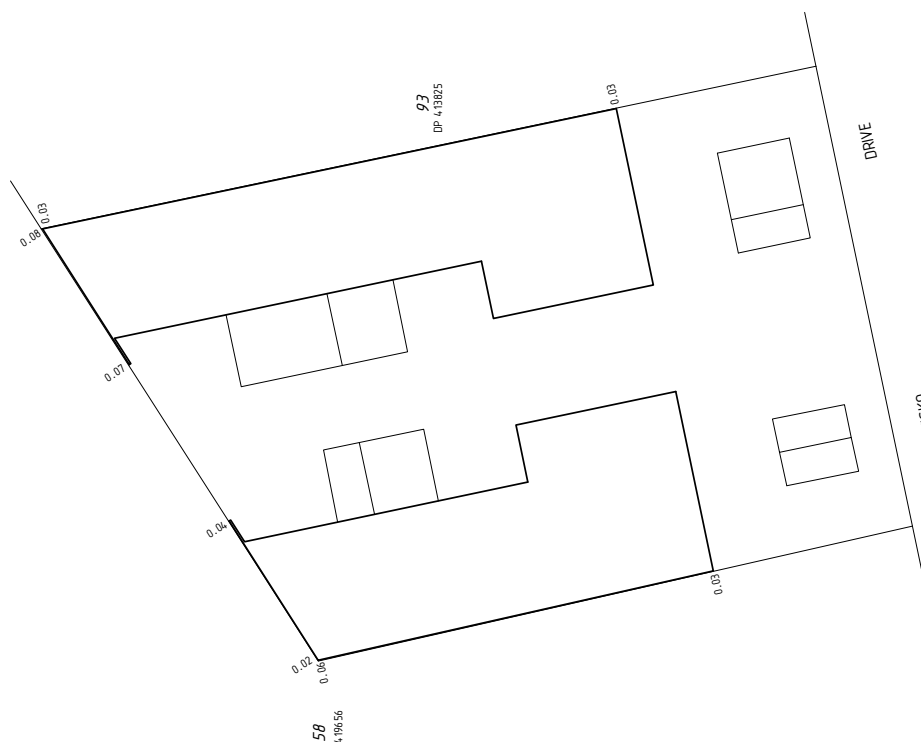
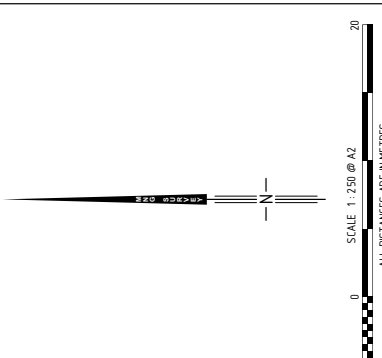


<p>STRATA PLAN 80709</p> <p>SHEET 01 OF 02 SHEETS</p> <p>TENURE TYPE: FREEHOLD PLAN OF: LOT 92 ON DP413885 CERTIFICATE OF TITLE: Volume 2954, Folio 537 LOCAL GOVERNMENT: CITY OF ARMADALE FIELD RECORD: 154661 NAME OF SCHEME: 29 REMSKO DRIVE FORRESTDALE ADDRESS OF PARCEL: 29 REMSKO DRIVE FORRESTDALE W.A. 6112</p> <p>SCHEME BY-LAWS: YES</p> <p>SURVEYOR'S CERTIFICATE - REG 54 Nigel J. SIMPSON hereby certifies 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. I declare if inapplicable undertaken for the purposes of this plan and that it complies with the relevant written laws in relation to which it is lodged.</p> <p><i>njs</i> Nigel Simpson 2021.07.07 14:42:27 +0800 LICENSED SURVEYOR DATE</p>	<p>EXAMINED <i>N. Roberts</i> 8-Jul-2021 DATE</p> <p>PLANNING APPROVAL W.A. P.C. REFERENCE</p> <p>Delegated under S. 16 PEO Act 2005 DATE</p> <p>SUBJECT TO IN ORDER FOR DEALINGS Application to Register Strata Titles Scheme Scheme By-laws <i>N. Roberts</i> FOR REGISTRAR OF TITLES DATE 8-Jul-2021</p> <p>PLAN APPROVED <i>N. Roberts</i> 2.9.2021 INSPECTOR OF PLANS AND SURVEYS DATE (S. 18 Licensed Surveyors Act 1919)</p> <p>REGISTERED O886508 APPLICATION 2.9.2021 DATE <i>N. Roberts</i> REGISTRAR OF TITLES SEAL</p>	<p>LOCATION PLAN</p> <p>Held BY LANDGATE IN DIGITAL FORMAT ONLY</p>  <p>VERSION: 2 AMENDMENT: Plan Examination Requirements AUTHORISED BY: Nigel J. SIMPSON DATE: 05/07/2021</p>														
<p>INTERESTS AND NOTIFICATIONS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>SUBJECT</th> <th>PURPOSE</th> <th>STATUTORY REFERENCE</th> <th>ORIGIN</th> <th>LAND BURDENED</th> <th>BENEFIT TO</th> <th>COMMENTS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS							
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS										
<p>SCALE 1:250 @ A2 ALL DISTANCES ARE IN METRES</p>  <p>MNG MCGILLIVRAY & NEAVE GROUP PO BOX 3216, SUDBURY W.A. 6184 Tel: (08) 9448 1100 Fax: (08) 9448 1105 Email: info@mngsurvey.com.au MNG Ref: 1027894p-001</p>																

GROUND FLOOR PLAN

STRATA PLAN

80709

SHEET 02 OF 02 SHEETS



MNG Ref: 102789ap-001i

AS TO THIS SHEET ONLY, UNDER SCHEDULE 2A, CLAUSE 3AB OF THE STRATA TITLES ACT 1985, 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.

WHERE 2 LOTS HAVE A COMMON LOAD-BEARING WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE LINE OF THAT WALL, OR THE PLANE AT WHICH THEY ARE JOINED, IS THE BOUNDARY.

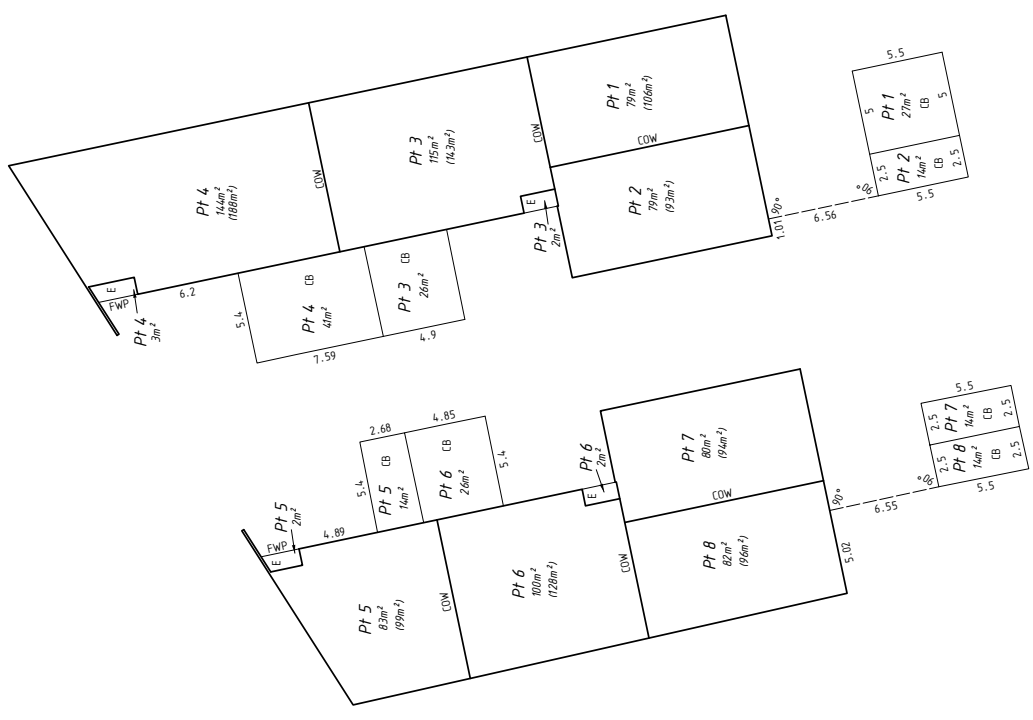
THE STRATUM OF THE PART LOTS, INCLUDING THE CURB SPACE ABOVE AND BELOW THE PART LOTS COMPRISING BUILDINGS, IS LIMITED TO BETWEEN 5 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE LEVEL OF THE LOWEST GROUND FLOOR OF THE MAIN BUILDING, INCLUDING THE BALCONY TO THEIR CORRESPONDING LOT NUMBER, INCLUDING WHERE COVERED.

THE STRATUM OF THE ENTRIES AND CARBAYS EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE PROJECTION OF THE UNDERSIDE OF THE CEILING OF THEIR RESPECTIVE ADJOINING PART LOT, EXCEPT WHERE COVERED.

ALL DIMENSIONS FROM BUILDINGS ARE FROM EXTERNAL FACE OF WALLS UNLESS OTHERWISE STATED.

ALL ANGLES ON THE PLAN ARE MULTIPLES OF 4.5° UNLESS DEFINED BY STRUCTURES, PARCEL BOUNDARIES OR OTHERWISE STATED.

- CON - CENTRE OF WALL
- CB - CAR BAY
- E - ENTRY
- FWP - FACE OF WALL PRODUCED



HELD BY LANDGATE IN DIGITAL FORMAT ONLY



LG/WAPC Ref: 22.2021.1.1; PR51348

Strata Plan No: 80709

Strata Titles Act 1985
Section 15 (4)

**Certificate Endorsing Strata Plan
or Amendment to a Strata Plan by
Western Australian Planning Commission**

Proposal Description: Strata Plan / ~~Amendment to Strata Plan~~*

Property Description: 29 REMISKO DRIVE, FORRESTDAL

Lot (or Strata Plan) No.: 92

Location:

Locality: FORRESTDAL

Local Government: CITY OF ARMADAL

Lodged by: McMullen Nolan Group

Date Submitted: 18 May 2021

It is hereby certified that the approval of the Western Australian Planning Commission has been granted pursuant to section 15 (4) of the *Strata Titles Act 1985*.

Signed:

Dated:

22 June 2021

For and on behalf of the Western Australian Planning Commission
and /or the City /~~Town~~ /~~Shire~~* of:

CITY OF ARMADAL

(Delegated under section 16 (3)(e) of the *Planning and Development Act 2005*)

* Strike out as required

Schedule of Unit Entitlements

Strata Titles Act 1985

Section 37, Schedule 2A cl. 21T(1)(d) & Schedule 2A cl. 31E(1)(c)

Scheme Number: 80709

Scheme Address: 29 Remisko Drive, Forrestdale

Lot Number	Unit Entitlement	Lot Number	Unit Entitlement	Lot Number	Unit Entitlement	Lot Number	Unit Entitlement	Lot Number	Unit Entitlement
1	11	5	11						
2	11	6	13						
3	15	7	11						
4	17	8	11						

Sum of the unit entitlements of all lots in the strata titles scheme: 100

CERTIFICATE OF LICENSED VALUER

I, Michael Scott, being a Licensed Valuer under the *Land Valuers Licensing Act 1978* certify that the proportion that the unit entitlement of a lot as stated in the Schedule of Unit Entitlements above bears to the sum of the unit entitlements of all lots in the strata titles scheme is not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 37(3) of the *Strata Titles Act 1985*) of that lot bears to the sum of the value of all the lots in the strata titles scheme.

Complete for staged subdivision only:

I have determined that in the Schedule of Unit Entitlements above there is / is not¹ a significant variation of the kind described in Regulation 49(1)(a) of the *Strata Titles (General) Regulations 2019* to the proposed Schedule of Unit Entitlements in stage _____ of _____ as outlined in the staged subdivision by-laws number(s) _____ registered on _____.

19-May-2021

Date



Digitally signed by
Michael Scott
Date: 2021.05.19
10:25:55 +08'00'

Licensed Valuer Signature

¹ Select one

Occupancy permit

*Building Act 2011, section 46, 47, 48, 49, 51, 52, 61
Building Regulations 2012, regulation 4*

Permit number
OP21.2021.1471.1

1. Details of building or structure


Property street address	Lot: 92 D/P: 413825 29 Remisko Drive FORRESTDALE 6112		
Strata plan no	80709		
Building Code of Australia (BCA) class of the building(s)	Main BCA class: 7b		
	Secondary BCA class	Not applicable	Third BCA class Not applicable
Use(s) of the building	Storage	Each restriction on use: Not applicable	

2. Certificate of construction compliance or certificate of building compliance

Certificate of construction compliance or certificate of building compliance issued by:

Building surveying contractor	Inclusive Building Consultants Pty Ltd		
Phone/fax	Phone number: (08) 9277 9738	Fax:	
Email address	inclusivebc@iinet.net.au	Date 11/06/2021	

3. Permit details

This occupancy permit is for	Whole of building including Strata Plan information.	
Permit details	BP21.2020.821.1	
Permit has been granted under the <i>Building Act 2011</i>	Section 46	
Date of permit validity	Has indefinite validity.	
Permit is issued subject to the following conditions being met	Not applicable	
Issuing officer	Name Aaron Beales	Job title Delegated Officer
	Signature 	Date 15 June 2021
Permit authority	City of Armadale	

Note: Information about or contained in the occupancy permit must be displayed in accordance with regulation 35 of the Building Regulations 2012.



Record of Strata Titles Scheme
Limitations, Interests, Encumbrances and Notifications

Approved Form 2020-27568
Version 3 - 11/09/2020

OFFICE USE ONLY ANNEXURE A STRATA PLAN		REGISTRAR OF TITLES			
80709		Document		Cancellation	
Number	Particulars	Date recorded/ lodged/registered	Nature	Number	Registered
O658508	SCHEME NOTICE	2.9.2021			
O658509	SCHEME BY-LAWS - NEW SCHEME	2.9.2021			