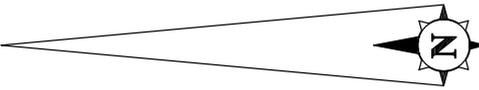
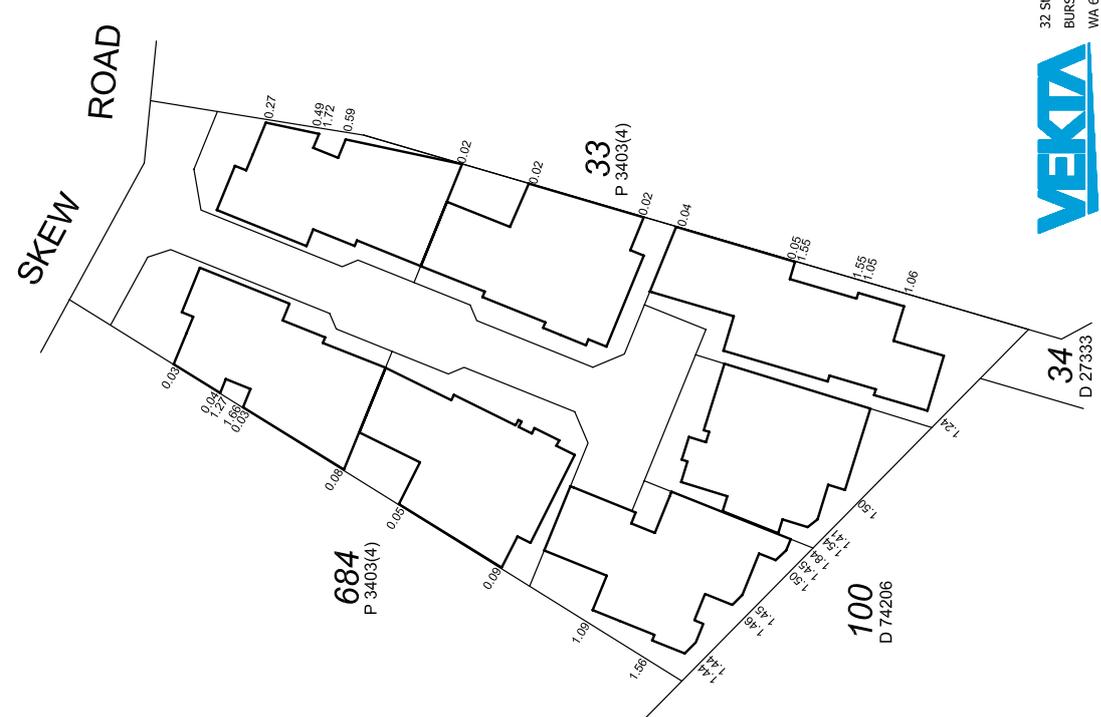


<p>STRATA PLAN 63774</p> <p>SHEET 1 OF 2 SHEETS</p> <p>PLAN OF LOT 685 ON P 3403(4) CERTIFICATE OF TITLE VOL. 1288 FOL. 167 LOCAL GOVERNMENT CITY OF BAYSWATER INDEX PLAN BG 34(2) 16.29 FIELD BOOK</p> <p>SCALE AS SHOWN</p> <p>NAME OF SCHEME 1A SKEW ROAD BAYSWATER</p> <p>ADDRESS OF PARCEL 1A SKEW ROAD BAYSWATER WA 6053</p> <p>MANAGEMENT STATEMENT YES <input type="radio"/> NO <input checked="" type="radio"/></p> <p>LOGGED DATE 18-Oct-11 CERTIFIED CORRECT <i>B. Myles</i> 14-Nov-2011 COR. FILE TRIM 28213-2010 IN ORDER FOR DEALINGS SUBJECT TO Lodgement of Forms 7 & 26 FEE PAID \$661.00 ASSESS No. 9567118 FOR REGISTRAR OF TITLES DATE 14-Nov-2011</p> <p>L839638 REGISTERED APPLICATION 18-May-12 DATE 18-May-12 REGISTRAR OF TITLES <i>B. Myles</i> SEAL</p>	<p>INTERESTS AND NOTIFICATIONS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>SUBJECT</th> <th>PURPOSE</th> <th>STATUTORY REFERENCE</th> <th>ORIGIN</th> <th>LAND BURDENED</th> <th>BENEFIT TO</th> <th>COMMENTS</th> </tr> </thead> <tbody> <tr> <td> </td> </tr> </tbody> </table>	SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS								<p>VER</p> <p>AMENDMENT</p> <p>AUTHORISED BY</p> <p>DATE</p>	<div style="text-align: center;">  </div> <div style="text-align: center;">  </div> <div style="text-align: right;"> <p>HELD BY LANDGATE IN DIGITAL FORM ONLY.</p> <p>LOCATION PLAN</p>  <p>SCALE 1:400 @A3</p> </div>
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS											
<p>SURVEYOR'S CERTIFICATE - Reg 54</p> <p>I, BRETT MYLES, hereby certify that this plan is accurate and is a correct representation of the following:</p> <p>(a) Survey; and/or (b) Calculations from measurements. I delete, if inapplicable, the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.</p> <p><i>B. Myles</i> LICENSED SURVEYOR 17/10/2011 VEKTA JOB NO 18914</p>		 <p>Landgate Western Australian Land Information Authority</p> 															

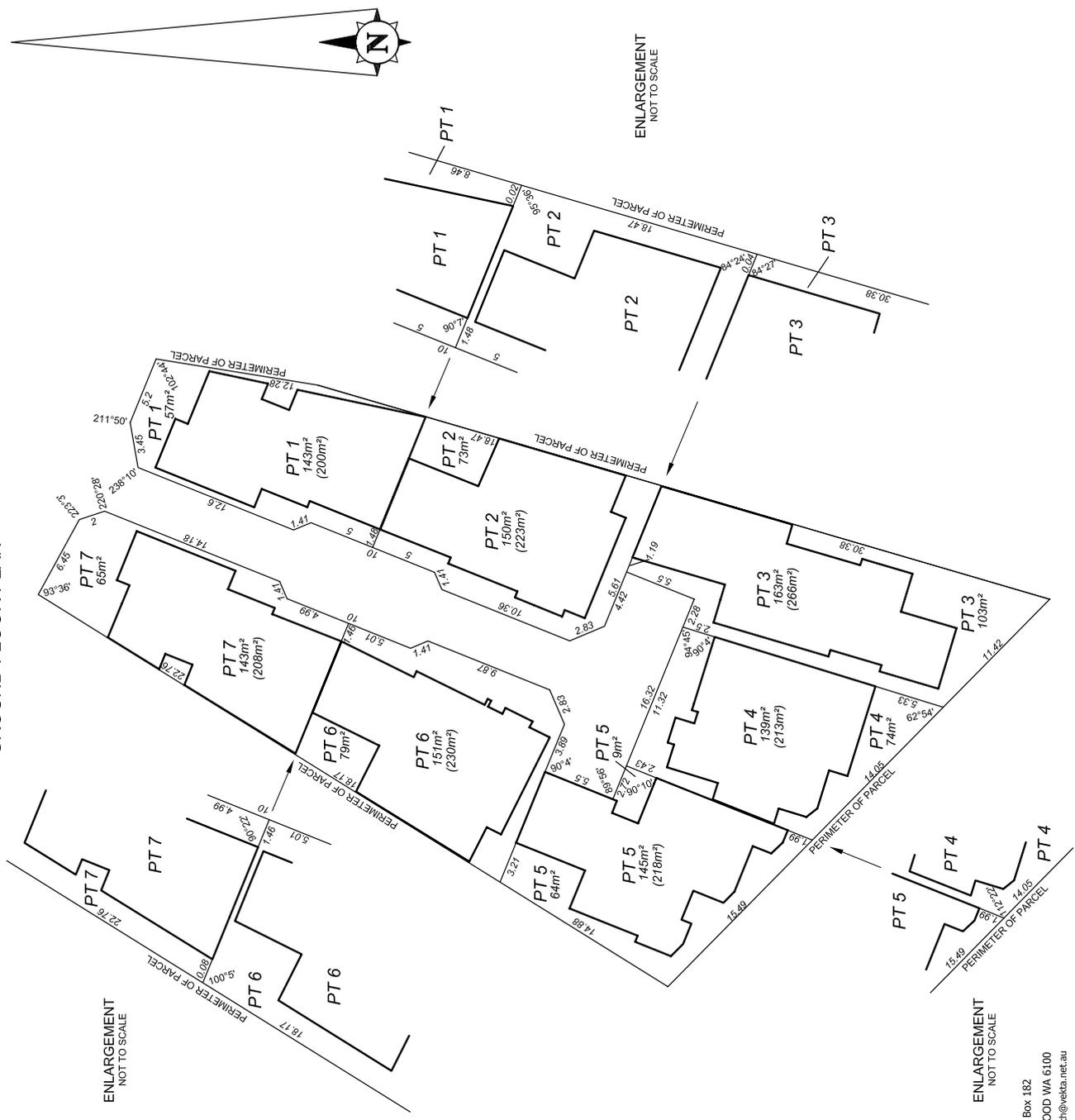
STRATA PLAN
63774

SHEET 2 OF 2 SHEETS



SCALE 1:300 @A3
VEKTA JOB NO 18914

GROUND FLOOR PLAN



EXCLUDING PERIMETER OF PARCEL ANGLES ARE MULTIPLES 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.



LICENSED SURVEYOR
17/10/2011
32 Shiles Avenue Ph (08) 9472 8011
BURSWOOD WA 6100
Fax (08) 9355 5377
ABN 41 138 024 754

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

ENLARGEMENT NOT TO SCALE



FORM 3

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



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

~~Chief Executive Officer~~

*Delete if inapplicable

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 —

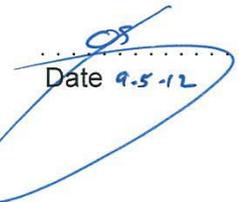
(i) the *Strata Plan/~~plan of re-subdivision/plan of consolidation~~ submitted on 9-May-12 and relating to the property described below;

~~(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.)

