

HELD BY LANDGATE
IN DIGITAL FORM ONLY.

SHEET 2 OF 7 SHEETS

LOCATION PLAN
FIRST AND SECOND FLOORS



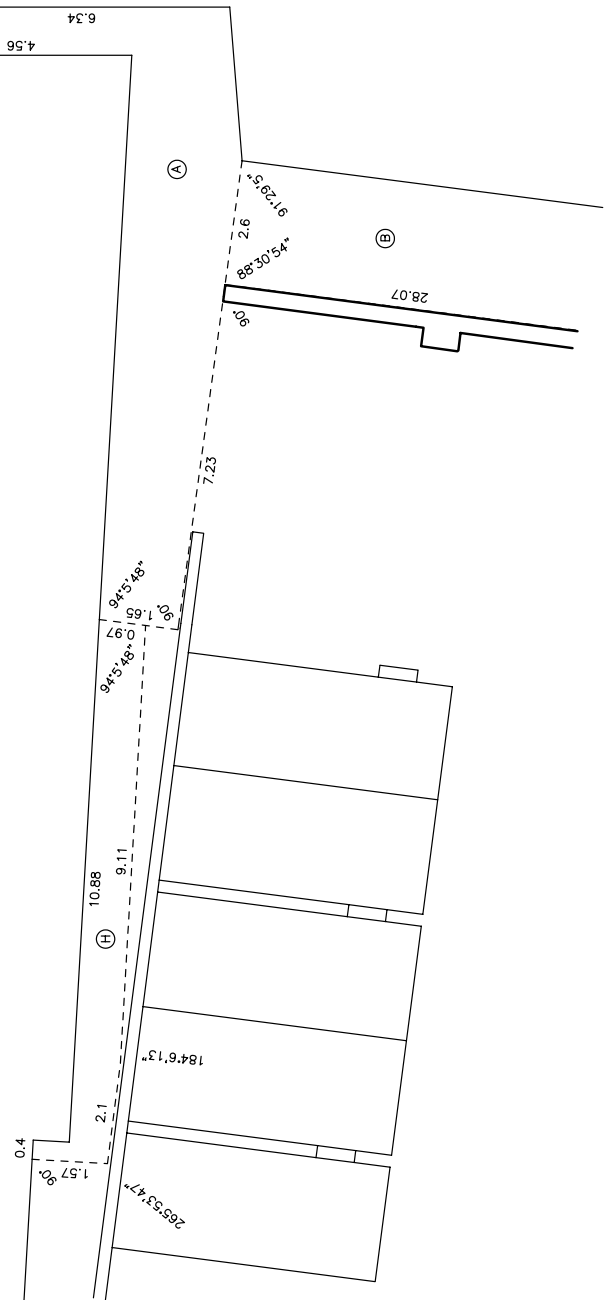
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SHEET 3 OF 7 SHEETS

ENLARGEMENT – GROUND FLOOR LOCATION PLAN
(NOT TO SCALE)

800
DP 411305

904
DP 402801



SHEET 4 OF 7 SHEETS

ENLARGEMENT – FIRST AND SECOND FLOORS LOCATION PLAN
(NOT TO SCALE)

800
DP 411305

904
DP 402801



STRATA PLAN 77109

SHEET 5 OF 7 SHEETS

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)(g) OF THE STRATA TITLES ACT 1985

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

THE STRATUM OF THE COURTYARDS (CY) EXTENDS FROM THE UPPER SURFACE OF THEIR COURTYARD FLOOR TO THE PROJECTIONS 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° UNLESS NOTED OTHERWISE
ALL PILLARS/COLUMNS ARE COMMON PROPERTY

ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY

CY – COURTYARD
CB – CARBAY
SR – STORE ROOM

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

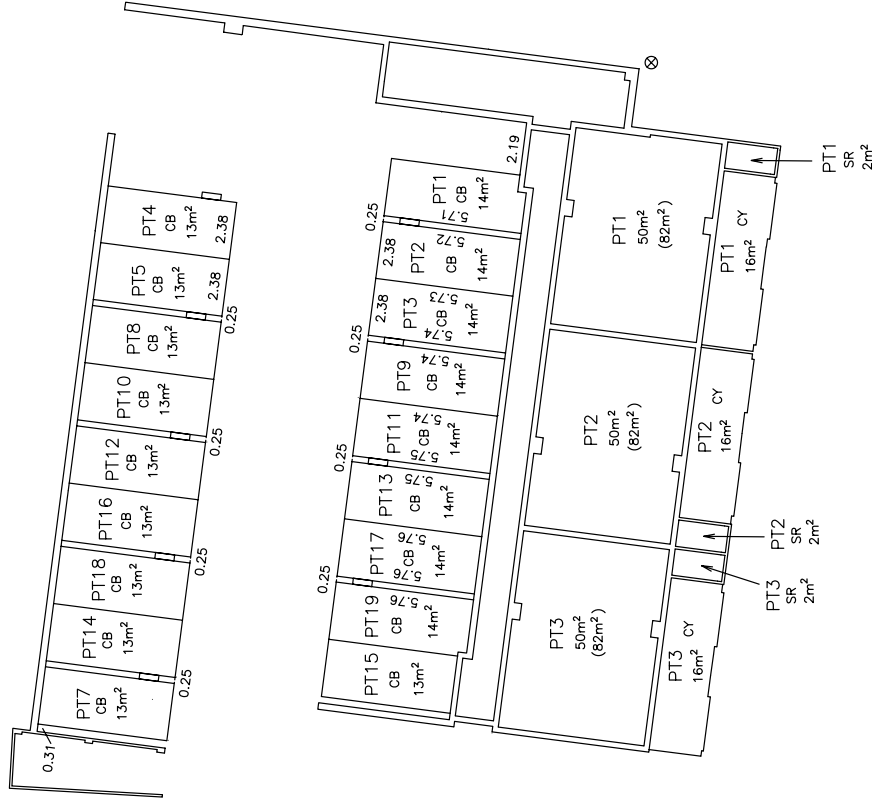
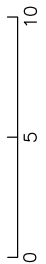
ALL CARBAYS ARE 2.4m X 5.4m UNLESS SHOWN OTHERWISE

⊗ DEPICTS COMMON POINT FOR OVERLAY PURPOSES.

FOR OTHER PARTS OF LOTS 4, 5, 7, 8 TO 11 SEE SHEET 6
FOR OTHER PARTS OF LOTS 12 TO 19 SEE SHEET 7



1:200 @ A3 SIZE



GROUND FLOOR PLAN

STRATA PLAN 77109

SHEET 6 OF 7 SHEETS

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 FROM THE EXTERNAL SURFACES OF THE BUILDING WALLS TO THE INNER SURFACES OF THE BALCONY AND BALUSTRADE 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 ANGLES ARE 90° UNLESS NOTED OTHERWISE

ALL PILLARS/COLUMNS ARE COMMON PROPERTY

ALL WALLS EXTERNAL TO BUILDING PART LOTS ARE COMMON PROPERTY

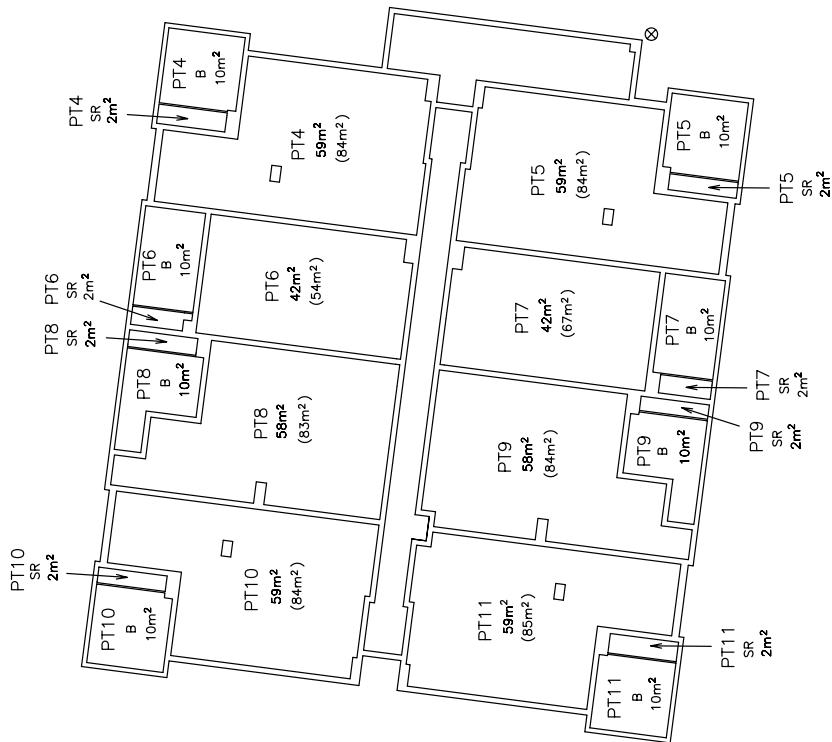
B – BALCONY

SR – STORE ROOM

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

⊗ DEPICTS COMMON POINT FOR OVERLAY PURPOSES.

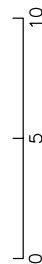
FOR OTHER PARTS OF LOTS 4, 5, 7, 8 TO 11 SEE SHEET 5



FIRST FLOOR PLAN

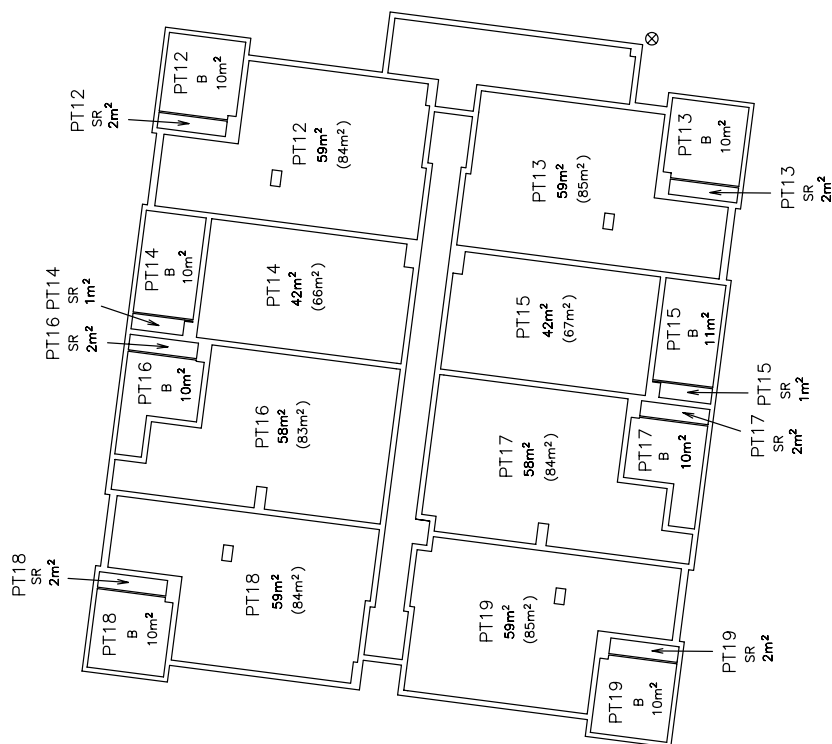


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SHEET 7 OF 7 SHEETS

SECOND FLOOR PLAN



FORM 3

STRATA PLAN No. 77109							
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	53			16	55		
2	53			17	56		
3	53			18	55		
4	54			19	56		
5	55						
6	44						
7	46						
8	54						
9	55						
10	54						
11	55						
12	55						
13	56						
14	45						
15	46			Aggregate	1,000		

DESCRIPTION OF PARCEL AND BUILDING

NINETEEN APARTMENT DWELLINGS IN A MULTIPLE-LEVEL DEVELOPMENT
UPON LOT 903 ON DEPOSITED PLAN 402801
ADDRESS OF PARCEL: 18 WESTRALIA GARDENS, ROCKINGHAM WA 6168

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.

28-Dec-2018
Date



Digitally signed by
Brad Dawson
Date: 2018.12.28
16:04:46 +08'00'
Signed

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 77109

DESCRIPTION OF PARCEL & BUILDING

THREE STOREY BRICK AND IRON RESIDENTIAL BUILDING SITUATED ON LOT 903
ON DEPOSITED PLAN 402801. TO BE KNOWN AS WESTRALIA GARDENS - BLOCK
7, 18 WESTRALIA GARDENS, ROCKINGHAM.

CERTIFICATE OF LICENSED SURVEYOR

I, R A McLOUGHLIN, 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.~~

R. A. McLoughlin

Ross McLoughlin
2019.01.07 16:21:56 +08'00'

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable

Occupancy permit – strata

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

Permit number
OPS1-2017-2729-2

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

1. Details of building or structure

Property street address (provide lot number where street number is not known)	Unit no	Street no 18	Level	Lot no LOT: 903 DP: 402801
	Street name Westralia		Street type Garden	Street suffix
	Suburb ROCKINGHAM		State WA	Postcode 6168
	Volume 2859		Folio 494	
Certificate of title				
Lot(s) on survey	1 – 19 Inc.			
Strata plan number	77109	Land being re-subdivided (if applicable)		
Description of building	New Class 2 single occupancy units, with associated Class 7a carparking & Class 10a stores.			
BCA class of the building	Main BCA class 2.		Secondary BCA class (for multi-purpose buildings)	
Use(s) of the building	Multi Res : Residential Class 2		Each restriction on use (if applicable)	

2. Permit details

This occupancy permit strata is for: ☒ Whole of building ☐ Part of building

Details

1 – 19 Inc. (Lot 903)

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 occupancy permit 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
Rod Fielding

Job title
Delegated Officer

Occupancy permit – strata

	Signature 	Date 23.01.2019
Permit authority	City of Rockingham	

Form 26

City of Rockingham Ref: 21.2019.1.1

STRATA PLAN No 77109.....

Strata Titles Act 1985

Sections 25(1), 25(4)

**CERTIFICATE OF GRANT OF APPROVAL BY
WESTERN AUSTRALIAN PLANNING COMMISSION TO STRATA PLAN 77109**

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/~~plan of re-subdivision/plan of consolidation~~ submitted on
..... 3rd January 2019 and relating to the property described below;

~~*(ii) the sketch submitted on
of the *proposed subdivision of the property described below into lots on
a Strata Plan/ Re-Subdivision/ Consolidation of the lots on the Strata Plan
specified below, subject to the following conditions —~~

Property Description: Lot (or Strata Plan) No STRATA PLAN 77109

Location .. LOT 903 ON DP402801

Locality .. 18 WESTRALIA GARDENS, ROCKINGHAM

Local Government .. CITY OF ROCKINGHAM

Lodged by: Ross McLoughlin

Consulting Surveyor

Date: 15th April 2019



.....
For Chairman, Western
Australian Planning Commission
15th April 2019
Date

Delegated Under Section 16(3)(e)
Planning & Development Act 2005

FORM 8

[illegible]

Note: Entries may be affected by subsequent endorsements.

[illegible]

Note: Entries may be affected by subsequent endorsements.