

# STRATA PLAN 73660

SHEET 1 OF 3 SHEETS

PLAN OF

LOT 414 ON DP 404867

CERTIFICATE OF TITLE

VOL 2871 FOL 253

LOCAL GOVERNMENT

CITY OF WANNEROO

INDEX PLAN

SEE SMARTPLAN

FIELD RECORD

135458

SCALE AS SHOWN

NAME OF SCHEME

25 SUPREME LOOP  
GNANGARA WA

ADDRESS OF PARCEL

25 SUPREME LOOP  
GNANGARA WA 6077

MANAGEMENT STATEMENT

NO ●

LODGED

EXAMINED MM 31.3.2017

DATE

10-3-17

FEE PAID

\$697.50

ASSESS NO.

21122335

FOR REGISTRAR OF TITLES

31.3.2017

REGISTERED

N608314

APPLICATION 28.04.2017

DATE

REGISTRAR OF TITLES

APPROVED BY

SEAL

WESTERN AUSTRALIAN PLANNING COMMISSION  
W.A.P.C. REF: Certificate of Approval of W.A.P.C. under Section 259(2) of Strata Titles Act 1985

DELEGATED UNDER S.16 P&D ACT 2005



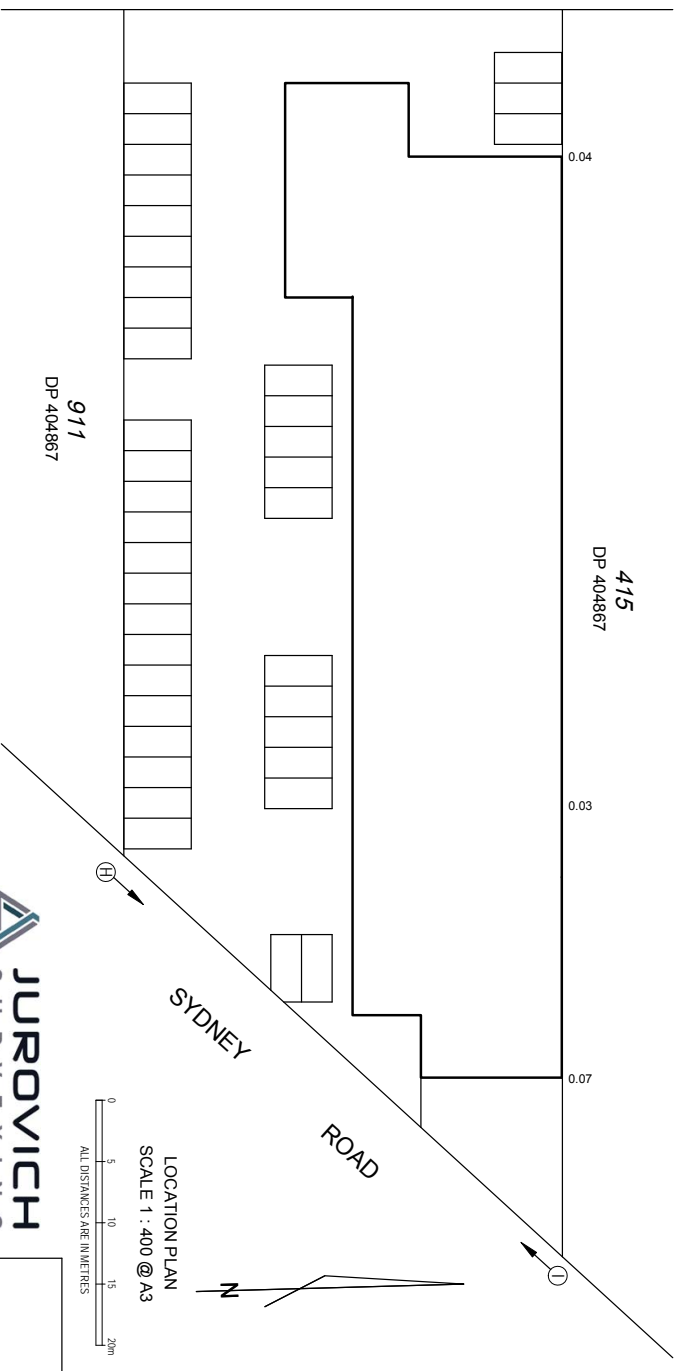
VER

AMENDMENT

AUTHORISED BY

DATE

## SUPREME LOOP



PLAN APPROVED  
DIRECTOR OF PLANS AND SURVEYS  
31.3.2017

SURVEYOR'S CERTIFICATE - Reg 54  
I, S.A. KEENAN  
hereby certify that this plan is accurate and is a correct representation of the -  
(a) survey, and/or  
(b) survey, and/or  
measurements recorded in the field records, undertaken for the purposes of this plan and that it complies with the relevant written laws in relation to which it is lodged.  
20.12.02.08 17:24:34  
James A Keenan 408907  
Licensed Surveyor Date

FORM 5  
Strata Titles Act 1985  
Sections 59(1), 8A, 22(1)  
STRATA PLAN NO. 73660  
DESCRIPTION OF PARCEL AND BUILDING  
BUILDING OF STEEL AND CONCRETE TILT PANEL CONSTRUCTION COMPRISING OF SIX COMMERCIAL UNITS, SITUATED ON LOT 414 ON DEPOSITED PLAN 404867 AND HAVING AN ADDRESS OF 25 SUPREME LOOP, GNANGARA WA 6077.

CERTIFICATE OF LICENSED SURVEYOR  
I, S.A. KEENAN, being a licensed surveyor registered under the Licensed Surveyors Act 1909 certify that in respect of the strata plan shown on the plan is within the external surface boundaries of the parcel, and either (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.

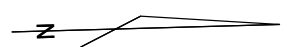
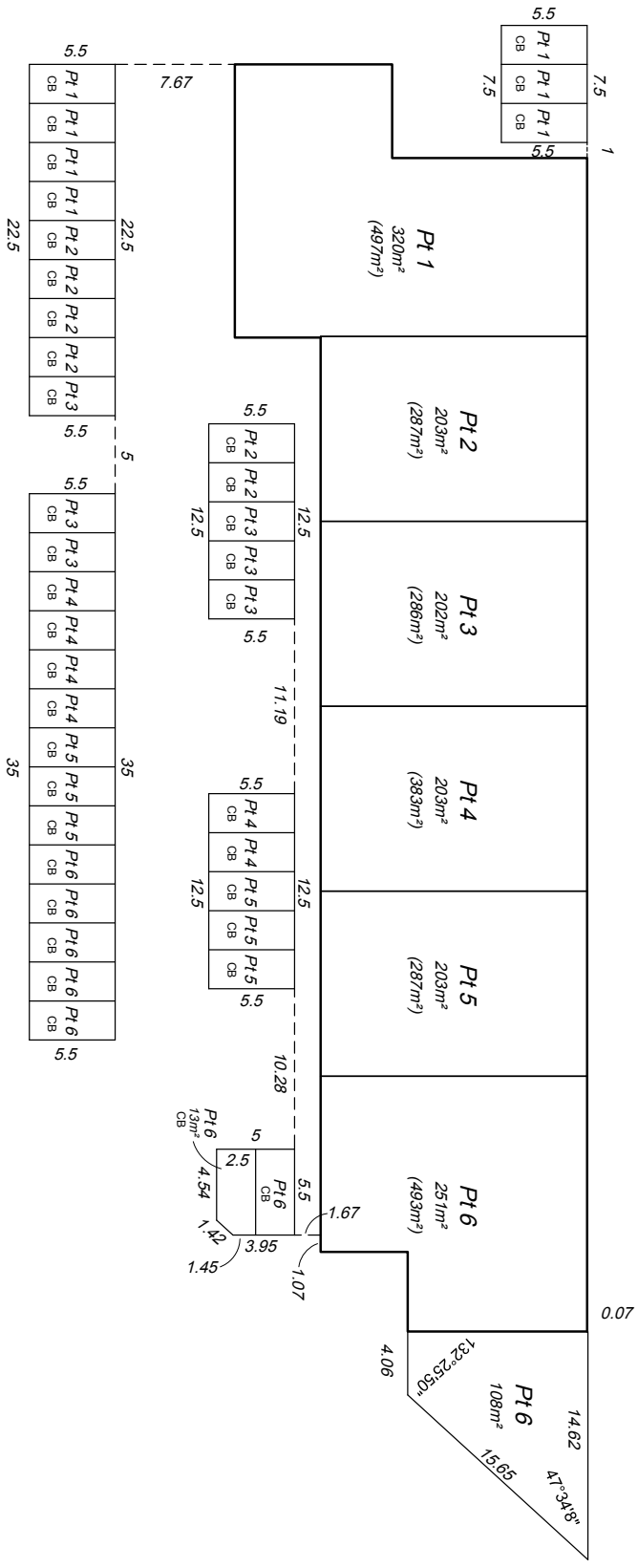
James A Keenan 201703.08 17:24:02 +0800  
Licensed Surveyor DATE

### INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(H) TO (I)	COVENANT	SEC 150 OF THE P & D ACT	DP 404867	LOTS 1 - 6 AND COMMON PROPERTY	CITY OF WANNEROO	NO VEHICULAR ACCESS IS PERMITTED FROM SYDNEY ROAD



HELD BY LANDGATE  
IN DIGITAL FORM ONLY.



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, EXTERNAL TO THE BUILDINGS IS LIMITED BETWEEN 5 METRES BELOW AND 15 METRES ABOVE THE UPPER SURFACE LEVEL OF THE LOWEST GROUND FLOOR OF THE MAIN BUILDING APPURTENANT TO THEIR CORRESPONDING LOT NUMBER, INCLUDING WHERE COVERED.

WHERE 2 LOTS HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THE WALL AT WHICH THEY ARE JOINED IS THE BOUNDARY.

THE BOUNDARIES OF PART LOTS EXTERNAL TO THE BUILDINGS ARE THE EXTERNAL SURFACES OF THE WALLS WHERE APPLICABLE.

ALL DIMENSIONS FROM BUILDINGS ARE TO EXTERNAL FACE OF WALLS.

ANGLES TO PART LOTS OUTSIDE THE BUILDINGS ARE MULTIPLES OF 45° UNLESS SHOWN OTHERWISE.

FOR INTERESTS AND NOTIFICATION TABLE SEE SHEET 1.

FOR OTHER PART LOTS 1, 4 & 6 SEE SHEET 3.

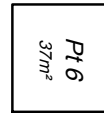
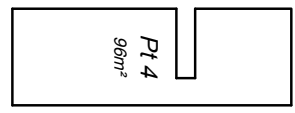
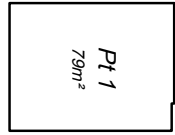
CB - DENOTES CARBAY

CAR BAYS ARE 5.5m BY 2.5m WITH AN AREA OF 14m<sup>2</sup> UNLESS SHOWN OTHERWISE.

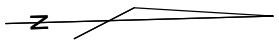


STRATA PLAN  
**73660**  
 SHEET 3 OF 3 SHEETS

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THIS PLAN ARE TO BE TAKEN AS CORRECT UNLESS PROVED OTHERWISE. BUILDINGS AS PROVIDED BY SECTION 5AB OF THE STRATA TITLES ACT 1985. FOR INTERESTS AND NOTIFICATION TABLE SEE SHEET 1 FOR OTHER PART LOTS 1, 4 & 6 SEE SHEET 2



ABN 14 429 941 431 14 230 44  
 3/17 KINGSBURY MEADOWS  
 P.O. BOX 3066 SHELLY WA 6148  
 Ph 08 6199 5060  
[www.jurovichsurveying.com.au](http://www.jurovichsurveying.com.au)  
 JS Ref: 56056



FIRST FLOOR PLAN  
 SCALE 1 : 300 @ A3  
 ALL DISTANCES ARE IN METRES

**FORM 3**

<b>STRATA PLAN No.</b>				<b>73660</b>			
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	24						
2	13						
3	13						
4	18						
5	13						
6	19						
				Aggregate	100		


**DESCRIPTION OF PARCEL AND BUILDING**

A CONCRETE TILT PANEL AND IRON BUILDING COMPRISING SIX COMMERCIAL UNITS, SITUATED ON LOT 414 ON DEPOSITED PLAN 404867  
ADDRESS: 25 SUPREME LOOP, GNANGARA

**CERTIFICATE OF LICENSED VALUER  
STRATA**

I, **ROWAN HEMSLEY**, 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.

08-Dec-2016  
Date


 Digitally signed by  
 Rowan Hemsley  
 Date: 2016.12.08  
 12:54:18 +08'00'  
 Signed

## Occupancy permit – strata

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

Permit number  
23. 2017.5

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

### 1. Details of building or structure

Property street address (provide lot number where street number is not known)	Lot: 414 DP: 404867 25 Supreme Loop GNANGARA 6077		
Certificate of title	Volume 2871	Folio 253	
Lot(s) on survey	414		
Strata plan number	73660	Land being re-subdivided (if applicable)	
Description of building	6 Units		
BCA class of the building	Main BCA class 7b	Secondary BCA class (for multi-purpose buildings)	
Use(s) of the building	6 Units	Each restriction on use (if applicable)	

### 2. Permit details

This occupancy permit strata is for:  Whole of building  Part of building


Details

--

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 occupancy permit 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 <b>Mr Anthony Verteramo</b>	Job title <b>Delegated Officer</b>
	Signature 	Date <b>20 February 2017</b>
Permit authority	<b>City of Wanneroo</b>	

City of Wanneroo Ref:

.....

~~WAPC Ref.~~

STRATA PLAN NO. ...73660.....

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 ...31 October 2016..... 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 414 on DP 404867.....  
 .....  
 Location ....25 Supreme Loop.....  
 .....  
 Locality .....GNANGARA.....  
 .....  
 Local Government .City of Wanneroo.....

Lodged by: ..Jurovich Surveying Pty Ltd.....

Date:..31/10/2016.....

..



For Chairman, Western Australian Planning Commission

20/2/2017

Date

Delegated under Section 16(3)(e) of the P&D Act 2005

(\*To be deleted as appropriate.)

ANNEXURE 'A' OF STRATA PLAN NO. 73660

REGISTRAR OF TITLES

SCHEDULE OF DEALINGS

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

SCHEDULE OF ENCUMBRANCES ETC.

Instrument	Particulars	Registered	Signature of Registrar of Titles	Cancellation			Signature of Registrar of Titles
				Nature	Number	Registered	
	COVENANT BURDEN CREATED UNDER SECTION 150 P. & D. ACT TO CITY OF WANNEROO - SEE STRATA PLAN 73660 AS CREATED ON DEPOSITED PLAN 404867.		[Signature]				

Note: Entries may be affected by subsequent endorsements.