
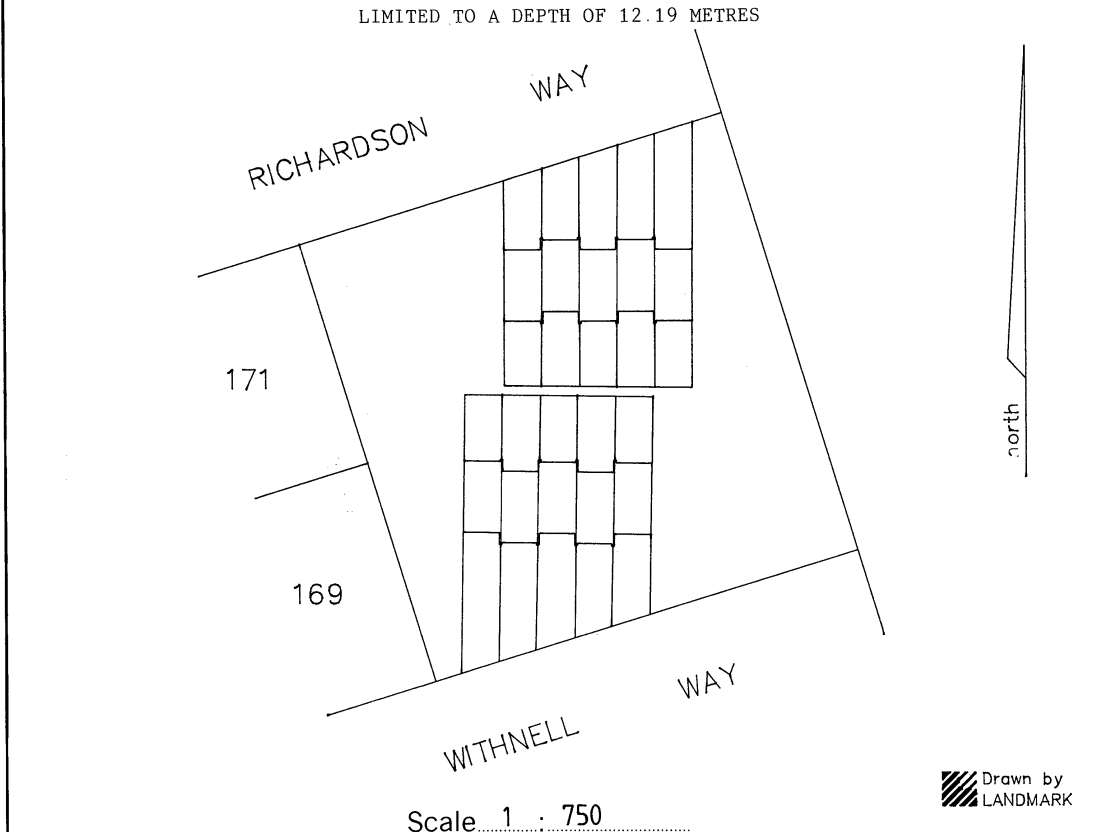


PLAN OF KARRATHA LOT 170  
 CERTIFICATE OF TITLE VOLUME 570 FOLIO 106A  
 LOCAL AUTHORITY SHIRE OF ROEBOURNE  
 LOCALITY KARRATHA INDEX PLAN  
 NAME OF BUILDING 170 RICHARDSON WAY, KARRATHA.  
 NAME OF BODY CORPORATE  
 (IF STRATA PLAN OF SUBDIVISION OR CONSOLIDATION)  
 ADDRESS FOR SERVING OF 170 RICHARDSON WAY,  
 NOTICES ON COMPANY KARRATHA WA 6714. SEE ANNEXURE 'AA'  
 PURPOSE G174633

**STRATA PLAN 25387**  
**HELD BY LANDGATE IN DIGITAL FORM ONLY.**

**OFFICE USE ONLY**  
 LODGED 26.10.93 27100  
 EXAMINED 5.11.93 2  
 REGISTERED 10.5.94 AppF544426  
  
G. Sach  
 REGISTRAR OF TITLES



SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
LOT No.	UNIT ENTITLEMENT	CURRENT Cs. of TITLE	
		VOL.	FOL.
1	10	1998-850	
2	10	1998-851	
3	10	1998-852	
4	10	1998-853	
5	10	1998-854	
6	10	1998-855	
7	10	1998-856	
8	10	1998-857	
9	10	1998-858	
10	10	1998-859	
AGGREGATE	100		

**CERTIFICATE OF LICENSED VALUER**

I, Richard Gordon Hay, 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.

17<sup>th</sup> May 1993  
 Date  
  
 Signed

02181/5/91-2M-S/7652

STRATA PLAN No. 25387

## DESCRIPTION OF PARCEL AND BUILDING

BUILDINGS CONSIST OF DOUBLE STOREY RESIDENTIAL HOME UNITS  
CONSTRUCTED OF FIBRO, BRICK AND IRON.

SITUATED ON KARRATHA LOT 170 AND WHOLLY COMPRISED ON  
CERTIFICATE OF TITLE VOLUME 570 FOLIO 106A AND BEING  
KNOWN AS STREET ADDRESS No. 170 RICHARDSON WAY, KARRATHA.

## CERTIFICATE OF SURVEYOR

I, ANDREW JULIUS KALOTAY, 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—~~ *ASK*
- (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.~~ *ASK*

12 MAY 1993  
Date

Delete whichever is inapplicable

*A. Kalotay*  
Licensed Surveyor

## CERTIFICATE OF LOCAL AUTHORITY

SHIRE OF ROEBOURNE, 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;~~ *b*
- (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;~~ *b*
- (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.~~ *b*

22/12/93  
Date

Delete whichever is inapplicable

*[Signature]*  
Town Shire Clerk

E76327/6/90-2M-S/7654

STRATA PLAN No. 25387

## 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 .....  
..... and relating to the property described  
below:

(ii) to the sketch submitted on 16 MAY 1993  
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) KARRATHA LOT 170  
Location(s) 1  
Town KARRATHA  
Local Authority District ROEBOURNE  
Property Owner STATE HOUSING COMMISSION

This approval is valid for a period of two years only from the date hereof within which period a formal Strata Plan shall be lodged with the Registrar of Titles complete with the approval required from the local government authority.



For Chairman,  
STATE PLANNING COMMISSION

**25 MAY 1993**

327-93

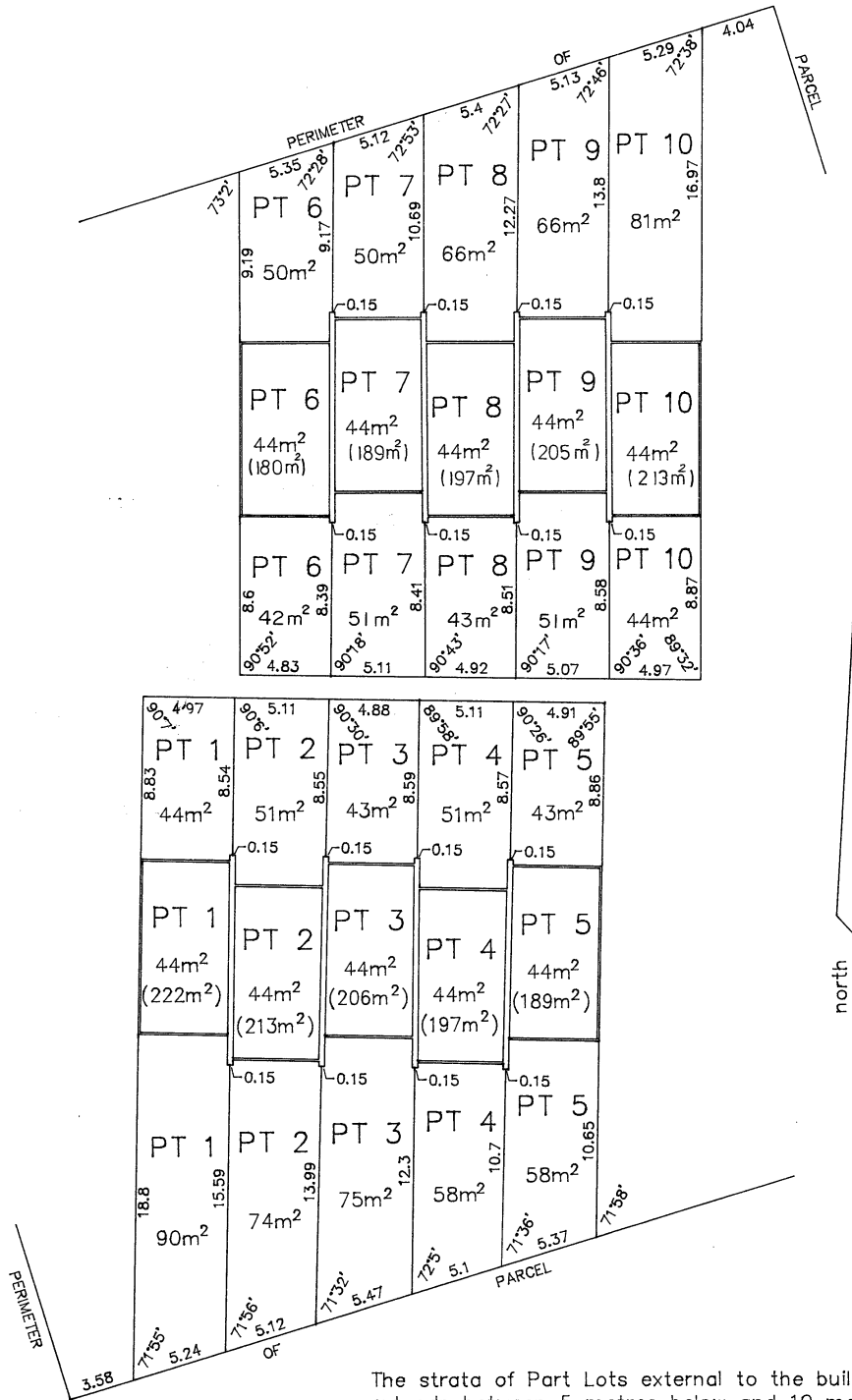
Date ~~16 MAY 1993~~

(\*To be deleted as appropriate)

STRATA PLAN No. 25387

GROUND FLOOR

Cor 2258-1992 Vol 4 p 18



The strata of Part Lots external to the buildings extends between 5 metres below and 10 metres above the upper surface of the ground floor of the respective lots except where covered.

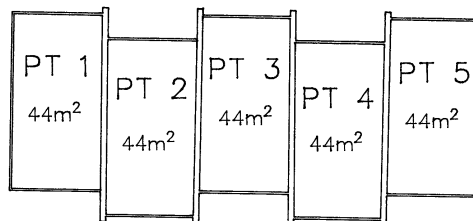
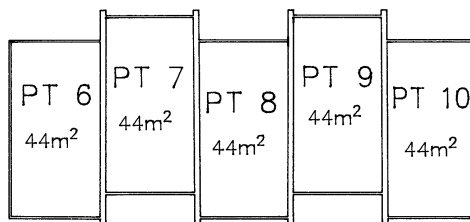
For the other parts of Lots 1 to 10 (incl) see sheet 2.

Scale 1 : 300

41445/6/85-1M-S/7658

STRATA PLAN No. 25387

FIRST FLOOR



For the other parts of Lots 1 to 10 (incl)  
see sheet 1.

Scale 1 : 300

41445/6/85-1M-S/7658

