

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 City of Kwinana, 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. Licenced Land Surveyors can be found in the phone book (yellow pages).

Prior to commencing the strata process the City recommends that the property owner establishes that all existing buildings and alterations are authorised and any required occupancy approval for existing occupied buildings has been issued. If approvals do not exist then retrospective applications for approval will need to be applied for and issued before the strata approval process can proceed.

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 City of Kwinana's 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 City of Kwinana's Statutory Planning Service deals with Survey Strata Title Applications as a separate process.

The City's Statutory Planning Team may be contacted on 9439 0212.

Effect of unauthorised works or no occupancy permit

Should a proposed strata property be found to include unauthorised building works or an occupancy approval (Class 2-9 buildings) has never been issued by the City then separate occupancy and building approval certificate applications will need to be submitted and approved prior to the City being able to approve the strata application.

An owner may request copies of previous approvals issued by the City to confirm if the correct approvals are in place.

Fees and Charges

All fees are payable at time of submitting the application for Strata Title. Visit the City of Kwinana website for applicable fees.