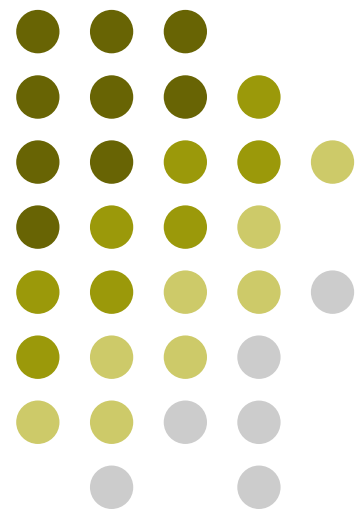


03 AUGUST 2023

What have we here? It's a strata plan!

Presented by Shane White, Strata Title Consult



LookUpStrata

What does your mind think of...

- One of a Duplex Pair
- Very Scenic views from an elevated position
- This multi level unit has many features particularly the hand crafted spiral wooden staircase and own sundeck made from locally grown timber
- Beautiful greenery forms part of your private living area



LookUpStrata

Here it is ...



LookUpStrata

Legislation

- Strata Titles Act 1985 (STA)
- Strata Titles General Regulations 2019



LookUpStrata

Types of Strata Plans

They are not all the same!



LookUpStrata

Different Uses

- Residential
- Commercial
- Mixed Residential / Commercial
- Industrial
- Agricultural / Silviculture / Viticulture
- Short Stay Accommodation
- are not all the same!



LookUpStrata

Different Strata Plans

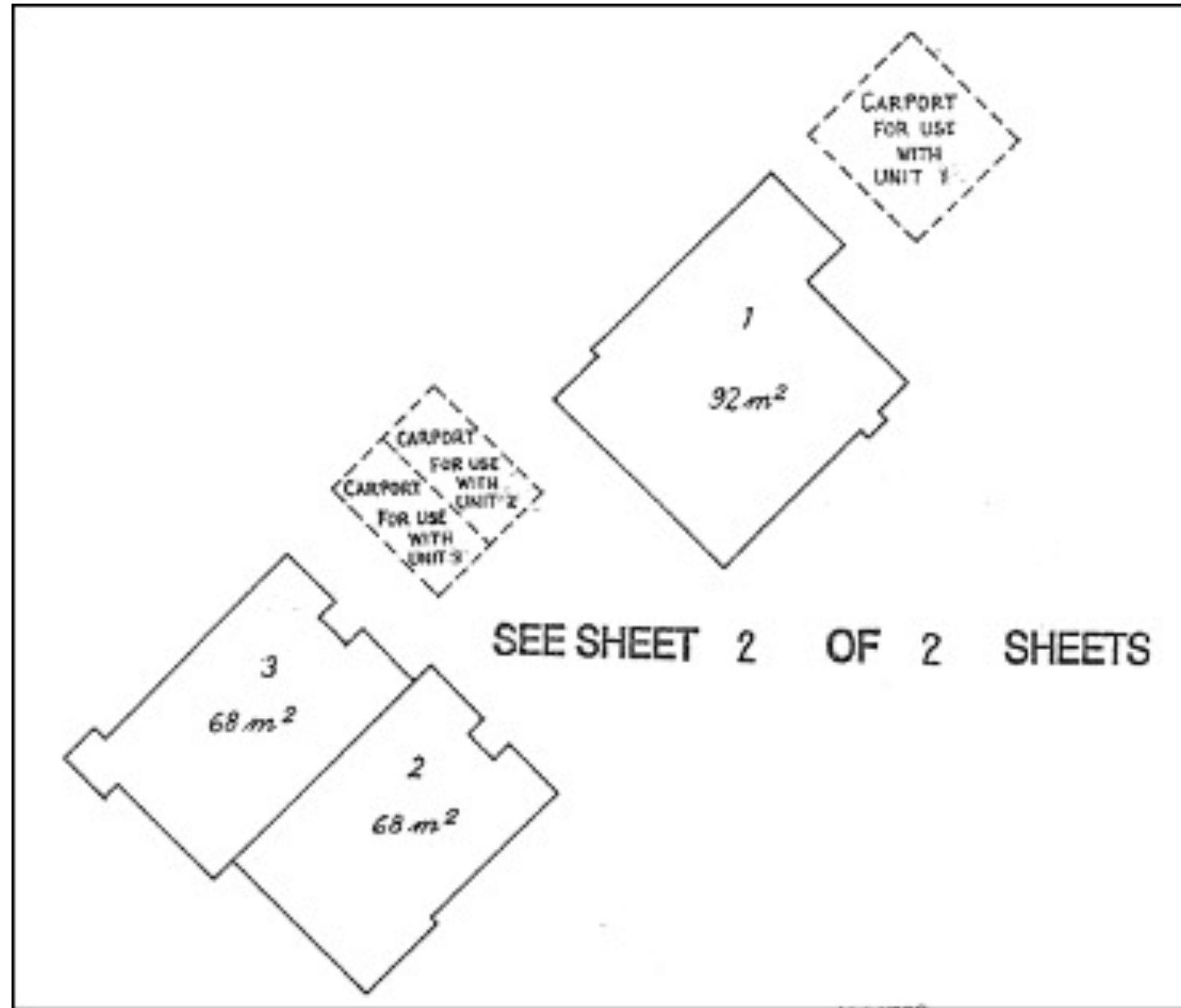
- Strata Plans
 - Pre 1985
 - Post 1985
- Survey-Strata Plans



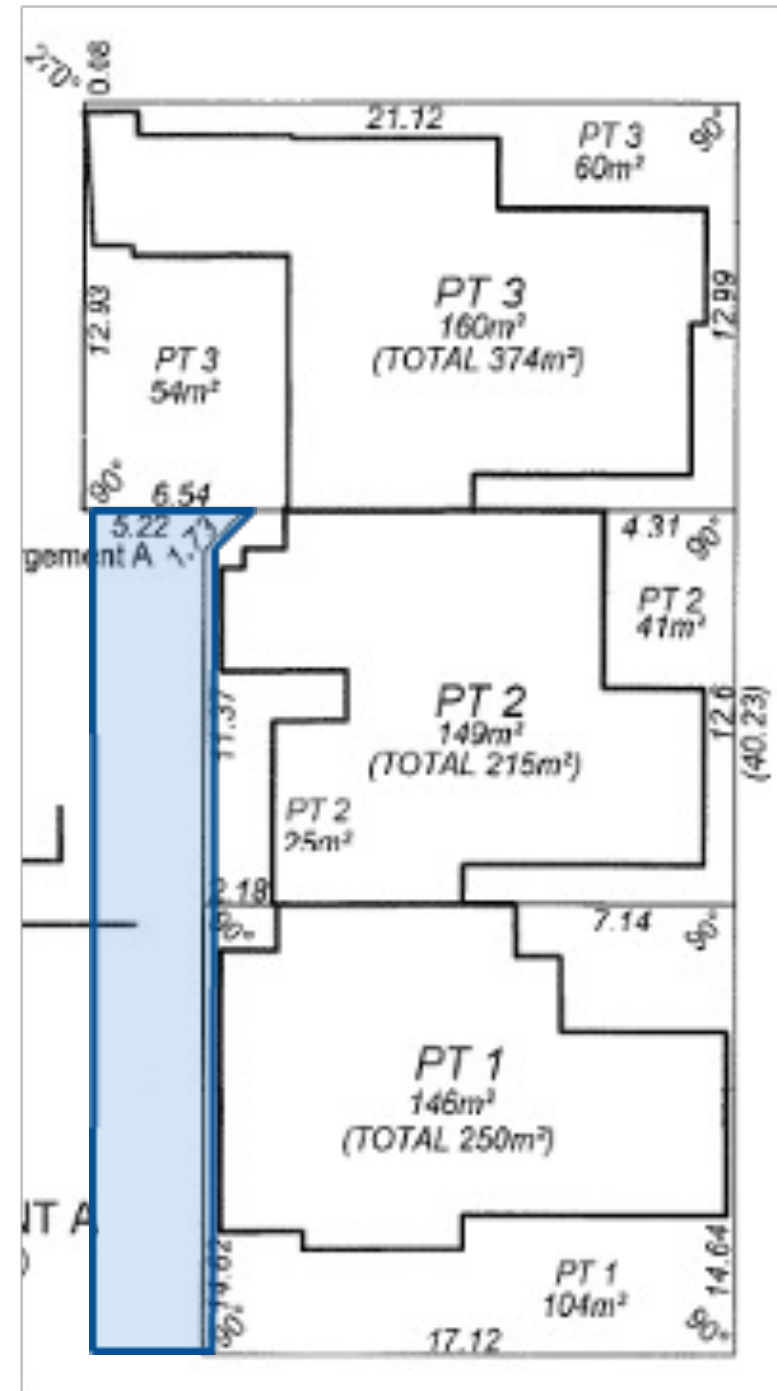
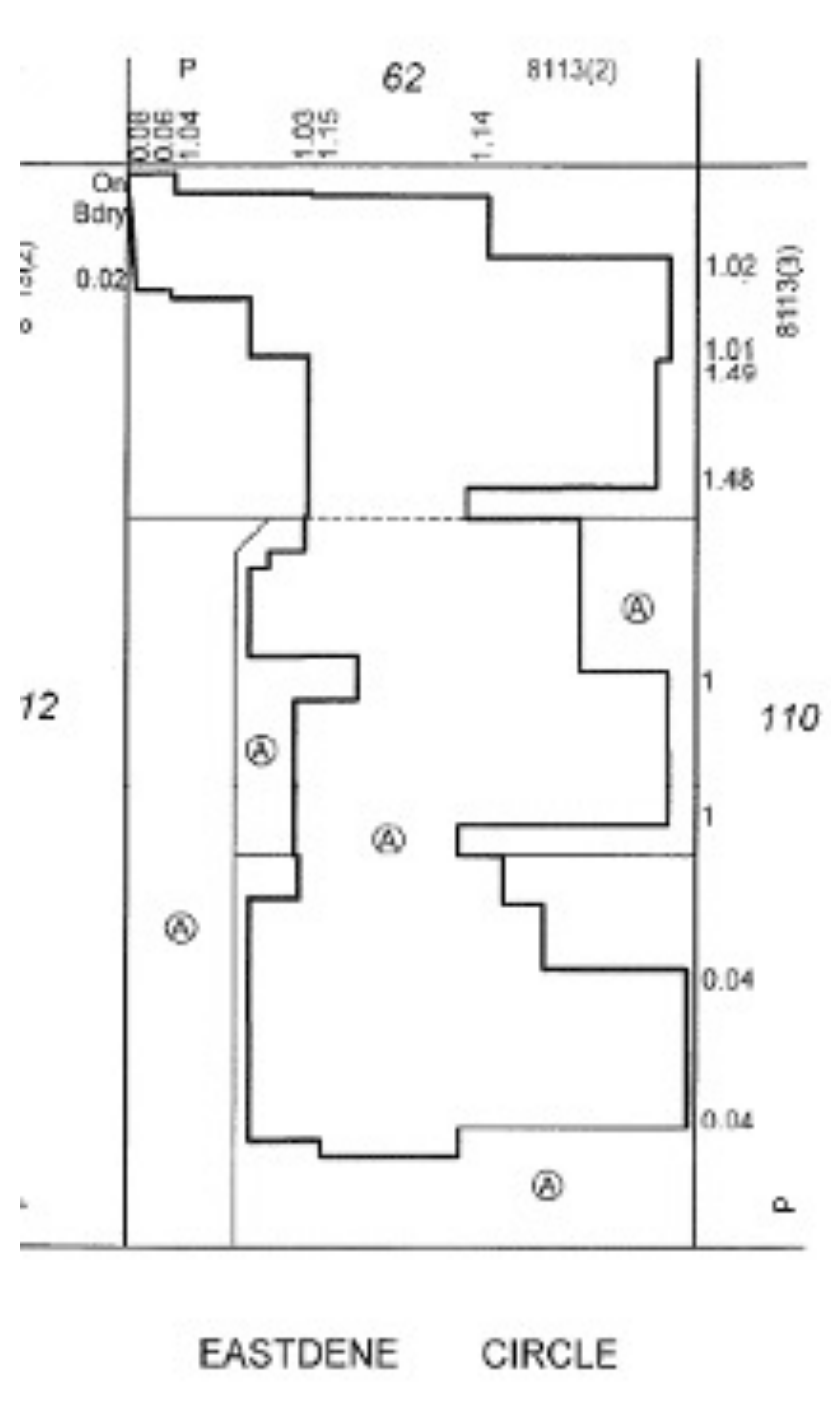
LookUpStrata

Pre 1985 Strata Plans:

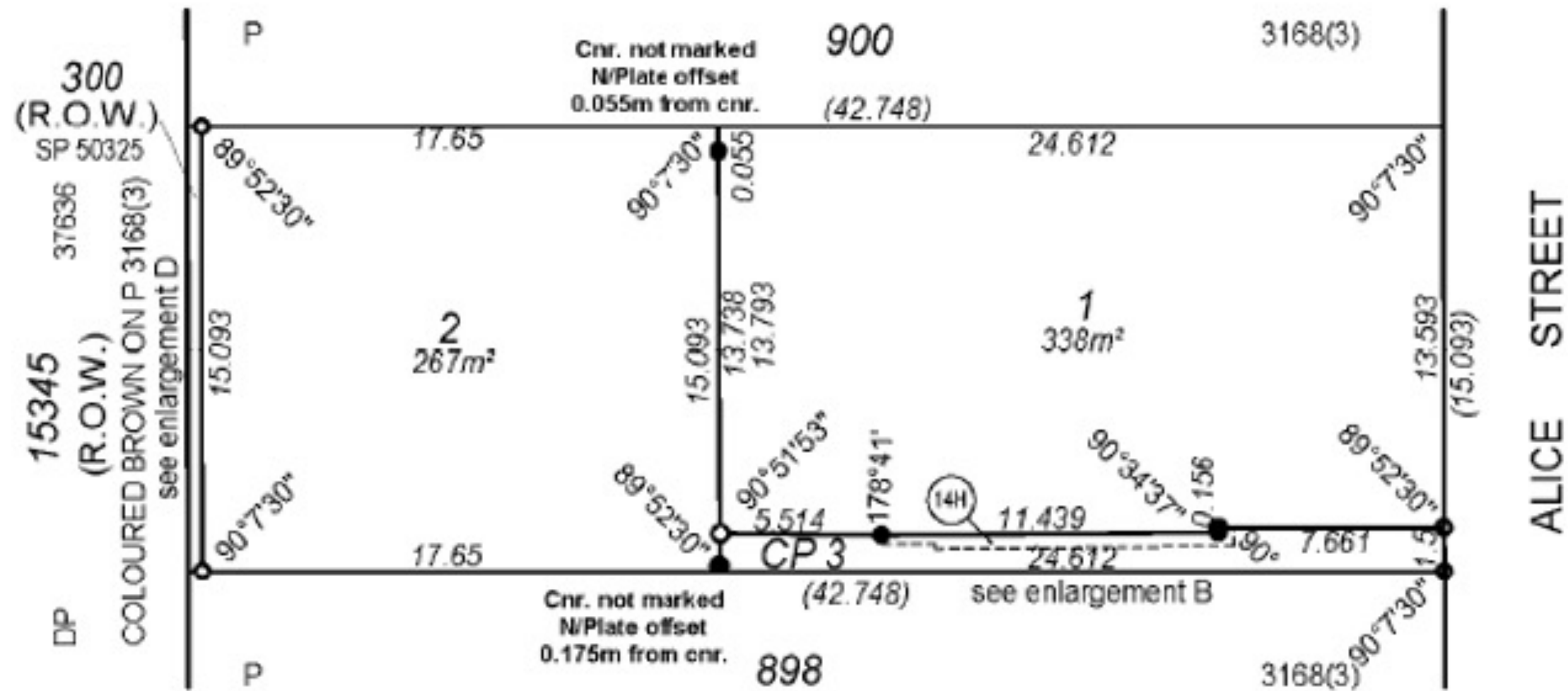
- Only show buildings, no land ownership (1966 STA)



Post 1985 Strata Plans show buildings and land ownership:



Survey-Strata Plans show Lots with no Buildings;
The Common Property is numbered



Terminology

Can be confusing?



LookUpStrata

Terminology

- Boundaries
- Location Plan
- Floor Plan
- Lots and Part Lots
- Unit Entitlement
- Encumbrances
- By-Laws / Management Statements



LookUpStrata

Strata Boundaries

They aren't all the same.

It's complicated.

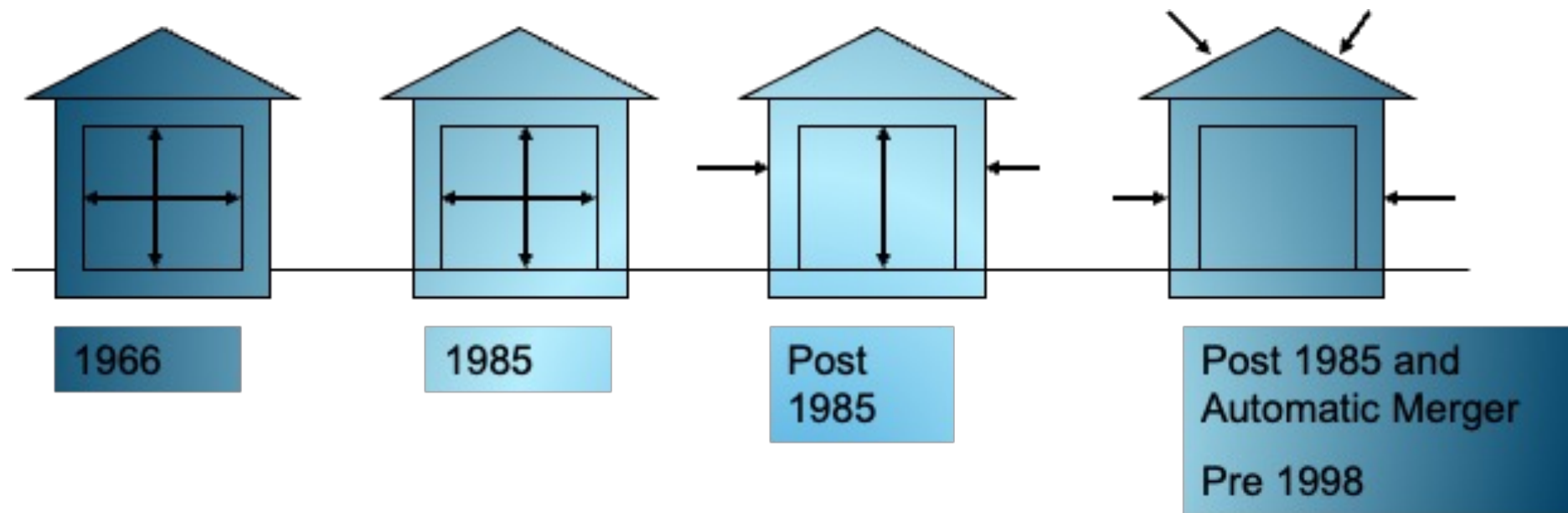
Maintenance issues.

Where is the Common Property?



LookUpStrata

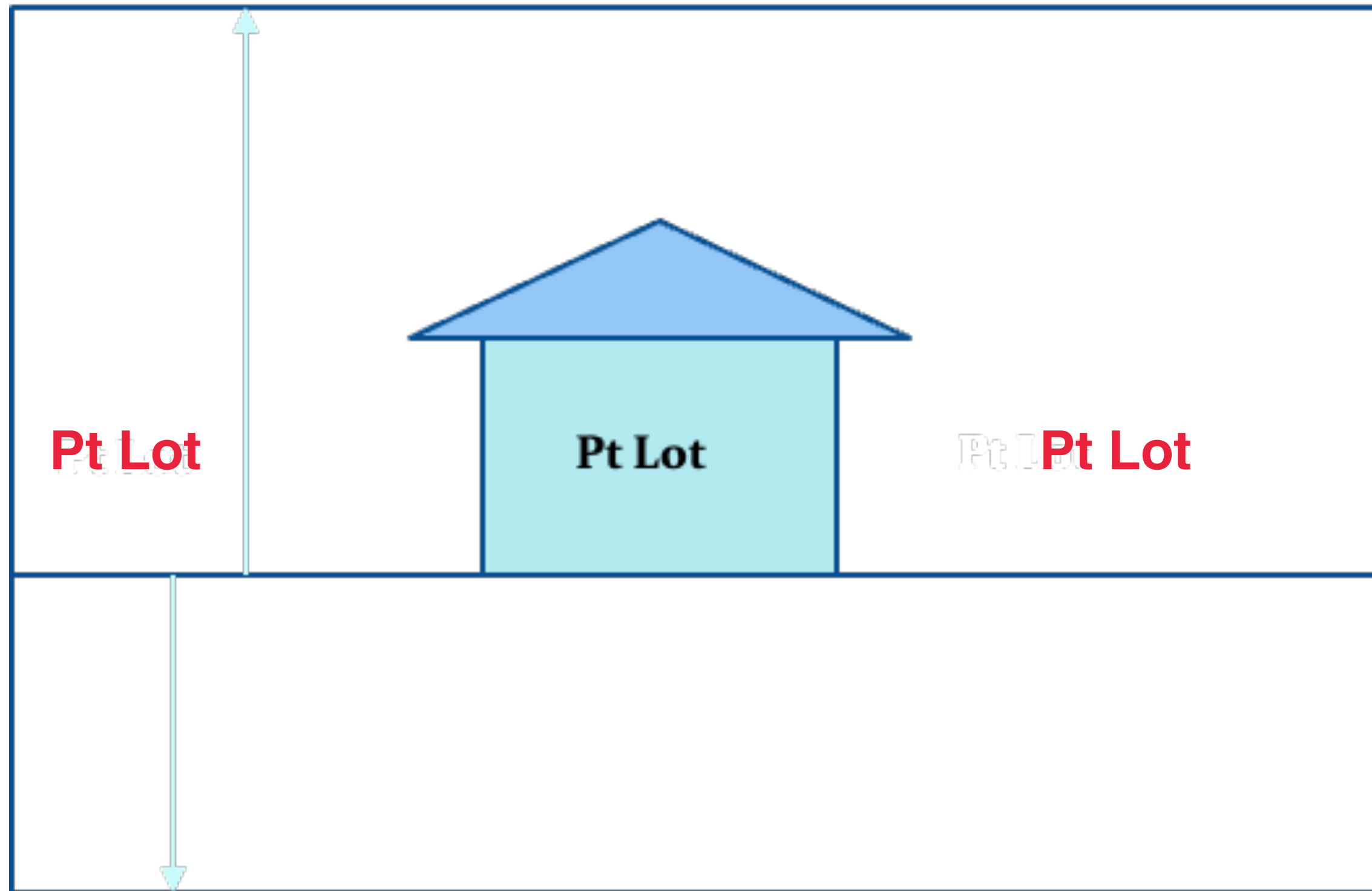
Boundaries



- Different wording defines the boundary.
- No blanket or absolute wording applies to them all.
- Automatic Merger may apply.



The land component of a “Part Lot” may have height and depth limits



Example of a Boundary Definition

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.

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

THE STRATUM OF THE PART LOTS EXTERNAL TO THE BUILDING (EXCLUDING BALCONY PART LOTS) EXTENDS BETWEEN 5 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE LEVEL OF THE LOWEST GROUND FLOOR OF THE BUILDING LOCATED ON THE RESPECTIVE LOTS EXCEPT WHERE COVERED.

ALL DIMENSIONS FROM BUILDINGS ARE FROM THE EXTERNAL FACE OF WALLS

ANGLES TO PART LOTS OUTSIDE OF THE BUILDINGS ARE 90° OR 135° UNLESS SHOWN OTHERWISE.



LookUpStrata

Location Plan

STRATA PLAN EXAMPLE 1.1 SHEET 1 OF 2 SHEETS		VER.	REVISION	AUTHOR/ISSUED	DATE
PLAN OF LOT 210 ON DP 31392		SEE SHEET 2 FOR EASEMENTS DIMENSIONS AND ENLARGEMENTS			
CERTIFICATE OF TITLE VOL. 1729 FOL. 484 LOCAL GOVERNMENT TOWN OF CAMBRIDGE INDEX PLAN BOOK (Z) 1120 FIELD BOOK SCALE 1:200 @ A3		30 P 1564 1.75 1.17 0.95 0.98		CADDY AVENUE	
NAME OF SCHEME 15 CADDY AVENUE WEST LEEDERVILLE		11 P 4413 (SF 43477)		SEE ENLGT. (X) SEE ENLGT. (Y)	
ADDRESS OF PARCEL 15 CADDY AVENUE WEST LEEDERVILLE N.W.A. 6007		100 D 51108		1.02 1.01 1.61 1.09	
MANAGEMENT STATEMENT YES <input type="radio"/> NO <input checked="" type="radio"/>		48281 14 D 5708		4 5 6 7	
LODGED DATE FEE PAID ADDRESS NO. FOR REGISTRATION OF TITLES	CERTIFIED CORRECT DOK FILE IN ORDER FOR DEALINGS SUBMIT TO FOR REGISTRATION OF TITLES	SURVEYORS CERTIFICATE - Reg 64 I hereby certify that this plan is accurate and is a correct representation of the: (a) survey and/or (b) conditions from measurements. (If used if applicable) undertaken for the purposes of this plan and that I am not aware of any other persons who have an interest in the land.			
REGISTERED		LOCATION PLAN SCALE: 1:200 @ A3 10 0 10 METRES			

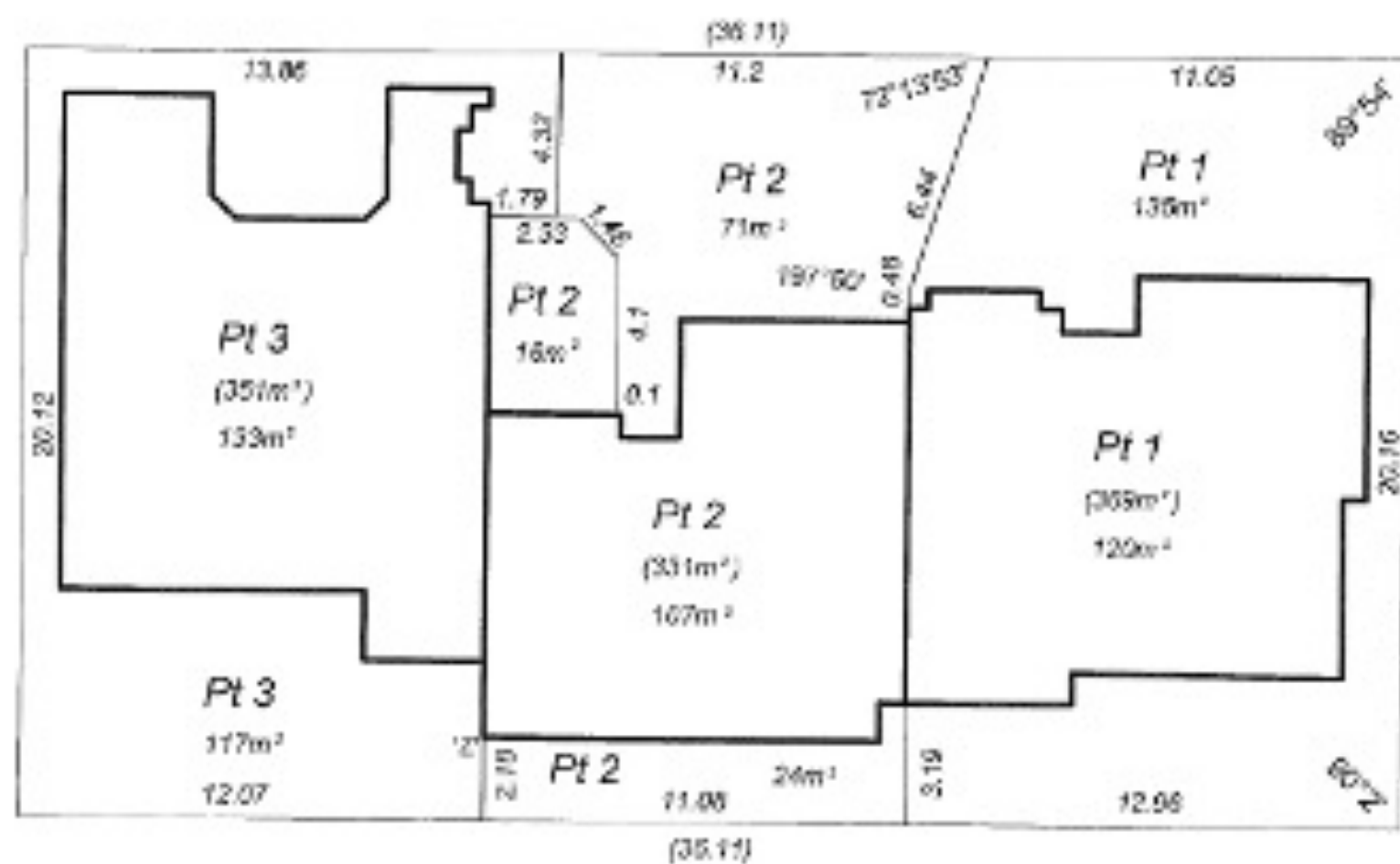
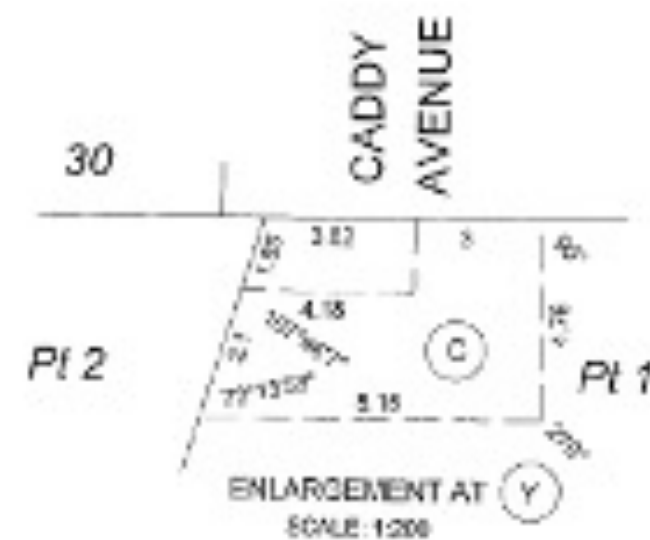
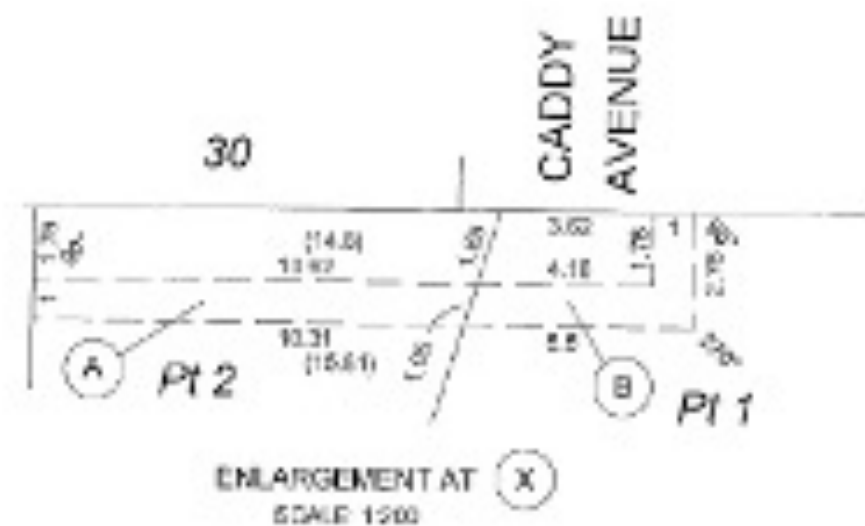
Floor Plan

- The Floor Plan shows what you own
- This may be shown as a Lot or Part Lot
- Total square metre area of ownership
- Boundary definition
- Newer strata plans may have height and depth limits
- Strata Plans show buildings
- Survey-Strata Plans only show the Lot boundary
- Restriction of Use (over 55 strata schemes)



STRATA PLAN
EXAMPLE 1.2

SHEET 2 OF 3 SHEETS



FOR OTHER PARTS OF LOTS 1, 2 & 3 SEE SHEET 3 OF 3 SHEETS

Z - DENOTES COMMON POINT OF
OVERLAY OF FLOOR PLANS

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 346 OF THE STRATA TITLES ACT 1985.

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

THE STRATUM OF THE PART LOTS EXTERNAL TO THE BUILDING (EXCLUDING BALCONY PART LOTS) EXTENDS BETWEEN 5 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE LEVEL OF THE LOWEST GROUND FLOOR OF THE BUILDING LOCATED ON THE RESPECTIVE LOTS EXCEPT WHERE COVERED.

ALL DIMENSIONS FROM BUILDINGS ARE FROM THE EXTERNAL FACE OF WALLS ANGLES TO PART LOTS OUTSIDE OF THE BUILDINGS ARE 90° OR 135° UNLESS SHOWN OTHERWISE.

Combined Location & Floor Plans

STRATA PLAN
EXAMPLE 5.1

SHEET 1 OF 2 SHEETS

PLAN OF
LOT 111 ON P 8113(2)

CERTIFICATE OF TITLE VOL. 1287 FOL. 427

LOCAL GOVERNMENT CITY OF STERLING

INDEX PLAN 8224 (2) 13.24

FIELD BOOK

SCALE 1:300 @ A3

NAME OF SCHEME
35 EASTDENE CIRCLE NOLLAMARA.

ADDRESS OF PARCEL
35 EASTDENE CIRCLE NOLLAMARA, 6061.

MANAGEMENT STATEMENT YES NO

LODGED DATE CERTIFIED CORRECT (SEE FILE)

IN ORDER FOR DEALINGS

SUBJECT TO


FOR REGISTRATION OF TILES DATE

REGISTERED APPLICATION DATE REGISTRATION OF TILES SEAL

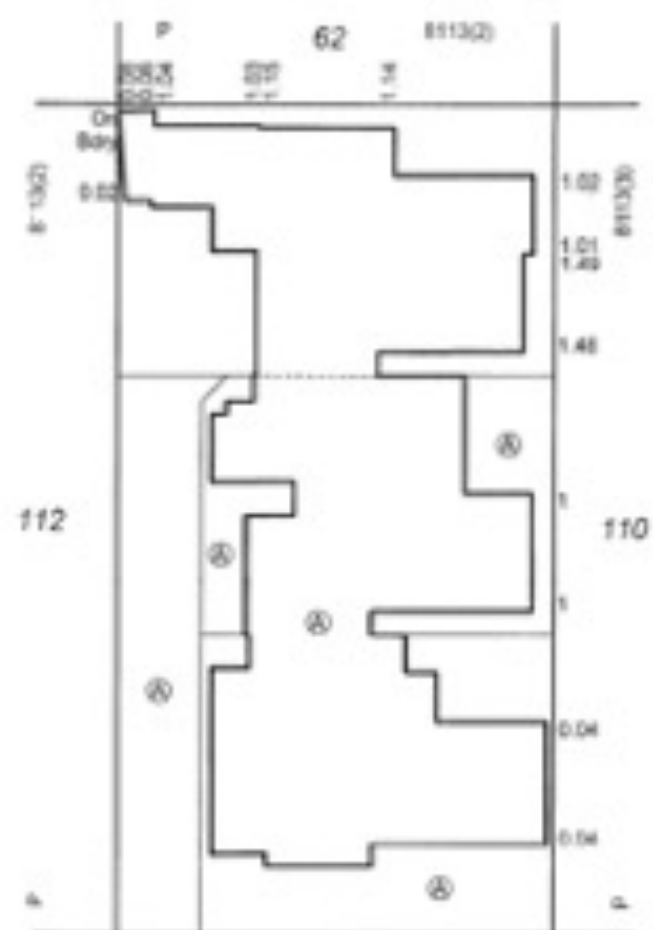
WESTERN AUSTRALIAN PLANNING COMMISSION

W.A.P.C. REF. Certificate of Approval of W.A.P.C. under Section 218(2) of State Titles Act 1985

Completed under S118 P & D Act 2005 DATE



NO.	AMENDMENT	AUTHORISED BY	DATE



LOCATION PLAN
(SCALE 1:300) @ A3

EASTDENE CIRCLE

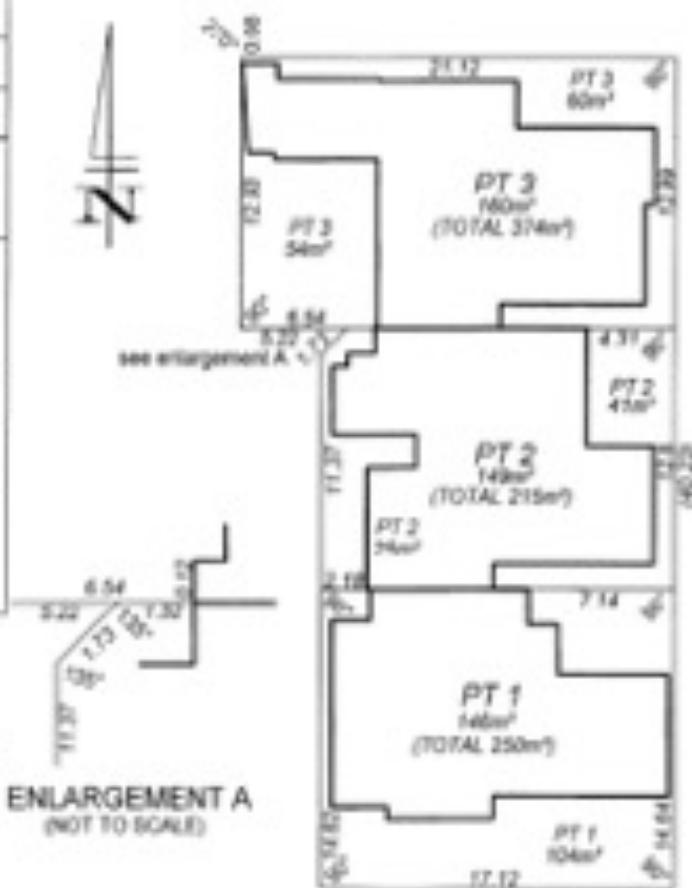
FORM 3

LOT No.	SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY - CURRENT CA OF TITLE	
	UNIT ENTITLEMENT	VOL.	FOL.	
1	30			
2	26			
3	44			
TOTAL		100		

DESCRIPTION OF PARCEL AND BUILDING
LOT 111 ON P 8113(2)
TWO SINGLE AND ONE DOUBLE STOREY RESIDENTIAL UNITS
CERTIFICATE OF LICENSED VALUE

1. Being a Licensed Value under the Land Valuers Licensing Act 1975 certifies that the unit entitlement of each lot (or this certificate including any common property lots), as stated in the schedule stands in relation to the appropriate unit entitlements of all lots delineated on the plan a proportion not greater than 1 per cent more or 1 per cent less than the proportion that the value of that lot is defined in section 14 (2a) of the State Titles Act 1985 of that lot bears to the aggregate value of all the lots delineated on the plan.

DATE _____ SIGNED _____



GROUND FLOOR PLAN
(SCALE 1:300) @ A3

ENLARGEMENT A
(NOT TO SCALE)

For other Parts of Lot 3 see Sheet 2 of 2 Sheets

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.

Where 2 lots have a common or party wall or have buildings on them which are joined, the centre plane of that wall, or the plane at which they are joined, is the boundary.

The stratum of the Part Lots, including the cubic 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 appurtenant to their corresponding Lot number, including where covered.

All distances are from the external surface of the wall, unless otherwise stated.

All angles are 90° except where noted.

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
⊕	MINERAL RESERVATION	SECTION 15 OF THE PUBLIC WORKS ACT		STRATA LOTS 1, 2 & COMMON PROPERTY		

SURVEYOR'S CERTIFICATE - Reg 5a

I hereby certify that this plan is accurate and complies with the provisions of the State Titles Act 1985 and the Survey Act 1985.

Ⓢ Surveyor
Ⓢ Licensed Surveyor

LICENSED SURVEYOR DATE

WARNING: CHECKING OR FOLDING WILL LEAD TO REJECTION

Unit Entitlement

Section 14 of the Strata Titles Act 1985 determines:

- The Voting Rights
- The undivided share of the Common Property
- The proportion of Strata Levies payable
- The unit entitlement values may be equal or unequal.
- CAPITAL VALUE -V - UNIMPROVED VALUE



LookUpStrata

Encumbrances

The strata plan may contain information regarding the use of the land within the strata scheme.

- Information on the service of notices
- The recording of a Management Statement
- Changes to the by-laws
- Other information



LookUpStrata

The Schedule of Encumbrances

FORM 8

Instrument			Regist'd	Signature of Registrar of Titles	Cancellation				
Nature	Number				Nature	Number	Regist'd	Time	Signature of Registrar of Titles
ANNEXURE "B" OF STRATA / SURVEY STRATA PLAN No. 48325					REGISTRAR OF TITLES				
SCHEDULE OF ENCUMBRANCES ETC.									
NOTIFICATION	H920933	Town Planning and Development Act 1928.	8.11.2001	<i>TS Roberts</i>					
NOTIFICATION	H930727	Contains factors affecting the within land.	19.11.2001	<i>TS Roberts</i>					
STATEMENT	J522561	Management statement.	24.11.2005	<i>TS Roberts</i>					



LookUpStrata

By-laws & Management Statements

What am I allowed to do?

How should I conduct myself?

All Strata Plans are regulated by “By-Laws”.



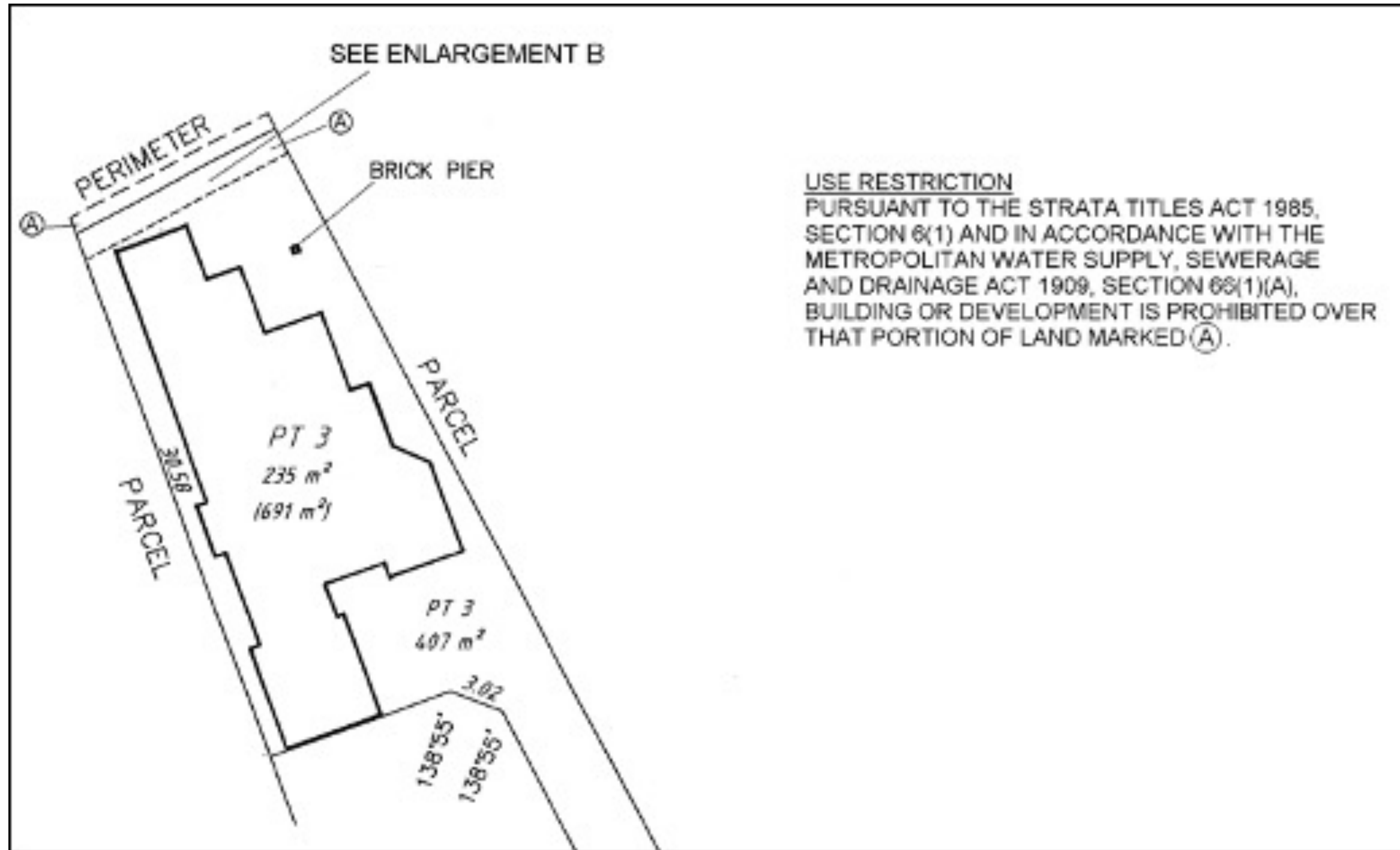
LookUpStrata

Restrictions – Now Section 21

- Over 55 years of age and or retired.
- Short stay accommodation.
- Restriction of height and or depth.
- Particular use of the lot - commercial facility.
- Building restriction.

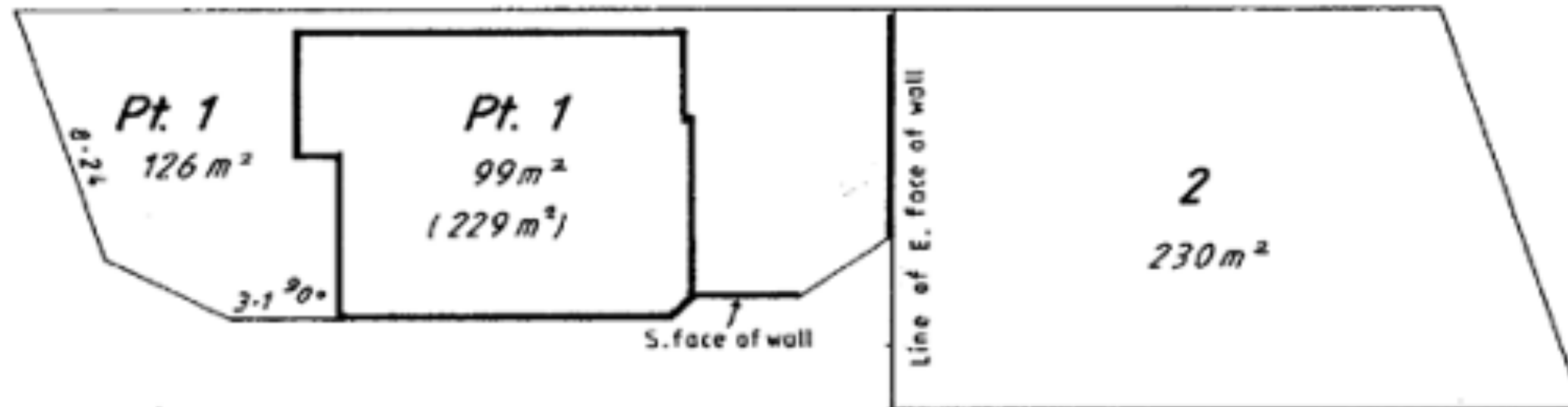


Building Restriction



Building Restriction

CONSTRUCTION OF BUILDING OVER LOT 2 IS RESTRICTED PURSUANT TO THE STRATA TITLES ACT 1985 (AS AMENDED) SECT. 6 (1) TO A SINGLE BEDROOM DWELLING.



Age Restriction

RELATING TO AGE

THE USE TO WHICH LOTS 1-16 ON THIS STRATA PLAN MAY BE PUT IS RESTRICTED PURSUANT TO SECTION 6A OF THE STRATA TITLES ACT 1985 (AS AMENDED) TO USE AS A RESIDENCE BY PERSONS WHO

- (a) HAVE ATTAINED THE AGE OF 55 YEARS OR
- (b) RETIRED FROM FULL-TIME EMPLOYMENT, AND IS DEEMED TO INCLUDE A PERSON WHO IS OR WAS THE SPOUSE OF SUCH A PERSON.

Short Stay

SEE APPLICATION K 238256

USE RESTRICTION NOTATION

PURSUANT TO SECTION 6(1) OF THE STRATA
TITLE ACT 1985, LOTS 71-96 ARE SHORT
STAY HOLIDAY ACCOMMODATION LOTS.

"NO PERSON SHALL OCCUPY ANY SHORT
STAY HOLIDAY ACCOMMODATION UNIT
FOR MORE THAN A TOTAL OF 3 MONTHS IN
ANY ONE 12 MONTH PERIOD, OR FOR ANY
RESIDENTIAL PURPOSES".

REGISTERED 6.9.2007