

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

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

ASSESS No.

13683494

22-Oct-2013

FOR REGISTRAR OF TITLES

DATE

REGISTERED

M459956

APPLICATION

12-Nov-2013

DATE

WESTERN AUSTRALIAN PLANNING COMMISSION

W.A.P.C. REF:

Certificate of Approval (W.A.P.C. Order Section 25B(2) of

Strata Titles Act 1985

Delegated under S.16 P&A Act 2005

VER

AUTHORISED BY

DATE

AMENDMENT

DATE

INTERESTS AND NOTIFICATIONS

SUBJECT

PURPOSE

STATUTORY REFERENCE

ORIGIN

LAND BURDENED

BENEFIT TO

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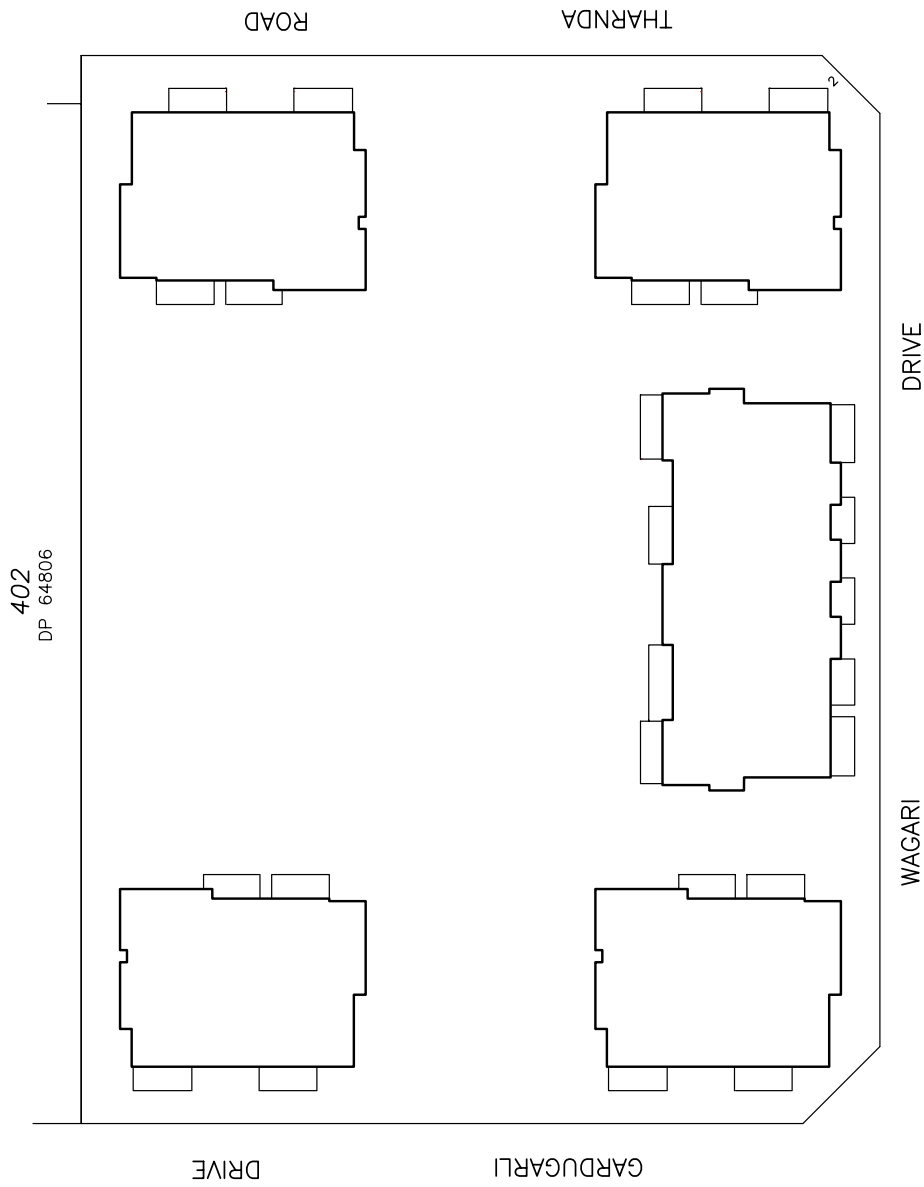
Form 26 & Management Statement

ASSESS No.

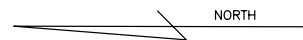
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STRATA PLAN 64552

SHEET 2 OF 11 SHEETS



FIRST AND SECOND FLOOR
LOCATION PLAN

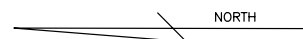
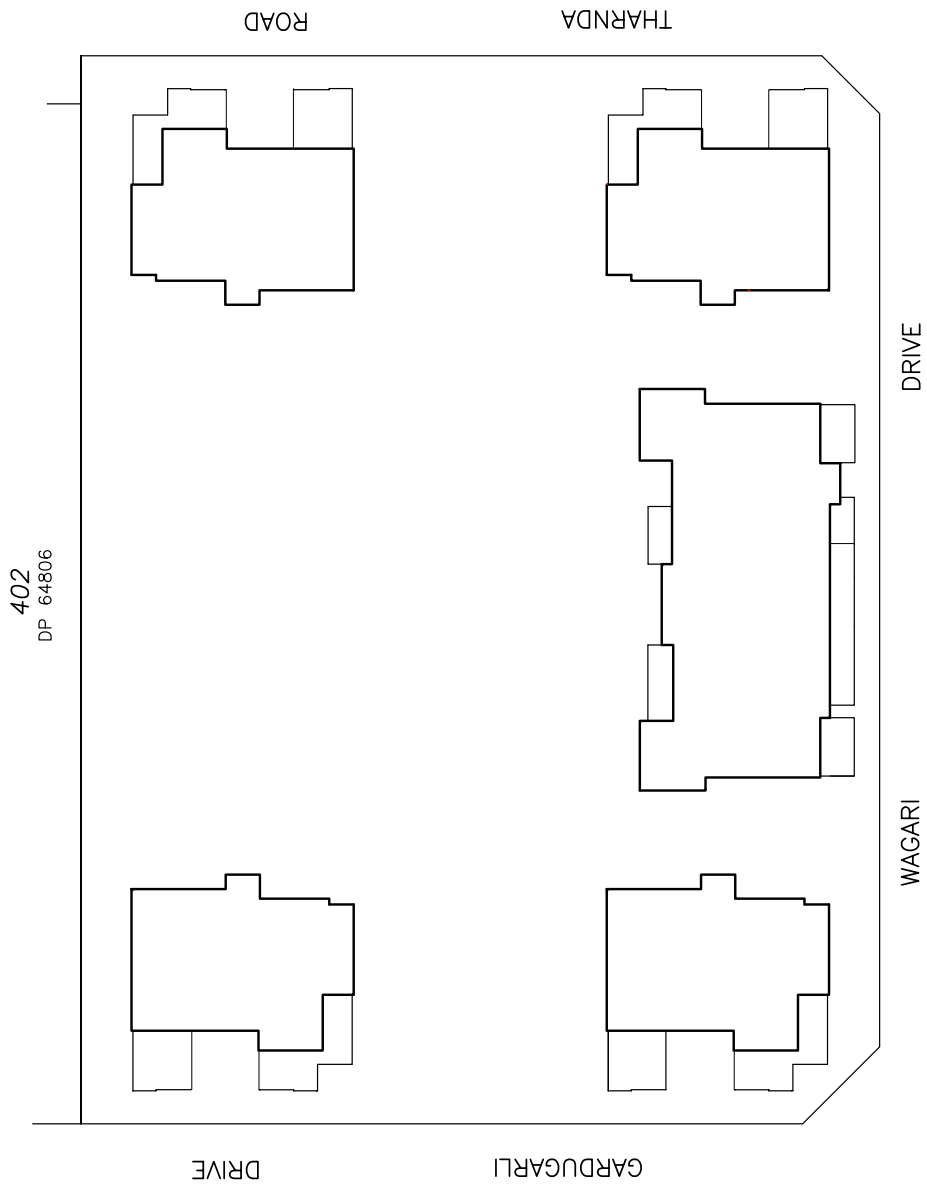


1:500 @ A3 SIZE

0 5 10 15 20

STRATA PLAN 64552

SHEET 3 OF 11 SHEETS



1:500 @ A3 SIZE
0 5 10 15 20

A scale bar for the drawing, indicating a scale of 1:500 at A3 size. The bar is marked with increments of 5 units, from 0 to 20.

SHEET 4 OF 11 SHEETS

THE STRATUM 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.

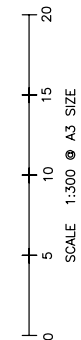
ALL DISTANCES MEASURED FROM WALLS ARE
MEASURED FROM THE OUTSIDE FACE OF WALLS.

PT63 CB	PT64 CB	PT10 CB	PT9 CB	PT31 CB	PT32 CB	PT54 CB	PT55 CB
PT63 SP	PT64 SP	PT10 SP	PT9 SP	PT31 SP	PT32 SP	PT54 SP	PT55 SP

5

STRATA PLAN 64552

SHEET 5 OF 11 SHEETS



NORTH

FOR OTHER PARTS OF LOTS 5-9,11,12, 17-22 SEE SHEET 4
 FOR OTHER PARTS OF LOTS 27,29,30-33 SEE SHEET 7
 FOR OTHER PARTS OF LOTS 50,52-56, 63,64 SEE SHEET 9
 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 UNDER SURFACE OF THE CEILINGS, AS PROVIDED BY SECTION 3(2)(g) 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 STRATUM 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.

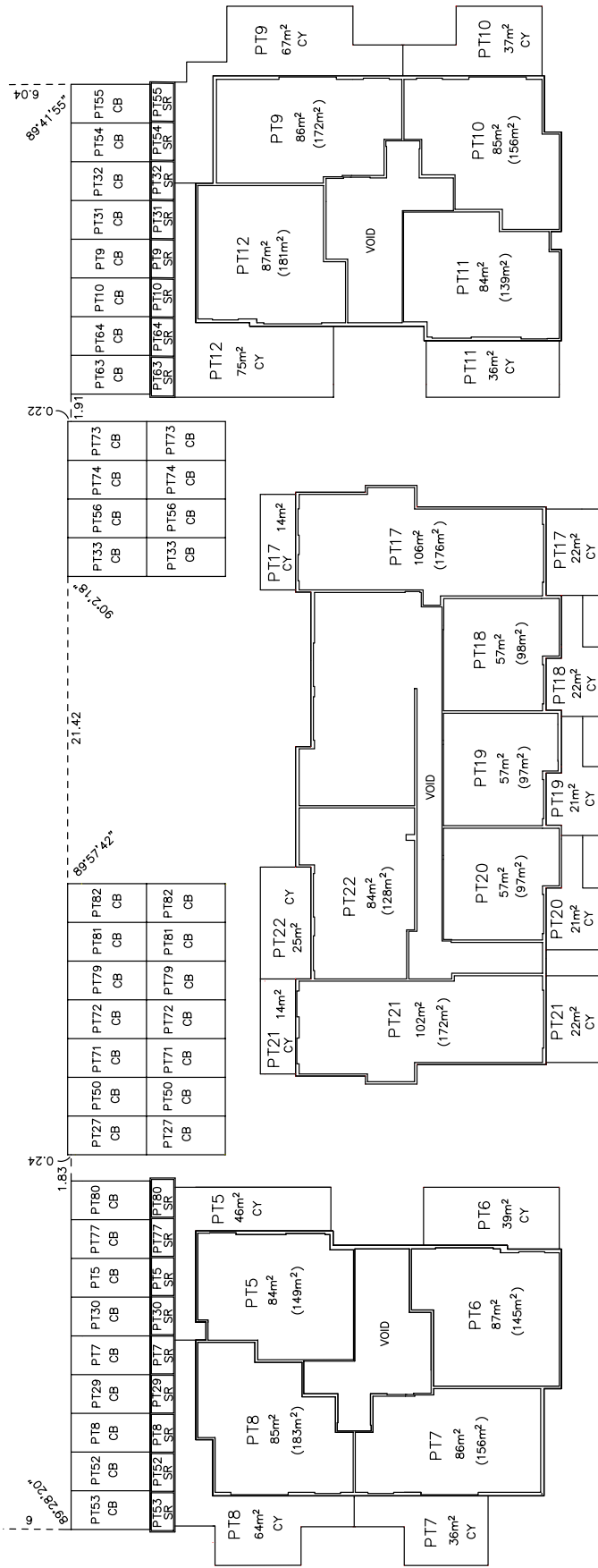
THE STRATUM OF THE CARBAYS EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO 3.0 METRES ABOVE THE UPPER SURFACE OF THEIR FLOOR, EXCEPT WHERE COVERED.

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.

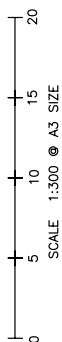
JOINS SHEET 4



GROUND FLOOR PLAN

STRATA PLAN 64552

SHEET 6 OF 11 SHEETS



NORTH

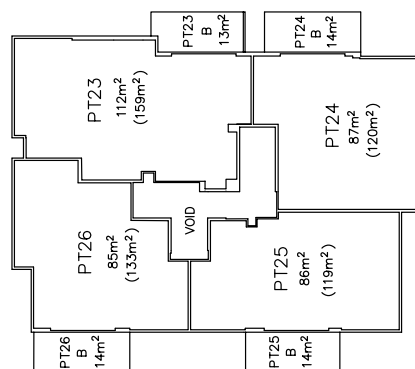
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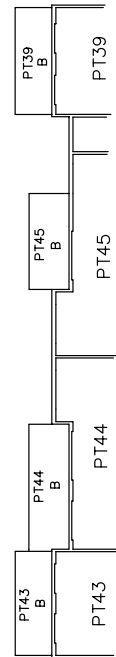
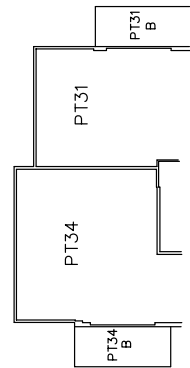
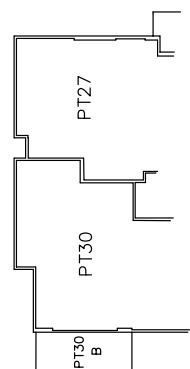
THE STRATUM OF THE BALCONIES (B) EXTENDS FROM THE UPPER SURFACE OF THEIR BALCONY FLOOR TO THE UNDERSIDE OF THEIR CEILING, OR THE PROLONGATION OF THE UNDERSIDE OF THEIR CEILING WHERE NOT COVERED.

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 23-26, 35-38 SEE SHEET 4



FIRST FLOOR PLAN



JOINS SHEET 7

STRATA PLAN 64552

SHEET 7 OF 11 SHEETS

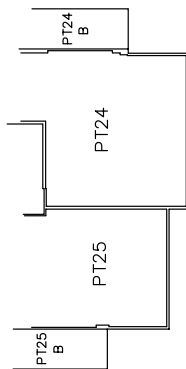
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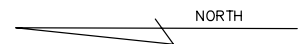
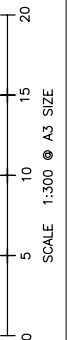
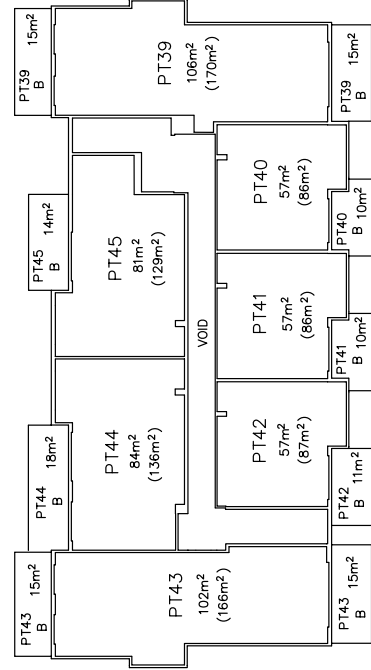
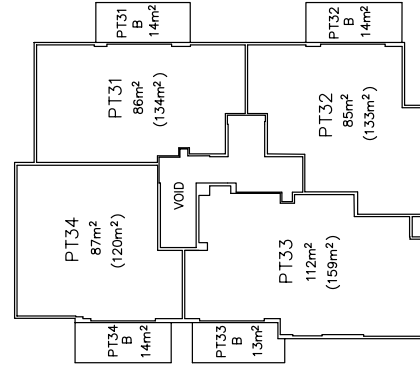
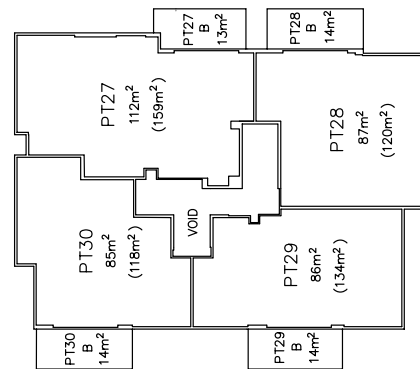
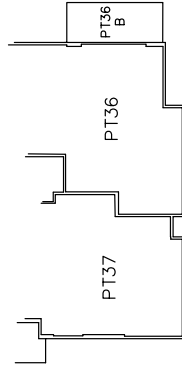
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ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY
B – BALCONY

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

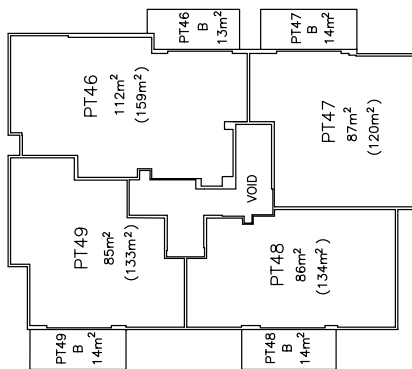
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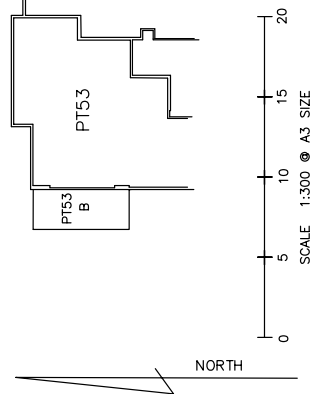
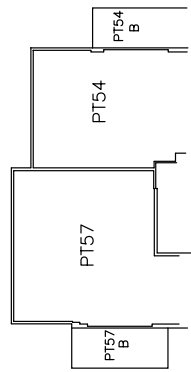
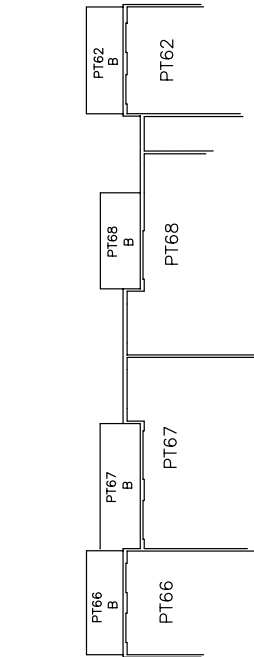
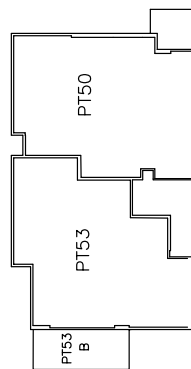
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SECOND FLOOR PLAN



STRATA PLAN 64552

SHEET 9 OF 11 SHEETS

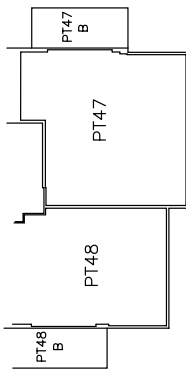
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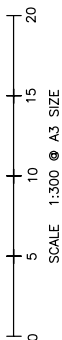
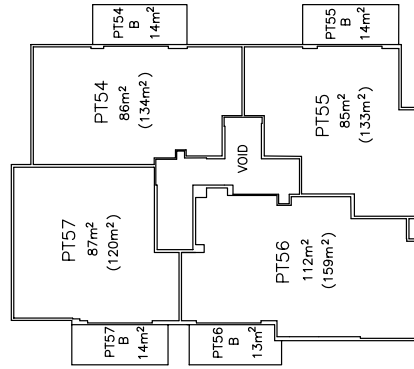
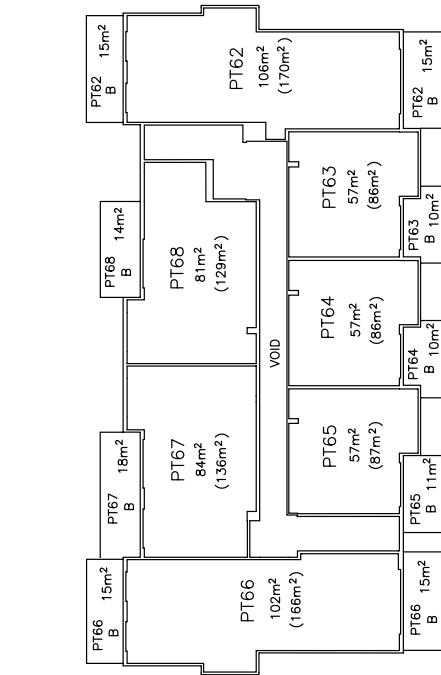
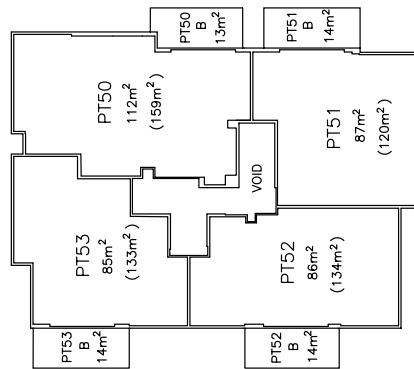
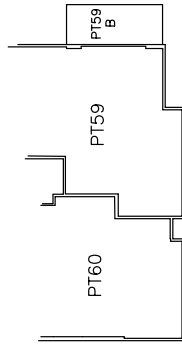
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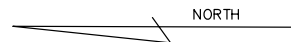
FOR OTHER PARTS OF LOTS 50–57, 62–68 SEE SHEETS 4 AND 5



JOINS SHEET 8



SECOND FLOOR PLAN



STRATA PLAN 64552

SHEET 10 OF 11 SHEETS

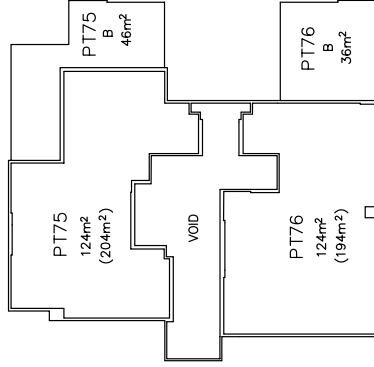
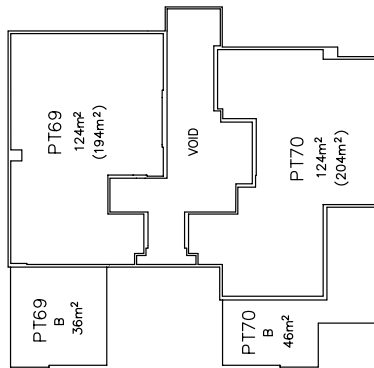
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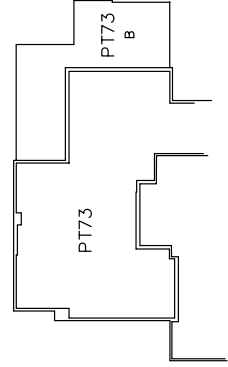
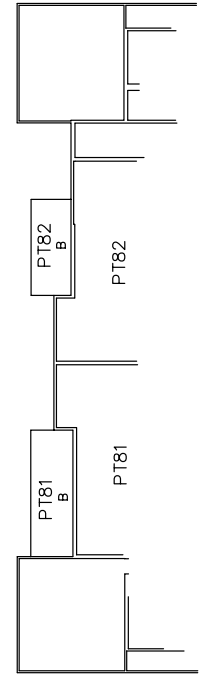
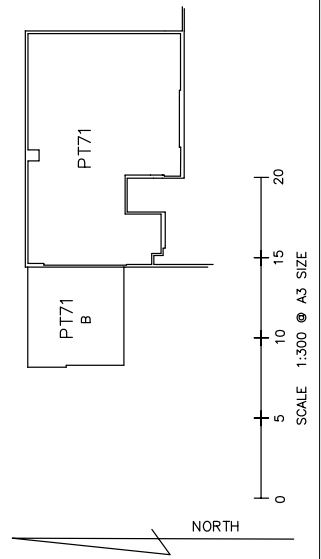
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FOR OTHER PARTS OF LOTS 69,70,75,76 SEE SHEET 4



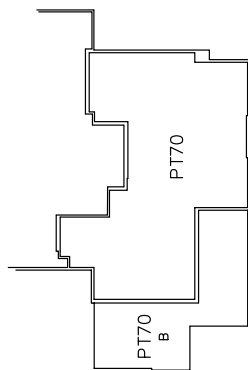
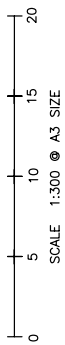
THIRD FLOOR PLAN



JOINS SHEET 11

STRATA PLAN 64552

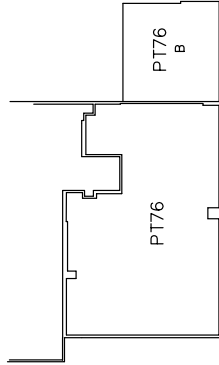
SHEET 11 OF 11 SHEETS



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

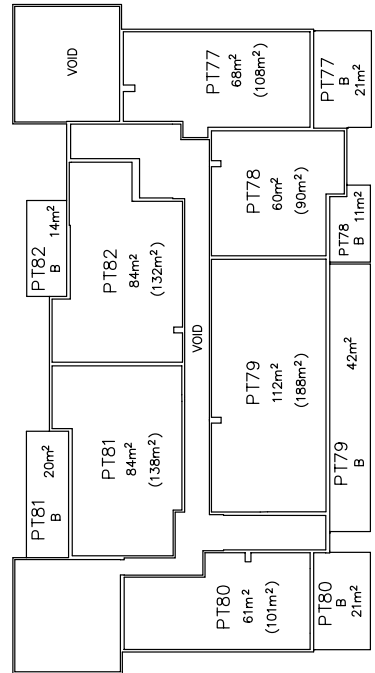
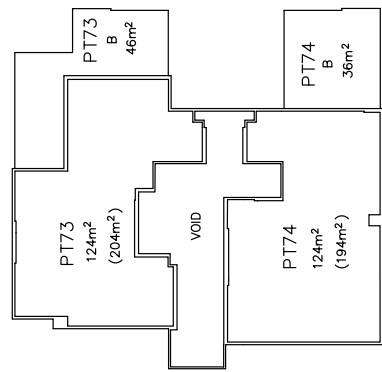
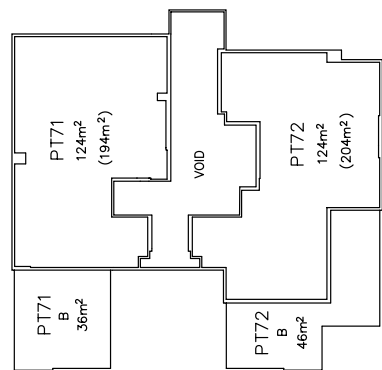
THE BOUNDARIES OF THE PART LOTS WHICH ARE BALCONIES (B) ARE FROM THE EXTERNAL SURFACES OF THE BUILDING WALLS TO THE INNER SURFACES OF THE BALCONY AND BALUSTRADE WALLS.

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 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.
55	12	2827	- 55	82	12	2827	- 82
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				
64	9	2827	- 64				
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 Secondary BCA class (if applicable)
2 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~~

[Signature]
..... *11/11/2013*
Date
DELEGATED UNDER
S16 OF THE P&D ACT 2005

Note: Entries may be affected by subsequent endorsements.

[illegible]