



REGISTER NUMBER 3/SP47141	
DUPLICATE EDITION 2	DATE DUPLICATE ISSUED 15/4/2008

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

VOLUME **2661** FOLIO **887**

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 3 ON STRATA PLAN 47141
 TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

TIMBER GATEWAYS PTY LTD OF 68 WESTBURY CRESCENT, BICTON
 (T K557307) REGISTERED 4/4/2008

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:

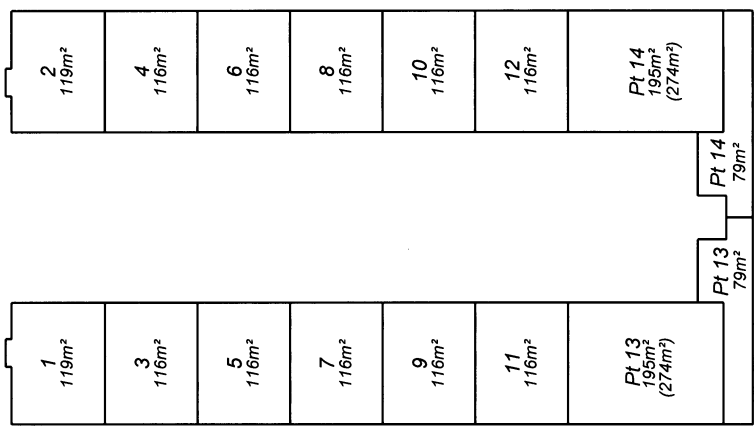
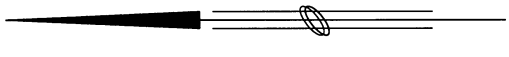
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP47141
 PREVIOUS TITLE: 2608-540
 PROPERTY STREET ADDRESS: UNIT 3, 5 FLINDELL ST, O'CONNOR.
 LOCAL GOVERNMENT AUTHORITY: CITY OF FREMANTLE

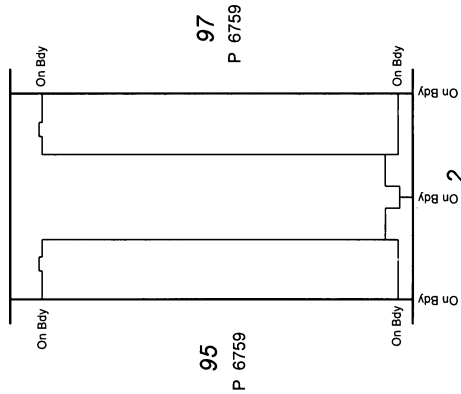
STRATA PLAN 47141 SHEET 1 OF 1 SHEET	
PLAN OF LOT 96 ON PLAN 6759	SURVEYOR'S CERTIFICATE - Reg 54 I, NOEL R. WELLS hereby certify that this plan is accurate and is a correct representation of the - (a) survey, and/or (b) location, measurements, (c) distances (if applicable) undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged. Licensed Surveyor NOEL R. WELLS Date 21/6/2007
CERTIFICATE OF TITLE Vol 2808 Fol 540	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. 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 STRUTUM OF THE PART LOTS EXTERNAL TO THE BUILDING EXTENDS BETWEEN 5 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE LEVEL OF THE LOWEST GROUND FLOOR OF THE BUILDING LOCATED ON EACH RESPECTIVE LOT, EXCEPT WHERE COVERED. ALL WALLS EXTERNAL TO BUILDINGS ARE PART OF THE LOTS.
LOCAL GOVERNMENT CITY OF FREMANTLE	
INDEX PLAN BG34(2) 9.13	
FIELD BOOK SEE PLAN	
SCALE SEE PLAN	MANAGEMENT STATEMENT YES NO <input type="radio"/>
NAME OF SCHEME LOT 96 FLINDELL STREET O'CONNOR	LODGED CERTIFIED CORRECT NOEL R. WELLS 28-5-2007 COR FILE 1709-2005V8
ADDRESS OF PARCEL LOT 96 FLINDELL STREET O'CONNOR WA 6163	IN ORDER FOR DEALINGS SUBJECT TO "LORDSHIP OF FORM 7" "LORDSHIP OF MANAGEMENT STATEMENT" FOR REGISTRAR OF TITLES DATE 21.5.2007
ASSESS NO. 2275842	REGISTERED APPLICATION 47141 DATE 21.6.2007
WAPC Ref: 196-07 STRATA TITLES ACT 1985 SECTION 3(1)(a) 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 is required under the Strata Titles Act 1985 in the circumstances described above. For Chairman, Western Australian Planning Commission 3/15/07 DATE	REGISTERED REGISTRAR OF TITLES SEAL NOEL R. WELLS

EDVER	AMENDMENT	BY	SIGNATURE	DATE

LIMITED IN DEPTH TO 60.96m



FLINDELL STREET



STRATA PLAN **47141**

GROUND FLOOR
 @ A3 1:500

LOCATION PLAN
 @ A3 1:1000

JBA SURVEYS
 12B Pepler Ave, Sailer Point WA 6152
 Ph: 9450 7188 Fax: 9450 7199
 email: mail@jbasurveys.com.au
 web: www.jbasurveys.com.au

INTERESTS AND NOTIFICATIONS	
SUBJECT	PURPOSE
STATUTORY REFERENCE	BENEFIT TO
ORIGIN	LAND BURDENED
COMMENTS	

Our Ref: 6015

FORM 3

STRATA PLAN No. 47141							
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	8	2661-885					
2	8	2661-886					
3	6	2661-887					
4	6	2661-888					
5	6	2661-889					
6	6	2661-890					
7	6	2661-891					
8	6	2661-892					
9	6	2661-893					
10	6	2661-894					
11	6	2661-895					
12	6	2661-896					
13	12	2661-897					
14	12	2661-898					
				Aggregate	100		

DESCRIPTION OF PARCEL AND BUILDING

14 SINGLE STOREY CONCRETE & IRON COMMERCIAL UNITS SITUATED ON LOT 96 ON PLAN 6759 AND HAVING AN ADDRESS OF LOT 96 FLINDELL STREET, O'CONNOR, WA, 6163

CERTIFICATE OF LICENSED VALUER

STRATA

I, **R.G.HALL AAPI (Val Econ)**, 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.

16-Apr-2007

Date



R.G.Hall AAPI (Val Econ)
 CN = R.G.Hall AAPI (Val Econ), C
 = AU, O = Valuations WA, OU =
 Licensed Valuer No 496
 2007.04.16 17:17:03 +08'00'

Signed

FORM 7

Strata Titles Act 1985
Section 5B(2), 8A(f), 23(1)

STRATA PLAN No. 47141

DESCRIPTION OF PARCEL & BUILDING

SINGLE STOREY CONCRETE & IRON COMMERCIAL UNITS SITUATED ON LOT 96 ON PLAN 6759 AND
HAVING AN ADDRESS OF LOT 96 FLINDELL STREET, O'CONNOR, WA, 6163

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 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;~~

07/05/2007
.....
Date


.....
Chief Executive Officer

* Delete if inapplicable

Our Ref: 6015

**PRINCIPAL BUILDING SURVEYOR
AUTHORISED DELEGATE UNDER
SECTION 23(5) OF THE STRATA
TITLES ACT 1985**

FORM 5

Strata Titles Act 1985

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

STRATA PLAN No. 47141

DESCRIPTION OF PARCEL & BUILDING

14 SINGLE STOREY CONCRETE & IRON COMMERCIAL UNITS SITUATED ON LOT 96 ON PLAN 6759 AND HAVING AN ADDRESS OF LOT 96 FLINDELL STREET, O'CONNOR, WA, 6163

CERTIFICATE OF LICENSED SURVEYOR

I, Noel R Wells , 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(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*.~~

✓
Signature valid
.....
Licensed Surveyor

Noel Wells

Digitally signed by Noel Wells
Date: 2007.04.27 13:26:08 +08'00'

.....
Date

*Delete if inapplicable

FORM 8

ANNEXURE 'A' OF STRATA PLAN No. **47141** REGISTRAR OF TITLES

SCHEDULE OF DEALINGS ON Strata Plan

Dealings registered or recorded on Strata Plan	Instrument			Signature of Registrar of Titles
	Nature	Number	Regist'd Time	


Note: Entries may be affected by subsequent endorsements.

FORM 8

ANNEXURE 'B' OF STRATA PLAN NO. 47141

REGISTRAR OF TITLES

SCHEDULE OF ENCUMBRANCES ETC.

Instrument		Register'd	Signature of Registrar of Titles	Cancellation			
Nature	Number			Nature	Number	Register'd	Time
Transfer	13932/1961	1.1.1961					

Note: Entries may be affected by subsequent endorsements.

S47141

<u>Lot Number</u>	<u>Part</u>	<u>Register Number</u>	<u>Unit Entitlement</u>	<u>Lot Number</u>	<u>Part</u>	<u>Register Number</u>	<u>Unit Entitlement</u>
1		2661/885	8	2		2661/886	8
3		2661/887	6	4		2661/888	6
5		2661/889	6	6		2661/890	6
7		2661/891	6	8		2661/892	6
9		2661/893	6	10		2661/894	6
11		2661/895	6	12		2661/896	6
13		2661/897	12	14		2661/898	12