

STRATA PLAN
62964

SHEET 2 OF 8 SHEETS

GROUND FLOOR PLAN

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 STRATUM OF THE PART LOTS DENOTED AS CARBAY EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDERSIDE OF THE CONCRETE FLOOR OR THE PROJECTION OF THE UNDERSIDE OF THE CONCRETE FLOOR ABOVE.

COLUMNS ARE COMMON PROPERTY

ALL DIMENSIONS FROM BUILDINGS ARE FROM THE EXTERNAL FACE OF WALLS.

ALL ANGLES WITHIN THE CARBAYS ARE 90° UNLESS OTHERWISE SHOWN.

D = DUCT - COMMON PROPERTY.

CP = COMMON PROPERTY

(P) = PILLAR - COMMON PROPERTY

CPP = CENTRE PLANE OF PILLAR PRODUCED

EPP = EXTERNAL FACE OF PILLAR PRODUCED

ALL WALLS EXTERNAL TO THE BUILDING PART LOTS ARE COMMON

FOR OTHER PARTS OF LOTS 1 - 12 SEE SHEET 3

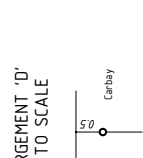
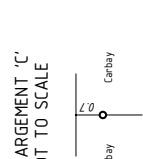
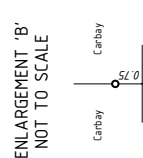
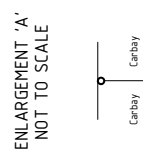
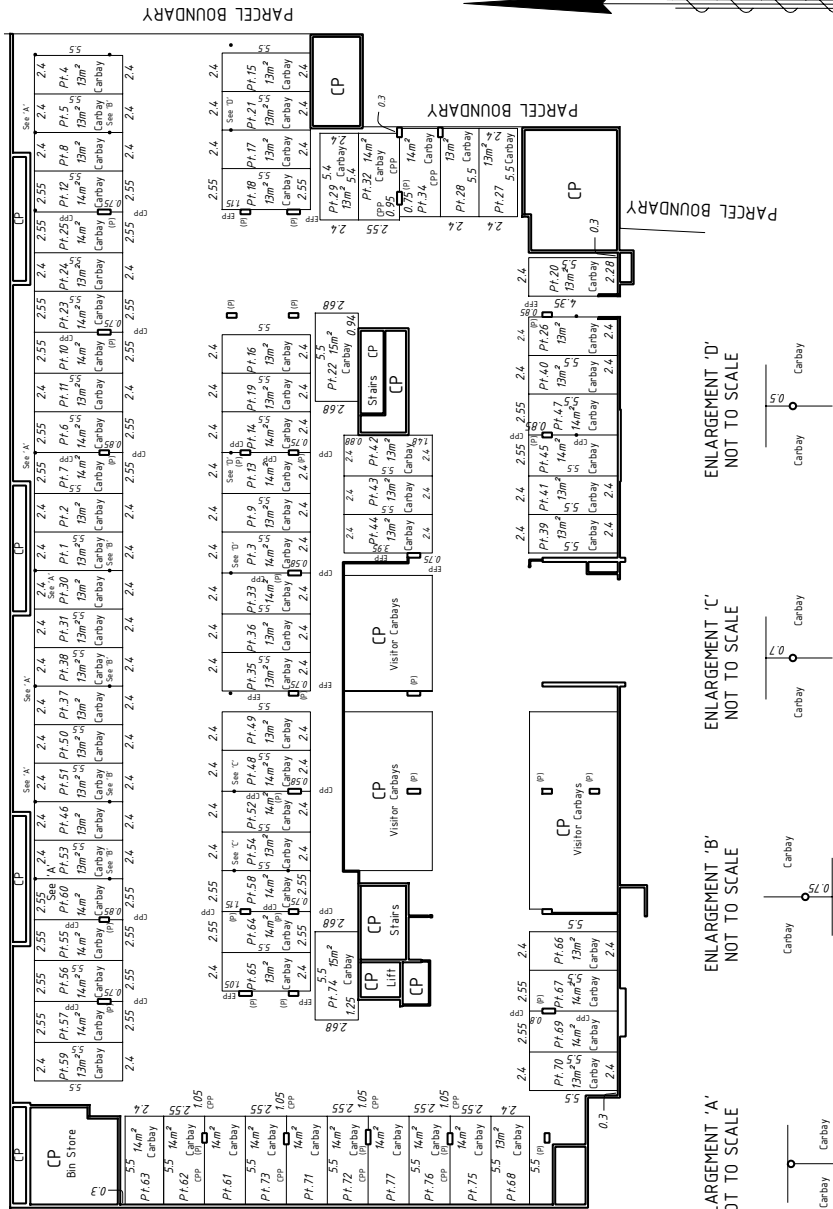
FOR OTHER PARTS OF LOTS 13 - 25 SEE SHEET 4

FOR OTHER PARTS OF LOTS 26 - 38 SEE SHEET 5

FOR OTHER PARTS OF LOTS 39 - 51 SEE SHEET 6

FOR OTHER PARTS OF LOTS 52 - 64 SEE SHEET 7

FOR OTHER PARTS OF LOTS 65 - 77 SEE SHEET 8



STRATA LOT BOUNDARY IS ALIGNED WITH CENTRE OF POST (Post is Common Property)

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RHS Ref.: G0L0Z-5TEL3

11-Dec-14
DATE
LICENSED SURVEYOR

STRATA PLAN
62964

SHEET 3 OF 8 SHEETS

LEVEL ONE FLOOR PLAN

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 STRATUM OF THE PART LOTS DENOTED AS BALCONY EXTEND FROM THE UPPER SURFACE OF THE CONCRETE FLOOR OF THE BALCONY OR THE UPPER SURFACE OF THE DECKING TO THE UNDERSIDE OF THE CEILING OR THE PROLONGATION OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

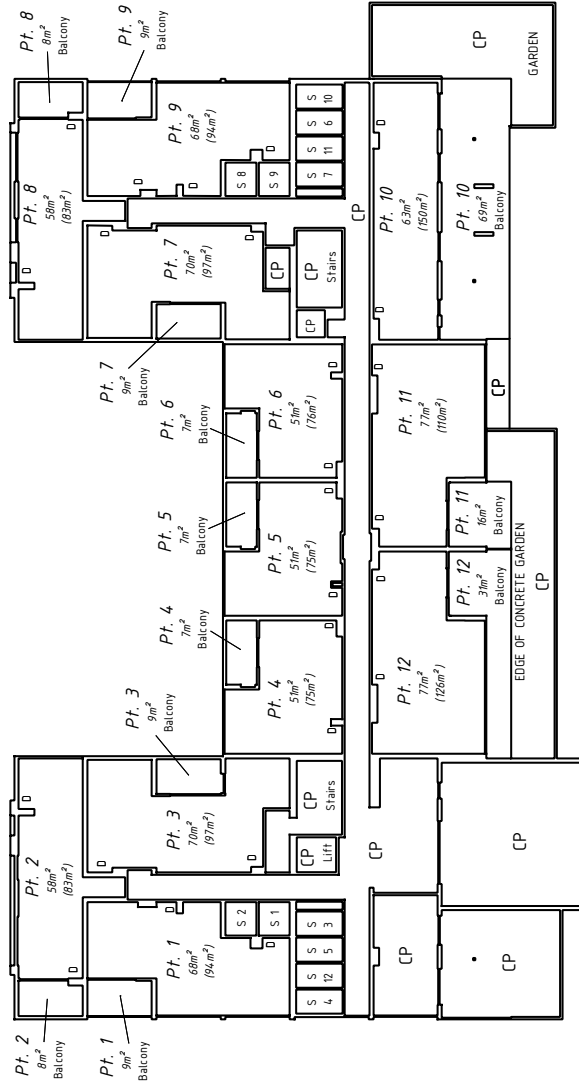
THE BOUNDARY OF THE PART LOTS DENOTED AS BALCONY EXTEND FROM THE OUTER SURFACE OF THE BUILDING TO THE INNER SURFACE OF THE WALL SURROUNDING THEM OR WHERE THERE IS NO WALL TO THE INTERNAL FACE OF THE BALUSTRADE, UNLESS OTHERWISE SHOWN.

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FOR OTHER PARTS OF LOTS 1-12 SEE SHEET 2



STORES

S1	Pt.1	4m ²	S7	Pt.7	4m ²
S2	Pt.2	4m ²	S8	Pt.8	4m ²
S3	Pt.3	4m ²	S9	Pt.9	4m ²
S4	Pt.4	4m ²	S10	Pt.10	4m ²
S5	Pt.5	4m ²	S11	Pt.11	4m ²
S6	Pt.6	4m ²	S12	Pt.12	4m ²

5 0 SCALE 1:300 @ A3 25

ALL DISTANCES ARE IN METRES

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11-Dec-14

LICENSED SURVEYOR DATE

STRATA PLAN
62964

SHEET 4 OF 8 SHEETS

LEVEL TWO FLOOR PLAN

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

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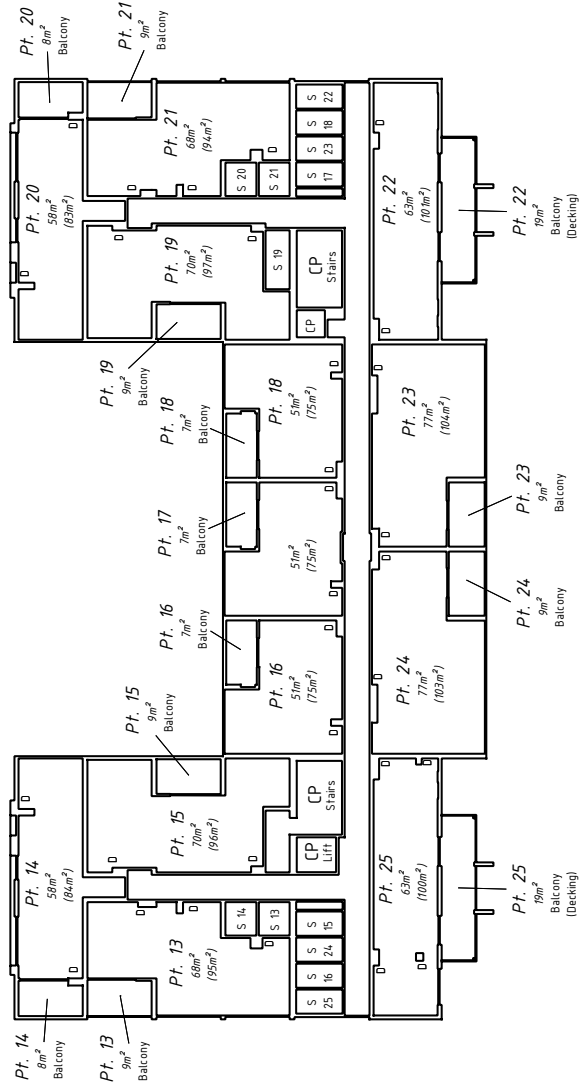
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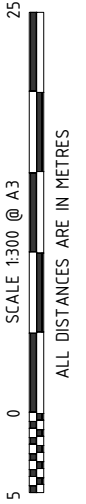
FOR OTHER PARTS OF LOTS 13-25 SEE SHEET 2



STORES

S13	Pt.13	4m ²	S20	Pt.20	4m ²
S14	Pt.14	4m ²	S21	Pt.21	4m ²
S15	Pt.15	4m ²	S22	Pt.22	4m ²
S16	Pt.16	4m ²	S23	Pt.23	4m ²
S17	Pt.17	4m ²	S24	Pt.24	4m ²
S18	Pt.18	4m ²	S25	Pt.25	4m ²
S19	Pt.19	5m ²			

LICENSED SURVEYOR
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STRATA PLAN
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SHEET 5 OF 8 SHEETS

LEVEL THREE FLOOR PLAN

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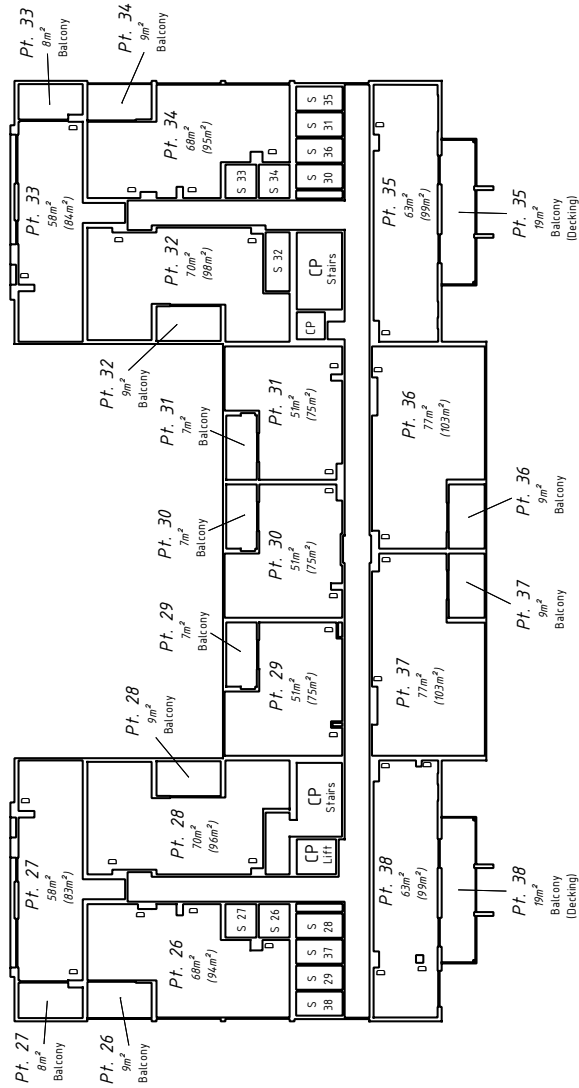
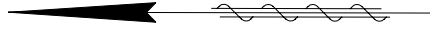
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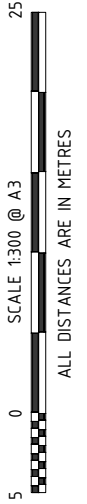
FOR OTHER PARTS OF LOTS 26-38 SEE SHEET 2



STORES

S26	Pt.26	4m ²	S33	Pt.33	4m ²
S27	Pt.27	4m ²	S34	Pt.34	4m ²
S28	Pt.28	4m ²	S35	Pt.35	4m ²
S29	Pt.29	4m ²	S36	Pt.36	4m ²
S30	Pt.30	4m ²	S37	Pt.37	4m ²
S31	Pt.31	4m ²	S38	Pt.38	4m ²
S32	Pt.32	5m ²			

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STRATA PLAN
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SHEET 6 OF 8 SHEETS

LEVEL FOUR FLOOR PLAN

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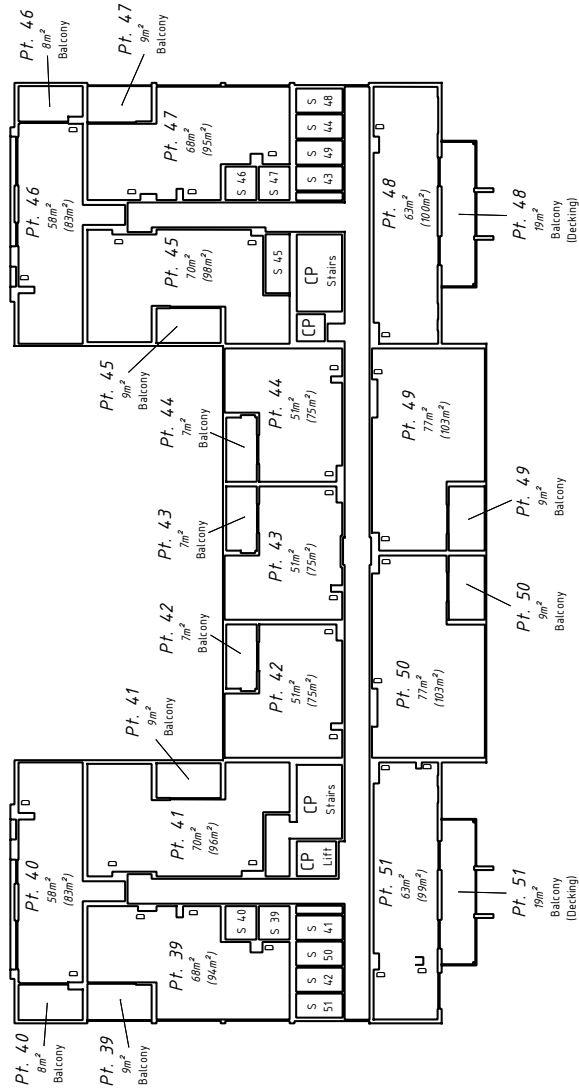
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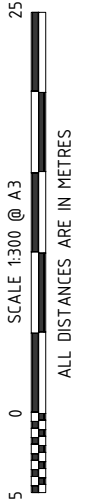
FOR OTHER PARTS OF LOTS 39-51 SEE SHEET 2



STORES

S39	Pt.39	4m ²	S46	Pt.46	4m ²
S40	Pt.40	4m ²	S47	Pt.47	4m ²
S41	Pt.41	4m ²	S48	Pt.48	4m ²
S42	Pt.42	4m ²	S49	Pt.49	4m ²
S43	Pt.43	4m ²	S50	Pt.50	4m ²
S44	Pt.44	4m ²	S51	Pt.51	4m ²
S45	Pt.45	5m ²			

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LICENSED SURVEYOR
 11-Dec-14
 DATE

STRATA PLAN
62964

SHEET 7 OF 8 SHEETS

LEVEL FIVE FLOOR PLAN

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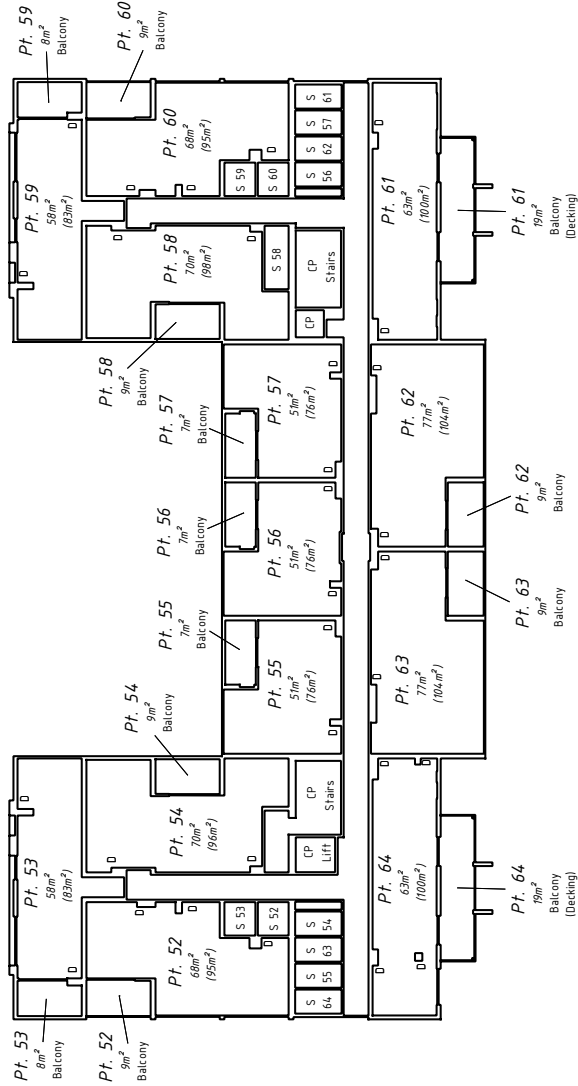
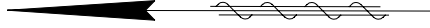
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COLUMNS ARE COMMON PROPERTY

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CP = COMMON PROPERTY

FOR OTHER PARTS OF LOTS 52-64 SEE SHEET 2

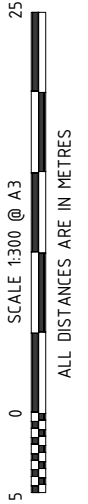
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STORES

S52	Pt.52	4m ²	S59	Pt.59	4m ²
S53	Pt.53	4m ²	S60	Pt.60	4m ²
S54	Pt.54	4m ²	S61	Pt.61	4m ²
S55	Pt.55	4m ²	S62	Pt.62	4m ²
S56	Pt.56	4m ²	S63	Pt.63	4m ²
S57	Pt.57	4m ²	S64	Pt.64	4m ²
S58	Pt.58	5m ²			

LICENSED SURVEYOR
11-Dec-14
DATE



STRATA PLAN
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SHEET 8 OF 8 SHEETS

LEVEL SIX FLOOR PLAN

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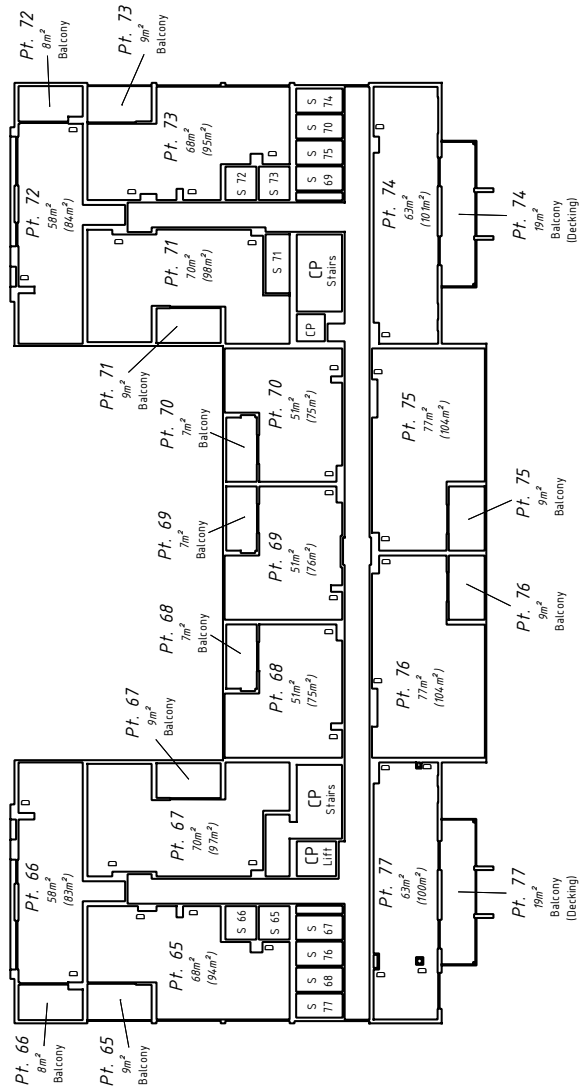
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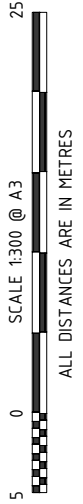
CP = COMMON PROPERTY

FOR OTHER PARTS OF LOTS 65-77 SEE SHEET 2



STORES

S65	Pt.65	4m ²	S72	Pt.72	4m ²
S66	Pt.66	4m ²	S73	Pt.73	4m ²
S67	Pt.67	4m ²	S74	Pt.74	4m ²
S68	Pt.68	4m ²	S75	Pt.75	4m ²
S69	Pt.69	4m ²	S76	Pt.76	4m ²
S70	Pt.70	4m ²	S77	Pt.77	4m ²
S71	Pt.71	5m ²			



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LICENSED SURVEYOR
11-Dec-14
DATE

FORM 3

STRATA PLAN No. 62964							
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	136	2858	- 919	28	138	2858	- 946
2	124	2858	- 920	29	105	2858	- 947
3	136	2858	- 921	30	105	2858	- 948
4	104	2858	- 922	31	105	2858	- 949
5	104	2858	- 923	32	138	2858	- 950
6	104	2858	- 924	33	126	2858	- 951
7	136	2858	- 925	34	138	2858	- 952
8	124	2858	- 926	35	138	2858	- 953
9	136	2858	- 927	36	141	2858	- 954
10	140	2858	- 928	37	141	2858	- 955
11	139	2858	- 929	38	138	2858	- 956
12	141	2858	- 930	39	139	2858	- 957
13	136	2858	- 931	40	127	2858	- 958
14	124	2858	- 932	41	139	2858	- 959
15	136	2858	- 933	42	106	2858	- 960
16	104	2858	- 934	43	106	2858	- 961
17	104	2858	- 935	44	106	2858	- 962
18	104	2858	- 936	45	139	2858	- 963
19	136	2858	- 937	46	127	2858	- 964
20	124	2858	- 938	47	139	2858	- 965
21	136	2858	- 939	48	140	2858	- 966
22	136	2858	- 940	49	142	2858	- 967
23	139	2858	- 941	50	142	2858	- 968
24	139	2858	- 942	51	140	2858	- 969
25	136	2858	- 943	52	140	2858	- 970
26	138	2858	- 944	53	129	2858	- 971
27	126	2858	- 945	54	140	2858	- 972

Continued Overleaf

STRATA PLAN No. 62964							
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.
55	107	2858	- 973	70	110	2858	- 988
56	107	2858	- 974	71	143	2858	- 989
57	107	2858	- 975	72	132	2858	- 990
58	140	2858	- 976	73	143	2858	- 991
59	129	2858	- 977	74	144	2858	- 992
60	140	2858	- 978	75	146	2858	- 993
61	141	2858	- 979	76	146	2858	- 994
62	143	2858	- 980	77	144	2858	- 995
63	143	2858	- 981				
64	141	2858	- 982				
65	143	2858	- 983				
66	132	2858	- 984				
67	143	2858	- 985				
68	110	2858	- 986				
69	110	2858	- 987	Aggregate	10,000		

DESCRIPTION OF PARCEL AND BUILDING

SEVENTY SEVEN APARTMENT DWELLINGS UPON
 LOT 894 ON DEPOSITED PLAN 69885
 ADDRESS OF PARCEL: 17 MALATA CRESCENT, SUCCESS WA 6164

**CERTIFICATE OF LICENSED VALUER
 STRATA**

I, **Bradley J Dawson**, 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.

23-Dec-2014
 Date



Digitally signed by
 Brad Dawson
 Date: 2014.12.23
 13:11:33 +08'00'
 Signed

FORM 5
STRATA PLAN No. 62964

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

DESCRIPTION OF PARCEL & BUILDING

A MULTI LEVEL CONCRETE & STEEL RESIDENTIAL BUILDING
WHICH COMPRISES 77 UNITS AND BEING SITUATED
ON LOT 894 ON DP 69885
KNOWN AS ADARA APARTMENTS

CERTIFICATE OF LICENSED SURVEYOR

Keith L. BOWYER
I, _____, 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 it's 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-laws(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*.

11-Dec-2014

.....

Date



.....

Licensed Surveyor

* 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

StratReg15/005

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)

Certificate of Title	Volume 2778	Folio 990
Lot on survey	894	Land being re-subdivided (if applicable)
Strata Plan Number	69885	
Property street address	Street number, Lot number, Street name, Suburb, Postcode 17 Malata Crescent SUCCESS WA 6164	
Description of building	Application for Occupancy Permit - Strata (SP62964)	
BCA class of the building	Main BCA class CLASS 2	Secondary BCA class (if applicable) CLASS 7a
Use/s of building	77 Residential Units	Each restriction on use (if applicable)


1. This occupancy permit is for:

Whole of building Part of building

Details

77 Residential Units with Basement Parking

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 12/02/2015
Permit authority	City of Cockburn	

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

Form 26

Strata Titles Act 1985

Sections 25(1), 25 (4)

STRATA PLAN No. 62964

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 January 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 894 on DP 69885

Location:

Locality: 17 Malata Crescent, Success

Local Government: City of Cockburn

Lodged by: RM Surveys Pty Ltd

Date: January 2015



.....
Delegated Under section 16(3)(e) Planning & Development Act 2009

For Chairman, Western Australian Planning Commission

Date: 12/02/15.....

(*To be deleted as appropriate.)

