

STRATA PLAN 63774 SHEET 1 OF 2 SHEETS		INTERESTS AND NOTIFICATIONS				VER	AMENDMENT	AUTHORISED BY	DATE
		SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS	
PLAN OF LOT 685 ON P 3403(4) CERTIFICATE OF TITLE VOL. 1288 FOL. 167 LOCAL GOVERNMENT CITY OF BAYSWATER INDEX PLAN BG 34(2) 16.29 FIELD BOOK									
SCALE AS SHOWN									
NAME OF SCHEME 1A SKEW ROAD BAYSWATER									
ADDRESS OF PARCEL 1A SKEW ROAD BAYSWATER WA 6053									
MANAGEMENT STATEMENT YES ☐ NO ☒									
LODGED DATE 18-Oct-11 FEE PAID \$661.00 ASSESS No. 9567118									
L939638 APPLICATION 18-May-12 DATE		REGISTERED REGISTRAR OF TITLES SEAL							
SURVEYOR'S CERTIFICATE - Reg 54 I, BRETT MYLES hereby certify that this plan is accurate and is a correct representation of the (a) "survey; and/or (b) "calculations from measurements. ("delete if inapplicable) undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.		LICENSED SURVEYOR VEKTA JOB NO 18914 17/10/2011							

HELD BY LANDGATE
IN DIGITAL FORM ONLY.

LOCATION PLAN



SCALE 1:400 @A3

32 Stiles Avenue Ph (08) 9472 8011 P.O. Box 182
BAYSWATER WA 6100
Fax (08) 9355 5377 Email: perth@veкта.net.au



STRATA PLAN 63774

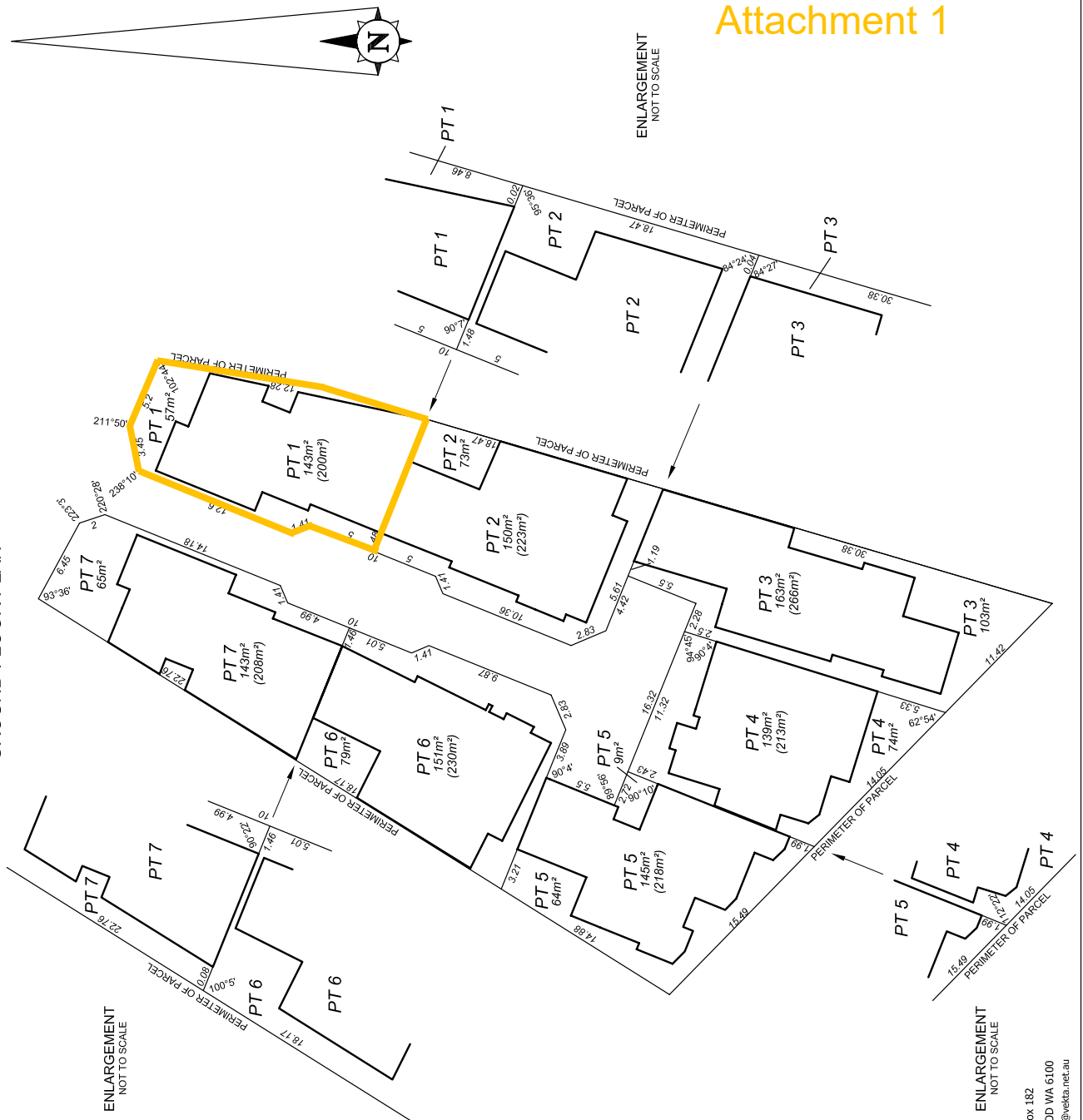
SHEET 2 OF 2 SHEETS



SCALE 1:300 @A3

VEKTA JOB NO 18914

GROUND FLOOR PLAN



EXCLUDING PERIMETER OF PARCEL ANGLES ARE
MULTIPLIES OF 45° UNLESS STATED OTHERWISE OR ARE
PERMANENT MONUMENTS.

WHERE APPLICABLE, MEASUREMENTS ARE FROM THE
EXTERNAL SURFACE OF THE BUILDING.

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 TO BETWEEN 5 METRES BELOW AND
10 METRES ABOVE THE UPPER SURFACE OF THE LOWEST
GROUND FLOOR OF THE MAIN BUILDING APPURTENANT TO
THEIR CORRESPONDING LOT NUMBER, INCLUDING WHERE
COVERED.

Bryk.

LICENSED SURVEYOR

17/10/2011

P.O. Box 182
BURSWOOD WA 6100
Email: perth@vekta.net.au

32 Stiles Avenue Ph (08) 9472 8011
BURSWOOD WA 6100
Fax (08) 9355 5377
ABN 41 138 024 754



STRATA PLAN No. 63774							
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	144	2792	- 618				
2	144	2792	- 619				
3	144	2792	- 620				
4	140	2792	- 621				
5	140	2792	- 622				
6	144	2792	- 623				
7	144	2792	- 624				
				Aggregate	1,000		

DESCRIPTION OF PARCEL AND BUILDING

SEVEN UNIT RESIDENTIAL COMPLEX COMPRISING OF SEVEN BRICK AND METAL SINGLE STOREY UNITS SITUATED ON LOT 685 P 3403 AND BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE VOL. 1288 FOL. 167 AND HAVING AN ADDRESS OF 1A SKEW ROAD BAYSWATER WA 6053.

CERTIFICATE OF LICENSED VALUER
STRATA

I, **Darren Starceвич AAPI**, 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.

17-Oct-2011

Date



Digitally signed by Darren Starceвич
AAPI Licensed Valuer No. 44415
Reason: I am the author of this document
Date: 2011.10.17 07:40:17 +08'00'

Signed

FORM 5

Strata Titles Act 1985
Sections 5B(1), 8A, 22(1)

STRATA PLAN 63774

DESCRIPTION OF PARCEL & BUILDING

SEVEN UNIT RESIDENTIAL COMPLEX COMPRISING OF SEVEN BRICK
AND METAL SINGLE STOREY UNITS
SITUATED ON LOT 685 P 3403 AND BEING THE WHOLE OF THE LAND
COMPRISED IN CERTIFICATE OF TITLE VOL. 1288 FOL. 167 AND
HAVING AN ADDRESS OF
1A SKEW ROAD BAYSWATER WA 6053

CERTIFICATE OF LICENSED SURVEYOR

I, Brett Myles, 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):-

- (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 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.....
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.~~

13/10/2011

Date

*Delete if inapplicable

B. Myles

Licensed Surveyor

FORM 7
Strata Titles Act 1985
Section 5B(2), 8A(f), 23(1)

STRATA PLAN 63774

DESCRIPTION OF PARCEL & BUILDING

SEVEN UNIT RESIDENTIAL COMPLEX COMPRISING OF SEVEN BRICK
AND METAL SINGLE STOREY UNITS
SITUATED ON LOT 685 P 3403 AND BEING THE WHOLE OF THE LAND
COMPRISED IN CERTIFICATE OF TITLE VOL. 1288 FOL. 167 AND
HAVING AN ADDRESS OF
1A SKEW ROAD BAYSWATER WA 6053

CERTIFICATE OF LOCAL GOVERNMENT

CITY OF BAYSWATER, the local government hereby certifies that in respect of the strata plan which
relates to the parcel and the 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-~~

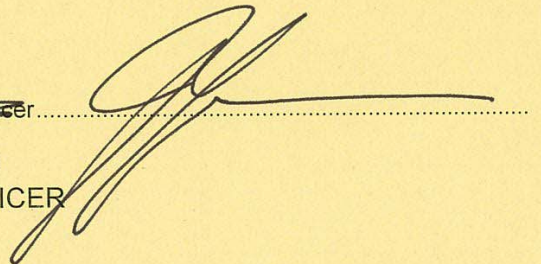
*(b) the within strata scheme is exempt from the requirement of approval by the
Western Australian Planning Commission.

Date 3 MAY 2012

*Delete if inapplicable

~~Chief Executive Officer~~

SECTION 23(5)
DELEGATED OFFICER



FORM 26

WAPC Ref. SD11-0130

STRATA PLAN NO 63774

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
9-May-12 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.
685 ON PLAN 3403
Location
1A SKEW ROAD
Locality
BAYSWATER
Local Government CITY OF BAYSWATER

Lodged by: VEKTA PTY LTD
Date: 9-May-12
.

For Chairman, Western Australian
Planning Commission

Date 9-5-12

(*To be deleted as appropriate.)

[illegible]

Note: Entries may be affected by subsequent endorsements.