

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2873

382

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT OF 1985

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 8 ON STRATA PLAN 66636

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

(T O624123) REGISTERED 27/1/2021

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.
2. L898937 MEMORIAL. CONTAMINATED SITES ACT 2003 REGISTERED 2/4/2012.
3. O624124 MORTGAGE TO MACQUARIE BANK LTD REGISTERED 27/1/2021.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:

SP66636

PREVIOUS TITLE:

2832-974

PROPERTY STREET ADDRESS:

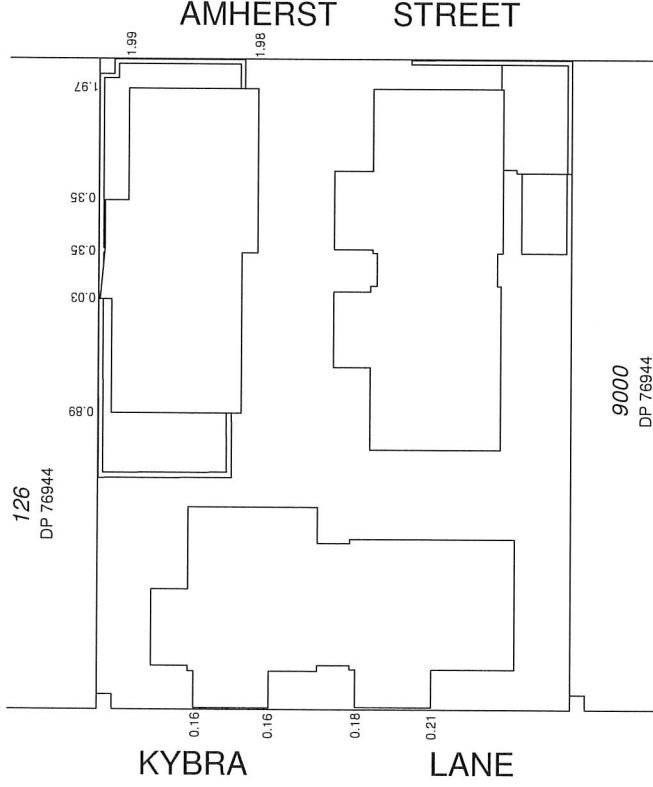
UNIT 8 17 AMHERST ST, FREMANTLE.

LOCAL GOVERNMENT AUTHORITY:

CITY OF FREMANTLE

STRATA PLAN		INTERESTS AND NOTIFICATIONS					VERSION	AMENDMENT	AUTHORISED BY	DATE
66636 SHEET 1 OF 4 SHEETS		SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS		
PLAN OF LOT 127 ON DP 76944										
CERTIFICATE OF TITLE VOL 2832 - FOL 974 LOCAL GOVERNMENT CITY OF FREMANTLE INDEX PLAN SEE SMARTPLAN FIELD BOOK 131001 SCALE @ A3 1:300										
NAME OF SCHEME 17 AMHERST STREET FREMANTLE WA										
ADDRESS OF PARCEL 17 AMHERST STREET FREMANTLE WA 6160										
MANAGEMENT STATEMENT YES ☒ NO ☐										
LOGGED DATE 4 6 2015 FEE PAID \$1030.00 ASSESS NO. 17452712	EXAMINED: N. Abdullah 10.06.2015 IN ORDER FOR DEALINGS SUBJECT TO Lodgment of Management Statement. FOR REGISTER OF TITLES 10.06.2015 DATE									
APPLICATION 10.6.2015 DATE		FORM 28 W.A.P.C. REF: Strata Titles Act 1985 Sections 25 (1), 25 (4) CERTIFICATE OF REGISTRATION OF 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 / Part of re-subdivision / Plan of consolidation submitted on and relating to the property described herein.								
 Landgate Western Australian Land Information Authority										

AMHERST STREET



KYBRA LANE

9000
DP 76944

126
DP 76944

1.99
1.98
0.16
0.16
0.18
0.21

68'0"
96'0"
96'0"
60'0"

PLAN APPROVED

10.06.2015
Nigel J Simpson is a duly qualified and licensed Surveyor under the Survey Act 1985.

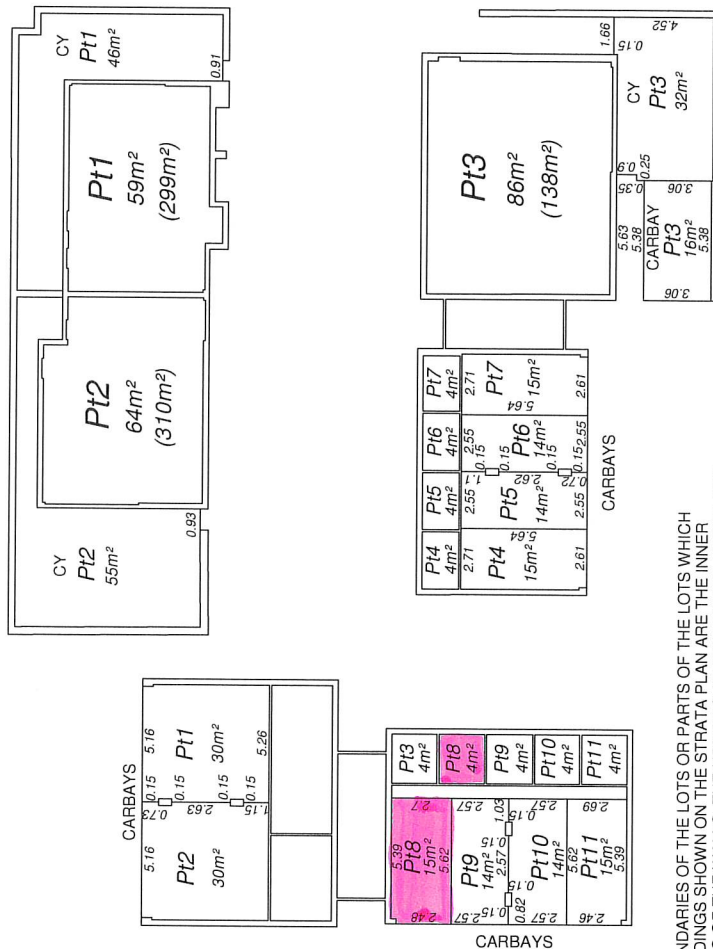
LOCATION PLAN

SCALE @ A3 1:300

**HELD BY LANDGATE
IN DIGITAL FORM ONLY.**
STRATA PLAN

SURVEYORS CERTIFICATE - Reg 54
I, NIGEL J SIMPSON
 hereby certify that this plan is accurate and is a correct
 representation of the land and the survey and / or
 calculations from measurements
 recorded in the field records,
 undertaken for the purposes of this plan and that it complies
 with the relevant written law(s) in relation to which it is lodged.
 Nigel Simpson
 2015.06.03 09:27:08 +0830
 Date
 Licensed Surveyor

CY DENOTES COURTYARD



THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE COURTYARDS EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE PROLONGATION OF THE UNDERSIDE OF THE CEILING OF THEIR RESPECTIVE ADJOINING PART LOT, EXCEPT WHERE COVERED.

THE VERTICAL BOUNDARIES OF THE COURTYARDS ARE FROM THE EXTERNAL SURFACE OF THE BUILDING TO THE INSIDE SURFACE OF THE PATIO/COURTYARD WALLS, UNLESS SHOWN OTHERWISE.

THE STRATUM OF THE CARBAYS EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDERSIDE OF THEIR CEILING

ALL PILLARS/COLUMNS AND WALLS EXTERNAL TO THE BUILDINGS ARE COMMON PROPERTY
ALL SERVICE DUCTS, PIPES AND OTHER SERVICE FIXTURES ATTACHED TO THE BUILDING ARE COMMON PROPERTY
ALL ANGLES ARE 90° UNLESS SHOWN OTHERWISE.
ALL DISTANCES ARE FROM PARCEL BOUNDARIES OR EXTERNAL FACES OF WALLS, UNLESS SHOWN OTHERWISE.

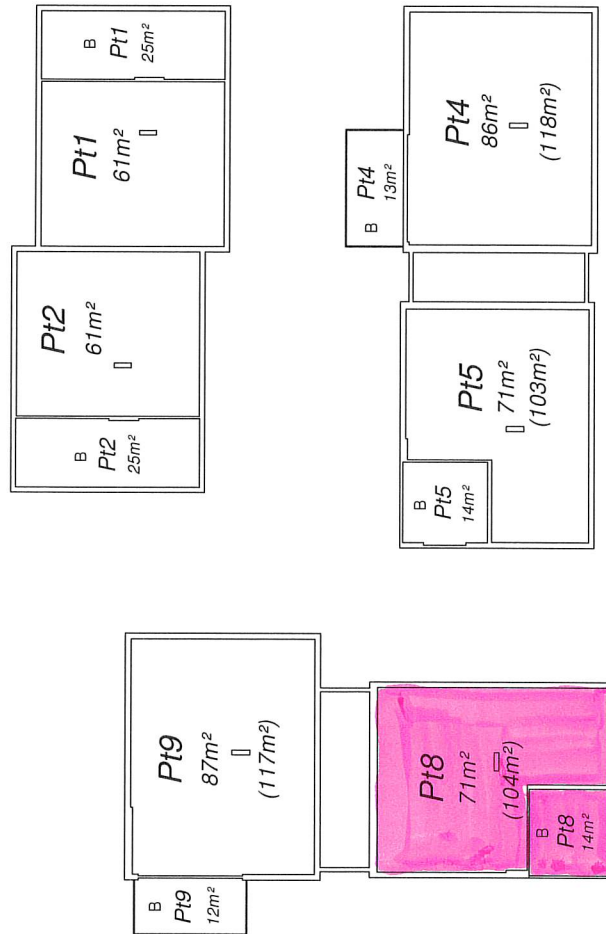


STRATA PLAN

666336

SHEET 3 OF 4 SHEETS

B DENOTES BALCONY



THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS. THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE BALCONYS EXTENDS

FROM THE UPPER SURFACE OF THEIR FLOOR TO THE PROLONGATION OF THE UNDERSIDE OF THE CEILING OF THEIR RESPECTIVE ADJOINING PART LOT, EXCEPT WHERE COVERED.

THE VERTICAL BOUNDARIES OF THE BALCONYS ARE FROM THE EXTERNAL SURFACE OF THE BUILDING TO THE INSIDE SURFACE OF THE BALCONY WALLS, UNLESS SHOWN OTHERWISE.

ALL PILLARS/COLUMNS AND WALLS EXTERNAL TO THE BUILDINGS ARE COMMON PROPERTY

ALL SERVICE DUCTS, PIPES AND OTHER SERVICE FIXTURES ATTACHED TO THE BUILDING ARE COMMON PROPERTY

ALL DISTANCES ARE FROM PARCEL BOUNDARIES OR EXTERNAL FACES OF WALLS, UNLESS SHOWN OTHERWISE.



FIRST FLOOR PLAN



SCALE @ A3 1:200

GUIDICE SURVEYS
LICENSED LAND SURVEYORS

Nigel Simpson
2015.06.03

08:27:52 +0800

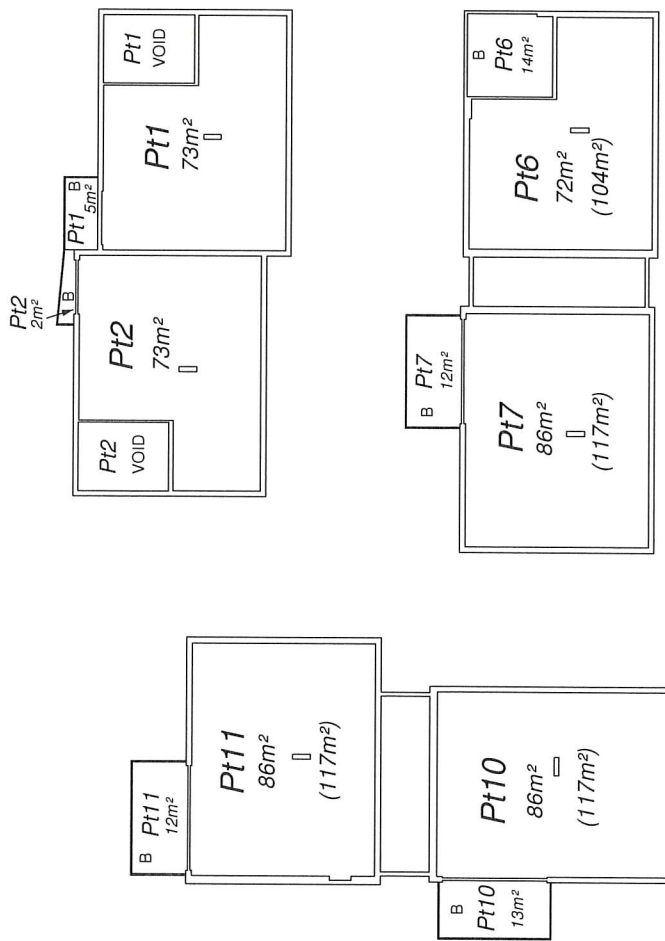
Date
lot127 STRATA-PLAN-final - S 3

STRATA PLAN

666336

SHEET 4 OF 4 SHEETS

B DENOTES BALCONY



THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE BALCONYS EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE PROLONGATION OF THE UNDERSIDE OF THE CEILING OF THEIR RESPECTIVE ADJOINING PART LOT, EXCEPT WHERE COVERED.

THE VERTICAL BOUNDARIES OF THE BALCONYS ARE FROM THE EXTERNAL SURFACE OF THE BUILDING TO THE INSIDE SURFACE OF THE BALCONY WALLS, UNLESS SHOWN OTHERWISE.

ALL PILLARS/COLUMNS AND WALLS EXTERNAL TO THE BUILDINGS ARE COMMON PROPERTY

ALL SERVICE DUCTS, PIPES AND OTHER SERVICE FIXTURES ATTACHED TO THE BUILDING ARE COMMON PROPERTY

ALL DISTANCES ARE FROM PARCEL BOUNDARIES OR EXTERNAL FACES OF WALLS, UNLESS SHOWN OTHERWISE.



SECOND FLOOR PLAN



SCALE @ A3 1:200

GUIDICE SURVEYS
LICENSED LAND SURVEYORS
Nigel Simpson
2015.06.03
08:28:17 +08'00'
Licensed Surveyor Date
lot127-STRATA-PLAN-final - S 4

FORM 3

STRATA PLAN No.				66636			
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	134	2873	- 375				
2	134	2873	- 376				
3	85	2873	- 377				
4	85	2873	- 378				
5	72	2873	- 379				
6	73	2873	- 380				
7	86	2873	- 381				
8	72	2873	- 382				
9	85	2873	- 383				
10	87	2873	- 384				
11	87	2873	- 385				
				Aggregate	1,000		

DESCRIPTION OF PARCEL AND BUILDING

ELEVEN APARTMENT DWELLINGS IN A MULTIPLE-STOREY DEVELOPMENT
UPON LOT 127 ON DEPOSITED PLAN 76944
ADDRESS OF PARCEL: 17 AMHERST STREET, FREMANTLE WA 6160

**CERTIFICATE OF LICENSED VALUER
STRATA**

I, **Bradley J Dawson**, 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.

24-Mar-2015

Date



Digitally signed by
Brad Dawson
Date: 2015.03.24
17:39:28 +08'00'
Signed

Strata Titles Act 1985

Sections 5B(1), 8A, 22(1)

66636

ELEVEN APARTMENT DWELLINGS SITUATED ON LOT 127 ON DEPOSITED PLAN 76944
ADDRESS: 17 AMHERST STREET, FREMANTLE WA 6160

NIGEL J SIMPSON

I,, being a licensed surveyor registered under the *Licensed Surveyors Act 1909* certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"): —

- (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; or
- *~~(c) in a case where a part of a wall or building, or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel —~~
- ~~(i) all lots shown on the plan are within the external surface boundaries of the parcel;~~
- ~~(ii) the plan clearly indicates the existence of the encroachment and its nature and extent; and~~
- ~~(iii) where the encroachment is not on to a public road, street or way, that an appropriate easement has been granted and will be lodged with the Registrar of Titles to enable it to be registered as an appurtenance of the parcel; and~~
- *(d) ~~if the plan is a plan of re-subdivision, it complies with Schedule 1 by law(s) no(s)~~
~~on Strata Plan No. registered in respect of (name of scheme) or~~
~~sufficiently complies with that/those by law(s) in a way that is allowed by~~
~~regulation 36 of the Strata Titles General Regulations 1996.~~

Nigel Simpson

2015.03.09 16:17:51 +08'00'

Licensed Surveyor

Date _____

*Delete if inapplicable

Occupancy Permit - Strata

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

OFFICE USE ONLY Permit number
OPS0007/15

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

Certificate of title	Volume 2832	Folio 974
Lot on survey	127	
Strata plan number	66636	
Property street address (unit no, level, street number, lot number, street name, suburb, postcode)	Lot 127 DP 76944 17 Amherst Street FREMANTLE WA 6160	
Description of building	Eleven Apartment Dwellings	
Main BCA class of the building	Classes 1a, 2 and 10	
Use(s) of building	Apartment dwellings	

2. Permit details

This occupancy permit is for whole of building or part of building

Western Australian Planning Commission approval required - Yes

All requirements including those for encroachments under section 76 of the *Building Act 2011*, those covered in the certificate of building compliance, have been met to the satisfaction of the authority.

This occupancy permit is for the purpose of lodging a strata plan for registration or to re-subdivide under the *Strata Titles Act 1985*.

Issuing officer Name Ian Townson Title Principal Building Surveyor

Signature



Date 1 June 2015

Permit authority City of Fremantle

City of Fremantle
Occupancy Permit
Strata
OPS0007/15
1/06/2015

FORM 26

WAPC Ref.

STRATA PLAN NO 66636

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
..... 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 127 on DEPOSITED PLAN 76944
Location 17 AMHERST STREET
.....
Locality FREMANTLE WA 6160
.....
Local Government CITY OF FREMANTLE

Lodged by: GIUDICE SURVEYS

Date:

.....

pp For Chairman, Western Australian
Planning Commission

12/3/15
Date

(*To be deleted as appropriate.)

[illegible]

OFFICE USE ONLY

ANNEXURE D

STATA

66636

BRoberts



REGISTRAR OF TITLES

[illegible]

Strata Plan 66636

Lot	Certificate of Title	Lot Status	Part Lot
1	2873/375	Registered	
2	2873/376	Registered	
3	2873/377	Registered	
4	2873/378	Registered	
5	2873/379	Registered	
6	2873/380	Registered	
7	2873/381	Registered	
8	2873/382	Registered	
9	2873/383	Registered	
10	2873/384	Registered	
11	2873/385	Registered	

INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet Form B1, should be used with appropriate headings. The boxed sections should only contain the words "see page....."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated. If this document relates to only part of the land comprised in the Certificate of Title further narrative or graphic description may be necessary. The volume and folio number to be stated.
2. **REGISTERED PROPRIETOR**
State full name and address of the Registered Proprietors as shown on the Certificate of Title and the address / addresses to which future notices can be sent.
3. **INFORMATION CONCERNING SITE CLASSIFICATION**
Include information concerning site classification as either: contaminated - restricted use, contamination - remediation required, remediated for restricted use or possibly contaminated - investigation required.
4. **CHIEF EXECUTIVE OFFICER'S ATTESTATION**
This document must be signed by or on behalf of the Chief Executive Officer, Department of Environment and Conservation under Section 91 of Contaminated Sites Act 2003. An Adult Person should witness this signature. The address and occupation of the witness must be stated.

EXAMINED



MEMORIAL CONTAMINATED SITES ACT 2003

LODGED BY

Department of Environment and Conservation

ADDRESS

Level 4, 168 St Georges Terrace
Perth, WA 6000

PHONE No. 1300 762 982

FAX No. (08) 9333 7575

REFERENCE No. 8373

ISSUING BOX No. 888V

PREPARED BY

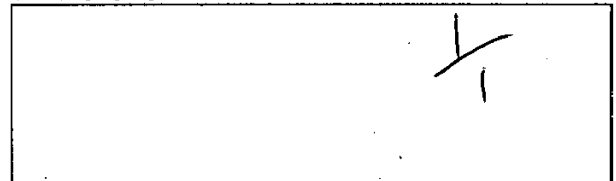
Contaminated Sites Branch
Department of Environment and Conservation

ADDRESS

Level 4, 168 St Georges Terrace
Perth, WA 6000

PHONE No. 1300 762 982 FAX No. (08) 9333 7575

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER
THAN LODGING PARTY



TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. _____	Received Items Nos. <u>0</u> Receiving Clerk <u>[Signature]</u>
2. _____	
3. _____	
4. _____	
5. _____	
6. _____	

Lodged pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.



APPROVAL NUMBER

DEPARTMENT OF ENVIRONMENT AND
CONSERVATION

Client ID 699

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED**MEMORIAL****CONTAMINATED SITES ACT 2003****SECTION 58(1) (a) (i) (I) (II) (III) (IV)****DESCRIPTION OF LAND (Note 1)**

LOT 1354 ON DEPOSITED PLAN 37671

EXTENT

Whole

VOLUME

2582

FOLIO

889

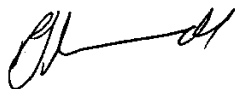
REGISTERED PROPRIETOR (Note 2)WESTERN AUSTRALIAN LAND AUTHORITY
OF LEVEL 3, 40 THE ESPLANADE, PERTH**INFORMATION CONCERNING SITE CLASSIFICATION (Note 3)**

Under the Contaminated Sites Act 2003, this site has been classified as "remediated for restricted use". For further information on the contamination status of this site, please contact the Contaminated Sites Branch of the Department of Environment & Conservation.

Dated this Twenty-eighth

day of March

Year 2012

CHIEF EXECUTIVE OFFICER'S ATTESTATION (Note 4)**Paul Newell**
A/SECTION MANAGER.DELEGATE OF THE CHIEF EXECUTIVE OFFICER
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
UNDER SECTION 91 OF THE
CONTAMINATED SITES ACT 2003**SIGNATURE OF WITNESS**FULL NAME: Christopher Chau
ADDRESS: 168 St Georges Tce PERTH WA 6000
OCCUPATION: Data Management Officer