

Strata Title Applications



May 2018

What is a Strata Title?

A strata title is a means of dividing up a property title to allow for multiple ownership.

The Local Authority, in this instance the Shire of Augusta Margaret River, only forms a part of the approval process for having a Strata Plan lodged with Landgate for their endorsement and issue of the Strata Titles.

A property owner seeking to strata title a property would need to determine if a property meets all requirements to allow it to be strata titled. If so a Licenced Land Surveyor would need to assist with the preparation of the Strata Title documents.

There are two main types of Strata Title, these being;

Built Strata Title:

Generally this type of strata title is relevant to a building/s on a lot/s. The Strata Plan demonstrates the area of the building/s (i.e. square meters). The Shire of Augusta Margaret River Building Service deals with these types of Strata Title Applications.

Survey Strata Title:

This type of strata would normally be relevant to the land only, as such a building need not be on the land. A building may be on the land however, the building if shown on the Survey Strata Plan would not generally include the floor area of the buildings. The Shire of Augusta Margaret River Statutory Planning Service deals with Survey Strata Title Applications as a separate process.

The Shires Statutory Planning Services may be contacted on 9780 5265

What required to obtain a built strata title?

A building approval certificate strata (BA15) can be used to obtain strata titles from landgate. It cannot be used to certify compliance of works carried out without a building permit.

Applications must be accompanied by;

1. A certificate of building compliance (BA18) signed by an independent building surveyor;
2. Evidence of any prescribed authorities' approval;
3. Evidence of any prescribed notifications given;
4. Appropriate consent forms or court orders where work encroaches onto or adversely affects other land;
5. Appropriate survey diagram identifying proposed lots; and
6. Payment of the prescribed fee.

For further information or to clarify any of the above please contact
Building Services on 9780 5228.

STRATA TITLE APPLICATIONS