

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2909

966

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 617 ON DEPOSITED PLAN 408131

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

DAVID JOHN HEYWORTH
ASHLEE-MARIE WILLEY
BOTH OF 25 ROBBINS RETREAT LEDA WA 6170
AS JOINT TENANTS

(T O603554) REGISTERED 5/1/2021

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

1. N406757 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 11/8/2016.
2. N406758 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 11/8/2016.
3. RESTRICTIVE COVENANT BENEFIT - SEE DEPOSITED PLAN 408131 AND INSTRUMENT N406759
4. RESTRICTIVE COVENANT BURDEN - SEE DEPOSITED PLAN 408131 AND INSTRUMENT N406759
5. P475347 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 9/3/2023.

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: DP408131
PREVIOUS TITLE: 2909-953
PROPERTY STREET ADDRESS: 24 JASPER BEND, WELLARD.
LOCAL GOVERNMENT AUTHORITY: CITY OF KWINANA



INSTRUCTIONS

1. This form may be used only when a "Box Type" Form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. 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. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult person. The address and occupation of the witness must be stated.

EXAMINED

N406759 RC

11 Aug 2016 14:35:58 Perth



LODGED BY **WESTLAND SETTLEMENT SERVICES PTY LTD**
PO BOX 405, SOUTH PERTH WA 6951
ADDRESS **SUITE 5, GROUND FLOOR**
9 BOWMAN STREET
PHONE No. **SOUTH PERTH WA 6151**
FAX No. **PH: 9325 1166 FAX: 9325 3166**
REFERENCE No. **narelle@westlandsettlements.com.au**
ISSUING BOX No. **193 J**

PREPARED BY **Warren Syminton Ralph Pty Ltd**
Lawyers
ADDRESS **Level 2 Norfolk House**
3 Norfolk Street
FREMANTLE WA 6160
PHONE No. **(08) 9435 9435**
FAX No. **(08) 9433 4533**
Warren Syminton Ralph Pty Ltd
Liability limited by a scheme approved under
Professional Standards Legislation

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

TITLES, LEASES, DECLARATIONS ETC. LODGED
HEREWITH

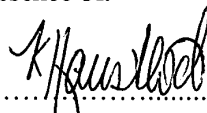
1. _____ Received Items
2. _____ Nos.
3. _____
4. _____
5. _____
6. _____ Receiving Clerk

Registered 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.

Signing page

DATED: 31 May 2016

SIGNED by Cedar Woods Wellard Ltd by its)
attorneys under power of attorney number)
M159197 dated 16 January 2013 in the)
presence of:)


.....
Attorney signature

KENNETH NATHAN HAUSTEAD
.....

Name of Attorney (Block Letters)

Witness


.....
Name of Witness (Block Letters)

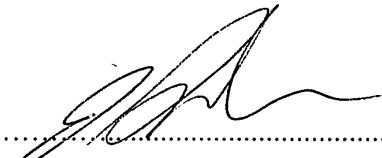
DANIEL CALDERWOOD
.....

Occupation of Witness

PROJECT OFFICER
.....

Address of Witness

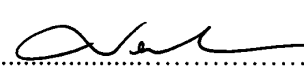
1 BROOME STREET, COTTESLOE, WA 6011


.....
Attorney signature

JOHNNY SILLA
.....

Name of Attorney (Block Letters)

Witness


.....
Name of Witness (Block Letters)

CAMERON NEVILLE
.....

Occupation of Witness

PROJECT OFFICER
.....

Address of Witness

61 BROWNING ST, YOKINE, WA 6060

interest to both street frontages; and

- c) providing feature landscaping to both street frontages.
4. Not to erect or construct, or permit to be erected or constructed, on the Property any:
- a) two way radio or other aerial, any satellite dish or any other media or electronic communication aerial or device which may be visible from any street adjacent to the Property;
 - b) externally mounted air-conditioning, evaporative cooling unit or device or any other plant and equipment including any solar hot water system which is not in a similar colour as the predominant colour of the adjacent or surrounding roofing or building material on which the unit or device is mounted, or whose highest point is higher than the peak ridge of the roof of the main building on the Property; or
 - c) piped, reticulated or wired services which may be visible from any street adjacent to the Property.
5. Not to erect or construct, or permit to be erected or constructed, on the Property:
- a) any outbuildings with galvanised iron, timber or unpainted fibrous cement walls except for sheds with a floor area of less than 8 m² and which are visible from any street adjoining the Property;
 - b) any outbuildings with a floor area of more than 8m² which are not constructed of the same materials and painted or using the same colours as the main dwelling constructed on the Property;
 - c) any refuse or bin storage area that is visible from any street; or
 - d) any clothes hoist or clothesline or area used for clothes drying or airing which is visible from any street.
6. Not to erect or construct, or permit to be erected or constructed, on the Property any building without a driveway for motor vehicle access which is built to specifications complying with all relevant by laws and requirements of all relevant authorities.
7. Not to erect or construct, or permit to be erected or constructed, any fence on the Property which is:
- a) forward of the front setback line and being of a height greater than 900 mm if the Property is east/west orientated;
 - b) forward of the front setback line and being of a height greater than 1,200 mm if the Property is north/south orientated, and which is less than 50% permeable;
 - c) not constructed of timber, metal or masonry which matches the front façade of the dwelling on the Property where the fence is a front boundary fence between properties and behind the front setback line;
 - d) on an external boundary which adjoins another lot behind the front setback line that is not timber lap fencing.
8. Not to erect or display any sign boarding or advertising of any description whatsoever on the Property, including a FOR SALE sign, until after a residence thereon has been completed.
9. Each of these Covenants is a separate and distinct covenant, and if any Covenant or its application to any person or circumstance is or becomes invalid or unenforceable then the remaining Covenants will not be affected and each remaining Covenant will be valid and enforceable to the fullest extent permitted by law.
10. Not to breach or cause to be breached the Design Guidelines which have been supplied by the Transferor to the original purchaser of the Property and which relate to the Property and construction of a residence on the Property.
11. These Covenants expire at, and are of no force and effect except in relation to antecedent breaches after, midnight on 31 December 2020.

Schedule - The Restrictive Covenants

In these Covenants:

"Property" means a Lot on Deposited Plan 408131.

"Transferor" means Cedar Woods Wellard Ltd ACN 120 113 108.

"Transferee" means the purchaser of the Property.

The Transferee covenants with the Transferor and the Transferor's successors in title for the Transferee and the Transferee's successors in title the registered proprietor from time to time of the Property:

1. Not to erect or construct, or permit to be erected or constructed on the Property a garage or carport other than one that:
 - a) accommodates not less than two vehicles and with an area of not less than 30 m²;
 - b) is incorporated under the main roof of the residential dwelling unless the Property has a secondary frontage to a public road and the access and egress to and from the garage or carport is solely to and from that secondary public road;
 - c) is enclosed with a roller door; and
 - d) is constructed from the same materials as the residential dwelling.
2. Not to erect or construct, or permit to be erected or constructed, on the Property:
 - a) any residential dwelling without a "feature" to the front façade. "Feature" means a distinctive architectural feature created by the use of Approved and other architectural or structural features including verandahs, blade walls, porticos, roof elements or other feature as approved by the Transferor and means a balcony if the residential dwelling is a 2 storey building. The "façade" is to be treated as excluding the roof, gutters and downpipes but as including any gablets or gables. "Approved Materials" are face brick, rendered construction, limestone, feature stone or brick, metal sheeting (custom orb or mini orb), cedar cladding, painted fibre cement sheeting or weatherboard, and other materials approved in writing by the Transferor;
 - b) any residential dwelling without the front façade comprising of at least 2 of the Approved Materials with any one material comprising more than 85% of the front façade measured by surface area;
 - c) any residential dwelling without a front entrance defined by a front door that:
 - (i) includes either glazing within the door or a sidelight adjacent to the door; and
 - (ii) presents to and is visible from the primary street,unless otherwise approved by the Transferor;
 - d) any residential dwelling that has any roof, excluding a roof to a veranda or a skillion roof approved by the Transferor, which:
 - (i) is visible from any street adjacent to the property; and
 - (ii) has a pitch of less than 25 degrees other than minor roof elements such as window awnings, which may have a pitch of not less than 15 degrees;
 - e) an open carport; or
 - f) any building with a meter box on the front façade.
3. Not to erect, construct or permit to be erected or constructed, on a Property with two street frontages any dwelling which does not address both street frontages by at least:
 - a) incorporating at least one window from a habitable room to address the secondary street;
 - b) incorporating verandas, roof gablets and gables, recessed panels or other features to provide visual

3 Consents under Section 136E of the Transfer of Land Act

3.1 Registered Proprietor to obtain consents

The Registered Proprietor will obtain any consents required under Section 136E of the Transfer of Land Act to the creation of this deed and the creation of the Restrictive Covenants over the Lots pursuant to Section 136D of the Transfer of Land Act.

4 Severance

4.1 Separate and distinct covenants

Each covenant in the Restrictive Covenants is a separate and distinct covenant, and if any covenant or its application to any person or circumstance is or becomes invalid or unenforceable then the remaining covenants will not be affected and each remaining covenant will be valid and enforceable to the fullest extent permitted by law.

5 Definitions

5.1 Definitions

The following words have the meanings in this deed unless the contrary intention appears:

Balance of the Estate means the land in Lot 9015 on Deposited Plan 408130.

Estate Land means the land in or formerly in Certificate of Title Volume 2639 Folio 980.

Lot means a lot created upon registration of the Subdivision Plan, subject to the following encumbrances:

- (a) As to Lots 617, 618, 619, 620, 626, 627, 628 and 629 – Notification as to transport noise under section 70A of the Transfer of Land Act.
- (b) As to Lots 613, 614, 615, 616, 617, 618, 619, 620, 626, 627, 628, 629, 635, 636, 637 and 638 – Notification as to fire management plan under section 70A of the Transfer of Land Act.

Restrictive Covenants means the restrictive covenants set out in the Schedule.

Specified Lots means the Lots to which the benefit and burden of the Restrictive Covenants apply, being all of the Lots.

Subdivision Plan means the plan of subdivision of the Estate Land into residential lots lodged for registration at Landgate and being Deposited Plan 408131 and which includes any plan or diagram lodged which amends or is in substitution for that plan.

5.2 References to boundary or area

A reference to a boundary or the area of a Lot is a reference to the boundary or the area of the Lot as shown in the Certificate of Title to that Lot.

EXECUTED as a deed

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED.

BLANK INSTRUMENT FORM

Deed of Restrictive Covenant
Section 136D Transfer of Land Act

(Note 1)

Parties: Cedar Woods Wellard Ltd ACN 120 113 108 of Ground Floor, 50 Colin Street, West Perth in the State of Western Australia ("**Registered Proprietor**")

Recitals

- A** The Registered Proprietor is the registered proprietor of the Balance of the Estate and was formerly the registered proprietor of all of the land comprising the Estate Land.
- B** The Registered Proprietor is in the course of subdivision of the Balance of the Estate and selling and transferring subdivided lots out of the Estate Land, and is in the process of causing registration of plans of subdivision in respect of the Balance of the Estate.
- C** The Registered Proprietor wishes to register restrictive covenants in respect of certain lots within the Balance of the Estate pursuant to Section 136D of the Transfer of Land Act so that those covenants will benefit and burden those lots.

1 Creation of Restrictive Covenants relating to Lots**1.1 Creation of Restrictive Covenants**

The Registered Proprietor pursuant to Section 136D of the Transfer of Land Act:

- (a) creates the Restrictive Covenants in respect of the Specified Lots; and
- (b) agrees that the Restrictive Covenants will be registered against the Certificate of Title to each of the Specified Lots.

2 Benefit and burden of Restrictive Covenants**2.1 Benefit and burden of Restrictive Covenants**

Subject only to clause 2.2, the burden of the Restrictive Covenants is appurtenant to and will run with each of the Specified Lots for the benefit of all of the Specified Lots to the intent that the Restrictive Covenants will bind the Registered Proprietor and the registered proprietor from time to time of each of the Specified Lots and will be for the benefit of the Registered Proprietor and any other registered proprietor from time to time of every other one of the Specified Lots, but not so as to render the Registered Proprietor personally liable in respect of any Lot after the Registered Proprietor has parted with all interest in that Lot.

2.2 Expiry of Restrictive Covenants

The Restrictive Covenants expire on, and are of no force and effect after midnight on 31 December 2020.



Document number P475347
Lodgement date 09/03/2023 12:36:06

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	725625763
ELN id	PEXA	ELN document id	1749370391
ELN workspace id	9380485	ELN counterpart id/s	1749370391-698454880

Responsible subscriber and contact details

Name	COMMONWEALTH BANK OF AUSTRALIA	Contact fax	08 9369 6484
Customer code	EFA141	Contact phone	0436 651 593
Contact name	Sian McDonald	Contact email	
Contact address	BANKWEST PLACE LEVEL 7A 300 MURRAY STREET PERTH WA 6000	Client reference	13066924 EW

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
2909-966	Whole	617/DP408131	FEE SIMPLE

Mortgagor(s)

ASHLEE-MARIE WILLEY
DAVID JOHN HEYWORTH

Mortgagee(s)

COMMONWEALTH BANK OF AUSTRALIA (ABN 48123123124) OF COMMONWEALTH BANK PLACE SOUTH LEVEL 1 11 HARBOUR STREET SYDNEY NSW 2000

Terms and conditions of this mortgage

Document Reference L877416
Additional terms and conditions NIL

P475347

Page 1 of 2

MOR002

Attachments

NIL

Duplicate title holding and issuing details

Duplicate holding/s

NIL

Duplicate issuing

NIL

Mortgage date

24/02/2023

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.

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

Subscriber document reference 13066924 EW

COMMONWEALTH BANK OF AUSTRALIA (ABN 48123123124) 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 DENISE HEALY on behalf of COMMONWEALTH BANK OF AUSTRALIA (ABN 48123123124) on 28 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.



EXAMINED

N406757 NR

11 Aug 2016 14:35:58 Perth



NOTIFICATION

LODGED BY

WESTLAND SETTLEMENT SERVICES PTY LTD
PO BOX 405, SOUTH PERTH WA 6951
SUITE 5, GROUND FLOOR

ADDRESS

9 BOWMAN STREET

SOUTH PERTH WA 6151

PH: 9325 1166 FAX: 9325 3166

narelle@westlandsettlements.com.au

PHONE No.

FAX No.

REFERENCE No. 94984

ISSUING BOX No.

193J

PREPARED BY

MNG

PO Box 3526

ADDRESS SUCCESS WA 6964

PHONE No. 6436 1599

FAX No. 6436 1500

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

14 / 18

TITLES, LEASES, DECLARATIONS ETC LODGED HERewith

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Received Items

Nos. 0

Receiving Clerk

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)

LOTS 613 - 620, 626 - 629, 635 - 638 ON DEPOSITED PLAN 408131
FORMERLY
NOW

EXTENT

VOLUME

FOLIO

REGISTERED PROPRIETOR (Note 2)

CEDAR WOODS WELLARD LTD OF GROUND FLOOR 50 COLIN STREET, WEST PERTH WA 6005
A.C.N 120 113 108

LOCAL GOVERNMENT / PUBLIC AUTHORITY (Note 3)

CITY OF KWINANA, PO BOX 21 KWINANA WA 6966

FACTOR AFFECTING USE OR ENJOYMENT OF LAND (Note 4)

THIS LOT IS SUBJECT TO A FIRE MANAGEMENT PLAN

Dated this

11

day of

March

Year

2016

LOCAL GOVERNMENT/PUBLIC AUTHORITY ATTESTATION (Note 5)

The COMMON SEAL of the)
CITY OF KWINANA)
was hereunto affixed
in the presence of:

Mayor

Print Full Name

Chief Executive Officer

Print Full Name



REGISTERED PROPRIETOR/S SIGN HERE (Note 6)

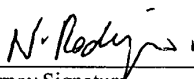
See additional page

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WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

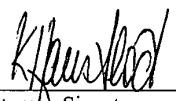
ADDITIONAL PAGE TO SECTION 70A

SIGNED for and on behalf of **CEDAR WOODS WELLARD LTD (ACN 120 113 108)** by its duly appointed Attorneys



Attorney Signature
NICOLE LOUISA RODRIGUES

Attorney Print Name



Attorney Signature
KENNETH NATHAN HAUSTEAD

Attorney Print Name

Under a Power of Attorney dated 4th November 2015, Registration No. N166338 and the Attorneys declare that they have not received any notice of the revocation of such Power of Attorney in the presence of:



Witness Signature

Witness Name: **Callum Hart**

Witness Address: **20 Fitzpatrick Way Noranda, WA 6062**

Witness Occupation: **Project Officer**



Witness Signature

Witness Name: **Daniel Calderwood**

Witness Address: **1 Broome Street, Cottesloe, WA 6011**

Witness Occupation: **Project officer**

INSTRUCTIONS

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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.
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4. **FACTOR AFFECTING THE USE AND ENJOYMENT OF LAND**
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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**
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EXAMINED

N406758 NR

11 Aug 2016 14:35:58 Perth



NOTIFICATION

LODGED BY

ADDRESS WESTLAND SETTLEMENT SERVICES PTY LTD
PO BOX 405, SOUTH PERTH WA 6951
SUITE 5, GROUND FLOOR
9 BOWMAN STREET
PHONE No. SOUTH PERTH WA 6151
FAX No. PH: 9325 1166 FAX: 9325 3166
narelle@westlandsettlements.com.au

REFERENCE No. 94984

ISSUING BOX No.

1935

PREPARED BY MNG

PO Box 3526
ADDRESS SUCCESS WA 6964

PHONE No. 6436 1599

FAX No. 6436 1500

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

15/10

TITLES, LEASES, DECLARATIONS ETC LODGED HERewith

1. _____	Received Items Nos.
2. _____	
3. _____	
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5. _____	
6. _____	

Receiving Clerk

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)

LOTS 617 - 620, 626 - 629 ON DEPOSITED PLAN 408131

FORMERLY
NOW

EXTENT

VOLUME

FOLIO

REGISTERED PROPRIETOR (Note 2)

CEDAR WOODS WELLARD LTD OF GROUND FLOOR 50 COLIN STREET, WEST PERTH WA 6005
A.C.N 120 113 108

LOCAL GOVERNMENT / PUBLIC AUTHORITY (Note 3)

CITY OF KWINANA, PO BOX 21 KWINANA WA 6966

FACTOR AFFECTING USE OR ENJOYMENT OF LAND (Note 4)

THIS LOT IS SITUATED IN THE VICINITY OF KWINANA FREEWAY AND IS CURRENTLY AFFECTED, OR MAY IN THE FUTURE BE AFFECTED BY TRANSPORT NOISE.

Dated this

11

day of

March

Year

2016

LOCAL GOVERNMENT/PUBLIC AUTHORITY ATTESTATION (Note 5)

The COMMON SEAL of the)
CITY OF KWINANA)
was hereunto affixed)
in the presence of:

Mayor

Print Full Name

Chief Executive Officer

Print Full Name



REGISTERED PROPRIETOR/S SIGN HERE (Note 6)

See additional page

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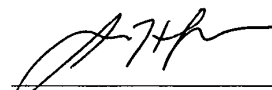
WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

ADDITIONAL PAGE TO SECTION 70A

SIGNED for and on behalf of **CEDAR WOODS WELLARD LTD (ACN 120 113 108)** by its duly appointed Attorneys


Attorney Signature
KENNETH NATHAN HAUSTEAD

Attorney Print Name


Attorney Signature
LEON MATTHEW HANRAHAN

Attorney Print Name

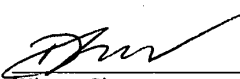
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Witness Signature

Witness Name: *Callum Hart*

Witness Address: *20 Fitzpatrick Way Noranda, WA 6062*

Witness Occupation: *Project officer*


Witness Signature

Witness Name: *Daniel Calderwood*

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