

WESTERN



AUSTRALIA

REGISTER NUMBER	
8/SP8184	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
N/A	N/A

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

VOLUME 1568 FOLIO 938

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 8 ON STRATA PLAN 8184  
TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE STRATA PLAN

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

VERA LAMB OF 9 MONTROSE AVENUE, DARLINGTON

(T H495955 ) REGISTERED 30/6/2000

**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 NO.33 OF 1985 AS AMENDED.
2. \*N750078 MORTGAGE TO POLICE & NURSES LTD REGISTERED 26/10/2017.

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: SP8184  
PREVIOUS TITLE: SP8184  
PROPERTY STREET ADDRESS: UNIT 8 19 KEIGHTLEY RD EAST, SHENTON PARK.  
LOCAL GOVERNMENT AUTHORITY: CITY OF SUBIACO

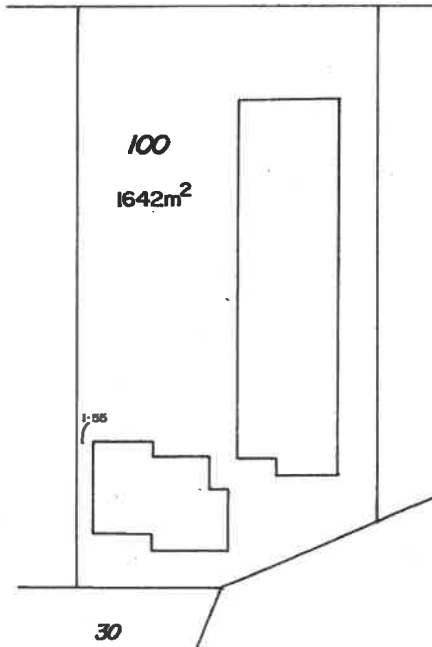
NOTE 1: H459811 SECTION 138D TLA APPLIES TO CAVEAT H420231.  
NOTE 2: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING N750078

PARCEL OF LAND... PORTION OF PERTH SUB. LOT 309 AND BEING... LOT 100 ON DIAGRAM 58657	<b>STRATA PLAN 8184</b>
CERTIFICATE OF TITLE: VOLUME 1562 FOLIO 079	OFFICE USE ONLY
LOCAL AUTHORITY: CITY OF SUBIACO	LODGED: 18-6-80
LOCALITY: SHENTON PARK INDEX PLAN PERTH 2000 11-24	EXAMINED: 19-6-80
NAME OF BUILDING: KEIGHTLEY GARDENS	REGISTERED: 28-7-80 APP. B.963307
ADDRESS FOR SERVING OF NOTICES ON COMPANY: 19 KEIGHTLEY ROAD, SHENTON PARK 6008	 <i>Lamborough</i> REGISTRAR OF TITLES

STRATA PLAN 8184



KEIGHTLEY ROAD EAST  
GAZ: 19-11-82



SCALE 1:500



SCHEDULE OF UNIT ENTITLEMENT		OFFICE USE ONLY		SURVEYOR'S CERTIFICATE
LOT No.	UNIT ENTITLEMENT	VOL.	FOL.	
1		1568-931		<p>I hereby certify that the building shown on the plan is within the external surface boundaries of the parcel and where eaves or guttering project beyond these boundaries, that a registered easement has been granted as an appurtenance of the parcel or, where the projection is over a road that the Local Authority has consented thereto.</p> <p>DATE 17.4.80 <i>A.K. King</i> LICENSED SURVEYOR.</p> <p>APPROVED BY THE TOWN PLANNING BOARD FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966</p> <p><i>D. J. ...</i> DATE 17 JUN 1980 CHAIRMAN.</p>
2		1568-932		
3		1568-933		
4		1568-934		
5		1568-935		
6		1568-936		
7		1568-937		
8		1568-938		
9		1568-939		
10		1568-940		
AGGREGATE	10			

77261/16/78-2M-MS/893

FORM 3

STRATA PLAN No. 8184

**CERTIFICATE OF LOCAL AUTHORITY**

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

CITY OF SUBIACO, THE LOCAL AUTHORITY,

**HEREBY CERTIFIES THAT:—**

- (1) The building shown on the plan has been inspected and that it is consistent with the building plans and specifications in respect thereof that have been approved by the Local Authority.
- (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, 1966.

**DESCRIPTION OF BUILDING—**

A DOUBLE STOREY BRICK AND IRON RESIDENTIAL BUILDING AND IS SITUATED ON PORTION OF PERTH SUB LOT 309 AND BEING LOT 100 ON DIAGRAM 58657 AND BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE VOLUME 1562 FOLIO 079 AND IS NOW KNOWN AS KEIGHTLEY GARDENS.

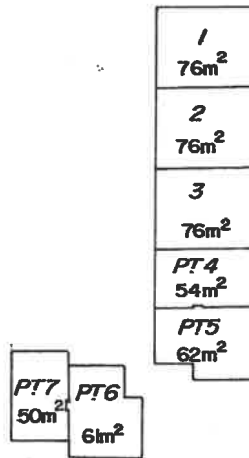
**CITY OF SUBIACO**DATE 12 JUN 1980
  
**SHIRE/TOWN CLERK**

CA. 4

SHEET No. 1 OF 2 SHEETS

STRATA PLAN No. 8184

GROUND FLOOR



FOR OTHER PARTS OF LOTS 4, 5, 6 & 7 SEE SHEET 2 OF 2 SHEETS.



SCALE 1:500

APPROVED

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966 AS AMENDED

TOWN PLANNING BOARD

*David Carr*

DATE 17 JUL 1990

CHAIRMAN

LOCAL AUTHORITY CITY OF SUBIACO

*James Smith*

DATE 12 JUN 1989

SHIRAZ TOWN CLERK

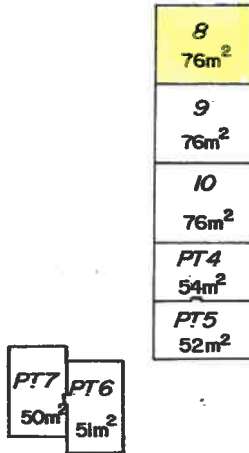
57295/6/76-2M-C397

CA. 4

SHEET No. 2 OF 2 SHEETS

STRATA PLAN No. 8184

FIRST FLOOR



FOR OTHER PARTS OF LOTS 4, 5, 6. & 7 SEE SHEET 1 OF 2 SHEETS.



SCALE 1:500

APPROVED

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1986 AS AMENDED

TOWN PLANNING BOARD

DATE

CHAIRMAN

LOCAL AUTHORITY CITY OF SUBIACO

DATE 12 JUN 1980

SHIRE TOWN CLERK

57295/18/78-2M-CS97

ANNEXURE A OF STRATA PLAN No. 8187			REGISTRAR OF TITLES	
SCHEDULE OF REGISTERED PROPRIETORS				
REGISTERED PROPRIETOR	NATURE	INSTRUMENT NUMBER	REGIST'D	SIGNATURE OF REGISTRAR OF TITLES

SCHEDULE OF ENCUMBRANCES, ETC.				
INSTRUMENT NUMBER	PARTICULARS	REGIST'D	SIGNATURE OF REGISTRAR OF TITLES	CANCELLATION
NOTIFICATION C00541	NOTIFICATION OF CHANGE OF BY-LAWS	1-10-80	<i>[Signature]</i>	

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

68878/10/80-500-0472

# Strata Plan 8184

<b>Lot</b>	<b>Certificate of Title</b>	<b>Lot Status</b>	<b>Part Lot</b>
1	1568/931	Registered	
2	1568/932	Registered	
3	1568/933	Registered	
4	1568/934	Registered	
5	1568/935	Registered	
6	1568/936	Registered	
7	1568/937	Registered	
8	1568/938	Registered	
9	1568/939	Registered	
10	1568/940	Registered	

No. **C 00541**

**NOTIFICATION OF CHANGE  
OF BY-LAWS**

FEES (office use)	\$	c
1980 OCT 1 PM 12:33	10	—

Parties The Owners of 19 Keightley  
Road Shenton Park Strata  
Plan No. 8184

**C 541 A**  
[Barcode]

Lodged by **Bryant & Owen  
Solicitors**  
Address **28 Outram Street  
West Perth WA 6005**  
Phone No. **322 3466**  
Ref: **A28080s**

Use this space for instructions if any documents are to issue to other than lodging party.

Titles, Crown Leases, Declarations, etc., lodged with this document. (To be filled in by person lodging.)

1.....	} Received items No's.....
2.....	
3.....	
4.....	
5.....	
6.....	

*A*  
Rec. Clerk.

**BELOW THIS LINE FOR OFFICE USE ONLY**

Encumbrances  
not notified  
on face.

Registered **1<sup>st</sup> October 1980**  
at **12:33** o'clock and  
particulars entered in the Register Book.

New Titles *Entet reference on Strata*  
to issue or *Plan 8184*  
Endorsing *File 9/10/80*  
instruction.

Initials of  
Signing  
Officer

*RW*

*Tim Droughy*  
**REGISTRAR OF TITLES**

**EXAMINED**

**STOCK FORM 324**

*DRAFTING*



200 0

C 00541

Form 8

NOTIFICATION OF CHANGE OF BY-LAWS

Strata Titles Act, 1966

In pursuance of Section 15(4) of the Strata Titles Act, 1966  
 The Owners of 19 Keightley Road, Shenton Park, Strata Plan  
 No. 8184 hereby certifies that by unanimous resolution duly  
 passed on the 30th day of September 1980 the By-laws <sup>ggs</sup>  
 in the First Schedule of the Act, as they applied to the <sup>6450</sup>  
 building referred to in the strata plan, were added to,  
 amended or repealed as follows:

PART I OF THE BY-LAWS

- (a) By deleting the words "their families or visitors" where appearing in By-Law 1(d) and inserting in their stead the words "their families and visitors or their tenants, invitees or licensees".
- (b) By deleting the words "the family" where appearing in By-Law 1(e) and inserting in their stead the words "the members of the family and visitors or the tenants, invitees or licensees".
- (c) The addition of subparagraph (h) and (i) to By-Law 3 to be as follows:

"(h) indemnify and give indemnities to third parties, in particular the Metropolitan Water Supply, Sewerage and Drainage Board and the Shire, Town or City Council in which the <sup>part</sup> lot is located from and against any such claims, demands, costs or other liabilities as the Council may see fit and upon <sup>ggs</sup> and subject to such terms and conditions as the Council may deem necessary or expedient. <sup>6450</sup>



- (i) Accept leases, tenancies or licences of any property for such terms and at such rentals and otherwise upon and subject to such conditions (including the giving of indemnities or provision of insurance for the benefit of or as required by any lessor, landlord or licensor or other person whomsoever in connection with such lease tenancy or licence) as the Council may deem necessary or expedient."
- (d) By deleting By-Law 4(2) and inserting the following:  
"The Council shall consist of natural persons who shall be one of the proprietors for the time being of each lot comprised on the Strata Plan or in the case of a Company being the proprietor of one (1) or more lots shall be the nominee of the Company in respect of each lot of which it is the proprietor. PROVIDED THAT until the first Annual General Meeting the Council shall consist of the first proprietor of all (that) lots being a natural person or in the case of that proprietor being a Company then such natural person as is nominated in writing by such proprietor and until the said meeting a quorum of the Council shall be one (1) notwithstanding By-Law 4(5)."
- (e) By deleting the word "proprietor" where last appearing in By-Law 4(3) and inserting in its stead the words "person eligible within the meaning of By-Law 4(2) hereof."
- (f) By inserting in By-Law 6(1) after the word "Council" the words "and election of any Auditor or Auditors."
- (g) By inserting after By-Law 7 subparagraph (11) a further subparagraph to be numbered (12) as follows:  
"(12)A Proprietor being a Company or corporation may vote at any general meeting by any person duly appointed under the Common Seal of the Company to act as its agent for that purpose."
- (h) By adding after By-Law 11 three further By-Laws to be numbered 12, 13 and 14 as follows:

"12. Notwithstanding the provisions of By-Laws 7(5) and 10 if it is so agreed by a majority of not less than THREE QUARTERS (3/4) of the total unit entitlements of the lots and not less than THREE QUARTERS (3/4) of the members a meeting may be held or a resolution may be proposed and passed as a special resolution at a meeting of which less than 7 or 14 days notice (as the case may be) has been given.

13. The Proprietor shall not:

(a) Store or leave or allow to be stored or left any vehicle article or thing in any part of the common property unless it is pursuant to By-law 14 contained herein or it is with the consent in writing of the Council of the Body Corporate first had and obtained PROVIDED HOWEVER that this restriction so far as it refers to the disposal of garbage shall be regulated exclusively by the By-Laws contained in the Second Schedule;

(b) Place or allow to be placed any air conditioner in any lot unless with the written consent of the Council of the Body Corporate first had and obtained and such air conditioner shall be of such type and colour and shall be placed in such position and shall be subject to such qualifications as shall be designated by the Council in its absolute discretion;

(c) Erect or permit to be erected or to remain any fixture or fitting of any kind whatsoever external to any part of a lot or the common property which is not subject to a grant of exclusive use and enjoyment except a blind or blinds of such nature size and design as the Council may from time to time approve.

14. (a) The proprietor for the time being of each lot comprised in the strata plan shall be entitled to exclusive use and enjoyment of that part of the common property (hereinafter called "exclusive area") designated to that respective lot on the plans annexed hereto and forming part of this



by-law commencing as of the date hereof and continuing in full force and effect until destruction (as determined in accordance with any provisions of this Act) of the Building now comprised in the strata plan.

(b) The proprietor shall maintain and keep in a clean and tidy condition all the exclusive area designated to his lot and if such exclusive area or part thereof is designed and set aside for parking space he shall only use it for purposes of parking a motor vehicle, motor cycle, trailer or boat.

(c) If the Proprietor shall breach By-law 14(b) hereof the Body Corporate may serve written notice on that Proprietor specifying the nature of such breach and requiring such breach to be remedied and if such breach shall continue for the period of twenty eight (28) days next following the date of service of such notice the Body Corporate, with or without workmen, servants, agents or others, may enter into and upon both the exclusive area set aside for the use and enjoyment of the Proprietor and such of the proprietors lot as is necessary to make good such breach and any costs or expenses thereby incurred by the Body Corporate shall be recoverable by the Body Corporate from the proprietor."

THE COMMON SEAL of The Owners )  
of 19 Keightley Road, Shenton )  
Park Strata Plan No. 8184 was )  
hereunto affixed on the 30th )  
day of September 1980 )  
in the presence of: )



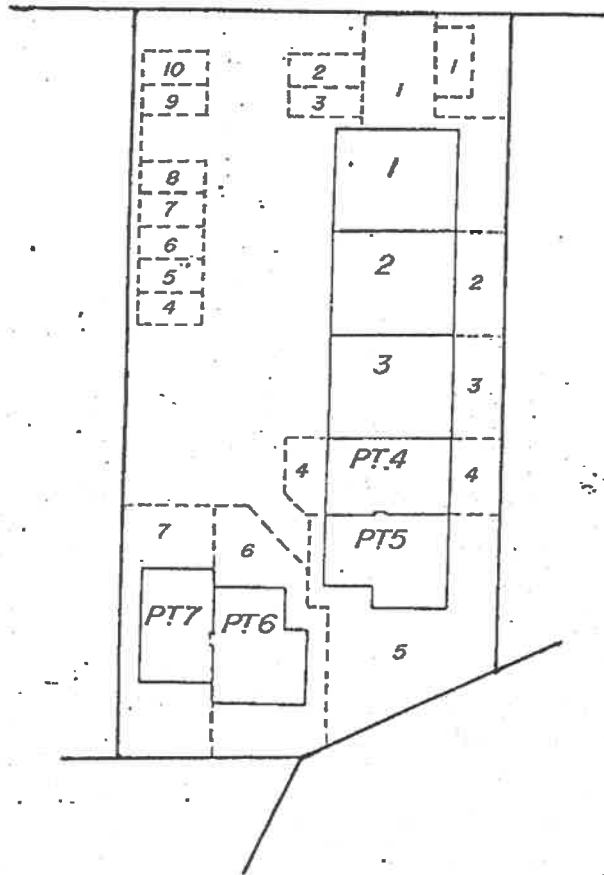
[Signature] (Chairman)

[Signature] (Member)

TLT07Dc

KEIGHTLEY ROAD

(GROUND FLOOR)

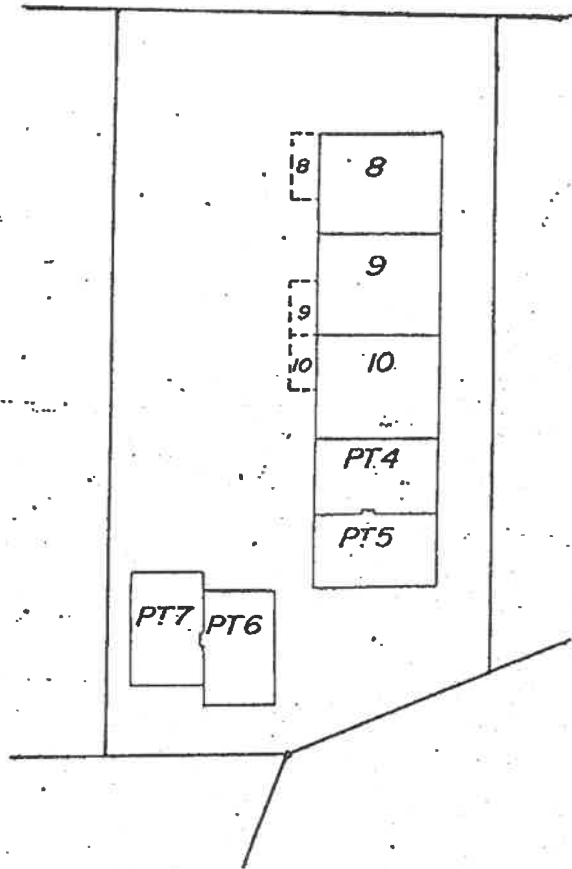


This is the Ground Floor plan referred to in and forming part of Part I By-law 14 of The Owners of 19-23 Keightley Road, Shenton Park. Strata Plan No. 8184.

*[Signature]*  
Chairman.

*[Signature]*  
Member.

KEIGHTLEY ROAD  
(FIRST FLOOR)



This is the First Floor plan referred to in and forming part of Part I By-law 14 of The Owners of 19-23 Keightley Road, Shenton Park. Strata Plan No. 8184.

*[Signature]*  
Chairman.

*[Signature]*  
Member.