



**PORT CITY**

**R E A L E S T A T E**



4 ROPER STREET – O`CONNOR





# PORT CITY

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THIS IS IT ... TROY HOLLOWAY 0411 439 151  
Fr \$300,000 + GST



Property Location: 14/4 Roper Street O'connor - PERTH - WA  
Listing Id: 8241373

Description: FOR ALL THOSE PEOPLE WHO HAS BEEN LOOKING FOR ABOUT 200-250M2 AT AROUND THE \$300K MARK, WELL LOOK NO FURTHER THIS IS IT.

SUPER EASY ASSESS WITH HIGH AUTOMATED ENTRY AND PART BUILT FORM WORK TO MAKE TWO UPSTAIRS OFFICES IF YOU WISH.

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SO YOU DON'T MISS OUT ON THIS ONE, CALL ME TODAY TO INSPECT.

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Fr \$300,000 + GST

Contact Port City Real Estate Today!!!

Contact Troy Holloway  
Phone 0411 439 151



## **ALCA Southern Strata**

14-Dec-12

Ph: 08 93134646 Fax: 08 93131361

ABN: 63872757024

### ***Notice of minutes of Annual General Meeting of the Body Corporate for ROPER RISE Strata Plan 60557***

FILE COPY

#### **RE: Minutes of Annual General Meeting Strata Plan 60557**

The minutes of the Annual General Meeting of the Body Corporate for 4 Roper Street O'CONNOR held at unit 16 on the 13/12/2012 at 04:00 pm are noted-

#### 1. NOMINATION OF MEETING CHAIRPERSON.

Allan Green ALCA Southern Strata.

#### 2. APOLOGIES.

none

#### 3. PROXIES.

Lot 1 to Owen Henderson

Lot 2 to Ross Hall

Lot 3 to Jack Fisher

Lots 4 7 & 9 to Andrew Morgan

Lots 14 15 & 19 to Tanya Morgan

Lots 5 11 12 13 & 18 to Mathew Carr

Lot 10 to Joe Abreu

Lot 16 to Richard Dalton

#### 4. PEOPLE PRESENT.

Lot 1 Owen Henderson

Lot 2 Ross Hall



Lot 3 Jack Fisher

Lot 6 Roy Pinto

Lots 4 7 & 9 to Andrew Morgan

Lots 14 15 & 19 to Tanya Morgan

Lots 5 11 12 13 & 18 Mathew Carr (arrived 4.35pm)

Lot 10 Joe Abreu ( arrived 4.45pm)

Lot 16 Richard & James Dalton

Allan Green ALCA Southern Strata

#### 5. QUORUM.

It was noted that sufficient financial owners and proxies were present to form a quorum. The Annual General Meeting of the owners of 4 Roper Street was declared open at 4.05pm and the following business was conducted.

#### 6. CONFIRMATION OF MINUTES FROM THE PREVIOUS ANNUAL GENERAL MEETING.

The meeting moved to confirm the minutes from the previous Annual General Meeting Moved by: Richard                      Seconded by: James

#### 7. BUSINESS ARISING FROM THE MINUTES NOT ACTIONED.

Ross requested that a time be set for the fire extinguishers to be checked. All residences to be notified.

#### 8. ADOPTION OF FINANCIALS.

The meeting moved to adopt the financials as appended to the Notice of Meeting without amendment.

Moved by: Richard                      Seconded by: Andrew

Allan tabled the latest bank statement showing that there is \$436.64 in the account.

Admin; \$436.64

Reserve; \$ nil

Allan informed the meeting that ALCA Southern Strata has lent the Strata Company \$3000.00 to pay the insurance invoice. This is a loan and will be repaid in January 2013.

#### 9. ELECTION OF STRATA COUNCIL.

The below nomination were tabled and accepted by the meeting

Ross Hall Jack Fisher Andrew Morgan Richard Dalton & Joe Abreu.

#### 10. INSURANCE.

10.1: Allan informed the meeting that the Insurance is presently \$3.250.000.00 the meeting accepted Ross' offer of assistance in working out the correct figures to be used in future insurance policies. Ross to forward Allan the suggested breakdown so that the present broker can revise the policy.

The meeting discussed the insurance costing proposal sent out with the agenda. After discussion Jack tabled a motion that the percentages be changed to 30% U/E and 70% risk rating. The meeting accepted the motion and was passed unanimously. The meeting instructed Allan to calculate the new figures and include them in the budget.

#### 11. STRATA COMPANY MANAGMENT

Allan informed the meeting that ALCA Southern Strata would be pleased to continue up to the next Annual General Meeting. The meeting considered this offer and resolved to continue with ALCA Southern Strata up to the next Annual General Meeting. A management contract was tabled and duly signed to reflect this decision.

#### 12. GENERAL BUSINESS:

12.1: Sewage/ Drainage; Allan tabled a report showing that the strata has spent \$3927.00 on pumping out the drainage system. After discussion it was agreed that;

Allan to get the tanks pumped out again urgent.

Allan will write to the broker to see if the policy covers this situation.

Allan to contact the Building Commission to find out the time frame builders are responsible for this drains & sewage.

Allan on behalf of the owners write to the builder demanding the problem be fixed and the reimbursement be paid to cover the costs of the pump outs. Matt to supply Allan with the builder details and the details of the plumber that has investigated the system. Allan and 1 or 2 of the COO to attend the meeting.

---



12.2; Main gate; still not working Richard volunteered to get the remotes programmed and forwarded to all residents. Spare to Allan.

12.3: Garden & Lawns; all ok at the moment. Allan to supply the COO with schedule of works.

12.4: Without notice; Ross & Jack pointed out that the main wall outside units 1 2 & 3 has many vertical cracks in it. Matt to arrange for the engineer to check it and report back to Allan who will forward to the COO.

### 13. PROPOSED BUDGET.

The meeting discussed the proposed budget as sent with the Notice of the meeting and it is resolved by this meeting that it be accepted with the below changes new budget attached.

Change the insurance charges as per point 10.

Admin budget \$48219.00

Reserve fund \$ nil

The quarterly Admin Fund levies due and payable from the 01/01/13.

### 14. MEETING CLOSURE.

There being no further business the Chairperson thanked those present for their attendance and thanked Richard and James for the use of their office for the meeting.

The meeting closed at 5.45pm



**ALCA Southern Strata**  
**Proposed Budget for Strata Plan 60557**  
**ROPER RISE, 4 Roper Street O'CONNOR**  
 Prepared by ALCA Southern Strata (ABN 63872757024)  
 PO Box 243 COMO WA 6952 Ph 08 93134646 Fax 08 93131361

**Owner Summary (01/11/12-31/10/13) - Contribution Schedule**

Lot#	Unit#	Owner Name(s)	Units of Entitlement	Prorata Amount	Non Prorata Amount	Extra Fees	ANNUAL LEVY	QUARTERLY LEVY
1	1	THD Group Pty Ltd	49	Admin Fund \$543.90 Reserve Fund \$0.00 <b>TOTAL \$543.90</b>	\$0.00 \$0.00 <b>\$0.00</b>	\$1,796.00 \$0.00 <b>\$0.00</b>	\$2,339.92 \$0.00 <b>\$2,339.92</b>	\$584.98 \$0.00 <b>\$584.98</b>
Paid to 01/11/12								
2	2	GRH Nominees Pty Ltd	47	Admin Fund \$521.70 Reserve Fund \$0.00 <b>TOTAL \$521.70</b>	\$0.00 \$0.00 <b>\$0.00</b>	\$759.00 \$0.00 <b>\$0.00</b>	\$1,280.72 \$0.00 <b>\$1,280.72</b>	\$320.18 \$0.00 <b>\$320.18</b>
Paid to 31/12/12								
3	3	Mandi Pty Ltd	58	Admin Fund \$643.80 Reserve Fund \$0.00 <b>TOTAL \$643.80</b>	\$0.00 \$0.00 <b>\$0.00</b>	\$878.00 \$0.00 <b>\$0.00</b>	\$1,521.80 \$0.00 <b>\$1,521.80</b>	\$380.45 \$0.00 <b>\$380.45</b>
Paid to 01/11/12								
4	4	Ashburton Oilfields Services P/L	46	Admin Fund \$510.60 Reserve Fund \$0.00 <b>TOTAL \$510.60</b>	\$0.00 \$0.00 <b>\$0.00</b>	\$2,268.00 \$0.00 <b>\$0.00</b>	\$2,778.60 \$0.00 <b>\$2,778.60</b>	\$694.65 \$0.00 <b>\$694.65</b>
Paid to 31/12/12								
5	5	Rhams Property Investments P/L	46	Admin Fund \$510.60 Reserve Fund \$0.00 <b>TOTAL \$510.60</b>	\$0.00 \$0.00 <b>\$0.00</b>	\$1,762.00 \$0.00 <b>\$0.00</b>	\$2,272.60 \$0.00 <b>\$2,272.60</b>	\$568.15 \$0.00 <b>\$568.15</b>
Paid to 01/11/12								
6	6	Roy Pinto	46	Admin Fund \$510.60 Reserve Fund \$0.00 <b>TOTAL \$510.60</b>	\$0.00 \$0.00 <b>\$0.00</b>	\$2,774.00 \$0.00 <b>\$0.00</b>	\$3,284.60 \$0.00 <b>\$3,284.60</b>	\$821.15 \$0.00 <b>\$821.15</b>
Paid to 01/11/12								
7	7	ASBURTON OILFIELD SERVICES	46	Admin Fund \$510.60 Reserve Fund \$0.00 <b>TOTAL \$510.60</b>	\$0.00 \$0.00 <b>\$0.00</b>	\$2,521.00 \$0.00 <b>\$0.00</b>	\$3,031.60 \$0.00 <b>\$3,031.60</b>	\$757.90 \$0.00 <b>\$757.90</b>
Paid to 30/11/12								
8	8	Ferguson & Dawtray P/L	49	Admin Fund \$543.90 Reserve Fund \$0.00 <b>TOTAL \$543.90</b>	\$0.00 \$0.00 <b>\$0.00</b>	\$2,049.00 \$0.00 <b>\$0.00</b>	\$2,592.92 \$0.00 <b>\$2,592.92</b>	\$648.23 \$0.00 <b>\$648.23</b>
Paid to 01/11/12								
9	9	ASHBURTON OILFIELD SERVICES P/L	49	Admin Fund \$543.90 Reserve Fund \$0.00 <b>TOTAL \$543.90</b>	\$0.00 \$0.00 <b>\$0.00</b>	\$784.00 \$0.00 <b>\$0.00</b>	\$1,327.92 \$0.00 <b>\$1,327.92</b>	\$331.98 \$0.00 <b>\$331.98</b>
Paid to 31/12/12								
10	10	AWS Enterprise WA	49	Admin Fund \$543.90 Reserve Fund \$0.00 <b>TOTAL \$543.90</b>	\$0.00 \$0.00 <b>\$0.00</b>	\$2,302.00 \$0.00 <b>\$0.00</b>	\$2,845.92 \$0.00 <b>\$2,845.92</b>	\$711.48 \$0.00 <b>\$711.48</b>
Paid to 01/11/12								

**ALCA Southern Strata**  
**Proposed Budget for Strata Plan 60557**  
**ROPER RISE, 4 Roper Street O'CONNOR**  
 Prepared by ALCA Southern Strata (ABN 63872757024)  
 PO Box 243 COMO WA 6952 Ph 08 93134646 Fax 08 93131361

**Owner Summary (01/11/12-31/10/13) - Contribution Schedule**

Lot#	Unit#	Owner Name(s)	Units of Entitlement	Prorata Amount	Non Prorata Amount	Extra Fees	ANNUAL LEVY	QUARTERLY LEVY
11	11	Rhams Property Investments P/L	49	Admin Fund \$543.90 Reserve Fund \$0.00 <b>TOTAL \$543.90</b>	\$0.00 \$0.00 <b>\$0.00</b>	\$2,555.00 \$0.00 <b>\$0.00</b>	\$3,098.92 \$0.00 <b>\$3,098.92</b>	\$774.73 \$0.00 <b>\$774.73</b>
Paid to 01/1/12								
12	12	Rhams Property Investments P/L	90	Admin Fund \$999.00 Reserve Fund \$0.00 <b>TOTAL \$999.00</b>	\$0.00 \$0.00 <b>\$0.00</b>	\$2,996.00 \$0.00 <b>\$0.00</b>	\$3,995.00 \$0.00 <b>\$3,995.00</b>	\$998.75 \$0.00 <b>\$998.75</b>
Paid to 01/1/12								
13	13	Rhams Property Investments P/L	50	Admin Fund \$555.00 Reserve Fund \$0.00 <b>TOTAL \$555.00</b>	\$0.00 \$0.00 <b>\$0.00</b>	\$2,564.00 \$0.00 <b>\$0.00</b>	\$3,119.00 \$0.00 <b>\$3,119.00</b>	\$779.75 \$0.00 <b>\$779.75</b>
Paid to 01/1/12								
14	14	ASBURTON OILFIELDS SERVICES P/L	44	Admin Fund \$488.40 Reserve Fund \$0.00 <b>TOTAL \$488.40</b>	\$0.00 \$0.00 <b>\$0.00</b>	\$2,499.00 \$0.00 <b>\$0.00</b>	\$2,987.40 \$0.00 <b>\$2,987.40</b>	\$746.85 \$0.00 <b>\$746.85</b>
Paid to 31/12/12								
15	15	Andrew & Tanya Morgan	78	Admin Fund \$865.80 Reserve Fund \$0.00 <b>TOTAL \$865.80</b>	\$0.00 \$0.00 <b>\$0.00</b>	\$2,867.00 \$0.00 <b>\$0.00</b>	\$3,732.80 \$0.00 <b>\$3,732.80</b>	\$933.20 \$0.00 <b>\$933.20</b>
Paid to 31/12/12								
16	16	The Dalton Company P/L	51	Admin Fund \$566.10 Reserve Fund \$0.00 <b>TOTAL \$566.10</b>	\$0.00 \$0.00 <b>\$0.00</b>	\$1,057.00 \$0.00 <b>\$0.00</b>	\$1,623.12 \$0.00 <b>\$1,623.12</b>	\$405.78 \$0.00 <b>\$405.78</b>
Paid to 01/1/12								
17	17	Jake & Cecilia Mitra	51	Admin Fund \$566.10 Reserve Fund \$0.00 <b>TOTAL \$566.10</b>	\$0.00 \$0.00 <b>\$0.00</b>	\$1,310.00 \$0.00 <b>\$0.00</b>	\$1,876.12 \$0.00 <b>\$1,876.12</b>	\$469.03 \$0.00 <b>\$469.03</b>
Paid to 01/1/12								
18	18	Rhams Property Investments P/L	51	Admin Fund \$566.10 Reserve Fund \$0.00 <b>TOTAL \$566.10</b>	\$0.00 \$0.00 <b>\$0.00</b>	\$803.00 \$0.00 <b>\$0.00</b>	\$1,369.12 \$0.00 <b>\$1,369.12</b>	\$342.28 \$0.00 <b>\$342.28</b>
Paid to 01/1/12								
19	19	ASBURTON OILFIELD SERVICES P/L	51	Admin Fund \$566.10 Reserve Fund \$0.00 <b>TOTAL \$566.10</b>	\$0.00 \$0.00 <b>\$0.00</b>	\$2,575.00 \$0.00 <b>\$0.00</b>	\$3,141.12 \$0.00 <b>\$3,141.12</b>	\$785.28 \$0.00 <b>\$785.28</b>
Paid to 31/12/12								
<b>OVERALL</b>				<b>1000</b>	<b>\$11,100.00</b>	<b>\$0.00</b>	<b>\$48,219.20</b>	<b>\$12,054.80</b>



WESTERN



AUSTRALIA

REGISTER NUMBER <b>14/SP60557</b>	
DUPLICATE EDITION <b>1</b>	DATE DUPLICATE ISSUED <b>24/8/2010</b>

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

VOLUME **2750** FOLIO **57**

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 14 ON STRATA PLAN 60557  
TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE STRATA PLAN

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

ASHBURTON OILFIELD SERVICES PTY LTD OF 51A MELVILLE BEACH ROAD, APPLECROSS  
(T L973815 ) REGISTERED 26 JUNE 2012

**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.
- \*L973817 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 26.6.2012.

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: SP60557.  
 PREVIOUS TITLE: 1524-106.  
 PROPERTY STREET ADDRESS: UNIT 14, 4 ROPER ST, O'CONNOR.  
 LOCAL GOVERNMENT AREA: CITY OF FREMANTLE.

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING L973817





STRATA PLAN No. 60557							
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	49	2750-44		16	51	2750-59	
2	47	2750-45		17	51	2750-60	
3	58	2750-46		18	51	2750-61	
4	46	2750-47		19	51	2750-62	
5	46	2750-48					
6	46	2750-49					
7	46	2750-50					
8	49	2750-51					
9	49	2750-52					
10	49	2750-53					
11	49	2750-54					
12	90	2750-55					
13	50	2750-56					
14	44	2750-57					
15	78	2750-58		Aggregate	1,000		


DESCRIPTION OF PARCEL AND BUILDING

NINETEEN CONCRETE AND IRON COMMERCIAL UNITS SITUATED ON LOT 53 ON  
 PLAN 6650  
 TO BE KNOWN AS 4 ROPER STREET O'CONNOR

CERTIFICATE OF LICENSED VALUER  
 STRATA

I, Don Eftos, 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.

05-Jul-2010  
 Date

 Don Eftos  
 2010.07.05 14:09:12  
 +08'00'  
 Signed

# S60557

<u>Lot Number</u>	<u>Part</u>	<u>Register Number</u>	<u>Unit</u>	<u>Entitlement</u>	<u>Lot Number</u>	<u>Part</u>	<u>Register Number</u>	<u>Unit</u>	<u>Entitlement</u>
1		2750/44		49	2		2750/45		47
3		2750/46		58	4		2750/47		46
5		2750/48		46	6		2750/49		46
7		2750/50		46	8		2750/51		49
9		2750/52		49	10		2750/53		49
11		2750/54		49	12		2750/55		90
13		2750/56		50	14		2750/57		44
15		2750/58		78	16		2750/59		51
17		2750/60		51	18		2750/61		51
19		2750/62		51					



NSD 310

FORM B4

L562581 AE

25 Feb 2011 08:00:00 Midland



REG \$ 135.00

LODGED BY Blue Moon Realty  
 ADDRESS Po BOX 757  
 PHONE No. Applecross  
 695.3  
 FAX No.  
 REFERENCE No. 999Z  
 ISSUING BOX No.

SP 60 557

PREPARED BY  
 ADDRESS  
 PHONE No. AS ABOVE  
 FAX No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

PA 193722  
\$52 1/2

TITLES, LEASES, DECLARATIONS ETC LODGED HERewith

1. letter	Received Items
2. _____	Nos.
3. _____	
4. _____	
5. _____	
6. _____	Receiving Clerk

(Circular stamp and signature)

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

EXAMINED



**FORM 21**  
**NOTIFICATION OF CHANGE OF BY-LAWS**

Strata Titles Act 1985 as amended  
Section 42

The Owners of 4 Roper Street, O'Connor 6163 Strata Plan No. 60557 hereby certifies:

That by resolution without dissent duly passed at a meeting of the strata company on 2 December 2010 which became unconditional on 29 December 2010, the by-laws in Schedule 1 to the Act as they applied to the strata company were added to as follows: ✓

**By Law 16**

"The registered proprietor of each lot will be entitled to the exclusive use and enjoyment of that part of the common property which is so marked on the attached sketch marked Diagram "A" with the number of that lot. Furthermore it is the responsibility of the proprietor of the exclusive use area to maintain and when necessary to repair and replace anything that is damaged in the exclusive use area and to keep it clean and tidy at all times including, but not limited to, gardens if any.

**By Law 17**

The two car parking spaces marked "visitor" on the attached Diagram "A" refer to short term visitor parking only and are not to be used at any time by Owners or tenants.

**By Law 18**

Should the strata company be forced to employ a debt collector to retrieve unpaid levies from a proprietor, then all costs and disbursements incurred by the debt collector will be paid by the proprietor who has not paid his/her/their levies. This will not negate any interest accrued for late payment which will still have to be paid.

The Common Seal of the Owners of 4 Roper Street, O'Connor Strata Plan 60557 was hereunto affixed on 24 February 2010 in the presence of:

Signature.....

MEMBER OF THE COUNCIL  
of OWNERS

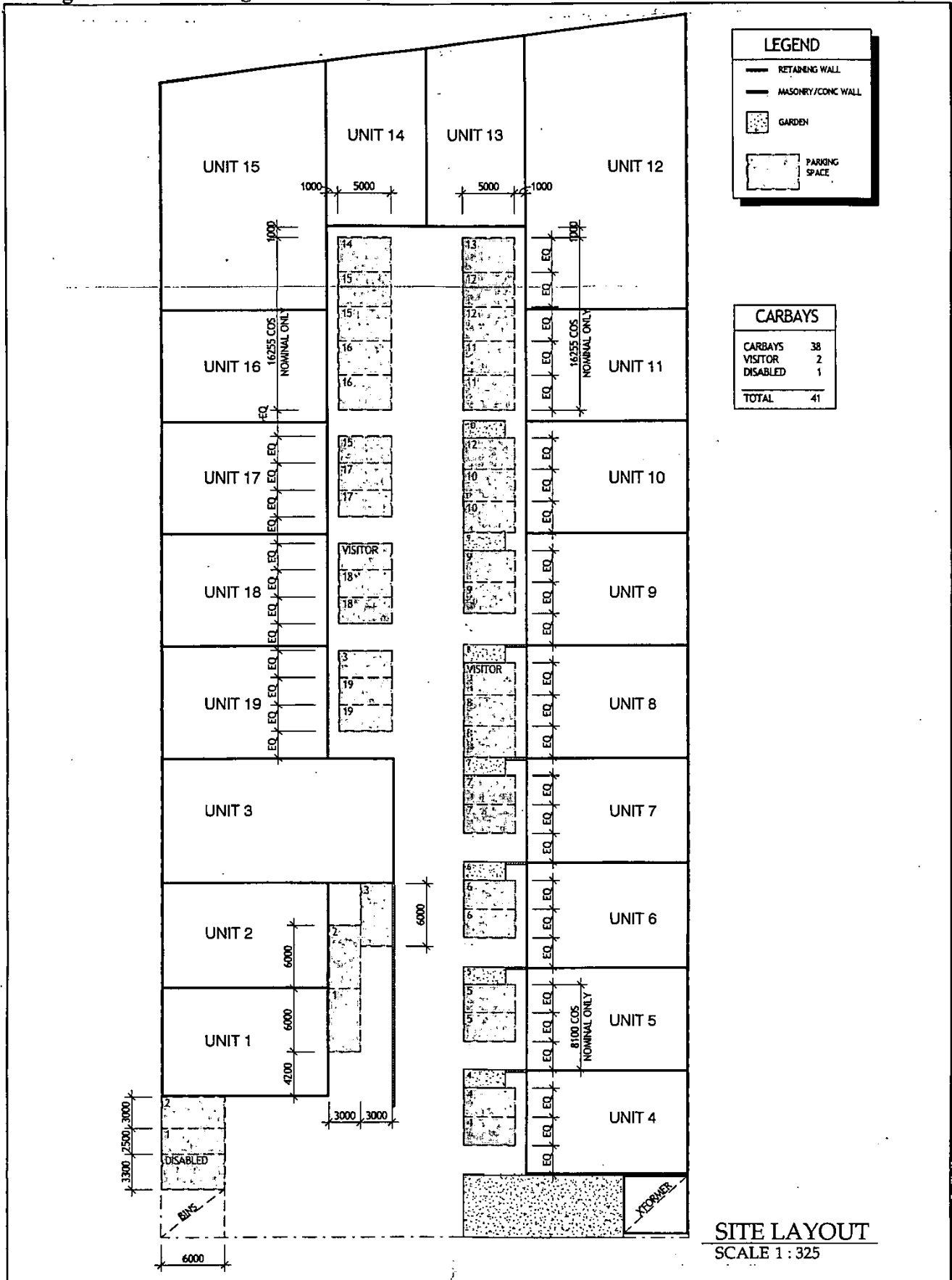
Name: *MATHEW CARR*  
Address: *PO BOX 890*  
*CANNING HWY*  
*APPLECROSS 6153*

Signature.....

MEMBER OF THE COUNCIL  
of OWNERS

Name: *OWEN HENDERSON*  
Address: *23 ELVINA ST*  
*PALMYRA 6157*  
Strata Plan No. 60557  
COMMON SEAL

**Diagram "A" Showing Visitors bays and Exclusive use parking spaces and gardens**



PROJECT: SITE LAYOUT

ADDRESS: 4 Roper Street, O'Connor

CROWTHER BUILDING DESIGN AND DRAFTING  
16 SEAFORTH RD SHOALWATER, PH 9528 7085  
rjcrowther@westnet.com.au

DATE: 08/11/10  
DRAWN: RJC

REV: 8  
JOB No: 1022

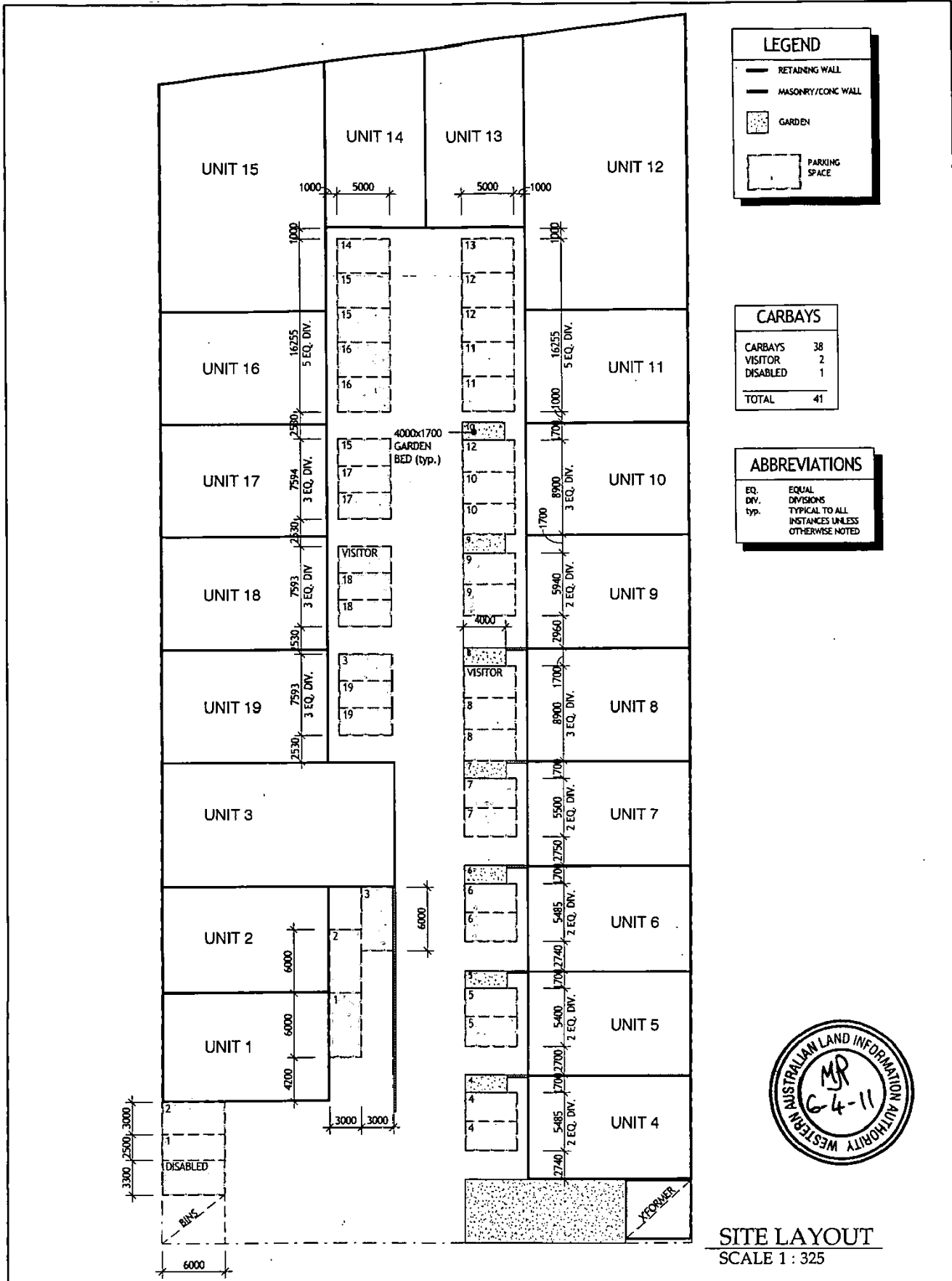
SCALE: 1 : 325  
SHEET: A00

Builder to verify all dimensions before commencement. Dimensioning to take preference over scaling. This drawing remains the property of Crowther Building Design and Drafting and may not be copied or reproduced without its express consent.





Diagram "A" showing Visitor bays and Exclusive use parking spaces and gardens



PROJECT: SITE LAYOUT

ADDRESS: 4 Roper Street, O'Connor

CROWTHER BUILDING DESIGN AND DRAFTING  
16 SEAFORTH RD SHOALWATER, PH 9528 7085  
rjcrowther@westnet.com.au

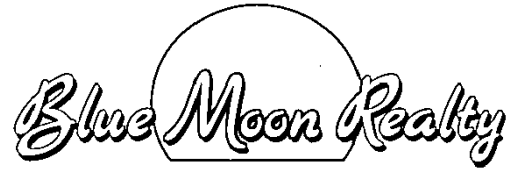
DATE: 23/03/11  
REV: C  
DRAWN: RJC

SCALE: 1 : 325  
JOB No: 1022  
SHEET: A00

Builder to verify all dimensions before commencement. Dimensioning to take preference over scaling. This drawing remains the property of Crowther Building Design and Drafting and may not be copied or reproduced without its express consent.

Michelle Edwards trading as Blue Moon Realty  
PO Box 757, Applecross, WA 6953

ABN 43 427 501 926  
Licensee: Michelle Edwards Member REWA N.C.T.I., S.T.I.W.A. accredited strata manager



Phone: (08) 9316 3024 • Mobile 0413 757 855 • Pager (08) ~~9480 4966~~ 9316 3023 • Fax (08) 9485 7541 • Email: bluemoon@upnaway.com.au

30 March 2011

Landgate  
Document registrations  
PO Box 2222  
MIDLAND WA 6936

Attention Bruce Roberts



Dear Sir,

Re: Strata Plan 60557  
Owners of 4 Roper Street, O'Connor  
Your reference: Doc Nos L562581, L562582

Please find enclosed:

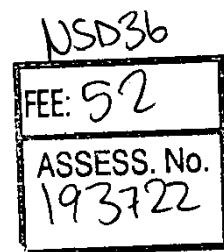
- Sketch with clarifications as requested
- A cheque in the amount of \$52.00

Yours truly,

A handwritten signature in black ink, appearing to read "Michelle Edwards".

Michelle Edwards  
Strata Manager

For and on behalf of the owners of 4 Roper Street, O'Connor

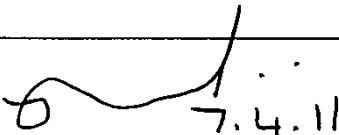


Licensed Real Estate Agents and Strata Managers



**File Copy Do Not Destroy.**

**Stopped Document Disposal Instructions**

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Parties: .....		
Reference: .....		
Document Numbers:		
Computer Records Adjusted: <u>SMR</u> – WFR or REJECT <u>Crown</u> – SMP/CAL/RES		
Documents to be Rejected:		
Documents to be Withdrawn:		
Documents for Registration: ✓		
Caveats to be made Null & Void:		
Authorised by:  7.4.11		

**Examiner's notes:**

**Stopped Case:562581**

Original Cs/T:

SP60557-

POST 23rd March-

Notice Sent: 22 MARCH 2011

Action:

23B - Michelle Edwards

**Examination Instructions**

Allocate New C/T

Complete Nom. Index

**Examiner: LZI, SENIOR EXAMINER**

**Supervisor: Lawrence Fiorentino,  
NSD35**



# Requisition Notice

Section 192 of the Transfer of Land Act

Western Australian Land Information Authority ABN 86 574 793 858

Document Nos: L562581, L562582

Section 192

Your Ref: SP60557 - OWNERS OF 4 ROPER STREET  
O'CONNOR

Our Ref: Linda Ivulich Ph: 92737629 Fax: 92737633

Date: 22 March 2011

**Lodging Party:**  
BLUE MOON REALTY

**Other Parties Contacted:**

**Registration of the above documents cannot be effected until all requisitions listed below are complied with and the fee payable is received. A time limit of 14 days applies from the date stated above after which all documents may be rejected.**

## Requisitions

Doc. No	Description	Req. Fee
L562581	The sketch cannot be accepted in its current state. Please clarify the term EQ as shown on the sketch. What are the boundaries for the gardens? Each portion of common property to be used exclusively needs sufficient dimensions or description to enable the boundaries to be re-established at a later date as required. Sketch to be accepted by Survey Advice Officer. Ph: 92737317 Fax: 92746258 (See paragraph 6.11.3 of the Land Titles Registration Practice Manual).	79.00
	Requisition Sub Total \$	79.00
	Additional Fee \$	0.00
	TOTAL FEE Payable \$	79.00
	If all requisitions satisfied and the Reduced Total Fee paid * by close of business next business day after service,	
	Deduct \$	27.00
	Reduced Total Fee \$	52.00

**Bruce Roberts**  
Registrar of Titles

Requisitions may be attended to by:

1. Fax direct to the Examiner referred to above.
2. Personal attendance Landgate, Midland Square. (all documents held at Midland Office)
3. The lodging of evidence at Landgate's Perth Business Office, QBE Building, 200 St. Georges Terrace, Perth or Bunbury Regional Office 61 Victoria St, Bunbury (note: no advice/discussions re: requisitions)
4. Post to P O Box 2222, Midland WA 6936.

Correspondence by representatives of parties to documents **must state** the capacity in which they act and confirm that they are duly authorised to do so. Amendment by letter is at the discretion of the Registrar of Titles.

Unless these requisitions are complied with, the documents will be rejected. Upon notification of such rejection 75% of the registration fees paid are forfeitable. Documents may be withdrawn from registration, for which a withdrawal fee of \$67.50 per document is payable. Registration fees returnable in full or in part will be set-off against requisition and withdrawal fees. See payment options on page 2.

\*Proof of payment to be provided at time requisition satisfied by copy of receipted assessment or provision of credit card payment authority.



21501 2 PARKING @ 1500 CFS (CONCRETE)  
 ALL FINISHES TO BE DOUBLE SPAN  
 NO BRIDGING REQUIRED. TR TO BRIMS  
 15000 & 9011 CLAYS AND 2 M12 BOLTS

USE OF ROOF TO BE USED IN THIS LOCATION  
 LISTED ON THE EAST  
 BUILDING FROM THE  
 SEPARATION IS ACHIEVED  
 BUILDING PREFERENCE  
 15000 CONCRETE  
 TR TO BRIMS  
 AS PER S.E. DETAILS

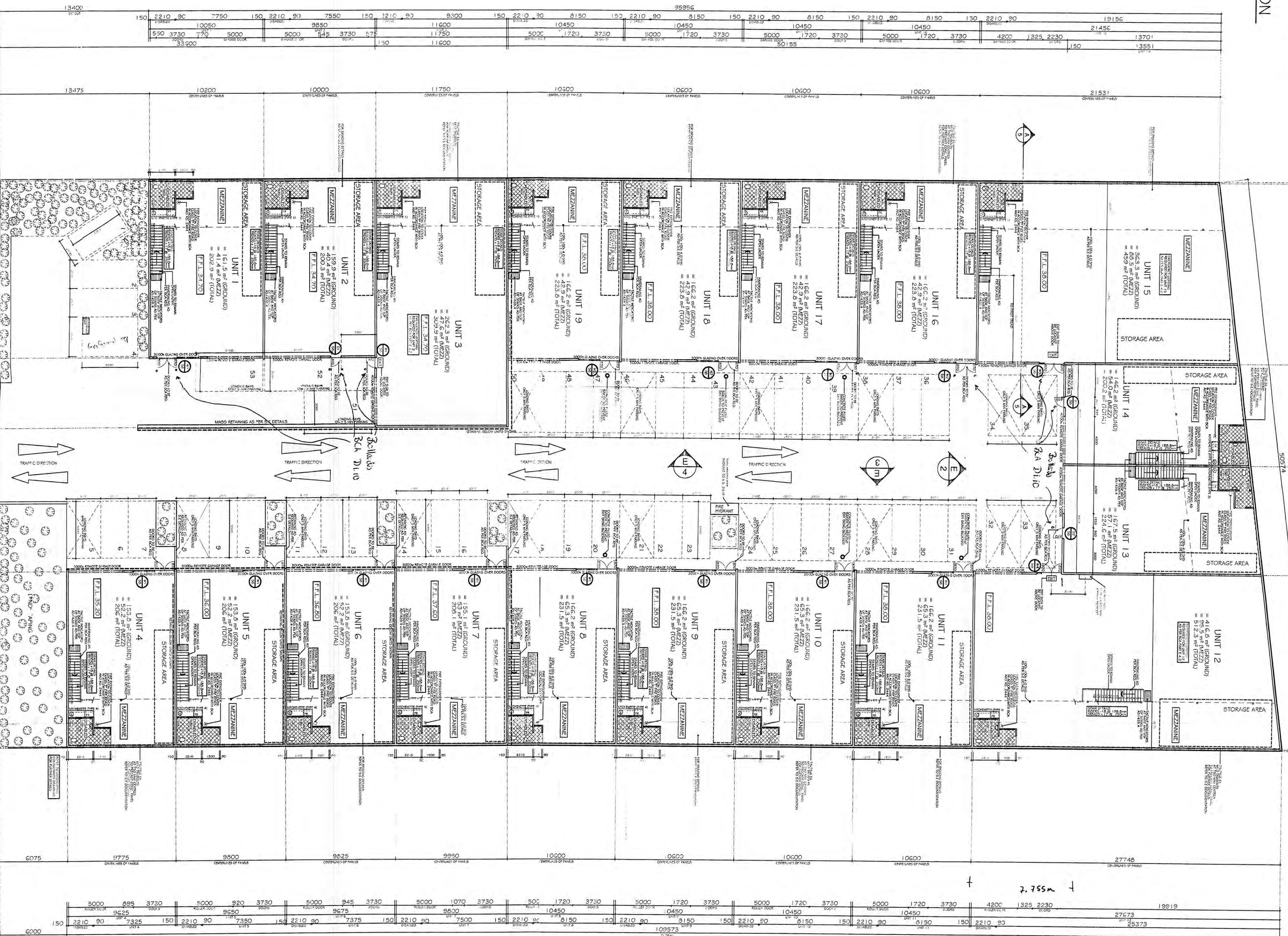
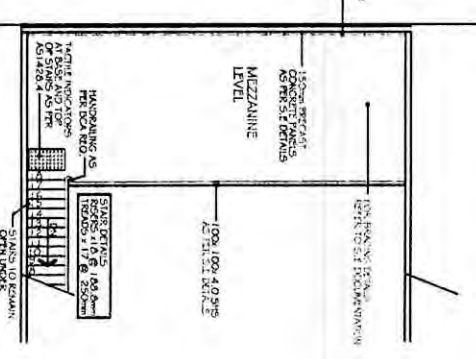
### FIRE SEPERATION

SCALE: 1-50

#### AREAS

UNIT 1	TOTAL = 161.5sq
MEZZANINE	= 41.4sq
UNIT 2	TOTAL = 198.5sq
MEZZANINE	= 50.2sq
UNIT 3	TOTAL = 342.3sq
MEZZANINE	= 80.3sq
UNIT 4	TOTAL = 159.8sq
MEZZANINE	= 39.9sq
UNIT 5	TOTAL = 159.8sq
MEZZANINE	= 39.9sq
UNIT 6	TOTAL = 159.8sq
MEZZANINE	= 39.9sq
UNIT 7	TOTAL = 159.8sq
MEZZANINE	= 39.9sq
UNIT 8	TOTAL = 159.8sq
MEZZANINE	= 39.9sq
UNIT 9	TOTAL = 159.8sq
MEZZANINE	= 39.9sq
UNIT 10	TOTAL = 159.8sq
MEZZANINE	= 39.9sq
UNIT 11	TOTAL = 159.8sq
MEZZANINE	= 39.9sq
UNIT 12	TOTAL = 159.8sq
MEZZANINE	= 39.9sq
UNIT 13	TOTAL = 159.8sq
MEZZANINE	= 39.9sq
UNIT 14	TOTAL = 159.8sq
MEZZANINE	= 39.9sq
UNIT 15	TOTAL = 159.8sq
MEZZANINE	= 39.9sq
UNIT 16	TOTAL = 159.8sq
MEZZANINE	= 39.9sq
UNIT 17	TOTAL = 159.8sq
MEZZANINE	= 39.9sq
UNIT 18	TOTAL = 159.8sq
MEZZANINE	= 39.9sq
UNIT 19	TOTAL = 159.8sq
MEZZANINE	= 39.9sq
TOTAL FLOOR AREA	= 3624.0sq
TOTAL MEZZANINE	= 1074.0sq
OVERALL TOTAL	= 4698.0sq

### TYPICAL MEZZANINE LEVEL

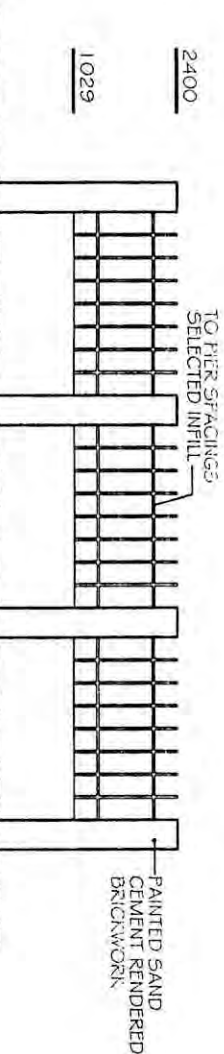


### GROUND FLOOR PLAN

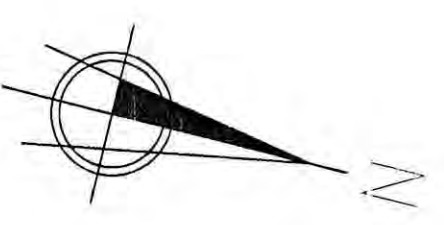
SCALE: 1-200

### FRONT FENCE ELEVATION

SCALE: 1-100



CITY OF FREMANTLE  
**APPROVED**  
 Subject to conditions  
 22 MAY 2009  
 2080187  
 Licence No. BUILDING SURVEYOR



**FIRE NOTES**  
 BUILDER TO ENSURE THAT ALL FIRE  
 SEPARATION IS ACHIEVED IN ACCORDANCE  
 WITH THE BCA AND ASSISTANT STANDARDS  
 AS 2419 HOSE ROLLS  
 AS 2411 HOSE REELS

FOR BUILDING APPROVAL  
**MANDURAH**

SHEET 2 OF 11

Project: Proposed 19 Unit Commercial  
 Development of Lot 53 Roper

Client: Rham

Architect: Rham

Structural Engineer: Rham

MEP Engineer: Rham

Fire Engineer: Rham

Quantity Surveyor: Rham

Cost Consultant: Rham

Environmental Consultant: Rham

Transport Consultant: Rham

Heritage Consultant: Rham

Archaeologist: Rham

Historical Consultant: Rham

Archaeological Excavation: Rham

Archaeological Assessment: Rham

Archaeological Investigation: Rham

Archaeological Research: Rham

Archaeological Survey: Rham

Archaeological Excavation: Rham

Archaeological Assessment: Rham

Archaeological Investigation: Rham

Archaeological Research: Rham

Archaeological Survey: Rham



# RATES NOTICE and TAX INVOICE

Financial period: 1 July 2012 to 30 June 2013



City of Fremantle ABN 74 680 272 485  
 Graeme Mackenzie Chief Executive Officer  
 Town Hall Centre, 8 William Street Fremantle WA 6160  
 PO Box 807, Fremantle WA 6959

T 08 9432 9999 F 08 9430 4634  
 TTY 08 9432 9777  
 E info@fremantle.wa.gov.au  
 www.fremantle.wa.gov.au

Cashier hours: 8.30am to 4.30pm  
 Monday to Friday

Rates/general enquiries: 08 9432 9999

→ Plea below be incorrect.

**DUE DATE** 3.00pm 2 Oct 2012

**REFERENCE NO** 10177872

**RATING INFORMATION**

**Issue Date:** 24 August 2012  
**Ward:** Hilton  
**Minimum Payment:** \$1,050.00  
**GRV Valuation:** \$23,769.00  
**VEN:** 1726158

**PROPERTY ADDRESS**

**14/4 Roper Street O'CONNOR WA 6163**  
 Lot 14 STPln 60557

Information on this notice is available in an alternative format, on request, for people with disabilities.

DETAILS	CALCULATION	CURRENT	ARREARS	TOTAL
ESL - Cat 1 - Industrial	\$23,769 × \$0.011900	\$282.85	\$0.00	\$282.85
Rates - Improved - Industrial	\$23,769 × \$0.07018	\$1,668.10	\$0.00	\$1,668.10
<b>TOTAL (As At 20/08/2012)</b>				<b>\$1,950.95</b>

*Paid via  
 Rect# 27148 397223*

<b>PAYMENT OPTION 1 Full Payment</b>		
<b>Due: 3.00pm 2 October 2012</b>		<b>\$1,950.95</b>
<b>PAYMENT OPTION 2 Instalments</b>		
Cost of Option \$53.31		
<b>Instalment 1</b>	<b>Due: 3.00pm 2 October 2012</b>	<b>\$501.26</b>
Instalment 2	Due: 3 December 2012	\$501.00
Instalment 3	Due: 4 February 2013	\$501.00
Instalment 4	Due: 4 April 2013	\$501.00
<b>OPTION 2 TOTAL</b>		<b>\$2,004.26</b>

**IMPORTANT NOTICE**

To elect to pay via the Instalment Option will necessitate receipt of the first instalment by **3.00pm on the 2 October 2012**.  
 Where the FIRST instalment is not received by this date then the Instalment Option will not be available and the balance of rates will be subject to **OVERDUE** conditions as stated on the reverse of this notice.

223444M / 0007045 / 000913

**Register to receive your rates online and be eligible to win \$500!**

Visit: [www.fremantle.wa.gov.au](http://www.fremantle.wa.gov.au)

terms and conditions apply



## Property details

### Property details

[Property details help](#)

Property details for: **UNIT 14 / 4 ROPER ST O'CONNOR LOT 53**  
Property use: **WAREHOUSE UNIT**  
Lot size: **202 Square metres**

[VIEW MAP](#)

[SEARCH AGAIN](#)

What is My Water all about? 

### Annual service charges

Current financial year: **\$188.10**

Previous financial year: **\$186.60**

#### Services

#### Available? Connected?

<b>Water</b>		
<b>Sewerage</b>		
<b>Drainage</b>		N/A

#### Disclaimer

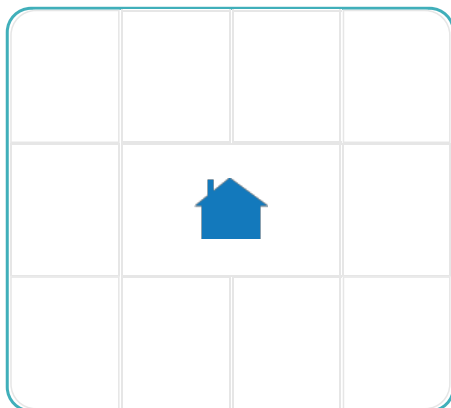
Please note: service availability and connection information is according to our records at the time it is viewed in My Water. It is not advisable for any property development to be based solely on this information.

### Water Meters

Number of connected water meters: 0

Meter No

**No meters connected**



[Dial before you dig](#)

[How service charges are calculated](#)

[Request an e-plan or flimsy](#)

[Building or renovating](#)

[How to read your meter](#)

[Relocating the meter](#)

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With compliments from



**PORT CITY**  
**REAL ESTATE**