

STRATA PLAN
74305
SHEET 1 OF 2 SHEETS

PLAN OF
LOT 203 ON DP 400496

CERTIFICATE OF TITLE
VOLUME: 2891 FOLIO: 297

LOCAL GOVERNMENT
CITY OF CANNING

INDEX PLAN
SEE SMART PLAN

FIELD BOOK
137352

SCALE
1 : 250 @ A3

NAME OF SCHEME
284 RAILWAY PARADE
EAST CANNINGTON

ADDRESS OF PARCEL
284 RAILWAY PARADE
EAST CANNINGTON WA 6107

MANAGEMENT STATEMENT NO

LOGGED

DATE
15-May-18

FEE PAID

ASSESS No.

COR FILE

IN ORDER FOR DEALINGS

FOR REGISTRAR OF TITLES

DATE

EXAMINED
G.FONG
01-Jun-18

REGISTERED
DATE
4.9.2018

REGISTERED OF TITLES
DATE
01-Jun-18

APPLY

DATE
4.9.2018

DATE

WESTERN AUSTRALIAN PLANNING COMMISSION
W.A.P.C. REF:
Certificate of Approval W.A.P.C. under Section 25B(2) of
Strata Titles Act 1985

DATE

DATE

Delegated under S.16 P & D Act 2005

 Landgate
Western Australian Land Information Authority

VER

AMENDMENTS

AUTHORISED BY

DATE

130
P 2209

1.1
1.09
0.01
0.01
0.01
0.01
0.02
0.06
1.17
1.17
1.13
0.03
0.04
0.04
0.04
1.13

201
DP 61174
(SP 58616)

127
P 2209
(SP 65959)

0.02
0.03
1.99
1.99
0.04
0.02
0.04
0.05
1.14
1.14
1.17
1.13

PARADE

RAILWAY

LOCATION PLAN
SCALE 1:250 @ A3
0 2.5 5 7.5 10 12.5m
1:250

PLAN APPROVED
01-Jun-18
INSPECTOR OF PLANS AND SURVEYS
01 JUN 2018

 Total Project Consultants
PO Box 5034
SOUTH LAKE WA 6164
P: 08 9463 3913
F: 08 9463 6454
tprojectconsultants.com.au
105 NORTON ST
SOUTH LAKE WA 6164
LICENSED SURVEYORS | project management | town planning
www.totalprojectconsultants.com.au

SURVEYOR'S CERTIFICATE - Reg 54
I, William James MORAN
hereby certify that this plan is accurate and is a correct
representation of the land shown.
(a) Survey and/or
(b) Calculations from measurements recorded
in the field records,
[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.
W.A.P.C. REF:
Certificate of Approval W.A.P.C. under Section 25B(2) of
Strata Titles Act 1985

LICENSED SURVEYOR
DATE

INTERESTS AND NOTIFICATIONS

STATUTORY REFERENCE

ORIGIN

LAND BURDENED

BENEFIT TO

COMMENT

STRATA PLAN
74305
SHEET 2 OF 2 SHEETS

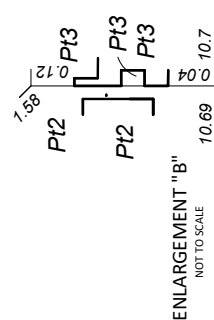
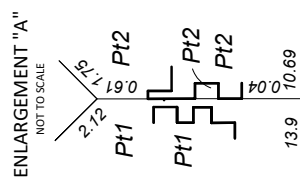
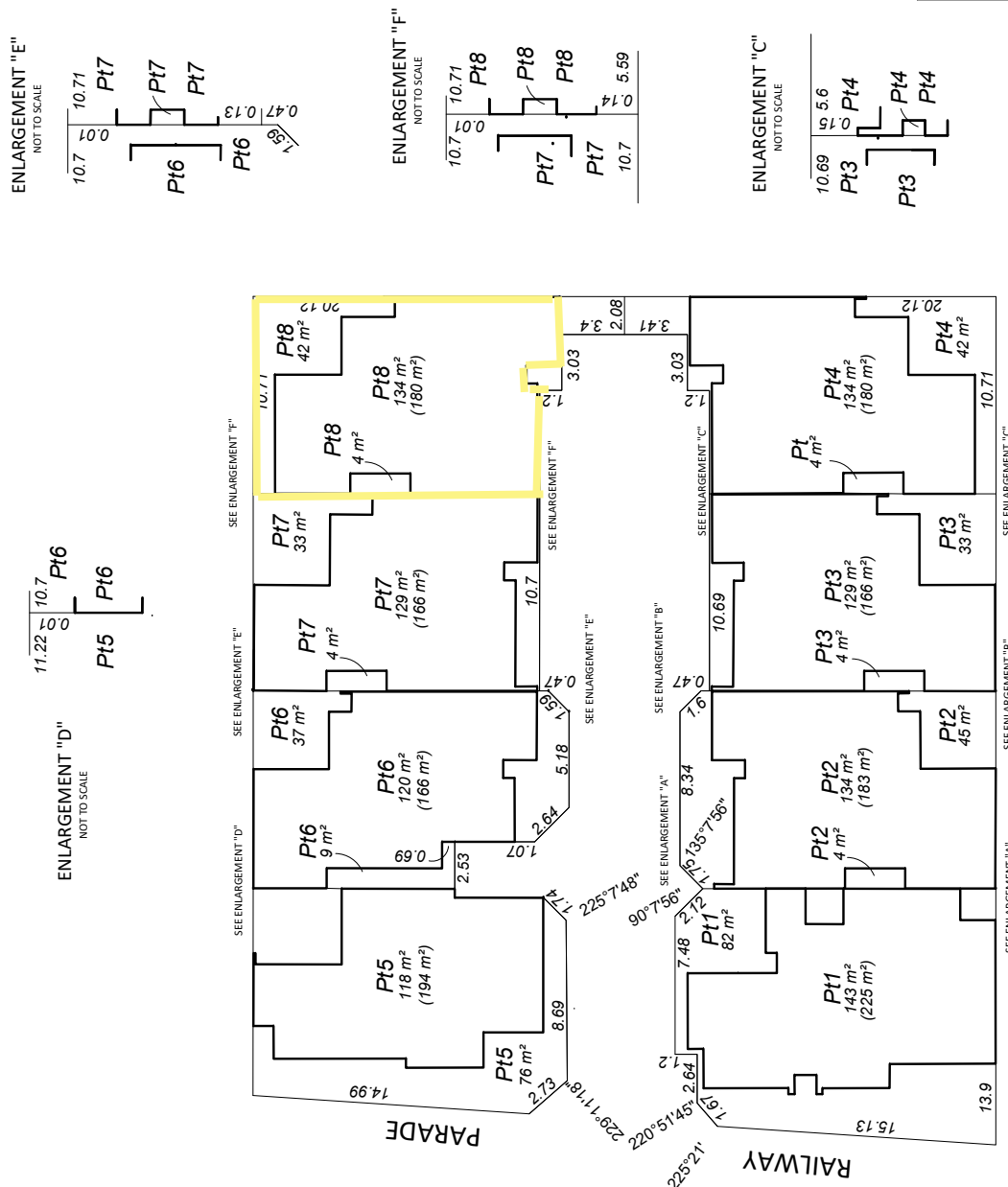
THE BOUNDARY OF THE LOTS OR PART OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THE BUILDINGS, AS PROVIDED BY SECTION 3AB OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE PART LOTS EXTERNAL TO THE BUILDING EXTENDS BETWEEN 5 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE OF THE LOWEST GROUND FLOOR OF THE MAIN BUILDING LOCATED ON EACH RESPECTIVE LOT, EXCEPT WHERE COVERED.

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.

ANGLE ARE MULTIPLES OF 45° UNLESS STATED OTHERWISE OR
ARE PERMANENT MONUMENTS.

ALL DISTANCES ARE TO EXTERNAL SURFACES OF WALLS OR TO PARCEL BOUNDARIES UNLESS SHOWN OTHERWISE.



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William Moran
Date: 2018.05.15
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LICENSED SURVEYOR

GROUND FLOOR PLAN
SCALE 1:250 @ A3



[illegible]

DESCRIPTION OF PARCEL AND BUILDING

EIGHT BRICK CONSTRUCTED RESIDENTIAL DWELLINGS
UPON LOT 203 ON DEPOSITED PLAN 400496
ADDRESS OF PARCEL: 284 RAILWAY PARADE, EAST CANNINGTON WA 6107

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.

25-Oct-2016
Date

Ben

Digitally signed by
Brad Dawson
Date: 2016.10.25
04:38:50 +08'00'
Signed

FORM 26

Council Ref: 14/1103.2
WAPC Ref.

STRATA PLAN NO: 74305

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/~~plan of re-subdivision/plan of consolidation~~ submitted on 24/11/2017 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: 203 LOC: 5 P/D: 400496
.....
Location: 284 Railway Parade EAST CANNINGTON
(Lot 203 on P/D 400496) . . .
.....
Locality: East Cannington
.....
Local Government: City of Canning.

Lodged by: Total Project Consultants

Date: 24/11/2017



Shakeel Maqbool
Senior Planning Officer
City of Canning

For Chairman, Western Australian
Planning Commission

Date: 27/02/2018

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

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 74305

DESCRIPTION OF PARCEL & BUILDING

Parcel: Lot 203 on DP 400496

Address: 284 Railway Parade, East Cannington

Buildings: Eight single storey, brick constructed residential units

CERTIFICATE OF LICENSED SURVEYOR

I, William James MORAN, 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 William Moran
Date: 2018.05.15 15:58:56 +08'00'

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable

Building approval certificate – strata

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

Certificate number
50/ 1103

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)	284 Railway Parade		Lot no 203
	EAST CANNINGTON 6107		State WA
Certificate of title	Volume/Folio 2891/297		
Lot(s) on survey	Lot 203 on DP 400496		
Strata plan number	74305	Land being re-subdivided (if applicable)	-
Description of building	8 X Brick & colorbond units - Strata		
BCA class of the building	1a.	Secondary BCA class (for multi-purpose buildings) -	
Use(s) of the building	8 X Residential units - Strata	Each restriction on use (if applicable) -	

2. Certificate details

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

Details

8 X Residential units – Strata. Refer to BP 30/34695

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 Faisal Kabadeh	Job title Building Surveyor
	Signature 	Date 16/11/17
Permit authority	CITY OF CANNING	

[illegible]

Note: Entries may be affected by subsequent endorsements.