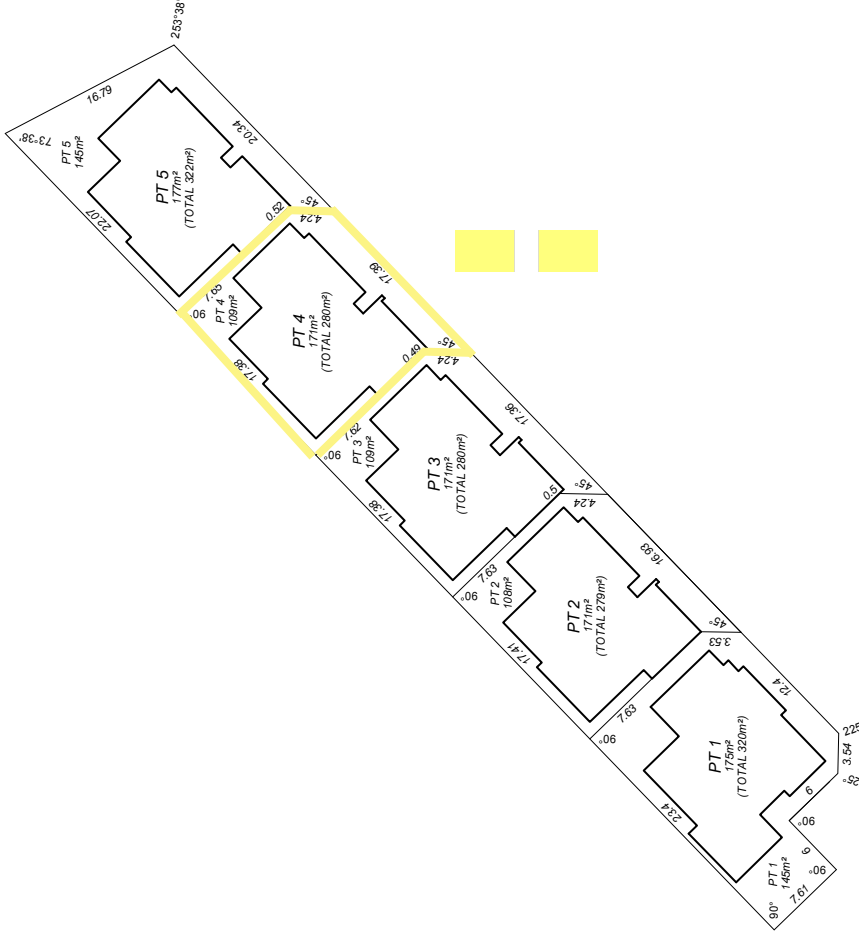


STRATA PLAN 73280	SHEET 1 OF 2 SHEETS	VER. AMENDMENT AUTHORIZED BY DATE	NOTE FOR SURVEY & PEGGING INFORMATION REFER TO F.B. 133720
STRATA PLAN SCALE 1:300 AT A2 LOCATION PLAN			
WESTERN AUSTRALIAN PLANNING COMMISSION Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985			
Permitted under S.16 P&D Act 2005			
PLAN APPROVED			
INSPECTOR OF PLANS AND SURVEYS (S.18 Licensed Surveyors Act 1909)			
SUBJECT TO IN ORDER FOR DEALINGS			
Sec 152 P&D Act			
FOR REGISTRAR OF TITLES DATE 21.9.2016			
REGISTERED			
APPLICATION DATE 4.4.2017			
REGISTRAR OF TITLES SEAL			
WESTERN AUSTRALIA			

Attachment 1

STRATA PLAN
73280

SHEET 2 OF 2 SHEETS



SCALE 1:300 AT A2



GROUND FLOOR PLAN

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.

COTTAGE & ENGINEERING SURVEYS
818 Currie Street, Osborne Park, Western Australia
Phone: (08) 9462 3361
Email: info@cottageandsurveys.com.au
JAN T 8908848 E2 (16/03/2016)
REGISTERED SURVEYS

STRATA PLAN No. 73280							
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	54						
2	49						
3	49						
4	49						
5	49						
				Aggregate	250		


DESCRIPTION OF PARCEL AND BUILDING

Five single storey brick and metal residential dwellings situated on Lot 1012 on P 2569.
The address is 228 Hicks Street, Gosnells, WA, 6110.

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.

04-Mar-2016
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. 73280

DESCRIPTION OF PARCEL & BUILDING

LOT 1012 ON P 2569
FIVE SINGLE STOREY BRICK RESIDENTIAL UNITS KNOWN AS
228 HICKS STREET, GOSNELLS

CERTIFICATE OF LICENSED SURVEYOR

I, Matthew William HAYES, 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*.~~

Matthew Hayes

Digitally signed by Matthew William HAYES
DN: cn=Matthew William HAYES, o, ou=Cottage and Engineering Surveys, email=matt.hayes@cottage.com.au, c=AU
Date: 2016.09.05 12:24:18 +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
BS16/00017

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 1307		Folio 969		
	Lot on survey 1012 on P2569		Land being re-subdivided (if applicable)		
Strata plan number	73280				
Property street address	Unit no	Level	Street no 228	Lot no 1012	Street name Hicks Street
	Suburb GOSNELLS			State WA	Postcode 6110
Description of building	5 x Grouped Dwellings				
Main BCA class of the building	1A		Secondary BCA class (for multi-purpose buildings) NIL		
Use(s) of building	Dwelling/s		Each restriction on use (if applicable) N/A		

2. Certificate details

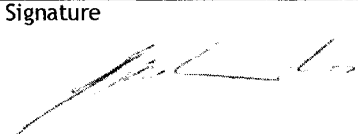
This building approval certificate is for: Full Partial

Details: 5 x Grouped Dwellings

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 Geoff Edwards	Title Authorised Officer
	Signature 	Date 31/05/2016
Permit authority	City of Gosnells	

FORM 26

LG Ref.
~~WAPC Ref.~~

STRATA PLAN NO 73280

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
30-Aug-2016 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. 1012

 Location 228 Hicks Street

 Locality Gosnells

 Local Government City of Gosnells

Lodged by: COTTAGE & ENGINEERING SURVEYS

 Date: 30-Aug-2016


 For Chairman, Western Australian Planning Commission
 30/8/16
 Date

(*To be deleted as appropriate.)

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

