

[illegible]

SHEET 02 OF 03 SHEETS



MMNG Ref : 40825sp-001c

GROUND FLOOR PLAN

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*.

WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THAT WALL, OR THE PLANE AT WHICH THEY ARE JOINED, IS THE BOUNDARY..

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 20 METRES ABOVE THE UPPER SURFACE LEVEL OF THE LOWEST GROUND FLOOR OF THE MAIN BUILDING, APPURTENANT TO THEIR CORRESPONDING LOT NUMBER, INCLUDING WHERE COVERED.

ALL DIMENSIONS FROM BUILDINGS ARE FROM EXTERNAL FACE OF WALLS UNLESS OTHERWISE STATED.

ALL ANGLES ON THE PLAN ARE MULTIPLES OF 45° UNLESS DEFINED BY STRUCTURES, PARCEL BOUNDARIES OR OTHERWISE STATED.

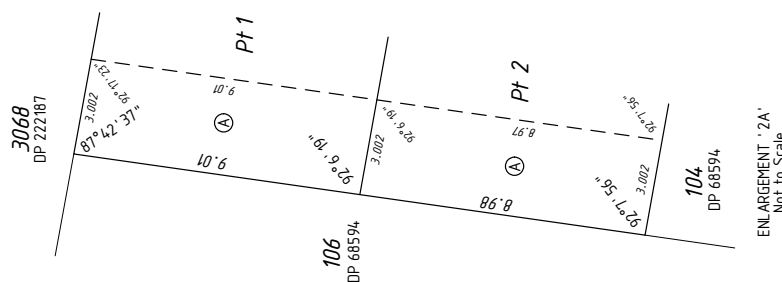
FOR OTHER PARTS OF LOTS 1 & 2 SEE SHEET 3
CPP = CENTRE PLANE PRODUCED



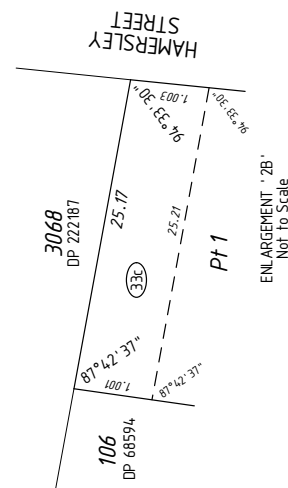
I/We hereby acknowledge that the highlighted Lot 2 is the lot we intend to purchase.

Signature _____ Date _____

Signature_____Date_____



ENLARGEMENT '2A'
Not to Scale



ENLARGEMENT '28'
Not to Scale



ALL DISTANCES ARE IN METRES

STRATA PLAN
69865

SHEET 03 OF 03 SHEETS



MNG Ref : 408255p-001c

FIRST FLOOR PLAN

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.

WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THAT WALL OR THE PLANE AT WHICH THEY ARE JOINED, IS THE BOUNDARY.

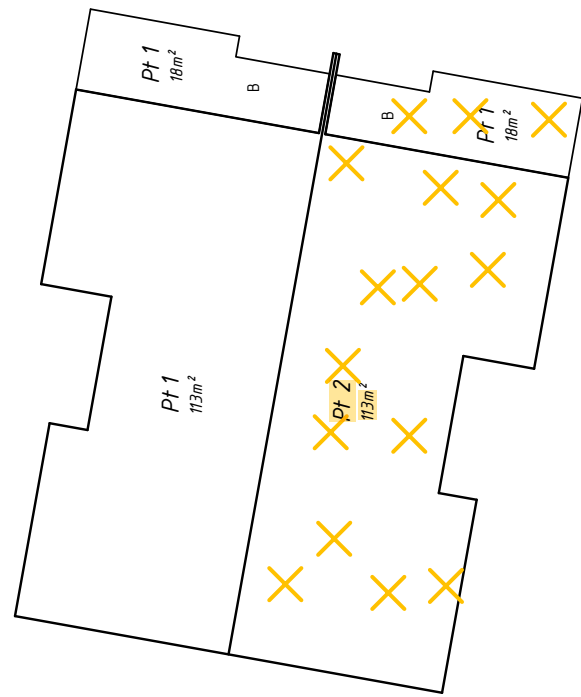
THE STRATUM OF THE BALCONIES EXTENDS FROM THE UPPER SURFACE OF THE BALCONY FLOOR TO THE UNDERSIDE OF THE BALCONY CEILING.

WHERE NOT BOUNDED BY WALLS THE EDGE OF CONCRETE FORMS THE BOUNDARY OF THE BALCONY PART LOT.

ALL ANGLES ON THE PLAN ARE MULTIPLES OF 45° UNLESS DEFINED BY STRUCTURES, PARCEL BOUNDARIES OR OTHERWISE STATED.

FOR OTHER PARTS OF LOTS 1 & 2 SEE SHEET 2

B = BALCONY



FORM 3

STRATA PLAN NO. 69865							
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	50						
2	50						
				Aggregate	100		

DESCRIPTION OF PARCEL AND BUILDING/PARCEL

TWO (2) RESIDENTIAL UNITS CONSTRUCTED OVER TWO LEVELS
AND SITUATED ON LOT 105 DEPOSITED PLAN 68594

CERTIFICATE OF LICENSED VALUER
STRATA/SURVEY STRATA

I, ...Hayden Mcleod....., 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.

Date 19/02/2015


Licensed Valuer

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 69865

DESCRIPTION OF PARCEL & BUILDING

TWO (2) RESIDENTIAL UNITS CONSTRUCTED OVER TWO LEVELS SITUATED
ON LOT 105 DEPOSITED PLAN 68594, HAVING A STREET ADDRESS OF 46
HAMERSLEY STREET, BROOME

CERTIFICATE OF LICENSED SURVEYOR

I, Brad Gillett, 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.~~

B. Gillett

Bradley M. Gillett
2015.04.01 15:23:17 +08'00'

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable

Building approval certificate – strata

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

Certificate number
10577

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

1. Details of building or structure

Property street address (provide lot number where street number is not known)	Unit no 46A & 46B	Street no 46	Level Ground & First	Lot no 105
	Street name HAMERSLEY STREET		Street type	Street suffix
	Suburb BROOME		State WA	Postcode 6725
Certificate of title	Volume 2761		Folio 892	
Lot(s) on survey	105 DP68594			
Strata plan number	69865	Land being re-subdivided (if applicable)		
Description of building	TWO STOREY DUPLEX (TWO DWELLINGS)			
BCA class of the building	Main BCA class CLASS 1.A		Secondary BCA class (for multi-purpose buildings)	
Use(s) of the building	RESIDENTIAL		Each restriction on use (if applicable)	

2. Certificate details

This building approval certificate strata is for: ☒ Whole of building ☐ Part of building

Details

TWO STOREY DUPLEX (TWO DWELLINGS)

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 building approval certificate 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 MARK DUDLEY	Job title MANAGER BUILDING SERVICES
	Signature 	Date 19/12/2016
Permit authority	SHIREOF BROOME	

[illegible]

Note: Entries may be affected by subsequent endorsements.