

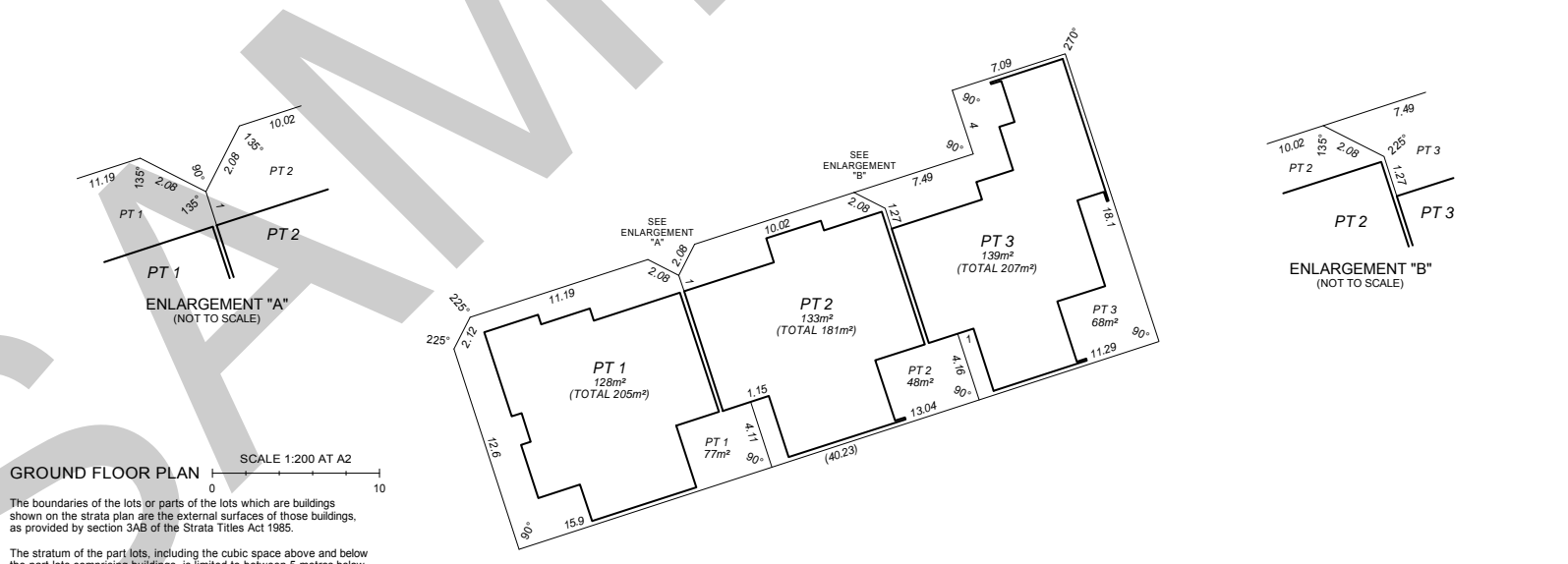
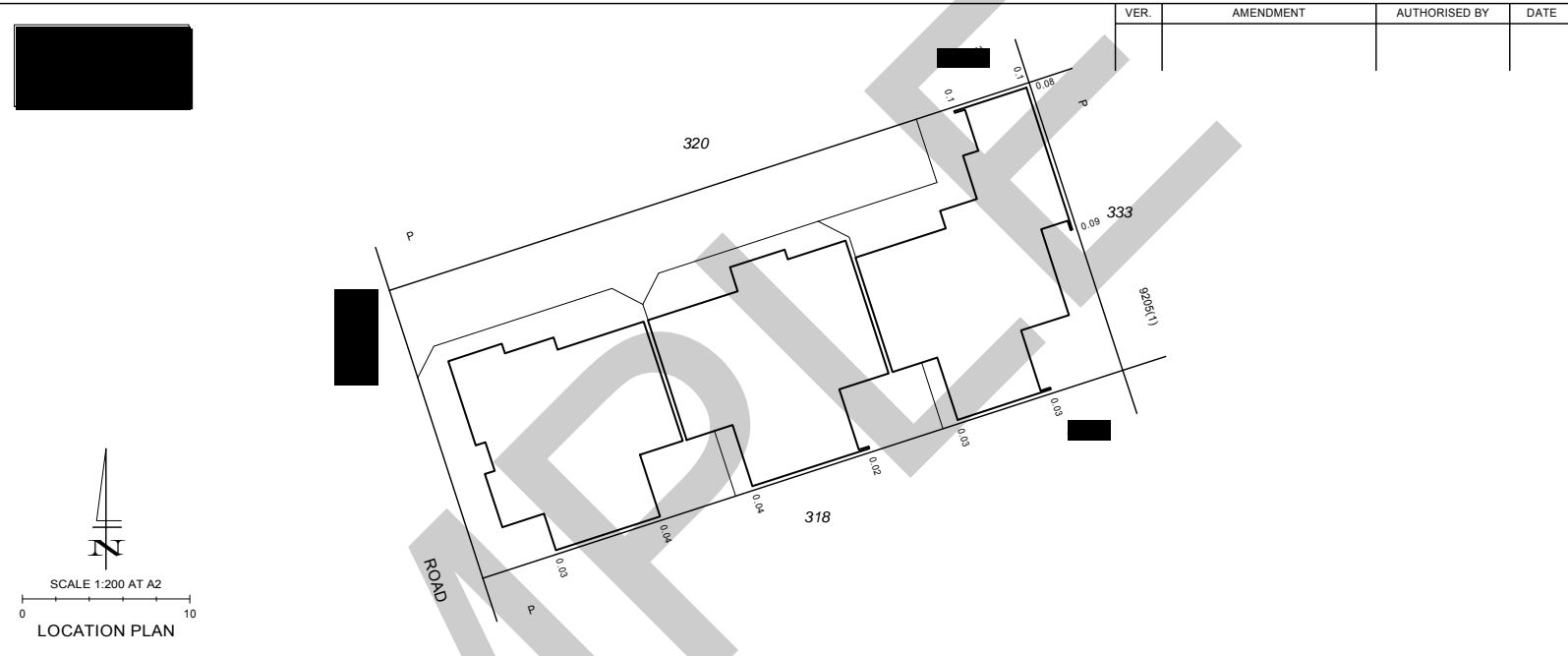


<b>STRATA PLAN</b>	
SHEET 1 OF 1 SHEET	
PLAN OF	
LOT [REDACTED] ON P [REDACTED]	
CERTIFICATE OF TITLE	
VOLUME: [REDACTED] FOLIO: [REDACTED]	
LOCAL GOVERNMENT	
CITY OF STIRLING	
FIELD RECORD	
[REDACTED]	
NAME OF SCHEME	
[REDACTED] ROAD, BALGA	
ADDRESS OF PARCEL	
[REDACTED] ROAD, BALGA 6061	
MANAGEMENT STATEMENT NO	
SURVEYOR'S CERTIFICATE - Reg 54	
I, [REDACTED]	
hereby certify that this plan is accurate and is a correct representation of the -	
(a) survey; and	
(b) calculations from measurements recorded in the field records,	
undertaken 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	DATE
[REDACTED]	[REDACTED]
LODGED	
15 9 2015	\$479 00
DATE	FEE PAID
[REDACTED]	ASSESS No.
EXAMINED	
N. PALLOTTA	6.10.15
	DATE
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	
Delegated under S.16 P&D Act 2005	
DATE	
PLAN APPROVED	
[Signature]	6.10.15
INSPECTOR OF PLANS AND SURVEYS	DATE
(S.18 Licensed Surveyors Act 1909)	
IN ORDER FOR DEALINGS	
SUBJECT TO	
APPLICATION TO REGISTER STRATA SURVEY STRATA PLAN	
[Signature]	6.10.15
FOR REGISTRAR OF TITLES	DATE
[REDACTED]	REGISTERED
APPLICATION	SEAL
05.01.2016	REGISTRAR OF TITLES
DATE	
 	



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 level of the lowest ground floor of the main building, appurtenant to their corresponding lot number, including where covered.

All distances are from the external surface of the wall, unless otherwise stated.

All angles are 90° except where noted or connecting to a building.

INTERESTS AND NOTIFICATIONS						
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
	MINERAL RESERVATION	SEC 15 OF THE PWA		STRATA LOTS 1 - 3 & COMMON PROPERTY		

**FORM 3**

STRATA PLAN No. [REDACTED]							
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	[REDACTED]	- [REDACTED]				
2	33	[REDACTED]	- [REDACTED]				
3	34	[REDACTED]	- [REDACTED]				
				Aggregate	100		

**DESCRIPTION OF PARCEL AND BUILDING**

Three single storey brick and tile residential dwellings situated on Lot [REDACTED] on P [REDACTED].  
 The address is [REDACTED] Road, Balga, WA, 6061.

**CERTIFICATE OF LICENSED VALUER  
STRATA**

I, [REDACTED], 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.

07-Jul-2015

Date

[REDACTED]

Signed

**FORM 5**

*Strata Titles Act 1985*

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

**STRATA PLAN No.** [REDACTED]

**DESCRIPTION OF PARCEL & BUILDING**

LOT [REDACTED] ON P [REDACTED]  
THREE SINGLE STOREY BRICK RESIDENTIAL UNITS KNOWN AS  
[REDACTED] ROAD, BALGA.

**CERTIFICATE OF LICENSED SURVEYOR**

I, [REDACTED], . . . . ., 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*.~~

[REDACTED]

Licensed Surveyor

Date

\*Delete if inapplicable

## Building Approval Certificate - Strata

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

OFFICE USE ONLY

Certificate number  
**BAC** [REDACTED]

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

Certificate of title	Volume [REDACTED]	Folio [REDACTED]A
Lot on survey	[REDACTED]	Land being re-subdivided (if applicable)
Strata plan number	SP [REDACTED]	
Property street address	[REDACTED] Road BALGA WA 6061	
Description of building	Three Single Storey Dwellings	
Main BCA class of the building	1a	Secondary BCA class (for multi-purpose buildings)
Use(s) of building	Residential	Each restriction on use (if applicable)

### 2. Certificate details

This building approval certificate is for:  Whole of building  Part of building

Details

NIL

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 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

[REDACTED]

Title

Senior Building Surveyor

Signature

[REDACTED]

Date

03 Aug 2015

Permit authority

CITY OF STIRLING

# Strata Plan [REDACTED]

<u>Lot</u>	<u>Certificate of Title</u>	<u>Lot Status</u>	<u>Part Lot</u>
1	1234/567	Registered	
2	1234/678	Registered	
3	1234/789	Registered	

SAMPLE