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STRATA PLAN 64270

SHEET 1 OF 3 SHEETS

PLAN OF

LOT 15 ON DEPOSITED PLAN 51674

CERTIFICATE OF TITLE

VOLUME 2778 FOLIO 697

LOCAL GOVERNMENT

CITY OF STIRLING

INDEX PLAN

BG34(2) 11.31

FIELD BOOK

SCALE **SEE SKETCH**

NAME OF SCHEME

186 EDWARD STREET, OSBORNE PARK

ADDRESS OF PARCEL

186 EDWARD STREET, OSBORNE PARK W.A. 6017

MANAGEMENT STATEMENT ☐ YES ☒ NO

LODGED	CERTIFIED CORRECT
DATE 6-Aug-12	COR. FILE TRIM NP
FEE PAID $836.00	IN ORDER FOR DEALINGS
ASSESS No. 11135338	SUBJECT TO NIL
	FOR REGISTRAR OF TITLES 7.9.2012 DATE

M58434 APPLICATION

26.9.2012 DATE

REGISTERED

REGISTRAR OF TITLES SEAL

WESTERN AUSTRALIAN PLANNING COMMISSION

W.A.P.C. REF:

Certificate of Approval of W.A.P.C. under Section 25 (1) of Strata Titles Act 1985

DELEGATED UNDER S.16 P&D ACT 2005 DATE

Landgate

Western Australian Land Information Authority

PPS property·people·surveying
Unit 9, 2 Hulme Court
PO Box 4454 Myaree BC 6960
tel 9333 5700
fax 9317 7023
drafting@ppsurvey.com.au
www.ppsurvey.com.au

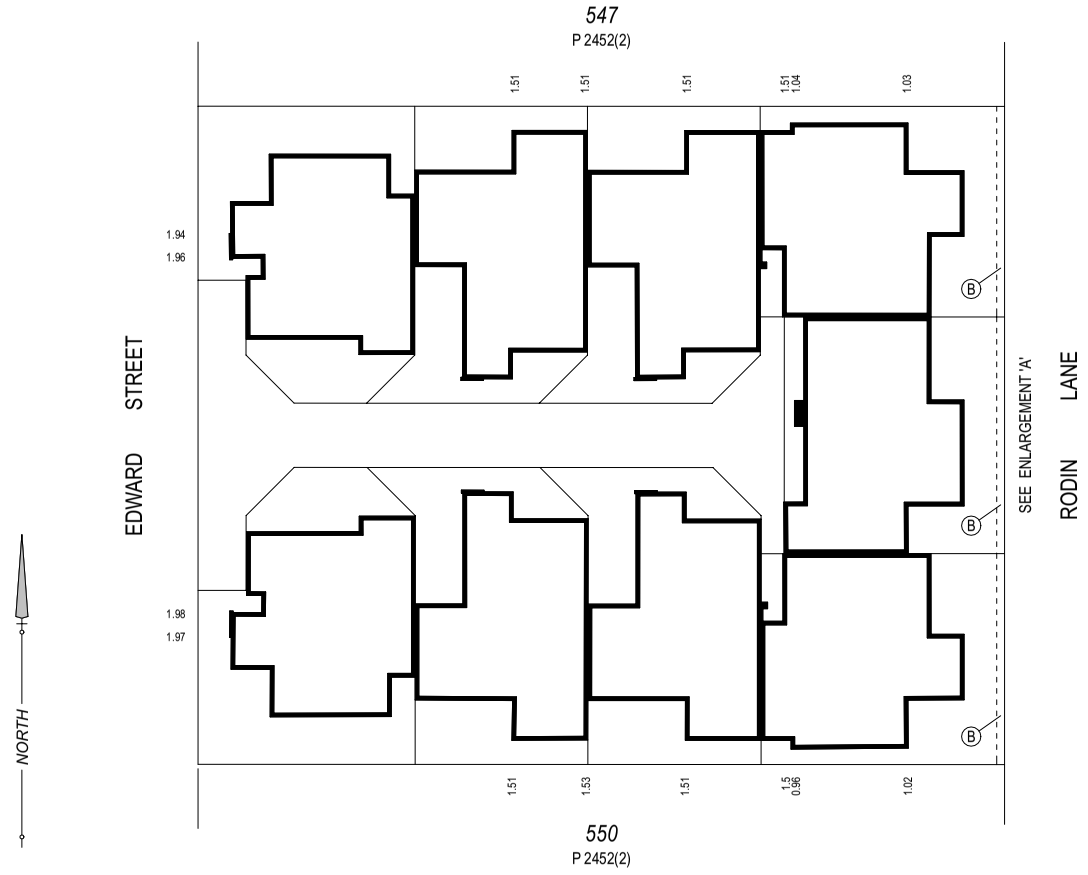
PPS Job #12/5059

VERSION	AMENDMENT	AUTHORISED BY	DATE

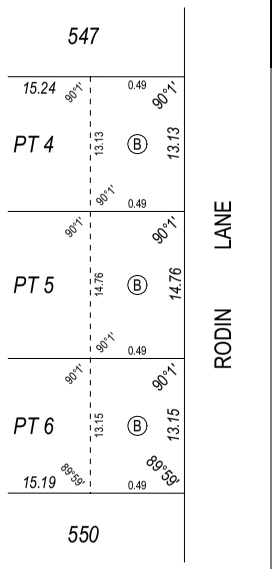
LOCATION PLAN

Scale 1 :300 @ A3

0 5 10



SEE ENLARGEMENT 'A'
NOT TO SCALE



SURVEYOR'S CERTIFICATE - Reg 54

I, CLIFF KEMP

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

Cliff Kemp 2012.08.03 12:56:21 +08'00'

LICENSED SURVEYOR DATE

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENT
Ⓑ	RESTRICTIVE COVENANT	SECTION 129BA OF TLA 1893	DOC L763775	ALL LOTS & COMMON PROPERTY	CITY OF STIRLING	RESTRICTION OF BUILDING (FUTURE WIDENING OF R.O.W.)

HELD BY LANDGATE IN DIGITAL FORM ONLY.

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STRATA PLAN

64270

SHEET 2 OF 3 SHEETS

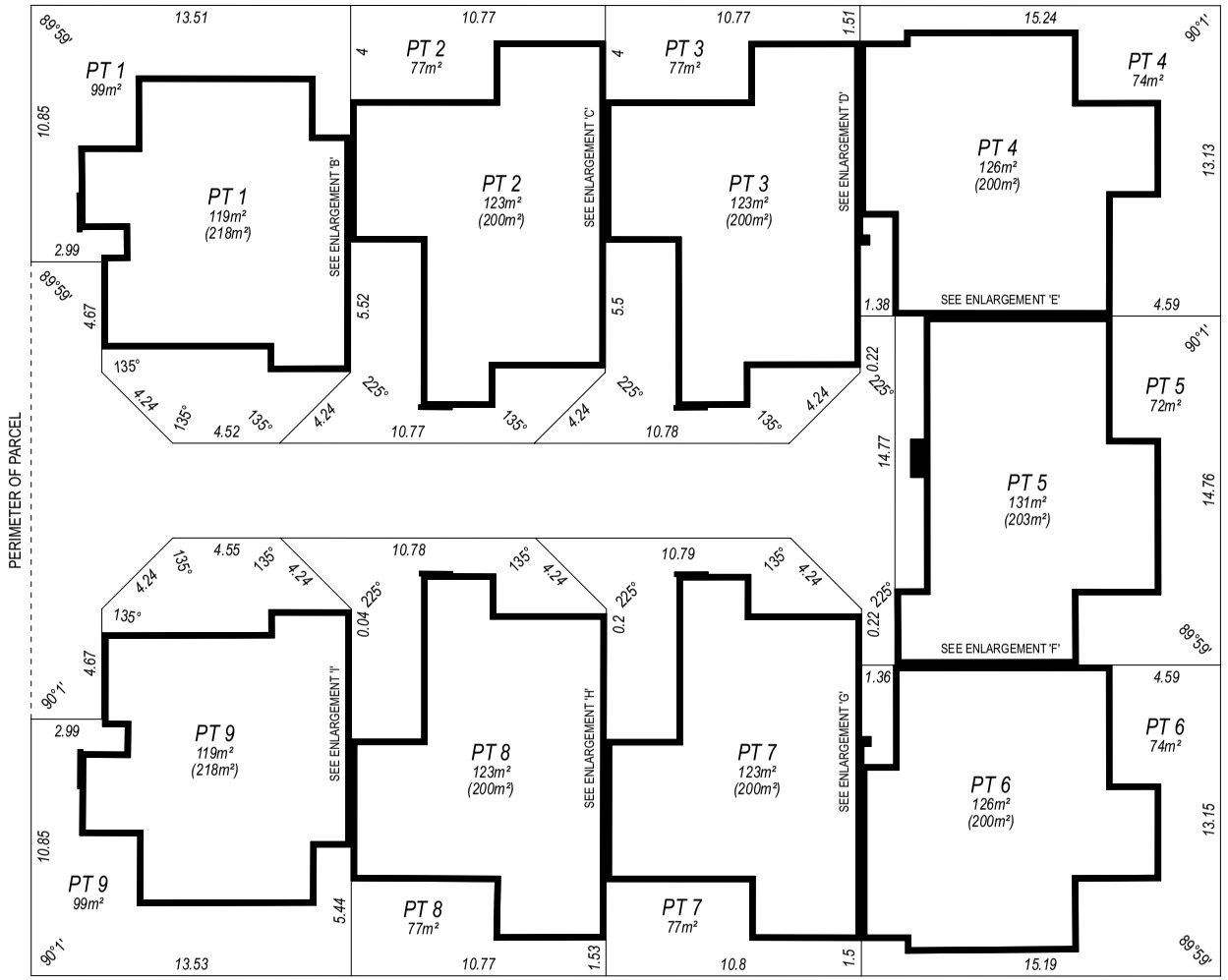
GROUND FLOOR PLAN

Scale 1 : 200 @ A3

0 5 10

SEE ENLARGEMENTS SHEET 3

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THE STRATUM OF THE LOTS EXTENDS BETWEEN 5 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE LEVEL OF THE GROUND FLOOR OF THE BUILDING ON LOT 1 INCLUDING WHERE COVERED AND INCLUDING CUBIC SPACE ABOVE AND BELOW BUILDINGS.

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.

ALL ANGLES 90 DEGREES, UNLESS SHOWN OTHERWISE.

ALL DISTANCES TO EXTERNAL FACE OF WALL, UNLESS SHOWN OTHERWISE.

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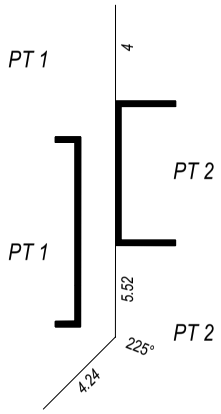
STRATA PLAN

64270

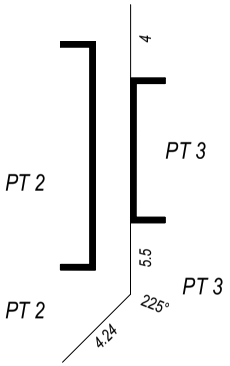
SHEET 3 OF 3 SHEETS

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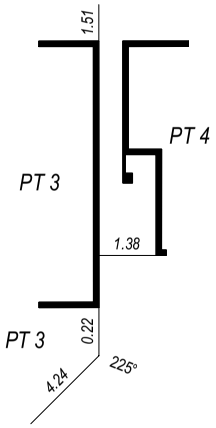
ENLARGEMENT 'B'
NOT TO SCALE



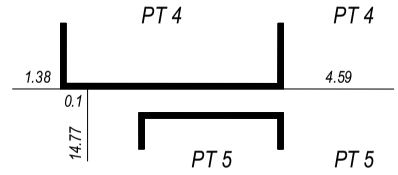
ENLARGEMENT 'C'
NOT TO SCALE



ENLARGEMENT 'D'
NOT TO SCALE

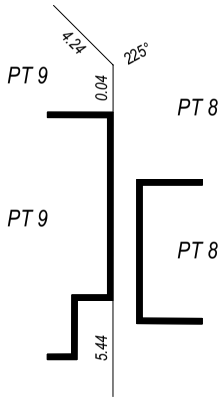


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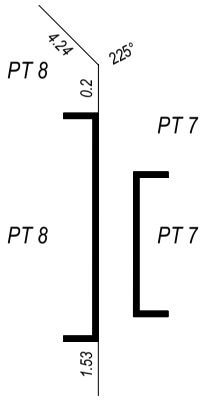


NORTH

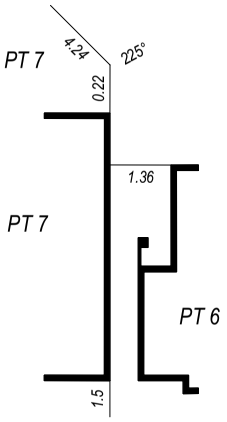
ENLARGEMENT 'I'
NOT TO SCALE



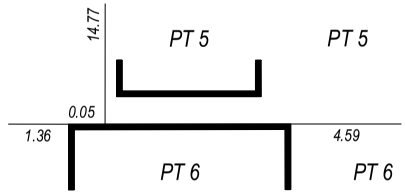
ENLARGEMENT 'H'
NOT TO SCALE



ENLARGEMENT 'G'
NOT TO SCALE



ENLARGEMENT 'F'
NOT TO SCALE



FORM 3

STRATA PLAN No. 64270					
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. Fol.	Lot No,	Unit Entitlement	Vol. Fol.
1	114	2799 - 12			
2	112	2799 - 13			
3	112	2799 - 14			
4	108	2799 - 15			
5	108	2799 - 16			
6	108	2799 - 17			
7	112	2799 - 18			
8	112	2799 - 19			
9	114	2799 - 20			
			Aggregate	1,000	

DESCRIPTION OF PARCEL AND BUILDING

NINE BRICK CONSTRUCTED DWELLINGS UPON LOT 15
ON DEPOSITED PLAN 51674
ADDRESS OF PARCEL: 186 EDWARD STREET, OSBORNE PARK WA 6017

CERTIFICATE OF LICENSED VALUER
STRATA

I, **Bradley J Dawson**, 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.

27-Apr-2012
Date

Brad Dawson
2012.04.27
16:49:35 +08'00'
Signed

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FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 64270

DESCRIPTION OF PARCEL & BUILDING

NINE BRICK CONSTRUCTED DWELLINGS UPON LOT 15
ON DEPOSITED PLAN 51674
ADDRESS OF PARCEL: 186 EDWARD STREET, OSBORNE PARK WA 6017

CERTIFICATE OF LICENSED SURVEYOR

I, Cliff Kemp . . . . . ., 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

CSKemp

Cliff Kemp
2012.04.30 13:35:09 +08'00'

. . . . . .
Licensed Surveyor Date

*Delete if inapplicable

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FORM BA16

Building Approval Certificate - Strata

Western Australian Building Act 2011, s.50, s.61
Building Regulations 2012, r.4

OFFICE USE ONLY

Building approval certificate No.

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

1. Details of building or structure

Certificate of Title	Volume: 2778	Folio: 697
Lot on survey	Lot 15 on P 51674	Land being re-subdivided (if applicable):
Strata Plan Number	64270	
Property street address	Street number, Lot number, Street name, Suburb, Postcode: 186, Lot 15, Edward Street, Osborne Park, WA 6017	
Description of building	Nine Single Storey Brick Dwellings	
BCA class of the building	Main BCA class: 1a	Secondary BCA class (if applicable):
Use/s of building	Residential	Each restriction on use (if applicable):

2. Permit details

1. **This building approval certificate is for:**
   ☒ Whole of building ☐ Part of building

Details

2. Is Western Australian Planning Commission approval required? ☒ Yes ☐ No
3. All requirements including those for encroachments under s.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.
4. This building approval certifiate 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: Neil Maull	Title: Acting Coordinator Planning Approvals
	Signature: Maull	Date: 5/9/12
Permit authority	City of Stirling	

Building Commissioner - date approved: 09 Mar 2012 ***Building Act 2011***

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FORM 26

STRATA PLAN No. 64270

City of Stirling
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 -

*(i) the Strata Plan submitted on 1 May 2012 and relating to the property described below;

Property Description: Lot No 15

Location SWAN

Locality OSBORNE PARK

Local Government CITY OF STIRLING

Lodged by: PROPERTY PEOPLE SURVEYING

Date: 1 May 2012

For Chairman, Western Australian
Planning Commission

22-08-2012
Date

Delegated under Section 16 (3) (e) of the
P. & D. Act 2005

City of Stirling
Delegated Officer
Section 25
Strata Titles Act 1985

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FORM 8

ANNEXURE 'A' OF STRATA PLAN NO. 64270 REGISTRAR OF TITLES

SCHEDULE OF DEALINGS

Dealings registered or recorded on Strata Plan	Instrument				Signature of Registrar of Titles
	Nature	Number	Registered	Time	

SCHEDULE OF ENCUMBRANCES ETC.

Instrument		Particulars	Registered	Signature of Registrar of Titles	Cancellation				Signature of Registrar of Titles
Nature	Number				Nature	Number	Registered	Time	
COVENANT	L763775	RESTRICTIVE COVENANT TO CITY OF STIRLING	20.10.2011						

Note: Entries may be affected by subsequent endorsements.

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