

STRATA PLAN
EXAMPLE 6.1

SHEET 1 OF 6 SHEETS

PLAN OF
LOT 495 ON
D 90393

CERTIFICATE OF TITLE
Vol. 2196 Fol. 592

LOCAL GOVERNMENT
CITY OF JOONDALUP

INDEX PLAN BG 35 (2) 08.08

FIELD BOOK

SCALE 1:300 @A3

NAME OF SCHEME
JOONDALUP CENTRO

ADDRESS OF PARCEL
165 GRAND BOULEVARD
JOONDALUP WA, 6027

MANAGEMENT STATEMENT YES NO

LODGED CERTIFIED CORRECT

DATE COR. FILE

IN ORDER FOR DEALINGS SUBJECT TO

FEE PAID

ASSESS No.

FOR REGISTRAR OF TITLES DATE

REGISTERED APPLICATION

DATE REGISTRAR OF TITLES SEAL

WAPC Ref: 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 above.

FOR CHAIRMAN, WESTERN AUSTRALIAN PLANNING COMMISSION DATE



Western Australian Land Information Authority

VER.	AMENDMENT	AUTHORISED BY	DATE

LIMITED IN DEPTH TO 12.19 METRES
ALL AWNINGS LOCATED AT GROUND FLOOR LEVEL (54.1m AHD)

SURVEYOR'S CERTIFICATE - Reg 54

I,

hereby certify that this plan is accurate and is a correct representation of the -

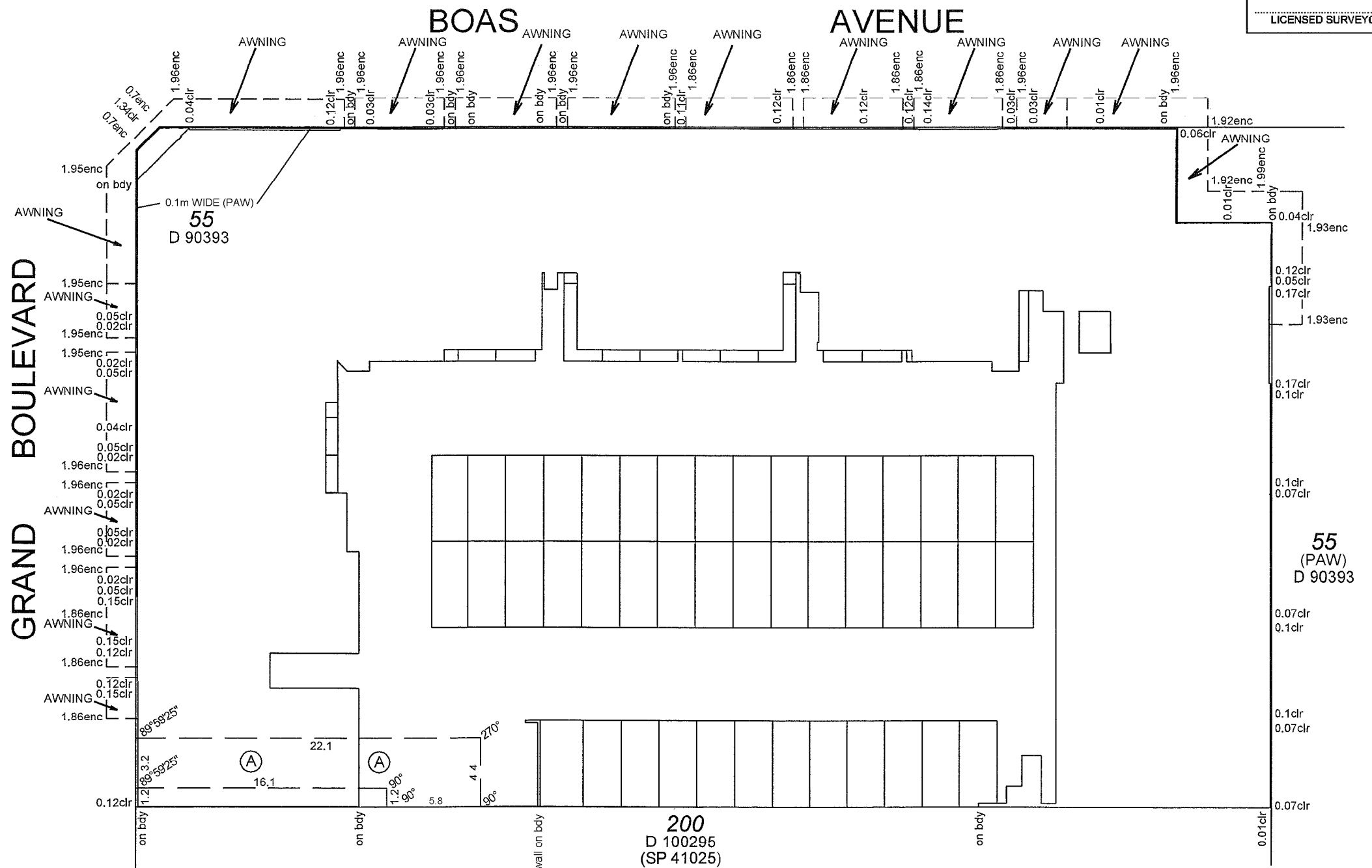
(a) "survey; and/or

(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



EASEMENT BENEFIT - SEE DP29518 & INSTRUMENT H970105.

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LOCATION PLAN

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(A)	EASEMENT		DOC. H982688	COMMON PROPERTY	LOT 200 ON D 100295	LIMITED IN HEIGHT TO 53.4m AHD
(A)	EASEMENT	SEC 195 OF THE LAA	DOC. H982687	COMMON PROPERTY	CITY OF JOONDALUP	LIMITED IN HEIGHT TO 53.4m AHD

STRATA PLAN
EXAMPLE 6.2

SHEET 2 OF 6 SHEETS

FOR OTHER PARTS OF LOTS 10 - 28 SEE SHEET 3
FOR OTHER PARTS OF LOTS 29 - 47 SEE SHEET 4
FOR OTHER PARTS OF LOTS 48, 49, 56 - 58, 63 & 64 SEE SHEETS 5 & 6
FOR OTHER PARTS OF LOTS 50 - 55, 59 - 62, 65 & 66 SEE SHEET 5

THE BOUNDARIES OF THE LOTS OR PARTS OF 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 CEILINGS, AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985

THE BOUNDARIES OF THE PART LOTS WHICH ARE COURTYARDS (C) ARE THE INNER SURFACES OF THE COURTYARD WALLS AND THE EXTERNAL SURFACES OF THE BUILDING WALLS

THE STRATUM OF THE COURTYARDS (C) EXTENDS FROM THE UPPER SURFACE OF THEIR COURTYARD FLOOR TO THE PROLONGATION OF THE UNDERSIDE OF THE CEILING OF THEIR RESPECTIVE ADJOINING PART LOT, EXCEPT WHERE COVERED.

THE STRATUM OF THE CARBAYS EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO 3.0 METRES ABOVE THE UPPER SURFACE OF THEIR FLOOR, EXCEPT WHERE COVERED.

ALL ANGLES ARE 90°

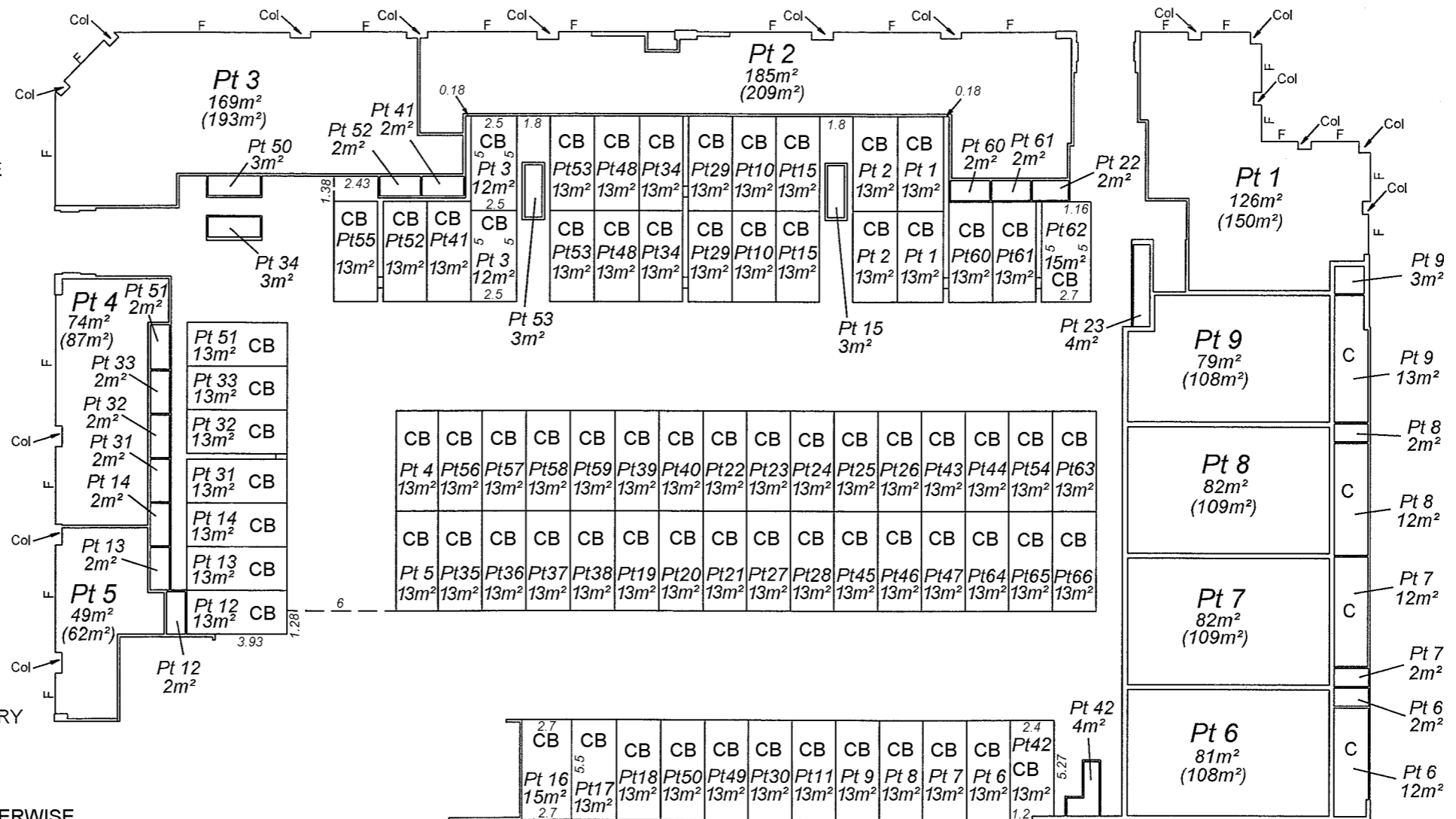
ALL DISTANCES MEASURED FROM WALLS ARE MEASURED FROM THE OUTSIDE FACE OF WALLS

F = INNER FACE OF GLASS IS BOUNDARY

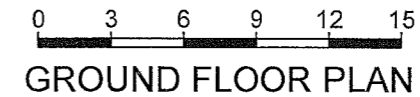
Col = INNER SURFACES OF COLUMNS ARE BOUNDARY
ALL PILLARS/COLUMNS ARE COMMON PROPERTY

CB = CARBAYS
ALL CARBAYS ARE 2.4m x 5.5m UNLESS SHOWN OTHERWISE

ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY



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STRATA PLAN
EXAMPLE 6.3

SHEET 3 OF 6 SHEETS

FOR OTHER PARTS OF LOTS 10 - 28 SEE SHEET 2

THE BOUNDARIES OF THE LOTS OR PARTS OF 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 CEILINGS, AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985

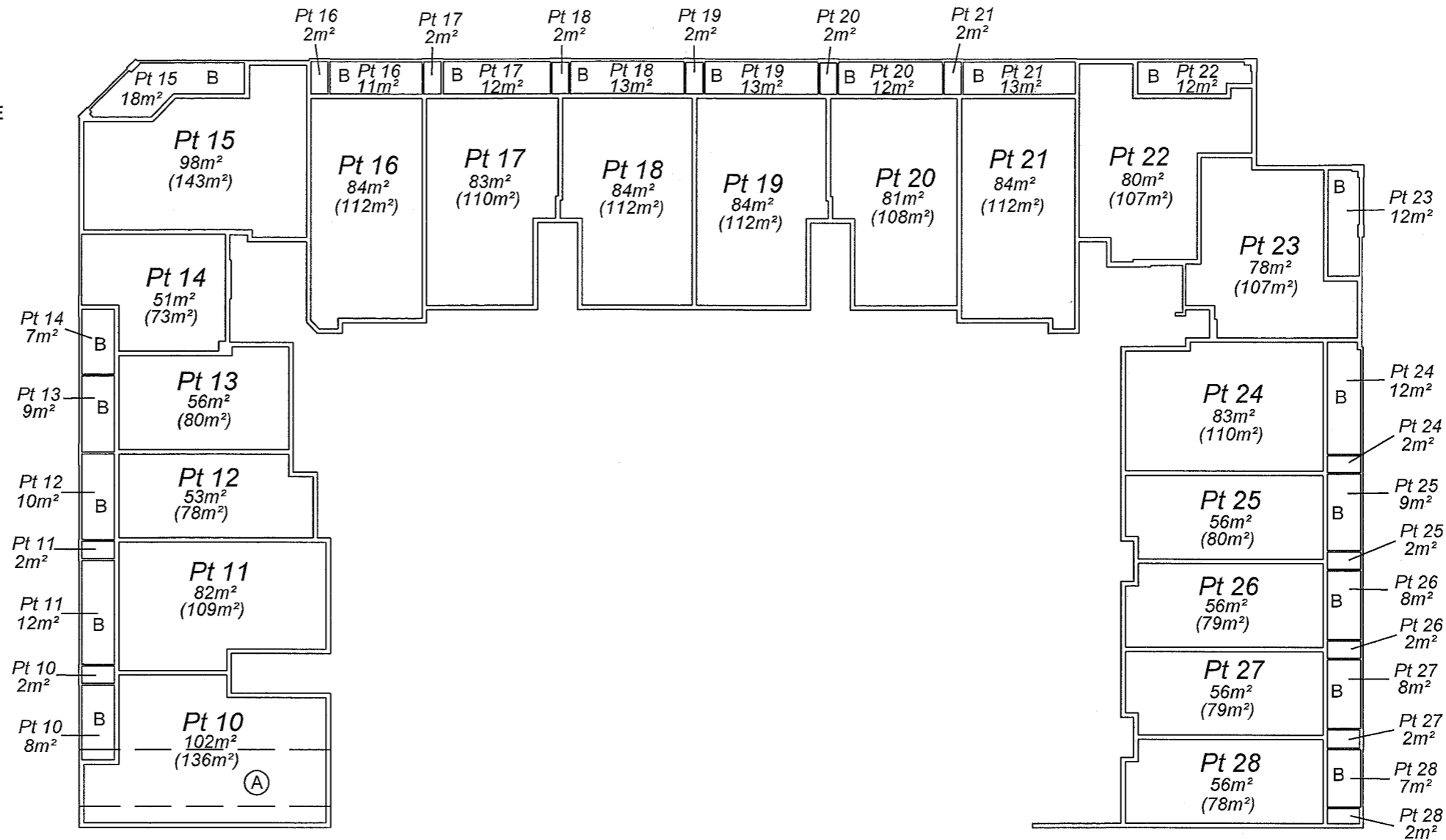
THE BOUNDARIES OF THE PART LOTS WHICH ARE BALCONIES (B) ARE THE INNER SURFACES OF THE BALCONY WALLS AND THE EXTERNAL SURFACES OF THE BUILDING WALLS.

THE STRATUM OF THE BALCONIES (B) EXTENDS FROM THE UPPER SURFACE OF THEIR BALCONY FLOOR TO THE UNDERSIDE OF THEIR CEILING, OR THE PROLONGATION OF THE UNDERSIDE OF THEIR CEILING WHERE NOT COVERED.

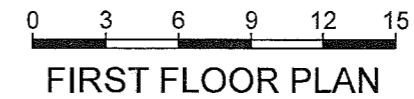
ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY

RL OF THE UNDERSIDE OF THE FIRST FLOOR SLAB OF PT LOT 10, WITHIN AREA LABELLED (A) IS 53.7m AHD

RL = REDUCED LEVEL



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STRATA PLAN
EXAMPLE 6.4

SHEET 4 OF 6 SHEETS

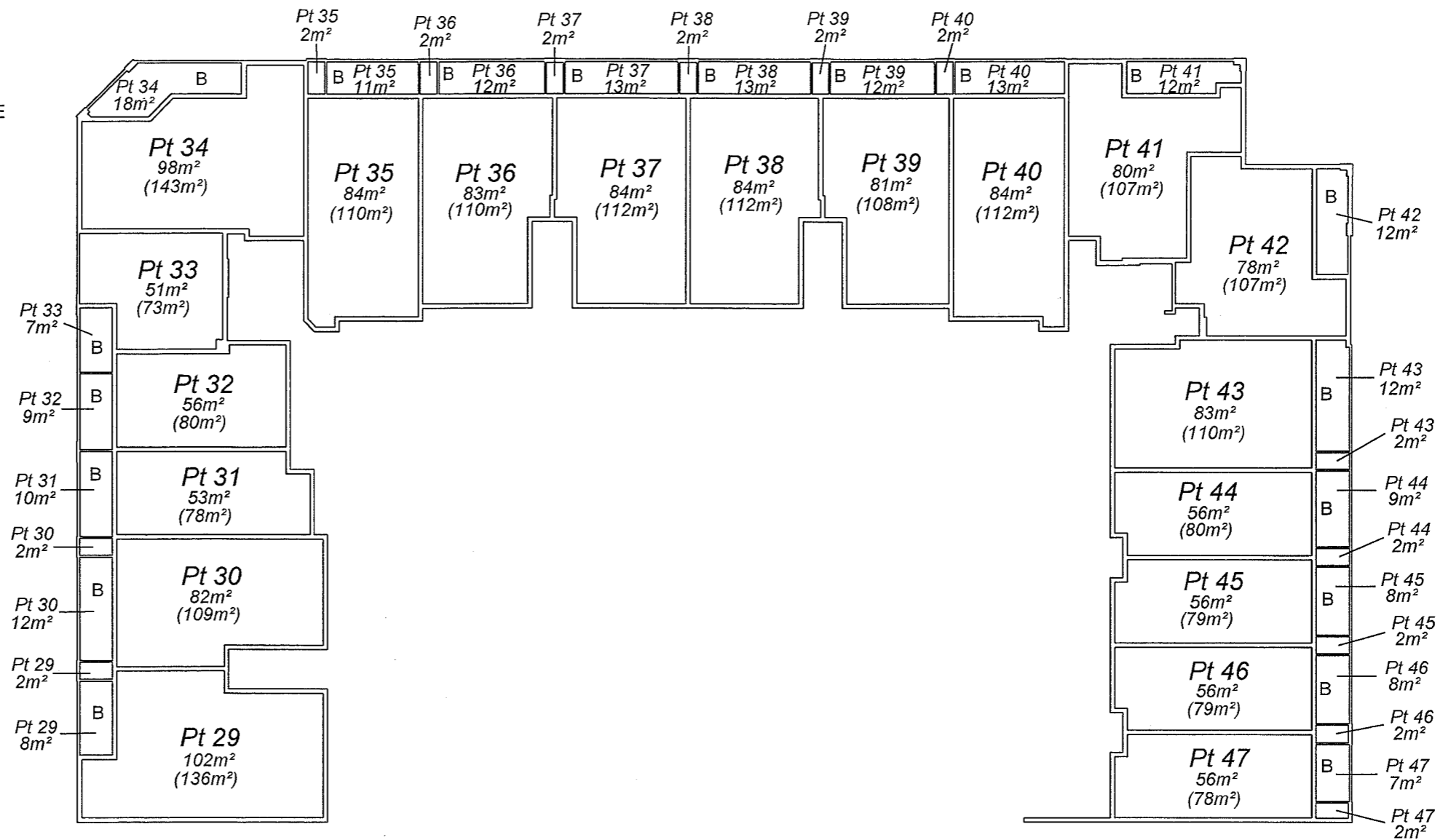
FOR OTHER PARTS OF LOTS 29 - 47 SEE SHEET 2

THE BOUNDARIES OF THE LOTS OR PARTS OF 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 CEILINGS, AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985

THE BOUNDARIES OF THE PART LOTS WHICH ARE BALCONIES (B) ARE THE INNER SURFACES OF THE BALCONY WALLS AND THE EXTERNAL SURFACES OF THE BUILDING WALLS.

THE STRATUM OF THE BALCONIES (B) EXTENDS FROM THE UPPER SURFACE OF THEIR BALCONY FLOOR TO THE UNDERSIDE OF THEIR CEILING, OR THE PROLONGATION OF THE UNDERSIDE OF THEIR CEILING WHERE NOT COVERED.

ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY



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SECOND FLOOR PLAN

STRATA PLAN
EXAMPLE 6.5

SHEET 5 OF 6 SHEETS

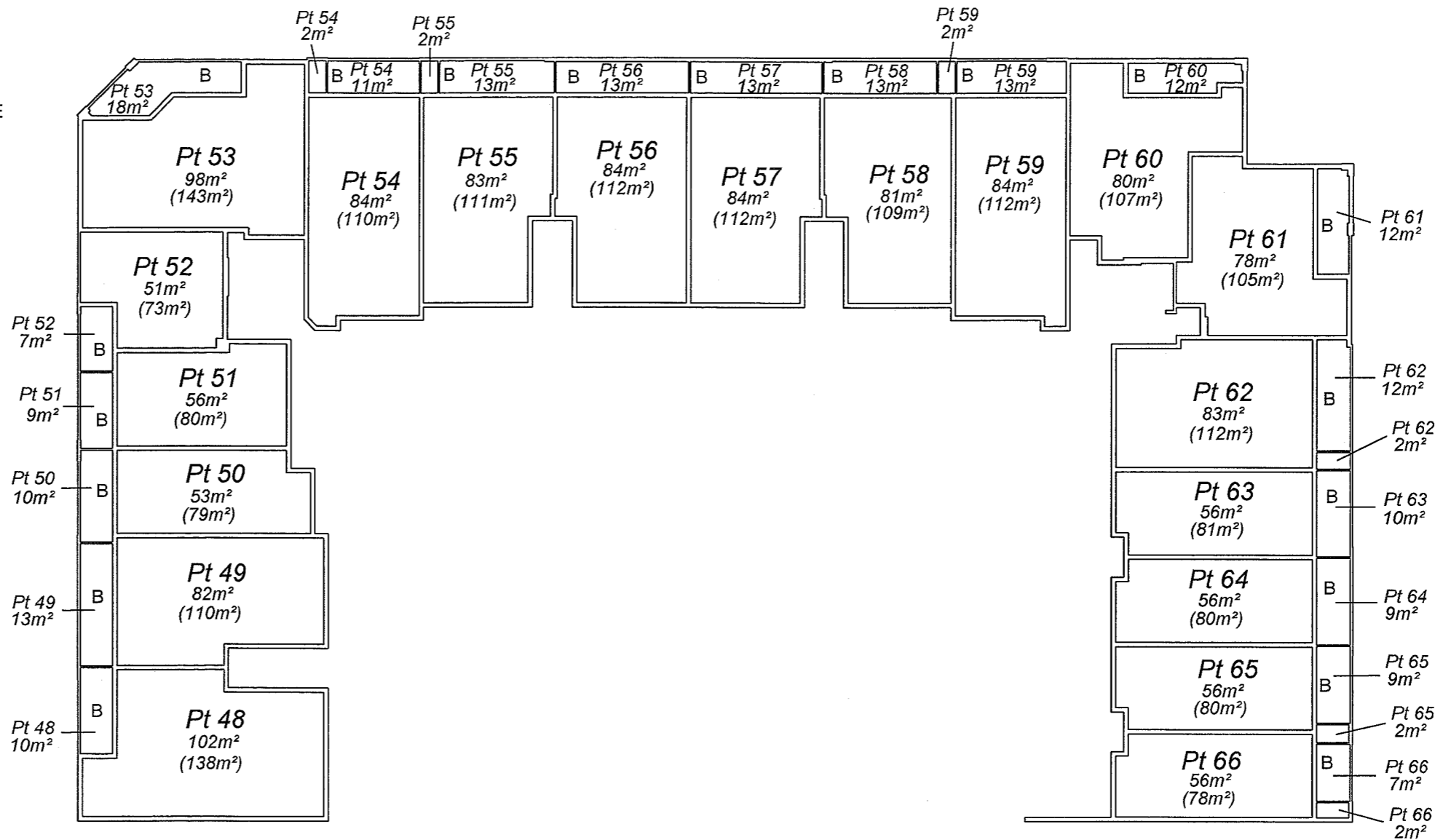
FOR OTHER PARTS OF LOTS 48 - 66 SEE SHEETS 2 & 6

THE BOUNDARIES OF THE LOTS OR PARTS OF 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 CEILINGS, AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985

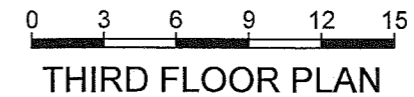
THE BOUNDARIES OF THE PART LOTS WHICH ARE BALCONIES (B) ARE THE INNER SURFACES OF THE BALCONY WALLS AND THE EXTERNAL SURFACES OF THE BUILDING WALLS.

THE STRATUM OF THE BALCONIES (B) EXTENDS FROM THE UPPER SURFACE OF THEIR BALCONY FLOOR TO THE UNDERSIDE OF THEIR CEILING, OR THE PROLONGATION OF THE UNDERSIDE OF THEIR CEILING WHERE NOT COVERED.

ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY



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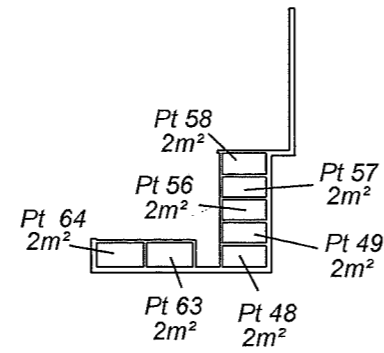
STRATA PLAN
EXAMPLE 6.6

SHEET 6 OF 6 SHEETS

FOR OTHER PARTS OF LOTS 48, 49, 56 - 58, 63 & 64 SEE SHEETS 2 & 5

THE BOUNDARIES OF THE LOTS OR PARTS OF 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 CEILINGS, AS PROVIDED BY SECTION 3(2)(a) OF THE *STRATA TITLES ACT 1985*

ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY



1:300 @A3

0 3 6 9 12 15
FOURTH FLOOR PLAN

EXAMPLE 6.7

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	15			28	12		
2	22			29	17		
3	20			30	17		
4	9			31	12		
5	6			32	12		
6	16			33	12		
7	16			34	18		
8	16			35	17		
9	16			36	17		
10	17			37	17		
11	16			38	17		
12	12			39	17		
13	12			40	17		
14	12			41	17		
15	17			42	17		
16	17			43	17		
17	17			44	12		
18	17			45	12		
19	17			46	12		
20	17			47	12		
21	17			48	17		
22	17			49	17		
23	17			50	12		
24	17			51	12		
25	12			52	12		
26	12			53	17		
27	12			54	17		

Continued Overleaf

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.
55	17						
56	17						
57	17						
58	17						
59	17						
60	17						
61	17						
62	17						
63	12						
64	12						
65	12						
66	12						
				Aggregate	1,000		

DESCRIPTION OF PARCEL AND BUILDING

MULTI STOREY BRICK, CONCRETE & STEEL RESIDENTIAL AND COMMERCIAL UNITS SITUATED ON LOT 495 ON DIAGRAM 90393 AND HAVING AN ADDRESS OF 165 GRAND BOULEVARD, JOONDALUP, WA, 6027

**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

DESCRIPTION OF PARCEL & BUILDING

MULTI STOREY BRICK, CONCRETE & STEEL RESIDENTIAL AND COMMERCIAL UNITS SITUATED ON LOT 495 ON DIAGRAM 90393 AND HAVING AN ADDRESS OF 165 GRAND BOULEVARD, JOONDALUP, WA, 6027

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*.~~

.....
Date

.....
Licensed Surveyor

*Delete if inapplicable

FORM 7

Strata Titles Act 1985
Section 5B(2), 8A(f), 23(1)

DESCRIPTION OF PARCEL & BUILDING

CERTIFICATE OF LOCAL GOVERNMENT

MULTI STOREY BRICK, CONCRETE & STEEL RESIDENTIAL AND COMMERCIAL UNITS SITUATED ON LOT 495 ON DIAGRAM 90393 AND HAVING AN ADDRESS OF 165 GRAND BOULEVARD, JOONDALUP, WA, 6027

CITY OF JOONDALUP..., 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

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		Nature	Number	Signature of Registrar of Titles	Regist'd	Signature of Registrar of Titles	Cancellation			
Nature	Number						Nature	Number	Regist'd	Time
EASEMENT	H982687	Easement to City of Joondalup.			11.1.2002					
EASEMENT	H982688	Easement burden - see D.P. 29518.			11.1.2002					
STATEMENT		Management statement.								

Note: Entries may be affected by subsequent endorsements.