

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

2565

Folio

971

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 1 ON STRATA PLAN 46189

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

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

(T L998871) REGISTERED 23/7/2012

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. N437658 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 19/9/2016.

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:

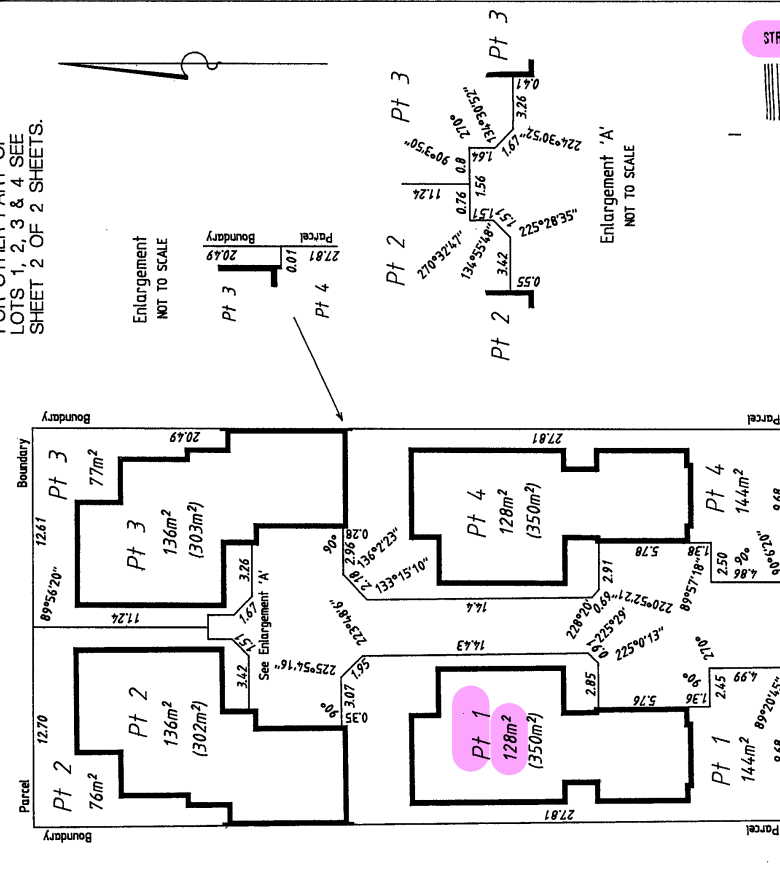
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP46189
PREVIOUS TITLE: 1157-981
PROPERTY STREET ADDRESS: UNIT 1 158 FORREST ST, FREMANTLE.
LOCAL GOVERNMENT AUTHORITY: CITY OF FREMANTLE



INTERESTS AND NOTIFICATIONS					FORM 1	
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
STRATA / SURVEY - STRATA PLAN 46189						
SHEET 1 OF 2 SHEETS	IMPLIED EASEMENT	SECTION 167A OF THE TLA 1893	CP FREMANTLE 19/19	R.O.W.	LOTS 1, 2, 3, 4 & CP-	
MANAGEMENT STATEMENT ☐ YES ☒ NO Lodged 12.7.2004 \$2250. 424.22.1 Examined 12.7.2004 Registered 12.7.2004 App. 1950620						
REGISTRAR OF TITLES WESTERN AUSTRALIAN PLANNING COMMISSION Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985. Delegated Under S20 WAPC Act 1985 DATE JOB : 6706						
PLAN OF LOT 4 ON DIAGRAM 12913						
CERTIFICATE OF TITLE VOLUME: 1157 FOLIO: 981 LOCAL GOVERNMENT CITY OF FREMANTLE INDEX PLAN BG34(2) 8.14 FELD BOOK NUMBER SCALE 1 : 300 & 1 : 400						
NAME OF SCHEME 158 FORREST STREET FREMANTLE						
ADDRESS OF PARCEL 158 FORREST STREET FREMANTLE W.A. 6160						
Department of Land Information						

FOR OTHER PART OF
LOTS 1, 2, 3 & 4 SEE
SHEET 2 OF 2 SHEETS.

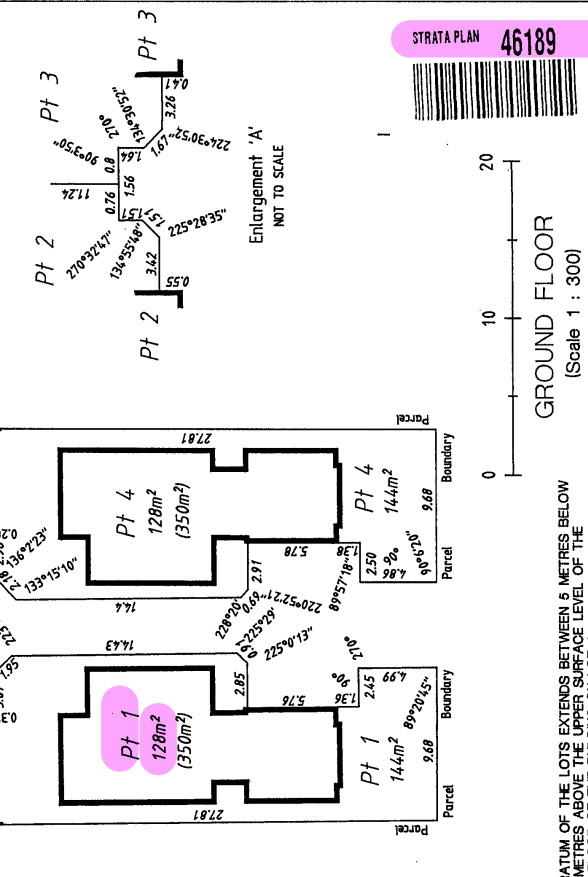


Enlargement
NOT TO SCALE

STRATA PLAN 46189



GROUND FLOOR
(Scale 1 : 300)



Enlargement 'A'
NOT TO SCALE

THE STRATUM OF THE LOTS EXTENDS BETWEEN 5 METRES BELOW
AND 15 METRES ABOVE THE UPPER SURFACE LEVEL OF THE
GROUND FLOOR OF THE BUILDING ON LOT 1.

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.

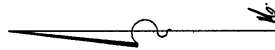
CARLTON SURVEYS
LICENSED SURVEYORS
SUITE 4, 180 BURSWOOD ROAD
BURSWOOD, 6100
TELEPHONE 9381 5555 FAX 9381 3457

STRATA / SURVEY -
STRATA PLAN 46189

SHEET 2 OF 2 SHEETS



FOR OTHER PARTS OF LOTS 1, 2, 3 & 4
SEE SHEET 1 OF 2 SHEETS.



0 10 20
FIRST FLOOR
(Scale 1 : 300)

THE STRATUM OF THE LOTS EXTENDS BETWEEN 5 METRES BELOW
AND 15 METRES ABOVE THE UPPER SURFACE LEVEL OF THE
GROUND FLOOR OF THE BUILDING ON LOT 1.
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 1986.

FORM 3

STRATA/SURVEY-STRATA PLAN NO.46189							
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	25	2565	971				
2	25	2565	972				
3	25	2565	973				
4	25	2565	974				
</							

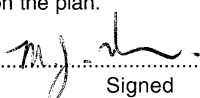
DESCRIPTION OF PARCEL AND BUILDING/PARCEL

THE BUILDING SUBJECTS OF THIS PLAN ARE FOUR DOUBLE STOREY RENDERED BRICK AND TILE DWELLINGS SITUATED ON LOT 4 ON DIAGRAM 12913 COMPRISED IN CERTIFICATE OF TITLE VOLUME:1157 FOLIO:981 AND BEING KNOWN AS 158 FORREST STREET, FREMANTLE.

CERTIFICATE OF LICENSED VALUER
STRATA/SURVEY-STRATA

I, MICHAEL JOHN ROWE, 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 per cent more or 5 per cent 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.

7-5-2004
Date


Signed

FORM 5

Strata Titles Act 1985
Sections 5B(1), 8A, 22(1)

STRATA PLAN No 46189

DESCRIPTION OF PARCEL & BUILDING

THE BUILDING SUBJECTS OF THIS PLAN ARE FOUR DOUBLE STOREY RENDERED BRICK AND TILE DWELLINGS SITUATED ON LOT 4 ON DIAGRAM 12913 COMPRISED IN CERTIFICATE OF TITLE VOLUME:1157 FOLIO:981 AND BEING KNOWN AS 158 FORREST STREET, FREMANTLE.

CERTIFICATE OF LICENSED SURVEYOR

I,.....MURRAY CARLTON....., 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*.

.....4-5-2004.....
Date

.....
Licensed Surveyor

* Delete if inapplicable

FORM 7

Strata Titles Act 1985

Section 5B(2), 8A(f), 23(1)

STRATA PLAN No. 46189

DESCRIPTION OF PARCEL & BUILDING

THE BUILDING SUBJECTS OF THIS PLAN ARE FOUR DOUBLE STOREY RENDERED BRICK AND TILE DWELLINGS SITUATED ON LOT 4 ON DIAGRAM 12913 COMPRISED IN CERTIFICATE OF TITLE VOLUME:1157 FOLIO:981 AND BEING KNOWN AS 158 FORREST STREET, FREMANTLE.

CERTIFICATE OF LOCAL GOVERNMENT

...CITY OF FREMANTLE....., the local government hereby certifies that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"):-

- (1) *(a) the building and the parcel shown on the plan have been inspected and that it is consistent with the approved building plans and specifications in respect of the building; 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 government, is of sufficient standard to be brought under the *Strata Titles Act 1985*;

~~(3) 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 on to a public road, street or way the local government 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 government does not object to the encroachment; and~~

- (4) *(a) ~~any conditions imposed by the Western Australian Planning Commission have been complied with; or~~

*(b) the within strata scheme is exempt from the requirement of approval by the Western Australian Planning Commission.

18/5/2025
Date


Chief Executive Officer

*Delete if inapplicable

DIRECTOR, URBAN MANAGEMENT
AUTHORISED DELEGATE UNDER
SECTION 23(5) OF THE STRATA
TITLES ACT 1985

FORM 8[illegible]

Note: Entries may be affected by subsequent endorsements.

REGISTRAR OF TITLES

ANNEXURE.....B.....OF STRATA / SURVEY STRATA PLAN No.....46189.....

[illegible]

Note: Entries may be affected by subsequent endorsements.

Strata Plan 46189

Lot	Certificate of Title	Lot Status	Part Lot
1	2565/971	Registered	
2	2565/972	Registered	
3	2565/973	Registered	
4	2565/974	Registered	