



Document number O495443  
 Lodgement date 11/09/2020 14:23:10

# Caveat

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## Jurisdiction

Western Australia

## Legislation

Transfer of Land Act 1893

## Document details

Document type	Caveat	ELN lodgement case id	205162956
ELN id	PEXA	ELN document id	552265918
ELN workspace id	4984577	ELN counterpart id/s	552265918-260319728

## Responsible subscriber and contact details

Name	PARTNERS OF HWL EBSWORTH LAWYERS	Contact fax	03 8644 3643
Customer code	EFA10710	Contact phone	03 8644 3500
Contact name	HWL Ebsworth Lawyers	Contact email	
Contact address	LEVEL 26 530 COLLINS STREET MELBOURNE VIC 3000	Client reference	ELP 968246 - Senses - Margaret

## Lodgement fees

Fee description	Net	Gst	Fees
ELNO - Caveat	\$178.20	\$0.00	\$178.20
		Total	\$178.20

## Operative clause

The caveator claims the Estate or Interest specified in the Land on the Grounds set out herein and forbids the registration of any Instrument affecting the Estate and Interest to the Extent of Prohibition as specified.

## Land

Title(volume-folio)	Extent	Land description	Estate and/or interest
1594-838	Whole	59/P6589	FEE SIMPLE

## Caveator/s

SENSES AUSTRALIA (ACN 162912156)

## Estate and interest being claimed

Interest as Lessee

## Grounds of claim

**Claim statement** Lease for the following Lease Term with the following Parties and Date

**Lease term** Lease for a term of 2 years commencing on 13 March 2020 and ending on 12 March 2022 together with 3 options of renewal of 2 years each

**Parties** SENSES AUSTRALIA  
KATHRYN NORMA MCGOWAN

**Date** 23/01/2020

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Extent of prohibition

Unless the instrument is expressed to be subject to the caveator's claim

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Service of notice to the caveator/s

Address 11 KITCHENER AVENUE BURSWOOD WA 6100

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Registered proprietor/s

KATHRYN NORMA MCGOWAN OF LOT 108 YALGARDUP PLACE, MARGARET RIVER

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Subscriber Certification and Execution on behalf of Caveator/s

PARTNERS OF HWL EBSWORTH LAWYERS (ABN 37246549189) makes the following certifications:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

Digitally signed by LYNNETTE GOH for PARTNERS OF HWL EBSWORTH LAWYERS (ABN 37246549189) on behalf of SENSES AUSTRALIA (ACN 162912156) on 11 September 2020



7 October 2020

KATHRYN NORMA MCGOWAN  
LOT 108 YALGARDUP PLACE  
MARGARET RIVER, WA 6285

Dear Sir/Madam

I advise that a caveat has been lodged against the Certificate of Title for your land. Your land ownership details are described in the schedule overleaf.

Some details of the Caveat including a copy of part of the "Estate or interest claimed" section are shown in the schedule overleaf.

A caveat is a statutory notice lodged against the Certificate of Title for the land evidencing a claim to an interest in that land. The claim is made by a person who is not the registered owner of the land. The person claiming the interest in the land is known as the caveator.

The existence of a caveat on the title does not allow the caveator to deal with the land, however the caveat may prevent the registration of any change to the title for the land until notice of that change has been given to the caveator.

The caveat will remain on the title until it is withdrawn by the caveator or action is taken for its removal.

A complete copy of the caveat may be obtained (on payment of the prescribed fee) at [www.landgate.wa.gov.au](http://www.landgate.wa.gov.au). If you wish to seek further information regarding the caveat, Landgate may be contacted on +61 (0)8 9273 7373 or by email to [customerservice@landgate.wa.gov.au](mailto:customerservice@landgate.wa.gov.au). Please be aware that legal advice cannot be provided. Customers requiring any legal advice must seek their own independent legal advice.

Finally, please note that, due to the numbers of caveats lodged daily at the Western Australian Land Information Authority (Landgate), the Registrar of Titles is personally not able to assist you with caveat enquiries.

Sincerely,

A handwritten signature in black ink that reads "BRoberts".

BRUCE ROBERTS  
REGISTRAR OF TITLES

Western Australian Land Information Authority ABN 86 574 793 858  
1 Midland Square, Midland, Western Australia 6056  
Postal Address: PO Box 2222, Midland, Western Australia 6936  
Telephone +61 (0)8 9273 7373 TTY +61 (0)8 9273 7571 [landgate.wa.gov.au](http://landgate.wa.gov.au)



## THE SCHEDULE

Caveat No:	O495443
Caveator:	SENSES AUSTRALIA
Nature of Claim:	UNLESS THE INSTRUMENT IS EXPRESSED TO BE SUBJECT TO THE CAVEATOR'S CLAIM
Affected Titles:	1594-838
Affected Documents:	
Estate/Interest Claimed:	CLAIM CATEGORY: LEASE CLAIM STATEMENT: INTEREST AS LESSEE

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