b> <b>65515</b> SHEET 1 OF 2 SHEETS</p> <p>PLAN OF LOT 309 ON DEPOSITED PLAN 61451</p> <p>CERTIFICATE OF TITLE VOLUME 2716 FOLIO 851</p> <p>LOCAL GOVERNMENT SHIRE OF ROEBOURNE</p> <p>INDEX PLAN BH65 (2) 27.26</p> <p>FIELD BOOK</p> <p>SCALE 1:300 @ A3 SIZE</p> <p>NAME OF SCHEME 3 PERENTIE ROAD BAYNTON</p> <p>ADDRESS OF PARCEL 3 PERENTIE ROAD BAYNTON 6714</p>	<p>VER</p> <p>AMENDMENT</p> <p>AUTHORISED BY</p> <p>DATE</p>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p><b>HELD BY LANDGATE IN DIGITAL FORM ONLY.</b></p> </div> <p style="text-align: center;">LOCATION PLAN SEE SHEET 2 FOR GROUND FLOOR PLAN</p> <p style="text-align: center;">NORTH</p> <p style="text-align: center;">1:300 @ A3 SIZE</p> <p style="text-align: center;">0 5 10 15 20</p>													
<p>MANAGEMENT STATEMENT YES <input checked="" type="radio"/> NO <input type="radio"/></p> <p>LOGGED CERTIFIED CORRECT 29-Jul-13</p> <p>DATE 25-Jul-13</p> <p>FEE PAID \$902.00</p> <p>ASSESS No. 13179710</p> <p>FOR REGISTRAR OF TITLES DATE 29-Jul-13</p> <p>M352264 REGISTERED</p> <p>APPLICATION 29-Jul-2013</p> <p>DATE</p>	<p>INTERESTS AND NOTIFICATIONS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>SUBJECT</th> <th>PURPOSE</th> <th>STATUTORY REFERENCE</th> <th>ORIGIN</th> <th>LAND BURDENED</th> <th>BENEFIT TO</th> <th>COMMENTS</th> </tr> </thead> <tbody> <tr> <td> </td> </tr> </tbody> </table>	SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS							
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS									
<p>WESTERN AUSTRALIAN PLANNING COMMISSION</p> <p>Certificate of Approval W.A.P.C. under Section 25B(2) of Strata Titles Act 1985</p> <p>Delegated under S.16 P&amp;D Act 2005</p> <p>W.A.P.C. REF: [Signature]</p> <p>REGISTRAR OF TITLES</p> <p>SEAL</p>	<p>SURVEYORS CERTIFICATE - Reg 54</p> <p>I, <b>R A McLOUGHLIN</b></p> <p>herby certify that this plan is accurate and is a correct representation of the</p> <p>(a) "survey" and/or</p> <p>(b) "calculations from measurements,</p> <p>(delete if inapplicable)</p> <p>undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.</p> <p><i>R.A. McLoughlin</i></p> <p>Ross McLoughlin 2013.07.24 18:28:22 +0800</p> <p>LICENSED SURVEYOR DATE</p>														



**FORM 3**

STRATA PLAN No. <span style="float: right;">65515</span>							
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	1	2819	- 120				
2	1	2819	- 121				
3	1	2819	- 122				
4	1	2819	- 123				
5	1	2819	- 124				
6	1	2819	- 125				
7	1	2819	- 126				
8	1	2819	- 127				
9	1	2819	- 128				
10	1	2819	- 129				
				Aggregate	10		

**DESCRIPTION OF PARCEL AND BUILDING**

TEN SINGLE STOREY FIBRO AND IRON RESIDENTIAL DWELLINGS SITUATED ON LOT 309 ON DEPOSITED PLAN 61451. TO BE KNOWN AS 3 PERENTIE ROAD, BAYNTON

**CERTIFICATE OF LICENSED VALUER  
STRATA**

I, **Don Eftos**, being a Licensed Valuer licensed under the *Land Valuers Licensing Act 1978* certify that the unit entitlement of each lot (in this certificate, excluding any common property lots), as stated in the schedule bears in relation to the aggregate unit entitlement of all lots delineated on the plan a proportion not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 14 (2a) of the *Strata Titles Act 1985*) of that lot bears to the aggregate value of all the lots delineated on the plan.

20-Aug-2012  
Date

  
 Don Eftos  
 2012.08.20  
 15:35:19 +08'00'  
 Signed

**FORM 5**

*Strata Titles Act 1985*

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

**STRATA PLAN No. 65515**

**DESCRIPTION OF PARCEL & BUILDING**

TEN SINGLE STOREY FIBRO AND IRON RESIDENTIAL DWELLINGS SITUATED ON LOT 309 ON DEPOSITED PLAN 61451. TO BE KNOWN AS 3 PERENTIE ROAD, 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*.~~



Ross McLoughlin  
2013.07.24 18:39:24 +08'00'

.....  
Licensed Surveyor

.....  
Date

\*Delete if inapplicable

FORM 26

WAPC Ref. P3327

STRATA PLAN NO 65515

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 30-May-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 65515
Location LOT 309 ON DEPOSITED PLAN 61451
Locality BAYNTON
Local Government SHIRE OF ROEBOURNE

Lodged by: R A McLOUGHLIN
Date: 30-May-13

For Chairman, Western Australian Planning Commission

[Signature]
Date 24.7.2013

(\*To be deleted as appropriate.)

## Building Approval Certificate - Strata

Western Australian Building Act 2011, section 50, 61

Building Regulations 2012, regulation 4

OFFICE USE ONLY

Certificate number <b>130463</b>
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The form is for the purposes of the *Building Act 2011*, section 50 and the *Strata Titles Act 1985*, section 5B(2)(b) and 8A(f)(ii).

### 1. Details of building or structure

Certificate of title	Volume 2716		Folio 851		
	Lot on survey		Land being re-subdivided (if applicable)		
Strata plan number	65515				
Property street address	Unit no	Level	Street no	Lot no	Street name
			3	309	PERENTIE ROAD
Description of building	Suburb BAYNTON			State WA	Postcode 6714
	Main BCA class of the building				
Use(s) of building	Secondary BCA class (for multi-purpose buildings)			Each restriction on use (if applicable)	
	BUILT STRATA APPLICATIONS				

### 2. Certificate details

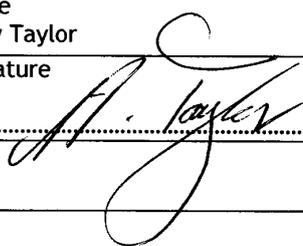
This building approval certificate is for:  Whole of building  Part of building

Details

Western Australian Planning Commission approval required?  Yes  No

All requirements including those for encroachments under section 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.

This building approval certificate 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 Andy Taylor	Title Manager Building Services
	Signature 	Date 08/07/2013
Permit authority	Shire of Roebourne	

Building Commissioner Approved 12<sup>th</sup> February 2013

Karratha Dampier Wickham Roebourne Point Samson Cossack



