WESTERN AUSTRALIA

REGISTER NUMBER	
4/SP53720	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
N/A	N/A

VOLUME 2948 FOLIO 566

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.

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 4 ON SURVEY-STRATA PLAN 53720
TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE SURVEY-STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

NATIONAL FENCE CO PTY LTD OF PO BOX 396 BELMONT

(AF N886128) REGISTERED 1/5/2018

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE SURVEY-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.
2. *O218377 MORTGAGE TO GOLDFINCH PTY LIMITED, WILLOWRULE PTY LTD REGISTERED 20/8/2019.

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:	SP53720
PREVIOUS TITLE:	2673-525
PROPERTY STREET ADDRESS:	UNIT 3 40 LARWOOD CR, HIGH WYCOMBE.
LOCAL GOVERNMENT AUTHORITY:	CITY OF KALAMUNDA

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING N077073

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SURVEY-STRATA PLAN 53720

SHEET 1 OF 1 SHEET

PLAN OF
RE-SUBDIVISION OF SURVEY-STRATA LOT 2 ON SURVEY-STRATA PLAN 53720

CERTIFICATE OF TITLE
VOLUME: 2673 FOLIO: 525

LOCAL GOVERNMENT
CITY OF KALAMUNDA

FIELD RECORD
136685

NAME OF SCHEME
42 NOTTINGHAM GREEN HIGH WYCOMBE.

ADDRESS OF PARCEL
42 NOTTINGHAM GREEN, HIGH WYCOMBE 6057

MANAGEMENT STATEMENT NO

SURVEYOR'S CERTIFICATE - Reg 54

I, Craig TRANTER
hereby certify that this plan is accurate and is a correct representation of the -
(a) survey; and
(b) calculations from measurements recorded in the field records,
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

Digitally signed by craig tranter
DN: cn=craig tranter, o=cottage and engineering surveys (a), ou=surveyor, email=admin@cottage.com.au, c=AU
Date: 2017.09.20 13:47:31 +08'00'

LICENSED SURVEYOR DATE

LODGED		
5-APRIL-18	- $216.00	23284993
27-MAR-18	$849.00	394337
DATE	FEE PAID	ASSESS No.

EXAMINED
MM 19.4.2018
DATE

WESTERN AUSTRALIAN PLANNING COMMISSION
W.A.P.C. REF: 1026 - 15
Certificate of Approval of W.A.P.C. under Section 25B(2) of *Strata Titles Act 1985*

Delegated under S.16 P&D Act 2005 30-Apr-2018 DATE

PLAN APPROVED

INSPECTOR OF PLANS AND SURVEYS (S.18 Licensed Surveyors Act 1909) 1.5.2018 DATE

IN ORDER FOR DEALINGS
SUBJECT TO

FOR REGISTRAR OF TITLES 1.5.2018 DATE

REGISTERED
N666128 APPLICATION
1.5.2018 DATE REGISTRAR OF TITLES SEAL

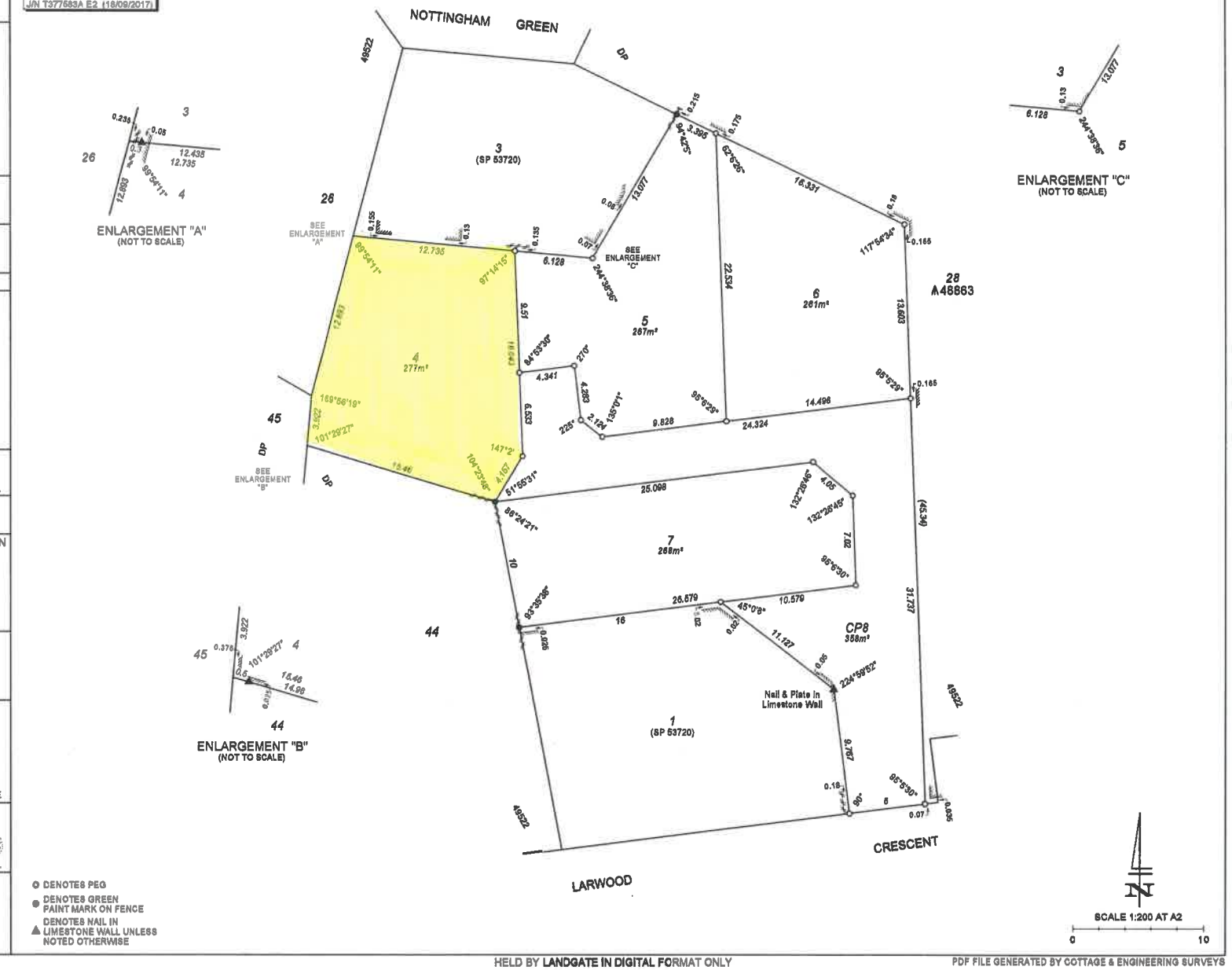
GOVERNMENT OF WESTERN AUSTRALIA

Landgate

COTTAGE & ENGINEERING SURVEYS
57-49 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7351
Email: admin@cottage.com.au
J/N T377683A E2 (18/09/2017)

SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES

VER.	AMENDMENT	AUTHORISED BY	DATE



○ DENOTES PEG
● DENOTES GREEN PAINT MARK ON FENCE
▲ DENOTES NAIL IN LIMESTONE WALL UNLESS NOTED OTHERWISE

FORM 3

SURVEY-STRATA PLAN No. 53720							
Schedule of Unit Entitlement		Office Use Only Current Cs of Title		Schedule of Unit Entitlement		Office Use Only Current Cs of Title	
Lot No,	Unit Entitlement	Vol.	Fol.	Lot No,	Unit Entitlement	Vol.	Fol.
1	40						
2	Now Resubdivided						
3	34						
4	31						
5	29						
6	34						
7	32						
CP8	Common Property						
				Aggregate	200		

DESCRIPTION OF PARCEL

Resubdivision of Survey Strata Lot 2 of Survey Strata Plan 53720.
The scheme now comprises Six residential lots and One common property lot.
The address is 42 Nottingham Green, High Wycombe, WA, 6057.

CERTIFICATE OF LICENSED VALUER
SURVEY-STRATA

I, Darren Starcevich, 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.

19-Sep-2017
Date

Digitally signed by Darren Starcevich
AAPI Licensed Valuer No. 44415
Signed

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SURVEY STRATA PLAN 53720

SHEET 1 OF 1 SHEET

PLAN OF

LOT 27 ON DP 49522

CERT. OF TITLE
VOLUME: 2633 FOLIO: 525

LOCAL GOVERNMENT
SHIRE OF KALAMUNDA

INDEX PLAN
BG34(2) 22:27

FIELD BOOK
102859

SCALE 1:300 AT A3

NAME OF SCHEME
42 NOTTINGHAM GREEN
HIGH WYCOMBE.

ADDRESS OF PARCEL
42 NOTTINGHAM GREEN
HIGH WYCOMBE, 6057.

MANAGEMENT STATEMENT ○ YES ◉ NO

LODGED	CERTIFIED CORRECT	18-8-2007
DATE 27-Jul-07	COR. FILE	1708-2006V9
FEE PAID $347.00	IN ORDER FOR DEALINGS SUBJECT TO	
ASSESS No. 2670375		27.9.2007

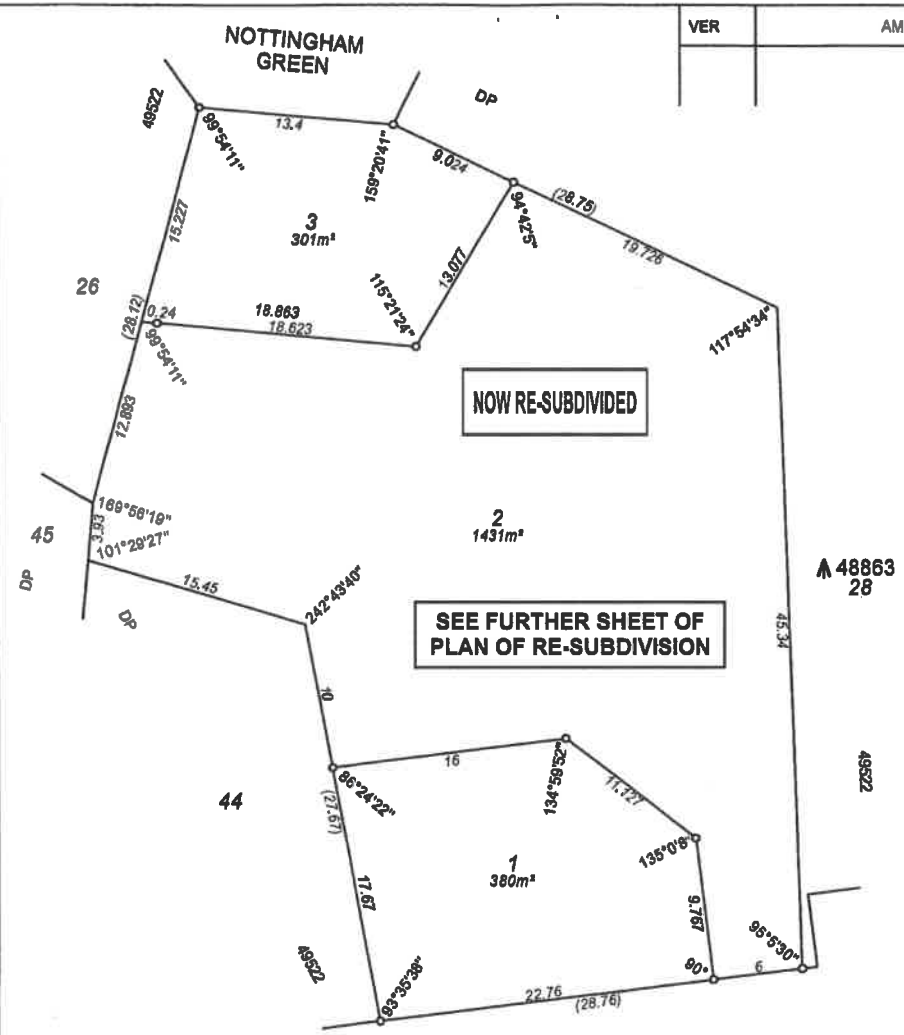
REGISTERED

K394602 APPLICATION — REGISTRAR OF TITLES — 3.10.07 DATE

WESTERN AUSTRALIAN PLANNING COMMISSION
W.A.P.C. REF: 365-07
Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985.

DELEGATED UNDER S.16 P & D ACT 2005 — 27/9/2007 DATE

Landgate
Western Australian Land Information Authority



VER	AMENDMENT	BY	SIGNATURE	DATE

SURVEYOR'S CERTIFICATE - Reg 54

I, Stephen James BURNSIDE hereby certify that this plan is accurate and is a correct representation of the -
(a) survey; and
(b) calculations from measurements,

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 — DATE

SURVEY CARRIED OUT UNDER REGULATION 26A SPECIAL SURVEY AREA GUIDELINES

(SCALE 1:300)

0 10

ORIGINAL

STRATA PLAN 53720

SURVEY STRATA PLAN

COTTAGE & ENGINEERING SURVEYS
Suite 3 219 Onslow Rd, SHENTON PK
Ph (08) 9381 6211 Fax (08) 9382 2503
J/N S070073A (16/07/2007)

PDF FILE GENERATED BY COTTAGE & ENGINEERING SURVEYS

FORM 3

SURVEY-STRATA PLAN No. 53720							
Schedule of Unit Entitlement		Office Use Only Current Cs of Title		Schedule of Unit Entitlement		Office Use Only Current Cs of Title	
Lot No.	Unit Entitlement	Vol.	Fol.	Lot No.	Unit Entitlement	Vol.	Fol.
1	18	2673	524				
2	66	2673	525				
3	16	2673	526				
		SEE FURTHER SHEET OF PLAN OF RE-SUBDIVISION					
				Aggregate	100		

DESCRIPTION OF PARCEL

Lot 27 on Deposited Plan 49522,
having the address of 42 Nottingham Green, High Wycombe 6057.

CERTIFICATE OF LICENSED VALUER
SURVEY-STRATA

I, Kevin Sydney Johnson, 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.

20-Jul-2007
Date

Digitally signed by Kevin S Johnson
DN: cn=Kevin S Johnson, c=AU, o=K S Johnson and Associates, email=kevin@ksjohnson.com.au
Date: 2007.07.22 13:58:49 +08'00'

Signed

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FORM 8

ANNEXURE 'A' OF SURVEY-STRATA PLAN No. 53720 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	
SUBDIVISION OF LOT 2 TO CREATE LOTS 4, 5, 6, 7 AND CP8.	APPLICATION	N886128	1.5.2018	14:05	

Note: Entries may be affected by subsequent endorsements.

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FORM 8

ANNEXURE 'B' OF SURVEY-STRATA PLAN No. 53720 REGISTRAR OF TITLES

SCHEDULE OF ENCUMBRANCES ETC.

Instrument			Regist'd	Signature of Registrar of Titles	Cancellation				
Nature	Number				Nature	Number	Regist'd	Time	Signature of Registrar of Titles
		~~MEMORIAL. Water Agencies (Powers) Act 1984~~							
		~~as shown on DP 49522~~.							

Note: Entries may be affected by subsequent endorsements.