

STRATA PLAN 80133 SHEET 1 OF 1 SHEETS		LOCATION PLAN		HELD BY LANDGATE IN DIGITAL FORMAT ONLY		AMENDMENT		AUTHORISED BY		DATE	
PLAN OF LOT 93 ON P 6060		213 D 91521		214 D 91521		2		R. PARKER		17.01.20	
CERTIFICATE OF TITLE Vol. 1662 Fol. 332											
LOCAL GOVERNMENT CITY OF BELMONT											
FIELD RECORD 148226											
NAME OF SCHEME 95 TOORAK ROAD, RIVERVALE											
ADDRESS OF PARCEL 95 TOORAK ROAD RIVERVALE, W.A. 6103											
MANAGEMENT STATEMENT YES NO SURVEYOR'S CERTIFICATE - Reg 54 I, Ryan Joseph Parker hereby 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, undertaken for the purposes of the plan and that it complies with the relevant written law(s) in relation to which it is lodged. 2020.01.17 R. Parker 0845111 +0800LICENSED SURVEYOR.....DATE.....											
16-Dec-19 DATE LOGGED \$430.00 FEE PAID ASSESS No.											
R. LIST EXAMINED 5-3-2020 DATE											
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 Dated under S.16 of P & D Act 2005DATE..... PLAN APPROVEDDATE..... 6.3.2020 INSPECTOR OF PLANS AND SURVEYS (S. 18 Licensed Surveyors Act 1989)											
IN ORDER FOR DEALINGS SUBJECT TO Sec 136C of the TLA Lodgement of Management Statement 5-3-2020 DATE FOR REGISTRAR OF TITLESDATE..... O360322 REGISTERED APPLICATION 6.3.2020 DATE REGISTRAR OF TITLESSEAL.....											
SUBJECT		PURPOSE		STATUTORY REFERENCE		ORIGIN		LAND BURDENED		BENEFIT TO	
(R) (E)		RIGHT OF CARRIAGEWAY EASEMENT (PARTY WALL RIGHTS)		SEC 136C OF THE TLA SEC 136C OF THE TLA		THIS PLAN & DOC. O360320 THIS PLAN		COMMON PROPERTY LOT 2 & COMMON PROPERTY		LOTS 1-2 & COMMON PROPERTY ON SP 80134 LOT 2 & COMMON PROPERTY ON SP 80134	
										COMMENTS	

GROUND FLOOR PLAN

PERIMETER OF PARCEL

Pt 2 280m²

Pt 2 121m² (406m²)

Pt 2 5m²

Pt 1 4m²

Pt 1 299m²

Pt 1 100m² (403m²)

ENLARGEMENT AT "A"
(NOT TO SCALE)

ENLARGEMENT AT "B"
(NOT TO SCALE)

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 BETWEEN 5 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE LEVEL OF THE LOWEST GROUND FLOOR OF THE MAIN BUILDING SITUATED ON EACH RESPECTIVE LOT, INCLUDING WHERE COVERED.

WHERE APPLICABLE, MEASUREMENTS ARE FROM THE EXTERNAL SURFACE OF THE BUILDINGS.

PRO WEST SURVEYING
Licensed and Engineering Surveying Consultants
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Po Box 1463 Osborne Park DC 6916 DWG: 2990002

TOORAK ROAD

SCALE 1:250 @ A3

0 5 10 20

EASEMENT BENEFIT CREATED UNDER SECTION 136C TLA FOR PARTY WALL PURPOSES-SEE STRATA PLAN 80134.
EASEMENT BENEFIT CREATED UNDER SEC 136C TLA FOR RIGHT OF CARRIAGEWAY PURPOSES-SEE STRATA PLAN 80134 AND INSTRUMENT O333024.

FORM 3

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

.....
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	

FORM 8

[illegible]

Note: Entries may be affected by subsequent endorsements.