

WESTERN



AUSTRALIA

REGISTER NUMBER 5/SP69833	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

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

VOLUME
2873FOLIO
559

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.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 5 ON STRATA PLAN 69833
 TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

MARK ORLANDO
 BELINDA MARIE ORLANDO
 BOTH OF 18 BOSNICH WAY SPEARWOOD WA 6163
 AS JOINT TENANTS

(T N850263) REGISTERED 13/3/2018

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

- 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.

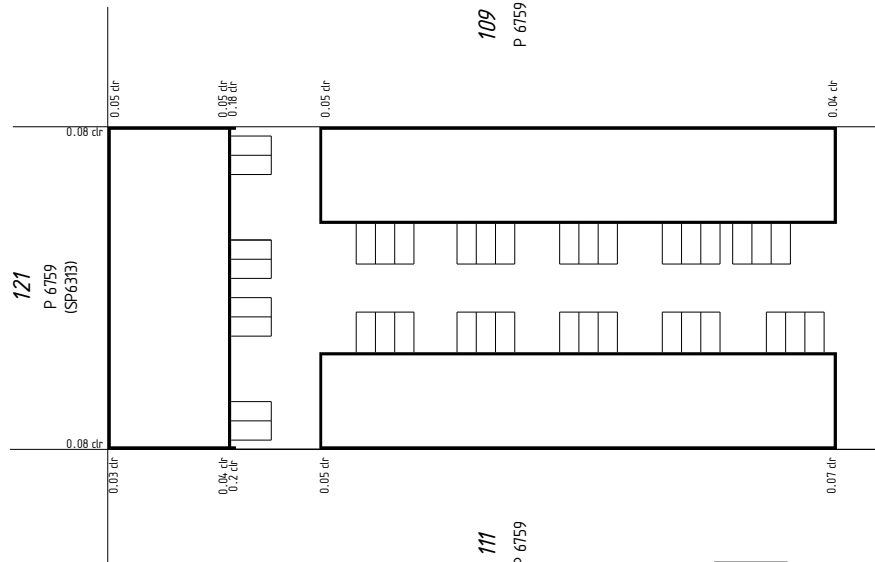
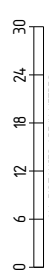
-----END OF CERTIFICATE OF TITLE-----

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: SP69833
 PREVIOUS TITLE: 1375-661
 PROPERTY STREET ADDRESS: UNIT 5 10 RAWLINSON ST, O'CONNOR.
 LOCAL GOVERNMENT AUTHORITY: CITY OF FREMANTLE

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING M711992

STRATA PLAN 69833 SHEET 1 OF 3 SHEETS		VER	AMENDMENT	AUTHORISED BY	DATE	 AUTOMATED SURVEYS LTD LICENCED SURVEYORS AND DEVELOPMENT CONSULTANTS P.O. Box 1948 West Perth 6872 Telephone: (08) 9214 1777 Facsimile: (08) 9214 1778 Email: rac@asurv.com.au		FORM 5 Strata Titles Act 1985 Sections 5B(1), 8A, 22(1) STRATA PLAN No. 69833 DESCRIPTION OF PARCEL AND BUILDING ¼ COMMERCIAL UNITS, OF CONCRETE, BRICK AND METAL CONSTRUCTION, SITUATED ON LOT 110 ON P 6759 AND HAVING AN ADDRESS OF 10 RAWLINSON STREET, O'CONNOR WA 6163 CERTIFICATE OF LICENSED SURVEYOR I, AHMAD RICHARD CHAM , 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.  Licensed Surveyor Date															
PLAN OF LOT 110 ON P 6759 CERTIFICATE OF TITLE VOL 1375 FOL 661 LOCAL GOVERNMENT CITY OF FREMANTLE INDEX PLAN SEE SMARTPLAN FIELD BOOK 127912 & 131684 SCALE AS SHOWN								LIMITED IN DEPTH TO 60.96 METRES  LOCATION PLAN SCALE 1:600 @ A3  ALL DISTANCES ARE IN METRES															
NAME OF SCHEME 10 RAWLINSON STREET O'CONNOR WA		111 P 6759						109 P 6759															
ADDRESS OF PARCEL LOT 110 RAWLINSON STREET O'CONNOR WA 6163		RAWLINSON STREET						STREET															
MANAGEMENT STATEMENT YES ☒ NO ☐		PLAN APPROVED  18.06.2015 (Signed by Licensed Surveyor Act 1909)																					
LODGED DATE 12/06/2015 EXAMINED: N. Abdullah 18.06.2015 SUBJECT TO Lodgment of Management Statement \$1,240.00 ASSESS No. 17505804 FOR REGISTRAR OF TITLES DATE 18.06.2015		REGISTERED  REGISTRAR OF TITLES SEAL APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION W.A.P.C. REF: Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985																					
DELEGATED UNDER S 16 PWD ACT 2005 DATE		INTERESTS AND NOTIFICATIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>SUBJECT</th> <th>PURPOSE</th> <th>STATUTORY REFERENCE</th> <th>ORIGIN</th> <th>LAND BURDENED</th> <th>BENEFIT TO</th> <th>COMMENTS</th> </tr> </thead> <tbody> <tr> <td colspan="7" style="height: 100px;"></td> </tr> </tbody> </table>								SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS							
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS																	
SURVEYOR'S CERTIFICATE - Reg 54 I, AHMAD RICHARD CHAM , hereby certify that this plan is accurate and is a correct representation of the: (a) Survey, and/or (b) Measurements (delete if inapplicable) undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.  Licensed Surveyor Date		140784						HELD BY LANDGATE IN DIGITAL FORM ONLY.															

STRATA PLAN

69833

SHEET 2 OF 3 SHEETS

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS. THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 32(1a) OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE CARBAYS (CB) EXTENDS FROM THE UPPER SURFACE OF THE CARBAY SURFACE TO A HEIGHT OF 4 METRES, EXCEPT WHERE COVERED.

THE STRATUM OF THE ENTRANCES (E) ARE FROM THE UPPER SURFACE OF THE FLOOR TO THE UNDERSIDE OF THE CEILING AND THE INNER SURFACES OF THE WALLS.

CB - ALL CARBAYS ARE 5.4m x 2.4m UNLESS SHOWN OTHERWISE.

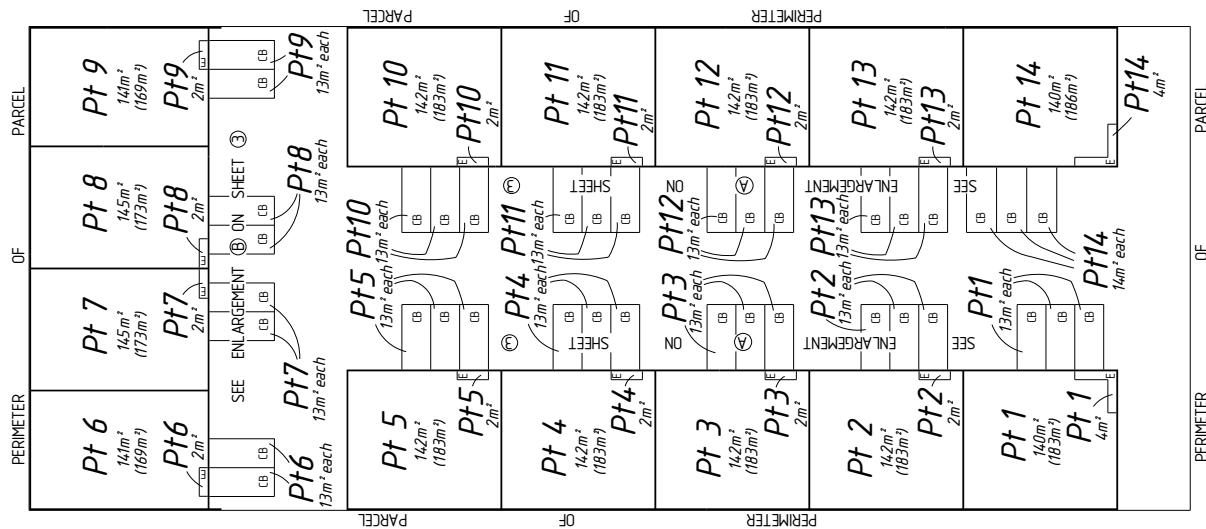
ALL DIMENSIONS FROM BUILDINGS ARE FROM EXTERNAL FACE OF WALLS

ANGLES TO PART 1 LOTS OUTSIDE OF THE BUILDINGS ARE 90° OR 135° UNLESS SHOWN OTHERWISE

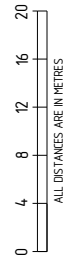
FOR INTERESTS AND NOTIFICATIONS TABLE SEE SHEET 1

E - DENOTES ENTRANCE AREA

FOR CARBAY ENLARGEMENTS SEE SHEET 3



GROUND FLOOR PLAN
SCALE 1 : 400 @ A3



AUTOMATED SURVEYS
PTY LTD
AS 194472

LICENSED SURVEYORS AND DEVELOPMENT CONSULTANTS
3 Ord Street,
West Perth,
W.A. 6005.
Telephone (08) 9214 1777
Facsimile (08) 9214 1778
Email rac@asurv.com.au

t : 140784

THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985.

THE STRATUM OF THE CARBAYS (CB) EXTENDS FROM THE UPPER SURFACE OF THE CARBAY SURFACE TO A HEIGHT OF 4 METRES, EXCEPT WHERE COVERED.

THE STRATUM OF THE ENTRANCES (E) ARE FROM THE UPPER SURFACE OF THE FLOOR TO THE UNDERSIDE OF THE CEILING AND THE INNER SURFACES OF THE WALLS.

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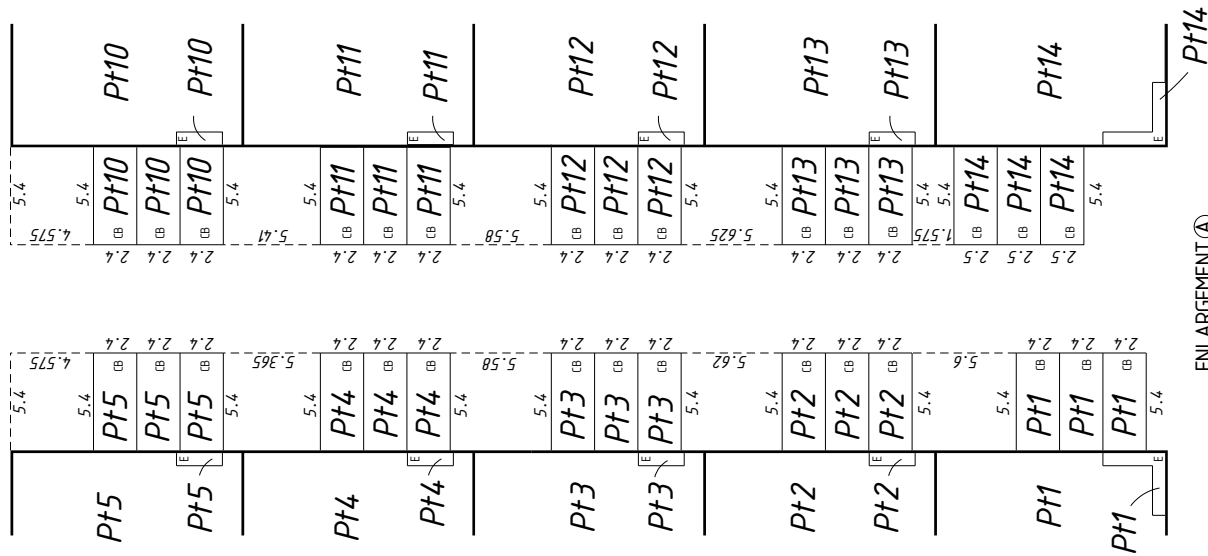
FOR INTERESTS AND NOTIFICATIONS TABLE SEE SHEET 1

E - DENOTES ENTRANCE AREA

SEE SHEET 2

SEE SHEET 2

SEE SHEET 2

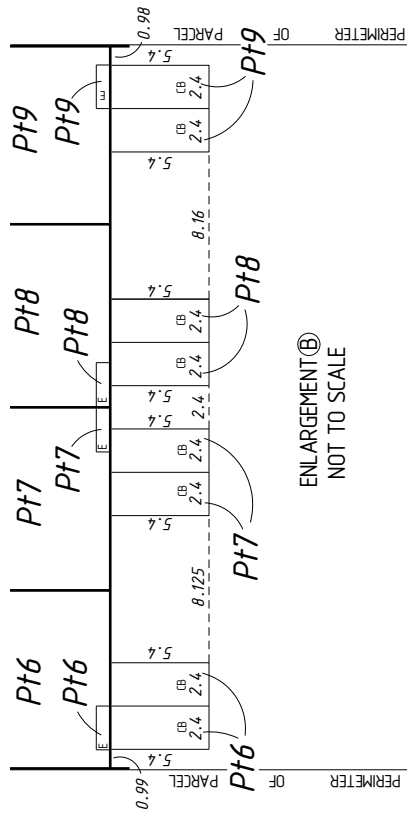


ENLARGEMENT **A**
NOT TO SCALE

SEE SHEET 2

SEE SHEET 2

ENLARGEMENT **B**
NOT TO SCALE



ENLARGEMENTS
NOT TO SCALE

FORM 3

STRATA PLAN No. 69833							
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	74	2873	- 555				
2	71	2873	- 556				
3	71	2873	- 557				
4	71	2873	- 558				
5	71	2873	- 559				
6	71	2873	- 560				
7	71	2873	- 561				
8	71	2873	- 562				
9	71	2873	- 563				
10	71	2873	- 564				
11	71	2873	- 565				
12	71	2873	- 566				
13	71	2873	- 567				
14	74	2873	- 568				
				Aggregate	1,000		

DESCRIPTION OF PARCEL AND BUILDING

FOURTEEN CONCRETE CONSTRUCTED COMMERCIAL UNITS
UPON LOT 110 ON PLAN 6759
ADDRESS OF PARCEL: 14 RAWLINSON STREET, O'CONNOR WA 6163

CERTIFICATE OF LICENSED VALUER STRATA

I, **Bradley J 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% more or 5% 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.

17-Mar-2015
Date



Digitally signed by
Brad Dawson
Date: 2015.03.17
14:09:24 +08'00'
Signed

COPY

Page 1 of 11

PERMIT

FORM BA12

Occupancy Permit - Strata

Western Australian Building Act 2011, s.50, s.61
Building Regulations 2012, r.4

OFFICE USE ONLY

Permit number

OPS0003/15

This form is for the purposes of the *Building Act 2011*, s.50 and the *Strata Titles Act 1985*, s.5B(2)(a) & 8A(f)(i)

1. Details of building or structure

Certificate of Title Volume 1375 Folio 661

Lot on survey 110 on P6759

Strata Plan Number 69883

Property street address 10 Rawlinson Street O'CONNOR WA 6163

Description of building 14 commercial units

BCA class of the building Main BCA Class 7b

Use/s of building Warehouse

2. Permit Details

1. This occupancy permit is for: ☒ Whole of building
2. Western Australian Planning Commission approval required ☒ Yes ☐ No
3. All requirements including those for encroachments under s.76 of the *Building Act 2011*, in addition to those covered in the certificate of building compliance, have been met to the satisfaction of the permit authority.
4. This occupancy permit is for the purpose of lodging a strata plan for registration or to re-subdivide a strata scheme under the *Strata Titles Act 1985*.

Name: (print)

Signature:

Date:

Issuing officer Ian Townson

Title Principal Building Surveyor

Permit authority City of Fremantle

7 May 2015

City of Fremantle

Occupancy Permit

Strata

OPS0002/15

7/05/2015

Building Commissioner - date approved: 09 Mar 2012

FORM 26

WAPC Ref.

STRATA PLAN NO 69833

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
15-Apr-15 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.
. LOT 110 ON P 6759
Location
. 14 RAWLINSON STREET
Locality
. OCONNOR
Local Government CITY OF FREMANTLE

Lodged by: AUTOMATED SURVEYS
.
Date: 15-Apr-15
.

For Chairman, Western Australian
Planning Commission
Date 7/5/15

(*To be deleted as appropriate.)

[illegible]

Note: Entries may be affected by subsequent endorsements.

Strata Plan 69833

Lot	Certificate of Title	Lot Status	Part Lot
1	2873/555	Registered	
2	2873/556	Registered	
3	2873/557	Registered	
4	2873/558	Registered	
5	2873/559	Registered	
6	2873/560	Registered	
7	2873/561	Registered	
8	2873/562	Registered	
9	2873/563	Registered	
10	2873/564	Registered	
11	2873/565	Registered	
12	2873/566	Registered	
13	2873/567	Registered	
14	2873/568	Registered	