

**STRATA PLAN
EXAMPLE 18.1**

SHEET 1 OF 8 SHEETS

PLAN OF

LOT 114 ON
DP 29480

CERTIFICATE OF TITLE

VOLUME: 2511 FOLIO: 913

LOCAL GOVERNMENT

CITY OF MANDURAH

INDEX PLAN

BG33(2) 05.01

FIELD BOOK NUMBER

SCALE 1 : 300@A3

NAME OF SCHEME

27 BREAKWATER PARADE
MANDURAH

ADDRESS OF PARCEL

27 BREAKWATER PARADE
MANDURAH WA 6210

MANAGEMENT STATEMENT YES NO

LODGED CERTIFIED CORRECT.....

DATE COR. FILE.....

FEE PAID IN ORDER FOR DEALINGS SUBJECT TO.....

ASSESS No.

FOR REGISTRAR OF TITLES DATE.....

REGISTERED

APPLICATION

DATE REGISTRAR OF TITLES SEAL

FORM 26

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 -
the Strata Plan submitted on
and relating to the property described herein.

FOR CHAIRMAN, WESTERN AUSTRALIAN PLANNING COMMISSION Date



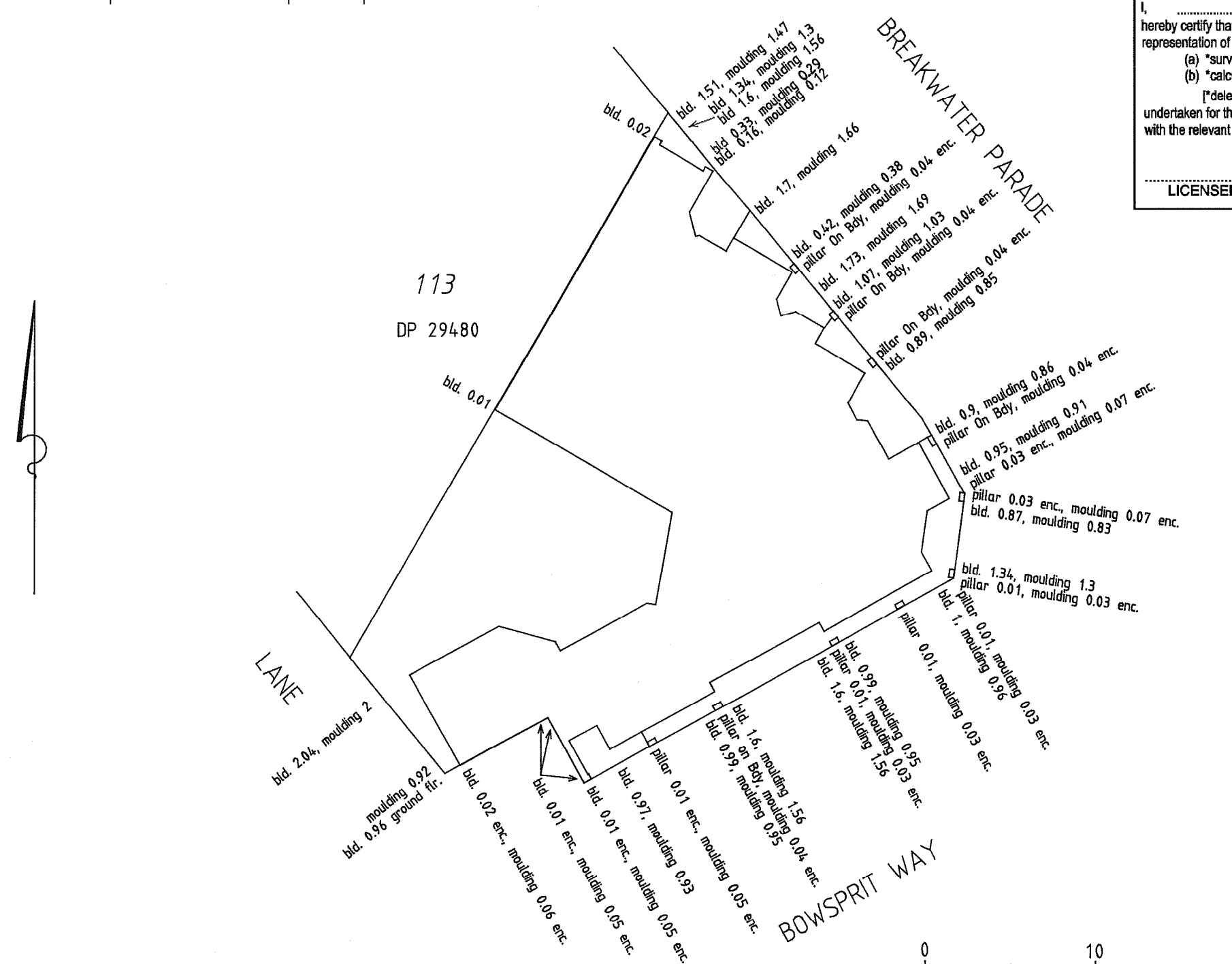
Landgate
Western Australian Land Information Authority

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
	NOTIFICATION	SECTION 165 OF THE P. & D. ACT	DOC	ALL LOTS & COMMON PROPERTY		MOSQUITO BREEDING AREA
	NOTIFICATION	SECTION 70A ON THE T.L.A. 1893	DOC	ALL LOTS & COMMON PROPERTY		

VER.	AMENDMENT	AUTHORISED BY	DATE

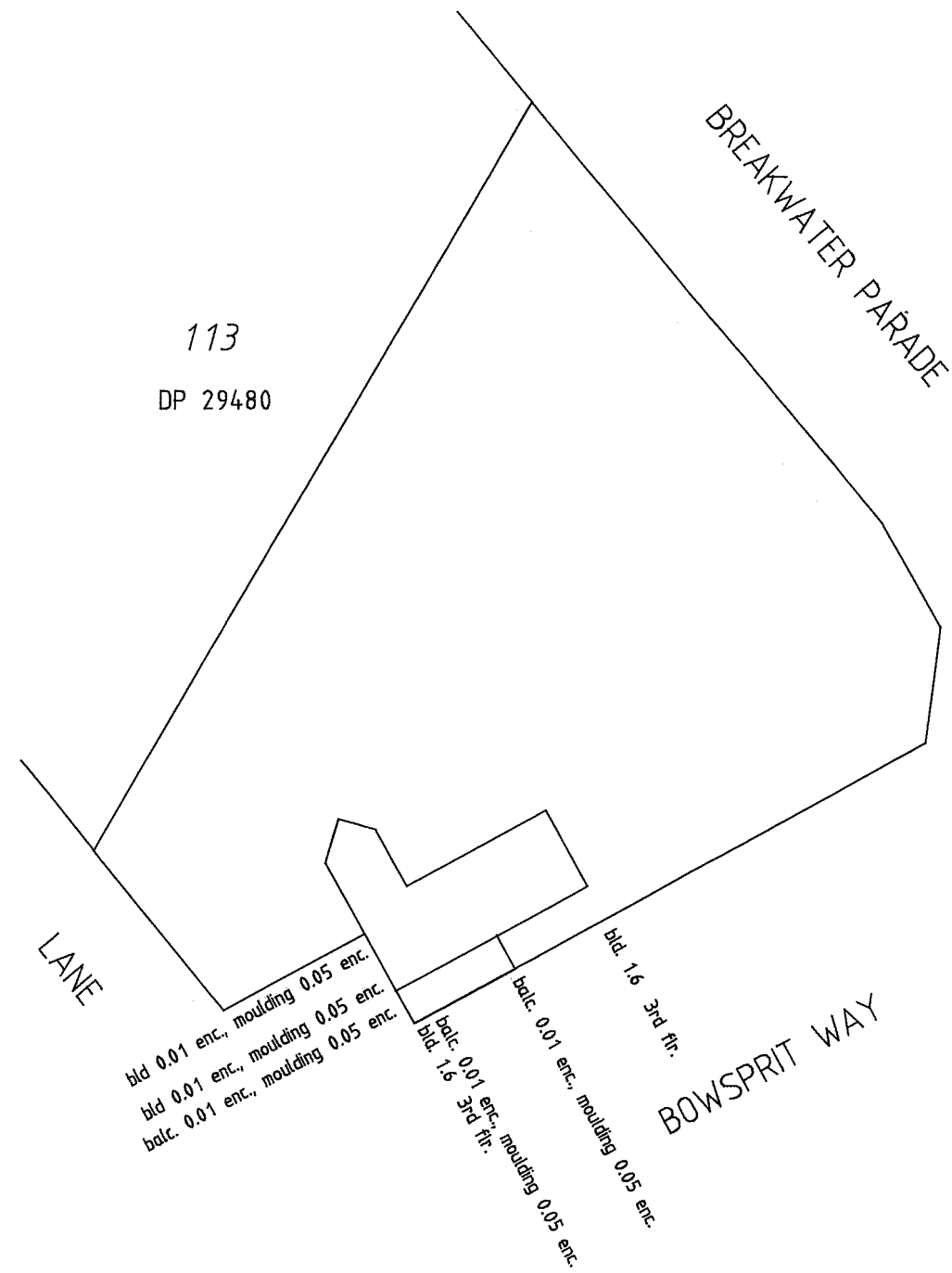
SURVEYOR'S CERTIFICATE - Reg 54
I,
hereby certify that this plan is accurate and is a correct representation of the -
(a) *survey; and/or
(b) *calculations from measurements,
[*delete if inapplicable]
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.
.....
LICENSED SURVEYOR DATE



0 10 20
GROUND FLOOR LOCATION PLAN
(Scale 1 : 300)@A3

STRATA PLAN
EXAMPLE 18.4

SHEET 4 OF 8 SHEETS



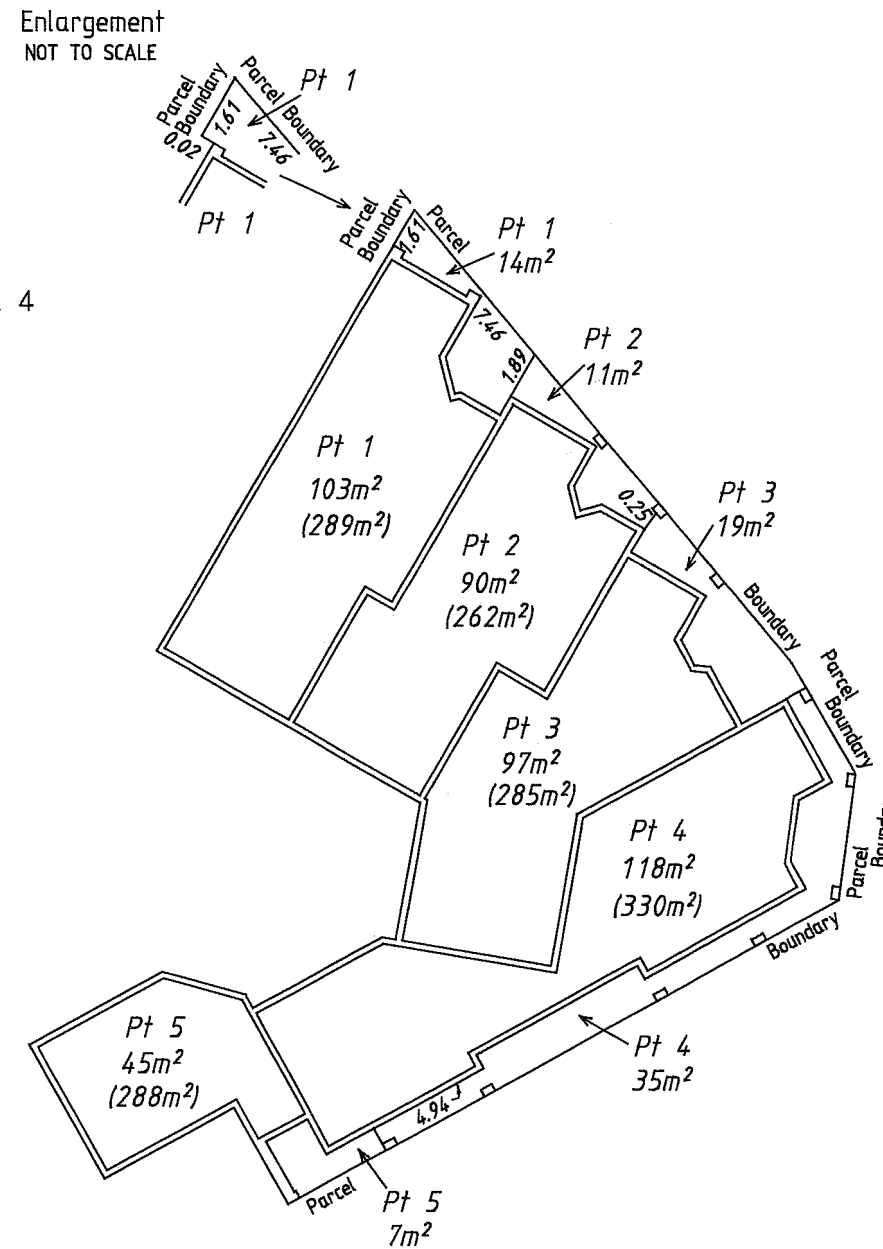
0 10 20
THIRD FLOOR LOCATION PLAN
(Scale 1 : 300)@A3

STRATA PLAN
EXAMPLE 18.5

SHEET 5 OF 8 SHEETS



FOR OTHER PARTS OF LOTS 1, 2, 3 & 4
SEE SHEETS 6 & 7 OF 8 SHEETS
FOR OTHER PARTS OF LOT 5
SEE SHEETS 6, 7 & 8 OF 8 SHEETS

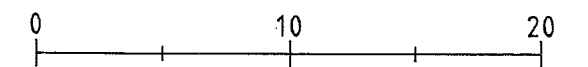


ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY.
ALL DISTANCES ARE TO THE EXTERNAL SURFACE OF THE BUILDING WALLS.
UNLESS SHOWN OTHERWISE

THE STRATUM OF THE PART LOTS EXTERNAL TO THE BUILDINGS EXTENDS
BETWEEN 2.0 METRES BELOW AND 2.7 METRES ABOVE THE UPPER SURFACE
LEVEL OF THE GROUND FLOOR OF THE BUILDING ON LOT 1, UNLESS COVERED
OR OTHERWISE STATED.

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.

ALL PILLARS ARE COMMON PROPERTY.



GROUND FLOOR PLAN
(Scale 1 : 300)@A3

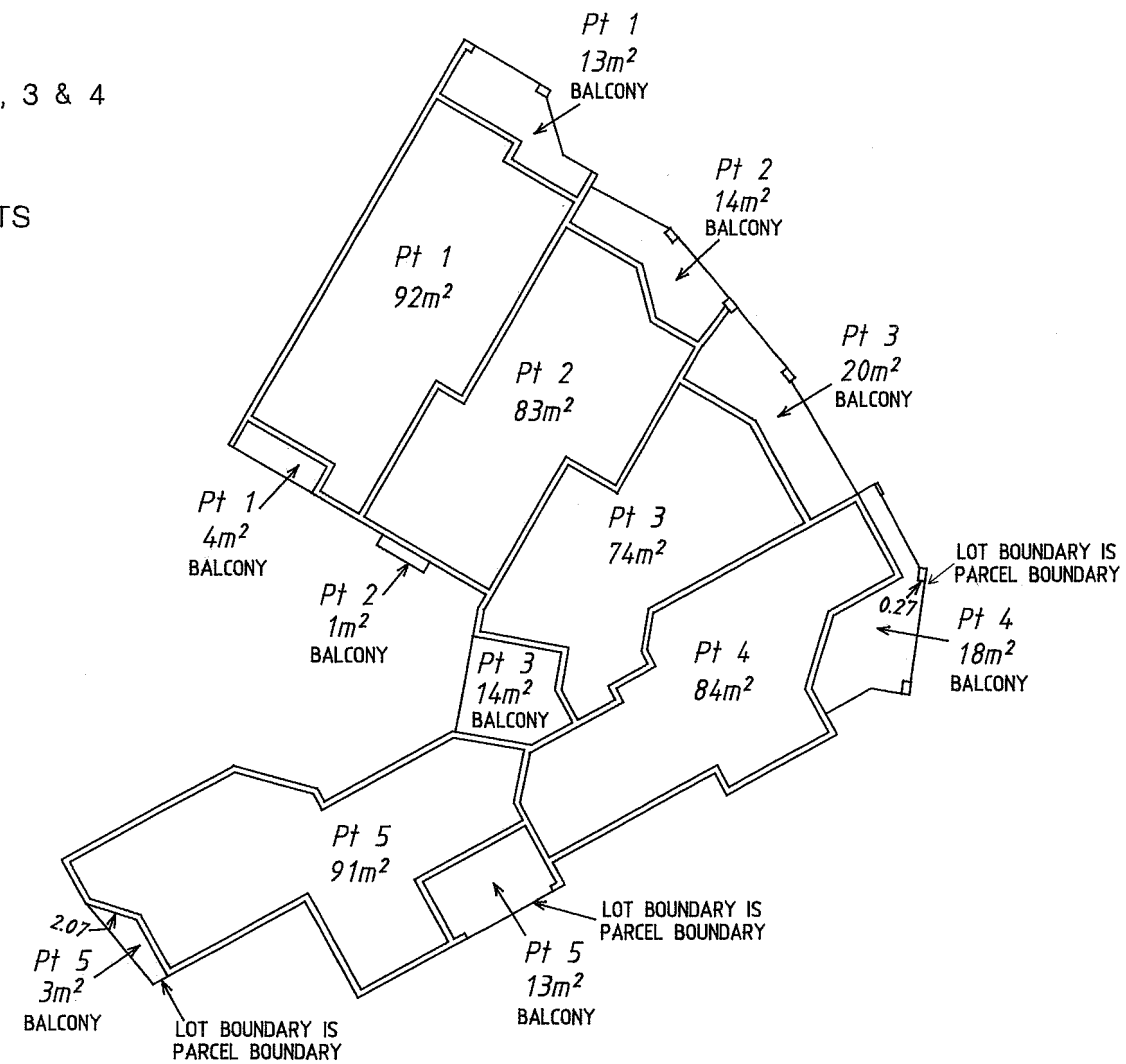
STRATA PLAN
EXAMPLE 18.6

SHEET 6 OF 8 SHEETS



FOR OTHER PARTS OF LOTS 1, 2, 3 & 4
SEE SHEETS 5 & 7 OF 8 SHEETS

FOR OTHER PARTS OF LOT 5
SEE SHEETS 5, 7 & 8 OF 8 SHEETS



ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY.

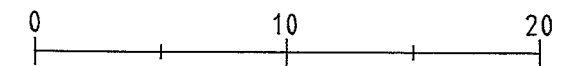
ALL PILLARS ARE COMMON PROPERTY.

ALL DISTANCES ARE TO THE EXTERNAL SURFACE OF THE BUILDING WALLS
UNLESS SHOWN OTHERWISE.

THE BOUNDARIES OF THE BALCONY PART LOTS EXTENDS FROM THE EXTERNAL
SURFACES OF THE BUILDING WALLS, THE INNER SURFACES OF THE BALCONY
WALLS AND TO THE OUTER EDGES OF THE BALCONY SLAB AND BETWEEN THE
UPPER SURFACE LEVEL OF THEIR BALCONY SLAB TO 2.7 METRES ABOVE THE
UPPER SURFACE OF THEIR BALCONY SLAB UNLESS COVERED, OR OTHERWISE STATED.

WHERE PORTION OF THE BALCONIES ENCR OACH INTO THE ROAD RESERVE,
THE STRATA BOUNDARY OF THE BALCONY EXTENDS TO EITHER THE EXTENT
OF THE DIMENSIONS SHOWN OR TO THE PARCEL BOUNDARY AS SHOWN.

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.



FIRST FLOOR PLAN

(Scale 1 : 300)@A3

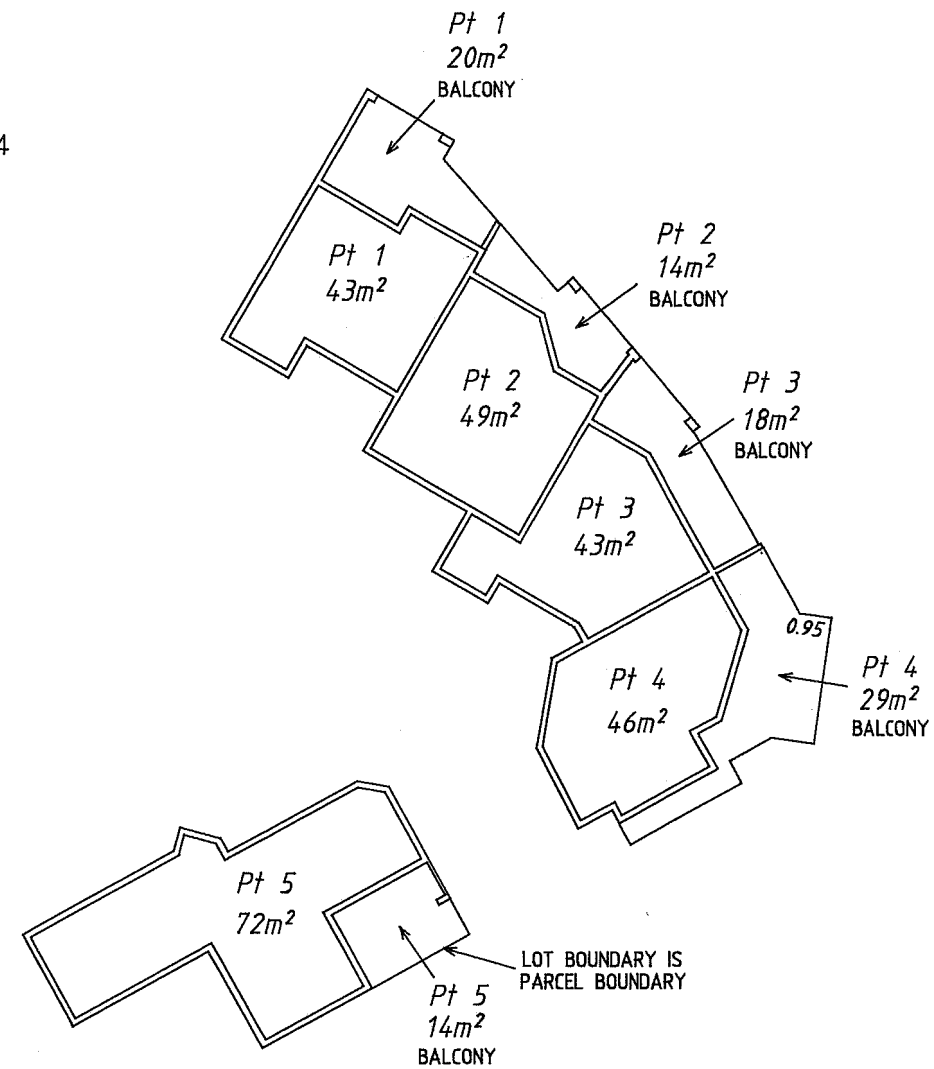
STRATA PLAN
EXAMPLE 18.7

SHEET 7 OF 8 SHEETS



FOR OTHER PARTS OF LOTS 1, 2, 3 & 4
SEE SHEETS 5 & 6 OF 8 SHEETS

FOR OTHER PARTS OF LOT 5
SEE SHEETS 5, 6 & 8 OF 8 SHEETS



ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY.

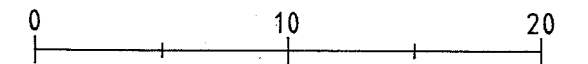
ALL PILLARS ARE COMMON PROPERTY.

ALL DISTANCES ARE TO THE EXTERNAL SURFACE OF THE BUILDING WALLS
UNLESS SHOWN OTHERWISE.

THE BOUNDARIES OF THE BALCONY PART LOTS EXTENDS FROM THE EXTERNAL
SURFACES OF THE BUILDING WALLS, THE INNER SURFACES OF THE BALCONY
WALLS AND TO THE OUTER EDGES OF THE BALCONY SLAB AND BETWEEN THE
UPPER SURFACE LEVEL OF THEIR BALCONY SLAB TO 2.7 METRES ABOVE THE
UPPER SURFACE OF THEIR BALCONY SLAB UNLESS COVERED, OR OTHERWISE STATED.

WHERE PORTION OF THE BALCONIES ENCROACH INTO THE ROAD RESERVE,
THE STRATA BOUNDARY OF THE BALCONY EXTENDS TO EITHER THE EXTENT
OF THE DIMENSIONS SHOWN OR TO THE PARCEL BOUNDARY AS SHOWN.

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.



SECOND FLOOR PLAN

(Scale 1 : 300)@A3

STRATA PLAN
EXAMPLE 18.8

SHEET 8 OF 8 SHEETS



FOR OTHER PARTS OF LOT 5
SEE SHEETS 5, 6 & 7 OF 8 SHEETS

ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY.

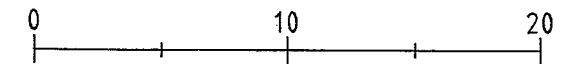
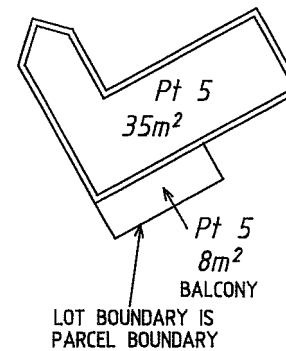
ALL PILLARS ARE COMMON PROPERTY.

ALL DISTANCES ARE TO THE EXTERNAL SURFACE OF THE BUILDING WALLS
UNLESS SHOWN OTHERWISE.

THE BOUNDARIES OF THE BALCONY PART LOTS EXTENDS FROM THE EXTERNAL
SURFACES OF THE BUILDING WALLS, THE INNER SURFACES OF THE BALCONY
WALLS AND TO THE OUTER EDGES OF THE BALCONY SLAB AND BETWEEN THE
UPPER SURFACE LEVEL OF THEIR BALCONY SLAB TO 2.7 METRES ABOVE THE
UPPER SURFACE OF THEIR BALCONY SLAB UNLESS COVERED, OR OTHERWISE STATED.

WHERE PORTION OF THE BALCONIES ENCROACH INTO THE ROAD RESERVE,
THE STRATA BOUNDARY OF THE BALCONY EXTENDS TO EITHER THE EXTENT
OF THE DIMENSIONS SHOWN OR TO THE PARCEL BOUNDARY AS SHOWN.

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.



THIRD FLOOR PLAN
(Scale 1 : 300)@A3

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	20						
2	20						
3	20						
4	22						
5	18						
				Aggregate	100		

DESCRIPTION OF PARCEL AND BUILDING

The building subject of this plan is a four storey brick and metal roofed complex, comprised of five residential units situated on Lot 114 on Deposited Plan 29480 comprised in certificate of title Volume 2511 Folio 913 and being known as 27 Breakwater Parade, Mandurah.

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

THE BUILDING SUBJECT OF THIS PLAN IS A FOUR STOREY BRICK AND METAL ROOFED COMPLEX COMPRISED OF FIVE RESIDENTIAL UNITS SITUATED ON LOT 114 ON DEPOSITED PLAN 29480 COMPRISED IN CERTIFICATE OF TITLE VOLUME:2511 FOLIO:913 AND BEING KNOWN AS 27 BREAKWATER PARADE, MANDURAH.

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 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-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*.~~

.....
Date

.....
Licensed Surveyor

* Delete if inapplicable

FORM 7

Strata Titles Act 1985

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

STRATA PLAN No.

DESCRIPTION OF PARCEL & BUILDING

THE BUILDING SUBJECT OF THIS PLAN IS A FOUR STOREY BRICK AND METAL ROOFED COMPLEX COMPRISED OF FIVE RESIDENTIAL UNITS SITUATED ON LOT 114 ON DEPOSITED PLAN 29480 COMPRISED IN CERTIFICATE OF TITLE VOLUME:2511 FOLIO:913 AND BEING KNOWN AS 27 BREAKWATER PARADE, MANDURAH.

CERTIFICATE OF LOCAL GOVERNMENT

....., 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

ANNEXURE "A" OF STRATA / SURVEY STRATA-PLAN No. REGISTRAR OF TITLES

SCHEDULE OF DEALINGS ON STRATA / SURVEY STRATA-PLAN

Dealings registered or recorded on Strata / Survey Strata Plan	Instrument			Signature of Registrar of Titles
	Nature	Number	Regist'd Time	

Note: Entries may be affected by subsequent endorsements.

