WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
2165	**846**

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

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 1 ON DIAGRAM 97899

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

BRIGHTWATER CARE GROUP LIMITED OF LEVEL 3, 355 SCARBOROUGH BEACH ROAD, OSBORNE PARK
(A N679450) REGISTERED 24/7/2017

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

1. G617381 RESTRICTIVE COVENANT BURDEN AS TO PORTION ONLY. REGISTERED 1/1/1997.
2. G866381 MEMORIAL. TOWN PLANNING AND DEVELOPMENT ACT 1928. AS TO PORTION ONLY. LODGED 3/8/1998.

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:	2165-846 (1/D97899)
PREVIOUS TITLE:	2118-318, 2153-213, 2153-214
PROPERTY STREET ADDRESS:	2-10 OAKWOOD CR, WAIKIKI.
LOCAL GOVERNMENT AUTHORITY:	CITY OF ROCKINGHAM

NOTE 1: Q324604 DOCUMENT G866381 DETAILS UPDATED: DOCUMENT TYPE = FROM (ML) TO (NO), LODGEMENT DATE/TIME = FROM (01/01/0001 00:00:00) TO (03/08/1998 13:24:05), LEGAL STANDING = FROM (REGISTERED) TO (LODGED), LEGAL STANDING DATE/TIME = FROM (03/08/1998 00:00:00) TO (03/08/1998 13:24:05)

LANDGATE COPY OF ORIGINAL NOT TO SCALE 28/04/2026 09:48 AM Request number: 69746729

Landgate
www.landgate.wa.gov.au

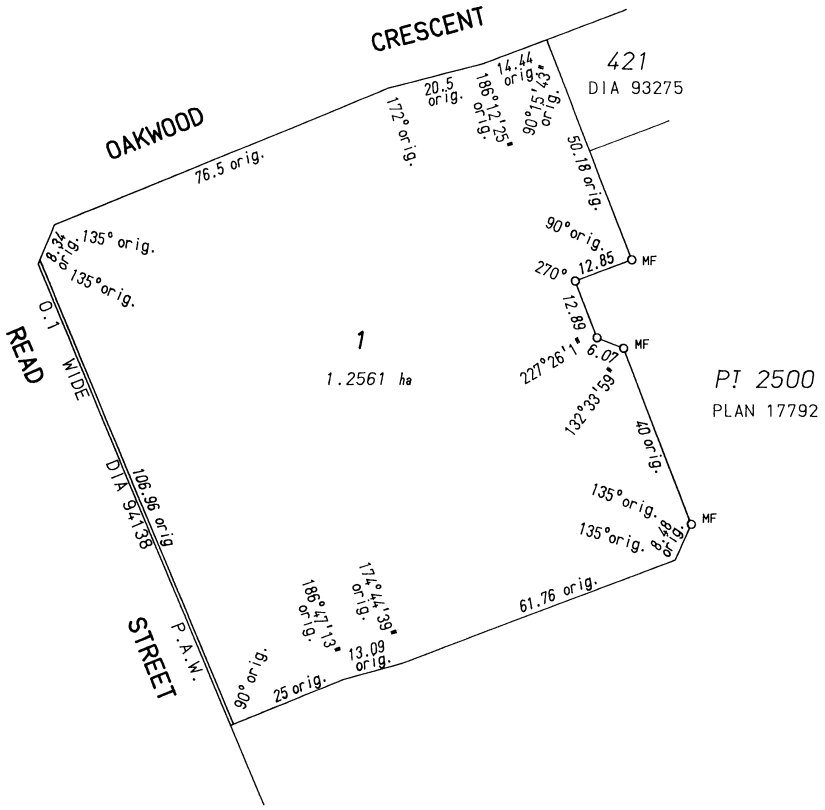
LAND DESCRIPTION	ON	CERTIFICATE OF TITLE	FIELD BOOK
LOT 420 AND PART LOT 2500 OF COCKBURN SOUND LOCATION 16	PLAN 17792 DIAGRAM 94138 INDEX BG33(2) 7.24 PUBLIC	VOLUME FOLIO 2118 318 2153 213 2153 214	78886

DIA 97899

TOTAL AREA
1.2561 ha

LOCAL AUTHORITY: CITY OF ROCKINGHAM

LOCALITY: WAIKIKI



STEFFANONI EWING & CRUICKSHANK P/L
Licensed Surveyors
282 ROKEBY ROAD, SUBIACO W.A. 6008
PERTH Tel (08) 9381 8422 Fax (08) 9382 1497
MANDURAH Tel (08) 9535 4599
File No 2678/98 Dia Ref 1695

SURVEYOR'S CERTIFICATE - Reg. 54

I, Richard J. RULE

hereby certify that -
this plan is a correct representation of the survey and/or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

R. J. Rule 22.04.99
Licensed Surveyor Date

APPROVED BY
WESTERN AUSTRALIA PLANNING COMMISSION
FILE 109643
FOR CHAIRMAN
DATE 25-5-99

EARLY ISSUE NO
LODGED
DATE 13.5.99
FEE PAID #208
ASSESS No 233996

TYPE OF VALIDATION
FULL AUDIT
LEGAL COMPONENT N.D. TUCKER
DOCKET PLAN/DIAGRAM 97454
CERTIFIED CORRECT b.g. Bruton 21/5/99
F.S.C.

SCALE 1:1000 0 10 20 30 40 50 60
ALL DISTANCES ARE IN METRES

IN ORDER FOR DEALINGS
SUBJECT TO
Two owners
b.g. Bruton 26.5.99
FOR INSPECTOR OF PLANS & SURVEYS DATE

APPROVED 1.7.99
APPROVED
INSPECTOR OF PLANS & SURVEYS DATE

DOLA
Department of LAND ADMINISTRATION

OFFICE OF TITLES
DIAGRAM
97899

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OFFICE USE ONLY

G 866381 MV
03 Aug, 1998 13:24:05 Midland

REG. $ 64.00

MEMORIAL

LODGED BY Steffanoni Ewing & Cruickshank Pty Ltd

ADDRESS 282 Rokeby Road
SUBIACO WA 6008

PHONE NO. 9381 8422

FAX NO. 9382 1497

REFERENCE NO. 2033/96 RGE:LM

ISSUING BOX NO. 460

PREPARED BY Robert G. Edwards
Steffanoni Ewing & Cruickshank Pty Ltd
ADDRESS 282 Rokeby Road
SUBIACO WA 6008

PHONE NO. 9381 8422 FAX NO. 9382 1497

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

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. _____ Received items
2. _____ Nos.
3. _____
4. _____
5. _____ Receiving Clerk
6. _____

ENDORSING INSTRUCTIONS NEGS ATPD

EXAMINED 85/8

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 Book

Initials of signing officer

REGISTRAR OF TITLES WESTERN AUSTRALIA

CHIEF EXECUTIVE

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WESTERN AUSTRALIAN PLANNING COMMISSION

FILE No. 103292 & 103927

TO REGISTRAR OF TITLES
REGISTRAR OF DEEDS

MEMORIAL

TOWN PLANNING AND DEVELOPMENT ACT 1928

NOTICE IS HEREBY GIVEN THAT THE LAND SET OUT IN THE SCHEDULE HERETO IS LAND TO WHICH SECTION 12A OF THE TOWN PLANNING AND DEVELOPMENT ACT 1928 APPLIES

SCHEDULE

DESCRIPTION OF LAND	EXTENT	VOLUME	FOLIO
PART LOT 2500 ON PLAN 17792	WHOLE ~~PART~~	2118	320
	~~PART~~ WHOLE	2118	321

Assist. Registrar of Titles 23/9/98

REGISTERED PROPRIETOR OF LAND

SUMREAL NOMINEES PTY LTD & (ACN 008 872 893)
ROCKINGHAM PARK PTY LTD (ACN 008 687 965)

HAZARDS OR OTHER FACTORS SERIOUSLY AFFECTING THE LAND

This land has previously been utilised as an artillery range and may contain unexploded ordnances.Whilst the land has been searched to a depth of one metre no guarantee can be given that all UXO have been located. Any ordnance found should be treated as dangerous and its location reported to the police or defence establishment.

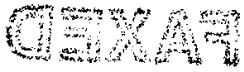
Dated this 29th day of July 19 98

Simon Wood
for SECRETARY, WESTERN AUSTRALIAN PLANNING COMMISSION

WITNESS

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STEFFANONI EWING & CRUICKSHANK PTY LTD
LICENSED SURVEYORS

282 ROKEBY ROAD, SUBIACO, WESTERN AUSTRALIA 6008
TELEPHONE (08) 9381 8422 FACSIMILE (08) 9382 1497
E-MAIL: steffs@opera.iinet.net.au

A.C.N. 009 009 732

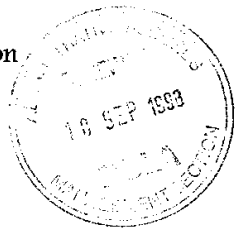
DIRECTORS:
M.A. MORRISON, F.I.S. AUST. A.M.A.I.C.
J.R. GREVILLE, M.I.S. AUST.
R.G. EDWARDS, F.I.S. AUST. A.M.A.I.C.

17 September, 1998

OUR REF: 2033/96
RGE:AC

FAXED

The Registrar of Titles
Office of Titles
Department of Land Administration
Midland Square
MIDLAND WA 6056



Attention: Mr. Peter Joyce

FAX: 9273 7673

Dear Sir,

RE: **MEMORIAL - DOCUMENT NO. G866381**
CERTIFICATE OF TITLES
VOLUME 2118 FOLIO 320 AND
VOLUME 2118 FOLIO 321

With reference to the memorial for the above, the extent as shown in the land description is incorrectly shown as "Part"

The extent should have been "Whole".

This letter authorises the Office of Titles to amend the extent from "part" to "whole" of the land as comprised in Certificate of Titles, Volume 2118 Folio 320 and Volume 2118 Folio 321.

We thank you for your assistance.

Yours faithfully

R G EDWARDS
STEFFANONI, EWING & CRUICKSHANK PTY LTD

MANDURAH: Resident Surveyor: R. J. RULE, L.S., F.I.S. AUST.
TELEPHONE (08) 9535 4599 TELEPHONE/FACSIMILE (08) 9581 1894

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INSTRUCTIONS

1. Page 2 of this document may be used:
   1.1 If insufficient space in any section hereon;
   Appropriate headings should be shown.
   The boxed sections should only contain the words "see page ...".
   1.2 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.

2. If further space is required Additional Sheet Form B1 should be used with appropriate headings. Additional Sheets shall be numbered consecutively and bound with this document by staples along the left margin prior to execution by the parties.

3. 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.

4. Duplicate Crown Lease or where issued, the Duplicate Certificate of Title or Crown Lease 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

1. 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.

2. ESTATE AND INTEREST
   State whether Fee Simple, Leasehold or as the case may be in the land being transferred. If share only, specify.

3. ENCUMBRANCES
   To be identified by nature and number, if none show "nil".

4. TRANSFEROR
   State full name of the Transferor/Transferors (Registered Proprietor) as shown on the Certificate of Title or Crown Lease.

5. CONSIDERATION
   To be expressed in words.

6. 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 e.g. Joint Tenants, Tenants in Common. If Tenants in Common specify shares.

7. 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

G 617381 T
23 Oct, 1997 15:56:13 Perth

REG. $ 210.00

TRANSFER

LODGED BY	
ADDRESS	Freehill Hollingdale & Page
PHONE No.	AMP Building
FAX No.	140 St Georges Tce
REFERENCE No.	Perth WA 6000
ISSUING BOX No.	Tel: 9211 7777 Fax: 9211 7878 LTO Box 116 Perth

PREPARED BY	Freehill Hollingdale & Page Barristers & Solicitors
ADDRESS	Level 22 AMP Building 140 St Georges Terrace Perth WA 6000
REFERENCE:	**APH:DRS:HOMESPEACE** **97323008PUR015.DOC**
PHONE No.	(08) 9211 7777
FAX No.	(08) 9481 1014

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

TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

1. _____ Received Items
2. _____
3. _____ Nos.
4. _____
5. _____
6. _____ 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.

REGISTRAR OF TITLES WESTERN AUSTRALIA

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ATTESTATION SHEET

PAGE

Dated this 23 OCTOBER day of 19 97

TRANSFEROR/S SIGN HERE (Note 7)

The Common Seal of the said SUMREAL NOMINEES PTY LTD (ACN 008 872 893) was hereunto affixed by authority of the Directors of the Company in the presence of

Director

Director/ Secretary

SUMREAL NOMINEES PTY LTD ACN 008 872 893 COMMON SEAL

The Common Seal of the said ROCKINGHAM PARK PTY LTD (ACN 008 687 965) was hereunto affixed by authority of the Directors of the Company in the presence of

Director

~~Director/~~ Secretary

ROCKINGHAM PARK PTY LTD A.C.N. 008 687 965 COMMON SEAL

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.

DR PENELOPE RUTH FLETT
EXECUTIVE DIRECTOR

DONALD MERVYN HUTCHISON
CHAIRMAN

TREVOR GREAME HODDY
BOARD MEMBER

THE HOMES OF PEACE (INC.) COMMON SEAL

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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)

EXEMPT from W.A. Stamp Duty
(S7S AA)
for Commissioner of State Revenue

RESTRICTIVE COVENANT:

The Transferee covenants with the Transferor as follows:

"That because the subject land is within the area of the former Wanbro Artillery Range, and notwithstanding the fact that the land has been systematically searched for unexploded ordnance, no guarantee can be given that all items or ordnance have been found; and therefore:

1. No excavation shall be undertaken on the land without due care being taken, and no excavation below a depth of one metre shall be carried out without particular caution. The State Emergency Services (or whichever organisation may assume the responsibilities of that body in regard to unexploded ordnance) may be contacted for advice.

2. No ordnance whatsoever, found or uncovered on the land shall be touched, moved or dealt with in any way except by officers of the Department of Defence, W.A. State Emergency Service or the W.A. Police.

3. The land shall not be further transferred without the Transferor providing to the Transferee, before any contract for sale of the land is completed, a copy of the statement issued by the Department of Defence in August, 1988 entitled "Wanrbro, W.A. – Search for Unexploded Ordnance" nor without the Transferee acknowledging in writing the contents of this covenant.

The benefit of this covenant shall be appurtenant to such of the Lots and each and every part of the Lots on ~~Plan~~ DIAGRAM 94138 of which the Transferor is the registered proprietor other than the Lot hereby transferred.

The burden of the covenant is upon the land hereby transferred."

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FORM T2
Form Approval No: B1153
WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED.

INSTRUMENT DATED 14/1/97
STAMPED $ NIL (EXEMPT S73AA)
NO DUTY PAYABLE HEREON STAMP ACT 1921
for COMMISSIONER OF STATE REVENUE

INSTRUMENT DATED 14/1/97
GROSS CONSON 735,000
CHTLS —
V.G.O. VALUED ☐

TRANSFER OF LAND

DESCRIPTION OF LAND (Note 1)

	EXTENT	VOLUME	FOLIO
Lot 420 on Diagram 94138	WHOLE	2118	318

ESTATE AND INTEREST (Note 2)
Fee Simple

ENCUMBRANCES (Note 3)
Nil

TRANSFEROR (Note 4)
SUMREAL NOMINEES PTY LTD (ACN 008 872 893)
and ROCKINGHAM PARK PTY LTD (ACN 008 687 965)

CONSIDERATION (Note 5)
SEVEN HUNDRED AND THIRTY FIVE THOUSAND DOLLARS ($735,000.00) of which $Nil is allocated to Chattels.

TRANSFEREE (Note 6)
THE HOMES OF PEACE (INC) of 125 Thomas Road, Subiaco

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FREEHILL
HOLLINGDALE
& PAGE

(PARKER & PARKER AND FREEHILL HOLLINGDALE & PAGE HAVE MERGED)

ADMINISTRATIVE RECORDS
RECEIVED
10 NOV 1997
DOLA
MANAGEMENT SECTION

5 November 1997

Our ref Alison Hannan
Phone 08 9211 7574
File no 97323008
Doc no 58408

The Manager
Stopped Documents
Department of Land Administration
PO Box 2222
MIDLAND

Dear Sir

617380
stop

Documents G617378 - G617381

We act Homes of Peace (Inc).

We advise that the designation of the authorised persons signing for the Transferee are:

Penelope Ruth Flett : Executive Director

Donald Mervyn Hutchison : Chairman

Trevor Greame Hoddy : Board Member

We request that you add the above designations to the signing clauses of the Transferee and enclose our cheque for $30 in payment of your requestion fee.

Should you have any queries, please do not hesitate to contact Alison Hannan of this office.

Yours faithfully
FREEHILL HOLLINGDALE & PAGE
per:

10 NOV 1997
LAND TITLES DIVISION

AMP Building
140 St Georges Terrace Perth Western Australia 6000 Australia GPO Box U1942 Perth WA 6845
Telephone (08) 9211 7777 Int+ (61 8) 9211 7777 Facsimile (08) 9211 7878
DX 104 Perth

SYDNEY MELBOURNE PERTH CANBERRA BRISBANE SINGAPORE HANOI HO CHI MINH CITY
CORRESPONDENT OFFICE IN JAKARTA

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