

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2708

715

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 11 ON STRATA PLAN 55712
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

ANCHORAGE INVESTMENTS PTY LTD OF POST OFFICE BOX 418, FREMANTLE
(T K880403) REGISTERED 16/3/2009

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.

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: SP55712
PREVIOUS TITLE: 2643-1000
PROPERTY STREET ADDRESS: UNIT 11, FLOOR 1 142 SOUTH TCE, FREMANTLE.
LOCAL GOVERNMENT AUTHORITY: CITY OF FREMANTLE

INTERESTS AND NOTIFICATIONS

STRATA PLAN

55712

SHEET 2 OF 5 SHEETS

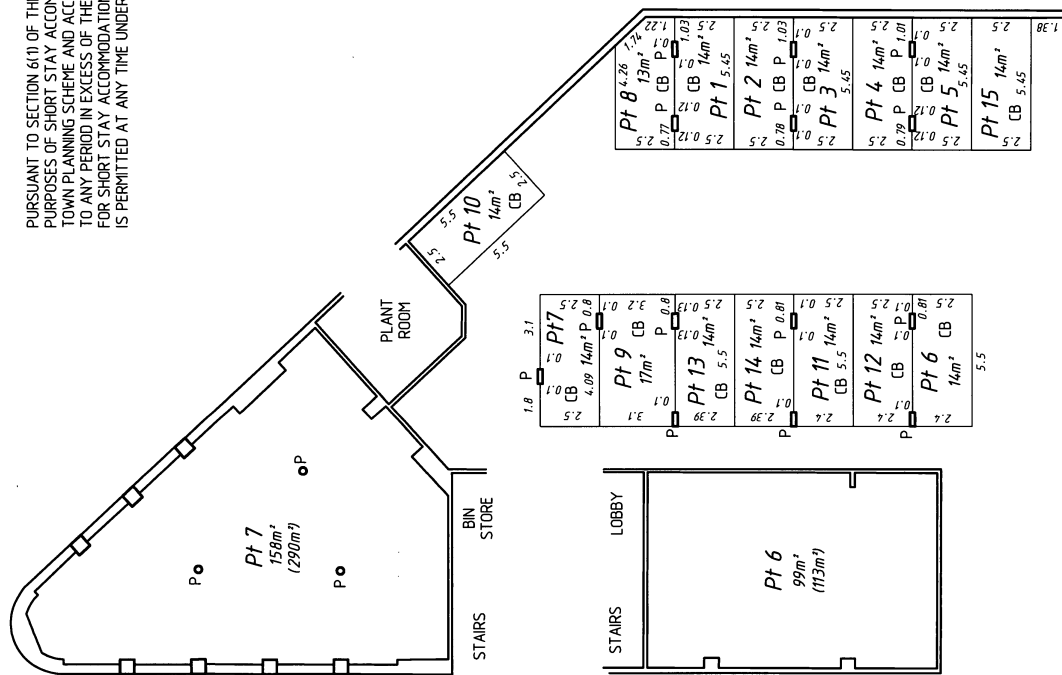


Telephone: (08) 6436 1599
 Fax: (08) 6436 1500
 Email: maps@mapsurvey.com.au

MAPS Ref: 95126-1g

Date: 13/11/2008

GROUND FLOOR PLAN



AS TO THIS SHEET ONLY:
 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.

ALL DIMENSIONS FROM BUILDINGS ARE FROM EXTERNAL FACE OF WALLS UNLESS OTHERWISE STATED.

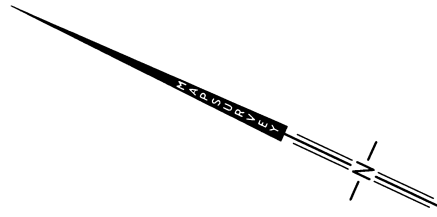
ALL ANGLES ON THE PLAN ARE MULTIPLES OF 45° UNLESS DEFINED BY STRUCTURES, PARCEL BOUNDARIES OR OTHERWISE STATED.

THE STRATUM OF THE CARBAY'S EXTENDS FROM THE UPPER SURFACE OF THE CARBAY FLOOR TO THE UNDERSURFACE OF THE FIRST FLOOR.

P = PILLAR (COMMON PROPERTY)

CB = CARBAY

FOR OTHER PART LOTS 7-12 SEE SHEET 3
 FOR OTHER PART LOTS 1, 2, 13, 14 & 15 SEE SHEET 4
 FOR OTHER PART LOTS 3, 4, & 5
 FOR OTHER PART LOTS 3 & 4 SEE SHEET 5



STRATA PLAN

55712

SHEET 3 OF 5 SHEETS



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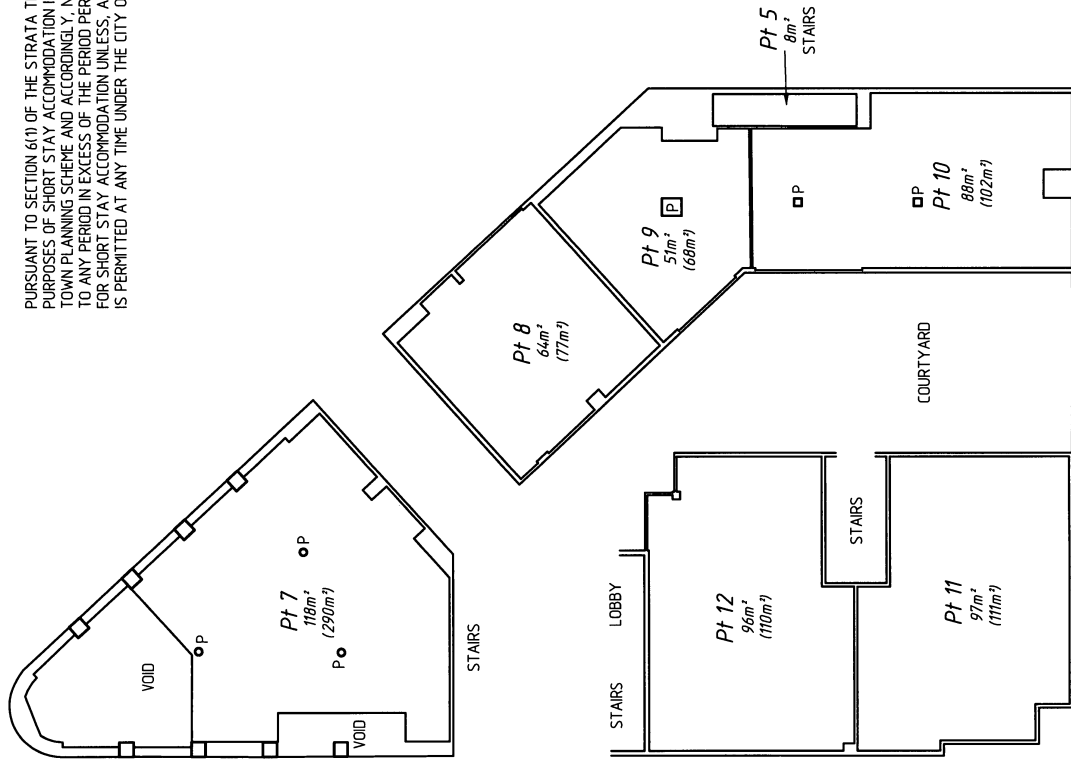
FIRST FLOOR PLAN

PURSUANT TO SECTION 6(1) OF THE STRATA TITLES ACT 1985, STRATA LOT 5 WILL ONLY BE USED FOR THE PURPOSES OF SHORT STAY ACCOMMODATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FREMANTLE TOWN PLANNING SCHEME AND ACCORDINGLY, NO PERSON MAY OCCUPY ANY BUILDING BUILT UPON STRATA LOT 5 TO ANY PERIOD IN EXCESS OF THE PERIOD PERMITTED UNDER THE CITY OF FREMANTLE TOWN PLANNING SCHEME FOR SHORT STAY ACCOMMODATION UNLESS, AND TO THE EXTENT, THAT AN ALTERNATIVE USE OF SUCH STRATA UNIT IS PERMITTED AT ANY TIME UNDER THE CITY OF FREMANTLE TOWN PLANNING SCHEME.

AS TO THIS SHEET ONLY:
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.

P = PILLAR (COMMON PROPERTY)

FOR OTHER PART LOTS 5 SEE SHEETS 2, 4 & 5
FOR OTHER PART LOTS 7-12 SEE SHEET 2



SCALE 1:200 @ A3
ALL DISTANCES ARE IN METRES

STRATA PLAN

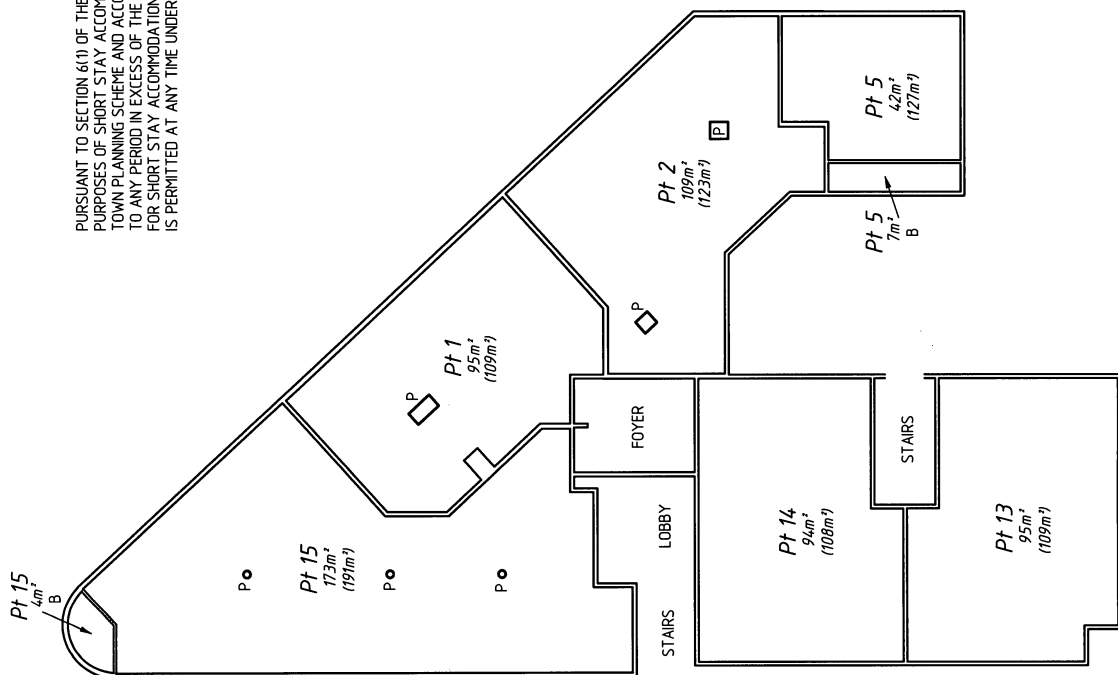
55712

SHEET 4 OF 5 SHEETS



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Email: maps@mapsurvey.com.au
MAPS Ref: 95126-1g
Date: 13/11/2008

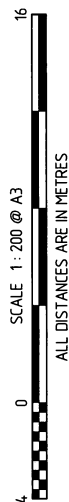
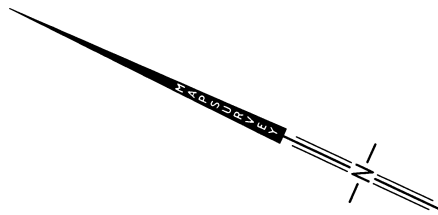
SECOND FLOOR PLAN



AS TO THIS SHEET ONLY:
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) (b) OF THE STRATA TITLES ACT 1985.

THE BOUNDARIES OF THE BALCONY PART LOTS SHOWN ON THIS STRATA SHEET ARE THE INNER SURFACE OF THE WALLS. THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

B = BALCONY
P = PILLAR (COMMON PROPERTY)
FOR OTHER PART LOTS 1, 2 & 13-15 SEE SHEET 2
FOR OTHER PART LOTS 5 SEE SHEET 2, 3 & 5



STRATA PLAN

55712

SHEET 5 OF 5 SHEETS

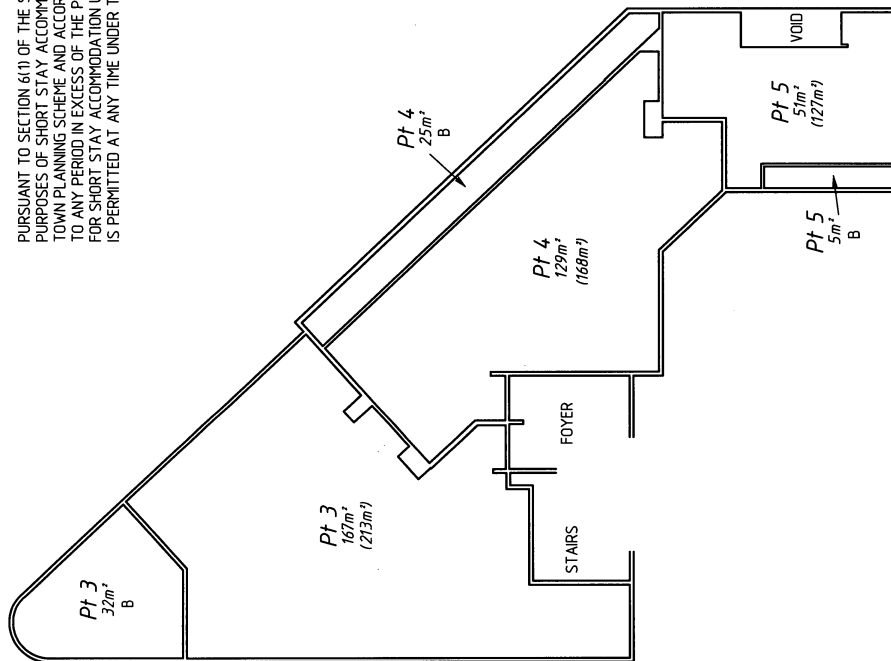


Telephone: (08) 6436 1599
 Fax: (08) 6436 1500
 Email: maps@mapsurvey.com.au

MAPS Ref: 9516p-1g

Date: 13/11/2008

THIRD FLOOR PLAN



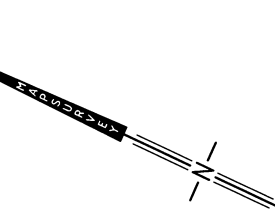
AS TO THIS SHEET ONLY:
 THE BOUNDARIES OF THE LOTS, OR PARTS OF THE LOTS, WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS. THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING AS PROVIDED BY SECTION 3 (2) (a) OF THE STRATA TITLES ACT 1985.

THE BOUNDARIES OF THE BALCONY PART LOTS SHOWN ON THIS STRATA SHEET ARE THE INNER SURFACE OF THE WALLS, THE UPPER SURFACE OF THE BALCONY FLOOR AND THE HORIZONTAL PLANE OF THE UNDER SURFACE OF THE CEILING OF THE RESPECTIVE BUILDING PART LOT.

B = BALCONY

FOR OTHER PART LOTS 3 & 4 SEE SHEET 2

FOR OTHER PART LOTS 5 SEE SHEET 2, 3 & 4



FORM 3

STRATA PLAN No.				55712			
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	79	2708	705				
2	81	2708	706				
3	128	2708	707				
4	105	2708	708				
5	52	2708	709				
6	52	2708	710				
7	117	2708	711				
8	34	2708	712				
9	27	2708	713				
10	41	2708	714				
11	52	2708	715				
12	52	2708	716				
13	52	2708	717				
14	52	2708	718				
15	76	2708	719	Aggregate		1,000	

DESCRIPTION OF PARCEL AND BUILDING

A four storey concrete and iron, commercial and residential building situated on Lot 1230 on DP46336

Brendon L. Ptolomey **CERTIFICATE OF LICENSED VALUER**
B. Ptol **STRATA**

I, *B. Ptol*, 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.

Date *19th December 2008*

B. Ptol
Signed

FORM 5

Strata Titles Act 1985

Sections 5B(1), 8A, 22(1)

STRATA PLAN No. 55712

DESCRIPTION OF PARCEL & BUILDING

A FOUR STOREY CONCRETE AND IRON, COMMERCIAL AND RESIDENTIAL
BUILDING SITUATED ON LOT 1230 ON DP 46336, AND HAVING A STREET
ADDRESS OF 142-154 SOUTH TERRACE, FREMANTLE WA 6160

CERTIFICATE OF LICENSED SURVEYOR

I, Charles A Younge
....., 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~~

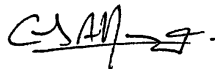
~~*(c) in a case where a part of a wall or building, or material attached to a wall or
building, encroaches beyond the external surface boundaries of the parcel —~~

(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
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 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(c) no(c)
.....
on Strata Plan No. registered in respect of (name of scheme) or
sufficiently complies with that/those by law(c) in a way that is allowed by
regulation 36 of the *Strata Titles General Regulations 1996*.~~



Charles A. YOUNGE

2008.12.18 13:58:13 +09'00'

.....
Licensed Surveyor

.....
Date

*Delete if inapplicable

FORM 7

Strata Titles Act 1985

Sections 5B (2), 8A (f), 23 (1)

STRATA PLAN No. 55712

DESCRIPTION OF PARCEL AND BUILDING

A FOUR STOREY CONCRETE AND IRON, COMMERCIAL AND RESIDENTIAL BUILDING SITUATED ON LOT 1230 ON DP 46336, AND HAVING A STREET ADDRESS OF 142-154 SOUTH TERRACE, FREMANTLE WA 6160

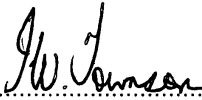
CERTIFICATE OF LOCAL GOVERNMENT

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.~~

7th November 2008
.....
Date

* Delete if inapplicable


.....
Chief Executive Officer
PRINCIPAL BUILDING SURVEYOR
AUTHORISED DELEGATE UNDER
SECTION 23(5) OF THE STRATA
TITLES ACT 1985

FORM 8

ANNEXURE 'A'	OF STRATA PLAN No.	55712	REGISTRAR OF TITLES			
SCHEDULE OF DEALINGS ON Survey-Strata Plan						
Dealings registered or recorded on Survey-Strata Plan	Instrument			Signature of Registrar of Titles		
	Nature	Number	Regist'd	Time		

Note: Entries may be affected by subsequent endorsements.

ANNEXURE 'B'

**Signature of
Registrar of Titles**

16.3.2018

Note: Entries may be affected by subsequent endorsements.

Strata Plan 55712

Lot	Certificate of Title	Lot Status	Part Lot
1	2708/705	Registered	
2	2708/706	Registered	
3	2708/707	Registered	
4	2708/708	Registered	
5	2708/709	Registered	
6	2708/710	Registered	
7	2708/711	Registered	
8	2708/712	Registered	
9	2708/713	Registered	
10	2708/714	Registered	
11	2708/715	Registered	
12	2708/716	Registered	
13	2708/717	Registered	
14	2708/718	Registered	
15	2708/719	Registered	