

STRATA PLAN  
**EXAMPLE 15.1**

SHEET 1 OF 3 SHEETS

PLAN OF  
RE-SUBDIVISION OF  
LOT 2 ON STRATA PLAN 26771

CERTIFICATE OF TITLE  
VOLUME: 2003 FOLIO: 645  
LOCAL GOVERNMENT  
CITY OF MELVILLE  
INDEX PLAN  
BG 34 (2) 12.18  
FIELD BOOK

SCALE 1: 400 @A3

NAME OF SCHEME  
32 DUNVEGAN ROAD  
APPLECROSS

ADDRESS OF PARCEL  
46 DUNVEGAN ROAD  
APPLECROSS WA 6153

MANAGEMENT STATEMENT YES  NO

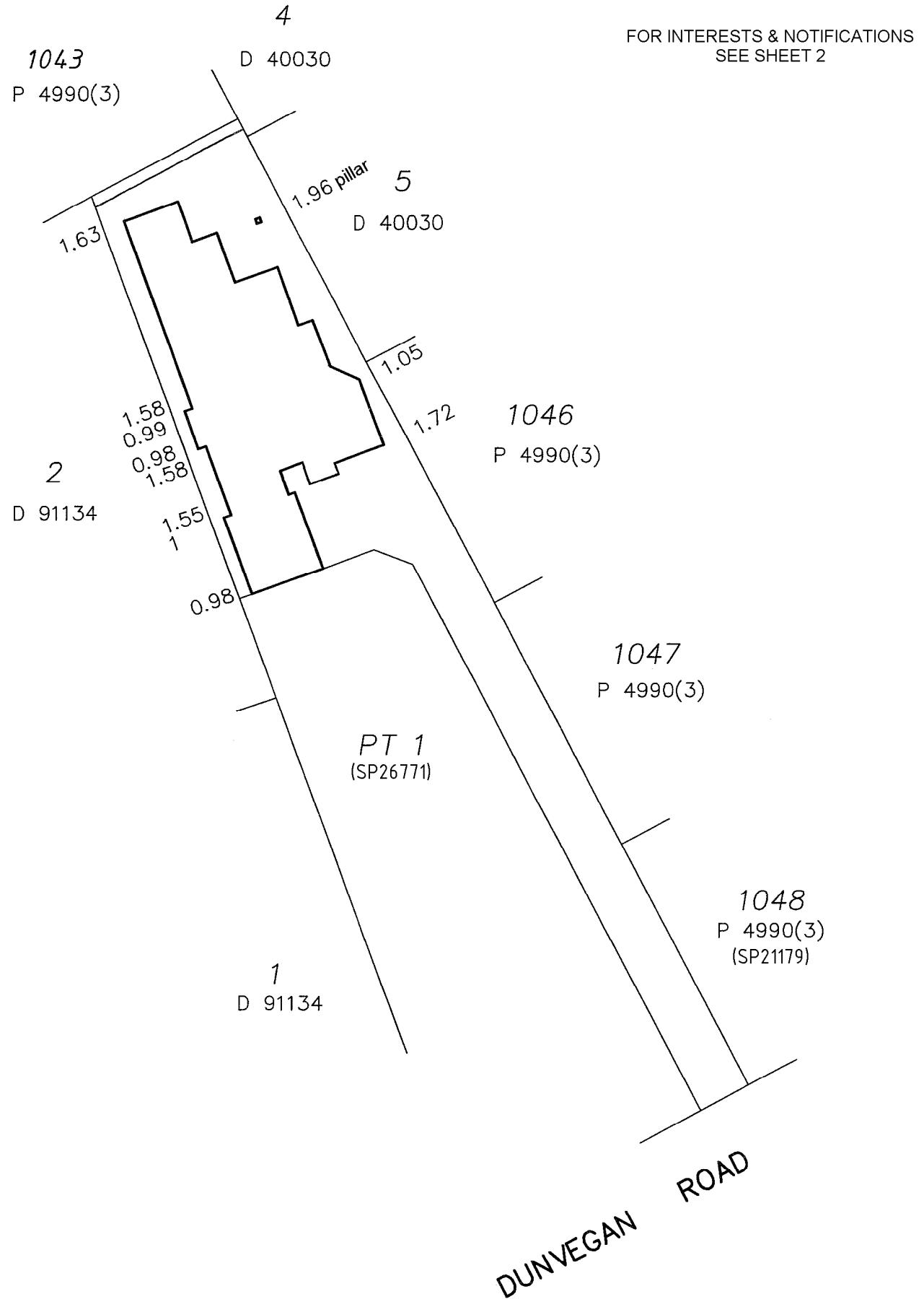
LODGED	CERTIFIED CORRECT
DATE	COR. FILE
FEE PAID	IN ORDER FOR DEALINGS
ASSESS. No.	SUBJECT TO
	FOR REGISTRAR OF TITLES
	DATE

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



VER.	AMENDMENT	AUTHORISED BY	DATE



LOCATION PLAN



SURVEYOR'S CERTIFICATE - Reg 54

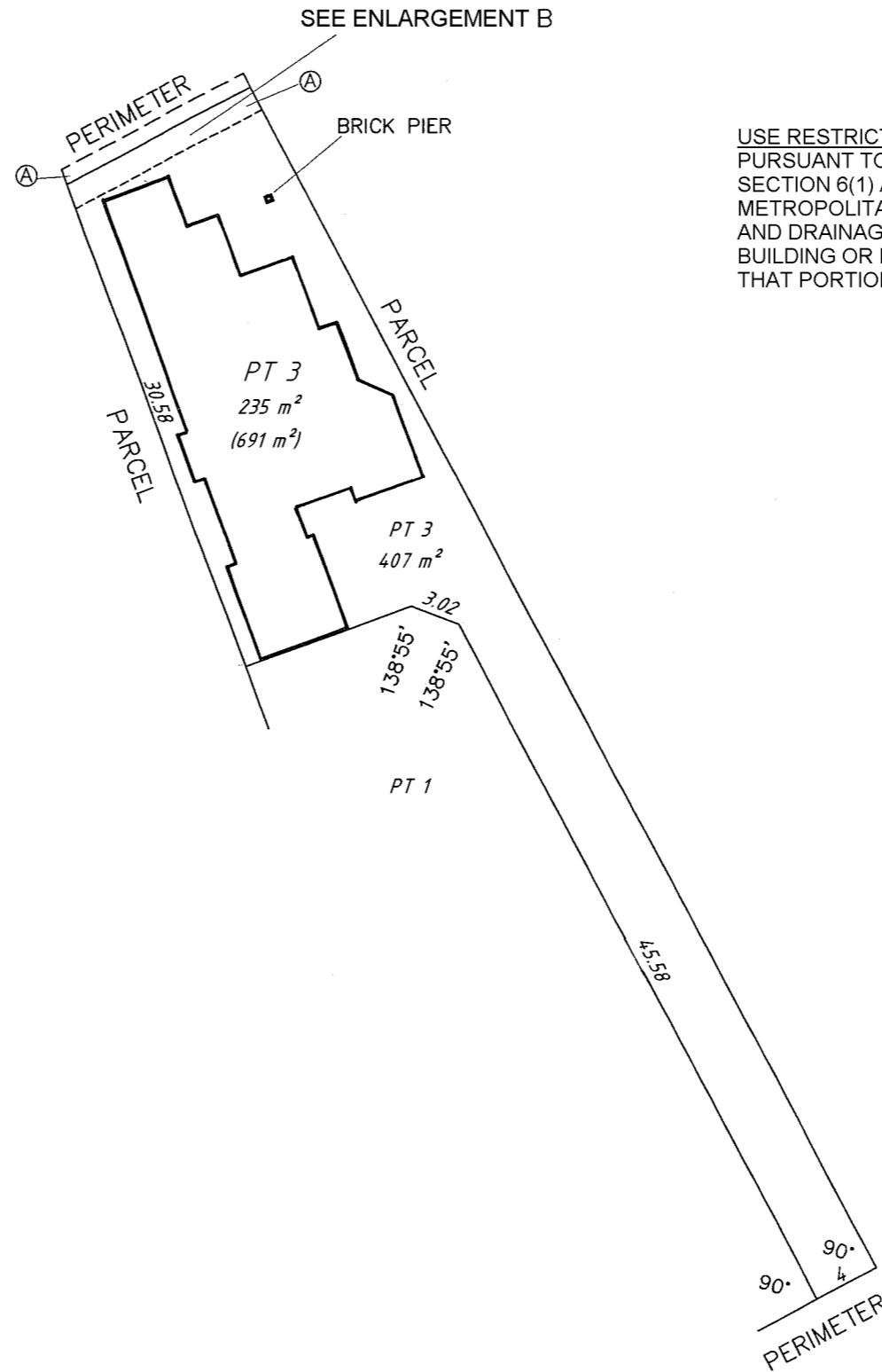
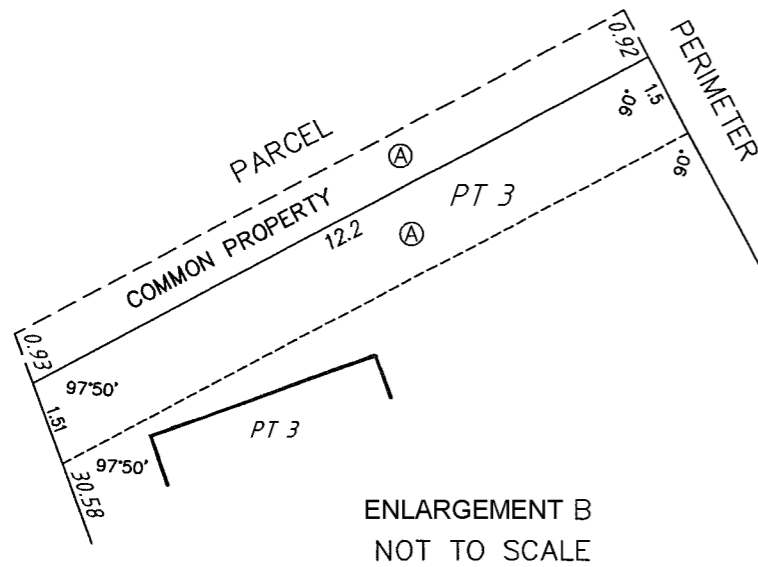
I, \_\_\_\_\_  
hereby certify that this plan is accurate and is a correct  
representation of the -  
(a) "survey; and  
(b) "calculations from measurements,  
[delete if inapplicable]  
undertaken for the purposes of this plan and that it complies  
with the relevant written law(s) in relation to which it is lodged.

\_\_\_\_\_  
LICENSED SURVEYOR DATE

STRATA PLAN  
EXAMPLE 15.2

GROUND FLOOR PLAN

SHEET 2 OF 3 SHEETS



USE RESTRICTION  
PURSUANT TO THE STRATA TITLES ACT 1985,  
SECTION 6(1) AND IN ACCORDANCE WITH THE  
METROPOLITAN WATER SUPPLY, SEWERAGE  
AND DRAINAGE ACT 1909, SECTION 66(1)(A),  
BUILDING OR DEVELOPMENT IS PROHIBITED OVER  
THAT PORTION OF LAND MARKED (A).



For the other parts of lot 3 refer to sheets 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.

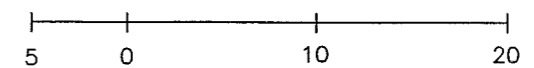
WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THAT WALL, OR THE PLANE AT WHICH THEY ARE JOINED, IS THE BOUNDARY.

THE STRATUM OF LOT 3 EXTENDS BETWEEN 10 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE OF THE LOWEST LEVEL OF THE GROUND FLOOR OF THE EXISTING UNIT ON LOT 1, INCLUDING THE CUBIC SPACE ABOVE AND BELOW THE BUILDING, INCLUDING WHERE COVERED.

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(A)	USE RESTRICTION	SEC. 6(1) OF THE S.T.A 1985	SP26771	LOT 3 & COMMON PROPERTY	WATER CORPORATION	RESTRICTION OF BUILDING OR DEVELOPMENT

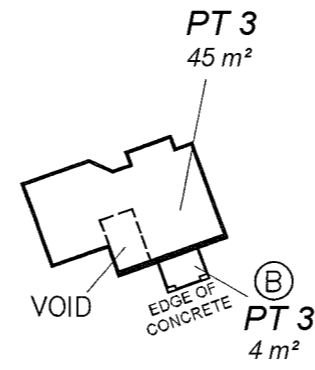
SCALE 1:400@A3



STRATA PLAN  
EXAMPLE 15.3

FIRST FLOOR PLAN

SHEET 3 OF 3 SHEETS



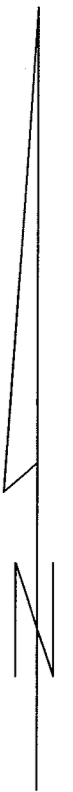
KEY

Ⓟ : BALCONY

For the other parts of lot 3 refer to 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.

THE STRATUM OF LOT 3 EXTENDS BETWEEN 10 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE OF THE LOWEST LEVEL OF THE GROUND FLOOR OF THE EXISTING UNIT ON LOT 1, INCLUDING THE CUBIC SPACE ABOVE AND BELOW THE BUILDING, INCLUDING WHERE COVERED.



SCALE 1:400@A3



FORM 3

STRATA PLAN NO. 26771

Schedule of Unit Entitlement		OFFICE USE ONLY Current Cs of Title		Schedule of Unit Entitlement		OFFICE USE ONLY Current Cs of Title	
Lot No	Unit Entitlement	Vol.	Folio.	Lot No	Unit Entitlement	Vol.	Folio.
1	50	2003	644				
2	Now Re-Subdivided						
3	50						
Aggregate	100			Aggregate			

DESCRIPTION OF PARCEL AND BUILDING

Two brick constructed residences forming a re-subdivision of Lot 2 on Strata Plan 26771 situated upon lot 1049 on P 4990(3) and having an address of 46 Dunvegan Road, Applecross, WA 6153.

CERTIFICATE OF LICENSED VALUER  
STRATA/SURVEY 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 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 \_\_\_\_\_

Signed \_\_\_\_\_

# EXAMPLE 15.5

## FORM 5

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

STRATA PLAN No. 26771

### DESCRIPTION OF PARCEL & BUILDING

Two brick constructed residences forming a re-subdivision of Lot 2 on Strata Plan 26771 situated upon lot 1049 on P 4990(3) and having an address of 46 Dunvegan Road, Applecross WA 6153.

### 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-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*.~~

.....  
Date

.....  
Licensed Surveyor

\* Delete if inapplicable

**FORM 7**

*Strata Titles Act 1985*

Sections 5B (2), 8A (f), 23(1)

**STRATA PLAN No. 26771**

**DESCRIPTION OF PARCEL & BUILDING**

Two brick constructed residences forming a re-subdivision of Lot 2 on Strata Plan 26771 situated upon lot 1049 on P 4990(3) and having an address of 46 Dunvegan Road, Applecross, WA 6153.

**CERTIFICATE OF LOCAL GOVERNMENT**

City of Melville, the local government hereby certifies that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"):-

- (1)   \*(a)   the building and the parcel shown on the plan have been inspected and that it is consistent with the approved building plans and specifications in respect of the building; or
  - ~~\*(b)   the building has been inspected and the modification is consistent with the approved building plans and specifications relating to the modification;~~
- (2)   the building, in the opinion of the local government, is of sufficient standard to be brought under the Strata Titles Act 1985;
- (3)   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 on to a public road, street or way the local government is of the opinion that retention of the encroachment in its existing state will not endanger public safety or unreasonably interfere with the amenity of the neighbourhood and the local government does not object to the encroachment; and
- (4)   ~~\*(a)   any conditions imposed by the Western Australian Planning Commission have been complied with; or~~
  - \*(b)   the within strata scheme is exempt from the requirement of approval by the Western Australian Planning Commission.

.....  
Date

.....  
Chief Executive Officer

\* Delete if inapplicable



STRATA PLAN No. 26771

DESCRIPTION OF PARCEL AND BUILDING

A SINGLE STOREY BRICK AND TILE DWELLING SITUATED ON LOT 1049 PORTION OF SWAN LOCATION 61 ON PLAN 4990 (3) HAVING AN ADDRESS OF 32 DUNVEGAN ROAD, APPECROSS W.A. 6153

CERTIFICATE OF SURVEYOR

I, D. G. ROSS, being a licensed surveyor registered under the Licensed Surveyors Act 1909, as amended, hereby certify that:—

- (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 referred to above 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 thereto, encroaches beyond the external surface boundaries of the parcel—~~
  - DF* (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 registered as an appurtenance of the parcel.

19/4/94  
Date

Delete whichever is inapplicable

*D. G. Ross*  
Licensed Surveyor

CERTIFICATE OF LOCAL AUTHORITY

CITY OF MELVILLE, the local authority hereby certifies that—

- (1) (a) the building and the parcel referred to above has been inspected and that it is consistent with the building plans and specifications in respect of the building thereof that have been approved by the local authority; or
- (b) ~~the building has been inspected and the modification is consistent with the approved building plans and specifications relating to the modification;~~ *R*
- (2) the building, in the opinion of the local authority, is of sufficient standard and suitable to be divided into lots pursuant to the Strata Titles Act 1985;
- (3) ~~where a part of a wall or building or material attached thereto encroaches beyond the external surface boundaries of the parcel on to a public road, street or way the Local authority is of the opinion that retention of the encroachment in its existing state will not endanger public safety or unreasonably interfere with the amenity of the neighbourhood and the local authority does not object to the encroachment;~~ *R*
- (4) (a) any conditions imposed by the State Planning Commission have been complied with;
- (b) ~~the within strata scheme is exempt from the requirement of approval by the State Planning Commission.~~ *R*

7-6-94  
Date

Delete whichever is inapplicable

*M. Miller*  
Town/Shire Clerk



STRATA PLAN No. 26771

STRATA TITLES ACT 1985

CERTIFICATE OF APPROVAL BY STATE PLANNING COMMISSION TO A STRATA PLAN

It is hereby certified that the approval of the State Planning Commission has been granted pursuant to the provisions of abovementioned Act to:

(i) the Strata Plan submitted on ..... and relating to the property described below;

26 OCT 1993

(ii) to the sketch submitted on ..... of the proposed subdivision of the property described below into lots on a Strata Plan subject to the following conditions:

Property Description: Whole/Part Lot(s) 1049
Location(s) SWAN LOCATION 61
Town APPLECROSS
Local Authority District CITY OF MELVILLE
Property Owner HARBISHER S. & D.

SEE ATTACHED

[Handwritten Signature]

For Chairman, STATE PLANNING COMMISSION

14 DEC 1993

Date .....

(\*To be deleted as appropriate)

STRATA PLAN No.

26771

GROUND

FLOOR



THE STRATUM OF LOTS 1 AND 2 EXTENDS BETWEEN 10 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE OF THE LOWEST LEVEL OF THE GROUND FLOOR OF THE EXISTING UNIT ON LOT 1 INCLUDING WHERE COVERED.

EXTERNAL FACES OF BUILDING ARE BOUNDARIES OF PART LOTS.

CONSTRUCTION OF BUILDINGS OVER THAT PART OF LOT 2

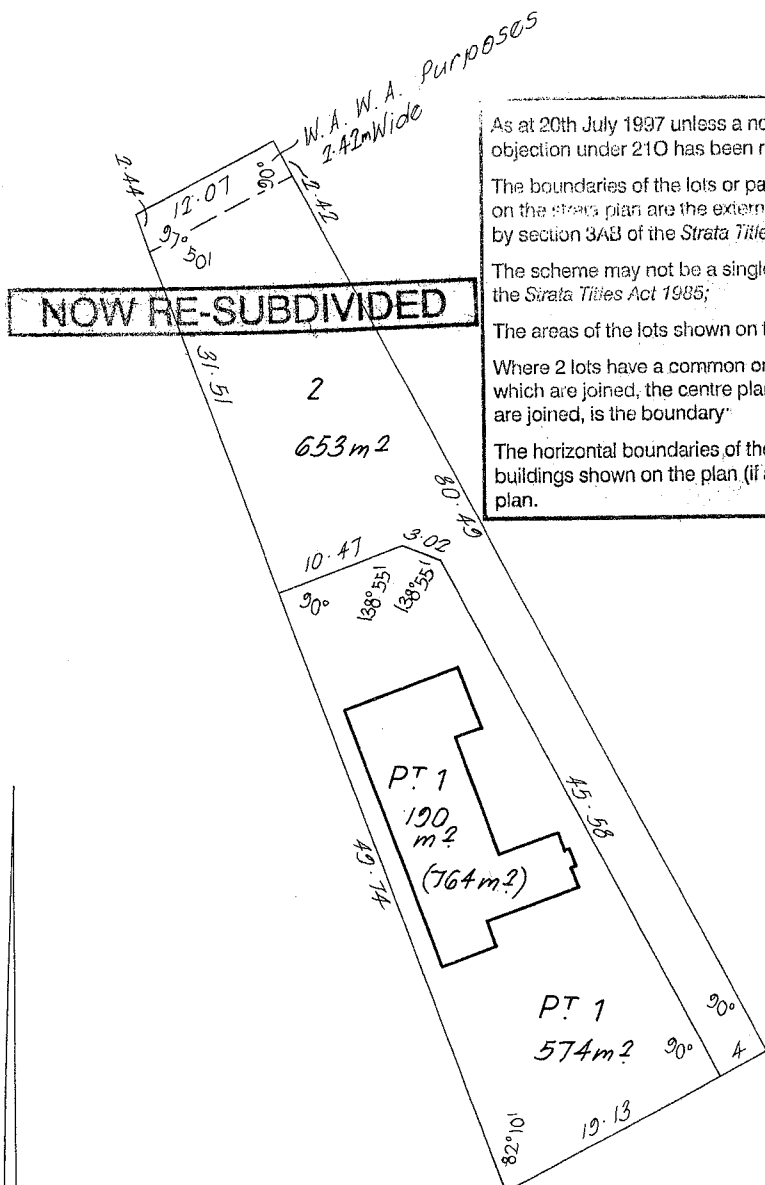
DESIGNATED WAWA PURPOSES 2.42 METRES WIDE IS RESTRICTED

PURSUANT TO THE STRATA TITLES ACT 1985 (AS AMENDED) SECT.

6 (1) IN ACCORDANCE WITH THE METROPOLITAN WATER SUPPLY,

SEWERAGE AND DRAINAGE ACT 1909 (AS AMENDED) SECT. 66 (1)

(a).



NOW RE-SUBDIVIDED

As at 20th July 1997 unless a notice of resolution under section 21H or an objection under 21O has been recorded on the strata 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*;

The scheme may not be a single tier scheme, as defined in section 3(1) of the *Strata Titles Act 1985*;

The areas of the lots shown on the strata plan may have changed;

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 horizontal boundaries of the lots or parts of the lots which are not buildings shown on the plan (if any) remain as provided on this strata plan.

SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION

