

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1346 32

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

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 269 ON PLAN 10475

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

A [REDACTED]

(T N048081 ) REGISTERED 30/6/2015

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

1. A646033 EASEMENT TO TOWN OF CANNING. SEE SKETCH ON VOL 1346 FOL 032. REGISTERED 29/3/1973.
2. N048082 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 30/6/2015.

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. Lot as described in the land description may be a lot or location.

-----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: 1346-32 (269/P10475)  
PREVIOUS TITLE: 1346-30  
PROPERTY STREET ADDRESS: 519 HIGH RD, PARKWOOD.  
LOCAL GOVERNMENT AUTHORITY: CITY OF CANNING



\* Application A634035  
Volume 1346 Folio 30

WESTERN



AUSTRALIA



1346 032

# CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

DATED 29th March, 1973

*M. Edwards*  
REGISTRAR OF TITLES



### ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Canning Location 21 and being Lot 269 on Plan 10475, delineated and coloured green on the map in the Third Schedule hereto,

### FIRST SCHEDULE (continued overleaf)

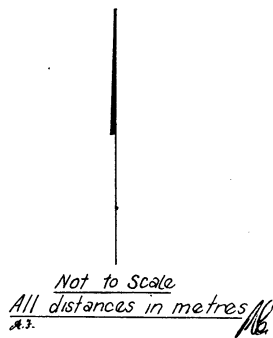
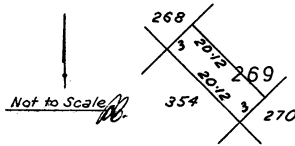
~~Realty Development Corporation Pty. Limited of 290 Scarborough Beach Road, Osborne Park~~

### SECOND SCHEDULE (continued overleaf)

- TRANSFER A646033. The right to enter upon the portion of the within land coloured blue on the map in the margin for the purpose of exercising certain pipedrain rights as set out in the said Transfer is granted to Town of Canning. Registered 29.3.73 at 10.29 o'clock.

*M. Edwards*  
REGISTRAR OF TITLES

### THIRD SCHEDULE



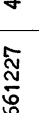

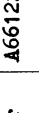

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

90971/8/71-30M-O/SOL



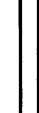



Superseded - Copy for Sketch Only

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.  
ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

FIRST SCHEDULE (continued)		REGISTERED PROPRIETOR		REGISTERED		TIME		SEAL		INITIALS	
		NUMBER									
INSTRUMENT NATURE		NUMBER		REGISTERED		TIME		SEAL		INITIALS	
<b>James Douglas Langley, Cabinet Maker and Violet Langley, his wife both of Flat 6, Lynwood Court, Kenton Street, Lynwood, as joint tenants.</b>		<b>A661227</b>		<b>4.5.73</b>		<b>11.58</b>					
By		D4723		22.4.85		9.06					
The correct address of the registered proprietors is now <u>519 High Road, Lynwood.</u>											

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.  
ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

SECOND SCHEDULE (continued)		PARTICULARS		REGISTERED		TIME		SEAL		INITIALS	
		NUMBER									
INSTRUMENT NATURE		NUMBER		REGISTERED		TIME		SEAL		INITIALS	
<b>Mortgage</b>		<b>A661228</b>		<b>4.5.73</b>		<b>11.58</b>					
to <u>Perth Building Society.</u>				22.4.85		9.06					
to The Commissioners of the Rural & Industries Bank of Western Australia.											
Mortgage		D4723		10.3.87		14.8.89					
Discharged		D432482									
Discharged		E169148									
Dup. Title not prod.											

No. A646033

FEEs (office use)	s	c
	12	-

Parties TOWN OF CANNING  
REALTY DEVELOPMENT  
CORPORATION PTY.  
LIMITED.

1973 MAR 29 AM 10:29

Lodged by TOWN OF CANNING  
Address 1317 Albany Highway  
Cannington, 6107.  
Phone No. 68.5055

3

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

DJP PHA to  
R.D.C.

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

- 1. .... } Received items
- 2. .... } No's
- 3. .... } *A*
- 4. .... } Rec. Clerk.
- 5. .... }
- 6. .... }

BELOW THIS LINE FOR OFFICE USE ONLY

Encumbrances not notified on face.

New Titles to issue or Endorsing instruction.

EXAMINED.

*29*  
*3*  
*73*

Registered 29 March 1973

at 10:29 o'clock and particulars entered in the Register Book.

Initials of Signing Officer.

*J*

*Midwards*  
REGISTRAR OF TITLES.

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63910/10/69-10M-O/MGD

Form B2.

2392

29-MAR-73 436962 \$ • • D NOPLST \$\*\*\*0.00

WESTERN AUSTRALIA.  
Transfer of Land Act 1893 as amended

No. **A646033**

Blank Instrument Form (see footnote)

a. Insert type of document here.

a. ....GRANT OF EASEMENT...

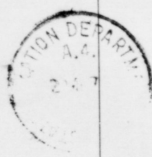
This GRANT OF EASEMENT made this 28 day of March One thousand nine hundred and Seventy-three B E T W E E N the TOWN OF CANNING of 1317 Albany Highway Cannington in the State of Western Australia a body corporate pursuant to the provisions of the Local Government Act 1960 (hereinafter called "the Grantee") of the one part and REALTY DEVELOPMENT CORPORATION PTY. LIMITED of 81 St.George's Terrace Perth (hereinafter called "the Grantor" which expression includes its transferees successors in title and assigns of the other part)

W H E R E A S :

(a) The Grantor is registered as the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in All those pieces of land being portion of Canning Location 21 and being those portions of Lots 268 to 271, 278 to 283, 309, 310, 336 to 338, 346 to 350, 352, 381, 387, on Plan 10475 as are delineated and coloured BLUE on the map hereon and being portion of the land formerly comprised in Certificate of Title Volume 1253 Folio 644 and now being portion of the land comprised in Certificate of Title Volume Folio . See Annexure Sheets A and B.

(b) The Town Planning Board has made it a condition of subdivision of the land comprised in the said Certificate of Title Volume 1253 Folio 644 that the Grantor grant to the Grantee a drainage easement over the said land.

(c) The Grantor has requested the Grantee to take an easement over the said land for all or any of the purposes hereinafter provided which request the Grantee has agreed to grant upon and subject to the covenants and conditions herein contained.



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NOTE: This Form may be used only when the "Box Type" Form is not suitable. It may be completed in narrative style.

Annexure to  
between

Dated  
and

Portion of Canning Location 21 and being Lot 268 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land in Certificate of Title Volume 1346 Folio 31 .

Portion of Canning Location 21 and being Lot 269 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land comprised in Certificate of Title Volume 1346 Folio 32 .

Portion of Canning Location 21 and being Lot 270 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land comprised in Certificate of Title Volume 1346 Folio 33 .

Portion of Canning Location 21 and being Lot 271 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land comprised in Certificate of Title Volume 1346 Folio 34 .

Portion of Canning Location 21 and being Lot 278 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land comprised in Certificate of Title Volume 1346 Folio 39 .

Portion of Canning Location 21 and being Lot 279 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land comprised in Certificate of Title Volume 1346 Folio 40 .

Portion of Canning Location 21 and being Lot 280 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land comprised in Certificate of Title Volume 1346 Folio 41 .

Portion of Canning Location 21 and being Lot 281 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land comprised in Certificate of Title Volume 1346 Folio 42 .

Portion of Canning Location 21 and being Lot 282 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land comprised in Certificate of Title Volume 1346 Folio 43 .

Portion of Canning Location 21 and being Lot 283 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land comprised in Certificate of Title Volume 1346 Folio 44 .

Portion of Canning Location 21 and being Lot 309 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land comprised in Certificate of Title Volume 1346 Folio 54 .

Portion of Canning Location 21 and being Lot 310 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land comprised in Certificate of Title Volume 1346 Folio 55 .

NOTE: Every Annex-sheet must be signed at the foot of each page by all parties and their Messes and be numbered. If more than one page, number consecutively.

*[Handwritten signatures and initials]*

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Annexure to Dated  
between and

Portion of Canning Location 21 and being Lot 336 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land comprised in Certificate of Title Volume 1346 Folio 67 .

Portion of Canning Location 21 and being Lot 337 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land comprised in Certificate of Title Volume 1346 Folio 68 .

Portion of Canning Location 21 and being Lot 338 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land comprised in Certificate of Title Volume 1346 Folio 69 .

Portion of Canning Location 21 and being Lot 346 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land comprised in Certificate of Title Volume 1346 Folio 76 .

Portion of Canning Location 21 and being Lot 347 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land comprised in Certificate of Title Volume 1346 Folio 77 .

Portion of Canning Location 21 and being Lot 348 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land comprised in Certificate of Title Volume 1346 Folio 78 .

Portion of Canning Location 21 and being Lot 349 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land comprised in Certificate of Title Volume 1346 Folio 79 .

Portion of Canning Location 21 and being Lot 350 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land comprised in Certificate of Title Volume 1346 Folio 80 .

Portion of Canning Location 21 and being Lot 352 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land comprised in Certificate of Title Volume 1346 Folio 82 .

Portion of Canning Location 21 and being Lot 381 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land comprised in Certificate of Title Volume 1346 Folio 90 .

Portion of Canning Location 21 and being Lot 387 on Plan 10475 and being formerly part of the land comprised in Certificate of Title Volume 1253 Folio 644 but now being the whole of the land comprised in Certificate of Title Volume 1346 Folio 96 .

NOTE: Every Annexure sheet must be numbered at the foot of each page by all titles and their indexes and be numbered consecutively. If more than one page, number each page consecutively.

*William*  
*John Campbell*  
*R. O. Thompson*  
*W. H. Hamilton*

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NOW THIS INDENTURE WITNESSETH :

1. THAT in consideration of the premises and pursuant to a direction by the Town Planning Board, there being no monetary consideration, the Grantor being registered as the proprietor of an estate in fee simple in the said land subject to the encumbrances notified hereunder on behalf of itself and its successors in title the registered proprietor or proprietors for the time being of the said land and under and by virtue of the provisions of Section 33A. of the Public Works Act 1902 - 1950, DO HEREBY TRANSFER AND GRANT unto the Grantee full and free right and liberty to and for the Grantee -

- (1) By its workmen officers servants agents contractors and others acting under the authority of the Grantee with or without horses or other animals carts or other carriages or vehicles or motor or other mechanised vehicles laden or other mechanised vehicles laden or unladen from time to time and at all times hereafter to enter upon the said land for the purposes of constructing extending maintaining altering or improving -
  - (a) the existing pipedrain or any other pipe drain for the carriage of water through under or upon the said land, and
  - (b) any apparatus connected with and requisite to secure the safe and proper working of any of the aforesaid pipedrains (which apparatus is hereinafter referred to as "the fittings") and for all or any of such purposes :
    - (i) to make surveys and take levels of the said land and set out such parts thereof as they may think fit and to use any earth and other things taken therefrom;

*Handwritten signature*

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- (ii) to construct extend maintain alter and improve any of the aforesaid pipedrains and fittings or any one or more of them through under or upon the said land;
  - (iii) to open and break up the soil of the said land and excavate and sink trenches for the purpose of constructing extending maintaining altering or improving any of the aforesaid pipedrains and fittings or any one or more of them.
  - (iv) to open cleanse and repair any of the aforesaid pipedrains and fittings or any one or more of them or alter the position or construction thereof.
- (2) From time to time and at all times hereafter to use any of the aforesaid pipedrains for the passage or conveyance of water.

2. THE Grantor for itself and its successors in title the registered proprietor or proprietors for the time being of the said land HEREBY COVENANTS with the Grantee -

- (a) not to make or erect or cause permit or suffer to be made or erected any building or improvement or part of either under upon or over the said land nor to plant or suffer or permit to be planted any trees thereon nor to place or cause or permit to be placed anything or any part thereof which does or may be likely to prevent or hinder the Grantee in the exercise of its rights and privileges hereunder without the consent of the Grantee in writing first had and obtained.
- (b) to indemnify and keep indemnified the Grantee from and against all damage -

*see D*

- (i) caused to any of the aforesaid pipedrains or any of the fittings by or arising out of or incidental to the construction making or erection of any building or improvement constructed made or erected on the said land by any person or corporation other than the Grantee;
  - (ii) caused by or arising from or incidental to any such damage of any of the aforesaid pipedrains or fittings as is referred to in sub-paragraph (i) of this paragraph;
- (c) to waive all rights of action which the Grantor may but for the execution hereof have against the Grantee in respect of any damage caused to any building or improvement constructed made or erected on the said land where such damage is caused by or arises out of or is incidental to the use by the Grantee -
- (i) of the said land in connection with any works carried out by the Grantee thereon, or
  - (ii) of any of the pipedrains for the passage or conveyance of water in exercise of its rights and privileges under these presents.
- (d) to sign all applications and other documents and do all things reasonably necessary to permit the registration of this easement at the Land Titles Office Perth.

*ee*  
*D*  
*ok*

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3. THE Grantor authorises the Grantee to register at the Land Titles Office Perth a Caveat against all that portion of land being portion of Canning Location 21 and being that portion of Lots 268 to 271, 278 to 283, 309, 310, 336 to 338, 346 to 350, 352, 381, 387, and being the whole of the land comprised in Certificate of Title Volume Folio .

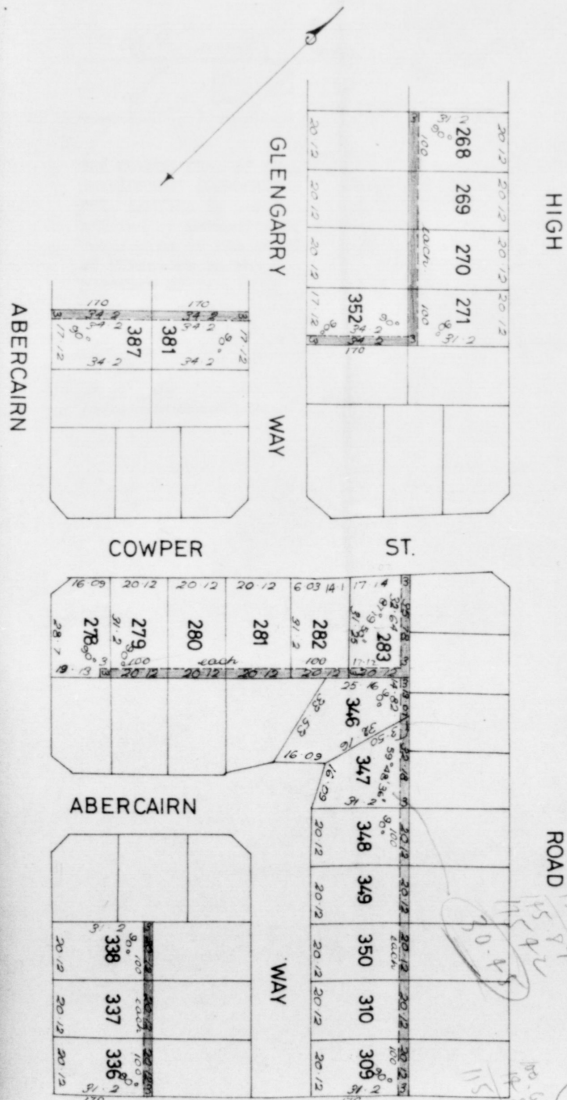
4. AND the Grantee HEREBY COVENANTS with the Grantor and its successors in title the registered proprietor or proprietors for the time being of the said land to complete any work from time to time commenced on the said land with all convenient speed and fill in consolidate and level off any holes or trenches thereby made on the said land and to carry away all earth and rubbish occasioned by the work and whilst the soil or surface is opened and during the progress of any construction alteration repair or maintenance work to any fitting on the said land to ensure that the same is properly guarded and to affix adequate signs or notices for the warning of persons likely to be endangered by such work.

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DJ  
C/M

DRAINAGE EASEMENT  
NOT TO SCALE

*Links shown in Red*



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THE COMMON SEAL of TOWN OF )  
CANNING is hereunto affixed )  
by authority of a resolution )  
of the Council in the )  
presence of : )

[Signature] Mayor.

[Signature] Town Clerk.

THE COMMON SEAL of REALTY )  
DEVELOPMENT CORPORATION )  
PTY. LIMITED is hereunto )  
affixed by authority of a )  
resolution of the Board )  
of Directors in the )  
presence of : )

[Signature] Director.

[Signature] Secretary.



ENCUMBRANCES :

NIL.