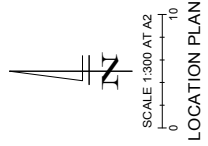
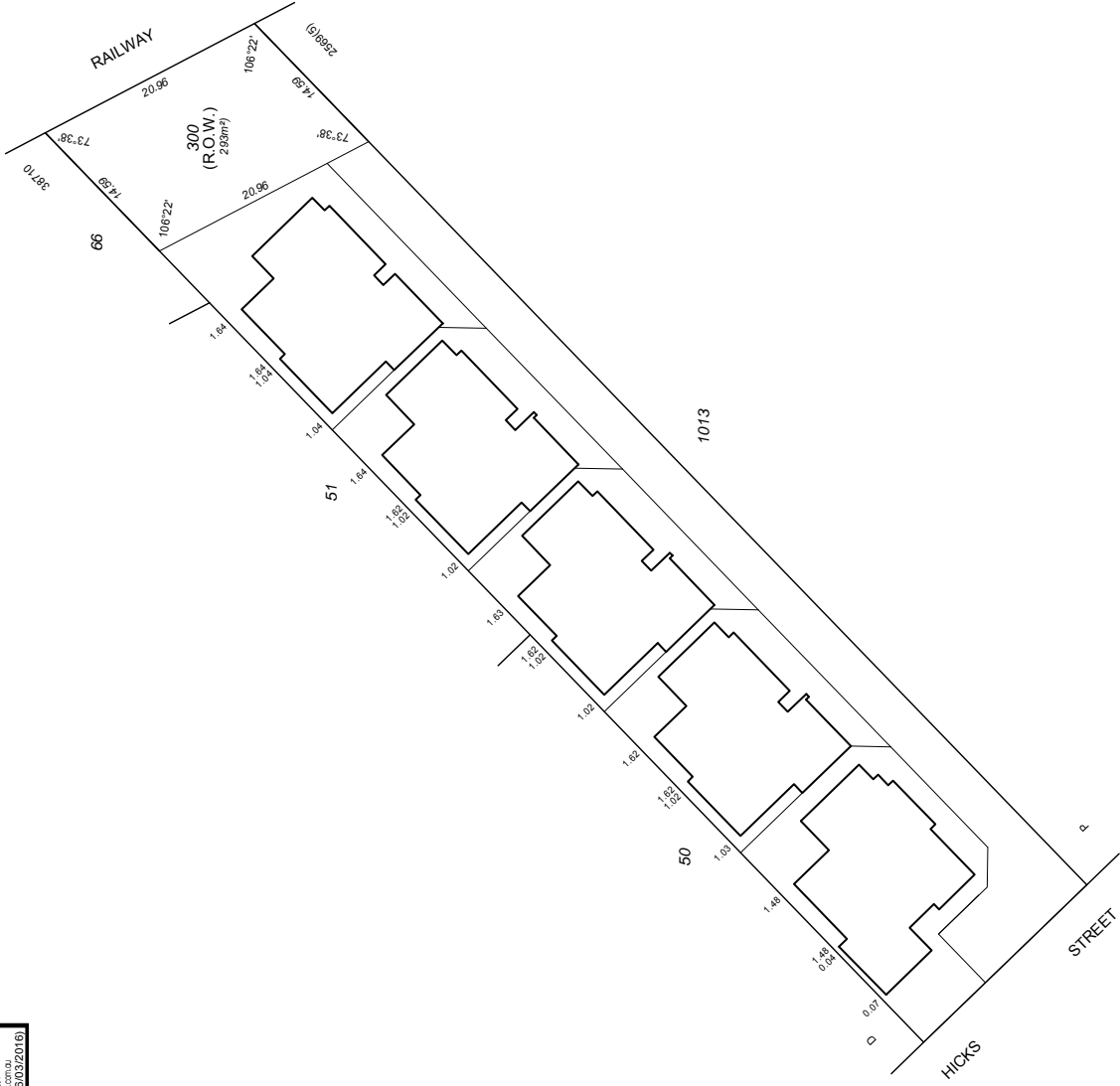




<b>STRATA PLAN</b> <b>73280</b>	VER. AMENDMENT AUTHORIZED BY DATE
SHEET 1 OF 2 SHEETS	
PLAN OF LOT 1012 ON P 2569	
CERTIFICATE OF TITLE	
VOLUME: 1307 FOLIO: 969	
LOCAL GOVERNMENT	
CITY OF GOSNELLS	
FIELD RECORD	
133720	



NOTE: FOR SURVEY & PEGGING INFORMATION REFER TO F.B. 133720

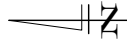
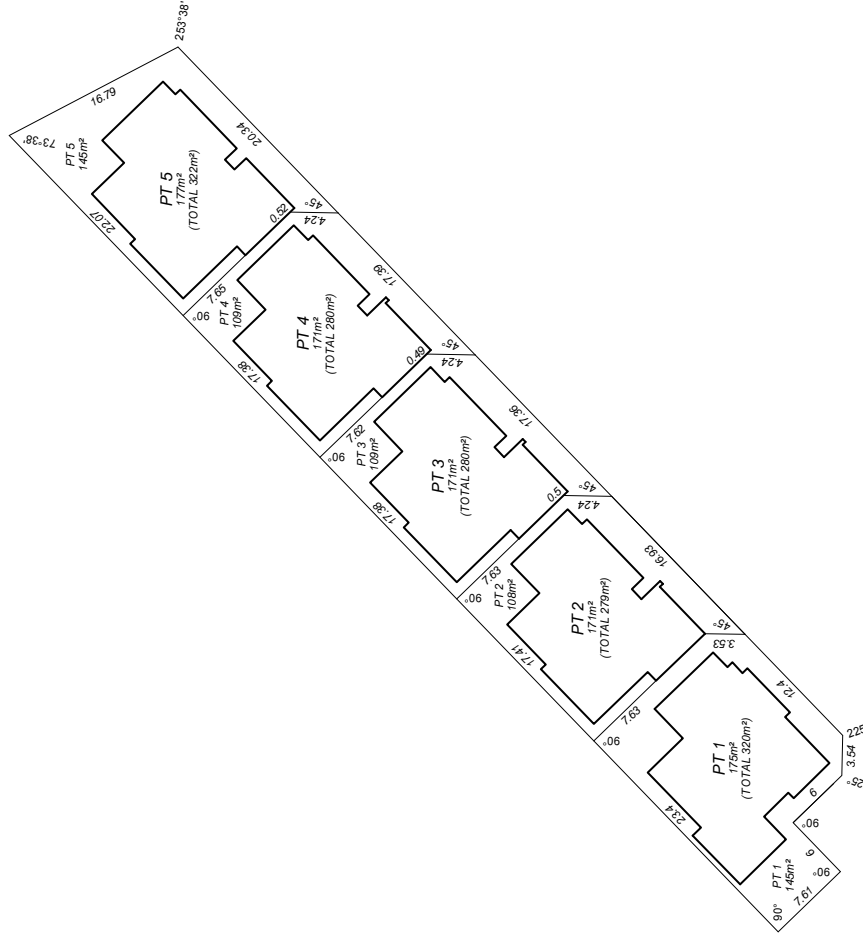


<b>MANAGEMENT STATEMENT</b> NO. 54 <b>SURVEYOR'S CERTIFICATE - Reg 54</b> I, <b>Matthew William HAYES</b> hereby certify that this plan is accurate and is a correct representation of the:- (a) survey, and (b) calculations from measurements recorded in relation to this plan and that I have undertaken for the purposes of this plan and that it complies with the relevant written laws in relation to which it is lodged.	
LICENSED SURVEYOR DATE 6 9 2016 DATE 20086679 FEE PAID ASSESS No. EXAMINED DATE 21.9.2016 DATE W.A.P.C. REF: Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985	REGISTERED UNDER S.16 P&D Act 2005 DATE PLAN APPROVED INSPECTOR OF PLANS AND SURVEYS (S.18 Licensed Surveyors Act 1909) DATE 21.9.2016 DATE IN ORDER FOR DEALINGS SUBJECT TO Sec 152 P&D Act
FOR REGISTRAR OF TITLES DATE 21.9.2016 DATE REGISTERED APPLICATION DATE 4.4.2017 REGISTRAR OF TITLES SEAL	

INTERESTS AND NOTIFICATIONS			
SUBJECT	PURPOSE	STATUTORY REFERENCE	BENEFIT TO
LOT 300	RIGHT OF WAY (R.O.W.)	VESTS IN THE CROWN UNDER SEC 152 OF THE P & D ACT	
LAND BURDENED		ORIGIN	COMMENTS

STRATA PLAN  
73280

SHEET 2 OF 2 SHEETS



SCALE 1:300 AT A2  
0 10

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**  
 878 Conifer Street, Osborne Park, Western Australia  
 Perth, Western Australia 6101  
 Phone: (08) 9462 3331  
 Fax: (08) 9462 3332  
 Email: [info@cottageandengineeringsurveys.com.au](mailto:info@cottageandengineeringsurveys.com.au)  
 License No: **UNL T 9308848 E2** (16/03/2016)  
 LICENSED SURVEYOR

**FORM 3**

STRATA PLAN No. <span style="float: right;">73280</span>							
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



# 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

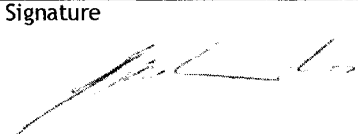
This building approval certificate is for:  Full  Partial

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

