

WESTERN



AUSTRALIA

REGISTER NUMBER 12/SP26751	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 8/11/2002

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT 1985

VOLUME **2196** FOLIO **319**

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.

BG Roberts

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 12 ON STRATA PLAN 26751
TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

GOLDGEM ENTERPRISES PTY LTD OF 71 JOHANSON PROMENADE, MURDOCH
(T J131573) REGISTERED 23 DECEMBER 2004

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 NO.33 OF 1985 AS AMENDED.

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.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

-----END OF CERTIFICATE OF TITLE-----

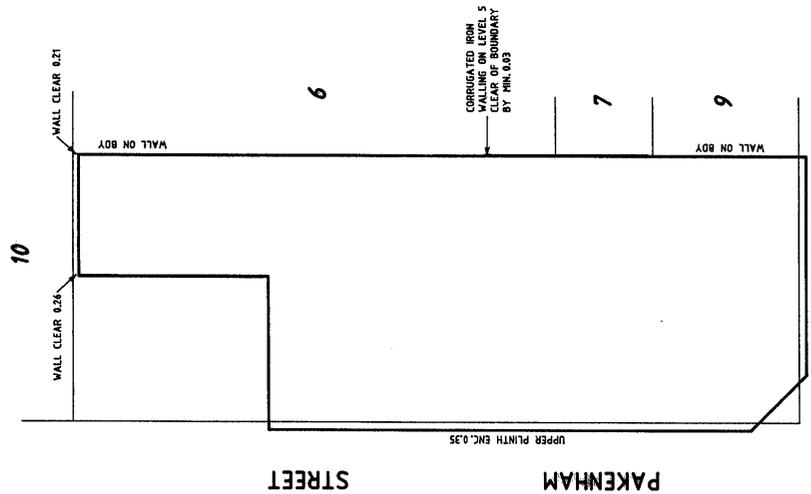
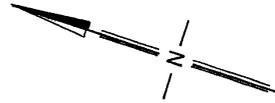
STATEMENTS:

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: SP26751.
PREVIOUS TITLE: 2120-4.
PROPERTY STREET ADDRESS: 66 HIGH ST, FREMANTLE.
LOCAL GOVERNMENT AREA: CITY OF FREMANTLE.

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING J131574

STRATA PLAN 26751



HIGH STREET

LOCATION PLAN

(SCALE 1:200)

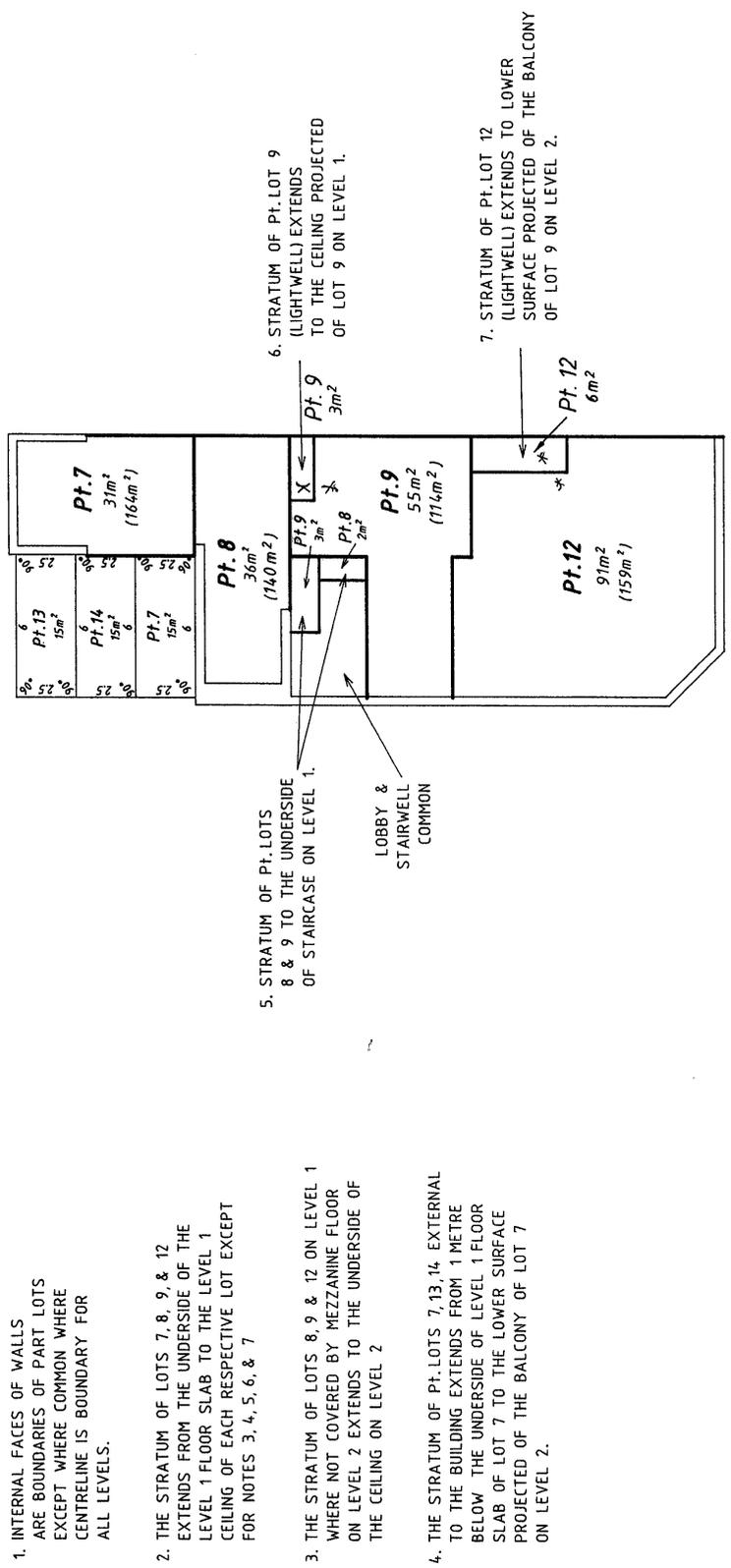
maps McMULLEN NOLAN AND PARTNERS SURVEYORS PTY LTD
 Unit 9, 28 Richardson Street, PO Box 117, South Perth WA 6961 Telephone: (08) 9474 1099 Facsimile: (08) 9474 1093

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA/SURVEY STRATA PLAN 26751	
SHEET 1 OF 7 SHEETS	MANAGEMENT STATEMENT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Lodged... 15.6.2000 275887	Examined... 15.6.2000 SAH
Registered... 15.6.2000 App.H473742	<i>[Signature]</i> REGISTRAR OF TITLES
WESTERN AUSTRALIAN PLANNING COMMISSION File No. Certificate of Approval of W.A.P.C. under Section 25(1) or 25(12) of Strata Titles Act 1985.	
FOR CHAIRMAN	DATE
PLAN OF LOTS 10, 11 ON STRATA PLAN 26751 CERT. OF TITLE VOL 2120 FOL 4 2120 5	
LOCAL GOVERNMENT CITY OF FREMANTLE	INDEX PLAN PERTH 1000 12:26
FIELD BOOK NUMBER N/A	SCALE 1:200
NAME OF SCHEME 66 HIGH STREET, FREMANTLE	
ADDRESS OF PARCEL 66 HIGH STREET, FREMANTLE WA 6160	

STRATA/SURVEY STRATA PLAN 26751

SHEET 2 OF 7 SHEETS



LEVEL 1
(SCALE 1:200)

- INTERNAL FACES OF WALLS ARE BOUNDARIES OF PART LOTS EXCEPT WHERE COMMON WHERE CENTRELINE IS BOUNDARY FOR ALL LEVELS.
- THE STRATUM OF LOTS 7, 8, 9, & 12 EXTENDS FROM THE UNDERSIDE OF THE LEVEL 1 FLOOR SLAB TO THE LEVEL 1 CEILING OF EACH RESPECTIVE LOT EXCEPT FOR NOTES 3, 4, 5, 6, & 7
- THE STRATUM OF LOTS 8, 9 & 12 ON LEVEL 1 WHERE NOT COVERED BY MEZZANINE FLOOR ON LEVEL 2 EXTENDS TO THE UNDERSIDE OF THE CEILING ON LEVEL 2
- THE STRATUM OF Pt. LOTS 7, 13, 14 EXTERNAL TO THE BUILDING EXTENDS FROM 1 METRE BELOW THE UNDERSIDE OF LEVEL 1 FLOOR SLAB OF LOT 7 TO THE LOWER SURFACE PROJECTED OF THE BALCONY OF LOT 7 ON LEVEL 2.

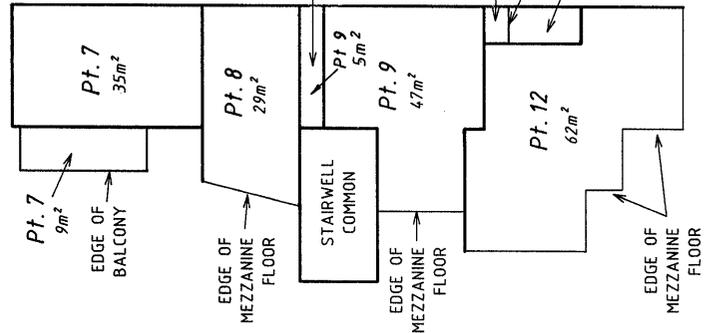
COKE52/2000 Vol 5 p 39

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA/SURVEY STRATA
 PLAN 26751
 SHEET 3 OF 7 SHEETS

Cor 52/2000 Vol 15 p 59

2. THE STRATUM OF Pt. LOT 7 (BALCONY) EXTERNAL TO THE BUILDING EXTENDS FROM THE UNDERSIDE OF THE BALCONY TO 20 METRES ABOVE THE UNDERSIDE OF FLOOR SLAB ON LEVEL 1 OF UNIT LOT 7 EXCEPT WHERE COVERED.



3. THE STRATUM OF THE LIGHTWELL EXTENDS FROM THE CEILING OF LOT 9 ON LEVEL 1 TO THE UNDERSIDE OF THE CEILING PROJECTED OF LOT 9 ON LEVEL 2

4. THE STRATUM OF Pt. LOT 9 (BALCONY) EXTENDS FROM THE UNDERSIDE OF THE BALCONY TO THE LOWER SURFACE OF THE CEILING PROJECTED OF LOT 9 ON LEVEL 2.

1. THE STRATUM OF Pt. LOTS 7, 8, 9 & 12 EXTENDS FROM THE CEILING ON LEVEL 1 TO THE CEILING ON LEVEL 2 OF EACH RESPECTIVE UNIT EXCEPT FOR NOTES 2, 3 & 4.

LEVEL 2
 (SCALE 1:200)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

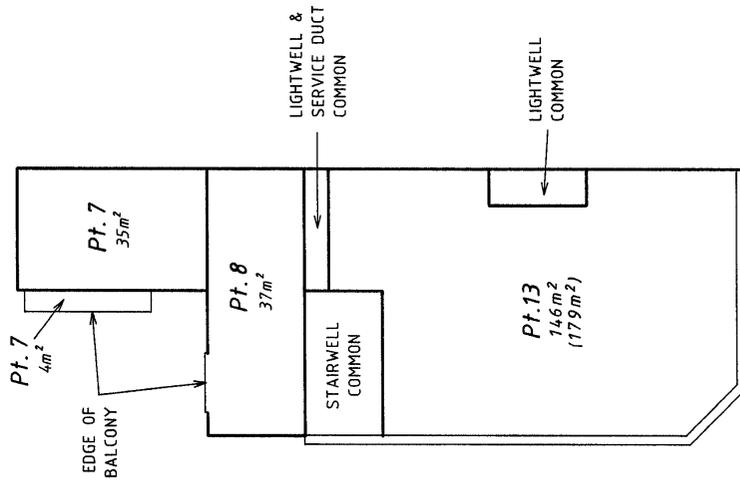
STRATA/SURVEY STRATA

PLAN 26751

SHEET 4 OF 7 SHEETS

1. THE STRATUM OF PT. LOTS 7 & 8 EXTENDS FROM THE CEILING ON LEVEL 2 TO THE CEILING ON LEVEL 3 OF EACH RESPECTIVE LOT EXCEPT FOR NOTE 2 & 3.
2. THE STRATUM OF PT. LOT 7 (BALCONY) EXTENDS FROM THE LOWER SURFACE OF THE BALCONY TO 20 METRES ABOVE THE UNDERSIDE OF THE FLOOR SLAB OF LOT 7 ON LEVEL 1.
3. THE STRATUM OF PT. LOT 13 EXTENDS FROM THE CEILING ON LEVEL 1 & 2 TO THE CEILING ON LEVEL 3 EXCEPT FOR THE AREAS COVERED BY PT. LOT 13 ON LEVEL 3A WHERE THE STRATUM EXTENDS TO THE UNDERSIDE OF THE FLOOR SHOWN ON LEVEL 3A

COR 52/2000 Vol 5 p 59



LEVEL 3
(SCALE 1:200)

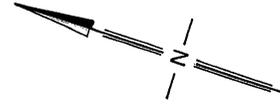
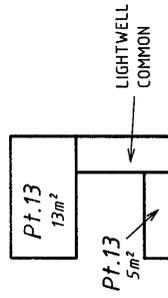
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA/SURVEY STRATA

PLAN 26751

SHEET 5 OF 7 SHEETS

1. THE STRATUM OF PT. LOT 13 ON LEVEL 3A
EXTENDS FROM THE UNDERSIDE OF THE
FLOOR ON LEVEL 3A TO THE CEILING OF
LEVEL 3A



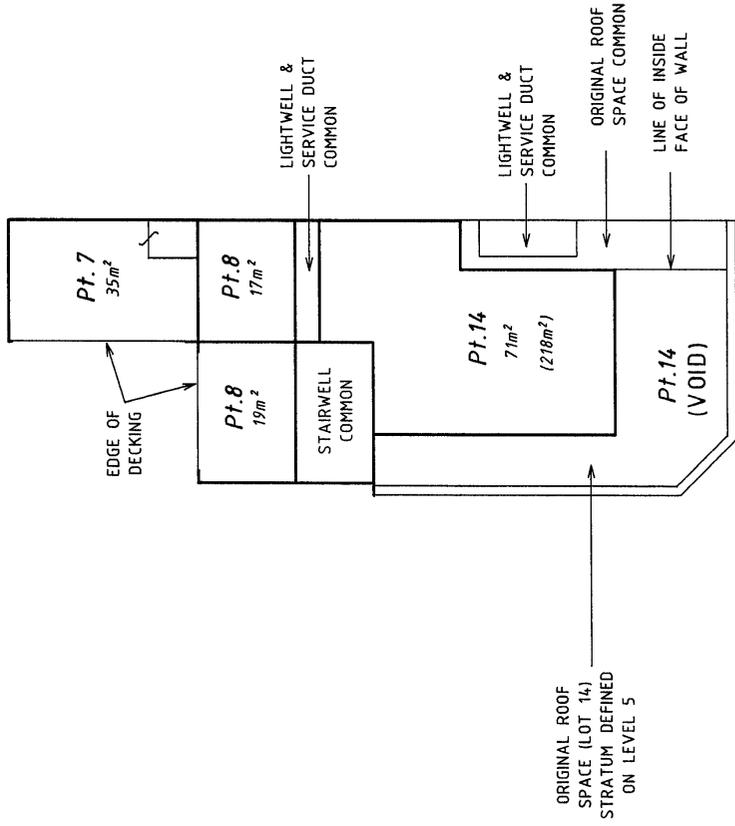
LEVEL 3A
(SCALE 1:200)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA/SURVEY STRATA
 PLAN 26751
 SHEET 6 OF 7 SHEETS

1. THE STRATUM OF PT. LOTS 7 & 8 EXTENDS FROM THE CEILING ON LEVEL 3 TO 20 METRES ABOVE THE UNDERSIDE OF THE FLOOR SLAB ON LEVEL 1 OF EACH RESPECTIVE LOT.
2. THE STRATUM OF PT. LOT 14 EXTENDS FROM THE CEILING ON LEVEL 3 AND 3A TO THE HIGHEST CEILING OF PT. LOT 14 ON LEVEL 4.

Cell 52 / 2000 Vol 15 p 59



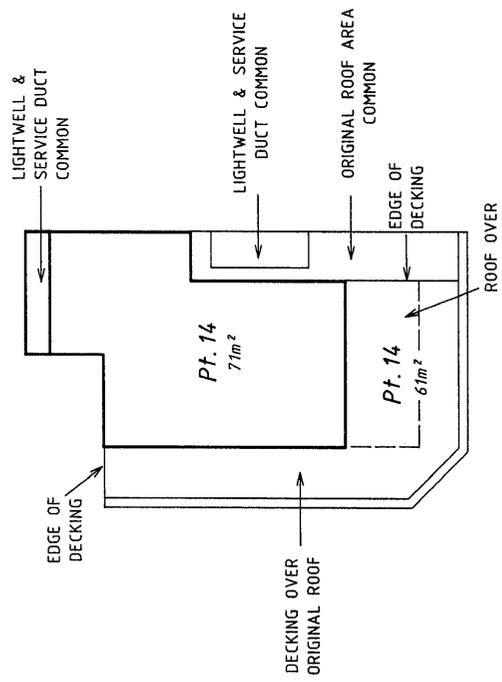
LEVEL 4
 (SCALE 1:200)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA/SURVEY STRATA
 PLAN 26751
 SHEET 7 OF 7 SHEETS

1. THE STRATUM OF Pt. LOT 14 EXTENDS FROM THE HIGHEST CEILING PROJECTED OF Pt. LOT 14 ON LEVEL 4, TO 20 METRES ABOVE THE UNDERSIDE OF THE FLOOR SLAB OF LOT 12 ON LEVEL 1.
2. THE STRATUM OF Pt. LOT 14 (DECKING OVER ORIGINAL ROOF) EXTENDS FROM THE CEILING PROJECTED OF LOT 13 ON LEVEL 3 TO 20 METRES ABOVE THE UNDERSIDE OF THE FLOOR SLAB OF LOT 12 ON LEVEL 1.

COL 52/2000 Vol 15 p 59



LEVEL 5
 (SCALE 1:200)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

FORM 3

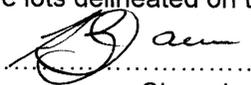
STRATA SURVEY/STRATA PLAN No. 26751							
Schedule of Unit Entitlement		Office Use Only Current Cs of Title		Schedule of Unit Entitlement		Office Use Only Current Cs of Title	
Lot No	Unit Entitlement	Vol.	Fol.	Lot No	Unit Entitlement	Vol.	Fol.
1	Now Subdivided						
2	Now Subdivided						
3	Now Subdivided						
4	Now Subdivided						
5	Now Subdivided						
6	Now Subdivided						
7	15	2120-1					
8	15	2120-2					
9	14	2120-3					
10	Now Subdivided						
11	Now Subdivided						
12	18	2196-319					
13	18	2196-320					
14	20	2196-321					
Aggregate	100						

DESCRIPTION OF PARCEL AND BUILDING/PARCEL
 SIX BRICK, TIMBER & IRON RESIDENTIAL/COMMERCIAL UNITS OF WHICH FOUR
 HAVE TWO LEVELS THE OTHER TWO HAVE FOUR LEVELS SITUATED ON
 LOT 82 OF PORTION OF FREMANTLE TOWN LOT 409 ON DIAGRAM 86885 AND
 HAVING AN ADDRESS OF 66 HIGH STREET, FREMANTLE WA 6160

**CERTIFICATE OF LICENSED VALUER
 STRATA/SURVEY STRATA**

I, **Bradley Dawson**, 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.

.....
 24th March, 2000
 Date

.....

 Signed

DESCRIPTION OF PARCEL & BUILDING

A BRICK AND IRON MULTI LEVEL BUILDING NOW COMPRISING 5 RESIDENTIAL UNITS PLUS 1 COMMERCIAL UNIT (TOTAL 6 UNITS) SITUATED ON LOT 82 OF PORTION FREMANTLE TOWN LOT 409 ON DIAGRAM 86885 AND HAVING A STREET ADDRESS OF 66 HIGH STREET, FREMANTLE WA 6160

CERTIFICATE OF LICENSED SURVEYOR

I, JOHN MCMULLEN, 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-laws(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*. 

3 Dec 1999
Date


Licensed Surveyor

* Delete if inapplicable

DESCRIPTION OF PARCEL AND BUILDING

A BRICK AND IRON MULTI LEVEL BUILDING NOW COMPRISING 5 RESIDENTIAL UNITS PLUS 1 COMMERCIAL UNIT (TOTAL 6 UNITS) SITUATED ON LOT 82 OF PORTION FREMANTLE TOWN LOT 409 ON DIAGRAM 86885 AND HAVING A STREET ADDRESS OF 66 HIGH STREET, FREMANTLE WA 6160

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 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.~~

21/12/99
Date


Chief Executive Officer

* Delete if inapplicable

DIRECTOR, URBAN MANAGEMENT

FORM 26

WAPC Ref. 1312-99

STRATA PLAN NO 26751

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 12 NOVEMBER 1999 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 26751
Location 66 High Street, Fremantle
Locality Fremantle
Local Government City of Fremantle

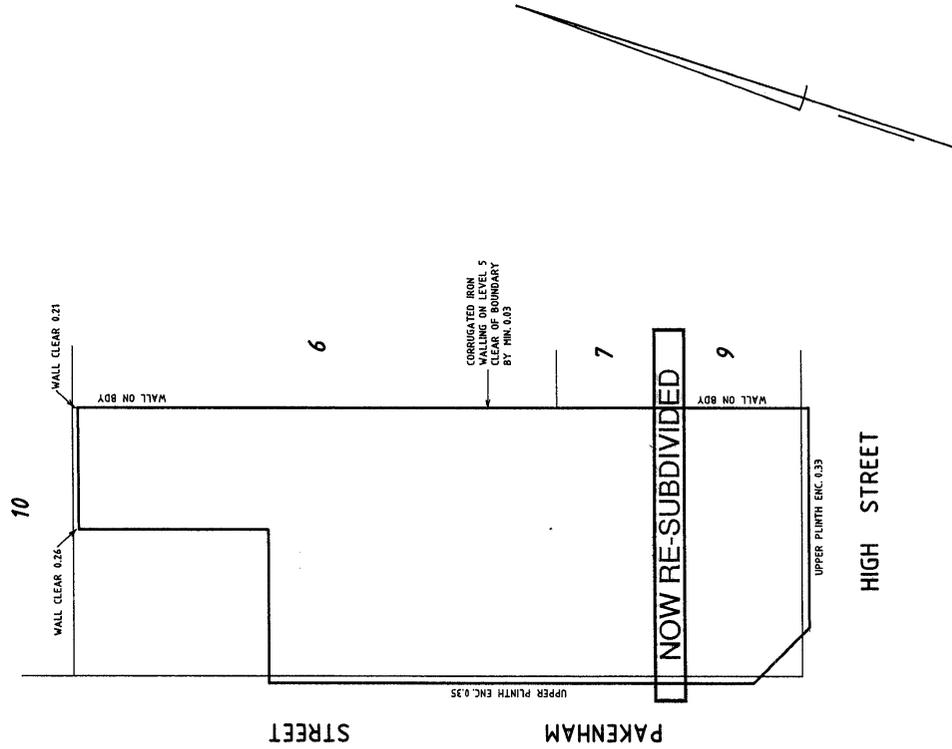
Lodged by: McMullen Nolan and Partners Surveyors Pty Ltd.
Date:

For Chairman, Western Australian Planning Commission

30 DEC 1999

Date

(*To be deleted as appropriate.)



LOCATION PLAN
(SCALE 1:200)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA/SURVEY STRATA PLAN 26751	
SHEET 1 OF 7 SHEETS	MANAGEMENT STATEMENT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Lodged 25.11.96 144637	Examined 17.2.97 8711
Registered 11.11.97 Applic. 6636479	
 REGISTRAR OF TITLES WESTERN AUSTRALIAN PLANNING COMMISSION	
Certificate of Approval of W.A.P.C. under Section 25(1) or 25B(2) of Strata Titles Act 1985. Approved for 3-10-96 FOR CHAIRMAN 5A0-9% DATE	
PLAN OF LOTS 2, 3, 4, 5, 6 AND COMMON PROPERTY ON STRATA PLAN 26751	
CERT. OF TITLE	FOLIO
VOLUME	
2003	674
1993	893
2034	93
2034	94
2034	95
LOCAL GOVERNMENT CITY OF FREMANTLE	
INDEX PLAN PERTH 1000 12:26 FIELD BOOK NUMBER N/A SCALE 1:200	
NAME OF SCHEME 66 HIGH STREET, FREMANTLE	
ADDRESS OF PARCEL 66 HIGH STREET, FREMANTLE WA 6160	
	

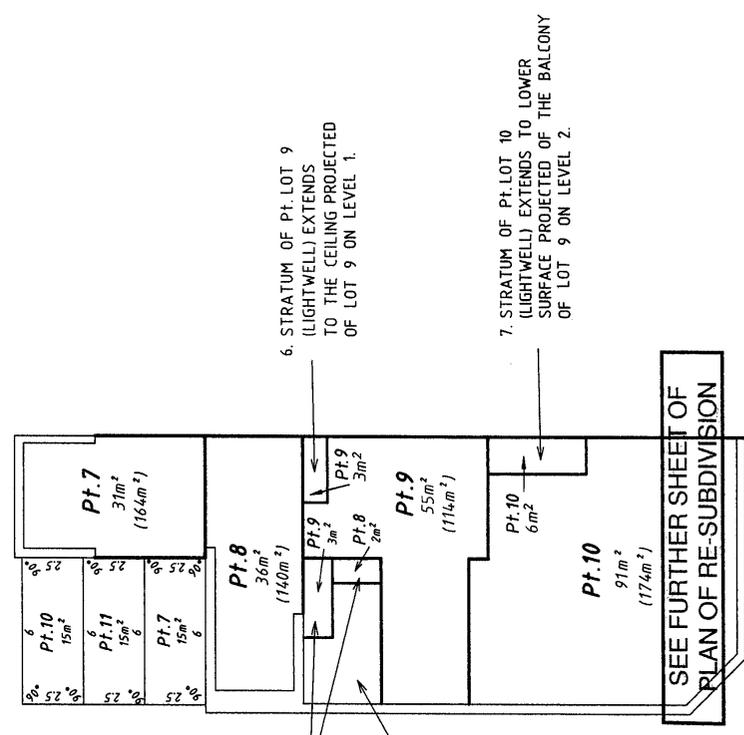
STRATA/SURVEY STRATA
 PLAN 26751
 SHEET 2 OF 7 SHEETS

1 INTERNAL FACES OF WALLS ARE BOUNDARIES OF PART LOTS EXCEPT WHERE COMMON WHERE CENTRELINE IS BOUNDARY FOR ALL LEVELS

2 THE STRATUM OF LOTS 7, 8, 9 & 10 EXTENDS FROM THE UNDERSIDE OF THE LEVEL 1 FLOOR SLAB TO THE LEVEL 1 CEILING OF EACH RESPECTIVE LOT EXCEPT FOR NOTES 3, 4, 5, 6 & 7

3 THE STRATUM OF LOTS 8, 9, 10 ON LEVEL 1 WHERE NOT COVERED BY THE MEZZANINE FLOOR ON LEVEL 2 EXTENDS TO THE UNDERSIDE OF THE CEILING ON LEVEL 2

4 THE STRATUM OF PT. LOTS 7, 10, & 11 EXTERNAL TO THE BUILDING EXTENDS FROM 1 METRE BELOW THE UNDERSIDE OF LEVEL 1 FLOOR SLAB OF LOT 7 TO THE LOWER SURFACE PROJECTED OF THE BALCONY OF LOT 7 ON LEVEL 2.



SEE FURTHER SHEET OF
 PLAN OF RE-SUBDIVISION

LEVEL 1
 (SCALE 1:200)

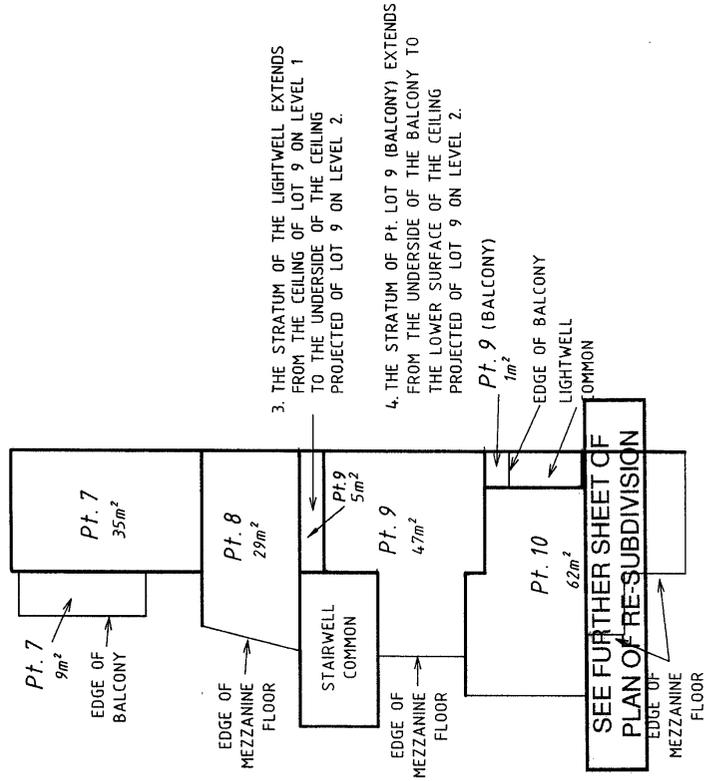
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Cor 52 / 1997 Vol 1 P 20

STRATA/SURVEY—SIRATA
 PLAN 26751
 SHEET 3 OF 7 SHEETS

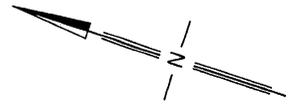
1. THE STRATUM OF Pt. LOTS 7, 8, 9 & 10 EXTENDS FROM THE CEILING ON LEVEL 1 TO THE CEILING ON LEVEL 2 OF EACH RESPECTIVE LOT EXCEPT FOR NOTES 2, 3 & 4

2. THE STRATUM OF Pt. LOT 7 (BALCONY) EXTERNAL TO THE BUILDING EXTENDS FROM THE UNDERSIDE OF THE BALCONY TO 20 METRES ABOVE THE UNDERSIDE OF FLOOR SLAB ON LEVEL 1 OF LOT 7 EXCEPT WHERE COVERED.



3. THE STRATUM OF THE LIGHTWELL EXTENDS FROM THE CEILING OF LOT 9 ON LEVEL 1 TO THE UNDERSIDE OF THE CEILING PROJECTED OF LOT 9 ON LEVEL 2.

4. THE STRATUM OF Pt. LOT 9 (BALCONY) EXTENDS FROM THE UNDERSIDE OF THE BALCONY TO THE LOWER SURFACE OF THE CEILING PROJECTED OF LOT 9 ON LEVEL 2.



LEVEL 2
 (SCALE 1:200)

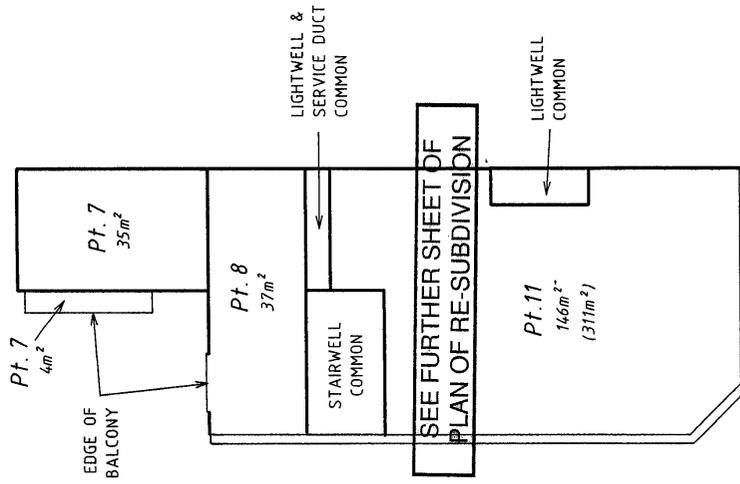
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA/SURVEY STRATA

PLAN 26751

SHEET 4 OF 7 SHEETS

1. THE STRATUM OF Pt. LOTS 7 & 8 EXTENDS FROM THE CEILING ON LEVEL 2 TO THE CEILING ON LEVEL 3 OF EACH RESPECTIVE LOT EXCEPT FOR NOTE 2 & 3
2. THE STRATUM OF Pt. LOT 7 (BALCONY) EXTENDS FROM THE LOWER SURFACE OF THE BALCONY TO 20 METRES ABOVE THE UNDERSIDE OF THE FLOOR SLAB OF LOT 7 ON LEVEL 1.
3. THE STRATUM OF Pt. LOT 11 EXTENDS FROM THE CEILING ON LEVEL 2 TO THE UNDERSIDE OF THE ORIGINAL ROOF BELOW THE LEVEL 5 FLOOR, EXCEPT FOR THE AREAS SHOWN ON LEVEL 3A WHERE THE STRATUM EXTENDS TO THE UNDERSIDE OF THE FLOOR SHOWN ON LEVEL 3A.



LEVEL 3
(SCALE 1:200)

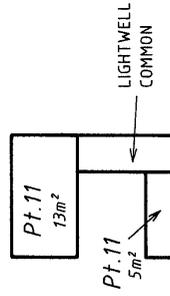
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA/SURVEY STRATA

PLAN 26751

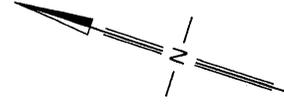
SHEET 5 OF 7 SHEETS

1. THE STRATUM OF Pt. 11 EXTENDS FROM THE UNDERSIDE OF THE FLOOR ON LEVEL 3A TO THE UNDERSIDE OF THE ORIGINAL ROOF BELOW THE LEVEL 5 FLOOR.



SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISION

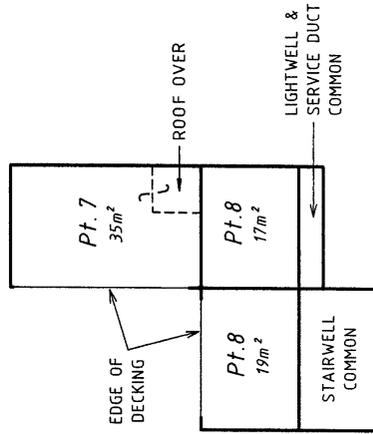
LEVEL 3A
(SCALE 1:200)



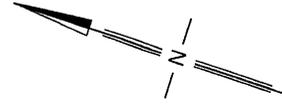
WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA/SURVEY STRATA
 PLAN 26751
 SHEET 6 OF 7 SHEETS

1. THE STRATUM OF PT. LOTS 7 & 8 EXTENDS FROM THE CEILING ON LEVEL 3 TO 20 METRES ABOVE THE UNDERSIDE OF THE FLOOR SLAB ON LEVEL 1 OF THE RESPECTIVE LOT.



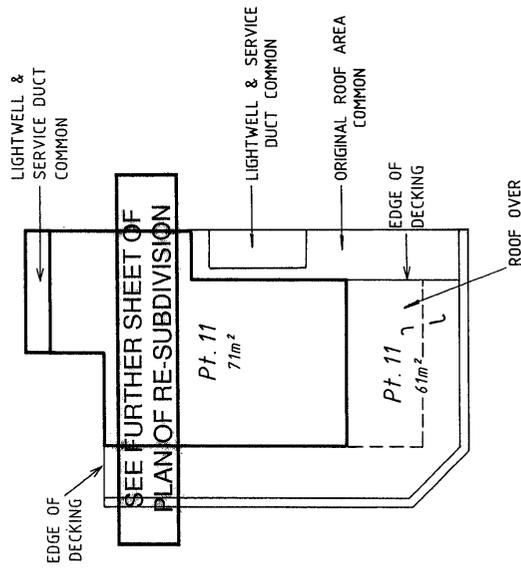
LEVEL 4
 (SCALE 1:200)



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA/SURVEY STRATA
 PLAN 26751
 SHEET 7 OF 7 SHEETS

1. THE STRATUM OF PT. LOT 11 EXTENDS FROM THE UNDERSIDE OF THE ORIGINAL ROOF BELOW TO 20 METRES ABOVE THE UNDERSIDE OF THE FLOOR SLAB OF LOT 10 ON LEVEL 1.



LEVEL 5
 (SCALE 1:200)

Cor 52/1997 Vol 1 p 20

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

FORM 3

STRATA / SURVEY STRATA PLAN NO. 26751

Schedule of Unit Entitlement		OFFICE USE ONLY Current Cs of Title		Schedule of Unit Entitlement		OFFICE USE ONLY Current Cs. of Title	
Lot No.	Unit Entitlement	Vol.	Fol.	Lot No.	Unit Entitlement	Vol.	Fol.
1	Now Subdivided						
2	Now Subdivided						
3	Now Subdivided						
4	Now Subdivided						
5	Now Subdivided						
6	Now Subdivided						
7	16	2120-1					
8	17	2120-2					
9	16	2120-3					
10	23	2120-4					
11	28	2120-5					
SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION							
AGGREGATE		100		AGGREGATE			

CERTIFICATE OF LICENSED VALUER

I,.....A. Bonavita....., 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 lots delineated on the plan.

21-6-96
.....
Date


.....
Signed

FORM 5

STRATA PLAN No. 26751

DESCRIPTION OF PARCEL & BUILDING

FIVE BRICK, TIMBER & IRON RESIDENTIAL/COMMERCIAL UNITS OF WHICH TWO HAVE TWO LEVELS THE OTHER THREE HAVE FOUR LEVELS SITUATED ON LOT 82 OF PORTION OF FREMANTLE TOWN LOT 409 ON DIAGRAM 86885 AND HAVING AN ADDRESS OF 66 HIGH STREET FREMANTLE WA 6160.

CERTIFICATE OF SURVEYOR

I, JOHN McMULLEN, 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-laws(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.

6 Nov 96
Date

[Handwritten Signature]
Licensed Surveyor

* Delete if inapplicable

DESCRIPTION OF PARCEL AND BUILDING

FIVE BRICK, TIMBER & IRON RESIDENTIAL/COMMERCIAL UNITS OF WHICH TWO HAVE TWO LEVELS THE OTHER THREE HAVE FOUR LEVELS SITUATED ON LOTS 82 OF PORTION OF FREMANTLE TOWN LOT 409 ON DIAGRAM 86885 AND HAVING AN ADDRESS OF 66 HIGH STREET FREMANTLE WA 6160.

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 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.~~

1/11/96
Date


Town/Shire Clerk

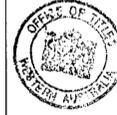
PLAN OF LOT 1 ON STRATA PLAN 26751
 CERTIFICATE OF TITLE VOLUME 1993 FOLIO 891
 LOCAL AUTHORITY CITY OF FREMANTLE
 LOCALITY FREMANTLE INDEX PLAN PERTH 1000 12:26
 NAME OF BUILDING 66 HIGH STREET, FREMANTLE
 NAME OF BODY CORPORATE THE OWNERS OF 66 HIGH STREET
 (IF STRATA PLAN OF SUBDIVISION OR CONSOLIDATION) FREMANTLE ON STRATA PLAN 26751
 ADDRESS FOR SERVING OF 66 HIGH STREET, FREMANTLE WA 6160
 NOTICES ON COMPANY
 PURPOSE SUBDIVISION

STRATA PLAN 26751



OFFICE USE ONLY

LODGED 3.3.95 83291
 EXAMINED 10.3.95
 REGISTERED 14.3.95 App. F827978



G Sack
 REGISTRAR OF TITLES

Scale

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
		CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	NOW SUBDIVIDED	1993 -	891
2	1613	2003 -	674
3	2202	1993 -	893
4	2323	2034 -	93
5	1613	2034 -	94
6	2249	2034 -	95
SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION			
AGGREGATE	10000		

CERTIFICATE OF LICENSED VALUER

KEITH JOHN COLLINS 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.

K Collins
 Date

3/3/95
 Signed

STRATA PLAN No. 26751

DESCRIPTION OF PARCEL AND BUILDING

A BRICK AND IRON MULTILEVEL BUILDING SITUATED ON LOT 82 OF PORTION OF
 FREMANTLE TOWN LOT 409 ON DIAGRAM 86885 AND HAVING AN ADDRESS OF 66 HIGH
 STREET FREMANTLE WA 6160

CERTIFICATE OF SURVEYOR

I, LYNDON KANTHER, 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.~~

27 FEBRUARY 1995

Date

Delete whichever is inapplicable


 Licensed Surveyor

CERTIFICATE OF LOCAL AUTHORITY

CITY OF FREMANTLE, 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.~~

2/3/95

Date

Delete whichever is inapplicable


 Town/Shire Clerk

STRATA PLAN No. 26751

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 18 JAN 1995 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) 82
Location(s) FREMANTLE TOWN LOT 409
Town CITY OF FREMANTLE
Local Authority District FREMANTLE
Property Owner ROBADA PTY LTD

[Signature]
For Chairman,
STATE PLANNING COMMISSION

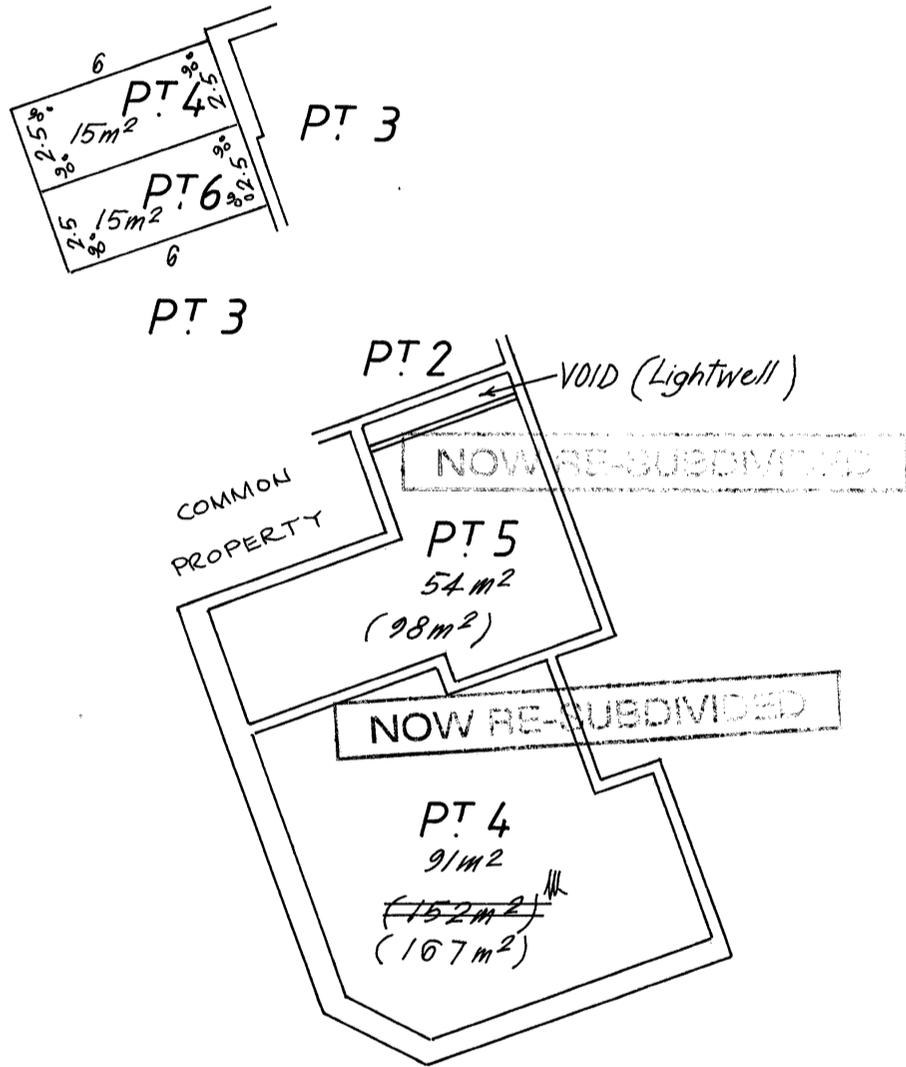
Date 14 FEB 1995
(*To be deleted as appropriate)

STRATA PLAN No.

26751

GROUND

FLOOR



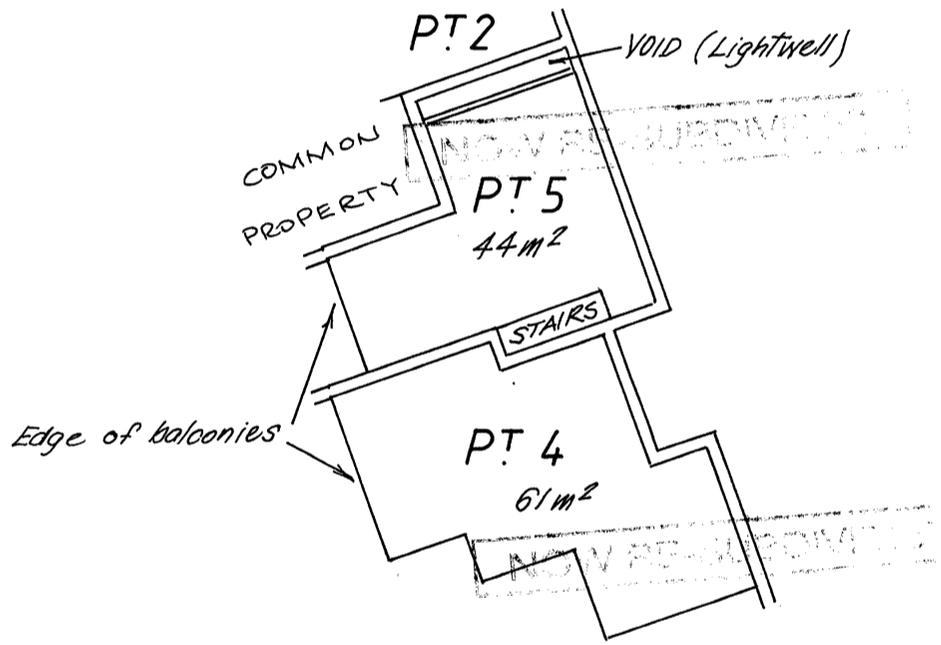
1. THE STRATUM OF THE INTERNAL PART LOTS 4 & 5 IS RESTRICTED IN HEIGHT TO THE UNDERSIDE OF THE MEZZANINE FLOOR LEVEL.
2. THE STRATUM OF THE EXTERNAL PART LOTS 4 & 6 IS RESTRICTED TO 2.5 METRES ABOVE THE GROUND FLOOR LEVEL OF LOT 3 EXCEPT WHERE COVERED.

SEE FURTHER SHEET OF
PLAN OF RE-SUBDIVISION

Scale 1 : 200

STRATA PLAN No. 26751

MEZZANINE FLOOR



APPROVED FOR THE STRATA PLAN BY THE STRATA MANAGEMENT BOARD

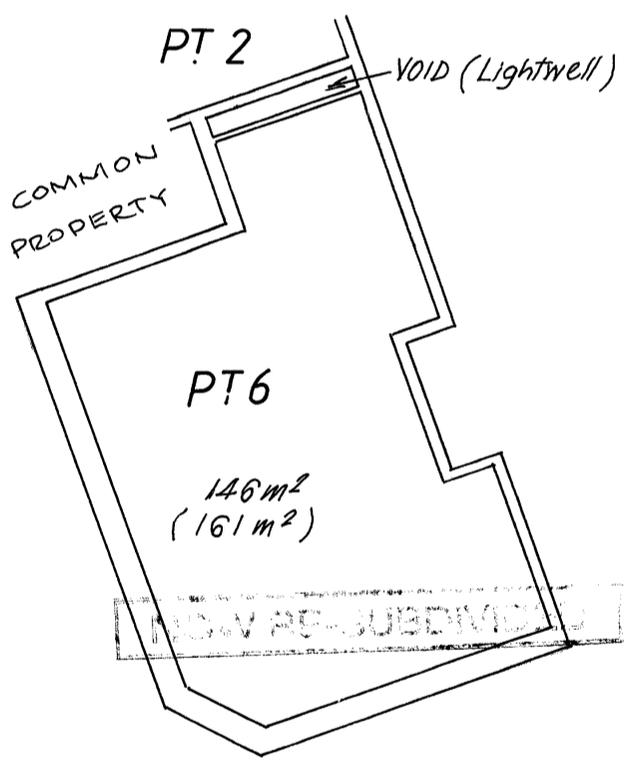
Scale 1 : 200

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

STRATA PLAN No. 26751

FIRST FLOOR

CI



NOW RE-SUBDIVIDED

[Faint, illegible stamp]

Scale 1 : 200

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

PLAN OF LOT 82 OF PORTION FREMANTLE TOWN LOT 409
 ON DIAGRAM 86885
 CERTIFICATE OF TITLE VOLUME 1993 FOLIO 890
 LOCAL AUTHORITY CITY OF FREMANTLE
 LOCALITY FREMANTLE INDEX PLAN PERTH 1000 12:26
 NAME OF BUILDING 66 HIGH STREET, FREMANTLE
 NAME OF BODY CORPORATE
 (IF STRATA PLAN OF SUBDIVISION
 OR CONSOLIDATION)
 ADDRESS FOR SERVING OF 66 HIGH STREET, FREMANTLE
 NOTICES ON COMPANY WA 6160
 PURPOSE

STRATA PLAN 26751

OFFICE USE ONLY

LODGED 3.6.94 56848

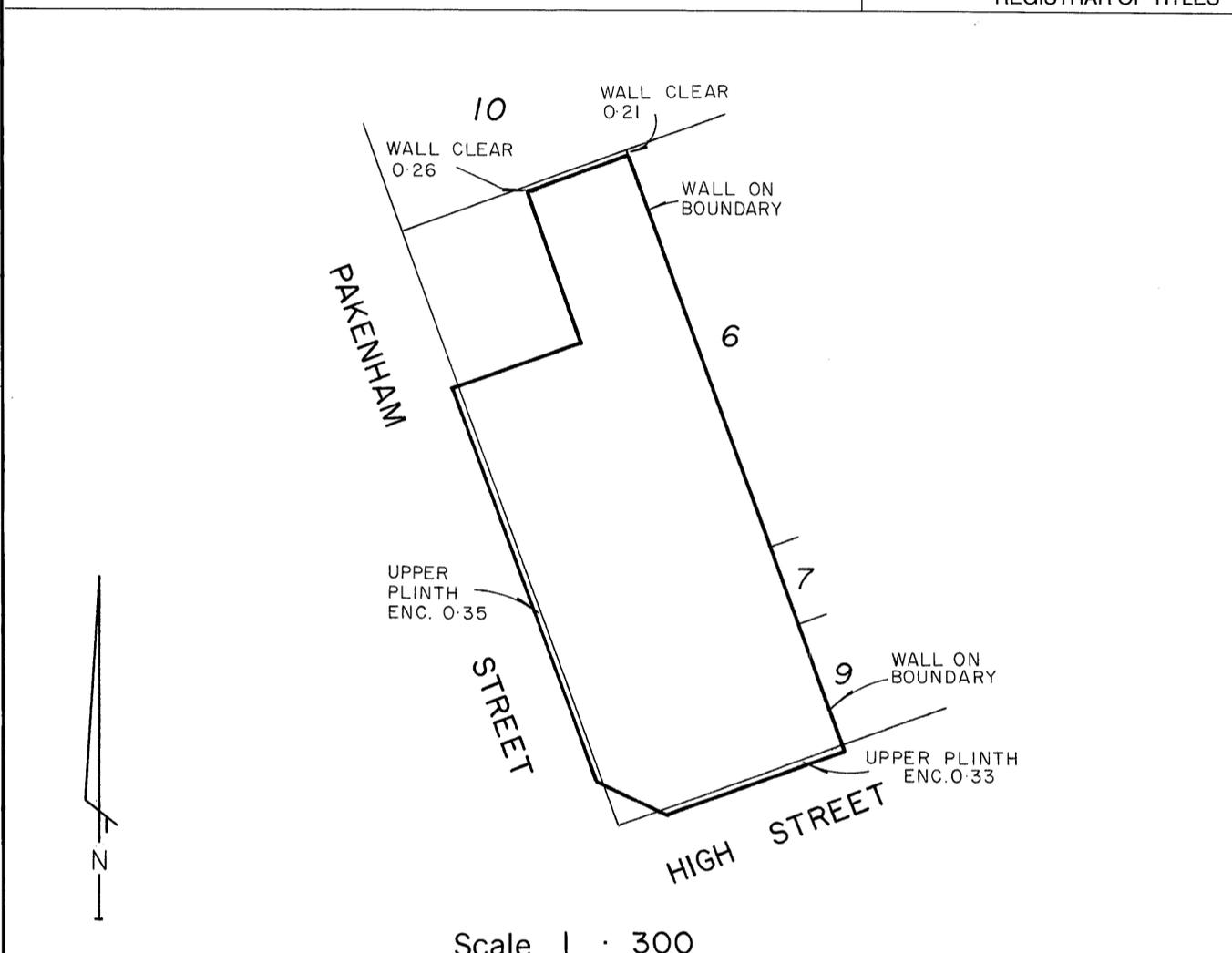
EXAMINED 14.6.94

REGISTERED 17.94 App F 598822



C. G. Sach

REGISTRAR OF TITLES



Scale 1 : 300

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
LOT No.	UNIT ENTITLEMENT	CURRENT Cs. of TITLE	
		VOL.	FOL.
1	660	1993 - 891	
2	144	1993 - 892, 2003 - 674	
3	196	1993 - 893	
AGGREGATE	1000		

SEE FURTHER SHEET OF PLAN OF SUBDIVISION

CERTIFICATE OF LICENSED VALUER

I, KEITH JOHN COLLINS 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.

30/5/94
Date

K. J. Collins
Signed

02181/5/91-2M-S/7652

STRATA PLAN No. 26751

DESCRIPTION OF PARCEL AND BUILDING

A BRICK AND IRON MULTILEVEL BUILDING SITUATED ON LOT 82 OF PORTION
FREMANTLE TOWN LOT 409 ON DIAGRAM AND HAVING AN ADDRESS OF
66 HIGH STREET FREMANTLE WA 6160.

CERTIFICATE OF SURVEYOR

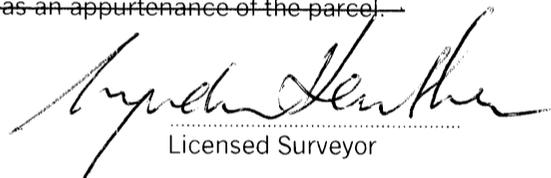
I, LYNDON KANTHER, being a licensed surveyor registered
under the Licensed Surveyors Act 1909, as amended, hereby certify that:—

- (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.~~

23.5.94

Date

Delete whichever is inapplicable


Licensed Surveyor

CERTIFICATE OF LOCAL AUTHORITY

CITY OF FREMANTLE, 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.~~

13 JUNE 1994

Date

Delete whichever is inapplicable


Town/Shire Clerk

Co. 2258/92 VA P 289

STRATA PLAN No. 26751

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 and relating to the property described below;

3 MAY 1994

(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) 1-5
Location(s) FREMANTLE TOWN LOT 409
Town FREMANTLE
Local Authority District FREMANTLE
Property Owner 66 HIGH STREET PTY LTD

[Signature]
For Chairman,
STATE PLANNING COMMISSION

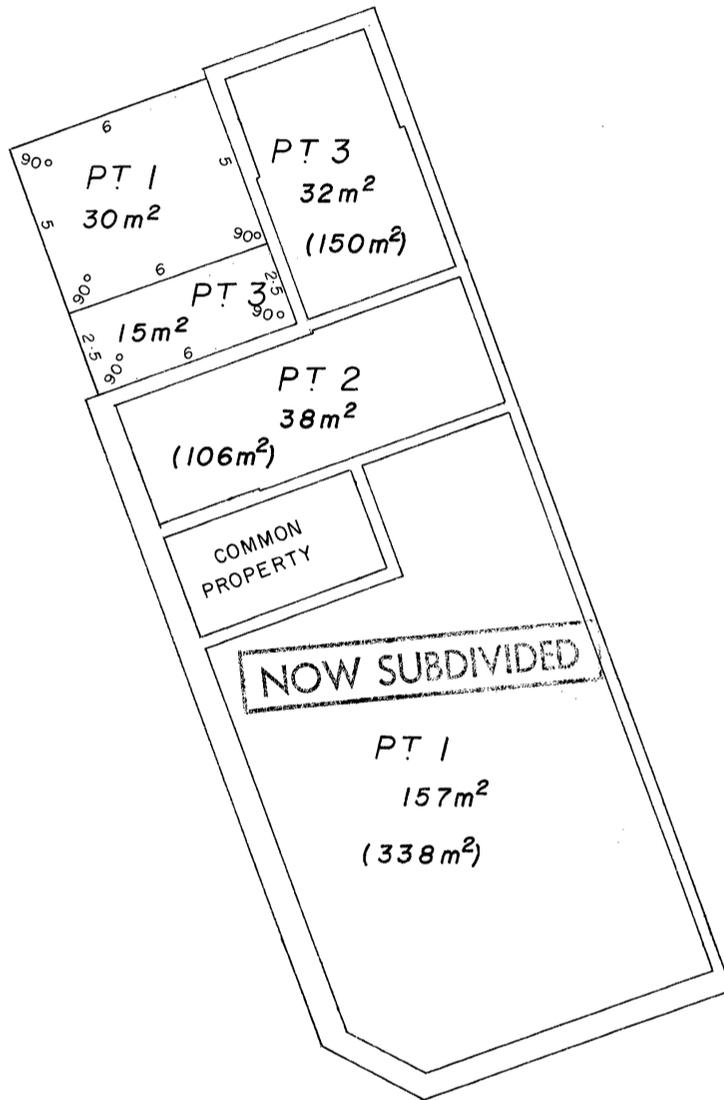
Date 24 MAY 1994
(*To be deleted as appropriate)

STRATA PLAN No. 26751

GROUND FLOOR



SEE FURTHER SHEET OF
PLAN OF SUBDIVISION



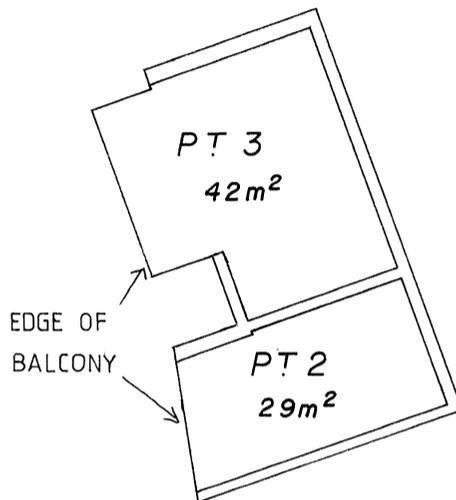
1. THE STRATUM OF THE EXTERNAL PT LOT 1 AND PT LOT 3 IS RESTRICTED TO 2.5M ABOVE THE GROUND FLOOR LEVEL OF LOT 3 EXCEPT WHERE COVERED.
2. DISTANCES ARE MEASURED FROM THE EXTERNAL FACES OF WALLS.



Scale 1 : 200

STRATA PLAN No. 26751

MEZZANINE FLOOR



Cor 2258/92 V4 p 299

THE STRATUM OF PART LOT 2 AND PART LOT 3 AS SHOWN EXTENDS TO UNDERSIDE OF CEILING.



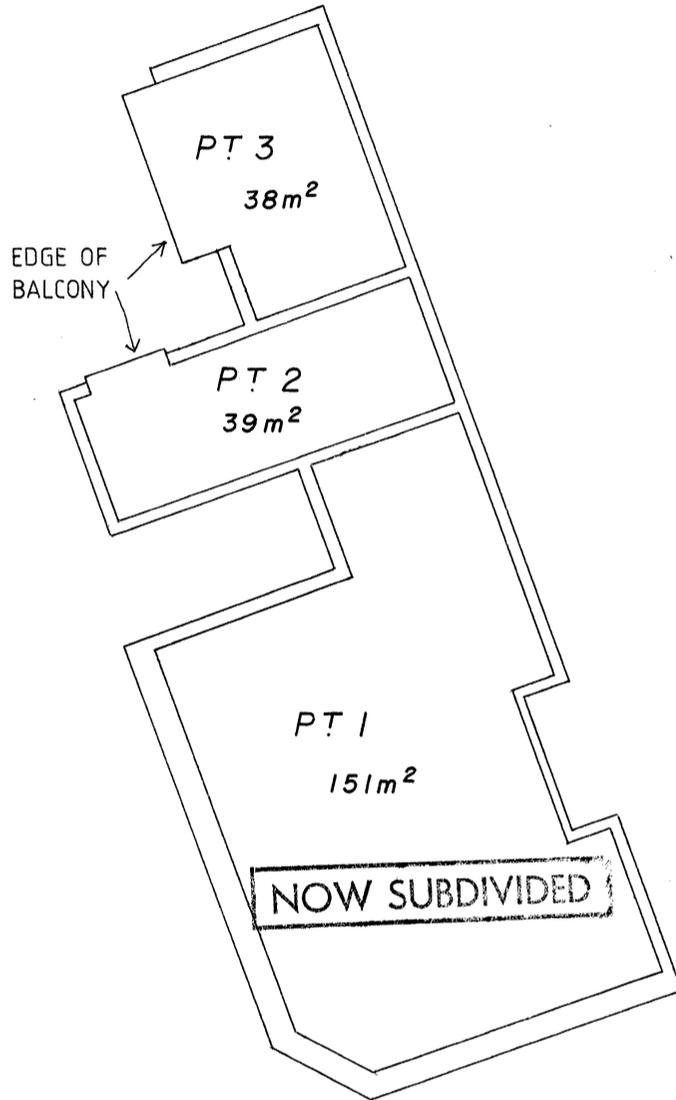
Scale 1 : 200

STRATA PLAN No. 26751

FIRST FLOOR



SEE FURTHER SHEET OF PLAN OF SUBDIVISION



Cor 2258/92 V4 p 269

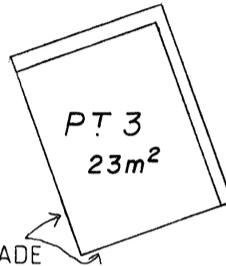
THE STRATUM OF PART LOT 2 AND PART LOT 3 AS SHOWN EXTENDS TO UNDERSIDE OF CEILING.



Scale 1 : 200

STRATA PLAN No. 26751

ROOF LEVEL FLOOR



BALUSTRADE

Cr 2258/92 VA P289

THE STRATUM OF PART LOT 3 AS SHOWN IS RESTRICTED TO 14M ABOVE THE GROUND FLOOR LEVEL OF LOT 3.



Scale 1 : 200

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

S26751

<u>Lot Number</u>	<u>Part Register Number</u>	<u>Unit Entitlement</u>	<u>Lot Number</u>	<u>Part Register Number</u>	<u>Unit Entitlement</u>
7	2120/1	15	8	2120/2	15
9	2120/3	14	12	2196/319	18
13	2196/320	18	14	2196/321	20