

WESTERN



AUSTRALIA

REGISTER NUMBER <b>1/SP65992</b>	
DUPLICATE EDITION <b>1</b>	DATE DUPLICATE ISSUED <b>16/8/2013</b>

VOLUME 2820 FOLIO 319

**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 SURVEY-STRATA PLAN 65992**

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

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

JOEL TRISTAN SPRIGG OF 34 MELOWAY DRIVE MAIDA VALE WA 6057

(T O845212 ) REGISTERED 20/8/2021

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

- 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 OF 1985 AS AMENDED.
- EASEMENT BENEFIT CREATED UNDER SECTION 136C T.L.A. FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE SURVEY-STRATA PLAN 65992**
- EASEMENT BURDEN CREATED UNDER SECTION 136C T.L.A. FOR UNDERGROUND ELECTRICITY PURPOSES - SEE SURVEY-STRATA PLAN 65992**
- \*P584635 MORTGAGE TO AMP BANK LTD REGISTERED 13/6/2023.

INITIAL HERE

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: SP65992  
 PREVIOUS TITLE: 2815-388  
 PROPERTY STREET ADDRESS: 24 SWANSEA ST, EAST VICTORIA PARK.  
 LOCAL GOVERNMENT AUTHORITY: TOWN OF VICTORIA PARK

END OF PAGE 1 - CONTINUED OVER

RECORD OF CERTIFICATE OF TITLE

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NOTE 1:                   DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING  
M451622

<b>SURVEY-STRATA PLAN</b> <b>65992</b> SHEET 1 OF 1 SHEET	AMENDMENT DATE	AUTHORISED BY DATE	VER.		<b>HELD BY LANDGATE IN DIGITAL FORM ONLY.</b>
PLAN OF LOT 888 ON DEPOSITED PLAN 69689					
CERTIFICATE OF TITLE VOL: 2815 FOL: 388 LOCAL GOVERNMENT TOWN OF VICTORIA PARK					
INDEX PLAN BG 34 (2) 16.21 BG 34 (2) 16.22					
FIELD BOOK 121117					
SCALE 1:300 @ A3					
NAME OF SCHEME 24 SWANSEA STREET EAST VICTORIA PARK					
ADDRESS OF PARCEL 24 SWANSEA STREET EAST VICTORIA PARK WA 6101					
MANAGEMENT STATEMENT YES <input type="radio"/> NO <input checked="" type="radio"/>					
LODGED DATE 21-Jun-13 FEE PAID \$374.00 ASSESS NO. 12917851		CERTIFIED CORRECT COR FILE TRIM IN ORDER FOR DEALINGS SUBJECT TO APPROVAL OF DP 69689 Section 136C TLA Section 152 P & D Act		FOR REGISTRAR OF TITLES DATE 25-Jun-13	
REGISTERED APPLICATION 13.8.2013 DATE		REGISTERAR OF TITLES SEAL		WESTERN AUSTRALIAN PLANNING COMMISSION W.A.P.C. REF: 41-13 Certificate of Approval of W.A.P.C. under Section 28B(2) of State Titles Act 1985 07-Aug-2013 Delegated under S.16 P&D Act 2005	
SURVEYORS CERTIFICATE - Reg 54 E. J. WILLIAMSON I, E. J. WILLIAMSON, being duly sworn, hereby certify that this plan is accurate and is a correct representation of the land as shown on the plan and is based on (a) measurements from measurements, (b) calculations from measurements, (c) (delete if inapplicable) (d) (delete if inapplicable) undertaken for the purposes of this plan and that it complies with the relevant written laws in relation to which it is lodged.				JAMES WILLIAMSON 2013.06.07 16:49:06 +0800 LICENSED SURVEYOR DATE	
SUBJECT (C) (P) LOT 333		PURPOSE RIGHT OF CARRIAGEWAY EASEMENT (TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE) RIGHT OF WAY (R.O.W)		STATUTORY REFERENCE SEC. 138C OF THE TLA SEC. 136C OF THE TLA VEST IN CROWN UNDER SEC 152 OF THE P & D ACT	
LAND BURDENED LOT 2 LOT 1		ORIGIN THIS PLAN THIS PLAN THIS PLAN		BENEFIT TO LOT 1 LOT 2	
COMMENTS NOW L.R. VOL. 3163 FOL. 602					

**FORM 3**

SURVEY-STRATA PLAN No. 65992							
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	52	2820-319			<b>INITIAL HERE</b>		
2	48	2820-320					
				Aggregate	100		


**DESCRIPTION OF PARCEL**

TWO SURVEY-STRATA LOTS UPON LOT 888 ON DEPOSITED PLAN 69699  
 ADDRESS OF PARCEL: 24 SWANSEA STREET, EAST VICTORIA PARK WA 6101

**CERTIFICATE OF LICENSED VALUER  
 SURVEY-STRATA**

I, **Bradley J Dawson**, 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-May-2013  
 Date

  
 Brad Dawson  
 2013.05.20  
 14:52:20 +08'00'  
 Signed





# Survey Strata Plan 65992

<b>Lot</b>	<b>Certificate of Title</b>	<b>Lot Status</b>	<b>Part Lot</b>
1	2820/319	Registered	
2	2820/320	Registered	
333	LR3163/602	Registered	