

<p><b>STRATA PLAN</b> <b>77430</b> SHEET 1 OF 2 SHEETS</p>	<p>PLAN OF LOT 157 ON PLAN 8025</p> <p>CERTIFICATE OF TITLE Volume: 1364 Folio: 106</p> <p>LOCAL GOVERNMENT CITY OF STIRLING</p> <p>FIELD RECORD: 141939</p> <p>NAME OF SCHEME 9 HALLSHAM ROAD, NOLLAMARA</p> <p>ADDRESS OF PARCEL 9 HALLSHAM ROAD, NOLLAMARA WA 6061</p> <p>MANAGEMENT STATEMENT YES <input type="radio"/> NO <input checked="" type="radio"/></p>	<p>VER.</p> <p>AMENDMENT</p> <p>AUTHORISED BY</p> <p>DATE</p>	<p style="text-align: center;"><b>LOCATION PLAN</b></p> <p style="text-align: center;">SCALE 1:200 @ A3</p> <p style="text-align: center;">ALL DISTANCES ARE IN METRES</p>	<p>FORM 15 Strata Titles Act 1985 Section 56(1), 5A, 22(1)</p> <p>DESCRIPTION OF PARCEL &amp; BUILDING THREE SINGLE STOREY PARTLY RENDERED BRICK AND METAL RESIDENTIAL DWELLINGS SITUATED ON LOT 157 ON PLAN 8025</p> <p>POSTAL ADDRESS: 9 HALLSHAM ROAD, NOLLAMARA WA 6061</p> <p>CERTIFICATE OF LICENSED SURVEYOR</p> <p>I, <b>PAUL NAS</b>, ..... being a licensed surveyor registered under the Licensed Surveyors Act 1969 certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"):-</p> <p>(a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel; and</p> <p>(b) each building shown on the plan is within the external surface boundaries of the parcel.</p> <p><i>Paul Nas</i> Licensed Surveyor 2017.09.06 08:46:32 +0800 Date</p>	<p style="text-align: center;">HALLSHAM ROAD</p> <p style="text-align: center;">1.94 1.94</p> <p style="text-align: center;">156 P 8025</p> <p style="text-align: center;">157 P 8025 (SP 74286)</p> <p style="text-align: center;">158 P 8025</p>	<p style="text-align: center;"><b>INTERESTS AND NOTIFICATIONS</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>SUBJECT</th> <th>PURPOSE</th> <th>STATUTORY REFERENCE</th> <th>ORIGIN</th> <th>LAND BURDENED</th> <th>BENEFIT TO</th> <th>COMMENTS</th> </tr> <tr> <td style="text-align: center;">M</td> <td>MINERAL RESERVATION</td> <td>SEC 15 OF THE PWA</td> <td></td> <td>ALL LOTS &amp; COMMON PROPERTY</td> <td></td> <td></td> </tr> </table>	SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS	M	MINERAL RESERVATION	SEC 15 OF THE PWA		ALL LOTS & COMMON PROPERTY		
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<p>LOGGED 6 sept 2017 \$489.00 276301 DATE FEE PAID ASSESS NO.</p> <p>EXAMINED G. FONG 11-Oct-17 DATE</p> <p>WESTERN AUSTRALIAN PLANNING COMMISSION W.A. P.C. REF: .....</p> <p>Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985</p> <p>Delegated under S 16 P&amp;D Act 2005</p> <p>PLAN APPROVED 11-Oct-17 INSPECTOR OF PLANS AND SURVEYS DATE</p> <p>IN ORDER FOR DEALINGS SUBJECT TO: APPLICATION TO REGISTER STRATA SURVEY STRATA PLAN</p> <p>FOR REGISTRAR OF TITLES 11-Oct-17 DATE</p> <p>N750324 REGISTERED APPLICATION 26.10.2017 REGISTRAR OF TITLES SEAL</p>		<p>HELD BY LANDGATE IN DIGITAL FORMAT ONLY</p>		<p>THE LAND DIVISION PLANNING   SURVEYING   DESIGN PO BOX 2444, MALAGA, WA 6090 T: 9209 3232   F: 9249 2551 E: INFO@LANDDIVISION.COM.AU REF: 16-7139 AK/PN 5-09-2017</p>																

STRATA PLAN  
**77430**  
SHEET 2 OF 2 SHEETS

**THE LAND DIVISION**  
PLANNING | SURVEYING | DESIGN  
PO BOX 2444, MALAGA, WA 6090  
T: 9209 3232 | F: 9249 2551  
E: INFO@LANDDIVISION.COM.AU  
REF: 16-7139 AK/PN 5-09-2017

**GROUND FLOOR PLAN**

SCALE 1:150 @ A3



ALL DISTANCES ARE IN METRES

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 THE BUILDING EXTENDS BETWEEN 8 METRES BELOW AND 12 METRES ABOVE THE UPPER SURFACE LEVEL OF THE LOWEST GROUND FLOOR OF THE RESPECTIVE UNITS INCLUDING WHERE COVERED.

ALL MEASUREMENTS ARE TO THE EXTERNAL SURFACES OF THE BUILDING UNLESS SHOWN OTHERWISE.

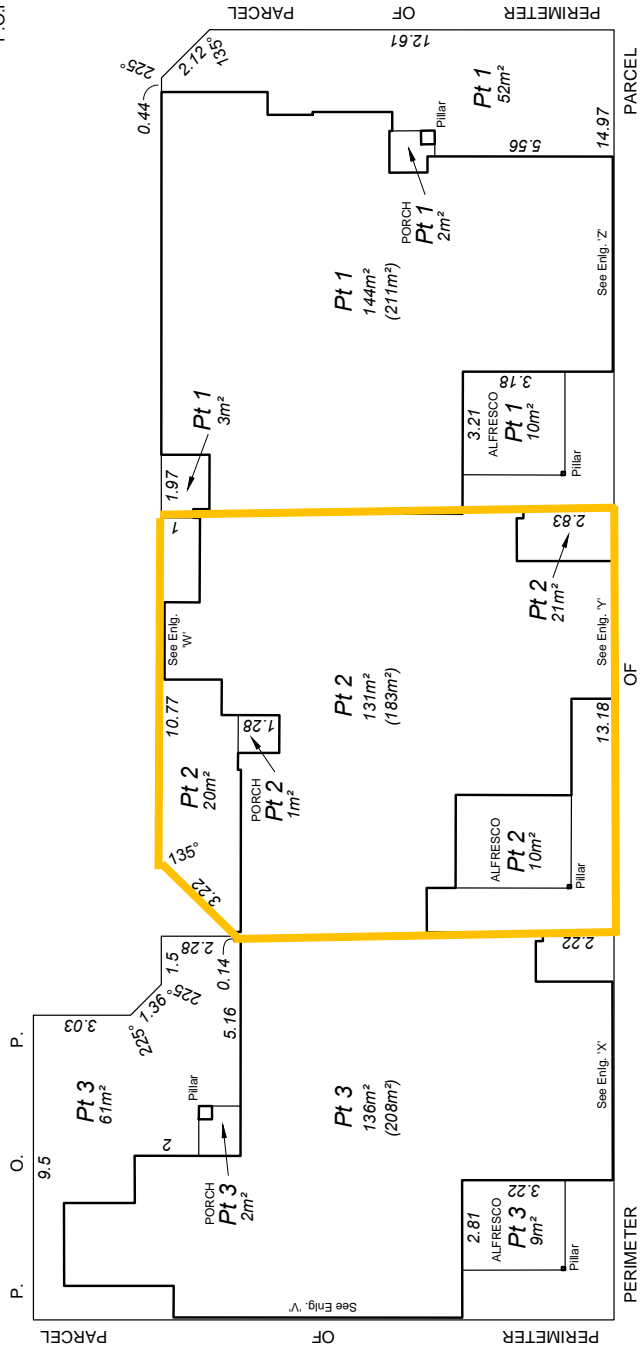
WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THAT WALL, OR THE PLANE AT WHICH THEY ARE JOINED, IS THE BOUNDARY.

ALL ANGLES ON THE PLAN ARE 90° UNLESS DEFINED BY STRUCTURES, PARCEL BOUNDARIES OR OTHERWISE STATED.

PILLARS FORM PART OF THE LOTS.

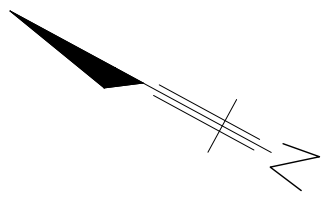
P.O.P. DENOTES PERIMETER OF PARCEL.

ENLARGEMENT 'V'	ENLARGEMENT 'W'	ENLARGEMENT 'X'	ENLARGEMENT 'Y'	ENLARGEMENT 'Z'
NOT TO SCALE	NOT TO SCALE	NOT TO SCALE	NOT TO SCALE	NOT TO SCALE
Pt 3 Pt 3	Pt 2 Pt 2	Pt 3 Pt 3	Pt 2 Pt 2	Pt 1 Pt 1
10.77 14.97	13.18	13.18	14.97	14.97
P. O. P.	P. O. P.	P. O. P.	P. O. P.	P. O. P.



HELD BY LANDGATE IN DIGITAL FORMAT ONLY

**Attachment 1**



STRATA PLAN No. 77430							
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	50						
2	50						
3	50						
				Aggregate	150		

### DESCRIPTION OF PARCEL AND BUILDING

Three single storey partly rendered brick and metal residential dwellings situated on Lot 157 on Plan 8025. Postal Address : 9 Hailsham Road, Nollamara WA 6061.

### CERTIFICATE OF LICENSED VALUER STRATA

I, **Simon Munro Martin**, 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.

11-Aug-2017  
Date



Digitally signed by S M Martin  
Date: 2017.08.11 10:57:19 +08'00'  
Signed

## Building approval certificate – strata

*Building Act 2011, section 50, 61*  
*Building Regulations 2012, regulation 4*

Certificate number  
 BAC17/0294

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

Property street address (provide lot number where street number is not known)	Unit no 1 - 3	Street no 9	Level	Lot no 157
	Street name Hailsham Road		Street type	Street suffix
	Suburb NOLLAMARA		State WA	Postcode 6061
Certificate of title	Volume 1364		Folio 106	
Lot(s) on survey	157			
Strata plan number	77430	Land being re-subdivided (if applicable)	N/A	
	Description of building 3 x Residential Dwellings			
BCA class of the building	Main BCA class 1a		Secondary BCA class (for multi-purpose buildings) -	
Use(s) of the building	Residential		Each restriction on use (if applicable) Nil	

### 2. Certificate details

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

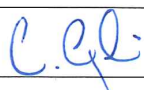
Details

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 strata 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	Job title Senior Building Surveyor
	Signature 	Date 30 Aug 2017
Permit authority	CITY OF STIRLING	

