

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2025

819

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 654 ON PLAN 20220

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

CHRISTOPHER ROBERT STEWART
CHAOCHAO XIONG
BOTH OF 17 DAYDREAM WAY RIDGEWOOD WA 6030
AS JOINT TENANTS

(T N473672) REGISTERED 2/11/2016

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

1. EXCEPT AND RESERVING METALS, MINERALS, GEMS AND MINERAL OIL SPECIFIED IN TRANSFER 7033/1940.
2. P011717 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 17/1/2022.

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: 2025-819 (654/P20220)
PREVIOUS TITLE: 2025-801
PROPERTY STREET ADDRESS: 17 DAYDREAM WAY, RIDGEWOOD.
LOCAL GOVERNMENT AUTHORITY: CITY OF WANNEROO



ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF TITLES

Application F750372

WESTERN



AUSTRALIA

REGISTER BOOK

VOL.

FOL.

Volume 2025 Folio 801

CERTIFICATE OF TITLE

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

CT 2025

819



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.

REGISTRAR OF TITLES



Dated 7th December, 1994

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Swan Location 1370 and being Lot 654 on Plan 20220, delineated on the map in the Third Schedule hereto, except and reserving metals, minerals, gems and mineral oil specified in Transfer 7033/1940.

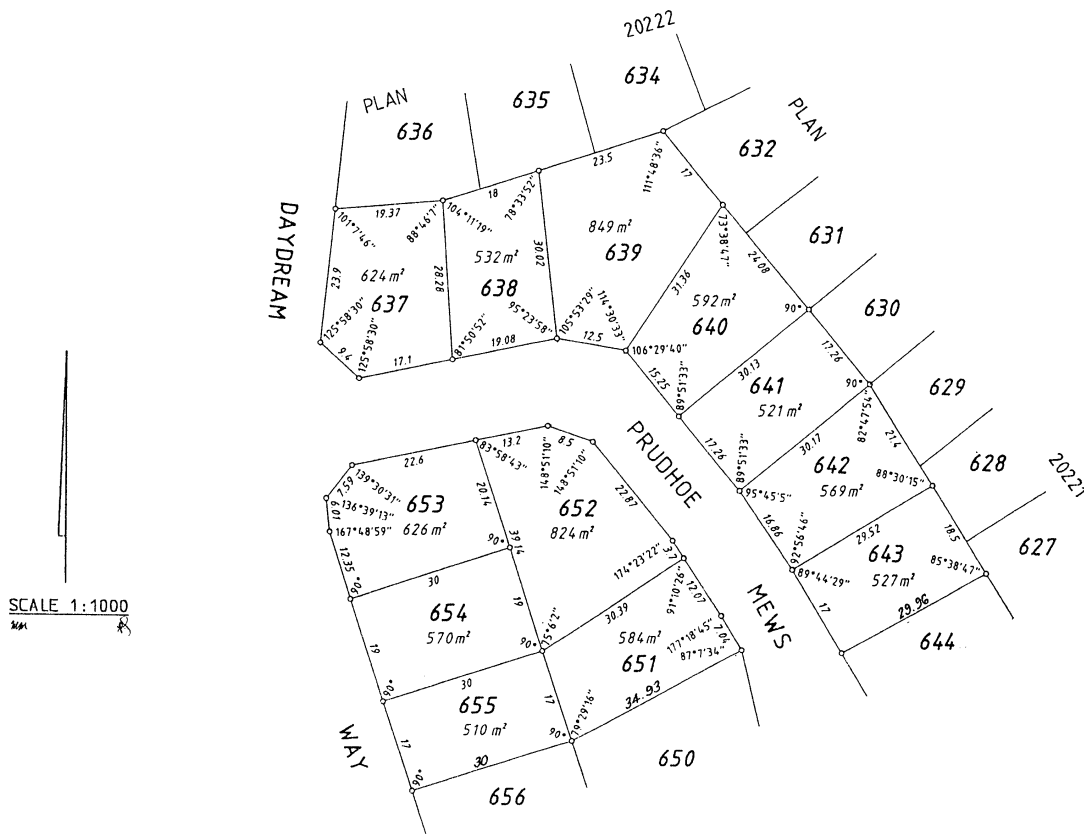
FIRST SCHEDULE (continued overleaf)

~~Town & Country Bank Ltd.~~ of 37 St. Georges Terrace, Perth and ~~Quinns Developments Pty. Ltd.~~ of care of Asia Securities (Australia) Pty. Ltd., Post Office Box, 413, West Perth, ~~as tenants in common in equal shares.~~

SECOND SCHEDULE (continued overleaf)

NIL

THIRD SCHEDULE



NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

E67590/3/89-20M-L/4664



Landgate

www.landgate.wa.gov.au

Superseded - Copy for Sketch Only

Page 1 (of 2 pages) 2025 819 VOL. FOL.

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

FIRST SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS					
REGISTERED PROPRIETOR		INSTRUMENT		REGISTERED	TIME	SEAL	CERT. OFFICER
		NATURE	NUMBER				
Paul Arthur Woods and Kylie Ann Thompson- Woods both of 1 Helby Close, Merriwa as joint tenants.		Transfer	H216224	7.9.99	8.28		

SECOND SCHEDULE (continued)		NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS					
INSTRUMENT		PARTICULARS		REGISTERED	TIME	SEAL	CERT. OFFICER
NATURE	NUMBER						
Transfer	H216224	contains a restrictive covenant. to Australia & New Zealand Banking Group Ltd.		7.9.99	8.28		
Mortgage	H216225			7.9.99	8.28		

SUBDIVISION OF
PT. LOTS 11 & 31
OF SWAN LOC 1370

PLAN 124.69, 13337
DIAGRAM 1992
INDEX BG 35 (2) 05.16
PUBLIC P.A.W. 2025

VOLUME 1508
FOLIO 917
1992 541
NOW 2025 801
P.A.W. 2025 839

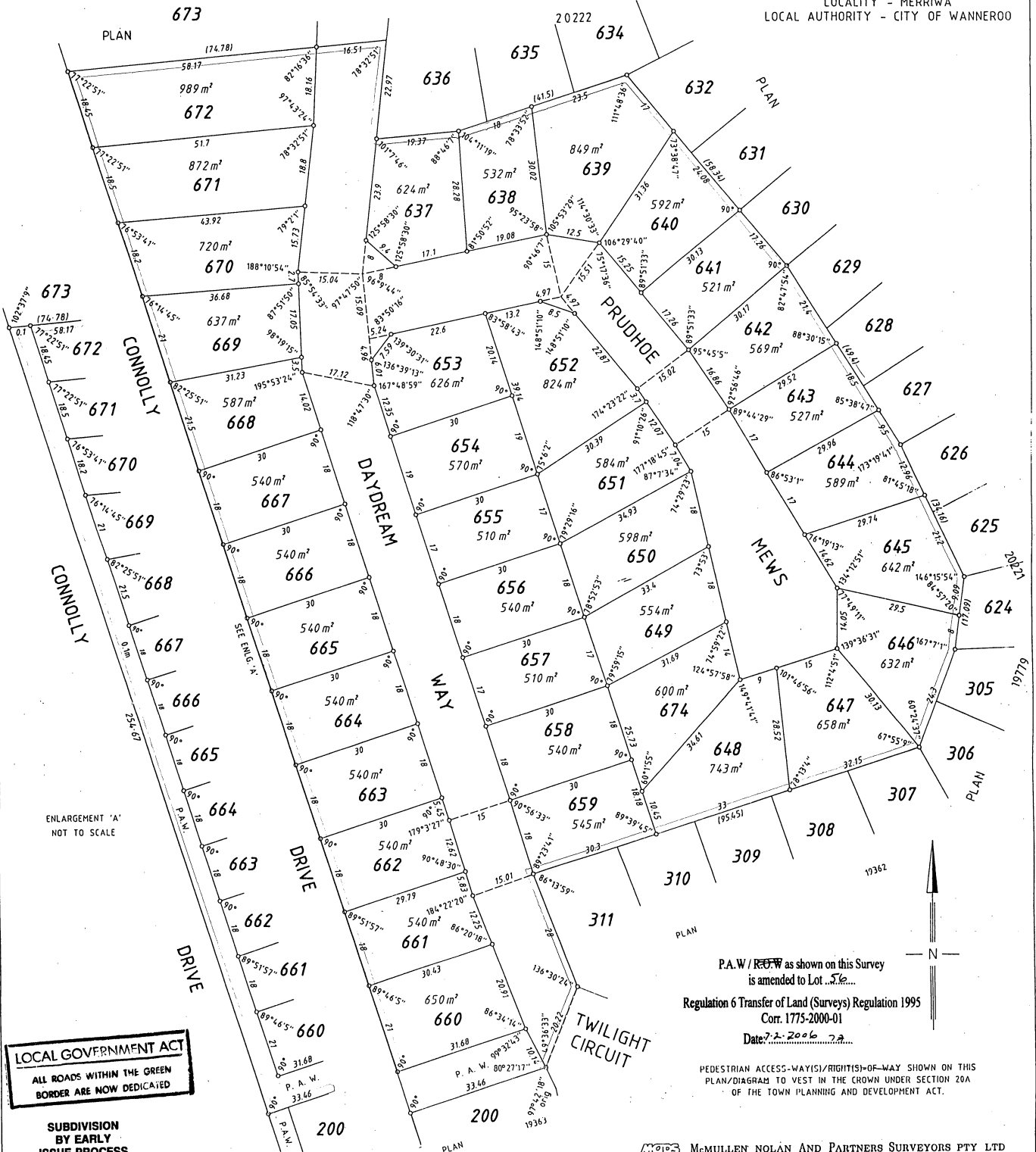
67215
67833

2.9436 ha

PLAN 20220



LOCALITY - MERRIWA
LOCAL AUTHORITY - CITY OF WANNEROO



SURVEYOR'S CERTIFICATE

REG-541: I, the undersigned, hereby certify that:
(a) this plan of survey is a correct and accurate representation of the survey carried out by me personally / under my own personal supervision, inspection and field check and recorded in field books lodged for the purposes of this plan of survey;
(b) the measurements are in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations 1991 and in particular regulations 23 and 34 of those regulations; and
(c) this survey and this plan of survey are in strict accordance with the requirements of the Licensed Surveyors (Guidance of Surveyors) Regulations 1991 and the relevant law in relation to which it is lodged.

Licensed Surveyor: LAURIE KEENE Date: 3-8-24

REG-550: I, the undersigned, hereby certify that:
(a) this plan is correct and was prepared under my supervision and is the result of calculations from measurements made by me personally / under my own personal supervision, inspection and field check as recorded in the field books lodged for the purposes of this plan;
(b) the measurements are in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations 1991 and in particular regulations 23 and 34 of those regulations; and
(c) this plan of survey conforms with the relevant law in relation to which it is lodged.

Licensed Surveyor: [Signature] Date: 3-8-24

APPROVED BY STATE PLANNING COMMISSION

FILE 91684
DATE 2.12.24
FIRE 91684

LODGED
DATE 2.12.24
FEE PAID \$1828
ASSESSMENT No. 66709

EXAMINED
TRCKET
CERTIFIED
F.S.C. No. 313-1224

IN ORDER FOR DEALINGS

SUBJECT TO:
Sec 295(5) L.G. Act
Sec 20A T.P.D. Act
FOR INSPECTOR OF PLANS & SURVEYS DATE 8.12.24

APPROVED 7.12.24
APPROVED
INSPECTOR OF PLANS & SURVEYS

DOLA
Department of LAND ADMINISTRATION

OFFICE OF TITLES
PLAN 20220

Plan 20220

Lot	Certificate of Title	Lot Status	Part Lot
0	N/A	Retired	
56	2025/839	Registered	
637	2025/802	Registered	
638	2025/803	Registered	
639	2025/804	Registered	
640	2025/805	Registered	
641	2025/806	Registered	
642	2025/807	Registered	
643	2025/808	Registered	
644	2025/809	Registered	
645	2025/810	Registered	
646	2025/811	Registered	
647	2025/812	Registered	
648	2025/813	Registered	
649	2025/814	Registered	
650	2025/815	Registered	
651	2025/816	Registered	
652	2025/817	Registered	
653	2025/818	Registered	
654	2025/819	Registered	
655	2025/820	Registered	
656	2025/821	Registered	
657	2025/822	Registered	
658	2025/823	Registered	
659	2025/824	Registered	
660	2025/825	Registered	
661	2025/826	Registered	
662	2025/827	Registered	
663	2025/828	Registered	
664	2025/829	Registered	
665	2025/830	Registered	
666	2025/831	Registered	
667	2025/832	Registered	
668	2025/833	Registered	
669	2025/834	Registered	
670	2025/835	Registered	
671	2025/836	Registered	
672	SP40567	Strata'd	
672	2025/837 (Cancelled)	Strata'd	
674	2025/838	Registered	

INSTRUCTIONS

- Page 2 of this document may be used:
 - If insufficient space in any section hereon:
Appropriate headings should be shown.
The boxed sections should only contain the words "see page....."
 - To set forth Easements created as appurtenant to the land (commencing with the words "together with").
Reservations created encumbering the land (commencing with the words "reserving to") or any Restrictive Covenant hereby created. Any Sketch contained thereon must be initialled by all parties.
- If further space is required Additional Sheet Form B1 should be used with appropriate headings. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
- 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.
- Duplicate Crown Lease or where issued, the Duplicate Certificate of Title is required to be produced or if held by another party then arrangements must be made for its production. ***If a Duplicate Certificate of Title is not required to be re-issued, or if a Duplicate Certificate of Title has not been issued previously but is required to issue subsequent to this document, the written request of the Transferee is required by signing this panel.*** Written consent of the First Mortgagee is also required if applicable.

NOTES

- DESCRIPTION OF LAND**
Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
Extent—Whole, part or balance of the land comprised in the Certificate of Title to be stated.
The Volume and Folio or Crown Lease number to be stated.
- ESTATE AND INTEREST**
State whether Fee Simple, Leasehold or as the case may be in the land being transferred. If share only, specify.
- ENCUMBRANCES**
To be identified by nature and number, if none show "nil".
- TRANSFEROR**
State full name of the Transferor/Transferors (Registered Proprietor) as shown on the Certificate of Title or Crown Lease.
- CONSIDERATION**
To be expressed in words.
- TRANSFeree**
State full name of the Transferee/Transferees (PURCHASER) and the address/addresses to which future notices can be sent. If a minor, state date of birth.
If two or more state tenancy eg;
 - Joint Tenants, ***(on the death of a joint tenant, the survivor(s) become(s) the registered proprietor(s) of the deceased's interest by applying to the Registrar of Titles)***,
 - Tenants in Common, ***(on the death of a tenant in common, their share is dealt with according to their will)***.
If Tenants in Common specify shares.
- TRANSFeree'S/TRANSFEROR'S EXECUTION**
Transferees and Transferors must sign their appropriate panel. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an adult person. The address and occupation of the witness must be stated.

EXAMINED

NR2 + R/C
B

f

H 216224 T

07 Sep, 1999 08:28:19 Perth



REG. \$ 66.00

TRANSFER

LODGED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

ISSUING BOX No.

PREPARED BY **TENANT SETTLEMENTS**

PO BOX 101

ADDRESS **WANNEROO WA 6065**

PHONE No. **9306 3000** FAX No. **9306 2822**

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

TITLES, LEASES, DECLARATIONS ETC LODGED HERewith

- 2025 819. Received Items
- _____ Nos.
- _____
- _____
- _____
- _____ Receiving Clerk

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.



ATTESTATION SHEET

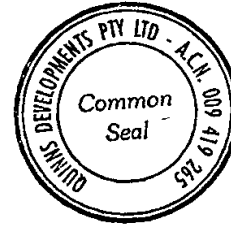
PAGE 6

Dated this 30 day of SEPTEMBER 1999

TRANSFEROR/S SIGN HERE (Note 7)

Signed THE COMMON SEAL of
QUINNS DEVELOPMENTS PTY LTD
In the (ACN 009 419 265) was hereunto
presence affixed by authority of the Board
of Directors in the presence of:

Signed
In the
presence of



[Signature]
Director

[Signature]
Director/Secretary

SIGNED BY
and
for and on behalf of Town & Country
Land Holdings Limited (ACN 053 814 378)
under Power of Attorney No. H047242
in the presence of
Name JOAN PERKY
Address 6/263 ADELAIDE TERRACE
Occupation PERKY WA 6000

WILLIAM JOHN FRANCIS MILLS
HEAD OF TOWN & COUNTRY
LAND HOLDINGS LTD

LORRAINE WOODS
Manager Property Accounts

REQUEST FOR ISSUE/NON-ISSUE (Instruction 4)

BY SIGNING THIS PANEL, I/WE THE TRANSFEREE REQUEST THE ISSUE/NON-ISSUE (DELETE AS REQUIRED) OF A DUPLICATE
CERTIFICATE(S) OF TITLE FOR THE LAND ABOVE DESCRIBED.

Signed

Signed

TRANSFEREE/S SIGN HERE (Note 7)

THE LODGING PARTY OF THIS DOCUMENT IS AUTHORISED BY THE ABOVE NAMED TRANSFEREE TO INSTRUCT ISSUING DETAILS
FOR THE DUPLICATE CERTIFICATE(S) OF TITLE.

Signed

Signed

In the
presence of

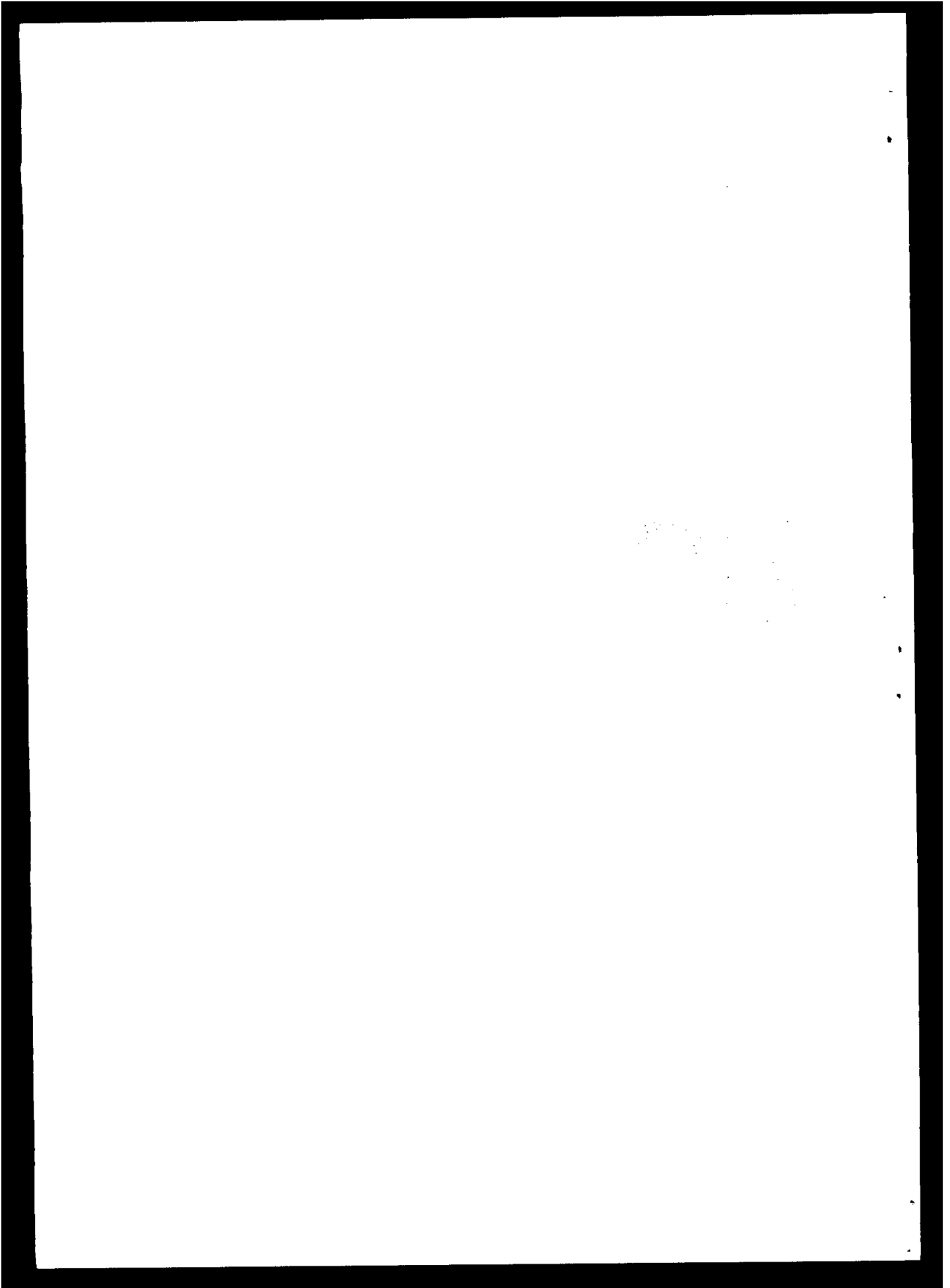
In the
presence of

26 Laguna Cirn.
Jandakot 6164

Customer Service Rep

26 Laguna Cirn
Jandakot 6164

Customer Service Rep



McCusker & Harmer
BARRISTERS AND SOLICITORS

3RD FLOOR, RESERVE BANK BUILDING
45 ST. GEORGE'S TERRACE
PERTH, WESTERN AUSTRALIA
TELEPHONE: (08) 9325 4100

MALCOLM JAMES McCUSKER Q.C. LL.B.
DAVID JOHN CLARK LL.B.

YOUR REF:
OUR REF: DJC:DF:143842
ASK FOR: Debbie/Leonie

POSTAL ADDRESS: BOX Z5084
PERTH 6831
DX ADDRESS: DX305
FAX: (08) 9221 2264
EMAIL: mccusker@inet.com.au

16 August 1999

Registrar
Department of Land Administration
Midland Square
MIDLAND WA 6056

Dear Sir

RE: LOT 654 on PLAN 20220

The Transfer of the above mentioned property from TOWN & COUNTRY LAND HOLDINGS LTD (ACN 053 814 378) and QUINNS DEVELOPMENT PTY LTD (ACN 009 419 265) to PAUL ARTHUR WOODS and KYLIE ANN THOMPSON-WOODS contains a restrictive covenant. In our opinion each covenant in the Transfer is a Restrictive Covenant and will only be relevant to the land specified in the Transfers being benefitted and/or burdened by the Covenant.

Yours faithfully
McCUSKER & Harmer

Per





WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED.

ADDITIONAL PAGE TO

Dated 320 SEPTEMBER 1999

- (h) Any storage or other shed protruding above boundary fence height which does not match or compliment the residence and its fences in respect of colour.
- (i) An air conditioner or evaporative cooler unless contained wholly within the residence below the ridge line or, if the air conditioner or evaporative cooler protrudes above the ridge line of the roof in whole or in part, unless it is of similar colour to the roof, and not visible from the street at the front of the land.
- (j) A solar hot water heater (including its tank) unless it fits the roof profile of the residence and is not elevated at an angle to the roof profile and otherwise matches or complements the residence.
- (4) Subject to paragraph (2) thereof, not to subdivide or attempt to further subdivide the land or any part thereof or to amalgamate or attempt to amalgamate the land or any part thereof with any other land.
- (5) Not to erect or display any sign boarding or advertising of any description whatsoever on the land including a FOR SALE sign until after a residence or unit thereon has been completed.
- (6) Not to park or allow to be parked on the land or on the road or on any other land near or next to the land any commercial vehicles including but not limited to trucks, utilities, caravans, trailers, boats or any other mobile machinery ("commercial vehicles") unless such commercial vehicles are housed or contained wholly within a carport or garage on the land.
- (7) Not to alter or remove any boundary fence erected on any boundary of the land by the Transferor and not to allow such fence to fall into a state of disrepair and not to repair or renew such fence with any materials which are not of the same nature, quality and standard as those originally used.
- (8) That the covenants herein contained shall be operated and be enforceable until 31st December 2001 when such covenants will cease to have any further effect.
- (9) That the burden of the covenants hereinbefore contained shall run with the land for the benefit of every other lot on the plan or diagram of subdivisions hereinbefore mentioned of which the Transferor is the registered proprietor. The covenants shall be enforceable against the Transferee and every subsequent registered proprietor of the land, by the Transferor and every subsequent registered proprietor of any other lot on the said plan or diagram of subdivision.


Johnson


Johnson.


P. H. G. G. G. G.

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. (Instruction 2)

The Transferee covenants with the Transferor:

- (1) Subject to paragraph (2) hereof, not to construct, erect or install or permit to be constructed, erected or installed on the land hereby transferred ("the land"):
 - (a) More than one permanent non-transportable private residence ("a residence").
 - (b) A residence with a total floor area of less than 110 square metres inclusive of external walls but exclusive of carports, garages, verandahs and other unenclosed areas.
- (2) If at the date of purchase of the land by the Transferee from the Transferor, the land is known as a duplex, triplex or other multiple development lot and is therefore approved or can be approved by all relevant authorities for construction of more than one residence thereon, not to construct, erect or install or permit to be constructed, erected or installed on the land:
 - (a) More than the number of permanent non-transportable residences for which approval has been given by all relevant authorities (each such residence being hereinafter referred to as a "unit").
 - (b) A unit with a total floor area of less than 90 square metres inclusive of external walls but exclusive of carports, garages, verandahs and other unenclosed areas.
- (3) Not to construct, erect or install or permit to be constructed, erected or installed on the land:
 - (a) A residence or unit or other improvement (including but not limited to an alteration or addition to a residence or unit) which does not contain a carport or garage making provision for covered parking of not less than two motor vehicles, side by side.
 - (b) Any structure with walls and a roof exceeding 9 square metres which has a flat roof or which does not match or complement the residence or unit in respect of material used, the design, external appearance, including colour and the quality of construction.
 - (c) A residence or unit, unless a driveway and the cross-over between the road and the parking area on the land are constructed and completed prior to occupation of the residence or unit.
 - (d) A residence or unit, unless all ground areas which are visible from the street or to a neighbouring owner ("visible areas") are properly landscaped within 3 months after occupation of the residence. "Properly landscaped" means that all visible areas must be cleared and grassed, planted or otherwise covered with a beautifying surface.
 - (e) A residence or unit, unless fences on all rear and side boundaries to the building frontage set back line are constructed or installed prior to occupation of the residence or unit.
 - (f) Any fence which is comprised of super six fibro-cement forward of the building line.
 - (g) (If the land is a corner lot), any fence along any part of any boundary of the land which faces any street, or road, which is comprised of materials other than masonry or timber.

[Signature]
Johnson

K. Flaypoor-Woods
Johnson

FORM T2

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED.

TRANSFER OF LAND

DESCRIPTION OF LAND (Note 1)

Lot 654 on Plan 20220, except and reserving
metals, minerals, gems and mineral oil
specified in Transfer 7033/1940.

WA STAMP DUTY PAID SECTION 112V	
283T 497.3-283A	29/6/99 Date of instrument
\$46,750 Gross Consideration	\$ nil Chattels
Signature <i>[Signature]</i>	\$ 20.00 Duty

EXTENT	VOLUME	FOLIO
whole	2025	819
	✓	✓

ESTATE AND INTEREST (Note 2)

Fee simple.

ENCUMBRANCES (Note 3)

Nil.

TRANSFEROR (Note 4)

TOWN & COUNTRY LAND HOLDINGS LTD formerly known as
Town & Country Bank Ltd. (ACN 053 814 378) and Quinns Development
Pty. Ltd. (ACN 009 419 265).

(see evidence filed with Dealing F927768)

OK
16

CONSIDERATION (Note 5)

Forty six thousand, seven hundred and fifty dollars (\$46,750.00).

TRANSFeree (Note 6)

Paul Arthur WOODS and Kylie Ann THOMPSON-WOODS both of 1 Helby Close,
Merriwa, as joint tenants.