

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

2224

Folio

569

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 3 ON STRATA PLAN 43173

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

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

(T I480079) REGISTERED 14/5/2003

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. I480080 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 14/5/2003.

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: SP43173
PREVIOUS TITLE: 2223-339
PROPERTY STREET ADDRESS: UNIT 3 3 COOLGARDIE AV, EAST FREMANTLE.
LOCAL GOVERNMENT AUTHORITY: TOWN OF EAST FREMANTLE



FORM 1

STRATA PLAN 43173

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
⑥	EASEMENT (SEWERAGE)	SECTION 27A OF THE TP & D ACT	DP31527	LOTS 5 & 10 & COMMON PROPERTY ON STRATA PLAN 43173	WATER CORPORATION	

HELD BY LANDGATE
IN DIGITAL FORM ONLY.

Lodged 7.4.2003... \$405. (378228)

Examined 7.4.2003... 7.4.03

Registered 1.4.2003... 7.4.03



REGISTRAR OF TITLES

WESTERN AUSTRALIAN PLANNING COMMISSION

WAPC REF 122402

Certificate of Approval of WAPC under

Section 25(1) of Strata Titles Act 1985.

FOR CHAIRMAN

DATE

PLAN OF

LOT 502 ON
DP 33512

CERT. OF TITLE

VOL: 2223 FOL: 339

LOCAL GOVERNMENT

TOWN OF EAST FREMANTLE

INDEX PLAN

BG 34 (2) 08.15

FIELD BOOK NUMBER

SCALE 1:400

NAME OF SCHEME

63 STATON ROAD
EAST FREMANTLE

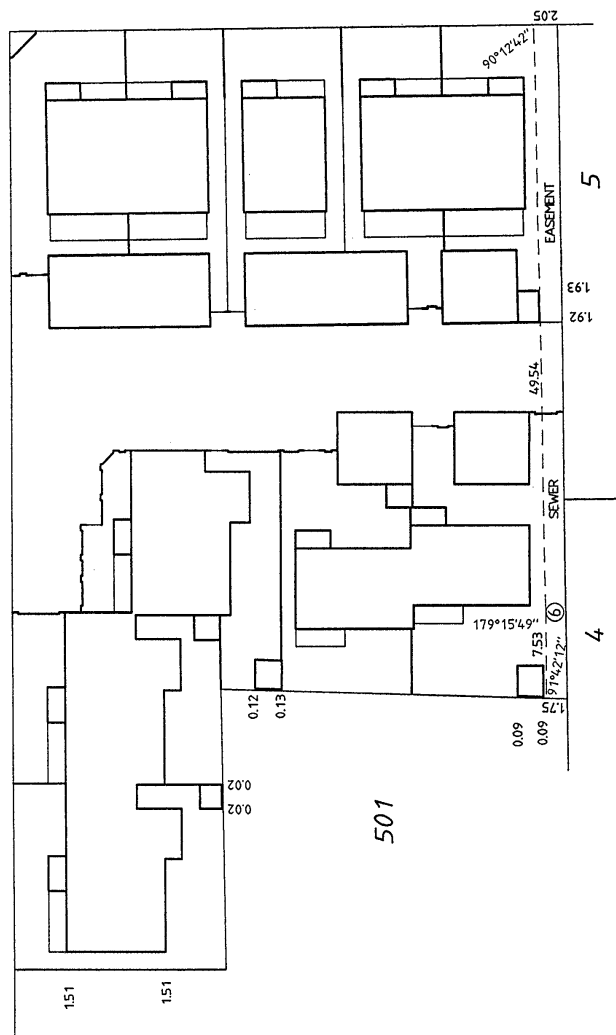
ADDRESS OF PARCEL

63 STATON ROAD
EAST FREMANTLE WA 6158

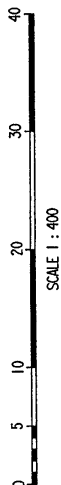
COOLGARDIE AVENUE

STATON ROAD

STRATA/SURVEY STRATA PLAN



LOCATION PLAN



SCALE 1 : 400

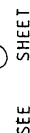
GIUDICE SURVEYS
 8 Stirling Street
 FREMANTLE WA
 T: 9335 6222
 E: giudice@net.au

LICENSED LAND SURVEYORS

 N. Wilson
 4/04/03
 Date
 Licensed Surveyor

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

SCALE 1 : 400



Licensed Surveyor
 Date 4/4/03
 Licensed Land Surveyors

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA/SURVEY-

STRATA PLAN 43173

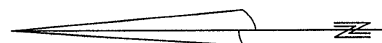
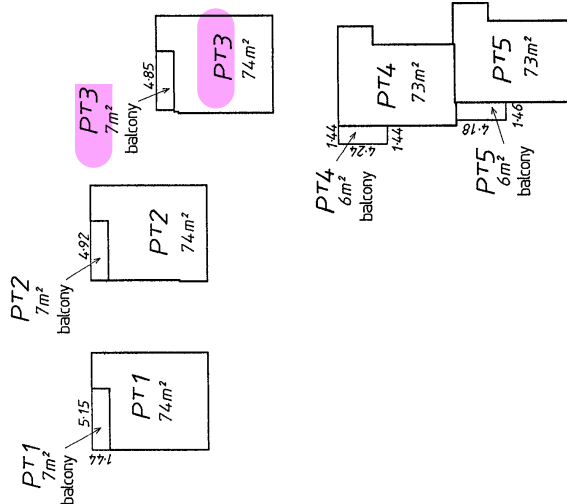
SHEET 3 OF 3 SHEETS

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 3 AB OF THE STRATA TITLES ACT, 1985

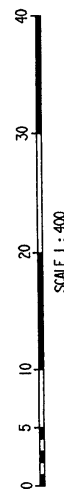
WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THAT WALL, OR THE PLANE AT WHICH THEY ARE JOINED, IS THE BOUNDARY.

ALL ANGLES ARE 90° UNLESS SHOWN OTHERWISE.

FOR OTHER PART LOTS AND TOTAL AREAS SEE SHEET 2



FIRST FLOOR



CIUDICE SURVEYS
LICENSED LAND SURVEYORS

[Signature]
Licensed Surveyor
Date 4/04/03

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA PLAN NO. 43173

DESCRIPTION OF PARCEL AND BUILDING/~~PARCEL~~

CERTIFICATE OF LICENSED VALUER STRATA PLAN

Signed

FORM 5

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

STRATA PLAN No. **43173**

DESCRIPTION OF PARCEL & BUILDING

**TEN TWO-STOREY BRICK AND GALVANISED IRON RESIDENTIAL UNITS
SITUATED ON LOT 502 ON DP 33512, AND HAVING AN ADDRESS OF
63 STATON ROAD, EAST FREMANTLE WA 6158**

CERTIFICATE OF SURVEYOR

I, MICHAEL J MISSON, 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 it's 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.~~

4/04/03

.....
Date

Michael J. Misson
.....
Licensed Surveyor

* Delete if inapplicable

FORM 7

Strata Titles Act 1985
Sections 5B (2), 8A (f), 23 (1)

STRATA PLAN No. 43173

DESCRIPTION OF PARCEL & BUILDING

**TEN TWO-STOREY BRICK AND GALVANISED IRON RESIDENTIAL UNITS
SITUATED ON LOT 502 ON DP 33512, AND HAVING AN ADDRESS OF
63 STATON ROAD, EAST FREMANTLE WA 6158**

CERTIFICATE OF LOCAL GOVERNMENT

EAST

TOWN OF ~~EAS~~ 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.~~

25.3.2003
Date


*Chief Executive/Town Clerk

*Delete if inapplicable

FORM 26

WAPC Ref. 1237-02.

STRATA PLAN NO. 43173

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 28-March-03 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: 502 on DP 33512

Location:

Locality: East Fremantle

Local Government: Town of East Fremantle

Lodged by: JOHN GIUDICE & ASSOCIATES
LICENSED SURVEYORS

Date:


For Chairman, Western Australian
Planning Commission

31-March-03
Date

(*To be deleted as appropriate.)

ANNEXURE	A	OF STRATA / SURVEY STRATA PLAN No.	43173	REGISTRAR OF TITLES
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[illegible]

Note: Entries may be affected by subsequent endorsements.

FORM 8

[illegible]

Note: Entries may be affected by subsequent endorsements.

Strata Plan 43173

Lot	Certificate of Title	Lot Status	Part Lot
1	2224/567	Registered	
2	2224/568	Registered	
3	2224/569	Registered	
4	2224/570	Registered	
5	2224/571	Registered	
6	2224/572	Registered	
7	2224/573	Registered	
8	2224/574	Registered	
9	2224/575	Registered	
10	2224/576	Registered	