

WESTERN



AUSTRALIA

REGISTER NUMBER	
<b>1/SP29151</b>	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
<b>4</b>	<b>21/9/2017</b>

VOLUME  
**2056**FOLIO  
**687**

**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 1 ON STRATA PLAN 29151  
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

WYDEVILLE PTY LTD OF 105 COODE STREET SOUTH PERTH WA 6151

(T N721987 ) REGISTERED 18/9/2017

**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.  
\* 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: SP29151  
PREVIOUS TITLE: SP29151  
PROPERTY STREET ADDRESS: UNIT 1 21 WEATHERBURN WAY, KARDINYA.  
LOCAL GOVERNMENT AUTHORITY: CITY OF MELVILLE

PLAN OF ...PORTION OF COCKBURN SOUND LOCATION 549 AND BEING  
 ...LOT 2 ON DIAGRAM 88452  
 CERTIFICATE OF TITLE VOL. 2056 FOL. 686  
 LOCAL AUTHORITY CITY OF MELVILLE  
 LOCALITY KARDINYA INDEX PLAN PERTH 2000 10.13  
 NAME OF BUILDING 21 WEATHERBURN WAY KARDINYA  
 NAME OF BODY CORPORATE  
 (IF STRATA PLAN OF SUBDIVISION  
 OR CONSOLIDATION)  
 ADDRESS FOR SERVING OF 21 WEATHERBURN WAY  
 NOTICES ON COMPANY KARDINYA WA 6163  
 PURPOSE

STRATA PLAN 29151



## OFFICE USE ONLY

LODGED 26.5.95 91243

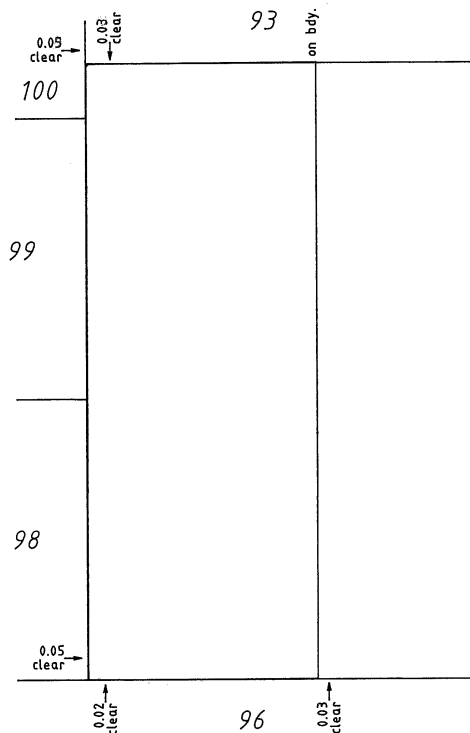
EXAMINED 9.6.95

REGISTERED 25.10.95 App. G12791



REGISTRAR OF TITLES

LIMITED IN DEPTH TO 60.96 METRES



WAY

WEATHERBURN



R. STEPHENSON  
 7 Koolama Place  
 KALLAROO WA 6025  
 Mobile 018 912 026

Scale 1 500

Drawn by  
 LANDMARK  
 LM3070

SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
		CURRENT Cs. of TITLE	
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.
1	20	2056-687	
2	20	2056-688	
3	20	2056-689	
4	20	2056-690	
5	20	2056-691	
AGGREGATE	100		

## CERTIFICATE OF LICENSED VALUER

I, IAN JOHN RAE, 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.

24th May, 1995  
 Date

*Ian John Rae*  
 Signed



## DESCRIPTION OF PARCEL AND BUILDING

PORTION OF COCKBURN SOUND LOCATION 549 AND BEING LOT 2 ON DIAGRAM 88452.

FIVE FACTORY UNITS CONSTRUCTED OF CONCRETE WALLS AND IRON ROOFING.


## CERTIFICATE OF SURVEYOR

I, RICHARD ALAN STEPHENSON, 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.

12-4-95  
Date

Delete whichever is inapplicable

  
Licensed Surveyor

## CERTIFICATE OF LOCAL AUTHORITY

CITY OF MELVILLE, 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;~~ R
- (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;~~ P
- (4) ~~(a) any conditions imposed by the State Planning Commission have been complied with;~~ R  
(b) the within strata scheme is exempt from the requirement of approval by the State Planning Commission.

26-5-95  
Date

Delete whichever is inapplicable

  
Town/Shire Clerk

SECTION 23(4)

DELEGATED OFFICER

E76327/6/90-2M-S/7654

STRATA PLAN No. 29151

## STRATA TITLES ACT 1985

WESTERN AUSTRALIAN PLANNING COMMISSION  
**CERTIFICATE OF APPROVAL BY STATE PLANNING COMMISSION**  
**TO A STRATA PLAN**

WESTERN AUSTRALIAN PLANNING COMMISSION

It is hereby certified that the approval of the State Planning Commission has been granted pursuant to the provisions of abovementioned Act to:

18 APR 1995

- \* (i) the Strata Plan submitted on ..... 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) ...LOT 2.....  
Location(s) ...COCKBURN SOUND 549.....  
Town ...KARDINYA.....  
Local Authority District ...CITY OF MELVILLE.....  
Property Owner ...J. TOWTON AND F. SAVICH.....



For Chairman,  
STATE PLANNING COMMISSION

WESTERN AUSTRALIAN PLANNING COMMISSION

26 APR 1995

Date .....

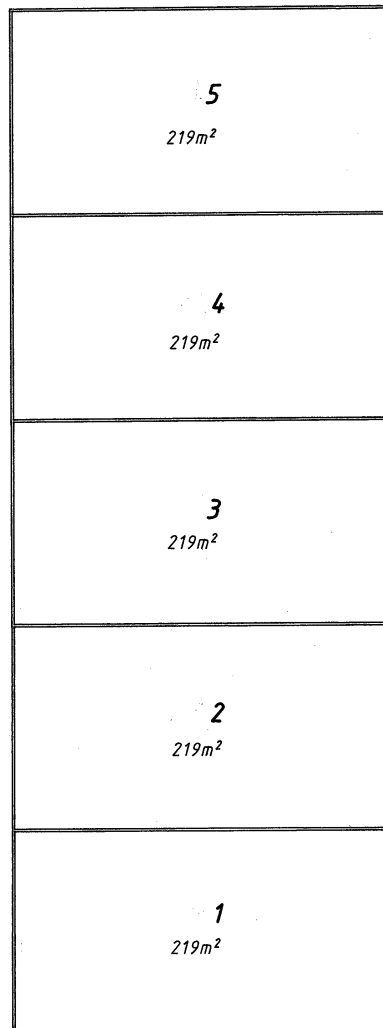
(\*To be deleted as appropriate)

STRATA PLAN No.

29151

## GROUND FLOOR

north



As at 20th July 1997 unless a notice of resolution under section 21H or an objection under 21O has been recorded on the strata plan -

The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of those buildings, as provided by section 3AB of the *Strata Titles Act 1985*;

The scheme may not be a single tier scheme, as defined in section 3(1) of the *Strata Titles Act 1985*;

The areas of the lots shown on the strata plan may have changed;

Where 2 lots have a common or party wall, or have buildings on them which are joined, the centre plane of that wall or the plane at which they are joined, is the boundary;

The horizontal boundaries of the lots or parts of the lots which are not buildings shown on the plan (if any) remain as provided on this strata plan.

Scale 1 : 300

41445/6/85—1M—S/7658

[illegible]

1116/6/95-1M-9/7659

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SIGNATURE OF THE REGISTRAR OF TITLES ARE CANCELLED

# Strata Plan 29151

Lot	Certificate of Title	Lot Status	Part Lot
1	2056/687	Registered	
2	2056/688	Registered	
3	2056/689	Registered	
4	2056/690	Registered	
5	2056/691	Registered	