

Attachment 4



O611358 SN

13 Jan 2021 08:30:04 Perth



SN Scheme Notice

Lodged by:⁵ _____
Address: **PARAMOUNT SETTLEMENTS**
POST OFFICE BOX 378
NORTHBRIDGE WA 6865
Phone Number: **PH: 9228 0988**
FAX: 9228 0883
Fax Number: **LTO BOX 192L PERTH**
Reference Number: ST/16300 LH
Issuing Box Number: _____

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

Prepared by: 241 RAILWAY PARADE PTY LTD
Address: LVL 6, 181 ADELAIDE TERRACE
EAST PERTH
Phone Number: 08 6211 3300
Fax Number: _____
Reference Number: _____

Titles, Leases, Evidence, Declarations etc. lodged herewith

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

OFFICE USE ONLY

Landgate Officer

Number of Items Received: _____

Landgate Officer Initial: _____

⁵ Lodging Party Name may differ from Applicant Name.

EXECUTION³

Date of Execution: 12th January 2021

Executed by 241 Railway Parade Pty Ltd ACN 165 413 016 as Attorney for Ventrade Maylands Pty Ltd ACN 165 387 897 pursuant to Power of Attorney M583843 in accordance with s127 of the Corporations Act 2001

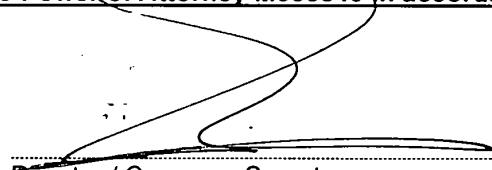
Director



JOHN CHAN

Name of Director
(BLOCK LETTERS)

Director / Company Secretary



RONALD KEAN YEW CHAN

Name of Director / Company Secretary
(BLOCK LETTERS)

Signature of Owner⁴

Full Name

In the presence of:

Witness Signature

Full Name

Address

Occupation

Signature of Owner⁵

Full Name

In the presence of:

Witness Signature

Full Name

Address

Occupation

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

⁴ To be signed by owner of the land described in the above-mentioned Certificate of Title.

⁵ To be signed by owner of the land described in the above-mentioned Certificate of Title.

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13:51:08-13JAN'21

SN

Scheme Notice

Strata Titles Act 1985

Section 29

Scheme Number: **70204**

Certificate of Title Volume/Folio Number: **2894/86**

Scheme Name: **One Kennedy**

Address for Service of the Strata Company: **Care of Strata Elite**
PO Box 78
Victoria Park 6797

Email address for Strata Company¹: **elizna@strataelite.com.au**

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.

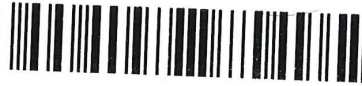
Document Notes:

IMPORTANT: THIS PAGE FORMS PART OF DOCUMENT [O611358] AND MAY CONTAIN REFERENCES TO AMENDMENTS OR CORRECTIONS TO THE DOCUMENT

8/2/2021 14:07:57

The registration date of Scheme Notice O611358 is amended to 15 May 2020 at 9.00.00 hrs - see Commissioner's instruction in Direction dated 29 January 2021 and Registrar's Packet O557430.

EV001637211 DIRN



DIRECTION TO AMEND THE REGISTER

REGISTRAR OF TITLES

WHEREAS

- A. VENTRADE MAYLANDS PTY LTD (**Owner**) was the registered proprietor of lot 89 on deposited plan 400125 and being the whole of land comprised in certificate of title volume 2894 folio 86 (**Title**).
- B. By Strata Plan 70204 (**SP**) lodged with Landgate for examination on 16 April 2020, made in order for dealings on 15 May 2020 (**Registration Date**) and subsequently registered on the Registration Date, the Owner subdivided the Title to create 123 lots.
- C. By Application O395303 (**Application**) lodged at Landgate on 24 April 2020 (**Lodgement Date**) and subsequently registered on the Registration Date, the Owner applied to register the SP. Upon its registration, certificates of title volume 2982 folios 326 to 448 were created for the lots on the SP (herein referred to as '**Scheme**')
- D. The *Strata Titles Amendment Act 2018* (**Amended STA**) came into force on 1 May 2020 amending the *Strata Titles Act 1985* (**STA**).
- E. The Application was lodged under the lot synchronisation/readiness to proceed on the Lodgement Date being before the Amended STA came into force and was registered on the Registration Date after the Amended STA came into force.
- F. The Scheme could not be registered before the SP was approved and endorsed by the Western Australian Planning Commission (**WAPC**).
- G. The SP was endorsed and approved by WAPC on 14 May 2020 and was subsequently placed in order for dealings on the Registration Date.
- H. It is a requirement under section 56(2) of the Amended STA that an Application to Register a Strata Scheme be accompanied by other scheme documents including a Scheme Notice.
- I. In error, the Application was registered without the Scheme Notice.
- J. Scheme Notice O611358 (**Scheme Notice**) was lodged by Paramount Settlements on 13 January 2021 to register the Scheme Notice on the SP.
- K. To comply with the requirements under section 56(2) of the Amended STA, the Scheme Notice is to be re-dated to the Registration Date and registered.

TAKE NOTICE THAT I, the undersigned Commissioner of Titles, in pursuance of the powers conferred on the Commissioner of Titles by section 188(3) of the *Transfer of Land Act 1893* and section 218(1) of the *Strata Titles Act 1985* and in pursuance of every power in me in this behalf enabling, **ORDER AND DIRECT** that:

SED

1. The lodgement date and time of the Scheme Notice O611358 of 13 January 2021 at 8.30 hrs be changed to 15 May 2020 at 9.00 hrs and be registered at the same date and time as Application O395303.
2. In order of priority, Scheme Notice O611358 be registered on Annexure A of the Record of Strata Titles Scheme on Strata Plan 70204 with a registration date of 15 May 2020 being the same date as Application O395303 as follows:

Record of Strata Titles Scheme

Document					
Number	Particulars	Date recorded/ lodged/registered	Nature	Number	Registered
O611358	Scheme Notice	15/05/2020			

3. A copy of these directions be placed with application O395303 and scheme notice O611358.

S E Dukes

**SUSAN DUKES
COMMISSIONER OF TITLES**

29 January **2021**