

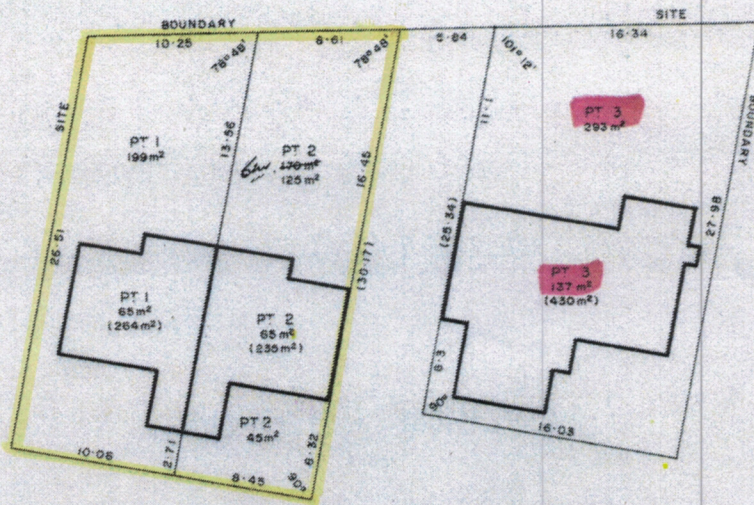
STRATA PLAN No. 20062

GROUND FLOOR

THE STRATUM OF THE PORTIONS OF THE LOTS EXTERNAL TO THE UNITS EXTENDS FROM 3 METRES BELOW TO 5 METRES (UNLESS COVERED) ABOVE THE PRODUCED LINE OF THE UPPER SURFACE OF THE FLOOR OF THAT UNIT.

314

316



As at 20th July 1987 unless a notice of restitution under section 11H 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;

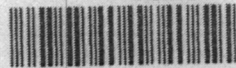
Where 2 lots have a common or party wall, or have buildings on them which are joined, the centre plane of that wall or the plane at which they are joined, is the boundary;

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

11449 5-85 - 1M 5-7659

STRATA PLAN 20062



PLAN OF PORTION OF SWAN LOCATION Q1 AND BEING
 LOT 300 ON DIAGRAM 75416

CERTIFICATE OF TITLE 1841-860

LOCAL AUTHORITY CITY OF BAYSWATER

LOCALITY MORLEY INDEX PLAN PERTH 2000 16.31

NAME OF BUILDING 314 WALTER ROAD, MORLEY

NAME OF BODY CORPORATE
 (IF STRATA PLAN OF SUBDIVISION OR CONSOLIDATION)

ADDRESS FOR SERVING OF 314 WALTER ROAD,

NOTICES ON COMPANY MORLEY WA 6062

PURPOSE

LODGED 20-7-90 4307

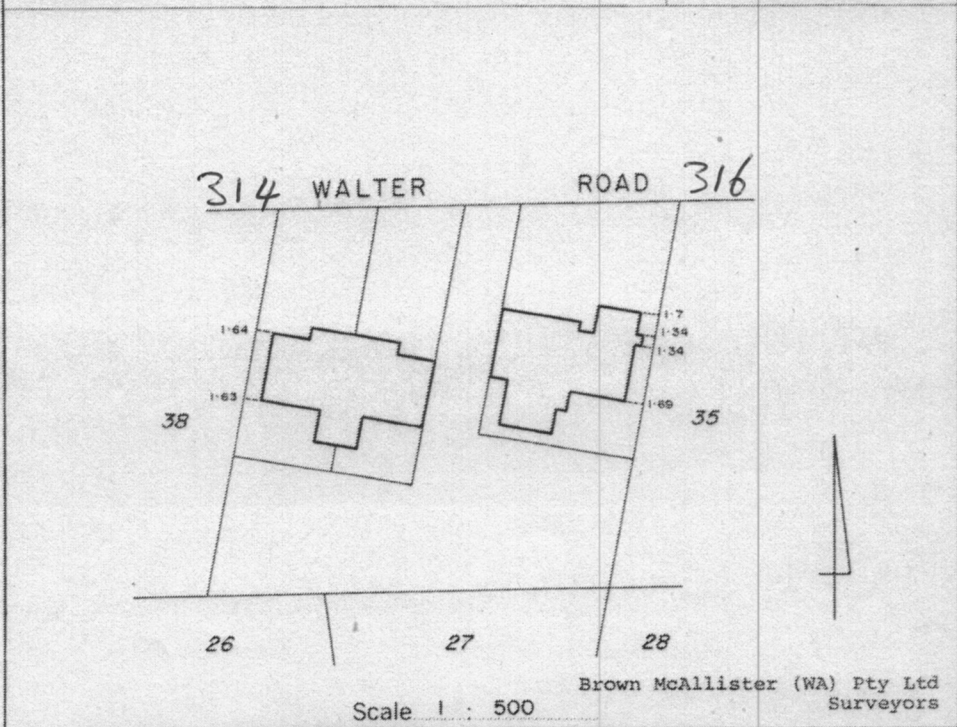
EXAMINED 31-7-90 WJ

REGISTERED 26-10-90 sec E475134



B. Mulcahy

REGISTRAR OF TITLES



SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY	
LOT No.	UNIT ENTITLEMENT	CURRENT Cs. of TITLE	
		VOL.	FOL.
1	23	1874-931	
2	23	1874-932	2204-151
3	54	1874-933	
AGGREGATE		100	

CERTIFICATE OF LICENSED VALUER

I, PAUL A. SMITH 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.

8/1/190
 Date

P. A. Smith
 Signed

E06747/1/88-2nd-5/7852



STRATA PLAN No. 20062

DESCRIPTION OF PARCEL AND BUILDING

A SINGLE STOREY GROUP OF MEDICAL SUITES SITUATED
ON LOT 300 ON DIAGRAM 75416.

TO BE KNOWN AS: 314 WALTER ROAD,
MORLEY

THE POSTAL ADDRESS IS: 314 WALTER ROAD,
MORLEY WA 6062

CERTIFICATE OF SURVEYOR

I, C.D. McALLISTER, 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 ~~agreement has been granted and registered as an appurtenance of the parcel~~

12th December
Date 1989

C.D. McAllister
Licensed Surveyor

CERTIFICATE OF LOCAL AUTHORITY

CITY OF BAYSWATER

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.~~

20 July 1990
Date

*Delete whichever is inapplicable

Section 23 (5)

Neill Robertson
Town/Shire Clerk
Delegated Officer

686746/1/89-2M-S/7654

STRATA PLAN No. 20062

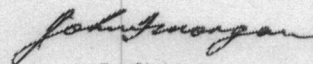
STRATA TITLES ACT 1985

**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 9.1.1990
..... 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)	<u>300</u>
	Location(s)	<u>SWAN LOCATION Q1</u>
	Town	<u>MORLEY</u>
	Local Authority District	<u>CITY OF BAYSWATER</u>
	Property Owner	<u>FIR PTY LTD</u>



For Chairman,
STATE PLANNING COMMISSION

Date 23 JAN 1990
.....
(*To be deleted as appropriate)

46679/14/85-1 500-S/7560

Strata Plan 20062

Lot	Certificate of Title	Lot Status	Part Lot
1	1874/931	Registered	
2	2204/151	Registered	
3	1874/933	Registered	



REGISTER NUMBER 1/SP20062	
DUPLICATE EDITION 8	DATE DUPLICATE ISSUED 30/7/2018

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

VOLUME 1874 FOLIO 931

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 20062
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

ASHWIN MEGHJI BHALSOD OF 3 FEDDERS STREET, MORLEY

(T I031141) REGISTERED 5/3/2002

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 OF 1985 AS AMENDED.
- N696637 MORTGAGE TO LA TROBE FINANCIAL ASSET MANAGEMENT LIMITED REGISTERED 15/8/2017.
N932454 TRANSFER OF MORTGAGE N696637, MORTGAGEE NOW PERPETUAL CORPORATE TRUST LIMITED REGISTERED 29/6/2018.

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: SP20062
PREVIOUS TITLE: SP20062
PROPERTY STREET ADDRESS: 314A WALTER RD WEST, MORLEY.
LOCAL GOVERNMENT AUTHORITY: CITY OF BAYSWATER

WESTERN



AUSTRALIA

REGISTER NUMBER 2/SP20062	
DUPLICATE EDITION 8	DATE DUPLICATE ISSUED 30/7/2018

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

VOLUME **2204** FOLIO **151**

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 2 ON STRATA PLAN 20062
 TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

ASHWIN MEGHJI BHALSOD OF 3 FEDDERS STREET, MORLEY

(T H993395) REGISTERED 23/1/2002

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 OF 1985 AS AMENDED.
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SKETCH OF LAND: SP20062
 PREVIOUS TITLE: 1874-932
 PROPERTY STREET ADDRESS: 314B WALTER RD WEST, MORLEY.
 LOCAL GOVERNMENT AUTHORITY: CITY OF BAYSWATER

NOTE 1: H573700 SECTION 138D TLA APPLIES TO CAVEAT H516291.