

THE CONTRACT FOR SALE AND
PURCHASE OF

100 Altken Drive

WINTHROP

WESTERN AUSTRALIA

PREPARED BY
PORT CITY PTY LTD
T/As PORT CITY REAL ESTATE
13-15 CANTONMENT STREET FREMANTLE W.A. 6160

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2533

717

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.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 1 ON STRATA PLAN 42950

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

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

ALLAN JOHN OMACINI OF 100 AITKEN DRIVE, WINTHROP

(T J049738) REGISTERED 12/10/2004

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 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.

-----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: SP42950
PREVIOUS TITLE: 1836-102
PROPERTY STREET ADDRESS: 100 AITKEN DR, WINTHROP.
LOCAL GOVERNMENT AUTHORITY: CITY OF MELVILLE

Strata Plan 42950

Lot	Certificate of Title	Lot Status	Part Lot
1	2533/717	Registered	
2	2533/718	Registered	

STRATA/SURVEY-STRATA PLAN 42950 SHEET 1 OF 1 SHEET MANAGEMENT STATEMENT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Lodged 17.02.2003 \$165 (373.90) Examined 17.2.03 p Registered 17.2.2003 1385970 & REGISTRAR OF TITLES WESTERN AUSTRALIAN PLANNING COMMISSION Certificate of Approval W.A.P.C. under Section 23(1) or 23B(2) of Strata Titles Act 1985		LOCATION PLAN LIMITED IN DEPTH TO 60.96 METRES AITKEN DRIVE KEALL PASS 789 P 16817 791 P 16817 1.5 1.49 1.48 1.29 1.91 (LATE 1988)		INTERESTS AND NOTIFICATIONS Col 765/2003 Vol 1 p16		GROUND FLOOR LASER PRINTED BY TUSCON SUBDIVISION CONSULTANTS Pty Ltd. FORM 1 STRATA PLAN 42950  THE BOUNDARIES OF THE LOTS OR PART 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. STRATUM OF THE LOTS EXTENDS BETWEEN 8 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE LEVEL OF THE LOWEST GROUND FLOOR OF THE BUILDING LOCATED ON EACH RESPECTIVE LOT.																				
PLAN OF LOT 790 ON PLAN 16817 CERT. OF TITLE VOL. 1836 FOL. 102 LOCAL GOVERNMENT CITY OF MELVILLE INDEX PLAN BG34 (2) 11.13 FIELD BOOK NUMBER SCALE 1:300		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>SUBJECT</th> <th>PURPOSE</th> <th>STATUTORY REFERENCE</th> <th>ORIGIN</th> <th>LAND BURDENED</th> <th>BENEFIT TO</th> <th>COMMENTS</th> </tr> </thead> <tbody> <tr> <td>RESTRICTIVE COVENANT (BURDEN)</td> <td>E116736</td> <td>LOT 790 ON PLAN 16817</td> <td>SEE DOCUMENT</td> <td>AS MODIFIED BY DOCUMENT 1320307.</td> <td></td> <td></td> </tr> <tr> <td>RESTRICTIVE COVENANT (BURDEN)</td> <td>B266367</td> <td>LOT 790 ON PLAN 16817</td> <td>SEE DOCUMENT</td> <td>AS MODIFIED BY DOCUMENT 1320307.</td> <td></td> <td></td> </tr> </tbody> </table>		SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS	RESTRICTIVE COVENANT (BURDEN)	E116736	LOT 790 ON PLAN 16817	SEE DOCUMENT	AS MODIFIED BY DOCUMENT 1320307.			RESTRICTIVE COVENANT (BURDEN)	B266367	LOT 790 ON PLAN 16817	SEE DOCUMENT	AS MODIFIED BY DOCUMENT 1320307.			ADDRESS OF PARCEL 2 KEALL PASS WINTHROP WA 6150 	
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WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA / ~~SURVEY STRATA~~ PLAN NO. 42950DESCRIPTION OF PARCEL AND BUILDING/~~PARCEL~~

**CERTIFICATE OF LICENSED VALUER
STRATA/SURVEY STRATA**

Corr ⁷⁶⁵~~52~~/2003 V¹X pg 16

FORM 5
Strata Titles Act 1985
Sections 5B (1), 8A, 22 (1)

STRATA PLAN No. 42950

DESCRIPTION OF PARCEL & BUILDING

Two single storey brick and tile residential units situated on Lot 790 on Plan 16817 and having an address of 2 Keall Pass, Winthrop WA 6150.

CERTIFICATE OF LICENSED SURVEYOR

I, HK Teoh 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
- Teoh* (d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by-laws(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*.

20/1/03
.....
Date

HK
.....
Licensed Surveyor

* Delete if inapplicable

FORM 7

Strata Titles Act 1985

Sections 5B (2), 8A (f), 23(1)

STRATA PLAN No.
42950

DESCRIPTION OF PARCEL & BUILDING

Two single storey brick and tile residential units situated on Lot 790 on Plan 16817 and having an address of 2 Keall Pass, Winthrop WA 6150.

CERTIFICATE OF LOCAL GOVERNMENT

City of Melville, 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.

13.2.2003

Date

[Signature]
Chief Executive Officer

* Delete if inapplicable

SECTION 23(4)
DELEGATED OFFICER

ANNEXURE.....A.....OF STRATA / SURVEY-STRATA PLAN No. **42950**.....
REGISTRAR OF TITLES

[illegible]

LANDGATE COPY OF ORIGINAL NOT TO SCALE 18/06/2025 01:02 PM Request number: 68357591

ANNEXURE.....	B	OF STRATA / SURVEY-STRATA PLAN No.....	12950	REGISTRAR OF TITLES
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[illegible]

Note: Entries may be affected by subsequent endorsements.

Form T2.

WESTERN AUSTRALIA.
Transfer of Land Act 1893 as amended
TRANSFER OF LAND

INSTRUMENT DATED 22/03/89 \$ 1137.50
VIA \$5000.00 CHTL 0.00 060 N
4744006 COMMISSIONER OF STATE TAXATION
WESTERN AUSTRALIA STAMP DUTY
16/03/89 No: 744105 SD *****5.00

E116736

DESCRIPTION OF
LAND BEING
TRANSFERRED.
State whether whole
or part of land com-
prised in Certificate
of Title and/or
Crown Lease

PORTION OF COCKBURN SOUND LOCATION 549 AND BEING LOT 790 ON
PLAN 16817 AND BEING THE WHOLE OF THE LAND COMPRISED IN THE
CERTIFICATE OF TITLE VOLUME 1836 FOLIO 102

ESTATE AND
INTEREST BEING
TRANSFERRED.
Fee simple, Lease-
hold or as the case
may be.

FEE SIMPLE

ENCUMBRANCES
If none, insert 'Nil'

NIL

TRANSFEROR
Full name, address
and occupation

THE UNIVERSITY OF WESTERN AUSTRALIA OF NEDLANDS

CONSIDERATION
IN WORDS.

SIXTY FIVE THOUSAND DOLLARS (\$65,000.00)

TRANSFeree
Full name, address
and occupation. If
a minor, state date
of birth. If two or
more state whether
as joint Tenants or
Tenants in Common.
If Tenants in
Common, specify
shares.

ALLAN JOHN OMACINI AND GLENDA RAE OMACINI, BOTH OF 2 STONE COURT,
BIBRA LAKE, AS JOINT TENANTS

FORM APPROVAL
No. 023
REGISTRAR OF TITLES

If insufficient space hereon sections may be added on page 2 or on an annexure sheet. See Note 3 on back hereof.

 Sands & McDougall
STOCK FORM 317

THE TRANSFEROR for the consideration herein expressed HEREBY TRANSFERS TO THE TRANSFEREE the estate and interest herein specified in the land above described subject to the encumbrances as shown hereon (a)

RESTRICTIVE COVENANT

THE TRANSFEREE COVENANTS WITH THE TRANSFEROR THAT:-

1. The land above described ("the said land") shall not be used for any purpose under the Strata Titles Act 1985 or any act repealing or amending the same not further subdivided and the said land shall not be amalgamated with adjoining land or resubdivided.
2. No metal or iron roofs on buildings erected on the said land shall be unpainted or uncoated and all such roofs shall be finished externally with paint or other coating materials of a non-reflective nature.
3. Fences or any part of them constructed upon boundaries which are not common to an adjoining residential allotment shall not be comprised of any fibre reinforced cement material.
4. The benefit of the covenants contained in the immediately preceeding paragraphs 1,2 and 3 shall be appurtenant to the Lots of the Plan of Subdivision of which the said lot forms part, other than the said land. The burden of the foregoing covenants is upon the said land.
5. The restrictions contained in preceding paragraphs 1,2 and 3 shall not merge in the Transfer of the said land to the Purchaser and shall apply to his Assigns and Transferees.
6. The transfer of the said land to the Purchaser shall contain covenants on the part of the Purchaser setting out the provisions of paragraph 1,2 and 3 hereof.

a. Here set forth any Easements to be created as appurtenant to the land commencing with the words "together with" and/or any Reservations hereby created encumbering the land commencing with the words "Reserving to" and/or any Restrictive Covenants hereby created.

[Signature]
Restrictive
Covenant



Department of
LAND ADMINISTRATION
OFFICE OF TITLES

LT 14

DOCUMENT NOS. *F.06.7.36*

YOUR REF. *441 / 010401*

DATE

REJECTION NOTICE FIRST AND FINAL

ALL ENQUIRIES TO STOPPED DOCUMENT SECTION

*Prudential Settlement Services
P.O. Box 70
Applecross*

REGISTRATION OF THE ABOVE DOCUMENTS CANNOT BE EFFECTED UNTIL THE ITEMS MARKED [X] ARE SATISFIED:

Unless these items are satisfied within 21 Days the Documents will be rejected
and one half of the Registration Fee forfeited.
The Documents may be withdrawn from Registration for which a Fee will be retained.
The balance of Fees will be refunded.

- [] *Positive Part of Covenant required*
- []
- []
- []
- []
- []
- []
- []

D.L. Mulcahy

D.L. MULCAHY
REGISTRAR OF TITLES

FOR REGISTRATION
Authorised by

Telephone: (09) 222 6888 • Fax: (09) 325 5042 • Telex: Lands AA 93754
"LAW CHAMBERS" CATHEDRAL SQUARE, PERTH • Postal Address: G.P.O. Box W2107, Perth, W.A. 6001.

CASE 116736.

ORIG. C/T's

1836-102

STOPPED CASE

ACTION
Notice sent

12 JUN 1989

STOPPED DOCUMENT DISPOSAL INSTRUCTIONS:

FOR REGISTRATION:

WITHDRAWN FOR REGISTRATION:

REJECTED DOCUMENTS:

EXAMINER 120

SNR EXAMINER Hy

☐ ALLOCATE NEW C/T

☐ COMPLETE AND PASS ON
HI/LITE

☐ PASS TO End

☐ OTHER

Dated this 16 day of May 1989

TRANSFERORS SIGN HERE (see note 1)

b. Signature. Signed (b) *[Signature]*
in the presence of (c) *[Signature]*
c. Signature, address and occupation of witness. (See note 2)
Signed (b) *[Signature]*
in the presence of (c) *[Signature]*
d. Add attestations as required (d)

Signed by The University of Western Australia by its attorneys under Power of Attorney No. D863475 in the presence of:

Douglas Howard Clyde
Martin Lindsay Griffith

WITNESS:
ADDRESS: 11 Monument Street
Mosman Park.
OCCUPATION: Secretary

TRANSFEREES AND OTHER PARTIES SIGN HERE (see note 1)

Signed (b) *[Signature]*
in the presence of (c) *[Signature]*
Signed (b) *[Signature]*
in the presence of (c) *[Signature]*
(d) 14 Forest Road Hawthorn Hill
Clerk.

NOTES

1. A separate attestation should be made by each person signing this document; i.e. each signature should be separately witnessed.
2. If executed within the Commonwealth of Australia or its Territories witnesses must be 18 years of age or over and not a party to this document. If executed outside the Commonwealth of Australia or its Territories the witness should be one of the persons listed in Section 145 of the Transfer of Land Act.
3. If any of the boxed sections on page 1 has insufficient space then the relevant information may be added on page 2 herein. If further space is required use Annexure Form B1. Appropriate headings should be shown in each case. The boxed sections should only contain the words "See page 2" or "See Annexure 'A' (or as the case may be) attached". Annexure sheets should be dated, signed by the persons signing this document and their witnesses and be pinned to this form.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

No.

E116736

TRANSFER

FEES (office use)	\$	c
	35	-

Parties

U.W.A

TO

OMALINI

Lodged by

PRUDENTIAL SETTLEMENT SERVICES

Address

P.O. Box 70 - Appleton

Phone No.

716-1666

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

Box 137

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

1. C/T 1836-102
- 2.
- 3.
- 4.
- 5.
- 6.

Received items

No's

Rec. Clerk. *[Signature]*

BELOW THIS LINE FOR OFFICE USE ONLY

Encumbrances not notified on face.

Registered

at

o'clock and

particulars entered in the Register Book.

New Titles to issue or Endorsing instruction.

NE 2
Crown's R/L. et

Initials of Signing Officer

[Signature]

REGISTRAR OF TITLES

EXAMINED.

[Signature]

[Signature]