

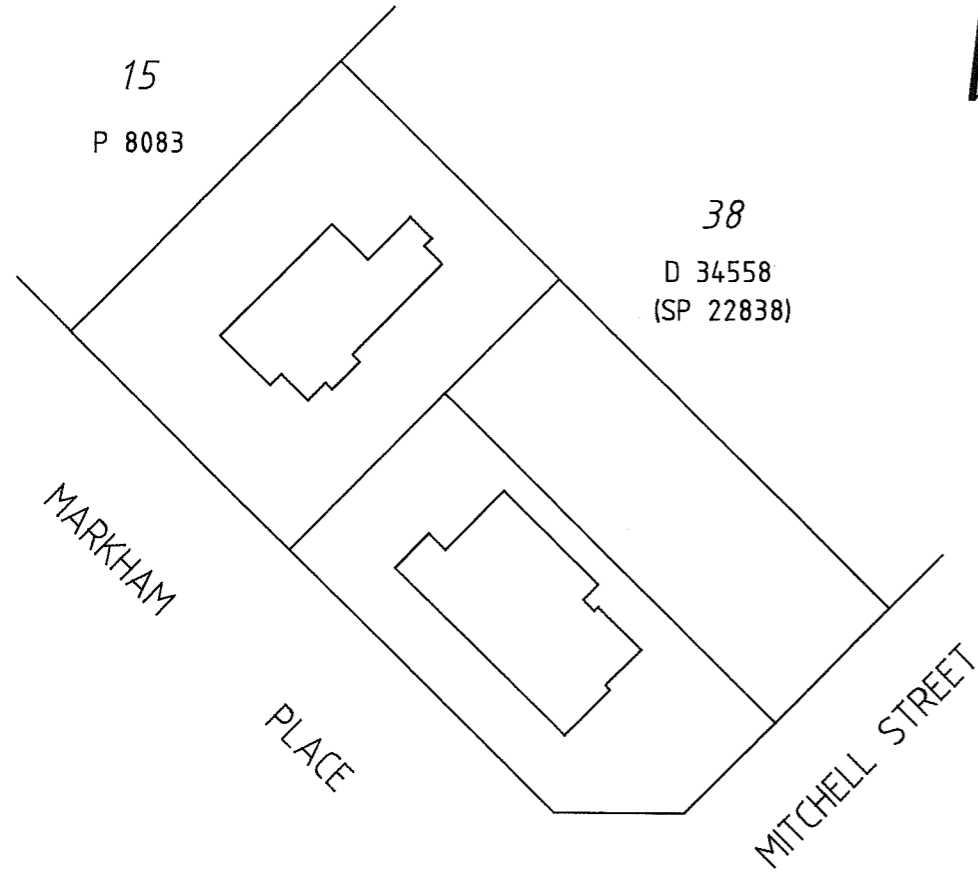
STRATA PLAN
EXAMPLE 33.1

SHEET 1 OF 1 SHEET

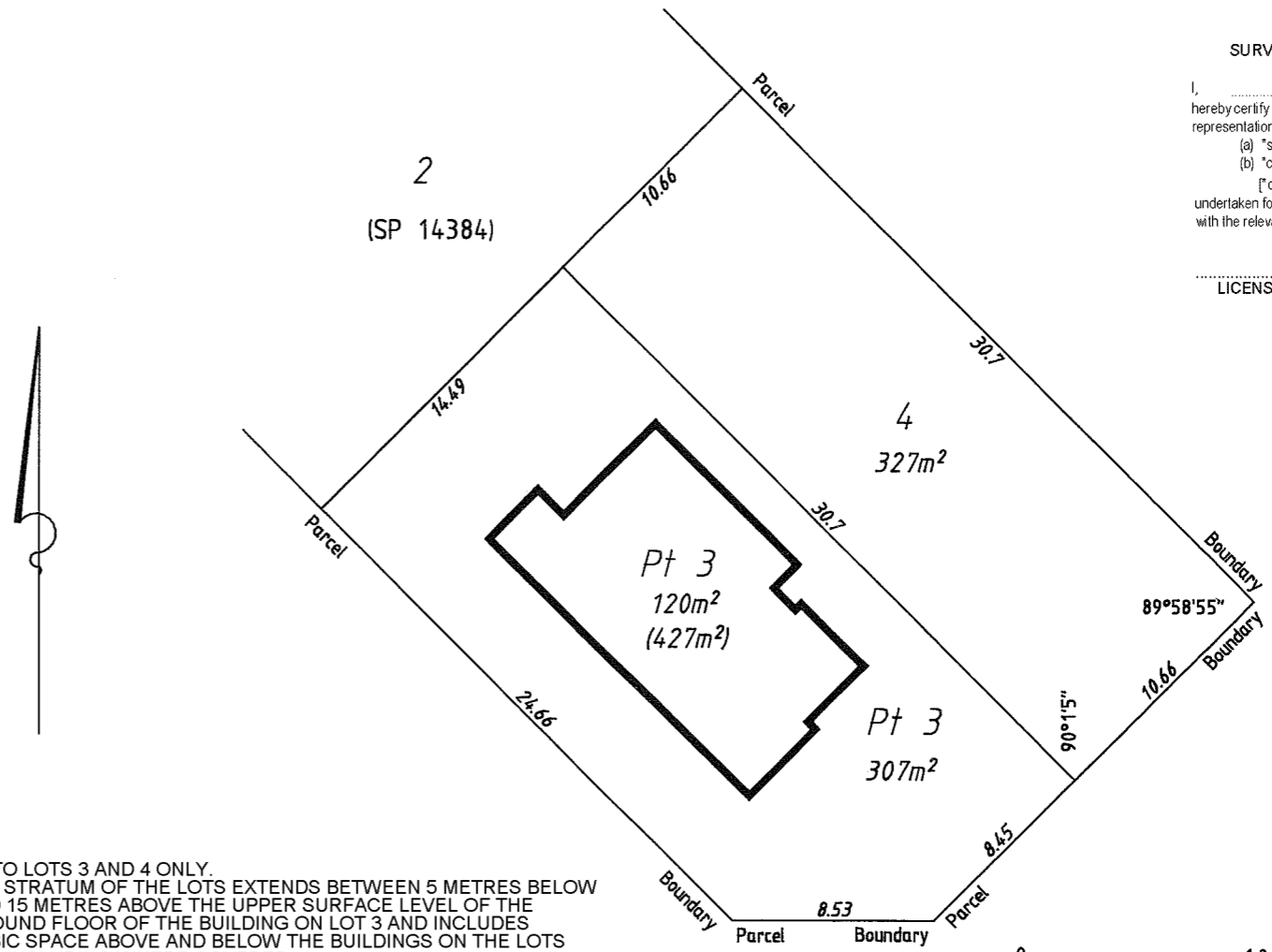
INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS

VER.	AMENDMENT	AUTHORISED BY	DATE



LOCATION PLAN
(Scale 1:500 @A3)



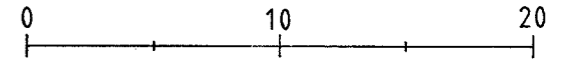
AS TO LOTS 3 AND 4 ONLY,
THE STRATUM OF THE LOTS EXTENDS BETWEEN 5 METRES BELOW
AND 15 METRES ABOVE THE UPPER SURFACE LEVEL OF THE
GROUND FLOOR OF THE BUILDING ON LOT 3 AND INCLUDES
CUBIC SPACE ABOVE AND BELOW THE BUILDINGS ON THE LOTS
AND INCLUDING WHERE COVERED.

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.

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



GROUND FLOOR PLAN
(Scale 1:300 @A3)

PLAN OF

RE-SUBDIVISION OF LOT 1 & COMMON
PROPERTY ON SP 14384

CERTIFICATE OF TITLE

VOLUME: 1755 FOLIO: 483

LOCAL GOVERNMENT

CITY OF CANNING

INDEX PLAN

BG34(2) 17.19

FIELD BOOK NUMBER

SCALE 1:300 & 1:500 @A3

NAME OF SCHEME

11 MITCHELL ST & 1 MARKHAM PL
BENTLEY

ADDRESS OF PARCEL

11 MITCHELL STREET
BENTLEY WA 6102

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

APPLICATION

REGISTERED

DATE

REGISTRAR OF TITLES

SEAL

FORM 26 WAPC REF:

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 of re-subdivision submitted on
and relating to the property described herein.

FOR CHAIRMAN, WESTERN
AUSTRALIAN PLANNING COMMISSION Date



Western Australian Land Information Authority

EXAMPLE 33.2

FORM 3

STRATA/SURVEY-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	NOW RE-SUBDIVIDED						
2	40	1755-	484				
3	35						
4	25						
				Aggregate	100		

DESCRIPTION OF PARCEL AND BUILDING/PARCEL-

RE-SUBDIVISION OF LOT 1 AND COMMON PROPERTY ON SP14384.

THE BUILDING SUBJECTS OF THIS PLAN ARE TWO SINGLE STOREY BRICK AND TILE DWELLINGS AND ONE VACANT LOT ON STRATA PLAN 14384 AND BEING KNOWN AS 11 MITCHELL ST & 1 MARKHAM PL, BENTLEY.

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

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 SINGLE STOREY BRICK AND TILE DWELLING AND A VACANT LOT SITUATED ON STRATA PLAN 14384 AND BEING KNOWN AS 11 MITCHELL ST & 1 MARKHAM PL, BENTLEY.

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 SINGLE STOREY BRICK AND TILE DWELLING AND A VACANT LOT SITUATED ON STRATA PLAN 14384 AND BEING KNOWN AS 11 MITCHELL ST & 1 MARKHAM PL, BENTLEY.

CERTIFICATE OF LOCAL GOVERNMENT

CITY OF CANNING

....., 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;~~ *f*

(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.~~ *f*

.....
Date

.....
Chief Executive Officer
Delegated Officer Section 23 (5)
Strata Titles Act 1985

*Delete if inapplicable

EXAMPLE 33.5

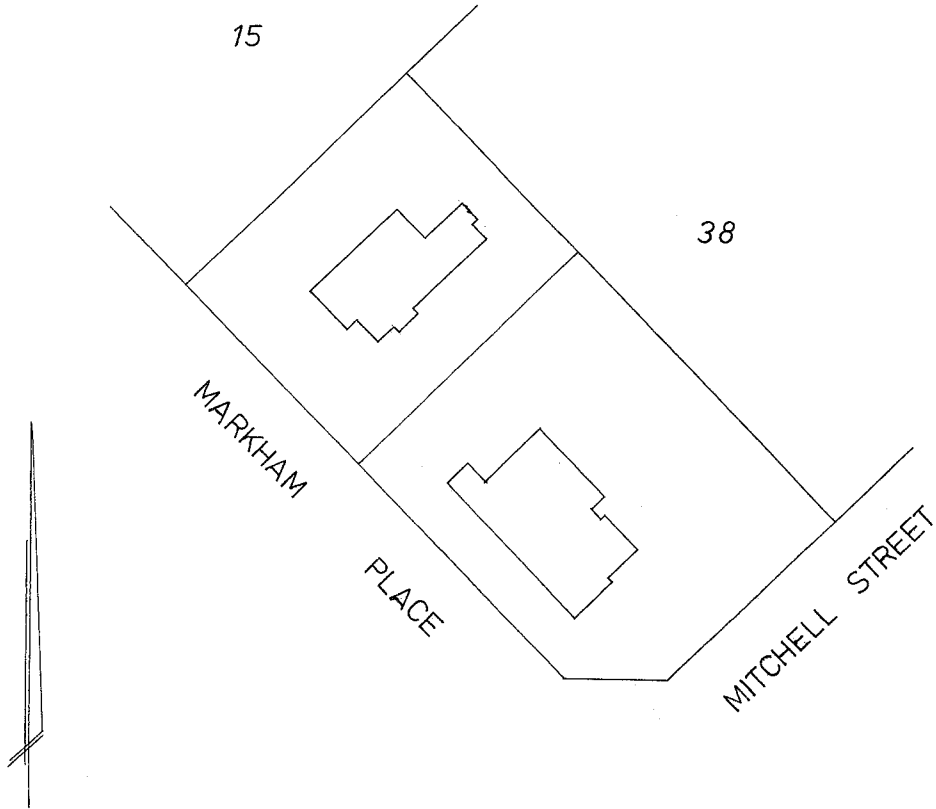
STRATA PLAN **14384**

PLAN OF Ptn. of Canning Loc. 2 and being Pt. Lot 31 on Plan 2550
 CERTIFICATE OF TITLE Volume 1288 Folio 721
 LOCAL AUTHORITY CITY OF CANNING Perth 2000
 LOCALITY BENTLEY INDEX PLAN 17 - 19
 NAME OF BUILDING 11 Mitchell St. & 1 Markham Pl., Bentley
 NAME OF BODY CORPORATE
 (IF STRATA PLAN OF SUBDIVISION OR CONSOLIDATION)
 ADDRESS FOR SERVING OF 11 Mitchell St. & 1 Markham Pl.,
 NOTICES ON COMPANY BENTLEY W.A. 6102
 PURPOSE

LODGED 17-11-86 84/41
 EXAMINED 18-11-86 FH
 REGISTERED 17-2-87 App. D418897



J. M. Dwyer
 REGISTRAR OF TITLES



Scale 1 : 500

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
LOT No.	UNIT ENTITLEMENT	CURRENT Cs. of TITLE	
		VOL.	FOL.
1	1	1755-483	
2	1	1755-484	
AGGREGATE	2		

SEE FURTHER SHEET OF PLAN OF RESUBDIVISION

CERTIFICATE OF LICENSED VALUER

I, MARIUS DWYER being a Licensed Valuer licensed under the Land Valuers Licensing Act 1978 do hereby certify that the unit entitlement of each Lot, as stated in the schedule bears in relation to the aggregate unit entitlement of all Lots delineated on the strata plan a proportion not greater than 5 per cent more or 5 per cent less than the proportion that the capital value of that Lot bears to the aggregate capital value of all the Lots delineated on the plan.

15th April '86
 Date

M. Dwyer
 Signed

DESCRIPTION OF PARCEL AND BUILDING

The building, the subject of this plan, comprises of 2 single storey residences of brick and tile construction situated at No 11 Mitchell Street and No 1 Markham Place, Bentley.

Portion of Canning Location 2 and being part Lot 31 on Plan 2550 and being the whole of the land comprised in Certificate of Title Volume 1288 Folio 721.

CERTIFICATE OF SURVEYOR

I, REYNALD TIBBEN, 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—~~ RT.
 - (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.~~

22/2/86
Date

R. Tibben
Licensed Surveyor

CERTIFICATE OF LOCAL AUTHORITY

CITY OF CANNING, 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 λ
- ~~(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 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;~~ λ
- (4) ~~(a) any conditions imposed by the Town Planning Board have been complied with; or~~
- ~~(b) the within strata scheme is exempt from the requirement of approval by the Town Planning Board.~~ λ
- (b) the within strata scheme is exempt from the requirement of approval by the Town Planning Board.

31/10/86
Date

[Signature]
Town/ Shire Clerk

STRATA PLAN No. 14384

GROUND FLOOR

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 -

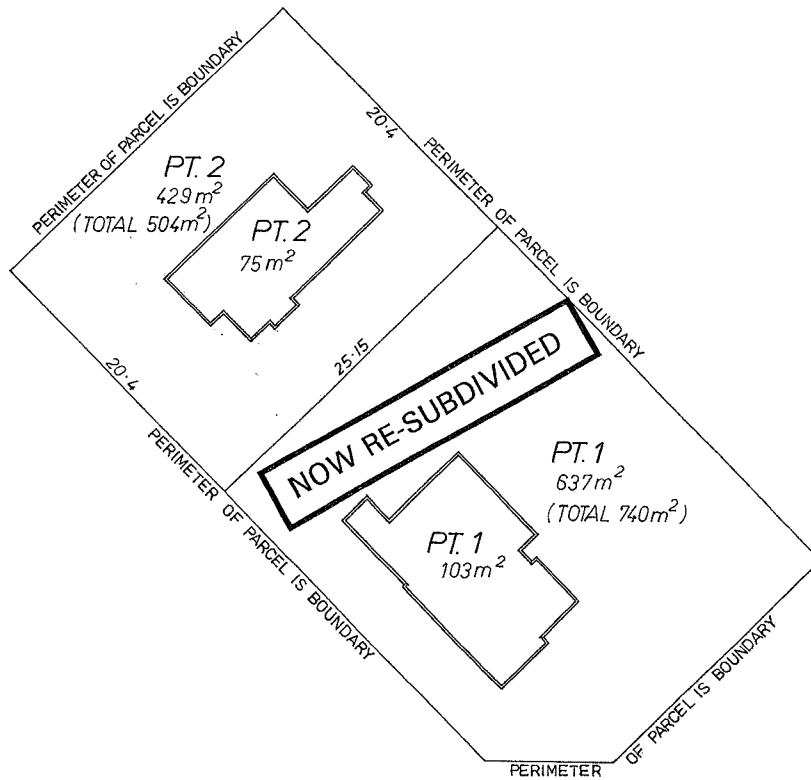
The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of those buildings, as provided by section 3AB of the *Strata Titles Act 1985*;

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.



The strata of the yard areas extend between 2 metres below and 5 metres above the upper surface of the ground floor of the respective adjoining unit except where covered

Scale 1 : 400

CA6

ANNEXURE A		OF STRATA PLAN No. 14384		REGISTRAR OF TITLES	
SCHEDULE OF REGISTERED PROPRIETORS					
REGISTERED PROPRIETOR		INSTRUMENT		SIGNATURE OF REGISTRAR OF TITLES	
		NATURE	NUMBER	REGIST'D	
SCHEDULE OF ENCUMBRANCES, ETC.					
INSTRUMENT		PARTICULARS		SIGNATURE OF REGISTRAR OF TITLES	
NATURE	NUMBER	REGIST'D	CANCELLATION		

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SIGNATURE OF THE REGISTRAR OF TITLES ARE CANCELLED