

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

2019

Folio

297

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 27587

TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

(T N423447) REGISTERED 1/9/2016

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. N423448 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 1/9/2016.

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:	SP27587
PREVIOUS TITLE:	SP27587
PROPERTY STREET ADDRESS:	UNIT 8 93 STIRLING HWY, NEDLANDS.
LOCAL GOVERNMENT AUTHORITY:	CITY OF NEDLANDS

PLAN OF PORTION OF SWAN LOCATION 689 AND BEING LOT 305 ON
PLAN 3492 (2)

CERTIFICATE OF TITLE VOLUME 1613 FOLIO 586

LOCAL AUTHORITY CITY OF NEDLANDS

LOCALITY NEDLANDS INDEX PLAN PERTH 2000 10 22

NAME OF BUILDING BELLARANGA

NAME OF BODY CORPORATE
(IF STRATA PLAN OF SUBDIVISION
OR CONSOLIDATION)

ADDRESS FOR SERVING OF 93 STIRLING HIGHWAY

NOTICES ON COMPANY NEDLANDS WA 6009

PURPOSE

STRATA PLAN **27587**

OFFICE USE ONLY

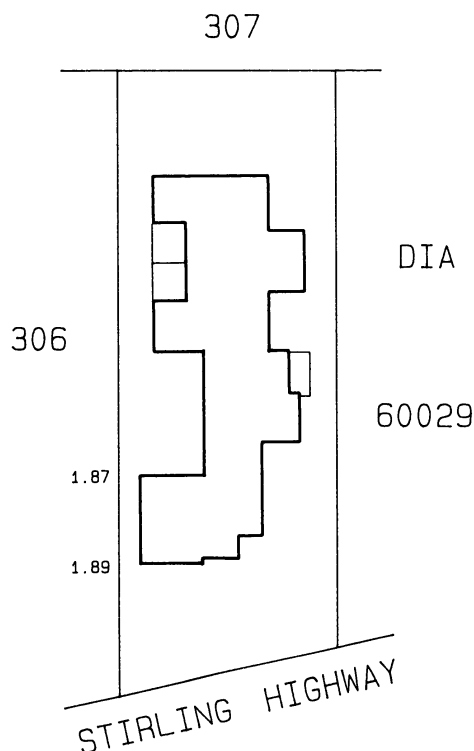
LODGED 11-10-94 69442

EXAMINED 4-11-94 4

REGISTERED 7-11-94 App. F 722777



REGISTRAR OF TITLES

HELD BY LANDGATE
IN DIGITAL FORM ONLY.

Scale 1 : 500



SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
		CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	127	2019-290	
2	123	2019-291	
3	125	2019-292	
4	125	2019-293	
5	127	2019-294	
6	123	2019-295	
7	125	2019-296	
8	125	2019-297	
AGGREGATE	1000		

CERTIFICATE OF LICENSED VALUER

I, DONALD V. EFTOS, being a Licensed Valuer licensed under the Land Valuers Licensing Act 1978 do hereby certify that the unit entitlement of each Lot, as stated in the schedule bears in relation to the aggregate unit entitlement of all Lots delineated on the strata plan a proportion not greater than 5 per cent more or 5 per cent less than the proportion that the capital value of that Lot bears to the aggregate capital value of all the Lots delineated on the plan.

7.10.94

9 August 1993
Date

Signed



STRATA PLAN No. 27587

DESCRIPTION OF PARCEL AND BUILDING

A TWO STOREY RESIDENTIAL BUILDING OF BRICK AND TILE CONSTRUCTION COMPRISING OF EIGHT DWELLINGS ON PORTION OF SWAN LOCATION 689 AND BEING LOT 305 ON PLAN 3492 (2) AS CONTAINED IN CERTIFICATE OF TITLE VOLUME 1613 ON FOLIO 586. THE ADDRESS IS 93 STIRLING HIGHWAY, NEDLANDS W A 6009.

CERTIFICATE OF SURVEYOR

I, LASZLO BALAZS, being a licensed surveyor registered under the Licensed Surveyors Act 1909, as amended, hereby certify that:—

- (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 referred to above 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 thereto, 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 registered as an appurtenance of the parcel.~~

2 AUGUST 1993
Date

L. Balazs
Licensed Surveyor

Delete whichever is inapplicable

CERTIFICATE OF LOCAL AUTHORITY

CITY OF NEDLANDS, the local authority hereby certifies that—

- (1) (a) the building and the parcel referred to above has been inspected and that it is consistent with the building plans and specifications in respect of the building thereof that have been approved by the local authority; or
- ~~(b) the building has been inspected and the modification is consistent with the approved building plans and specifications relating to the modification;~~
- (2) the building, in the opinion of the local authority, is of sufficient standard and suitable to be divided into lots pursuant to the Strata Titles Act 1985;
- ~~(3) where a part of a wall or building or material attached thereto encroaches beyond the external surface boundaries of the parcel on to a public road, street or way the Local authority is of the opinion that retention of the encroachment in its existing state will not endanger public safety or unreasonably interfere with the amenity of the neighbourhood and the local authority does not object to the encroachment;~~
- (4) (a) any conditions imposed by the State Planning Commission have been complied with;
- ~~(b) the within strata scheme is exempt from the requirement of approval by the State Planning Commission.~~

4 OCT 1994

Date
Delete whichever is inapplicable

T. Kelly
Delegated Officer Town/Shire Clerk
23 (5) Strata Titles Act 1985

STRATA PLAN No. 27587

STRATA TITLES ACT 1985

CERTIFICATE OF APPROVAL BY STATE PLANNING COMMISSION
TO A STRATA PLAN

It is hereby certified that the approval of the State Planning Commission has been granted pursuant to the provisions of abovementioned Act to:

- * (i) the Strata Plan submitted on 1 SEP 1993
..... and relating to the property described
below;
- (ii) ~~to the sketch submitted on~~
~~of the proposed subdivision of the property described below into lots on a Strata~~
~~Plan subject to the following conditions:~~

Property Description: Whole/Part Lot(s) 305
Location(s) SWAN 689
Town NEDLANDS
Local Authority District CITY OF NEDLANDS
Property Owner J.F., P.L. & A.F. BUHAGIAR

~~SEE ATTACHED~~

For Chairman,
STATE PLANNING COMMISSION

21 SEP 1993
Date
(*To be deleted as appropriate)

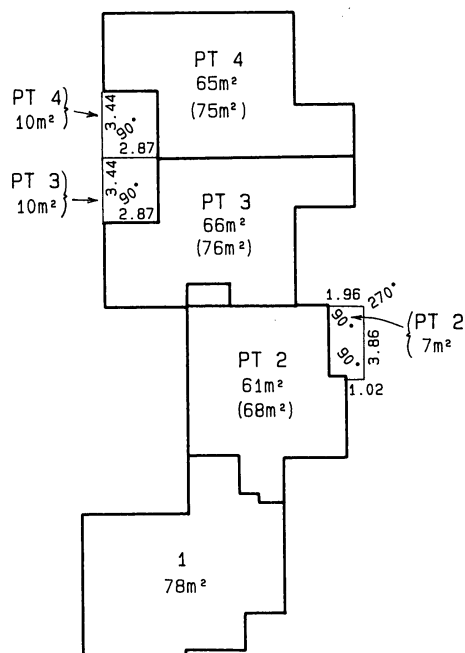
668/93

STRATA PLAN No.

27587

GROUND FLOOR

Cor 2258-1992 Vol 5 p 43



THE PART LOTS EXTERNAL TO THE BUILDINGS ARE ARE COVERED BALCONIES

ALL DISTANCES ARE FROM THE EXTERNAL FACE OF THE WALL

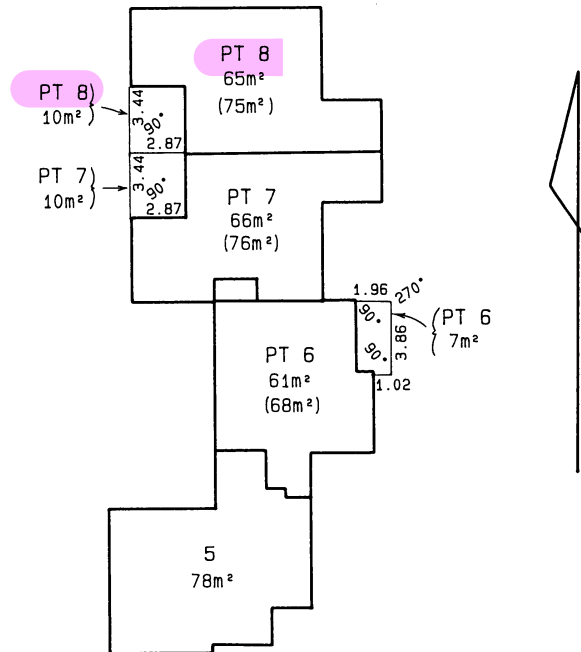
Scale 1 : 300

41445/6/85-1M-S/7658

STRATA PLAN No.

27587

FIRST FLOOR



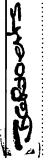




THE PART LOTS EXTERNAL TO THE BUILDINGS ARE COVERED BALCONIES

ALL DISTANCES ARE FROM THE EXTERNAL FACE OF THE WALL

Scale 1 : 300

41445/6/85-1M-S/7658

CA6

ANNEXURE A		OF STRATA PLAN No. 27587		REGISTRAR OF TITLES		
SCHEDULE OF REGISTERED PROPRIETORS						
REGISTERED PROPRIETOR		INSTRUMENT		SIGNATURE OF REGISTRAR OF TITLES		
		NATURE	NUMBER	REGIST'D		
The address for serving of notices on the Strata Company is 121 Walcott Street, Mount Lawley.		Notification	K757973	31.10.2008		
SEE RECORD OF STRATA TITLES SCHEME FOR FURTHER ENDORSEMENTS						
SCHEDULE OF ENCUMBRANCES, ETC.						
INSTRUMENT		PARTICULARS		REGIST'D	SIGNATURE OF REGISTRAR OF TITLES	CANCELLATION
NATURE	NUMBER					
NOTIFICATION	G383263	NOTIFICATION OF CHANGE OF BY-LAWS		29.1.97		
Notification	J918761	Notification of change of By-laws.		18.9.06		
Notification	M101157	Notification of change of by-laws		12.11.2012		
Notification	O091097	Notification of Change of By-Laws		14.02.2019		
SEE RECORD OF STRATA TITLES SCHEME FOR FURTHER ENDORSEMENTS						

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SIGNATURE OF THE REGISTRAR
OF TITLES ARE CANCELLED

41446/65-1M-S/7659

[illegible]

Strata Plan 27587

Lot	Certificate of Title	Lot Status	Part Lot
1	2019/290	Registered	
2	2019/291	Registered	
3	2019/292	Registered	
4	2019/293	Registered	
5	2019/294	Registered	
6	2019/295	Registered	
7	2019/296	Registered	
8	2019/297	Registered	