







<b>STRATA PLAN</b>	
<h1>65237</h1>	
SHEET 1 OF 2 SHEETS	
PLAN OF <b>LOT 118 ON DEPOSITED PLAN 68912</b>	
CERTIFICATE OF TITLE VOL 2764 FOLIO 883 LOCAL GOVERNMENT TOWN OF PORT HEDLAND INDEX PLAN BL66(2) 24.26 & 24.27 FIELD BOOK	
SCALE @ A3	1:500
NAME OF SCHEME 118 PINNACLES	
ADDRESS OF PARCEL LOT 118 PINNACLES STREET WEDGEFIELD WA 6721	
MANAGEMENT STATEMENT YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
LODGED DATE 8-Aug-13	CERTIFIED CORRECT N. Abdullah 14-Aug-13 COR. FILE: TRIM (12527-2011)
FEE PAID \$470.00	IN ORDER FOR DEALINGS SUBJECT TO Lodgement of Form 7/ BA12 or BA16. Lodgement of Form 26.
ASSESS No. 13299141	N. Abdullah 14-Aug-13 DATE FOR REGISTRAR OF TITLES
M455780 APPLICATION DATE 07.11.2013	REGISTERED  REGISTRAR OF TITLES 
<b>FORM 26</b> 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 this Strata Plan/plan of re-subdivision/plan of consolidation submitted on ..... and relating to the property described herein. For Chairman, Western Australian Planning Commission Date	
 Western Australian Land Information Authority 	

VERSION	AMENDMENT	AUTHORISED BY	DATE

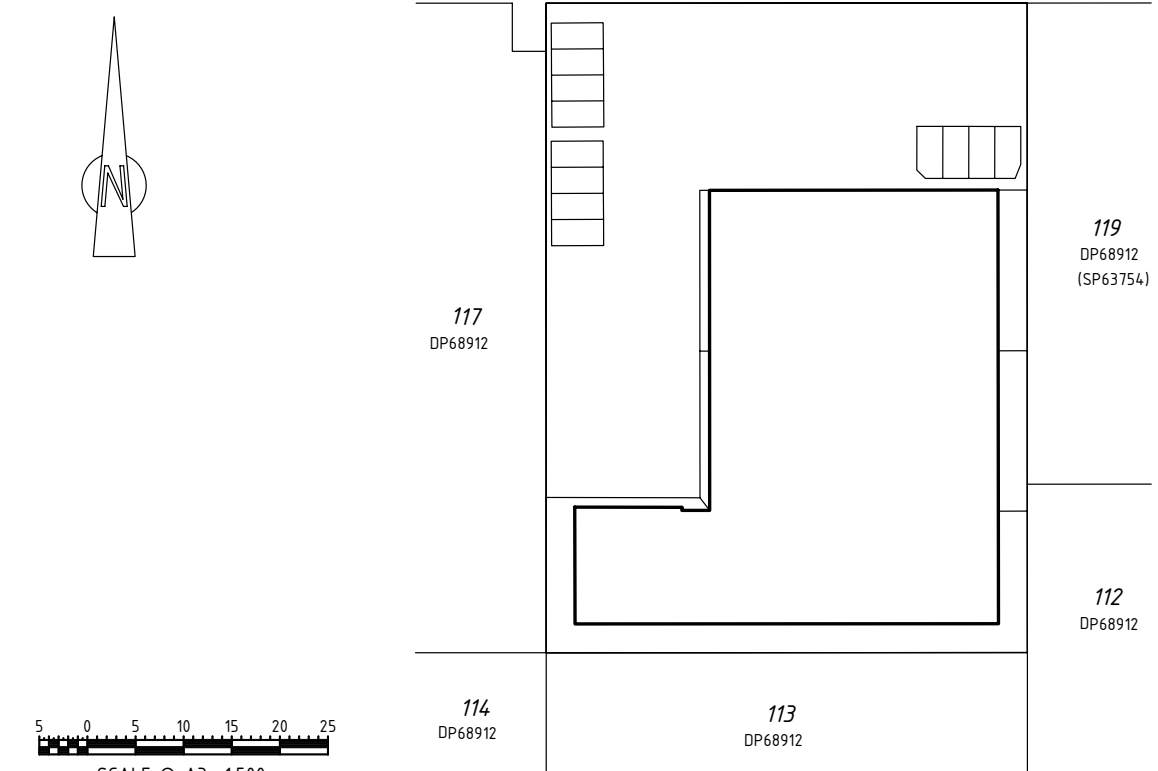


**MAKJaP PTY. LTD.**  
 Kingsmill Street  
 PORT HEDLAND, Western Australia  
 P.O. Box 384 WA 6721  
 Telephone: (08) 9173 1298  
 Facsimile: (08) 9173 2894  
 email: porthedland@makjap.com.au



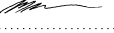
## LOCATION PLAN

PINNACLES STREET



**SURVEYOR'S CERTIFICATE**  
Reg 54

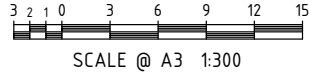
**M N KELSCH**  
hereby certify that this plan is a correct representation of the-  
 (a) "survey; and/or  
 (b) "calculations from measurements.  
 [\*delete if in-applicable]  
 undertake for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

  
 LICENSED SURVEYOR      11-Jun-13  
 DATE

INTERESTS & NOTIFICATIONS						
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS

HELD BY LANDGATE  
 IN DIGITAL FORM ONLY.

**STRATA PLAN**  
**65237**  
SHEET 2 OF 2 SHEETS



**GROUND FLOOR PLAN**

**STRATUM NOTES:**

THE STRATUM OF LOTS EXTENDS BETWEEN 3 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE OF THE GROUND FLOOR OF THE BUILDING CONTAINED WITHIN THEIR RESPECTIVE LOTS, INCLUDING WHERE COVERED.

THE STRATUM OF THE CARBAYS LABELED (A) BEING PART LOTS EXTERNAL TO THE BUILDINGS EXTENDS FROM THE UPPER SURFACE OF THE BITUMAN SEAL TO 3 METERS ABOVE.

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.

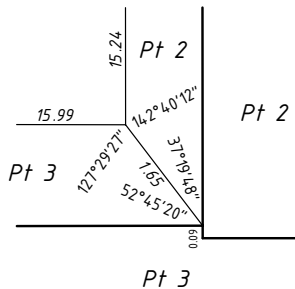
WHERE TWO LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THAT WALL, OR THE PLANE AT WHICH THEY ARE JOINED, IS THE BOUNDARY.

ALL DISTANCES ARE FROM BOUNDARIES OR THE EXTERNAL FACES OF WALLS.

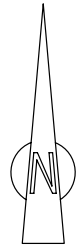
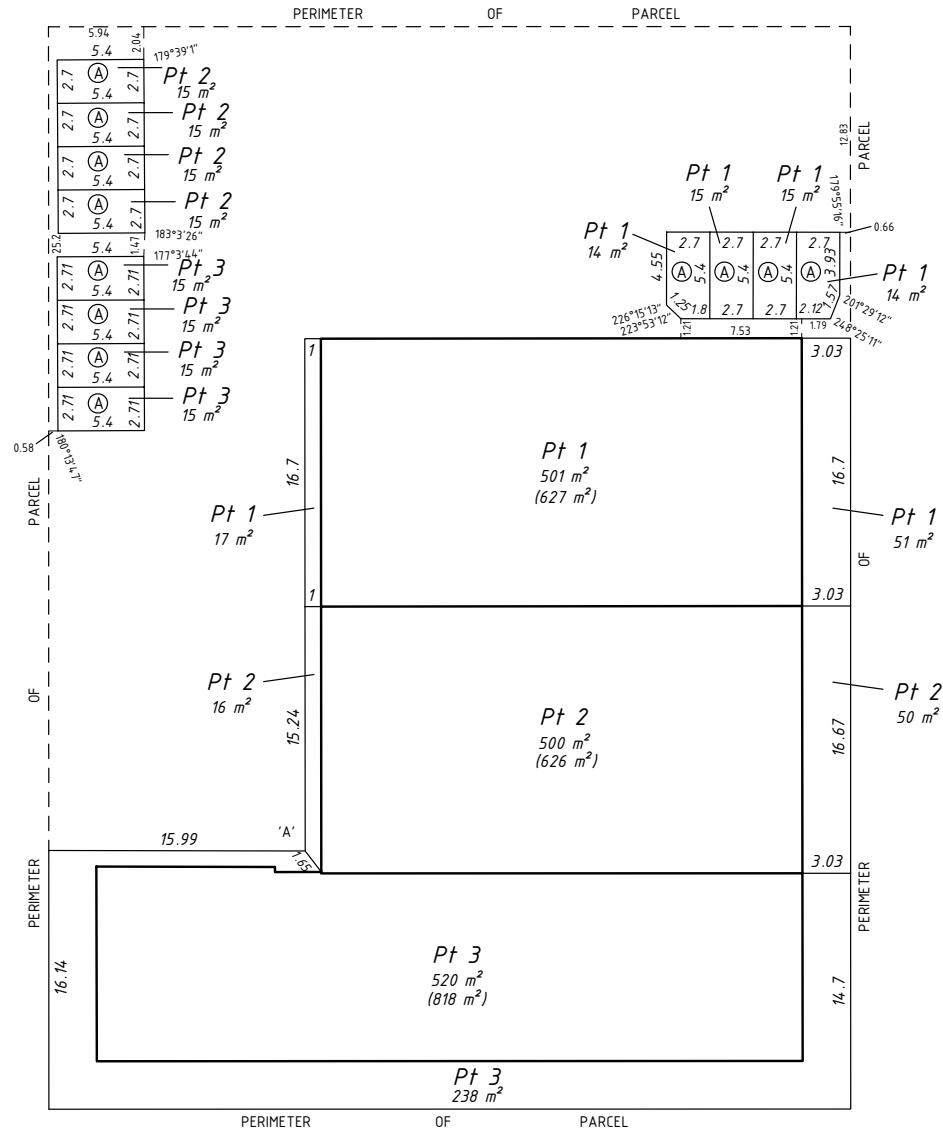
ALL ANGLES ARE 90° UNLESS DEFINED BY A PERMANENT MONUMENT, THE PERIMETER OF THE PARCEL OR SHOWN OTHERWISE.

ALL CARBAY TIE ANGLES ARE 90° UNLESS OTHERWISE STATED.

ALL CARBAY ANGLES ARE 90° UNLESS SHOWN OTHERWISE.



ENLARGEMENT AT 'A'  
NOT TO SCALE



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**FORM 3**

STRATA PLAN No.				65237			
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	342	2825	- 773				
2	329	2825	- 774				
3	329	2825	- 775				
				Aggregate	1,000		

**DESCRIPTION OF PARCEL AND BUILDING**

Three (3) attached Industrial Units, constructed from steel and concrete, all situated on Lot 118 on Deposited Plan 68912.

**CERTIFICATE OF LICENSED VALUER  
STRATA**

I, **Kim L Rogerson**, 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.

24-Jun-2013  
Date

  
Signed

**FORM 5**

*Strata Titles Act 1985*

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

**STRATA PLAN No. 65237**

**DESCRIPTION OF PARCEL & BUILDING**

Three (3) attached Industrial units, constructed from Steel & Concrete.  
All situated on Lot 118 on Deposited Plan 68912.

**CERTIFICATE OF LICENSED SURVEYOR**

I, Markus N Kelsch  
....., 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*.~~



2013.06.11 09:28:08  
+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

Permit number  
**OPS13-225**

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 2764**      **Folio 883**

Lot on survey      **118**

Strata Plan Number      **65237**      *Land being re-subdivided (if applicable)*

Property street address      **Lot 118 PINNACLES STREET**  
**WEDGEFIELD 6722**  
*(Street number, street name, suburb, postcode)*

Description of building      **3 Workshops**

BCA class of the building      **Main BCA class**      **Secondary BCA class (if applicable)**  
**8**

Use/s of building      **Workshop**      **Each restriction on use (if applicable)**

### 2. Permit Details

- This occupancy permit is for:       Whole of building       Part of building  
Details \_\_\_\_\_
- Western Australian Planning Commission approval required       Yes       No
- 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.
- 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*.

	Name: (print)	Signature:	Date:
Issuing officer	<b>Mark Riordan</b>		<b>22 August 2013</b>
Title	<b>Manager Building Services</b>		
Permit authority	<b>TOWN OF PORT HEDLAND</b>		

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

Form 26

Town of Port Hedland  
WAPC Ref.

STRATA PLAN No. 65237

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 29 July 2013 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 described below, subject to the following conditions—~~

Property Description: Lot ~~(or Strata Plan)~~ No. 118 on Deposited Plan 68912

Location : PINNACLES STREET, WEDGEFIELD

Locality : WEDGEFIELD

Local Government: Town of Port Hedland

Lodged by: MAKJaP Pty Ltd  
PO Box 219  
BROOME WA 6725

Date: 29 July 2013

  
.....  
Chief Executive Officer  
For Chairman, Western Australian  
Planning Commission

  
.....  
Date

(\*To be deleted as appropriate)

Delegated under Sec. 16 P & D Act 2005

**FORM 8**

ANNEXURE 'A' OF STRATA PLAN NO. **65237** REGISTRAR OF TITLES

**SCHEDULE OF DEALINGS**

Dealings registered or recorded on Strata Plan	Instrument				Signature of Registrar of Titles
	Nature	Number	Registered	Time	

**SCHEDULE OF ENCUMBRANCES ETC.**

Instrument		Particulars	Registered	Signature of Registrar of Titles	Cancellation				Signature of Registrar of Titles
Nature	Number				Nature	Number	Registered	Time	

Note: Entries may be affected by subsequent endorsements.

