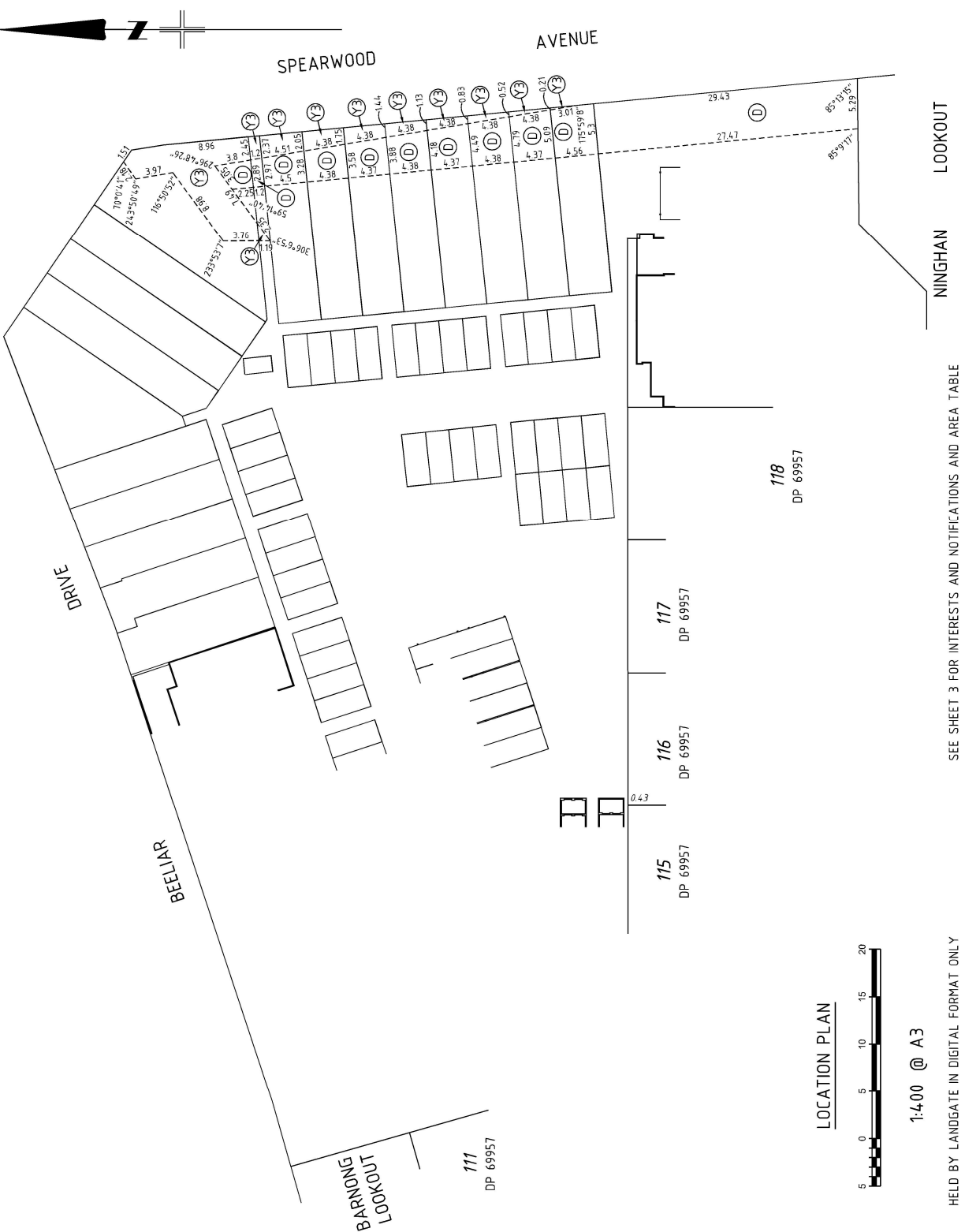


19 Brennan Way
Belmont WA 6104
PO Box 746 Belmont WA 6984
E projects@landsurveys.net.au CAD File: SP63970.dwg
T (08) 9477 4477 F (08) 9477 4499 www.landsurveys.net.au JOB No: 1801161



VER.	AMENDMENT	AUTHORISED BY	DATE
2	Audit Requirements	A. Wyatt	11/10/2021

STRATA PLAN 63970 SHEET 1 OF 3 SHEETS	
TENURE TYPE FREEHOLD	PLAN OF RE-SUBDIVISION - TYPE 4 OF LOT 27 ON SP 63970
CERTIFICATE OF TITLE VOL. 2932 FOL. 236	CITY OF COCKBURN
FIELD RECORD 156020	NAME OF SCHEME THE PARAMOUNT APARTMENTS
ADDRESS OF PARCEL 13 NINGHAN LOOKOUT BEELIAR WA 6164	SCHEME BY-LAWS YES
SURVEYOR'S CERTIFICATE - REG 54 I, Alex Wyatt, hereby certify that this plan is accurate and is a correct representation of the - (a) *survey; and/or (b) *calculations from measurements recorded in the field records. (* 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.	DATE 14.10.2021
LICENSED SURVEYOR Alex Wyatt 2021.10.11 12:32:45 +0800	DATE 14.10.2021
PLANNING APPROVAL PLANNING AUTHORITY WAPC REFERENCE: 989-19	DATE 14.10.2021
Delegated under s.16 P&D Act 2005 09-Nov-2021 DATE	DATE 09-Nov-2021
SUBJECT TO Lodgement of Notification docs	DATE 09-Nov-2021
FOR REGISTRAR OF TITLES PLAN APPROVED	DATE 9.11.2021
INSPECTOR OF PLANS AND SURVEYS (S. 18 Licensed Surveyors Act 1989)	DATE 7.12.2021
0967759 APPLICATION 7.12.2021 DATE	REGISTRAR OF TITLES B. Roberts SEAL



SEE SHEET 3 FOR INTERESTS AND NOTIFICATIONS AND AREA TABLE

SEE SHEET 3 FOR INTERESTS AND NOTIFICATIONS AND AREA TABLE

UNDER SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985, THE BOUNDARIES OF THE LOTS OR PARTS OF THE 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 CEILING.

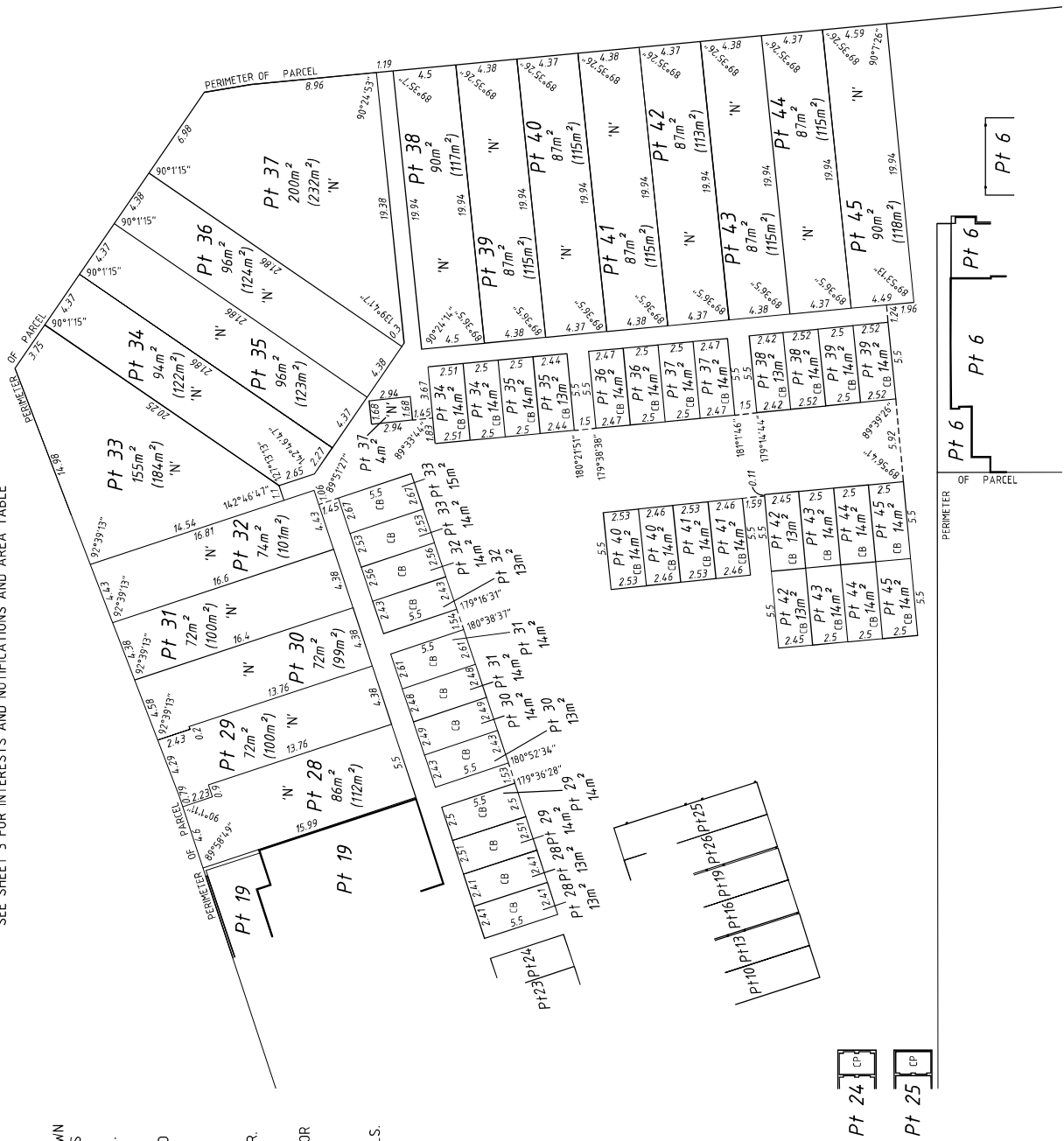
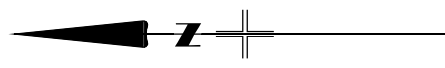
THE STRATUM OF PART LOTS 28 TO 45 MARKED 'N' ON THIS SHEET EXTENDS FROM 45.0m AHD TO 57.5m AHD.

THE STRATUM OF THE CARBAYS (CB) EXTENDS BETWEEN THE UPPER SURFACE OF THEIR FLOOR TO A HEIGHT OF 2.5 METRES ABOVE THEIR FLOOR.

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

ALL DISTANCES MEASURED FROM WALLS ARE MEASURED FROM THE EXTERNAL FACES OF WALLS.

CP DENOTES COMMON PROPERTY.



GROUND FLOOR PLAN



1:300 @ A3



Land Surveys
 19 Brennan Way
 Belmont WA 6104
 PO Box 746 Belmont WA 6984
 T (08) 9477 4477 E Projects@landsurveys.net.au
 F (08) 9477 4469 www.landsurveys.net.au

SHEET 2 OF 3

STRATA PLAN 63970

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
⑬	EASEMENT		DOC 6508178	LOTS 37 TO 45 (INCLUSIVE) & COMMON PROPERTY	SEE DOC	THE EASEMENT DIMENSIONS & POSITIONS ON THIS PLAN ARE AN INTERPRETATION. SEE ORIGINAL DOCUMENT
⑭	EASEMENT	ENERGY OPERATORS (POWERS) ACT 1979	DOC L206449	LOTS 37 TO 45 (INCLUSIVE) & COMMON PROPERTY	ELECTRICITY NETWORKS CORPORATION	
	NOTIFICATION	SEC 70A OF THE TLA	DOC O967760	LOTS 28 TO 45		TRANSPORT NOISE
	NOTIFICATION	SEC 165 OF THE P&D ACT	DOC O967761	LOTS 28 TO 45		MOSQUITOS

LOT	TOTAL AREA	FLOORS	SHEETS
28	112	G	2
29	100	G	2
30	99	G	2
31	100	G	2
32	101	G	2
33	184	G	2
34	122	G	2
35	123	G	2
36	124	G	2
37	232	G	2
38	117	G	2
39	115	G	2
40	115	G	2
41	115	G	2
42	113	G	2
43	115	G	2
44	115	G	2
45	118	G	2

NTS @ A3



19 Brennan Way
Bellmont WA 6114
PO Box 746 Bellmont WA 6884
T (08) 9477 4477 E Projects@landsurveys.net.au CAD FILE: SP03970.dwg
F (08) 9477 4499 www.landsurveys.net.au JOB NO: 1901161

SHEET 3 OF 3 SHEETS

VERSION NUMBER 2 STRATA PLAN 63970

Schedule of Unit Entitlements

Strata Titles Act 1985

Section 37, Schedule 2A cl. 21T(1)(d) & Schedule 2A cl. 31E(1)(c)

Scheme Number: 63970

Scheme Address: 13 Ninghan Lookout, Beeliar WA 6164

Lot Number	Unit Entitlement	Lot Number	Unit Entitlement	Lot Number	Unit Entitlement	Lot Number	Unit Entitlement	Lot Number	Unit Entitlement
1	33	2	32	3	32	4	32	5	Subdivide
6	33	7	32	8	34	9	25	10	37
11	33	12	25	13	36	14	34	15	27
16	36	17	34	18	25	19	39	20	34
21	27	22	Subdivide	23	35	24	27	25	38
26	38	27	Subdivide	28	12	29	12	30	12
31	12	32	12	33	15	34	12	35	12
36	12	37	15	38	12	39	12	40	12
41	12	42	12	43	12	44	12	45	12

Sum of the unit entitlements of all lots in the strata titles scheme: 1000

CERTIFICATE OF LICENSED VALUER

I, Simon Munro Martin, being a Licensed Valuer under the *Land Valuers Licensing Act 1978* certify that the proportion that the unit entitlement of a lot as stated in the Schedule of Unit Entitlements above bears to the sum of the unit entitlements of all lots in the strata titles scheme is not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 37(3) of the *Strata Titles Act 1985*) of that lot bears to the sum of the value of all the lots in the strata titles scheme.

Complete for staged subdivision only:

I have determined that in the Schedule of Unit Entitlements above there is / is not¹ a significant variation of the kind described in Regulation 49(1)(a) of the *Strata Titles (General) Regulations 2019* to the proposed Schedule of Unit Entitlements in the agreed stage of subdivision in staged subdivision by-laws number(s) O402884 registered on 8th May 2020.

16-Sep-2021
Date


Digitally signed by Simon Martin
Date: 2021.09.16 12:06:02 +08'00'
Licensed Valuer Signature

¹ Select one

<p>STRATA PLAN 63970 SHEET 1 OF 4 SHEETS</p> <p>PLAN OF RE-SUBDIVISION OF LOT 22 ON SP 63970 CERTIFICATE OF TITLE VOL 2899 FOL 546 LOCAL GOVERNMENT CITY OF COCKBURN FIELD RECORD 135477 (SAM 5068)</p> <p>NAME OF SCHEME THE PARAMOUNT APARTMENTS ADDRESS OF PARCEL 13 NINGHAN LOOKOUT, BEEILIAR, WA 6164.</p> <p>MANAGEMENT STATEMENT YES #0</p> <p>SURVEYOR'S CERTIFICATE - REG 54 I, PATRICK JAMES BURTON certify that this plan is accurate and is a correct representation of the (a) survey, and/or (b) calculations from measurements recorded in the field records. (* 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. Patrick James Burton 2017/206/10/14/2005-08007</p> <p>LICENSED SURVEYOR DATE</p> <p>13 JUL 2017 \$417.00 2477148 DATE FEE PAID ASSESS. No.</p> <p>SG EXAMINED 15-Aug-17 DATE</p> <p>WESTERN AUSTRALIAN PLANNING COMMISSION W.A.P.C. REF: Certificate of Approval of W.A.P.C. under Section 25B(2) of <i>Strata Titles Act 1985</i></p> <p>Delegated under s.16 P&O Act 2005</p> <p>PLAN APPROVED 15-Aug-17 DATE INSPECTOR OF PLANS AND SURVEYS DATE IS 18 Licensed Surveyors Act 1999)</p> <p>SUBJECT TO IN ORDER FOR DEALINGS</p> <p>FOR REGISTRAR OF TITLES 15-Aug-17 DATE</p> <p>APPLICATION REGISTERED 17.7.2017 DATE REGISTRAR OF TITLES SEAL</p>	<p>AMENDMENT 2.</p> <p>AUTHORISED BY P. J. BURTON DATE 10/8/2017</p> <p>AUDIT REQUIREMENTS</p> <p>VER. 2.</p>	<p>STAGE 3 LOCATION PLAN</p> <p>SCALE 1:500 AT A3 SIZE</p> <p>VERIS (08) 6241 3333 www.veris.com.au</p> <p>Project: 1311992310 - Spearwood Preliminary Strata Plan 63970 - 19723p3 - Stage 2 - Final 16/09/16.dgn FP-19723-001-VER 2.0</p>
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INTERESTS AND NOTIFICATIONS						
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
Y3	EASEMENT		DOC G508778	LOT 27 & COMMON PROPERTY	SEE DOC	THE EASEMENT DIMENSIONS & POSITIONS ON THIS PLAN ARE AN INTERPRETATION - SEE ORIGINAL DOCUMENT
D	EASEMENT	ENERGY OPERATORS (POWERS) ACT 1979	DOC L206449	LOT 27 & COMMON PROPERTY	ELECTRICITY NETWORKS CORPORATION	



STRATA PLAN

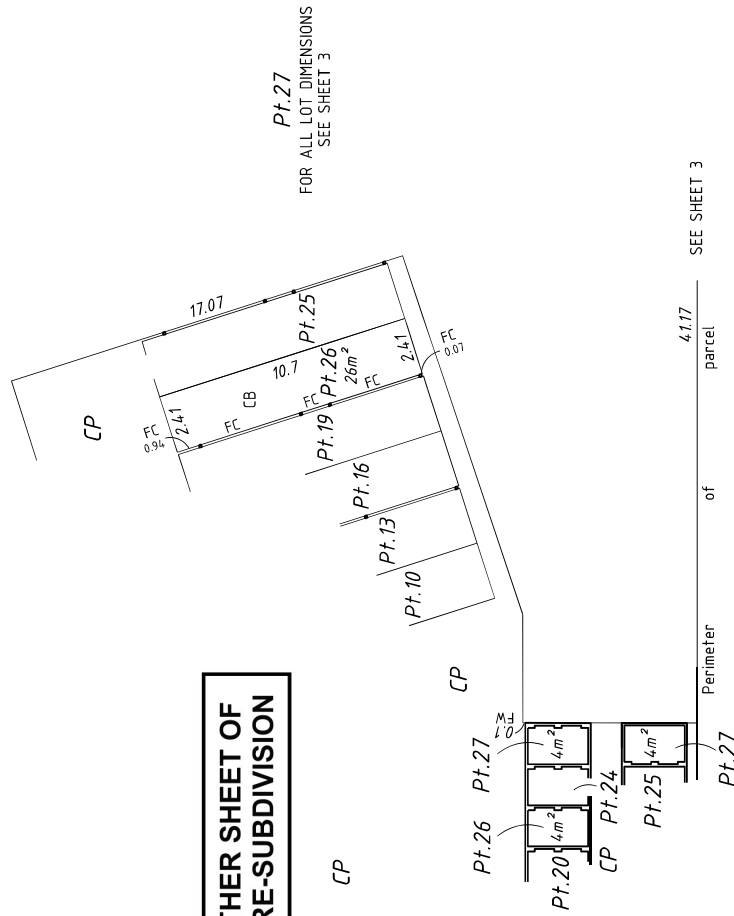
63970

SHEET 2 OF 4 SHEETS

NOTES:

1. The boundaries of the lots or parts of the 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 ceiling, as provided by section 3(2)(a) of the Strata Titles Act 1985.
2. The stratum of the car bays marked CB on this sheet extends from the upper surface of their floor to the under surface of their structure above, where uncovered for a height of 2.7 metres.
3. Distances are from boundaries or external surfaces of walls unless shown otherwise.
4. Angles are 90° unless shown otherwise or defined by monument or parcel boundary.
5. CP denotes common property.
FC denotes face of column produced,
FW denotes face of wall produced.
6. For other parts of lot 26 see sheet 4,
for other parts of lot 27 see sheet 3.

SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION



STAGE 3 GROUND FLOOR PLAN



SCALE 1:200 AT A3 SIZE

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

ss63970-19923p3-Stage 2-resub_16091415Stage 3 Sheet 2 ground floor.dgn

STRATA PLAN
63970

SHEET 3 OF 4 SHEETS

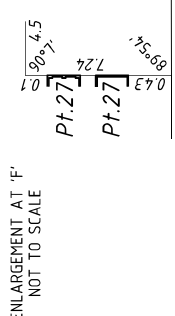
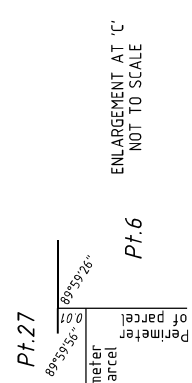
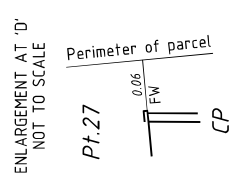
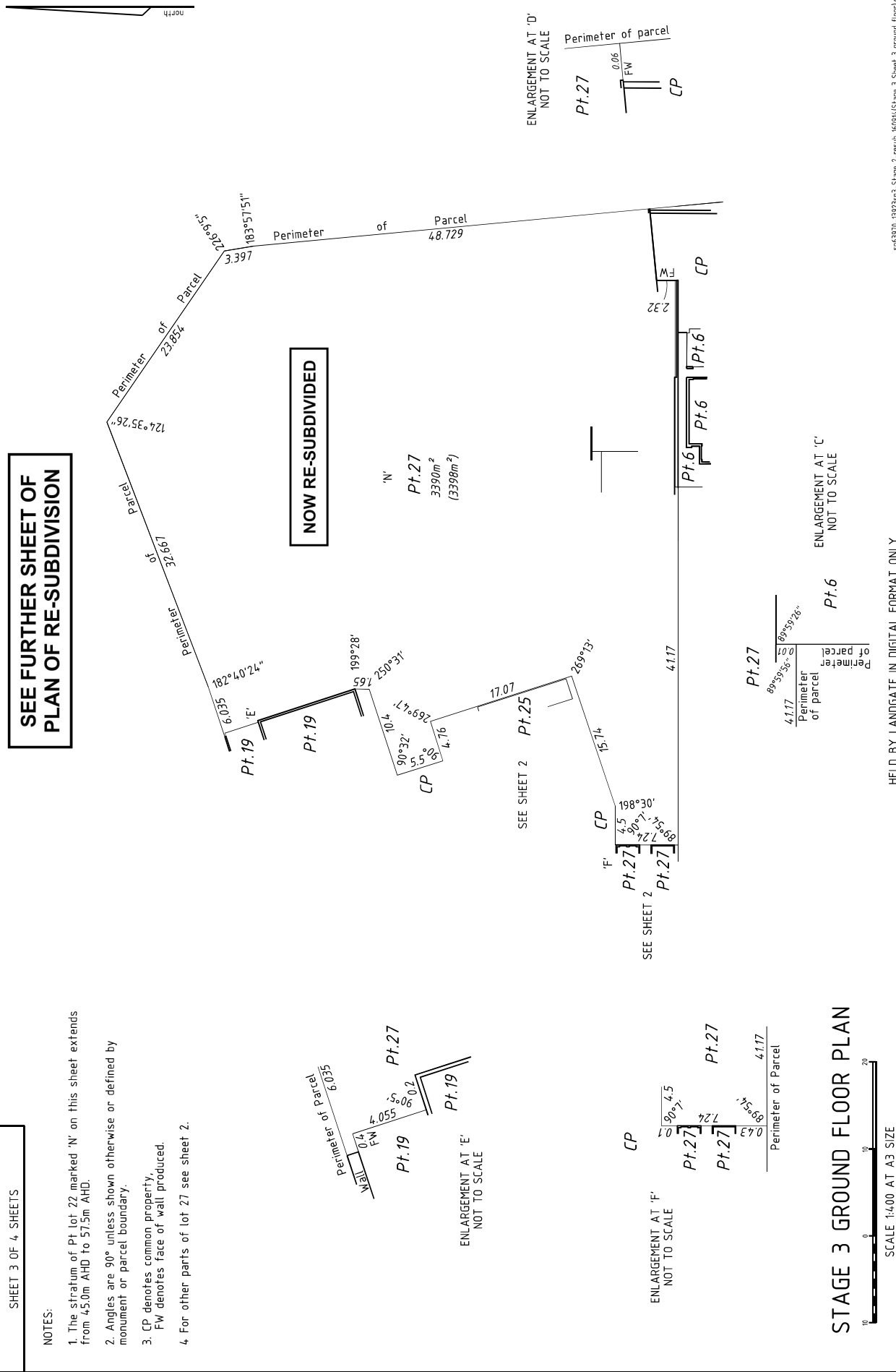
NOTES:

1. The stratum of Pt lot 22 marked 'N' on this sheet extends from 45.0m AHD to 57.5m AHD.
2. Angles are 90° unless shown otherwise or defined by monument or parcel boundary.
3. CP denotes common property.
FW denotes face of wall produced.
4. For other parts of lot 27 see sheet 2.

SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION

NOW RE-SUBDIVIDED

'N'
Pt.27
3390m²
(3398m²)



STAGE 3 GROUND FLOOR PLAN



HELD BY LANDGATE IN DIGITAL FORMAT ONLY

ss63970-19923p3-Stage 2-resub 16/03/14 Stage 3 Sheet 3 ground floor.dgn

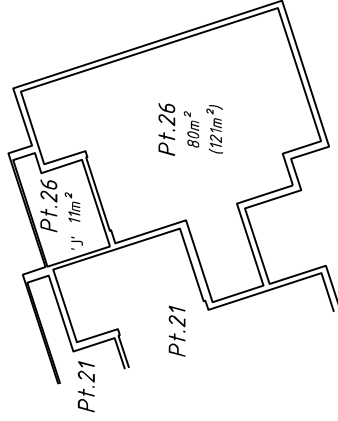
STRATA PLAN

63970

SHEET 4 OF 4 SHEETS

NOTES:

1. The boundaries of the lots or parts of the 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 ceiling, as provided by section 3(2)(a) of the Strata Titles Act 1985.
2. The boundaries of the part lots external to the building marked 'J' on this sheet, are the inner surface of the walls, except where noted, and extends from the upper surface of their floor to the under surface of their ceiling, where uncovered the stratum extends for a height of 2.7 metres above the upper surface of their floor.
3. For other parts of lot 26 see sheet 2.



STAGE 3 FIRST FLOOR PLAN



SCALE 1:200 AT A3 SIZE

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

sp63970-1992sp3-Stage 2-result 16094151-Stage 3 Sheet 4 first floor.dgn

FORM 3

SURVEY-STRATA PLAN No. 63970							
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	33			16	36		
2	32			17	34		
3	32			18	25		
4	32			19	39		
5	now subdivided			20	34		
6	33			21	27		
7	32			22	now subdivided		
8	34			23	35		
9	25			24	27		
10	37			25	38		
11	33			26	38		
12	25			27	222		
13	36						
14	34						
15	27			Aggregate	1,000		

**SEE FURTHER SHE
PLAN OF RE-SUBDI'**

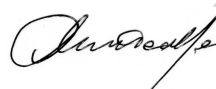
DESCRIPTION OF PARCEL

Re-subdivision of Lot 22 on SP 63970. 18 Residential apartments and 6 Townhouses of brick and metal construction on DP 77451. Postal address: 13 Ninghan Lookout Beeliar WA 6164

**CERTIFICATE OF LICENSED VALUER
SURVEY-STRATA**

I, George Willcock METCALFE, 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.

10-Aug-2017
Date


 Digitally signed by George Metcalfe
 DN: cn=George Metcalfe, o=George Metcalfe Valuations, ou, email=George@Metcalfe.id.au, c=AU
 Date: 2017.08.10 13:42:50 +08'00'
 Signed

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 63970

DESCRIPTION OF PARCEL & BUILDING

Re-subdivision of Lot 22 on SP63970. 18 Residential apartments and 6 Townhouses of brick and metal construction on DP 77451. Postal address: 13 Ninghan Lookout, Beeliar, WA, 6164.

CERTIFICATE OF LICENSED SURVEYOR

I, Patrick James Burton, 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) ^{43.1} on Strata Plan No. 63970 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*.

Patrick James Burton
2017.08.10 14:35:22 +08'00'

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable

Occupancy permit – strata

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

Permit number
StratReg17/020

This form is for the purposes of the *Building Act 2011*, section 50 and the *Strata Titles Act 1985*, section 5B(2)(a) and 8A(f)(i).

1. Details of building or structure

Property street address (provide lot number where street number is not known)	Unit no 15	Street no 6	Level	Lot no
	Street name Barnong Lookout		Street type	Street suffix
	Suburb BEELIAR		State WA	Postcode 6164
Certificate of title	Volume 2899		Folio 546	
Lot(s) on survey	22			
Strata plan number	63970	Land being re-subdivided (if applicable)		
Description of building	Re-subdivision of Lot 22 – 18 Residential Apartments and 6 Townhouses of Brick and Metal Construction			
BCA class of the building	Main BCA class Class 2 & 1a		Secondary BCA class (for multi-purpose buildings) Class 7a & 10a	
Use(s) of the building	Sole Occupancy Units & Group Dwellings		Each restriction on use (if applicable)	

2. Permit details

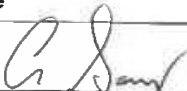
This occupancy permit strata is for: Whole of building Part of building

Details

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 occupancy permit strata 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 Alan Savage	Job title Senior Building Surveyor
	Signature 	Date 23/05/2017
Permit authority	City of Cockburn	

FORM 26

LG Ref.
~~WAPC Ref.~~

STRATA PLAN NO 63970

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
20-Apr-2017 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 22 On SP 63970
Location
Locality
BEELIAR
Local Government
City of Cockburn

Lodged by: Whelans Australia Pty Ltd
Date: 20-Apr-2017

For Chairman, Western Australian
Planning Commission

M. J.
Date 11/07/17

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

(*To be deleted as appropriate.)

STRATA PLAN 63970 SHEET 1 OF 8 SHEETS	PLAN OF RE-SUBDIVISION OF LOT 5 ON SP 63970 CERTIFICATE OF TITLE VOL 2889 FOL 738 LOCAL GOVERNMENT CITY OF COCKBURN FIELD RECORD 135477 (SAM 5068)	NAME OF SCHEME THE PARAMOUNT APARTMENTS ADDRESS OF PARCEL 13 NINGHAN LOOKOUT, BEEILIAR, WA 6164.	MANAGEMENT STATEMENT <input checked="" type="radio"/> YES <input type="radio"/> NO SURVEYOR'S CERTIFICATE - REG 54 I, PATRICK JAMES BURTON certify that this plan is accurate and is a correct representation of the (a) survey, and/or (b) calculations from measurements recorded in the field records. (*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. Patrick Burton 2016004271932637-08207	LODGED 19170429 DATE \$1615.00 FEE PAID EXAMINED 28-Apr-16 DATE SG WESTERN AUSTRALIAN PLANNING COMMISSION W.A.P.C. REF: Certificate of Approval of W.A.P.C. under Section 25B(2) of <i>Strata Titles Act 1985</i> Dealt under s.16 P&O Act 2005	PLAN APPROVED 28-Apr-16 DATE INSPECTOR OF PLANS AND SURVEYS IS 18 Licensed Surveyors Act 1991 IN ORDER FOR DEALINGS SUBJECT TO FOR REGISTRAR OF TITLES 28-Apr-16 DATE REGISTERED N107694 APPLICATION 28.4.2016 DATE REGISTRAR OF TITLES SEAL 																					
PLAN OF RE-SUBDIVISION OF LOT 5 ON SP 63970 VER. 2 AMENDMENT AUDIT REQUIREMENTS AUTHORIZED BY P.J. BURTON DATE 27.04.2016																										
<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>(Y3)</td> <td>EASEMENT</td> <td></td> <td>DOC G508778</td> <td>LOT 22 & COMMON PROPERTY</td> <td>SEE DOC</td> <td>THE EASEMENT DIMENSIONS & POSITIONS ON THIS PLAN ARE AN INTERPRETATION - SEE ORIGINAL DOCUMENT</td> </tr> <tr> <td>(D)</td> <td>EASEMENT</td> <td>ENERGY OPERATORS (POWERS) ACT 1979</td> <td>DOC L2056449</td> <td>LOT 22 & COMMON PROPERTY</td> <td>ELECTRICITY NETWORKS CORPORATION</td> <td></td> </tr> </tbody> </table>						SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS	(Y3)	EASEMENT		DOC G508778	LOT 22 & COMMON PROPERTY	SEE DOC	THE EASEMENT DIMENSIONS & POSITIONS ON THIS PLAN ARE AN INTERPRETATION - SEE ORIGINAL DOCUMENT	(D)	EASEMENT	ENERGY OPERATORS (POWERS) ACT 1979	DOC L2056449	LOT 22 & COMMON PROPERTY	ELECTRICITY NETWORKS CORPORATION	
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS																				
(Y3)	EASEMENT		DOC G508778	LOT 22 & COMMON PROPERTY	SEE DOC	THE EASEMENT DIMENSIONS & POSITIONS ON THIS PLAN ARE AN INTERPRETATION - SEE ORIGINAL DOCUMENT																				
(D)	EASEMENT	ENERGY OPERATORS (POWERS) ACT 1979	DOC L2056449	LOT 22 & COMMON PROPERTY	ELECTRICITY NETWORKS CORPORATION																					
<p>STAGE 2 LOCATION PLAN</p> <p>SCALE 1:500 AT A3 SIZE</p>																										

Suite 4, First Floor, 40 Hislop Road, Osborne Park, WA 6017
 Ph (08) 6241 3333 Fax (08) 6241 3300
 s.j.pingree@whelans.com.au
 PP-5923-100-10R-10

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

STRATA PLAN

63970

SHEET 2 OF 8 SHEETS

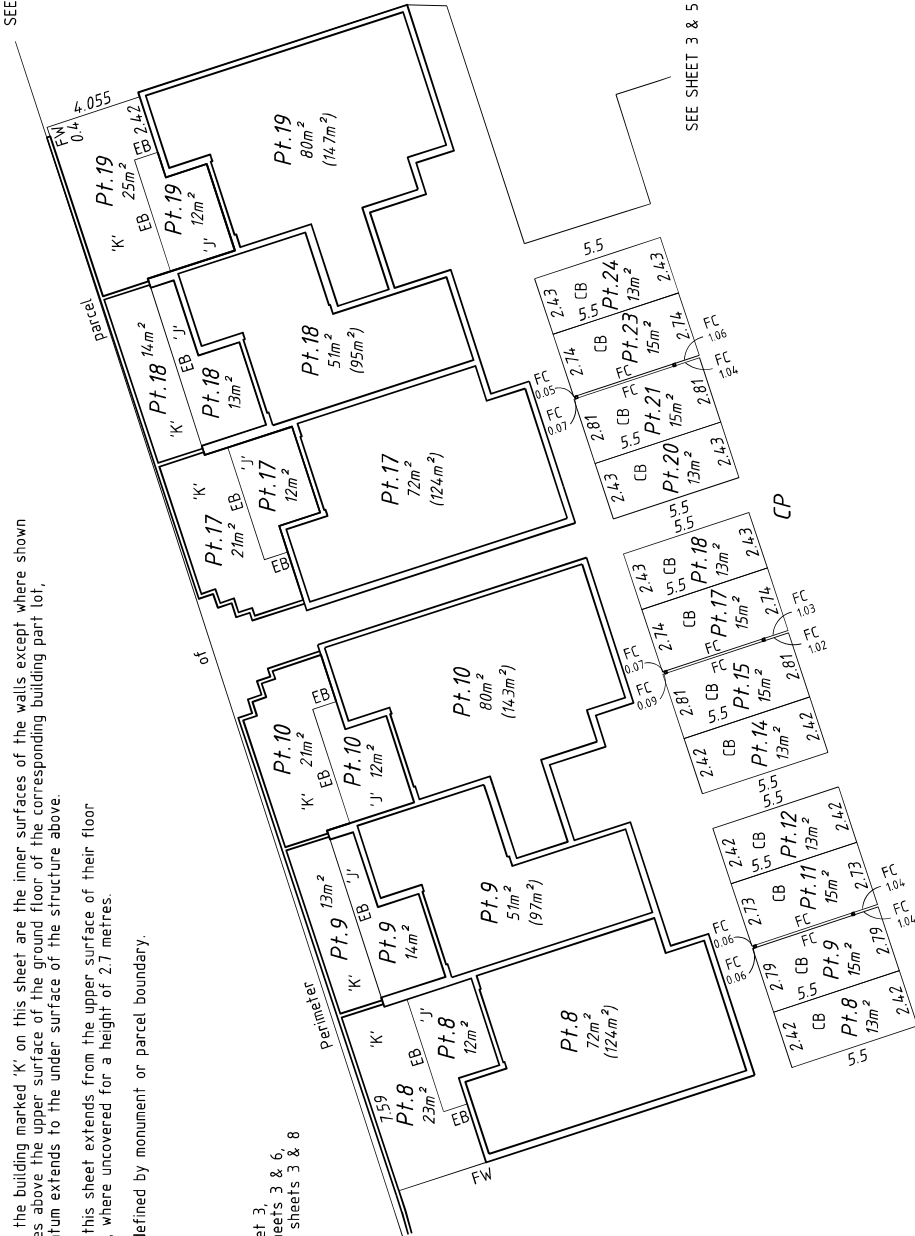
NOTES:

1. The boundaries of the lots or parts of the 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 ceiling, as provided by section 3(2)(a) of the Strata Titles Act 1985.
2. The boundaries of the part lots external to the building marked 'J' on this sheet, are the inner surface of the walls, except where noted, and extends from the upper surface of their floor to the under surface of their ceiling, where uncovered the stratum extends for a height of 2.8 metres above the upper surface of their floor.
3. The boundaries of the part lots external to the building marked 'K' on this sheet are the inner surfaces of the walls except where shown and extend from 0.5 metres below to 2.8 metres above the upper surface of the ground floor of the corresponding building part lot, except where covered. Where covered the stratum extends to the under surface of the structure above.
4. The stratum of the car bays marked CB on this sheet extends from the upper surface of their floor to the under surface of their structure above, where uncovered for a height of 2.7 metres.
5. Angles are 90° unless shown otherwise or defined by monument or parcel boundary.
6. CP denotes common property.
EB denotes edge of brick paving.
FC denotes face of column produced.
FW denotes face of wall produced.
7. For other parts of lots 8-10, 17-19 see sheet 3, for other parts of lots 11, 12, 20, 21 see sheets 3 & 6, for other parts of lots 14, 15, 23 & 24 see sheets 3 & 8

SEE SHEET 5

North

Pt.22
FOR ALL LOT DIMENSIONS
SEE SHEETS 4 & 5



SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISION

STAGE 2 GROUND FLOOR PLAN

SCALE 1:200 AT A3 SIZE

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

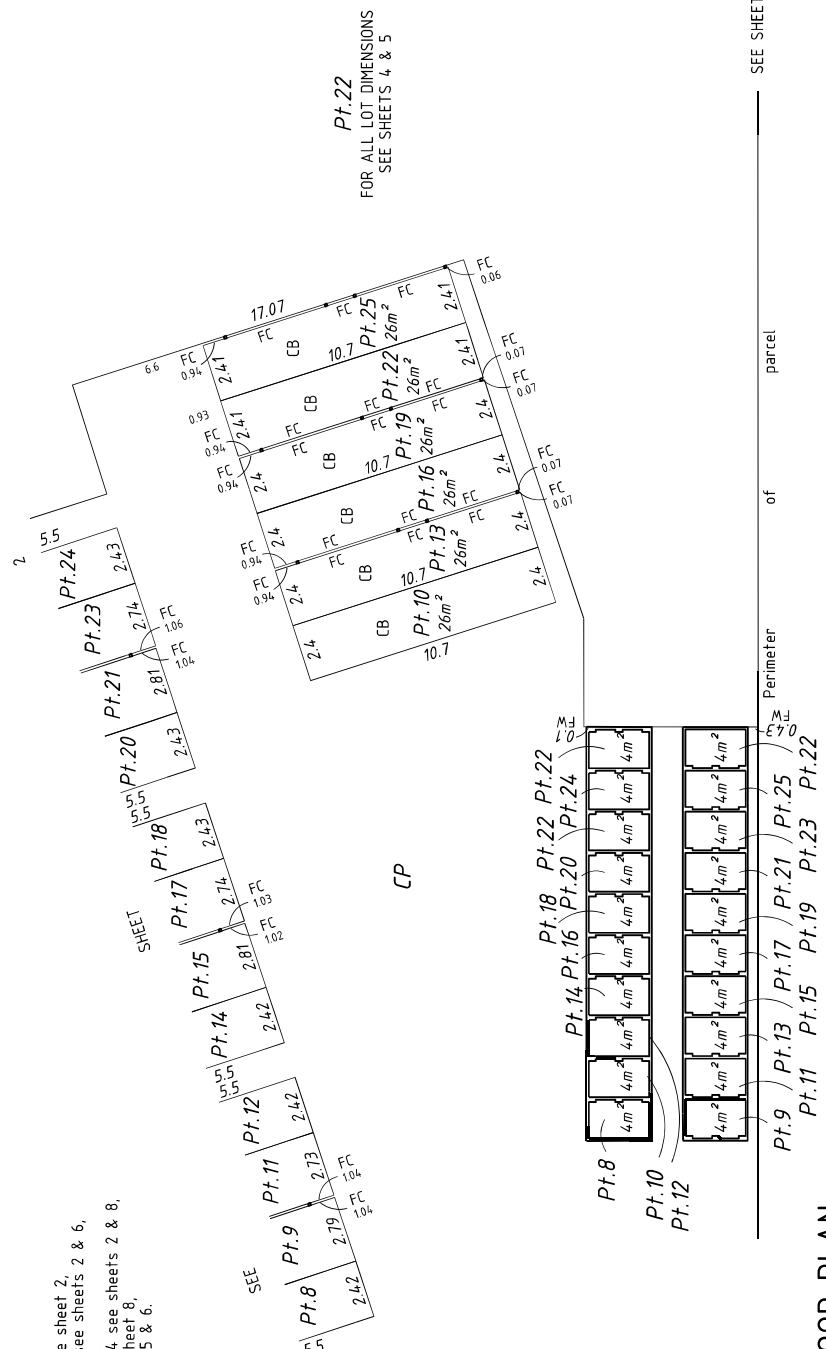
sp63970-13922ap3-Stage 2ISpage 2 Sheet 2 ground floor.dgn

STRATA PLAN
63970

SHEET 3 OF 8 SHEETS

NOTES:

1. The boundaries of the lots or parts of the 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 ceiling, as provided by section 3(2)(a) of the Strata Titles Act 1985.
2. The stratum of the car bays marked CB on this sheet extends from the upper surface of their floor to the under surface of their structure above, where uncovered for a height of 2.7 metres.
3. Distances are from boundaries or external surfaces of walls unless shown otherwise.
4. Angles are 90° unless shown otherwise or defined by monument or parcel boundary.
5. CP denotes common property.
FC denotes face of column produced.
FW denotes face of wall produced.
6. For other parts of lots 8-10, 17-19 see sheet 2,
for other parts of lots 11, 12, 20, 21 see sheets 2 & 6,
for other parts of lot 13 see sheet 6,
for other parts of lots 14, 15, 23 & 24 see sheets 2 & 8,
for other parts of lots 16 & 25 see sheet 8,
for other parts of lot 22 see sheets 5 & 6.



STAGE 2 GROUND FLOOR PLAN



SCALE 1:200 AT A3 SIZE

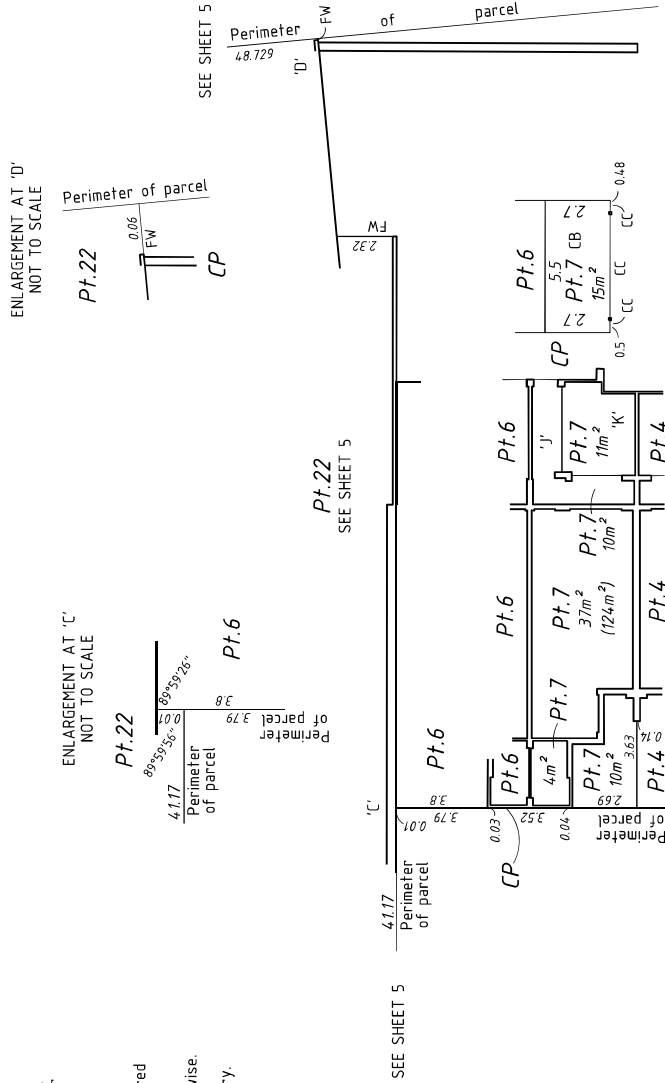
Held BY LANDGATE IN DIGITAL FORMAT ONLY

STRATA PLAN
63790

SHEET 4 OF 8 SHEETS

NOTES:

- The boundaries of the lots or parts of the 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 ceiling, as provided by section 3(2)(a) of the Strata Titles Act 1985.
- The boundaries of the part lots external to the building marked 'K' on this sheet are the inner surfaces of the walls except where shown and extend from 0.8 metres below to 3 metres above the upper surface of the ground floor of the corresponding building part lot, except where covered. Where covered the stratum extends to the under surface of the structure above.
- The boundaries of the part lots external to the building marked 'J' on this sheet are the inner surface of the walls, except where noted, and extends from the upper surface of their floor to the under surface of their ceiling, where uncovered the stratum extends for a height of 3 metres above the upper surface of their floor.
- The stratum of the car bays marked 'CB' on this sheet extends from the upper surface of their floor to the under surface of their structure above, where uncovered for a height of 2.7 metres.
- Distances are from boundaries or external surfaces of walls unless shown otherwise.
- Angles are 90° unless shown otherwise or defined by monument or parcel boundary.
- CC denotes centre of column produced,
CP denotes common property,
FW denotes face of wall produced.
- For other parts of lot 7 see sheet 7.



SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISION

STAGE 2 GROUND FLOOR PLAN



HELD BY LANDGATE IN DIGITAL FORMAT ONLY

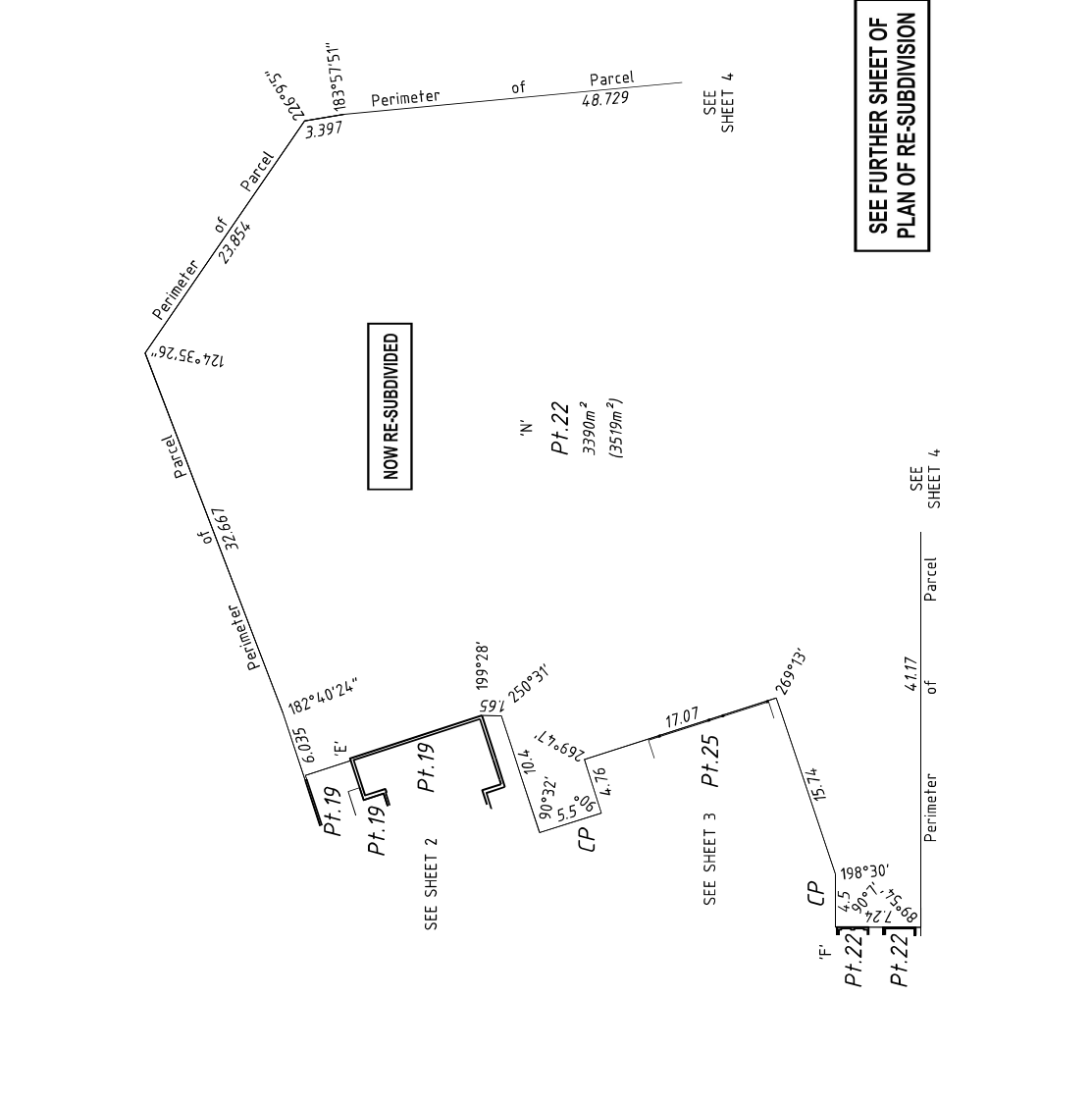
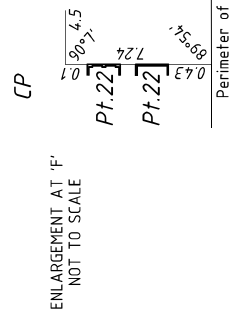
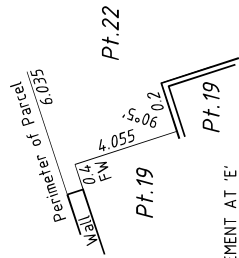
sp63970-1992ap3-Stage 2(S)ap. 2 Sheet 4 ground floor.dgn

STRATA PLAN
63970

SHEET 5 OF 8 SHEETS

NOTES:

1. The stratum of Pt Lot 22 marked 'N' on this sheet extends from 45.0m AHD to 57.5m AHD.
2. Angles are 90° unless shown otherwise or defined by monument or parcel boundary.
3. CP denotes common property.
FW denotes face of wall produced.
4. For other parts of lot 22 see sheets 3 & 6.



STAGE 2 GROUND FLOOR PLAN



Held by Landgate in Digital Format Only

sp63970-13922ap3-Stage 2(S)ap. 2 Sheet 5 ground floor.dgn

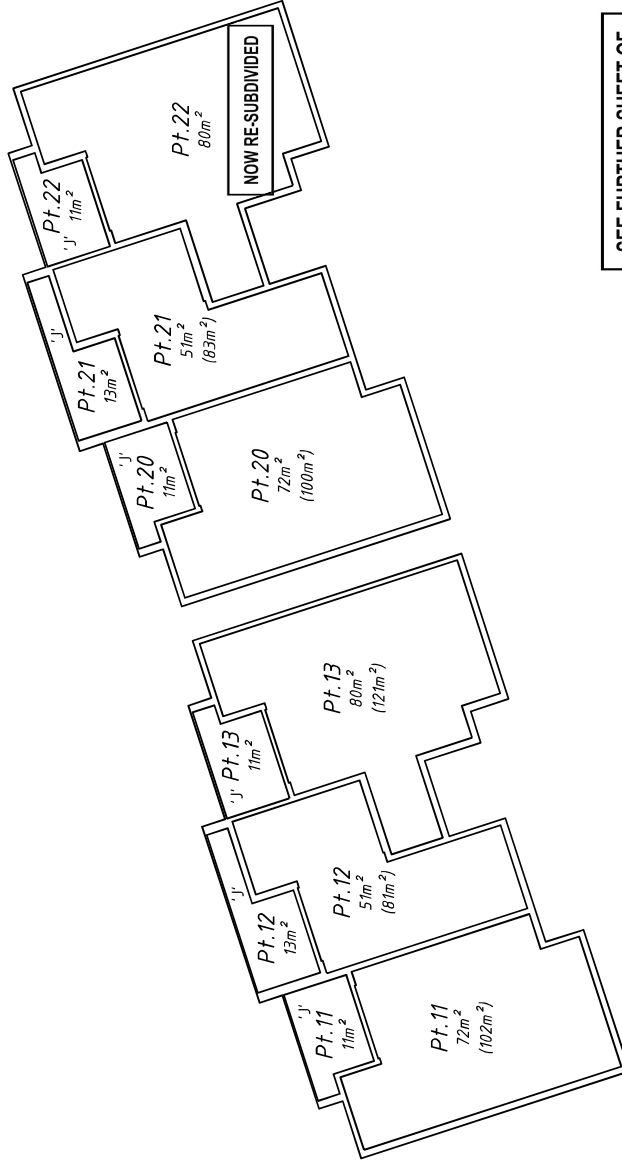
STRATA PLAN

63970

SHEET 6 OF 8 SHEETS

NOTES:

1. The boundaries of the lots or parts of the 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 ceiling, as provided by section 5(2)(a) of the Strata Titles Act 1985.
2. The boundaries of the part lots external to the building marked 'J' on this sheet, are the inner surface of the walls, except where noted, and extends from the upper surface of their floor to the under surface of their ceiling, where uncovered the stratum extends for a height of 2.7 metres above the upper surface of their floor.
3. For other parts of lots 11, 12, 20 & 21 see sheets 2 & 3,
for other parts of lot 13 see sheet 3,
for other parts of lot 22 see sheets 3 & 5.



SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISION

STAGE 2 FIRST FLOOR PLAN



SCALE 1:200 AT A3 SIZE

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

sp63970-1922sp-3-Stage 2Sheet 6 first floor.dgn

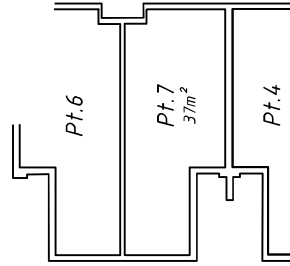
STRATA PLAN

63970

SHEET 7 OF 8 SHEETS

NOTES:

1. The boundaries of the lots or parts of the 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 ceiling, as provided by section 3(2)(a) of the Strata Titles Act 1985.
2. For other parts of lot 7 see sheet 4.



SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISION

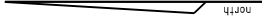
STAGE 2 FIRST FLOOR PLAN



SCALE 1:200 AT A3 SIZE

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

sp63970-3923sp3-Stage 2/Sheet 7 first floor.dgn



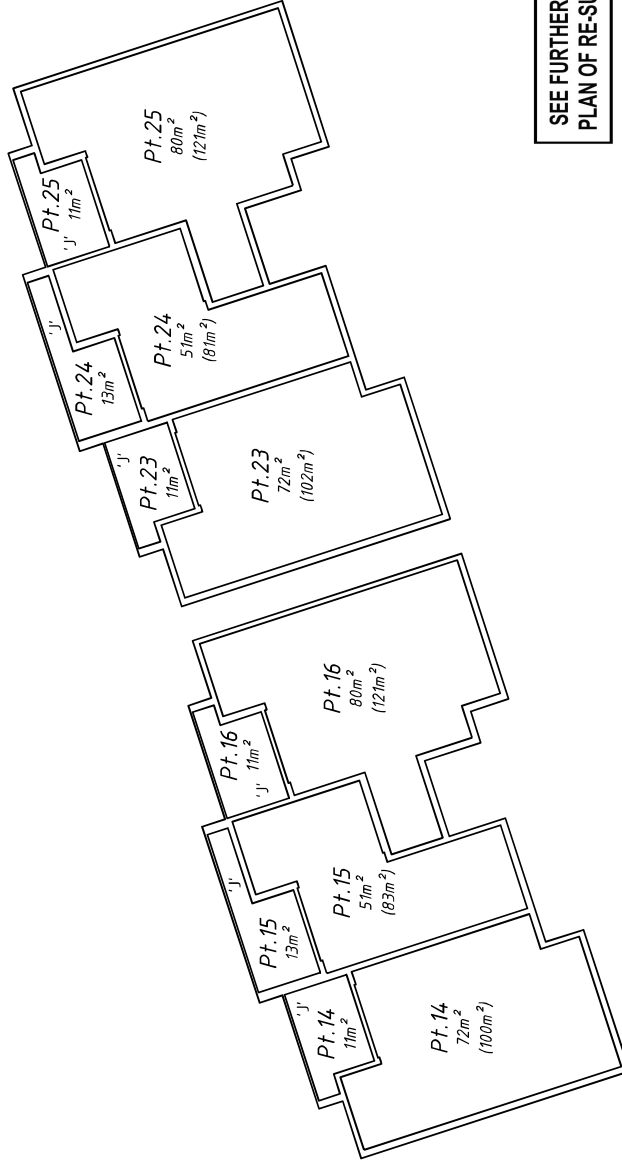
STRATA PLAN

63970

SHEET 8 OF 8 SHEETS

NOTES:

1. The boundaries of the lots or parts of the 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 ceiling, as provided by section 3(2)(a) of the Strata Titles Act 1985.
2. The boundaries of the part lots external to the building marked 'J' on this sheet, are the inner surface of the walls, except where noted, and extends from the upper surface of their floor to the under surface of their ceiling, where uncovered the stratum extends for a height of 3 metres above the upper surface of their floor.
3. For other parts of lots 14, 15, 23 & 24 see sheets 2 & 3,
for other parts of lots 16 & 25 see sheet 3.



SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISION

STAGE 2 SECOND FLOOR PLAN



SCALE 1:200 AT A3 SIZE

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

sp63970-1392app3-Stage 2/Stage 2/Sheet 8 second floor.dgn

FORM 3

STRATA PLAN No. 63970							
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	33	2889	- 734	16	36	2899	- 540
2	32	2889	- 735	17	34	2899	- 541
3	32	2889	- 736	18	25	2899	- 542
4	32	2889	- 737	19	39	2899	- 543
5	Now Subdivided			20	34	2899	- 544
6	33	2889	- 739	21	27	2899	- 545
7	32	2899	- 531	22	260	2899	- 546
8	34	2899	- 532	23	35	2899	- 547
9	25	2899	- 533	24	27	2899	- 548
10	37	2899	- 534	25	38	2899	- 549
11	33	2899	- 535				
12	25	2899	- 536				
13	36	2899	- 537				
14	34	2899	- 538				
15	27	2899	- 539	Aggregate	1,000		

**SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISION**

DESCRIPTION OF PARCEL AND BUILDING

Six townhouses and Eighteen Apartments of brick and metal construction, situated on Lot 9510 on Deposited Plan 77451 and contained in certificate of title Volume 2827 Folio 124.

Postal address: 13 Ninghan Lookout, Beeliar, WA, 6164.

**CERTIFICATE OF LICENSED VALUER
STRATA**

Paul Rogers

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.

21-Mar-2016
Date



Paul Rogers
2016.03.21
10:04:29 +08'00'
Signed

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 63970

DESCRIPTION OF PARCEL & BUILDING

Re-subdivision of Lot 5 on SP63970. 18 Residential apartments of brick and metal construction on DP 77451. Postal address: 13 Ninghan Lookout, Beeljar, WA, 6164.

CERTIFICATE OF LICENSED SURVEYOR

I, Patrick James Burton, 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) ^{43.1} on Strata Plan No. 63970 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*.

Patrick James Burton
2016.03.30 10:22:53 +08'00'

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable

Occupancy Permit - Strata

Western Australian Building Act 2011, s.50, s.61
Building Regulations 2012, r.4

OFFICE USE ONLY

Occupancy permit number
StratReg16/014

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 2889	Folio 738
Lot on survey	5	Land being re-subdivided (if applicable)
Strata Plan Number	63970	
Property street address	Street number, Lot number, Street name, Suburb, Postcode 9510L Ninghan Lookout, BEELIAR WA 6164	
Description of building	18 Residential Apartments of Brick and Metal Roof Construction	
BCA class of the building	Main BCA class Class 2	Secondary BCA class (if applicable)
Use/s of building	Residential Sole occupancy Units	Each restriction on use (if applicable)


2. Permit details

1. This occupancy permit is for:

- Whole of building Part of building

Details: Multi-Residential (Buildings 1 & 2 comprising of 18 Sole Occupancy Units).

2. Is Western Australian Planning Commission approval required? Yes No
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 Alan Savage	Title Senior Building Surveyor
	Signature 	Date 30/03/2016
Permit authority	City of Cockburn	

Building Commissioner - date approved: 09 Mar 2012 *Building Act 2011*

FORM 26

LG Ref.
WAPC Ref.

STRATA PLAN NO 63970

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~~
21-Dec-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 5 On SP 63970
Location
Locality BEELIAR
Local Government City of Cockburn

Lodged by: Whelans Australia Pty Ltd
Date: 21-Dec-2015

For Chairman, Western Australian Planning Commission

Allyson Bateman
Date 24 March 2016

(*To be deleted as appropriate.)

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

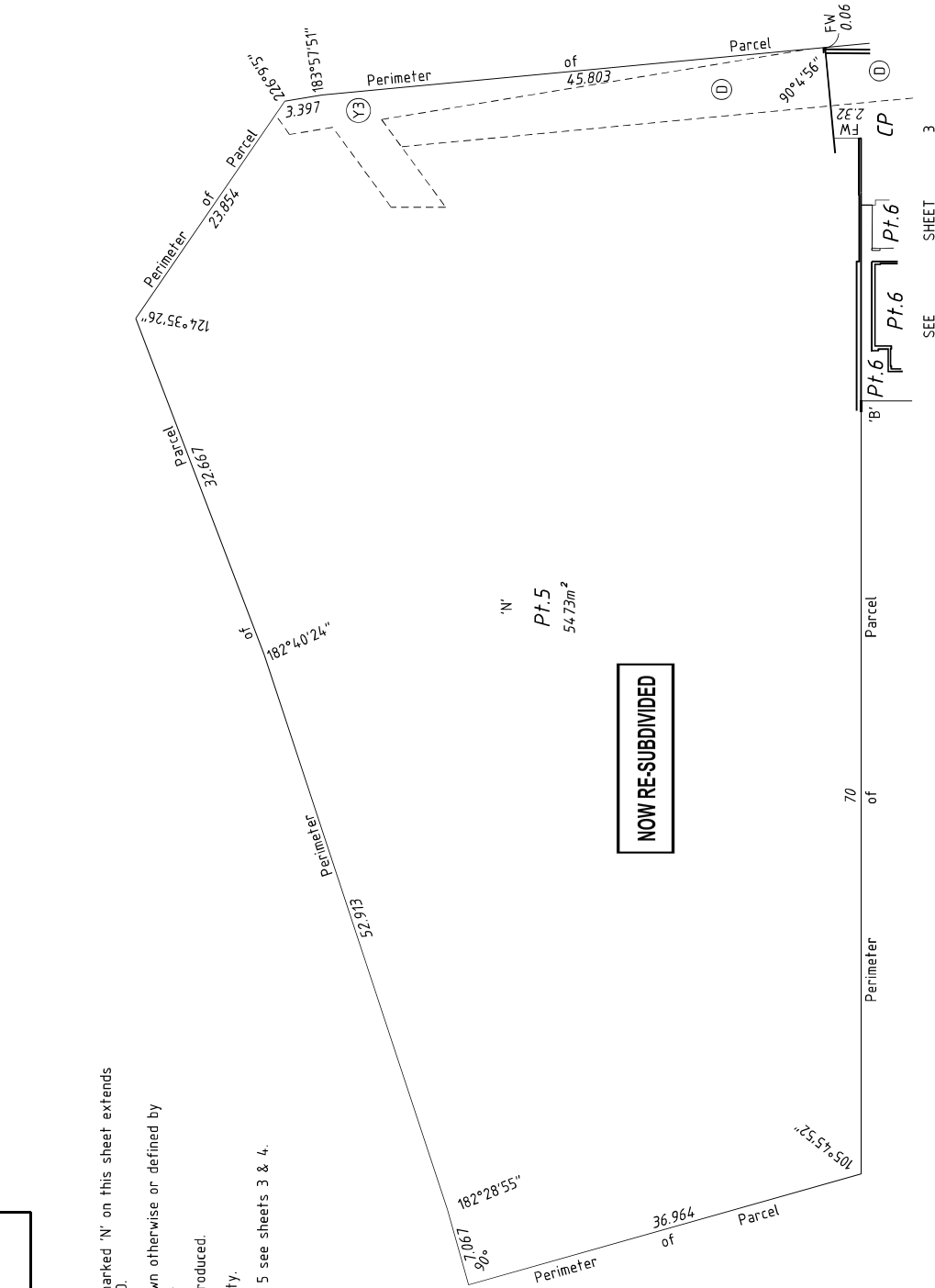
<p>STRATA PLAN 63970</p> <p>SHEET 1 OF 5 SHEETS</p> <p>PLAN OF LOT 9510 ON DP 77451 CERTIFICATE OF TITLE VOL 2827 FOL 124 LOCAL GOVERNMENT CITY OF COCKBURN FIELD RECORD 133490 (SAM 50481)</p> <p>NAME OF SCHEME THE PARAMOUNT APARTMENTS</p> <p>ADDRESS OF PARCEL 13 NINGHAN LOOKOUT BEELIAR, WA 6164</p> <p>MANAGEMENT STATEMENT YES # SURVEYOR'S CERTIFICATE - REG 54 I, PATRICK JAMES BURTON certify that this plan is accurate and is a correct representation of the (a) survey, and/or (b) calculations from measurements recorded in the field records, (* 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. Patrick James Burton 2015:1120 11:45:54 -0900 LICENSED SURVEYOR DATE</p> <p>LODGED 23.11.2015 \$692.00 18465421 FEE PAID ASSESS. No. EXAMINED</p> <p>N. Abdullah DATE 7.12.2015 WESTERN AUSTRALIAN PLANNING COMMISSION W.A.P.C. REF: Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985 Designated under S.16 P&O Act 2005</p> <p>PLAN APPROVED INSPECTOR OF PLANS AND SURVEYS DATE 7.12.2015 IS 18 Licensed Surveyors Act 1991</p> <p>IN ORDER FOR DEALINGS SUBJECT TO Lodgment of Management Statement.</p> <p>FOR REGISTRAR OF TITLES DATE 7.12.2015</p> <p>N182747 REGISTERED APPLICATION REGISTRAR OF TITLES SEAL DATE 7.12.2015 REGISTRAR OF TITLES</p>	<p>AMENDMENT</p> <p>VER.</p> <p>AUTHORISED BY</p> <p>DATE</p>	<p style="text-align: center;">SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION</p> <p style="text-align: center;">FOR ALL BUILDING OFF SET DISTANCES SEE ENLARGEMENT 'A' ON SHEET 5</p> <p style="text-align: right;">NORTH</p>																									
<p>LOCATION PLAN</p> <p>SCALE 1:500 AT A3 SIZE</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: center;">INTERESTS AND NOTIFICATIONS</th> </tr> <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 style="text-align: center;">(Y)</td> <td>EASEMENT</td> <td></td> <td>DOC G508178</td> <td>LOT 5</td> <td>SEE DOC</td> <td>THE EASEMENT DIMENSIONS & POSITIONS ON THIS PLAN ARE AN INTERPRETATION - SEE ORIGINAL DOCUMENT</td> </tr> <tr> <td style="text-align: center;">(D)</td> <td>EASEMENT</td> <td>ENERGY OPERATORS (POWERS) ACT 1973</td> <td>DOC L206449</td> <td>LOT 5 & COMMON PROPERTY</td> <td>ELECTRICITY CORPORATION</td> <td></td> </tr> </tbody> </table>	INTERESTS AND NOTIFICATIONS				SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS	(Y)	EASEMENT		DOC G508178	LOT 5	SEE DOC	THE EASEMENT DIMENSIONS & POSITIONS ON THIS PLAN ARE AN INTERPRETATION - SEE ORIGINAL DOCUMENT	(D)	EASEMENT	ENERGY OPERATORS (POWERS) ACT 1973	DOC L206449	LOT 5 & COMMON PROPERTY	ELECTRICITY CORPORATION	
INTERESTS AND NOTIFICATIONS																											
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS																					
(Y)	EASEMENT		DOC G508178	LOT 5	SEE DOC	THE EASEMENT DIMENSIONS & POSITIONS ON THIS PLAN ARE AN INTERPRETATION - SEE ORIGINAL DOCUMENT																					
(D)	EASEMENT	ENERGY OPERATORS (POWERS) ACT 1973	DOC L206449	LOT 5 & COMMON PROPERTY	ELECTRICITY CORPORATION																						
<p>HELD BY LANDGATE IN DIGITAL FORMAT ONLY</p>		<p>Suite 4, First Floor, 40 Hastler Road, Osborne Park WA 6017 Ph 081 624 1333 Fax 081 624 1300 Email: info@whelans.com.au Website: www.whelans.com.au</p>																									

STRATA PLAN
63970

SHEET 2 OF 5 SHEETS

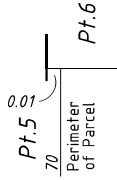
NOTES:

1. The stratum of Pt. Lot 5 marked 'N' on this sheet extends from 45.0m AHD to 57.5m AHD.
2. Angles are 90° unless shown otherwise or defined by monument or parcel boundary.
3. FW denotes face of wall produced.
4. CP denotes common property.
5. For the other parts of lot 5 see sheets 3 & 4.



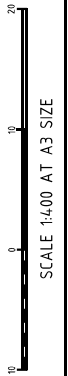
NOW RE-SUBDIVIDED

SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISION



ENLARGEMENT AT 'B'
NOT TO SCALE

GROUND FLOOR PLAN

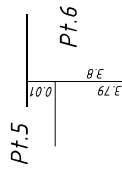


STRATA PLAN

63970

SHEET 3 OF 5 SHEETS

ENLARGEMENT AT 'C'
NOT TO SCALE



NOTES:

- The boundaries of the lots or parts of the 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 ceiling, as provided by section 3(2)(a) of the Strata Titles Act 1985.
- The boundaries of the part lots external to the building marked 'K' on this sheet are the inner surfaces of the walls except where shown and extend from 0.8 metres below to 3 metres above the upper surface of the ground floor or the corresponding building part lot, except where covered. Where covered the stratum extends to the under surface of the structure above.
- The boundaries of the part lots external to the building marked 'J' on this sheet are the inner surface of the walls, except where noted, and extends from the upper surface of their floor to the under surface of their ceiling, where uncovered the stratum extends for a height of 3 metres above the upper surface of their floor.
- The stratum of the car bays marked CB on this sheet extends from the upper surface of their floor to the under surface of their structure above. Where uncovered the stratum extends for a height 3 metres above the surface of their floor.
- Distances are from boundaries or external surfaces of walls unless shown otherwise.
- Angles are 90° unless shown otherwise or defined by monument or parcel boundary.
- CC denotes Centre of column produced,
EB denotes edge of brick paving,
FC denotes face of column produced,
FW denotes face of wall produced.
- CP denotes common property.
- For other parts of lots 1-4, & 6 see sheet 4,
for the other parts of sheet 5 see sheets 2 & 4.

SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISION

GROUND FLOOR PLAN



SCALE 1:200 AT A3 SIZE

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

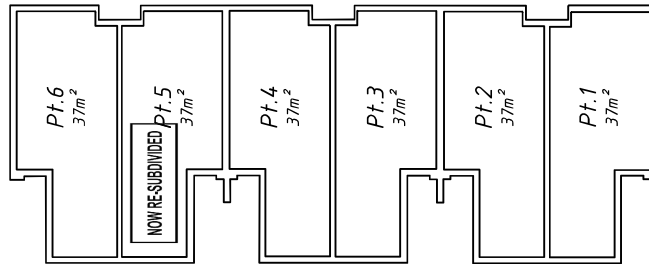
STRATA PLAN

63970

SHEET 4 OF 5 SHEETS

NOTES:

1. The boundaries of the lots or parts of the 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 ceiling, as provided by section 3(2)(a) of the Strata Titles Act 1985.
2. For other parts of lot 5 see sheets 2 & 3.
for other parts of lot 1-4 & 6 see sheet 3.



FIRST FLOOR PLAN



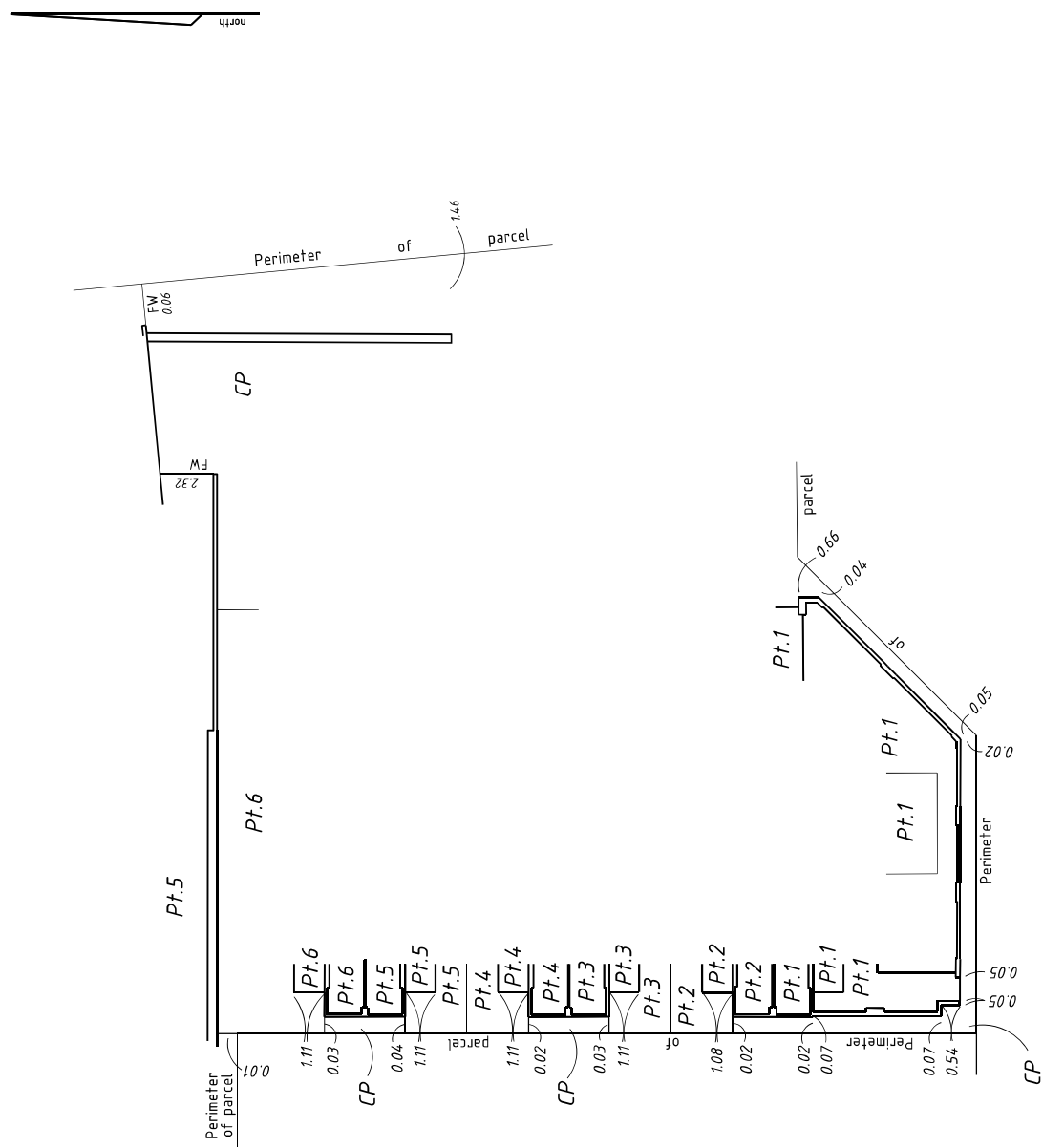
SCALE 1:200 AT A3 SIZE

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

STRATA PLAN

63970

SHEET 5 OF 5 SHEETS



ENLARGEMENTS AT 'A'
NOT TO SCALE

SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISION

BUILDING OFFSETS
NOT TO SCALE

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

FORM 3

STRATA PLAN No. 63970							
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	42	2889	- 734				
2	39	2889	- 735				
3	39	2889	- 736				
4	39	2889	- 737				
5	800	2889	- 738				
6	41	2889	- 739				
		SEE FURTHER SHEET OF					
		PLAN OF RE-SUBDIVISION					
				Aggregate	1,000		

DESCRIPTION OF PARCEL AND BUILDING

Six townhouses of brick and metal construction, situated on Lot 9510 on Deposited Plan 77451 and contained in certificate of title Volume 2827 Folio 124.
 Postal address: 13 Ninghan Lookout, Beeliar, WA, 6164.

**CERTIFICATE OF LICENSED VALUER
STRATA**

I, **Paul Rogers**, 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.

28-Oct-2015
Date



Paul Rogers
2015.10.28
11:42:31 +08'00'
Signed

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 63970

DESCRIPTION OF PARCEL & BUILDING

Six townhouses of brick and metal construction, situated on Lot 9510 on DP 77451. Postal address: 13 Ninghan Lookout, Beeliar, WA, 6164.

CERTIFICATE OF LICENSED SURVEYOR

I, Patrick James Burton, 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*.~~



Patrick James Burton
2015.11.20 11:46:56 +08'00'

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable

Occupancy Permit - Strata

Western Australian Building Act 2011, s.50, s.61
Building Regulations 2012, r.4

OFFICE USE ONLY

Occupancy permit number
StratReg15/066

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 2827	Folio 124
Lot on survey	9510	Land being re-subdivided (if applicable)
Strata Plan Number	63970	
Property street address	Street number, Lot number, Street name, Suburb, Postcode 9510L Ninghan Lookout BEELIAR WA 6164	
Description of building	Occupancy Permit - Strata (BP15/1857)	
BCA class of the building	Main BCA class CLASS 1A	Secondary BCA class (if applicable) CLASS 10A
Use/s of building	6 Brick & Iron Residences with Separate Carport	Each restriction on use (if applicable)

2. Permit details

1. This occupancy permit is for:


Whole of building

Part of building

Details

6 Brick & Iron Residences with Separate Carport

2. Is Western Australian Planning Commission approval required? Yes No
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 Mike Ward	Title Senior Building Surveyor
	Signature 	Date 17/11/2015
Permit authority	City of Cockburn	

Building Commissioner - date approved: 09 Mar 2012 *Building Act 2011*

FORM 26

LG Ref.
WAPC Ref.

STRATA PLAN NO 63970

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. 9510
.
Location
.
Locality BEELIAR
.
Local Government City of Cockburn

Lodged by: Whelans Australia Pty Ltd
.
Date: 07-Oct-2015
.



For Chairman, Western Australian Planning Commission

9/11/15
Date

(*To be deleted as appropriate.)

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

Record of Strata Titles Scheme
Limitations, Interests, Encumbrances and Notifications



OFFICE USE ONLY
ANNEXURE B
STRATA PLAN 63970



REGISTRAR OF TITLES

Number	Particulars	Date recorded/ lodged/registered	Cancellation		
			Nature	Number	Registered
O967759	APPLICATION FOR SUBDIVISION OF LOT 27 AND COMMON PROPERTY INTO LOTS 28 TO 45.	7/12/2021			
O967760	NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND	7/12/2021			
O967761	NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005	7/12/2021			