

[illegible]

STRATA PLAN No. 80133							
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	48						
2	52						

DESCRIPTION OF PARCEL AND BUILDING

Two brick and tile single level residential units situated on Lot 93 on Plan 6060.
The address is 95 Toorak Road, Rivervale, WA, 6103.

CERTIFICATE OF LICENSED VALUER
STRATA

I, **Darren Starceвич**, 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.

21-Nov-2019

Date



Digitally signed by D.
Starceвич AAPI
Licensed Valuer No.
44415

Signed

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 80133

DESCRIPTION OF PARCEL & BUILDING

Two brick and tile, single level residential units situated on Lot 93 on P 6060.
The street address is 95 Toorak Road, Rivervale WA 6103.

CERTIFICATE OF LICENSED SURVEYOR

I, Ryan Joseph Parker, 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
- (b) each building shown on the plan is within the external surface boundaries of the parcel.

Pro West Reference: 2990

21st November 2019

R Parker

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Licensed Surveyor



Building approval certificate – strata

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

Certificate number
S2019-0020

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 1-2	Street no 95	Level Ground	Lot no 93
	Street name Toorak		Street type Road	Street suffix
	Suburb Rivervale		State WA	Postcode 6103
Certificate of title	Volume 1662		Folio 332	
Lot(s) on survey	93 on Plan 6060			
Strata plan number	80133	Land being re-subdivided (if applicable)	N/A	
Description of building	Two grouped residential dwellings			
BCA class of the building	Main BCA class 1A		Secondary BCA class (for multi-purpose buildings) 10A	
Use(s) of the building	Residential strata dwellings		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

Building Approval Certificate-Strata S2019-0020; has been issued for Two grouped residential dwellings on Strata Plan 80133

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 Gordon Garrad	Job title Manager Permit Authority
	Signature 	Date 3 December 2019
Permit authority	Housing Authority Building Permit Authority	

80133

Note: Entries may be affected by subsequent endorsements.