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STRATA PLAN 80021

SHEET 1 OF 3 SHEETS

PLAN OF
LOT 22 ON PLAN 9498

CERTIFICATE OF TITLE
Volume: 495 Folio: 200A

LOCAL GOVERNMENT
CITY OF JOONDALUP

FIELD RECORD: 146936

NAME OF SCHEME
3 BARNSBURY ROAD, WARWICK

ADDRESS OF PARCEL
3 BARNSBURY ROAD, WARWICK WA 6024

MANAGEMENT STATEMENT YES ◉ NO ○

SURVEYOR'S CERTIFICATE - Reg 54

I, JASON IVES h ereby certify that this plan is accurate and is a correct representation of the -
(a) *survey; and
(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

Jason Ives 2019.02.20 14:56:32 +08'00'
LICENSED SURVEYOR DATE

LODGED
21-Dec-18
DATE FEE PAID ASSESS No.

G.FONG EXAMINED 25-Feb-19
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*
Delegated under S.16 P&D Act 2005 DATE

PLAN APPROVED
21-Mar-19
INSPECTOR OF PLANS AND SURVEYS (S.18 Licensed Surveyors Act 1909) DATE

IN ORDER FOR DEALINGS
SUBJECT TO:
Lodgement of Management Statement
21-Mar-19
FOR REGISTRAR OF TITLES DATE

REGISTERED
O086281
APPLICATION
21.3.2019
DATE REGISTRAR OF TITLES SEAL

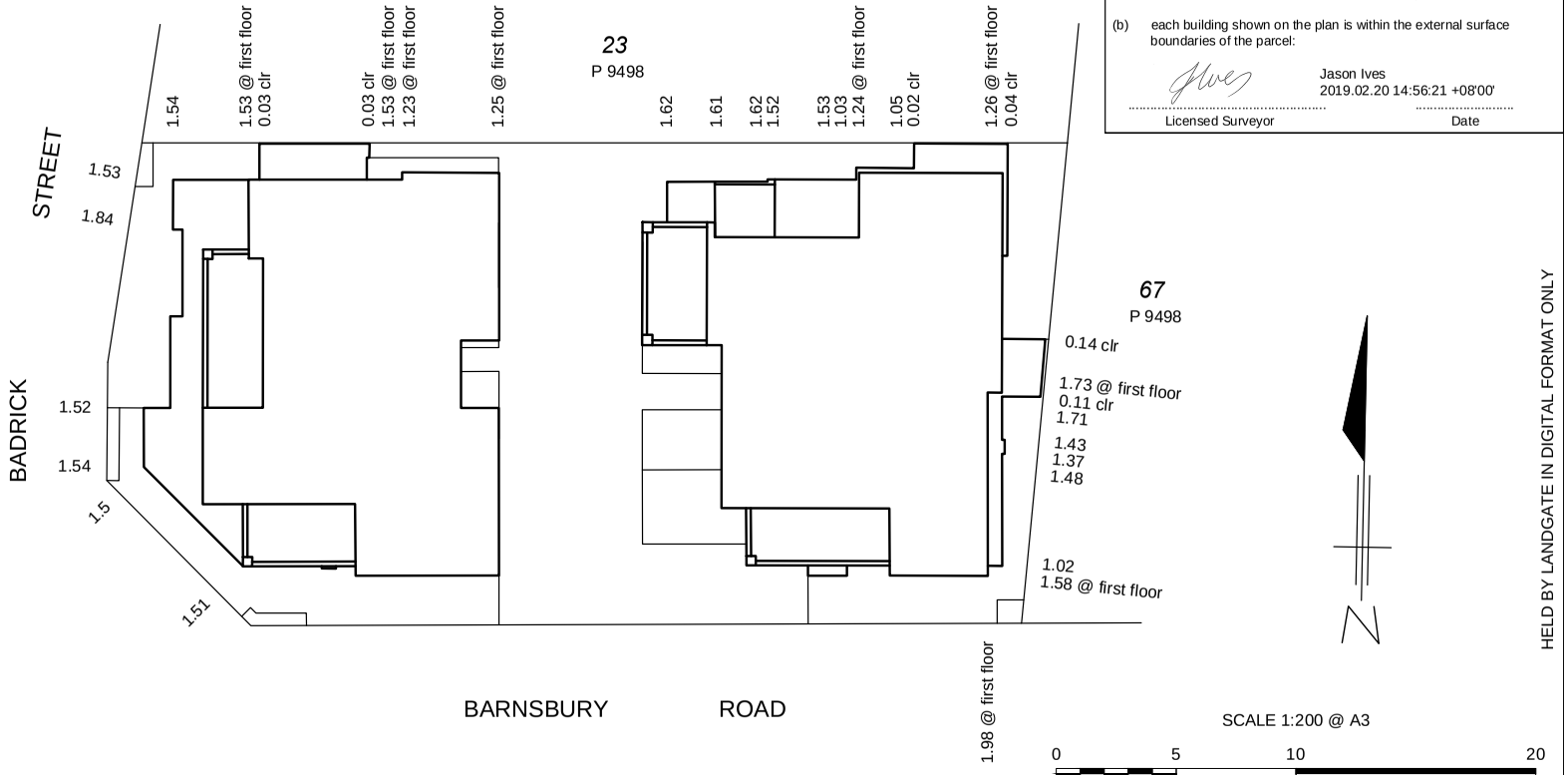
GOVERNMENT OF WESTERN AUSTRALIA
Landgate

VER.	AMENDMENT	AUTHORISED BY	DATE
2	CHANGE OF ADDRESS	J. IVES	20-02-2019

THE LAND DIVISION
PLANNING | SURVEYING | DESIGN
PO BOX 2444, MALAGA, WA 6090
T: 9209 3232 | F: 9249 2551
E: INFO@LANDDIVISION.COM.AU
REF: 16-7244 JI/AK 20-02-2019

LOCATION PLAN

LIMITED IN DEPTH TO 12.19 METRES



SCALE 1:200 @ A3

0 5 10 20

ALL DISTANCES ARE IN METRES

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FORM 5
Strata Titles Act 1985
Section 5B(1), 8A, 22(1)

DESCRIPTION OF PARCEL & BUILDING

TWO DOUBLE STOREY PARTLY RENDERED BRICK AND METAL BUILDINGS COMPRISING EIGHT RESIDENTIAL UNITS SITUATED ON LOT 22 ON PLAN 9498

POSTAL ADDRESS: 3 BARNSBURY ROAD, WARWICK WA 6024

CERTIFICATE OF LICENSED SURVEYOR

I, JASON IVES, 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:

Jason Ives 2019.02.20 14:56:21 +08'00'
Licensed Surveyor Date

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS

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STRATA PLAN
80021
SHEET 2 OF 3 SHEETS

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SCALE 1:150 @ A3
0 5 10 20
ALL DISTANCES ARE IN METRES

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE PARTS OF THE LOTS EXTERNAL TO THE BUILDING EXTENDS FROM 2 METRES BELOW THE UPPER SURFACE OF THE FLOOR OF THE RESPECTIVE ADJOINING UNIT TO THE UNDER SURFACE OF THEIR CEILING OR, WHERE NOT COVERED, THE PROLONGATION OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE ADJOINING UNIT.

THE STRATUM OF THE PART LOTS DENOTED AS 'CARBAY' EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDER SURFACE OF THE CEILING ABOVE OR WHERE NOT COVERED THE PROLONGATION OF SAID SURFACE.

ALL WALLS EXTERNAL TO THE BUILDING ARE COMMON PROPERTY.

ALL ANGLES ON THE PLAN ARE 90° UNLESS DEFINED BY STRUCTURES, PARCEL BOUNDARIES OR OTHERWISE STATED.

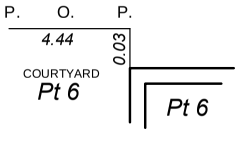
ALL MEASUREMENTS ARE TO THE EXTERNAL SURFACES OF THE BUILDING UNLESS SHOWN OTHERWISE .

P.O.P. DENOTES PERIMETER OF PARCEL .
P DENOTES PILLAR - PILLARS ARE COMMON PROPERTY.
(CP) DENOTES COMMON PROPERTY.

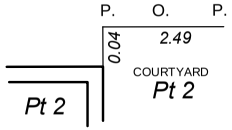
FOR THE OTHER PARTS OF LOTS 3,4,7 AND 8 SEE SHEET 3.

GROUND FLOOR PLAN

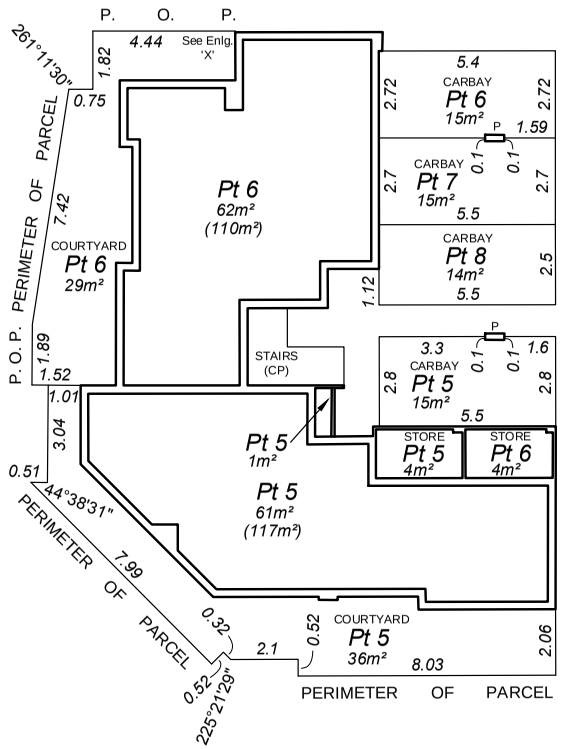
ENLARGEMENT 'X'
NOT TO SCALE

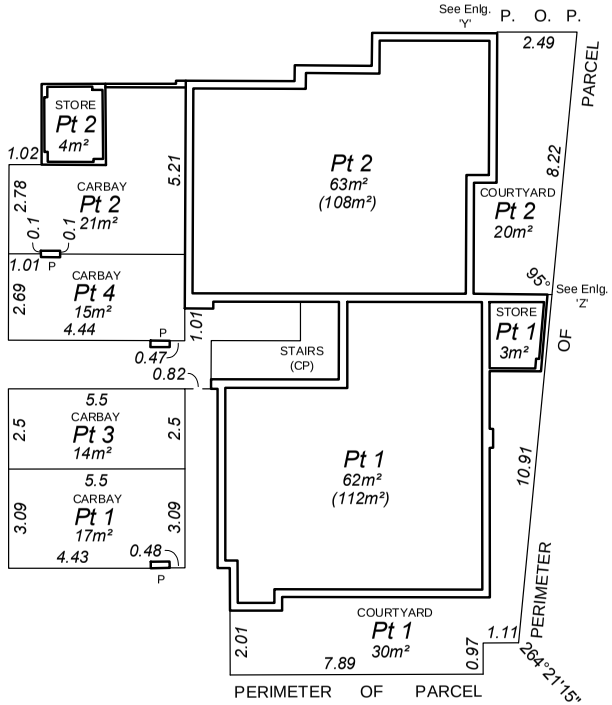


ENLARGEMENT 'Y'
NOT TO SCALE

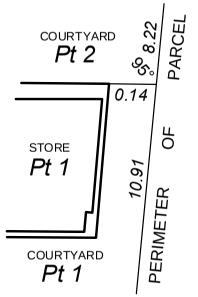


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ENLARGEMENT 'Z'
NOT TO SCALE





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SCALE 1:150 @ A3

0 5 10 20

ALL DISTANCES ARE IN METRES

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985.

THE STRATUM OF LOTS DENOTED AS 'BALCONY' EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDERSIDE OF THEIR CEILING.

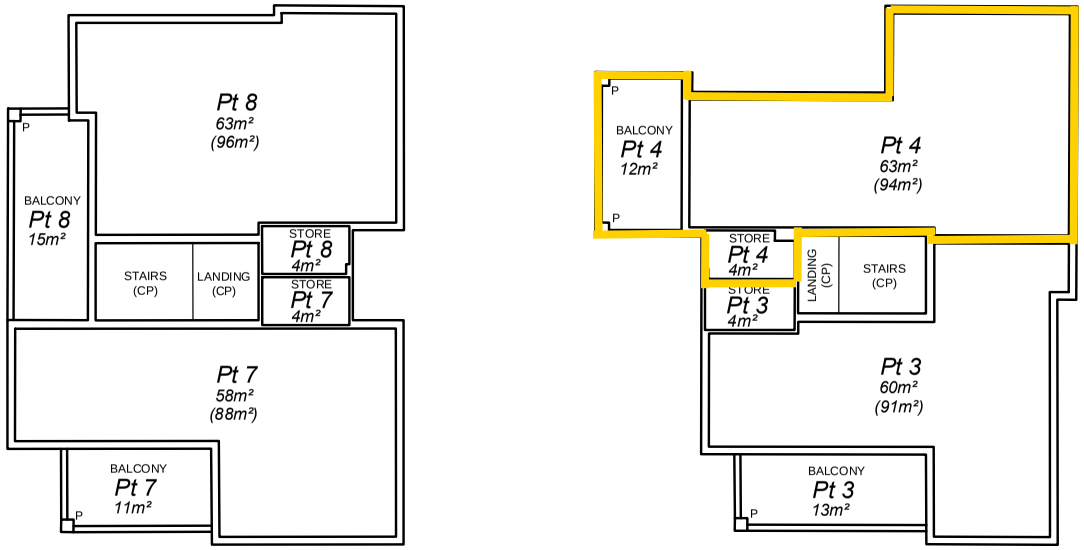
THE BOUNDARY OF THE BALCONY PART LOTS EXTENDS FROM THE OUTER SURFACE OF THE BUILDING WALLS TO THE INNER SURFACE OF THE WALLS ENCLOSING THEM.

ALL WALLS EXTERNAL TO THE BUILDINGS ARE COMMON PROPERTY.

P DENOTES PILLAR - PILLARS ARE COMMON PROPERTY.
(CP) DENOTES COMMON PROPERTY.

FOR THE OTHER PARTS OF LOTS 3,4,7 AND 8 SEE SHEET 2.

FIRST FLOOR PLAN



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Attachment 1

Attachment 2

FORM 3

STRATA PLAN No.				80021	
Schedule of Unit Entitlement		Office Use Only Current Cs of Title		Schedule of Unit Entitlement		Office Use Only Current Cs of Title	
Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
1	51						
2	51						
3	49						
4	49						
5	51						
6	51						
7	49						
8	49						
				Aggregate	400		

DESCRIPTION OF PARCEL AND BUILDING

Two double storey partly rendered brick and metal buildings comprising 8 Residential Units situated on Lot 22 on Plan 9498. The address is 12 Badrick Street, Warwick, WA, 6024.

CERTIFICATE OF LICENSED VALUER
STRATA

I, **Darren Starcevich**, 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.

06-Dec-2018
Date

Digitally signed by
Darren Starcevich
AAPI Licensed Valuer
No. 44415
Signed

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FORM 26

WAPC Ref. **STRATA PLAN NO 80021**

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 21-02-2019 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. LOT 22 ON PLAN 9498

Location 3 Barnsbury Road

Locality Warwick

Local Government CITY OF JOONDALUP

Lodged by: THE LAND DIVISION

Date: 15-Jan-19

PLANNING SERVICES
City of Joondalup

For Chairman, Western Australian Planning Commission

20 March 2019
Date

(*To be deleted as appropriate.)

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PERMIT FORM BA12

Occupancy Permit - Strata

Western Australian Building Act 2011, s.50, s.61
Building Regulations 2012, r.4

OFFICE USE ONLY

Permit number: OP19/0009

This form is for the purposes of the *Building Act 2011*, s.50 and the *Strata Titles Act 1985*, s.5B(2)(a) & 8A(f)(i)

1. Details of building or structure

Certificate of Title	Volume 495	Folio 200A	
Lot on survey	22 on Plan 9498		
Strata Plan Number	80021	Land being re-subdivided (if applicable)	
Property street address	3 Barnsbury Road WARWICK WA 6024		
Description of building	Multiple Dwellings – 8 Sole Occupancy Units		
Main BCA class of the building	2	Secondary BCA class (for multi-purpose buildings)	
Use(s) of building	Residential	Each restriction on use (if applicable)	

2. Permit Details

This occupancy permit is for: ☒ Whole of building ☐ Part of building

Details Multiple Dwellings – 8 Sole Occupancy Units

Western Australian Planning Commission approval required ☒ Yes ☐ No

All requirements including those for encroachments under s.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 occupancy permit is for the purpose of lodging a strata plan for registration or to re-subdivide a strata scheme under the *Strata Titles Act 1985*.

	Name: (print)	*Signature:*	*Date:*
Issuing officer	*TANYA SCARCE*		***24/01/2019***

Title *Senior Building Surveyor*

Permit authority ***City of Joondalup***

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FORM 8

ANNEXURE 'A' OF STRATA PLAN NO. 80021 REGISTRAR OF TITLES

SCHEDULE OF DEALINGS

Dealings registered or recorded on Strata Plan	Instrument				Signature of Registrar of Titles
	Nature	Number	Registered	Time	

SCHEDULE OF ENCUMBRANCES ETC.

Instrument		Particulars	Registered	Signature of Registrar of Titles	Cancellation				Signature of Registrar of Titles
Nature	Number				Nature	Number	Registered	Time	
STATEMENT	O086280	MANAGEMENT STATEMENT	21.3.2019						

Note: Entries may be affected by subsequent endorsements.

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