WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
4079	**419**

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

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 2 ON SURVEY-STRATA PLAN 89199
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE SURVEY-STRATA PLAN

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

HILLTOP WEST PTY LTD OF 58 NAPIER STREET COTTESLOE WA 6011

(AS Q543388) REGISTERED 12/8/2025

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. P604347 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 28/6/2023.
3. EASEMENT BURDEN CREATED UNDER SECTION 33 S.T.A. (Reg 34) FOR INTRUSION PURPOSES - SEE SURVEY-STRATA PLAN 89199

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:	SP89199
PREVIOUS TITLE:	971-194
PROPERTY STREET ADDRESS:	22A CLIFTON ST, NEDLANDS.
LOCAL GOVERNMENT AUTHORITY:	CITY OF NEDLANDS

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