

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2713

636

## RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

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 422 ON DEPOSITED PLAN 62818

### REGISTERED PROPRIETOR: (FIRST SCHEDULE)

MOUSTAFA TAFESH OF 15 MOSTON CRESCENT BERTRAM WA 6167

(T 0910096 ) REGISTERED 18/10/2021

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

1. K877334 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 12/3/2009.
2. P452990 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 16/2/2023.

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.  
Lot as described in the land description may be a lot or location.

-----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: DP62818  
PREVIOUS TITLE: 2689-671  
PROPERTY STREET ADDRESS: 15 MOSTON CR, BERTRAM.  
LOCAL GOVERNMENT AUTHORITY: CITY OF KWINANA





Document number P452990  
Lodgement date 16/02/2023 13:06:06

# Mortgage

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

## Jurisdiction

Western Australia

## Legislation

Transfer of Land Act 1893

## Document details

Document type	Mortgage	ELN lodgement case id	712916536
ELN id	PEXA	ELN document id	1723360326
ELN workspace id	9236678	ELN counterpart id/s	1723360326-682634654

## Responsible subscriber and contact details

Name	WESTPAC BANKING CORPORATION	Contact fax	
Customer code	EFA21	Contact phone	08 8424 8875
Contact name	Sarah Jewell	Contact email	
Contact address	25 PIERSON STREET LOCKLEYS SA 5032	Client reference	PBWP-SUB637720230985501 OBP ER

## Lodgement fees

Fee description	Net	Gst	Fees
ELNO - Mortgage (per interest)	\$187.60	\$0.00	\$187.60
		Total	\$187.60

## Land

Title(volume-folio)	Extent	Land description	Estate and/or interest
2713-636	Whole	422/DP62818	FEE SIMPLE

## Mortgagor(s)

MOUSTAFA TAFESH

## Mortgagee(s)

WESTPAC BANKING CORPORATION (ABN 33007457141) OF 25 PIERSON STREET LOCKLEYS SA 5032

## Terms and conditions of this mortgage

Document Reference O366098

Additional terms and conditions

The mortgagor acknowledges giving this mortgage and incurring obligations and giving rights under this mortgage for valuable consideration received from the mortgagee. For the purposes of the terms and conditions referred to in this mortgage, the Lender is the mortgagee.

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#### Attachments

NIL

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#### Duplicate title holding and issuing details

Duplicate holding/s

NIL

Duplicate issuing

NIL

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#### Mortgage date

01/02/2023

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#### Operative clause

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

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#### Subscriber Certification and Execution on behalf of the Mortgagee(s)

Subscriber document reference PBWP-SUB637720230985

WESTPAC BANKING CORPORATION (ABN 33007457141) makes the following certifications:

1. The Certifier has retained the evidence supporting this Registry Instrument or Document.
2. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.
3. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents, (a) has taken reasonable steps to verify the identity of the mortgagor or his, her or its administrator or attorney; and (b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.

Digitally signed by RAEGAN COLEMAN on behalf of WESTPAC BANKING CORPORATION (ABN 33007457141) on 16 February 2023

### 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 initialed 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.  
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. **LOCAL GOVERNMENT / PUBLIC AUTHORITY**  
State the name of the Local Government or the Public Authority preparing and lodging this notification.
4. **FACTOR AFFECTING THE USE AND ENJOYMENT OF LAND**  
Describe the factor affecting the use or enjoyment of land.
5. **ATTESTATION OF LOCAL GOVERNMENT / PUBLIC AUTHORITY**  
To be attested in the manner prescribed by the Local Government Act or as prescribed by the Act constituting the Public Authority.
6. **REGISTERED PROPRIETOR'S EXECUTION**  
A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The full name, address and occupation of the witness must be stated.

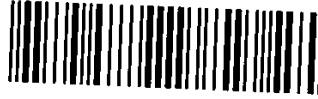
  
**Landgate**



EXAMINED

**K877334 NR**

12 Mar 2009 09:38:23 Perth



REG \$ 105.00

### NOTIFICATION

LODGED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

ISSUING BOX No.

**DEPARTMENT OF  
HOUSING & WORKS  
99 PLAIN STREET  
EAST PERTH W.A. 6004  
D.O.L.A. BOX 158L  
Ph: 9222 4000 Fax: 9222 4892**

PREPARED BY

McMullen Nolan and Partners Surveyors Pty Ltd

ADDRESS PO Box 117 South Perth 6951

PHONE No. 6436 1599

FAX No. 64361500

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

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

Received Items

Nos.

Receiving  
Clerk

8/8

LS

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.



**NOTIFICATION  
UNDER SECTION 70A**

DESCRIPTION OF LAND (Note 1)

ALL LOTS EXCEPT 9221, 9500 AND 9501 ON DEPOSITED PLAN  
62818

EXTENT

VOLUME

FOLIO

REGISTERED PROPRIETOR (Note 2)

HOUSING AUTHORITY OF 99 PLAIN STREET EAST PERTH

LOCAL GOVERNMENT / PUBLIC AUTHORITY (Note 3)

TOWN OF KWINANA ADMINISTRATION CENTRE, GILMORE AVENUE KWINANA WA 6167

FACTOR AFFECTING USE OR ENJOYMENT OF LAND (Note 4)

DEVELOPMENT OF THE LOT IS TO BE IN ACCORDANCE WITH THE DETAILED AREA PLAN APPROVED BY  
THE TOWN OF KWINANA AFFECTING THE LAND.

Dated this

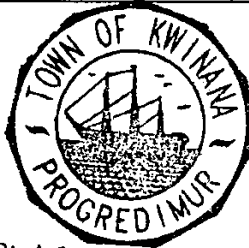
4th

day of

March

Year 2009

LOCAL GOVERNMENT/PUBLIC AUTHORITY ATTESTATION (Note 5)

CHIEF EXECUTIVE OFFICER  
TOWN OF KWINANA

REGISTERED PROPRIETOR/S SIGN HERE (Note 6)

THE COMMON SEAL OF ★  
HOUSING AUTHORITY  
was hereunto affixed in the presence of

Authorised Officer

Authorised Officer