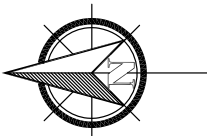
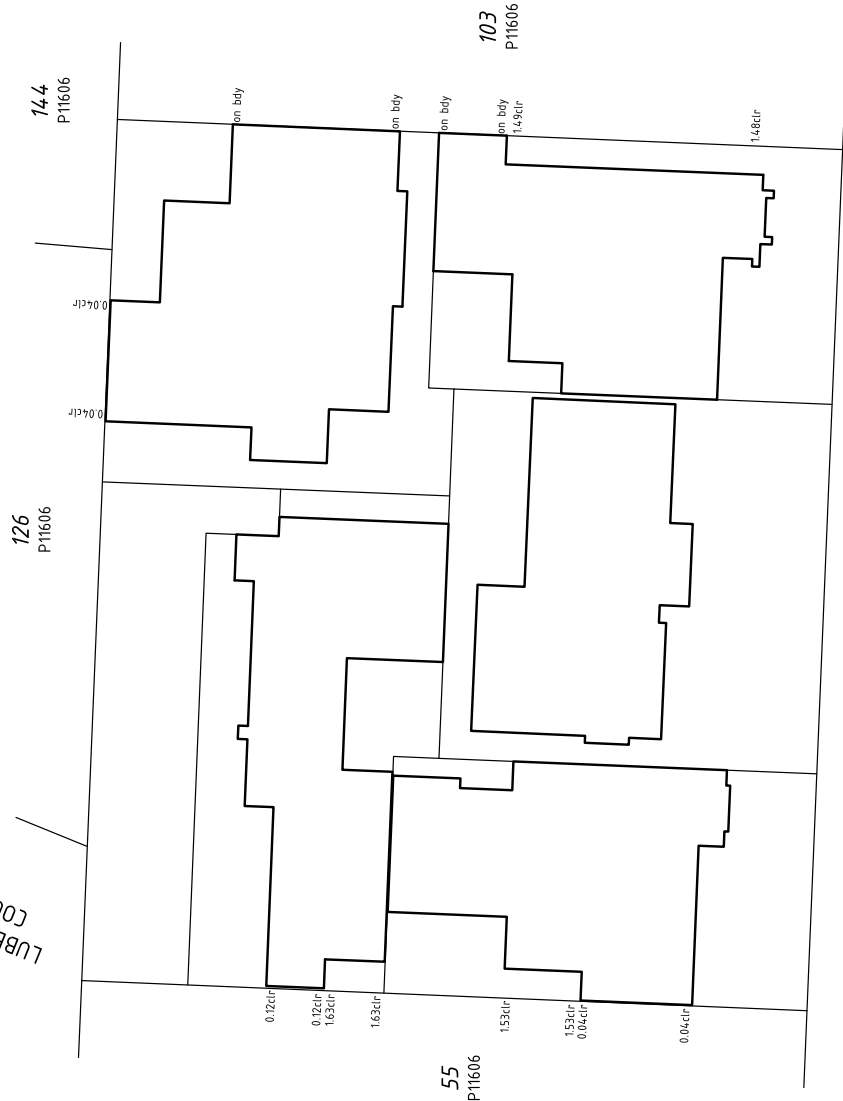


<p>SURVEY-STRATA PLAN 75465 SHEET 1 OF 2 SHEETS</p>		<p>PLAN OF LOT 104 ON D49846 CERTIFICATE OF TITLE VOLUME 1436 FOLIO 75 LOCAL GOVERNMENT CITY OF GOSNELLS FIELD RECORD 139196</p>	<p>NAME OF SCHEME 133 FREMANTLE ROAD GOSNELLS</p>	<p>ADDRESS OF PARCEL 133 FREMANTLE ROAD GOSNELLS W.A. 6110</p>	<p>MANAGEMENT STATEMENT YES NO SURVEYOR'S CERTIFICATE - REG 54 I, G. HOSKINS certify that this plan is accurate and is a correct representation of the - (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.</p>	<p>2017.12.04 08:48:16 +08'00' DATE</p>	<p>LICENSED SURVEYOR</p>	<p>LODGED DATE 4-Dec-2017 FEE PAID \$633.00 ASSESS. No. 325306</p>	<p>EXAMINED DATE 10-Jan-18</p>	<p>WESTERN AUSTRALIAN PLANNING COMMISSION W.A.P.C. REF: Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985</p>	<p>Delegated under S.16 P&O Act 2005 DATE</p>	<p>PLAN APPROVED DATE 10-Jan-18</p>	<p>INSPECTOR OF PLANNING SURVEYS IS. 18 Licensed Surveyors Act 1991</p>	<p>IN ORDER FOR DEALINGS SUBJECT TO Application to register Strata Plan.</p>	<p>FOR REGISTRAR OF TITLES DATE 10-Jan-18</p>	<p>REGISTERED APPLICATION DATE 12-Jan-18 REGISTRAR OF TITLES SEAL</p>	<p>VER.</p>	<p>AMENDMENT</p>	<p>AUTHORISED BY</p>	<p>DATE</p>
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LUBBERDINA COURT



FREMANTLE ROAD



P.O. BOX 91 GOSNELLS 6990
admin@brookmarsh.com.au
DRAWING NUMBER: 864- 1573

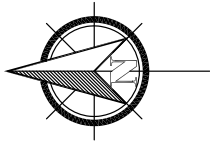


LOCATION PLAN
HELD BY LANDGATE IN DIGITAL FORMAT ONLY

SURVEY-STRATA PLAN

75465

SHEET 2 OF 2 SHEETS

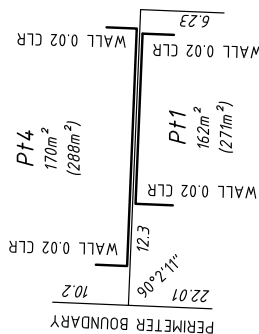
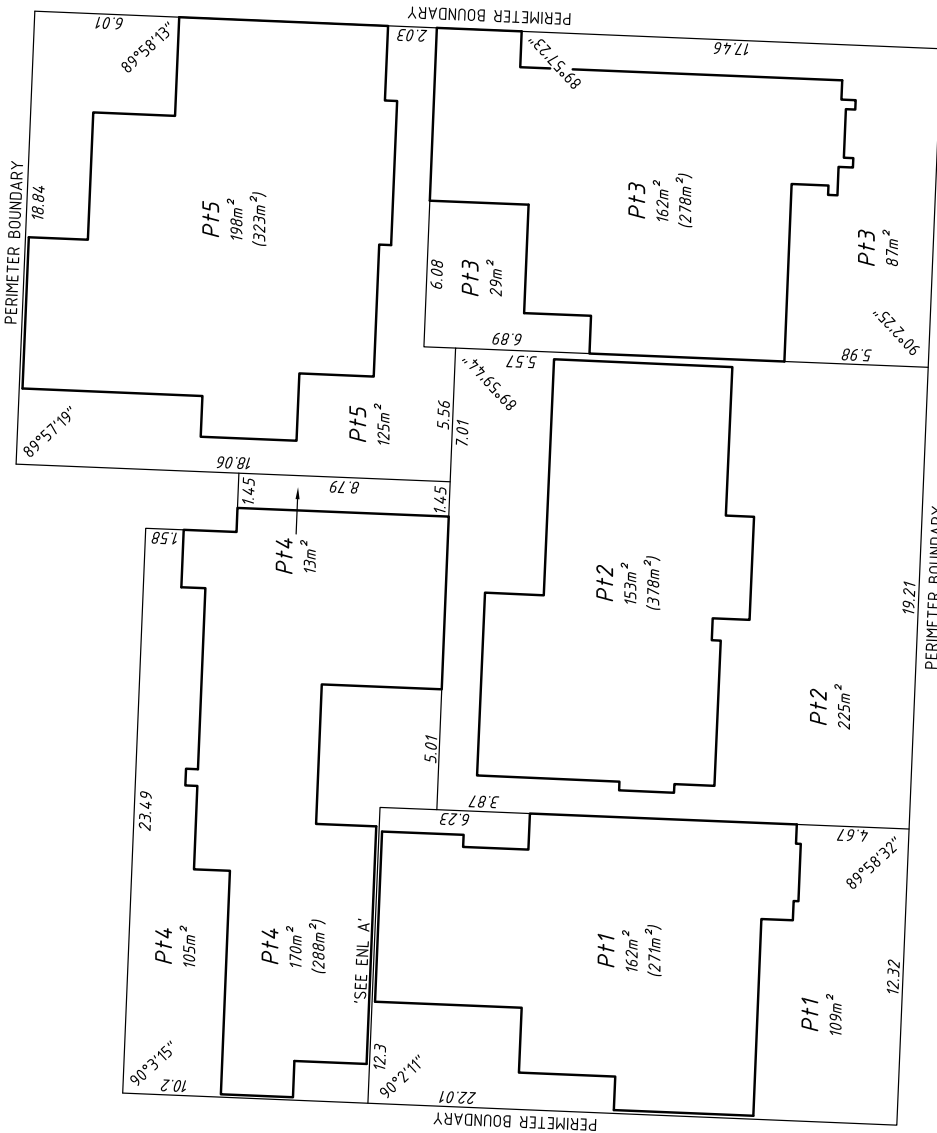


THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THOSE BUILDINGS, AS PROVIDED BY SECTION 3AB OF THE STRATA TITLES ACT 1985

THE STRATUM OF THE PART LOTS THAT ARE EXTERNAL TO THE BUILDINGS EXTENDS BETWEEN 2 METRES BELOW AND 5 METRES ABOVE THE UPPER SURFACE LEVEL OF THE GROUND FLOOR IN THE BUILDING SHOWN ON THE PLAN AS FORMING PART OF THE LOT EXCLUDING WHERE COVERED

ALL ANGLES ARE 90° UNLESS SHOWN OTHERWISE

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



ENLARGEMENT A
NOT TO SCALE



P.O. BOX 91 GOSNELLS 6990
admin@brookmarshfield.com.au

2017.2.04 08:48:33 +48007
Licensed Surveyor Date

DRAWING NUMBER: BSM-15173

GROUND FLOOR PLAN
HELD BY LANDGATE IN DIGITAL FORMAT ONLY

FORM 3

STRATA PLAN No. 75465							
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	20						
2	17						
3	20						
4	21						
5	22						
				Aggregate	100		

DESCRIPTION OF PARCEL AND BUILDING

FIVE BRICK CONSTRUCTED RESIDENTIAL DWELLINGS
 UPON LOT 104 ON DIAGRAM 49846
 ADDRESS OF PARCEL: 133 FREMANTLE ROAD, GOSNELLS WA 6110

**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.

20-Feb-2017
 Date



Digitally signed by
 Brad Dawson
 Date: 2017.02.20
 10:29:24 +08'00'
 Signed

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 75465

DESCRIPTION OF PARCEL & BUILDING

FIVE SINGLE LEVEL DWELLINGS UPON LOT 104 ON DIAGRAM 49846
ADDRESS OF PARCEL: 133 FREMANTLE ROAD,
GOSNELLS W.A. 6110
CERTIFICATE OF LICENSED SURVEYOR

I, GERARD HOSKINS
....., 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*.~~

Gerard Hoskins

2017.09.01 11:32:49
+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
BS17/00015

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	Street no 133	Level	Lot no 104
	Street name Fremantle Road			Street suffix
	Suburb GOSNELLS		State WA	Postcode 6110
Certificate of title	Volume 1436		Folio 75	
Lot(s) on survey	Lot 104 on D49846			
Strata plan number	75465	Land being re-subdivided (if applicable)		
	Description of building Group Residential (4 Units)			
BCA class of the building	Main BCA class 1A		Secondary BCA class (for multi-purpose buildings) NIL	
	Use(s) of the building Residential		Each restriction on use (if applicable) N/A	

2. Certificate details

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


Details

Group Residential (4 Units)

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 Geoff Edwards	Job title Manager Building Services
	Signature 	Date 23/11/2017
Permit authority	City of Gosnells	

