

STRATA PLAN
EXAMPLE 1.1

SHEET 1 OF 3 SHEETS

PLAN OF
LOT 210
ON DP 31392

CERTIFICATE OF TITLE VOL. 1737 FOL 484
LOCAL GOVERNMENT TOWN OF CAMBRIDGE
INDEX PLAN BG34 (2) 11.26
FIELD BOOK
SCALE 1:200 @ A3

NAME OF SCHEME
15 CADDY AVENUE
WEST LEEDERVILLE

ADDRESS OF PARCEL
15 CADDY AVENUE
WEST LEEDERVILLE W.A. 6007

MANAGEMENT STATEMENT YES NO

LODGED CERTIFIED CORRECT
DATE COR. FILE
FEE PAID IN ORDER FOR DEALINGS
ASSESS. No. SUBJECT TO
FOR REGISTRAR OF TITLES DATE

REGISTERED APPLICATION
DATE REGISTRAR OF TITLES SEAL

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

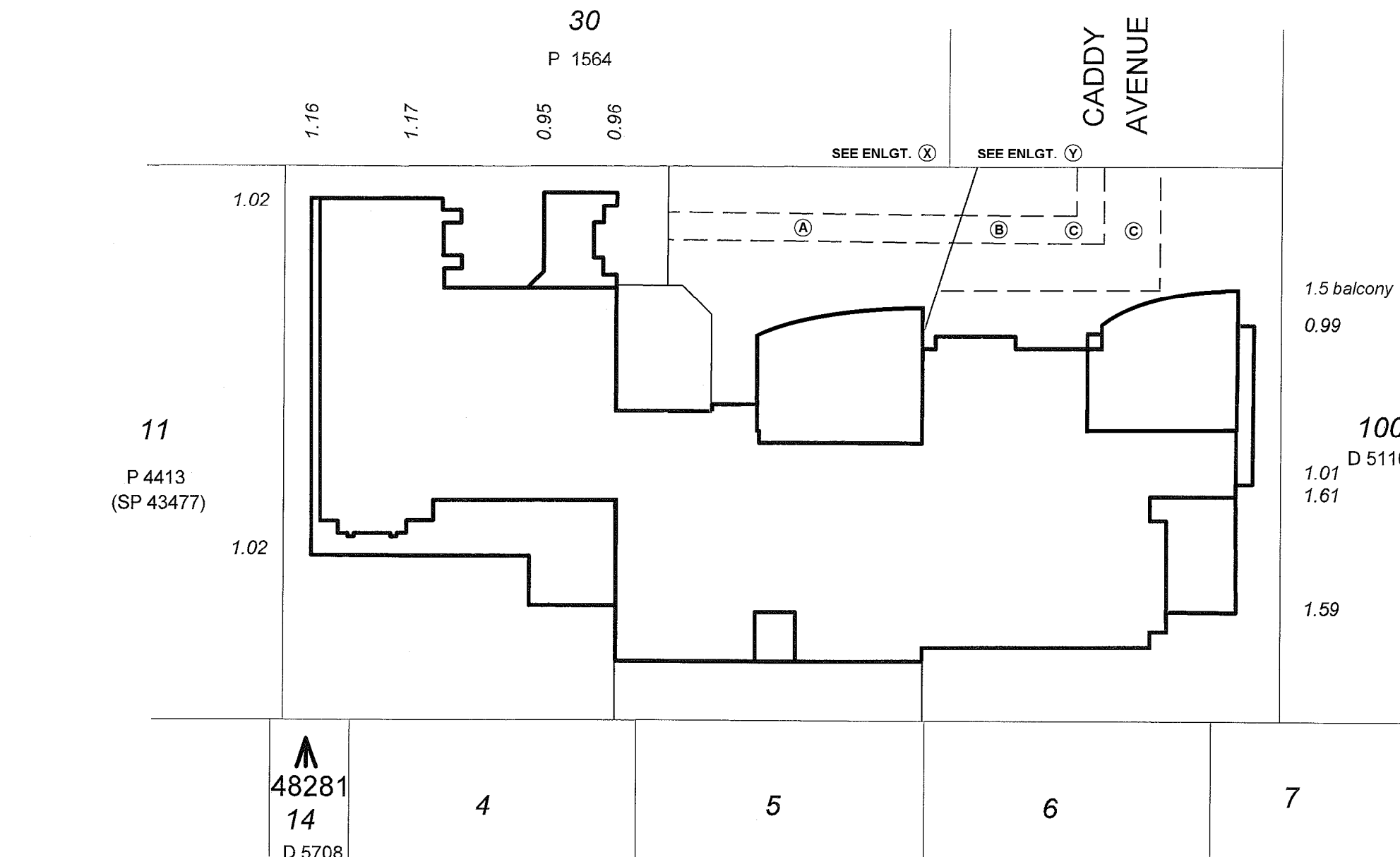
Delegated under S16 P & D Act 2005 DATE



Western Australian Land Information Authority

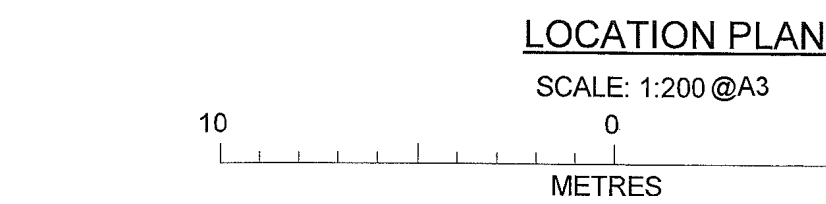
VER.	AMENDMENT	AUTHORISED BY	DATE

SEE SHEET 2 FOR EASEMENTS DIMENSIONS AND ENLARGEMENTS



SURVEYOR'S CERTIFICATE - Reg 54
I, _____
hereby certify that this plan is accurate and is a correct representation of the -
(a) *survey; and/or
(b) *calculations from measurements,
[*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.

LICENSED SURVEYOR DATE

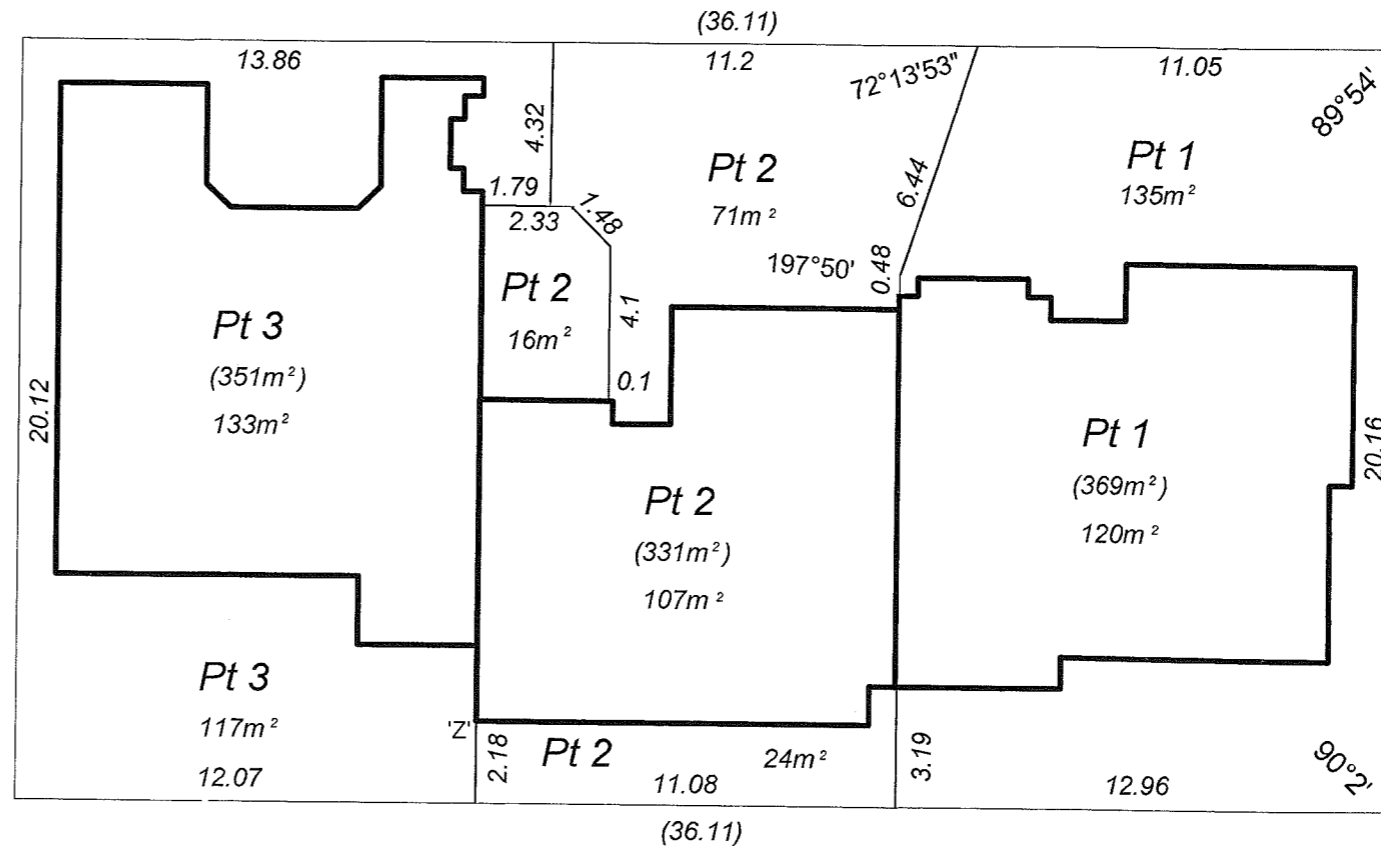
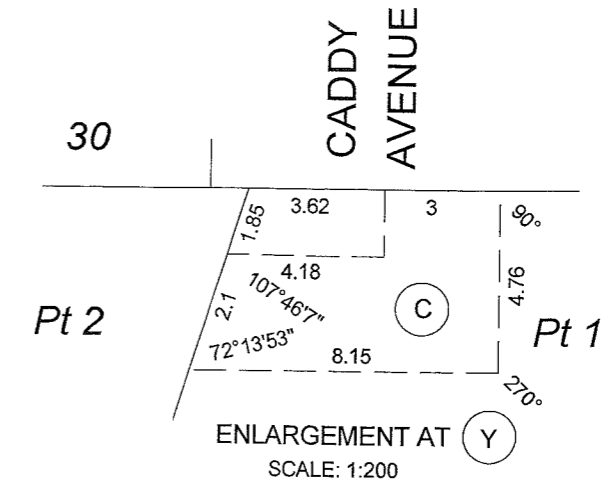
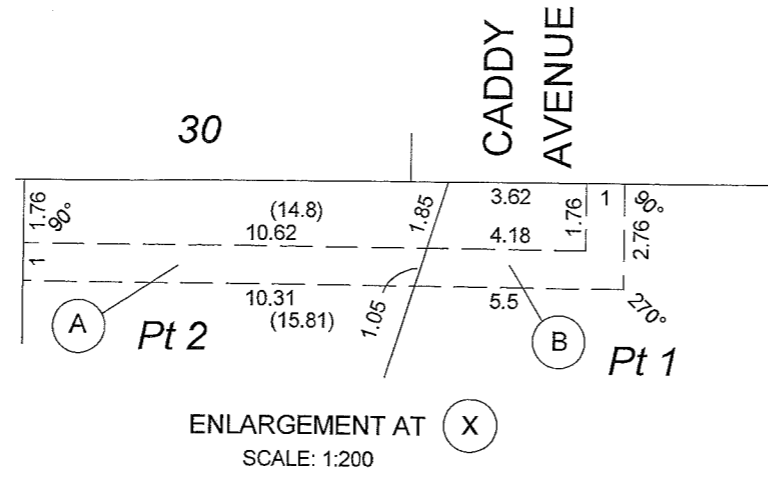


INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(A)	EASEMENT (RIGHT OF FOOTWAY)	SECTION 136C OF THE T.L.A.	THIS PLAN	LOT 2	LOT 3	
(B)	EASEMENT (RIGHT OF FOOTWAY)	SECTION 136C OF THE T.L.A.	THIS PLAN	LOT 1	LOT 2 & 3	
(C)	RIGHT OF CARRIAGEWAY	SECTION 136C OF THE T.L.A.	THIS PLAN	LOT 1	LOT 2	

STRATA PLAN
EXAMPLE 1.2

SHEET 2 OF 3 SHEETS



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 EXTERNAL TO THE BUILDING (EXCLUDING BALCONY PART LOTS) EXTENDS BETWEEN 5 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE LEVEL OF THE LOWEST GROUND FLOOR OF THE BUILDING LOCATED ON THE RESPECTIVE LOTS EXCEPT WHERE COVERED.

ALL DIMENSIONS FROM BUILDINGS ARE FROM THE EXTERNAL FACE OF WALLS

ANGLES TO PART LOTS OUTSIDE OF THE BUILDINGS ARE 90° OR 135° UNLESS SHOWN OTHERWISE.

FOR OTHER PARTS OF LOTS 1, 2 & 3 SEE SHEET 3 OF 3 SHEETS

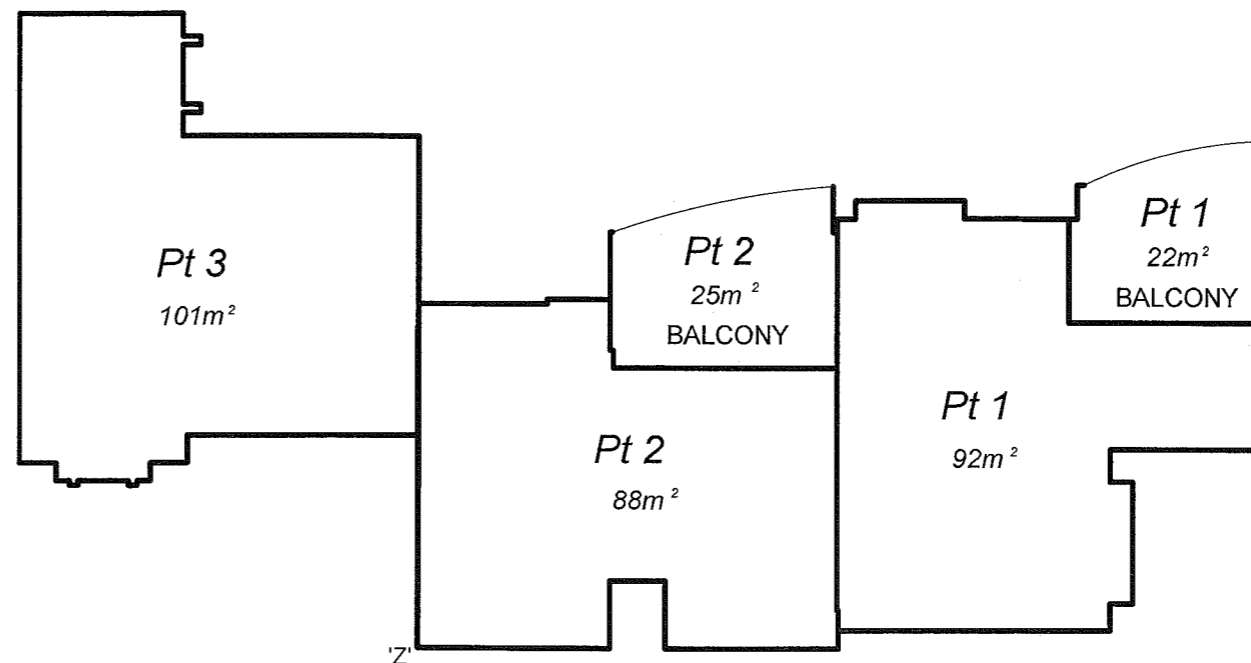
GROUND FLOOR PLAN

SCALE: 1:200 @A3

'Z' - DENOTES COMMON POINT OF OVERLAY OF FLOOR PLANS.

STRATA PLAN
EXAMPLE 1.3

SHEET 3 OF 3 SHEETS



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 BOUNDARIES OF THE PART LOTS WHICH ARE BALCONIES ARE THE EXTERNAL SURFACES OF THE BUILDING WALLS, THE EXTERNAL SURFACES OF THE BALCONY WALLS AND THE EDGE OF THE CONCRETE SLAB.

THE STRATUM OF THE BALCONIES EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDER SURFACE OF THEIR CEILING.

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.

FOR OTHER PARTS OF LOTS 1, 2 & 3 SEE SHEET 2 OF 3 SHEETS

FIRST FLOOR PLAN

SCALE: 1:200 @A3

'Z' - DENOTES COMMON POINT OF OVERLAY OF FLOOR PLANS.

FORM 3

STRATA PLAN No.							
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	34						
2	29						
3	37						
				Aggregate	100		

DESCRIPTION OF PARCEL AND BUILDING

Three two storey brick and iron residential units situated on lot 210 on Deposited Plan 31392, the address being 15 Caddy Avenue, West Leederville, WA, 6007

CERTIFICATE OF LICENSED VALUER
STRATA

I,, 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.

Date

Signed

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No.

DESCRIPTION OF PARCEL & BUILDING

Three two storey brick and iron residential units situated on lot 210 on Deposited Plan 31392, the address being 15 Caddy Avenue, West Leederville, WA, 6007

CERTIFICATE OF LICENSED SURVEYOR

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 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.~~

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable

Building Approval Certificate - Strata

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

OFFICE USE ONLY

Building approval certificate No. TOC BACS-1202
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This form is for the purposes of the Building Act 2011, s.50 and the Strata Titles Act 1985, s.5B(2)(b) & 8A(f)(ii)

1. Details of building or structure

Certificate of Title	Volume 1734	Folio 484	
Lot on survey	LOT 210 ON DP31392	Land being re-subdivided (if applicable)	
Strata Plan Number	EXAMPLE 1		
Property street address	Street number, Lot number, Street name, Suburb, Postcode		
Description of building	THREE TWO STOREY RESIDENTIAL UNITS		
BCA class of the building	Main BCA class 1a	Secondary BCA class (if applicable)	
Use/s of building	DWELLING	Each restriction on use (if applicable)	

2. Certificate details

1. This building approval certificate is for:

Whole of building Part of building

Details 3 RESIDENTIAL 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 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*.

	Name A. PERSON	Title LOCAL GOVERNMENT OFFICER
Issuing officer	Signature	Date
Permit authority	TOWN OF CAMBRIDGE	

FORM 8

ANNEXURE 'A' OF STRATA PLAN No.

REGISTRAR OF TITLES

SCHEDULE OF DEALINGS ON Strata Plan

Dealings registered or recorded on Strata Plan

	Instrument			Signature of Registrar of Titles
	Nature	Number	Regist'd Time	

Note: Entries may be affected by subsequent endorsements.

FORM 8

ANNEXURE 'B' OF STRATA PLAN No.

REGISTRAR OF TITLES

SCHEDULE OF ENCUMBRANCES ETC.

Instrument		Regist'd	Signature of Registrar of Titles	Cancellation			Signature of Registrar of Titles			
Nature	Number			Nature	Number	Regist'd		Time		

Note: Entries may be affected by subsequent endorsements.