

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

4038

665

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 2 ON SURVEY-STRATA PLAN 85581

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

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

LONGSUN HOLDINGS PTY LTD OF 14 CARDIFF STREET EAST VICTORIA PARK WA 6101

(AS P620243) REGISTERED 11/7/2023

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

1. 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.
2. O830371 MORTGAGE TO MACQUARIE BANK LTD REGISTERED 9/8/2021.
3. EASEMENT BURDEN CREATED UNDER SECTION 136C T.L.A. FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE SURVEY-STRATA PLAN 85581

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: SP85581
PREVIOUS TITLE: 4038-663
PROPERTY STREET ADDRESS: 12A KELVIN ST, MAYLANDS.
LOCAL GOVERNMENT AUTHORITY: CITY OF BAYSWATER



Plan Information		Survey Details		Former Tenure	
Tenure Type	Freehold	Field Record	158576	New Lot / Land	Parent Plan Number
Plan Type	Survey Strata Plan	Dated at Special Survey Area	NO	1, 2, 3 & CP4	DP421138
Plan Purpose	Subdivision	Survey and Plan Notation		Title Reference	Subject Land Description
Plan Heading		LOTS 1, 2, 3, CP4 AND EASEMENTS		800	LOT 800 ON DP421138
Strata Scheme Details		12 KELVIN STREET MAYLANDS			
Scheme Name	12 KELVIN STREET MAYLANDS				
Lodgement of scheme by-laws	NO				
Parcel Address		12 KELVIN STREET MAYLANDS 6051			
Locality and Local Government		MAYLANDS CITY OF BAYSWATER			
Local Government					
Plan Examined	SG	12.5.2023			
Examined		Date			
Planning Approval		L. WHITEHURST			
Planning Approve Required	WAPC	hereby certify that this plan is accurate and is a correct representation of the -			
Reference	993 - 21	(a) survey; and			
		(b) calculations from measurements recorded in the field records,			
		undertaken for the purposes of this plan and that it complies with the relevant			
		written law(s) in relation to which it is lodged.			
Delegated under S. 16 P&D Act 2005		02-Jun-2023			
Date		Date			
In Order For Dealings		Prior approval DP421138			
Subject To		6.6.2023			
For Registrar of Titles		Date			
Plan Approved		11.7.2023			
Inspector of Plans and Surveys		Date			
Registered		11.7.2023			
Application	P620243	Date			
		Seal			
		Registrar of Titles			
New Memorials and Notifications		Statutory Reference			
Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To
(A)	EASEMENT (INTRUSION)	STA 33 REG 34	THIS PLAN	LOT CP4	LOT 1
(B)	EASEMENT (PARTY WALL)	STA 33 REG 33	THIS PLAN	LOT CP4	LOT 1
(C)	RIGHT OF CARRIAGEWAY	SEC 138C OF THE TLA	THIS PLAN	LOT 2	LOT 3
Comments		Comments			
EAVES, GUTTERS AND DOWNPIPPES TO BUILDING					
Vesting Lots		Statutory Reference			
Land	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To
Comments		Comments			
Additional Sheets		SHEET 1 OF 2		VERSION NUMBER 1	
SURVEY STRATA PLAN		85581			

Schedule of Unit Entitlements

Approved form number 2021-47738

Effective for use from 07/07/2021



Legislation

Strata Titles Act 1985

Section 37, Schedule 2A cl. 21T(1)(d) & Schedule 2A cl. 31E(1)(c)

Unit Entitlement Schedule

Scheme Number SP85581

Scheme Address 12 Kelvin Street, Maylands

Lot Number	Unit Entitlement
1	34
2	33
3	33

Sum of all unit entitlements of all lots in the strata titles scheme: 100

CERTIFICATE OF LICENSED VALUER

I, Darren Starceвич, being a Licensed Valuer, licensed under the *Land Valuers Licensing Act 1978*, certify that the proportion that the unit entitlement of a lot as stated in the Schedule of Unit Entitlements above bears to the sum of the unit entitlements of all lots in the strata titles scheme is not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 37(3) of the *Strata Titles Act 1985*) of that lot bears to the sum of the value of all the lots in the strata titles scheme.

27th April 2023

Date



Digitally signed by D.
Starceвич AAPI Licensed
Valuer No. 44415

Licensed Valuer Signature



OFFICE USE ONLY

P620244 SN

11 Jul 2023 11:29:57 Perth



Scheme Notice



Landgate

www.landgate.wa.gov.au



Approved Form 2019-74762

SN

Scheme Notice

Strata Titles Act 1985
Section 29

Scheme Number: **85581**

Certificate of Title Volume/Folio Number:

Scheme Name:

12 Kelvin Street Maylands

Address for Service of the Strata
Company:

Email address for Strata Company¹:

Is this a Leasehold Scheme?

☐ Yes / ☒ No

Leasehold Scheme Term²:

_____ year(s) / _____ month(s) / _____ day(s) commencing
on registration of the scheme.

¹ Optional.

² Not required unless this is a Leasehold Scheme and must be stated in years, months and days.





Approved Form 2019-74762

EXECUTION³

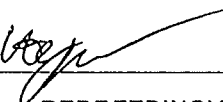
Date of Execution: 04/05/2023

Executed by Longsun Holdings Pty Ltd (ACN 645 112 705)



Yulia BEDRETDINOVA

Director



Ilyas BEDRETDINOV

Director

³ See Land Titles Policy & Procedure Guide "SIG-01 Signing of Documents" (and associated guides) in relation to execution requirements.





OFFICE USE ONLY

SN

Scheme Notice

Lodged by:⁴ **Maria La Falce Settlements**
Address: **10 Wedge Place BENTLEY WA 6102**
Phone Number: **9258 8182**
Fax Number: **9258 8238**
Reference Number: **2023/0064**
Issuing Box Number:

Instruct if any documents are to issue
to other than Lodging Party

Prepared by: **Maria La Falce Settlements**
Address: **10 Wedge Place BENTLEY WA 6102**
Phone Number: **9258 8182**
Fax Number: **9258 8238**
Reference Number: **2023/0064**

Titles, Leases, Evidence, Declarations etc. lodged herewith

1. _____
2. _____
3. _____
4. _____
5. _____

OFFICE USE ONLY

Landgate Officer

Number of Items Received: _____

Landgate Officer Initial: _____

⁴ Lodging Party Name may differ from Applicant Name.

