

WESTERN



AUSTRALIA

REGISTER NUMBER 17/SP28	
DUPLICATE EDITION 5	DATE DUPLICATE ISSUED 16/5/2019

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

VOLUME 1769 FOLIO 315

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 17 ON STRATA PLAN 28
 TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

STEPHEN ALLAN JOHNSTON OF UNIT 17/23 OSBORNE ROAD, EAST FREMANTLE
 (T L716571) REGISTERED 24/8/2011

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.

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: SP28
 PREVIOUS TITLE: 255-60A
 PROPERTY STREET ADDRESS: OSBORNE GARDENS, UNIT 17, LEVEL 2 23 OSBORNE RD, EAST FREMANTLE.
 LOCAL GOVERNMENT AUTHORITY: TOWN OF EAST FREMANTLE

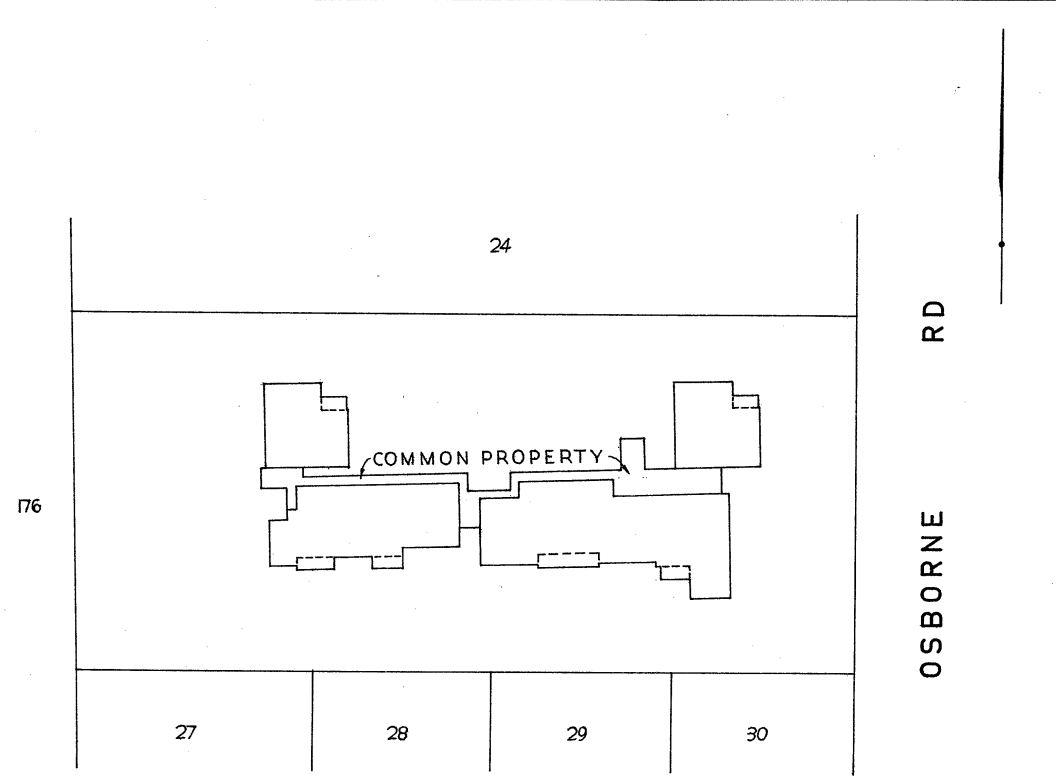
PARCEL OF LAND LOT II OF SWAN LOC 212
ON DIA 37944
 CERTIFICATE OF TITLE VOL. 643 FOL. 178 Vol. 246 Fol. 32^A
 LOCAL AUTHORITY TOWN OF EAST FREMANTLE
 LOCALITY EAST FREMANTLE INDEX PLAN 2336
 NAME OF BUILDING OSBORNE GARDENS
 ADDRESS FOR SERVING OF 23 OSBORNE RD
 NOTICES ON COMPANY EAST FREMANTLE

HELD BY LANDGATE
 IN DIGITAL FORM ONLY.

LODGED 13. 5. 69
 EXAMINED 31. 7. 69
 REGISTERED 11. 8. 69 App. A199/06



M. M. Fisher
 REGISTRAR OF TITLES



TOWN PLANNING BOARD

FILE	<u>S. 30</u>	DWG. NO.
29 MAY 1969		
FROM		COPY NO.



M. M. FISHER & ASSOCIATES
 LICENSED SURVEYORS

SCALE 80 LINKS TO AN INCH 10 COOK ST., WEST PERTH, 6005 — 21 727

LOT No.	UNIT ENTITLEMENT	OFFICE USE ONLY	
		VOL.	FOL.
	SEE ATTACHED SCHEDULE "A"		
AGGREGATE			

SURVEYOR'S CERTIFICATE

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 those 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.~~

M. M. Fisher
 DATE 8-5-1969 LICENSED SURVEYOR.

APPROVED BY THE TOWN PLANNING BOARD
 FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

M. M. Fisher
 DATE 10.6.69 CHAIRMAN.

37933/9/67-200

ANNEXURE "A" OF STRATA PLAN No. 28

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	20	255	32 A				
2	20	"	33 A				
3	20	"	35 A				
4	20	"	38 A				
5	20	"	39 A				
6	20	"	40 A				
7	20	"	41 A				
8	20	"	42 A				
9	20	1738-327	43 A				
10	20	"	44 A				
11	20	"	45 A				
12	20	"	48 A				
13	20	"	49 A	NOW 1344-223			
14	20	"	50 A				
15	20	1738-173	52 A				
16	20	"	57 A				
17	20	1769-315	60 A				
18	20	"	61 A				
19	20	"	65 A				
20	20	"	70 A				
21	20	1747-605	71 A				
AGGREGATE	420						

APPROVED

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

TOWN PLANNING BOARD

LOCAL AUTHORITY *M. J. Cowan*

Date *10.6.69.*

[Signature]

CHAIRMAN.

Date *20 May 1969.*

SHIRE/TOWN CLERK.

FORM 3

STRATA PLAN No. 28

CERTIFICATE OF LOCAL AUTHORITY

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

TOWN OF EAST FREMANTLE, 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 proposed subdivision shown on the plan has been Approved by the Local Authority under the Local Government Act, 1960;
- (3) The building complies with the by-laws of the Local Authority for the time being in force, relating to building and buildings.

DESCRIPTION OF BUILDING:—

A brick and tile three storied residential building of 21 units situated on Lot 5 of Swan Loc. 212 on Dia. 37944. C/T Vol. 643 Fol. 178.

The building is known as "Osborne Gardens" and the address is : 23 Osborne Road, East Fremantle.

PLANNING DEPARTMENT		
FILE	S. 30	DWG. NO.
23 MAY 1969		
FROM		COPY NO.

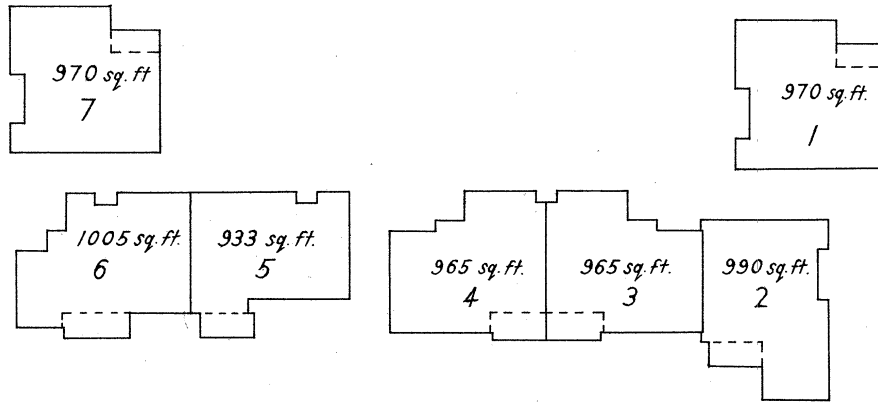
DATE

M. J. Cowan
20 May 1969

SHIRE/TOWN CLERK

37935/916Z-200

G.R.O.U.N.D. FLOOR



TOWN PLANNING DEPARTMENT	
FILE S. 30	DWG. NO.
29 MAY 1969	
FROM	COPY NO.

SCALE 30 FEET TO AN INCH

APPROVED

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

TOWN PLANNING BOARD

LOCAL AUTHORITY

[Signature]

TOWN OF EAST PERTH

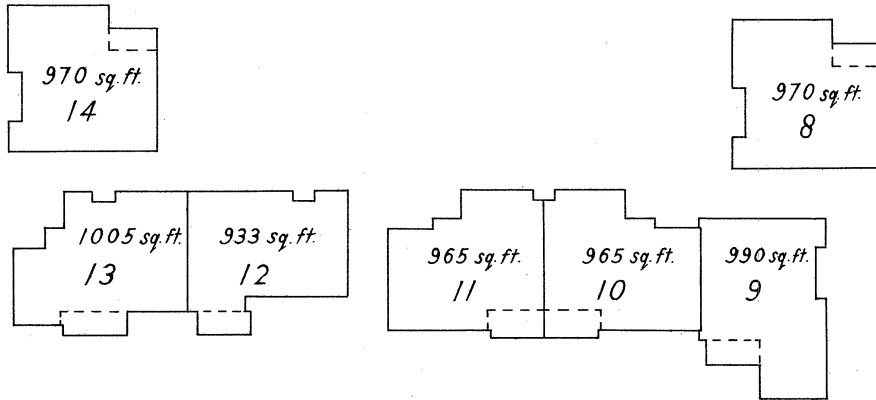
[Signature]

DATE 10.6.69

CHAIRMAN

DATE 20 May 1969. SHIRE/TOWN CLERK

1ST FLOOR



TOWN PLANNING BOARD	
S. 30	D.V.G. NO.
20 MAY 1969	
DATE	COPY NO.

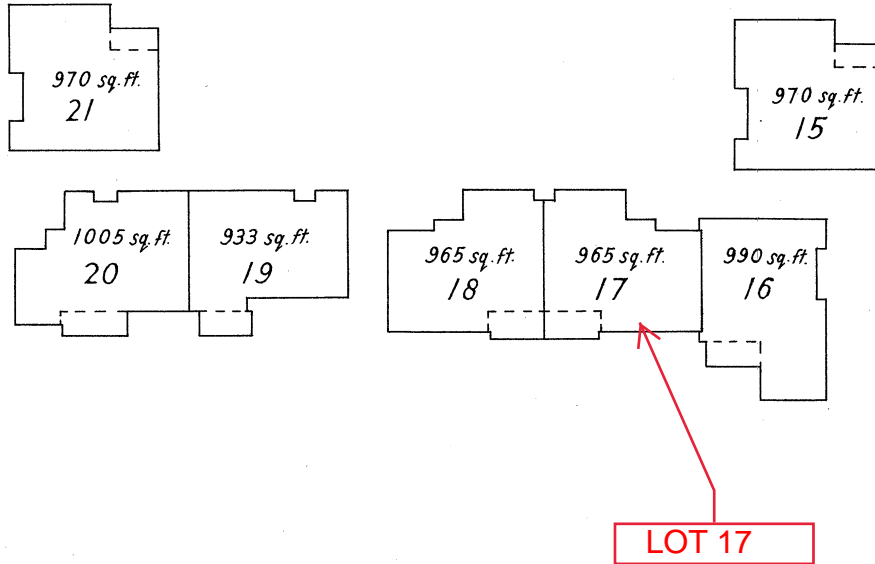
SCALE 30 FEET TO AN INCH

APPROVED

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

TOWN PLANNING BOARD	LOCAL AUTHORITY <u>TOWN OF EAST FREMANTLE</u>
<i>[Signature]</i>	<i>m g bowman</i> TOWN CLERK
DATE <u>10.6.69.</u> CHAIRMAN	DATE <u>20th May 1969</u> SHIRE/TOWN CLERK

2ND FLOOR



S. 30

SCALE 30 FEET TO AN INCH

APPROVED

FOR THE PURPOSES OF THE STRATA TITLES ACT 39 OF 1966

TOWN PLANNING BOARD

Luddeym

DATE 10.6.69 CHAIRMAN

LOCAL AUTHORITY

TOWN OF EAST FREMANTLE

M. J. Cowan TOWN CLERK

DATE 20 May 1969 SHIRE TOWN CLERK

Strata Plan 28

Lot	Certificate of Title	Lot Status	Part Lot
1	255/32A	Registered	
2	255/33A	Registered	
3	255/35A	Registered	
4	255/38A	Registered	
5	255/39A	Registered	
6	255/40A	Registered	
7	255/41A	Registered	
8	255/42A	Registered	
9	1738/327	Registered	
10	255/44A	Registered	
11	255/45A	Registered	
12	255/48A	Registered	
13	1344/223	Registered	
14	255/50A	Registered	
15	1738/173	Registered	
16	255/57A	Registered	
17	1769/315	Registered	
18	255/61A	Registered	
19	255/65A	Registered	
20	255/70A	Registered	
21	1747/605	Registered	

FORM B4

M437321 AE

21 Oct 2013 08:30:00 Midland



REG \$ 160.00

LODGED BY *Exclusive Strata Management*
 ADDRESS
 PHONE No. *PO Box 779*
 FAX No. *VIC PARK WA*
 REFERENCE No. *6979*
 ISSUING BOX No. *999L*

PREPARED BY

ADDRESS

PHONE No.

FAX No.

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

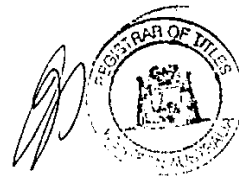
1/1

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. <u><i>Letter</i></u>	Received Items Nos. <i>12</i>
2. <u><i>Minutes</i></u>	
3. _____	
4. _____	
5. _____	
6. _____	Receiving Clerk <i>ae</i>

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



NOTIFICATION

FORM 21

NOTIFICATION OF CHANGE OF BY-LAWS STRATA TITLES ACT 1985 SECTION 42

The Owners of Osborne Gardens Strata Plan 28 hereby certifies that by Special Resolution duly passed at a meeting of the Strata Company on 21 August 2013 and which became unconditional on 21 September 2013 the by-laws in Schedule 2 to the Act as they applied to the Strata Company were repealed and added to as follows:

Schedule 2 By-law 12(c) is repealed and the following new Schedule 2 By-law 15 is added:

New by-law 15

15. Animals

- 15.1 Subject to section 42(15), a proprietor, occupier and their invitees shall not bring or keep any animal on the parcel without the written consent of the strata company.
- 15.2 The strata company will not withhold its consent if the animal is of a breed or size that is in its reasonable opinion, in all the circumstances, suitable to be kept as a domestic pet in the scheme.
- 15.3 A person to whom consent has been given shall:
- 15.3.1 be responsible for the health, hygiene, control and supervision of any animal in their care;
 - 15.3.2 prevent any animal in their care from regularly making a noise or behaving in a manner that disturbs another proprietor, occupier or their resident or their invitees; and
 - 15.3.3 will take every action reasonably necessary to remedy a breach of sub by-law 15.3.1 or 15.3.2 within 14 days after receiving written notice to do so from the strata company.
- 15.4 A person to whom consent has been given shall not keep any animal on the parcel if:
- 15.4.1 the keeping of the animal breaches any requirement of the local government;
 - 15.4.2 they have failed to comply with a notice given by the strata company pursuant to sub-by-law 15.3.3, or
 - 15.4.3 they have received three notices issued under sub-by-law 15.3.3 within a 12 month period.

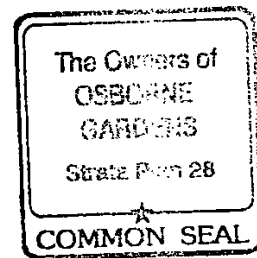
15.5 A person to whom consent has been given shall indemnify and keep indemnified the strata company against all actions, claims, demands, damages, costs, suits or causes of action and losses of any nature whatsoever which the strata company may suffer or incur in respect of damage to property, death or bodily injury arising from or related to the animal the subject of any consent and that is occasioned wholly or in part by any wilful or negligent act or omission, breach of this by-law or breach of duty of care by the person to whom consent has been given.

The common seal of The Owners of Osborne Gardens Strata Plan 28 was hereunto affixed on... 30:09:2013in the presence of-

M HallSignature
MARIANNE HALLPrint name

S BlancheSignature
SUSAN BLANCHARDPrint name

Members of the Council



17th October 2013

Landgate
PO Box 2222
MIDLAND WA 6936

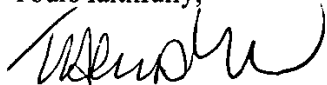
Dear Sir/Madam,

**Re: Form 21 – Notification of Change of By-laws
Osborne Gardens – Strata Plan 28**

Enclosed please find a Form 21 [∞] for the above mentioned Strata Company, together with the cheque for \$160.00.[∞]

If you have any queries, please do not hesitate to contact me on 9362 1166 or email theresa@exclusivestrata.com.au.

Yours faithfully,



Theresa Nolan
Strata Company Manager
Exclusive Strata Management

Enc.