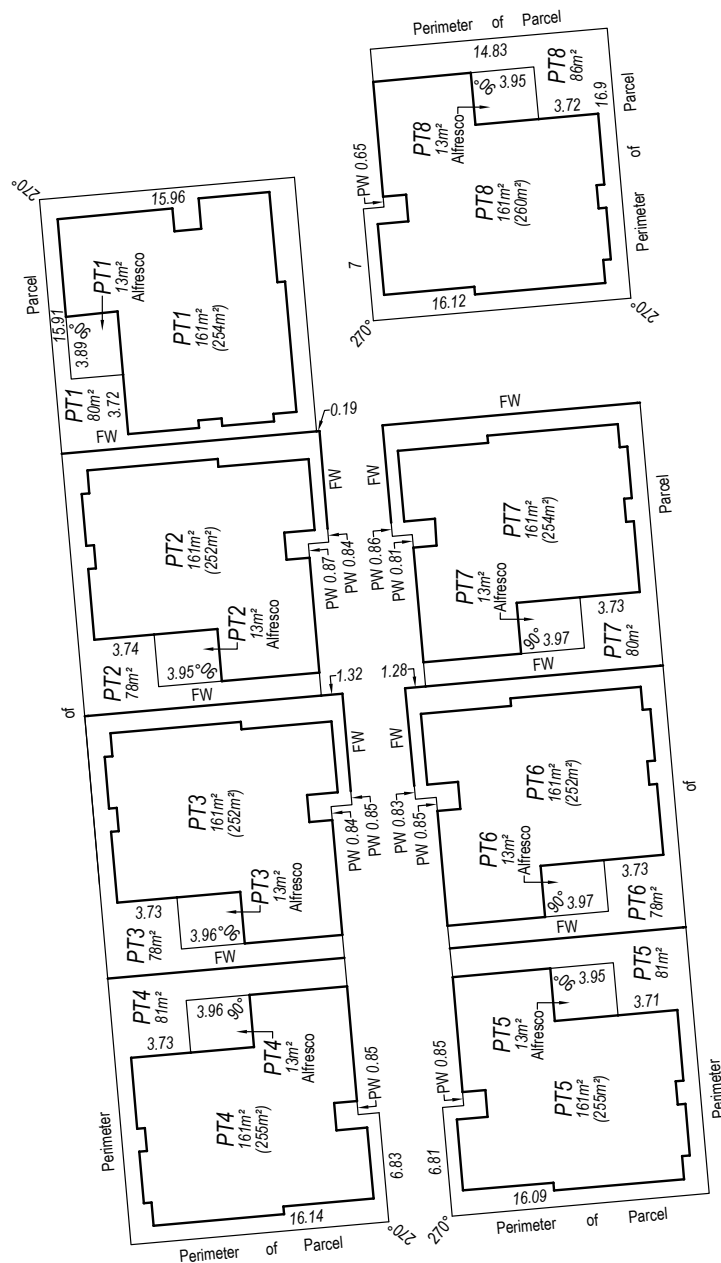
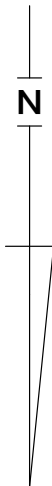


SEE SHEET 1 FOR INTERESTS AND NOTIFICATIONS

STRATA PLAN

70469

SHEET 2 OF 2 SHEETS



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 stratum of the part lots, including the cubic space above and below the part lots comprising buildings, is limited between 5 metres below and 10 metres above the upper surface level of the lowest ground floor of the main building appurtenant to their corresponding lot number, including where covered.

All distances are from the external surface of the wall, unless otherwise stated.

FW - Face of retaining wall is boundary.

PW - Prolongation of face of wall is boundary.

GROUND FLOOR PLAN



HELD BY LANDGATE IN DIGITAL FORMAT ONLY



PO Box 695 Geraldton WA 6531
 Phone : 9565 0077 Fax : 9565 0088
 Email : info@quantumsurveys.com.au

OUR REF: 16390

FORM 3

STRATA PLAN No. 70469							
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	2893	- 105				
2	1	2893	- 106				
3	1	2893	- 107				
4	1	2893	- 108				
5	1	2893	- 109				
6	1	2893	- 110				
7	1	2893	- 111				
8	1	2893	- 112				
				Aggregate	8		

DESCRIPTION OF PARCEL AND BUILDING

EIGHT SINGLE STOREY RESIDENTIAL DWELLINGS
AND BEING LOT 242 ON DP67936

**CERTIFICATE OF LICENSED VALUER
STRATA**

I, **COLIN H DYMOND**....., 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.

09-Oct-2015
.....
Date


 Digitally signed by
 Colin Dymond
 Date: 2015.10.13
 08:23:22 +08'00'

 Signed

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 70469

DESCRIPTION OF PARCEL & BUILDING

EIGHT SINGLE STOREY RESIDENTIAL DWELLINGS
AND BEING LOT 242 ON DP67936

CERTIFICATE OF LICENSED SURVEYOR

I, WAYNE LEWIS
....., 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*.~~



Digitally signed by Wayne Lewis
Date: 2015.10.07 15:01:03 +08'00'

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable

Building Approval Certificate - Strata

Western Australian Building Act 2011, section 50, 61
Building Regulations 2012, regulation 4

OFFICE USE ONLY

Certificate number
150980

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 2793	Folio 177		
Lot on survey	LOT 242 ON DEPOSITED PLAN 67936 (SHEETS 1-2 OF 2)		Land being re-subdivided (if applicable)	N/A
Strata plan number	STRATA PLAN			
Property street address	Unit no	Level	Street no	Lot no
	--	--	27	242
Description of building	Street name			Postcode
	STROUD STREET			6530
Main BCA class of the building	Suburb		State	
	BEACHLANDS		WA	
Use(s) of building	RESIDENTIAL DWELLINGS (x8) - CERTIFIED			
	CLASS 1A		Secondary BCA class (for multi-purpose buildings) N/A	
	RESIDENTIAL		Each restriction on use (if applicable) N/A	

2. Certificate details

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


Details

RESIDENTIAL DWELLINGS (x8) - CERTIFIED BY BARRON BUILDING SURVEYING

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 Lloyd Evans	Title Senior Building Surveyor
	Signature 	Date 16th December 2015
Permit authority	CITY OF GREATER GERADLTON	

FORM 26

LG Ref.
~~WAPC Ref.~~

STRATA PLAN NO 70469

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~~
~~07-Oct-2015 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.
Lot 242 on DP67936
Location
27 Stroud Street
Locality
Beachlands
Local Government
City of Greater Geraldton

Lodged by: Quantum Surveys
Date: 07-Oct-2015

For Chairman, Western Australian
Planning Commission


Date

(*To be deleted as appropriate.)

delegated under Section 16(3)(e) of
the P&D Act 2005

