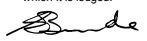


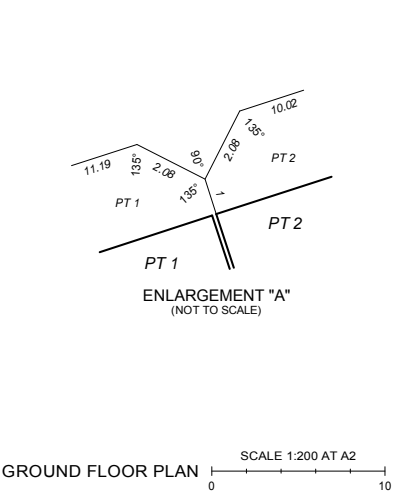
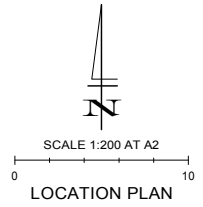


LANDGATE COPY OF ORIGINAL NOT TO SCALE Tue Sep 22 12:58:52 2015 JOB 48941259

STRATA PLAN		
71685		
SHEET 1 OF 1 SHEET		
PLAN OF		
LOT 319 ON P 9205		
CERTIFICATE OF TITLE		
VOLUME: 182 FOLIO: 123A		
LOCAL GOVERNMENT		
CITY OF STIRLING		
FIELD RECORD		
131059		
NAME OF SCHEME		
604 WANNEROO ROAD, BALGA		
ADDRESS OF PARCEL		
604 WANNEROO ROAD, BALGA 6061		
MANAGEMENT STATEMENT		
NO		
SURVEYOR'S CERTIFICATE - Reg 54		
I, Stephen James BURNSIDE hereby certify that this plan is accurate and is a correct representation of the - (a) survey, and (b) calculations from measurements recorded in the field records, undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.		
 <small>Digitally signed by Stephen James Burnside DN: cn=Stephen James Burnside, o=Cottage, ou, email=stephen.burnside@cottage.com.au, c=AU www.cn=131059, st=24877, rd=2015</small>		
LICENSED SURVEYOR	DATE	
LODGED		
15 9 2015	\$479.00	18067149
DATE	FEE PAID	ASSESS No.
EXAMINED		
DATE		
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 S.16 P&D Act 2005		
DATE		
PLAN APPROVED		
INSPECTOR OF PLANS AND SURVEYS		
(S.18 Licensed Surveyors Act 1909)		
DATE		
IN ORDER FOR DEALINGS		
SUBJECT TO		
FOR REGISTRAR OF TITLES		
DATE		
REGISTERED		
APPLICATION		
DATE	REGISTRAR OF TITLES	SEAL
 		

COTTAGE & ENGINEERING SURVEYS
 87-89 Guthrie Street, Cabonne Park, Western Australia
 Telephone: (08) 9442 7361
 Email: subdivisions@cottage.com.au
 J/N T366234A (08/06/2015)

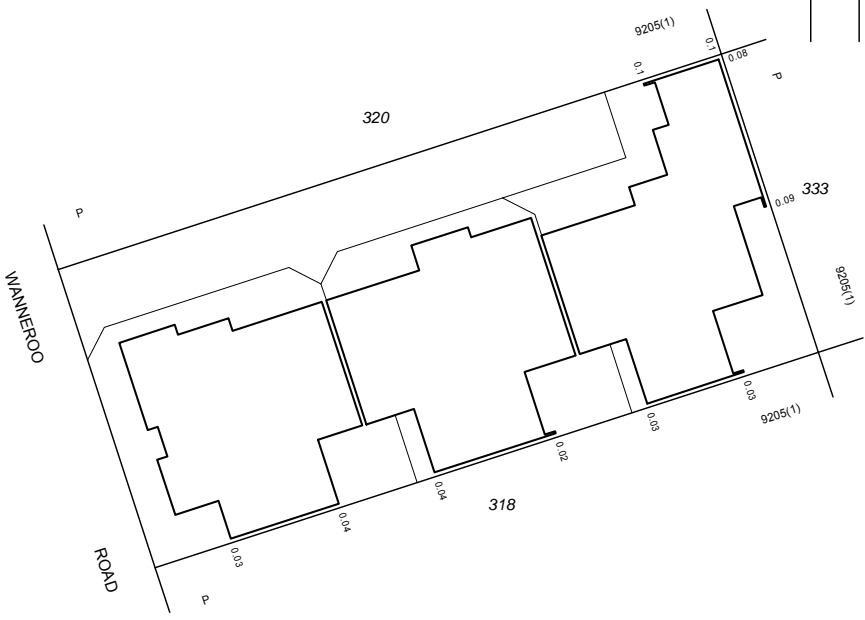


The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of those buildings, as provided by section 3AB of the Strata Titles Act 1985.

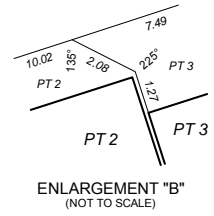
The stratum of the part lots, including the cubic space above and below the part lots comprising buildings, is limited to between 5 metres below and 10 metres above the upper surface level of the lowest ground floor of the main building, appurtenant to their corresponding lot number, including where covered.

All distances are from the external surface of the wall, unless otherwise stated.

All angles are 90° except where noted or connecting to a building.



SUBJECT TO MATERIAL CHANGE



INTERESTS AND NOTIFICATIONS						
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
	MINERAL RESERVATION	SEC 15 OF THE PWA		STRATA LOTS 1 - 3 & COMMON PROPERTY		

FORM 3

STRATA PLAN No.				71685			
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	33						
2	33						
3	34						
				Aggregate	100		


DESCRIPTION OF PARCEL AND BUILDING

Three single storey brick and tile residential dwellings situated on Lot 319 on P 9205.
The address is 604 Wanneroo Road, Balga, WA, 6061.

**CERTIFICATE OF LICENSED VALUER
STRATA**

I, **Darren Starcevich AAPI**, 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.

07-Jul-2015
Date


 Digitally signed by
 Darren Starcevich
 AAPI Licensed Valuer
 No. 44415
 Signed

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 71685

DESCRIPTION OF PARCEL & BUILDING

LOT 319 ON P 9205
THREE SINGLE STOREY BRICK RESIDENTIAL UNITS KNOWN AS
604 WANNEROO ROAD, BALGA.

CERTIFICATE OF LICENSED SURVEYOR

I, Stephen James BURNSIDE, 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*.~~

Digitally signed by Stephen James Burnside
DN: cn=Stephen James Burnside, o=Cottage, ou,
email=steve.burnside@cottage.com.au, c=AU
Date: 2015.09.14 12:47:54 +08'00'

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable

Building Approval Certificate - Strata

Western Australian Building Act 2011, section 50, 61
Building Regulations 2012, regulation 4

OFFICE USE ONLY

Certificate number
BAC15/0288

The form is for the purposes of the *Building Act 2011*, section 50 and the *Strata Titles Act 1985*, section 5B(2)(b) and 8A(f)(ii).

1. Details of building or structure

Certificate of title	Volume 182	Folio 123A
Lot on survey	319	Land being re-subdivided (if applicable)
Strata plan number	SP 71685	
Property street address	604 Wanneroo Road BALGA WA 6061	
Description of building	Three Single Storey Dwellings	
Main BCA class of the building	1a	Secondary BCA class (for multi-purpose buildings)
Use(s) of building	Residential	Each restriction on use (if applicable)

2. Certificate details

This building approval certificate is for: Whole of building Part of building

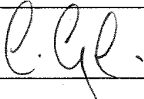
Details

NIL

Western Australian Planning Commission approval required? Yes No

All requirements including those for encroachments under section 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.

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*.

Issuing officer	Name Clint Ayoub	Title Senior Building Surveyor
	Signature 	Date 03 Aug 2015
Permit authority	CITY OF STIRLING	