

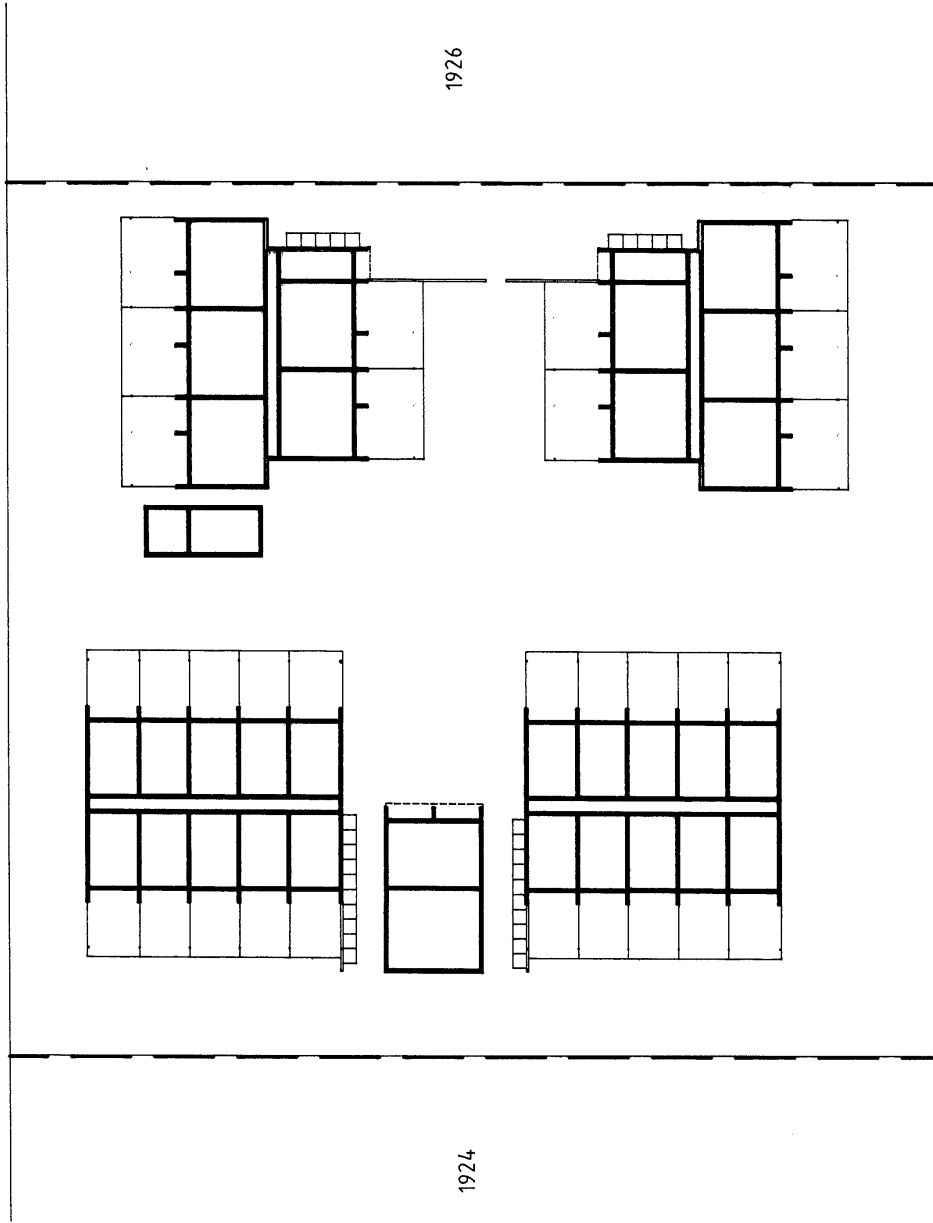
STRATA SURVEY - STRATA PLAN 40709	
SHEET 1 OF 2 SHEETS	
MANAGEMENT STATEMENT ☒ YES ☐ NO	
Lodged 12.10.2001 323623	
Examined 10.12.2001 5711	
Registered 3.10.02 125434	
 REGISTRAR OF TITLES	
WESTERN AUSTRALIAN PLANNING COMMISSION	
Certificate of Approval of W.A.P.C. under Section 254(1) or 258(2) of Strata Titles Act 1985.	
FOR CHAIRMAN	DATE
PLAN OF	
KARRATHA LOT 1925 ON DIA 82316	
RIDLEY STREET, KARRATHA	
CERT. OF TITLE	VOLUME 1576 FOLIO 087
LOCAL GOVERNMENT	SHIRE OF ROEBOURNE
INDEX PLAN	BH65 (2) 31.28
FIELD BOOK NUMBER	
SCALE	1:400
NAME OF SCHEME RIDLEY APARTMENTS	
KARRATHA LOT 1925	
RIDLEY STREET, KARRATHA	
ADDRESS OF PARCEL	
LOT 1925, RIDLEY STREET	
KARRATHA, W.A. 6714	
 DOLA Department of LAND ADMINISTRATION	

CDR 52/2001 Vol 14 P 4

LOCATION PLAN

LIMITED TO A DEPTH OF 12.19 METRES.

RIDLEY STREET



A 3235
1147
O.P. 13114

 **MAK-JAP PTY LTD**
CONSULTING ENGINEERS AND SURVEYORS
1963 ANDERSON ROAD PO BOX 91
KARRATHA WA 6714
TEL (08) 9185 2954 FAX (08) 9185 2278
E-Mail: karratha@mak-jap.com.au
FILE NAME: 13430010200.DWG

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



GROUND FLOOR PLAN

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

FORM 3

STRATA/SURVEY STRATA PLAN NO.40709							
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	40	2524	515	15	30	2524	529
2	40	2524	516	16	30	2524	530
3	40	2524	517	17	30	2524	531
4	40	2524	518	18	30	2524	532
5	40	2524	519	19	30	2524	533
6	40	2524	520	20	30	2524	534
7	40	2524	521	21	30	2524	535
8	40	2524	522	22	30	2524	536
9	40	2524	523	23	30	2524	537
10	40	2524	524	24	30	2524	538
11	30	2524	525	25	30	2524	539
12	30	2524	526	26	30	2524	540
13	30	2524	527	27	30	2524	541
14	30	2524	528	Aggregate			

DESCRIPTION OF PARCEL AND BUILDING/PARCEL

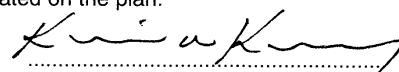
30 Besser block apartments/bedsitters on
Karratha ~~Town~~ Lot 1925.

The buildings are known as 'Ridley Apartments'

**CERTIFICATE OF LICENSED VALUER
STRATA/SURVEY STRATA**

I, Kevin Wyndham Kelly, 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 per cent more or 5 per cent 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.

1 January 2001
Date


Signed

FORM 3

STRATA/SURVEY STRATA PLAN NO. 40709							
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.
28	30	2524	542				
29	30	2524	543				
30	30	2524	544				
				Aggregate	1000		

DESCRIPTION OF PARCEL AND BUILDING/PARCEL

30 Besser block apartments/bedsitters on
Karratha ~~Town~~ Lot 1925.

The buildings are known as 'Ridley Apartments'

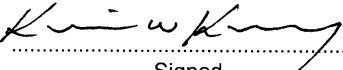
 CERTIFICATE OF LICENSED VALUER
 STRATA/SURVEY STRATA

Kevin Wyndham Kelly

I,, 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 per cent more or 5 per cent 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.

1 January 2001

Date


Signed

DESCRIPTION OF PARCEL AND BUILDING

A SINGLE STOREY BLOCKWORK GROUP HOUSING COMPLEX WITH STRUCTURAL
STEEL ELEMENTS AND ROOFING ON CONCRETE FLOOR SLABS CONSTRUCTED
ON KARRATHA LOT 1925 ON A DIAGRAM 82316
C.S

CERTIFICATE OF SURVEYOR

I, ALLAN EDWIN SMYTHE, 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*.

.....27. AUGUST 1999.....
Date

*Delete in inapplicable

.....
Licensed Surveyor

FORM 7

Strata Titles Act 1985

Section 5B(2), 8A(f), 23(1)

STRATA PLAN No. 40709

DESCRIPTION OF PARCEL & BUILDING

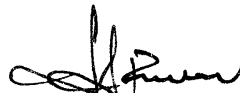
A SINGLE STOREY BLOCKWORK GROUP HOUSING COMPLEX WITH
STRUCTURAL STEEL ELEMENTS AND ROOFING ON CONCRETE FLOOR
SLABS CONSTRUCTED ON KARRATHA LOT 1925 ON DIAGRAM 82316
^
C.S.

CERTIFICATE OF LOCAL GOVERNMENT

..... SHIRE OF ROEBOURNE, the local government hereby
certifies that in respect of the strata plan which relates to the parcel and building
described above (in this certificate called "the plan"):-

- (1) *(a) the building and the parcel shown on the plan have been inspected
 and that it is consistent with the approved building plans and
 specifications in respect of the building; 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 government, is of sufficient
 standard to be brought under the *Strata Titles Act 1985*;
- (3) 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 on to a public road, street or way the local government 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 government does not object to the
 ~~encroachment; and~~
- (4) *(a) any conditions imposed by the Western Australian Planning
 Commission have been complied with; or
- *(b) the within strata scheme is exempt from the requirement of
 ~~approval by the Western Australian Planning Commission.~~

13th March 2000
.....
Date


.....
Chief Executive Officer

*Delete if inapplicable

FORM 26

WAPC Ref. No. 984-99

STRATA PLAN No. 40709

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 ..27..AUGUST..1999 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 described below, subject to the following conditions—

Property Description: Lot (~~or Strata Plan~~) No. ..1225.....
.....ON DIAGRAM ..82316.....
.....C.S.....
Location ..KARRATHA.....
.....
.....
Locality ..RIDLEY STREET.....
.....KARRATHA.....
Local Government ..SHIRE OF ROEBOURNE.....

Lodged by: ..MAKJAP PTY LTD.....
.....61 WALTERS DRIVE, HERDSMAN BUSINESS PARK, OSBORNE PARK
Date: ..27 AUGUST 1999.....


For Chairman, Western Australian
Planning Commission

.....3 DEC 1999.....
Date

(*To be deleted as appropriate)

FORM 8

[illegible]

Note: Entries may be affected by subsequent endorsements.

FORM 8

[illegible]

Note: Entries may be affected by subsequent endorsements.