

contract for sale of land or strata title by offer and acceptance



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000008471658



NOTICE: Contracts must be lodged with the Office of State Revenue for duty assessment within two (2) months of the date the last person executes the Contract
WARNING - If the Buyer is not an Australian Citizen or Permanent Resident or a New Zealand Citizen then FIRB approval (and a special condition to this Contract) may be required.
WARNING - If the Purchase Price is \$750,000 or more a Withholding Tax may apply to this Contract (see 2022 General Condition 3.7).
WARNING - If GST is relevant to this transaction then the relevant GST provision should be outlined in the Special Conditions or in an attached GST Annexure, which forms part of this Contract.

TO:
 Address
 Suburb State Postcode

As Agent for the Seller / ~~Buyer~~

THE BUYER

Name
Address
 Suburb State Postcode
Name
Address
 Suburb State Postcode

EMAIL: The Buyer consents to Notices being served at:

OFFERS TO PURCHASE the Land and Property Chattels set out in the Schedule ("Property") with vacant possession unless stated otherwise in the Special Conditions at the Purchase Price on the terms set out in the Schedule, the Conditions and Special Conditions as:

Sole owner Joint Tenants Tenants in Common specify the undivided shares

SCHEDULE

The **Property** at:
 Address
 Suburb State Postcode
 Lot Deposited/Survey/Strata/Diagram/Plan Whole / Part Vol Folio

A **deposit** of \$ of which \$ is paid now and \$ to be paid within days of acceptance to be held by

("the Deposit Holder"). The balance of the Purchase Price to be paid on the Settlement Date.

Purchase Price
Settlement Date
Property Chattels including

GST WITHHOLDING

- Is this Contract concerning the taxable supply of new residential premises or potential residential land as defined in the GST Act? YES NO
- If NO is ticked or no box is ticked (in which case the answer is deemed to be NO), then the Buyer is not required to make a payment under section 14-250 of the Taxation Administration Act 1953 (Cth).
- If YES is ticked, then the 'GST Withholding Annexure' should be attached to this Contract.

FINANCE CLAUSE IS APPLICABLE	FINANCE CLAUSE IS NOT APPLICABLE
LENDER/ <input type="text"/> MORTGAGE BROKER (NB. If blank, can be any) <input type="text"/> LATEST TIME: 4pm on: <input type="text"/> AMOUNT OF LOAN: <input type="text"/> SIGNATURE OF BUYER <input type="text"/> <input type="text"/>	Signature of the Buyer if Finance Clause IS NOT applicable <input type="text"/> <input type="text"/>

NOTE: IF THIS DOCUMENT IS ON SEPARATE PAGES OR IS TO BE FAXED THEN ALL PARTIES SHOULD SIGN ALL PAGES.

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CONDITIONS

1. SUBJECT TO FINANCE

If the Buyer signs the "Finance Clause is not Applicable" box in the Schedule, or if no information is completed in the 'Finance Clause is Applicable' box in the Schedule, then this Clause 1 does not apply to the Contract.

If any information is completed in or the Buyer signs the 'Finance Clause is Applicable' box in the Schedule then this Clause 1 applies to the Contract.

1.1 Buyer's Obligation to Apply for Finance and Give Notice to the Seller

- (a) The Buyer must:
- (1) immediately after the Contract Date make a Finance Application to a Lender or a Mortgage Broker using, if required by the Lender, the Property as security; and
 - (2) use all best endeavours in good faith to obtain Finance Approval.
- (b) If the Buyer does not comply with Clause 1.1(a) or 1.1(c)(1) then the Contract will not come to an end pursuant to clause 1.2 and the Buyer may not terminate the Contract under Clause 1.3. The rights of the Seller under this Clause 1.1 will not be affected if the Buyer does not comply with Clause 1.1.
- (c) The Buyer must immediately give to the Seller or Seller Agent:
- (1) an Approval Notice if the Buyer obtains Finance Approval; or
 - (2) a Non Approval Notice if the Finance Application is rejected;
- at any time while the Contract is in force and effect.

1.2 No Finance Approval by the Latest Time: Non Approval Notice Given

This Contract will come to an end without further action by either Party if on or before the Latest Time:

- (a) the Finance Application has been rejected; or
- (b) a Non Approval Notice, is given to the Seller or Seller Agent.

1.3 No Finance Approval by the Latest Time: No Notice Given

If by the Latest Time the Seller or Seller Agent has not been given:

- (a) an Approval Notice; or
- (b) a Non Approval Notice;

then this Contract will be in full force and effect unless and until either the Seller gives written Notice of termination to the Buyer or the Buyer terminates this Contract by giving a Non-Approval Notice to the Seller or Seller Agent.

1.4 Finance Approval: Approval Notice Given

If by the Latest Time, or if Clause 1.5 applies, before the Contract is terminated:

- (a) Finance Approval has been obtained; or
- (b) an Approval Notice has been given to the Seller or Seller Agent;

then this Clause 1 is satisfied and this Contract is in full force and effect.

1.5 Notice Not Given by Latest Time: Sellers Right to Terminate

If by the Latest Time an Approval Notice or a Non Approval Notice has not been given to the Seller or Seller Agent then at any time until an Approval Notice or a Non Approval Notice is given, the Seller may terminate this Contract by written Notice to the Buyer.

1.6 Buyer Must Keep Seller Informed: Evidence

- (a) If requested in writing by the Seller or Seller Agent the Buyer must:
- (1) advise the Seller or Seller Agent of the progress of the Finance Application; and
 - (2) provide evidence in writing of:
 - (i) the making of a Finance Application in accordance with Clause 1.1 (a) and of any loan offer made, or any rejection; and/or
 - (ii) in the case of any Finance Application made to a Mortgage Broker, any "preliminary assessment" of the suitability of the proposed credit contract provided to the Buyer by the Mortgage Broker pursuant to section 116 of the Credit Protection Act; and
 - (3) if applicable, advise the Seller or Seller Agent of the reasons for the Buyer not accepting any loan offer.
- (b) If the Buyer does not comply with the request within 2 Business Days then the Buyer authorises the Seller or Seller Agent to obtain from the Lender and/or Mortgage Broker the information referred to in Clause 1.6(a).

1.7 Right To Terminate

If a Party has the right to terminate under this Clause 1, then:

- (a) termination must be effected by written Notice to the other Party;
- (b) Clauses 23 and 24 of the 2022 General Conditions do not apply to the right to terminate;
- (c) upon termination the Deposit and any other monies paid by the Buyer must be repaid to the Buyer;
- (d) upon termination neither Party will have any action or claim against the other for breach of this Contract, except for a breach of Clause 1.1 by the Buyer.

1.8 Waiver

The Buyer may waive this Clause 1 by giving written Notice to the Seller or Seller Agent at any time before the Latest Time, or if Clause 1.5 applies, before the Contract is terminated. If waived this Clause is deemed satisfied.

1.9 Definitions

In this Clause:

Amount of Loan means the amount referred to in the Schedule, any lesser amount of finance referred to in the Finance Application or any lesser amount of finance acceptable to the Buyer. If the amount referred to in the Schedule is blank, then the amount will be an amount equivalent to the Purchase Price.

Approval Notice means a statement in writing given by the Buyer, a Lender or a Mortgage Broker to the Seller, or Seller Agent to the effect that Finance Approval has been obtained.

Credit Protection Act means the *National Consumer Credit Protection Act, 2009* (Cwth).

Finance Application means an application made by or on behalf of the Buyer:

- (a) to a Lender to lend any monies payable under the Contract; or
- (b) to a Mortgage Broker to facilitate an application to a Lender.

Finance Approval means a written approval by a Lender of the Finance Application, a written offer to lend or a written notification of an intention to offer to lend made by a Lender:

- (a) for the Amount of Loan;
- (b) which is unconditional or subject to terms and conditions:
 - (1) which are the Lender's usual terms and conditions for finance of a nature similar to that applied for by the Buyer; or
 - (2) which the Buyer has accepted by written communication to the Lender, but a condition which is in the sole control of the Buyer to satisfy will be treated as having been accepted for the purposes of this definition; or
 - (3) which, if the condition is other than as referred to in paragraphs (1) and (2) above includes:
 - (i) an acceptable valuation of any property;
 - (ii) attaining a particular loan to value ratio;
 - (iii) the sale of another property; or
 - (iv) the obtaining of mortgage insurance;and has in fact been satisfied.

Latest Time means:

- (a) the time and date referred to in the Schedule; or
- (b) if no date is nominated in the Schedule, then 4pm on the day falling 15 Business Days after the Contract Date.

Lender means any bank, building society, credit union or other institution which makes loans and in each case carries on business in Australia.

Mortgage Broker means means a holder of an Australian Credit Licence pursuant to section 35 of the Credit Protection Act or a credit representative pursuant to sections 64 or 65 of that legislation.

Non Approval Notice means:

- (a) advice in writing given by the Buyer or a Lender to the Seller, or Seller Agent to the effect that the Finance Application has been rejected or Finance Approval has not been obtained; or
- (b) advice in writing from a Mortgage Broker to the Seller or Seller Agent to the effect that:
 - (1) (i) they have made inquiries about the Buyer's requirements and objectives under this Contract;
 - (ii) they have conducted a "preliminary assessment" pursuant to sections 116 and 117 of the Credit Protection Act of the suitability of the credit contract proposed for the Buyer arising from the Finance Application; and
 - (iii) they have assessed that proposed credit contract as being unsuitable for the Buyer; or
- (2) the Finance Application to a Lender has been rejected.

2. Acceptance of an offer by one Party to the other Party will be sufficiently communicated by the accepting Party to the other Party if verbal or written notification is given by the accepting Party or their Representative or Real Estate Agent that the accepting Party has signed the Contract.
3. The 2022 General Conditions are incorporated into this Contract so far as they are not varied by or inconsistent with the Conditions or Special Conditions of this Contract.
4. The parties consent to the information in this Contract being used/disclosed by REIWA and the Seller Agent in accordance with the privacy collection notices pursuant to the Australian Privacy Principles that appear on the REIWA and Seller Agent's websites.

SPECIAL CONDITIONS

1. The Buyer is aware that they will be required, prior to settlement, to complete and lodge a Foreign Transfer Duty Declaration which may result in the payment by them of Foreign Transfer Duty which is not included in the purchase price. The buyer acknowledges they have made all necessary enquiries to satisfy themselves about their responsibilities regarding Foreign Transfer Duty.

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SPECIAL CONDITIONS - Continued

BUYER [If a corporation, then the Buyer executes this Contract pursuant to the Corporations Act.]

Signature 	Date	Signature	Date
Signature 	Date	Signature	Date

THE SELLER (FULL NAME AND ADDRESS) ACCEPTS the Buyer's offer

Name	NVCM PTY LTD		
Address	192 Walcott Street		
Suburb	Mount Lawley	State	WA
		Postcode	6050
Name			
Address			
Suburb		State	
		Postcode	

EMAIL: The Seller consents to Notices being served at:

[If a corporation, then the Seller executes this Contract pursuant to the Corporations Act.]

Signature	Date	Signature	Date
Signature	Date	Signature	Date

RECEIPT OF DOCUMENTS

The Buyer acknowledges receipt of the following documents:

1. This offer and acceptance
2. Strata disclosure & attachments (if strata)
3. 2022 General Conditions
4. Certificate of Title

5. Annexure of changes to General Conditions (form 198)

Signature 	Signature 
---	---

RECEIPT OF DOCUMENTS

The Seller acknowledges receipt of the following documents:


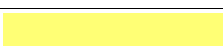
1. This offer and acceptance
2. 2022 General Conditions

3. Annexure of changes to General Conditions (form 198)

Signature	Signature
-----------	-----------

CONVEYANCER (Legal Practitioner/Settlement Agent)

The Parties appoint their Representative below to act on their behalf and consent to Notices being served on that Representative's email address.

	BUYER'S REPRESENTATIVE	SELLER'S REPRESENTATIVE
Name	<input type="text"/>	<input type="text"/>
Signature		<input type="text"/>
		<input type="text"/>

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04/22

ANNEXURE OF CHANGES TO THE 2022 GENERAL CONDITIONS CAUSED BY CHANGES TO THE TRANSFER OF LAND ACT 1893

LANDGATE WILL NOT ISSUE, OR REQUIRE DUPLICATE CERTIFICATES OF TITLE FOR LAND TO BE PRODUCED, FROM THE 7TH AUGUST 2023, CONSEQUENTLY THE PARTIES AGREE TO VARY THE 2022 GENERAL CONDITIONS IN THE FOLLOWING MANNER:

	CONDITION	CHANGES
1.	3.10(a)	Delete subclause (1).
2.	3.11	Delete clause 3.11.
3.	26.1 definition of <i>"Duplicate Certificate of Title"</i>	Delete the definition of <i>"Duplicate Certificate of Title"</i> .

Buyer

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

Seller

Signature _____

Name NVCM PTY LTD

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

AUSTRALIAN STANDARD PRE-PURCHASE INSPECTION FOR TIMBER PESTS



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ANNEXURE B

This annexure forms part of the Contract for the Sale of Land or Strata Title for the Property at

192 Walcott Street, Mount Lawley WA 6050

1. The Buyer may at their expense obtain a non-invasive written Report on any Timber Pest Activity or Damage of the residential building and of the following described areas Located upon the Property ("**Building**"). If nothing is completed in the blank space then the Building will be the residential Building only.

14 days after acceptance

This Annexure does not apply to: (a) any Activity or Damage outside the Building; (b) any comments in the Report about conditions conducive to or susceptibility to Timber Pests; or (c) recommendations for further investigations.

2. The Buyer must serve a copy of the Report on the Seller, Seller Agent or Seller Representative by 4PM on: *complete (a) or (b)
(a*) / / OR (b*) ("Date")
3. If the Buyer, and Seller, Seller Agent or Seller Representative do not receive the Report before the Date then the Buyer will be deemed to have waived the benefit of this Annexure. Time is of the essence.
4. If the Report identifies Activity on, or Damage to, the Building, the Buyer may at any time within three (3) Business Days after the Date serve a Timber Pest Notice on the Seller, Seller Agent or Seller Representative giving the Seller Five (5) Business Days to agree to Eradicate and/or Repair.
5. If the Seller elects in writing to Eradicate and/or Repair pursuant to the Timber Pest Notice then the Settlement Date will be delayed until the later of: (a) three (3) Business Days after the Seller's Work is completed as certified by, the Seller's Builder in relation to Repair or a Consultant in relation to Eradication or, the later of them if both are required and (b) the Settlement Date.
6. The Seller must do the Work expeditiously and in a good and workmanlike manner through (a) a Builder to Repair or (b) a Consultant to Eradicate, and provide evidence to the Buyer of completion of the Work.
7. If, prior to the Seller commencing the Work, the Seller and Buyer wish to agree and do agree an amount to be paid by the Seller to the Buyer then that amount will be deducted from the Purchase Price at Settlement and the Seller will not undertake the Work.
8. If the Seller does not agree in writing to Eradicate and/or Repair within Five (5) Business Days from when the Timber Pest Notice was served on the Seller, Seller Agent or Seller Representative then
(a) At any time within a further Five (5) Business Days after (1) that period ending (if no notice is given by the seller); or (2) the date notice in writing is given by the Seller to the Buyer, the Buyer may give notice in writing to the Seller, Seller Agent or Seller Representative terminating the Contract and the Deposit and other monies paid will be repaid to the Buyer;
(b) if the Buyer does not terminate the Contract pursuant to this clause 8, then this Annexure ceases to apply and the Contract continues unaffected by this Annexure.
9. In this Annexure:
- 9.1 "Activity" means evidence of the presence of current Timber Pests.
- 9.2 "Builder" means a registered building service contractor (as defined in the *Building Services (Registration) Act 2011*WA) qualified to remedy the matters set out in the Major Structural Defects Notice.
- 9.3 "Consultant" means an independent inspector qualified and experienced in undertaking, pre-purchase property inspections pursuant to the Standard and Eradication.
- 9.4 "Damage" means evidence of damage caused by Timber Pests to the Building.
- 9.5 "Date" means the date inserted or calculated in clause 2. If no date is inserted in clause 2 then the Date will be Five (5) Business Days from the later of: (i) the Contract Date; or (ii) the Latest Time for Finance Approval (if any).
- 9.6 "Eradicate" and "Eradication" mean the treatment necessary to eradicate Activity affecting the Building.
- 9.7 "Repair" means the Work necessary to repair any Damage.
- 9.8 "Report" means a report performed in accordance with the Standard by a Consultant at the Property.
- 9.9 "Standard" means Australian Standard AS 4349.3-2010 (as amended from time to time) Inspection of buildings Timber Pest Inspections.
- 9.10 "Timber Pests" means subterranean and dampwood termites, borers of seasoned timber and wood decay fungi as defined in the Standard.
- 9.11 "Timber Pest Notice" means a Notice in writing from the Buyer to the Seller to provide the Seller with the opportunity to agree to Eradicate and/or Repair that the Buyer requires pursuant to the Report.
- 9.12 "Work" means the work required to Repair pursuant to the Timber Pest Notice.
- 9.13 Words not defined in this Annexure have the same meaning as defined in the Standard or the 2022 General Conditions.

BUYER SIGNATURE

BUYER SIGNATURE

SELLER SIGNATURE

SELLER SIGNATURE

BUYER SIGNATURE

BUYER SIGNATURE

SELLER SIGNATURE

SELLER SIGNATURE

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1301 219

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



LAND DESCRIPTION:

LOT 825 ON PLAN 3218

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

NVCM PTY LTD OF PO BOX 39 STONEVILLE WA 6081

(T P814112) REGISTERED 7/12/2023

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

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: 1301-219 (825/P3218)
PREVIOUS TITLE: 673-125
PROPERTY STREET ADDRESS: 192 WALCOTT ST, MOUNT LAWLEY.
LOCAL GOVERNMENT AUTHORITY: CITY OF STIRLING

Transfer 50911/65 (4799) MM
Volume 673 Folio 125



WESTERN AUSTRALIA.

ORIGINAL
REGISTER BOOK.

INDEXED *EW*

Vol. 1301 Fol. No. 219 (S)

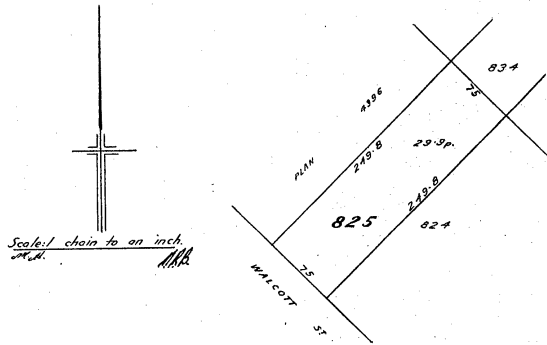
Certificate of Title

CT 1301 0219 F



under "The Transfer of Land Act, 1893" (56 Vic. 14, Sch. 5).

John Arthur Bourne, Electrical Foreman and Muriel Bourne, his Wife, both of 9 Beaton Street, Wilson, are now the proprietors as joint tenants of an estate in fee simple subject to the easements and encumbrances notified hereunder in all that piece of land delineated and coloured green on the map hereon containing twenty-nine and nine-tenths perches or thereabouts, being portion of Swan Location Z and being Lot 825 on Plan 3218.



Dated the twentieth day of July One thousand nine hundred and sixty-five.

M. Blackmore
Registrar of Titles.

Transfer A734972 to Geoffrey Charles Moore, Company Director and Angela Margaret Moore, his wife, both of Plot 3 119 Stirling Highway, Nedlands as joint tenants. Registered 12th October 1973 at 9.11 o'clock



Transfer C89392 to Gary Stuart Boulter, Civil Engineer and Marilyn Jean Boulter, Insurance Claims Adjuster, both of Unit 3, 3 Vincent Street, Nedlands, as joint tenants. Registered 3rd March, 1981 at 9.05 o'clock.



Transfer D87522 to Franco Domenico Joseph Calcei, Engineer and Janice Margaret Calcei, Secretary both of 192 Walcott Street, Mount Lawley, as joint tenants. Registered 13th August 1985 at 9.15 o'clock.



Transfer E779140 to Paul Francis Roberts and Petra Sylvia Roberts both of 32 Sylvia Street, Balcatta, as joint tenants. Registered 3rd January 1992 at 8.22 hrs.



The correct address of the registered proprietors is now 192 Walcott Street, Mt. Lawley. By G261902. Dated 21st August 1996 at 12.17 p.m.



88360/77/64-48,500-11/C

For encumbrances and other matters affecting the land see back.

Superseded - Copy for Sketch Only

EASEMENTS AND ENCUMBRANCES REFERRED TO

Mortgage A734973 to Bank of New South Wales Savings Bank Limited. Registered 12th October 1973 at 9.11o.c. **DISCHARGED**



Mortgage A734974 to Bank of New South Wales. Registered 12th October 1973 at 9.11o.c.



Mortgage B714169 of Bank of New South Wales. Registered 18th May, 1979 at 9.00 o.c. **DISCHARGED**



Discharge B966679 of Mortgage B714169. Registered 4th August, 1980 at 9.04 o.c.



Discharge C89390 of Mortgage A734973. Registered 3rd March, 1981 at 9.05 o.c.



Discharge C89391 of Mortgage A734974. Registered 3rd March, 1981 at 9.05 o.c.



Mortgage C89393 to Bank of New South Wales Bank Limited. Registered 3rd March, 1981 at 9.05 o.c. **DISCHARGED**



Mortgage C89394 to Bank of New South Wales. Registered 3rd March, 1981 at 9.05 o.c. **DISCHARGED**



Discharge D87520 of Mortgage C89393. Registered 13th August 1985 at 9.15 o.c.



Discharge D87521 of Mortgage C89394. Registered 13th August 1985 at 9.15 o.c.



Mortgage D87523 to Australia and New Zealand Banking Group Ltd. Registered 13th August 1985 at 9.15 o.c. **DISCHARGED**



Discharge E779139 of Mortgage D087523. Registered 3rd January 1992 at 8.22 hrs.



Mortgage E779141 to Bank of Western Australia Ltd. Registered 3rd January 1992 at 8.22 hrs. **DISCHARGED**



Discharge G261901 of Mortgage E779141. Registered 21st August 1996 at 12.17 hrs.



Mortgage G261902 to St George Bank Ltd. Registered 21st August 1996 at 12.17 hrs. **DISCHARGED**



Discharge G641624 of Mortgage G261902. Registered 21st November 1997 at 8.15 hrs.



Mortgage G641625 to Bank of Western Australia Ltd. Registered 21st November 1997 at 8.15 hrs.



CT 1301 0219 B



CERTIFICATE OF TITLE

Vol. 1301 Fol. No. 219

Superseded - Copy for Sketch Only

PLAN 3218(1)
SHEETS



PT OF SWAN LOC.Z.

L.T.O. Cor. 1540. - 11.
FB# 4877 & 6808.
Check Survey FB# 4928.

INDEX PLANS PERTH 2000 14-28
13-28

C/TS NOW 493-51

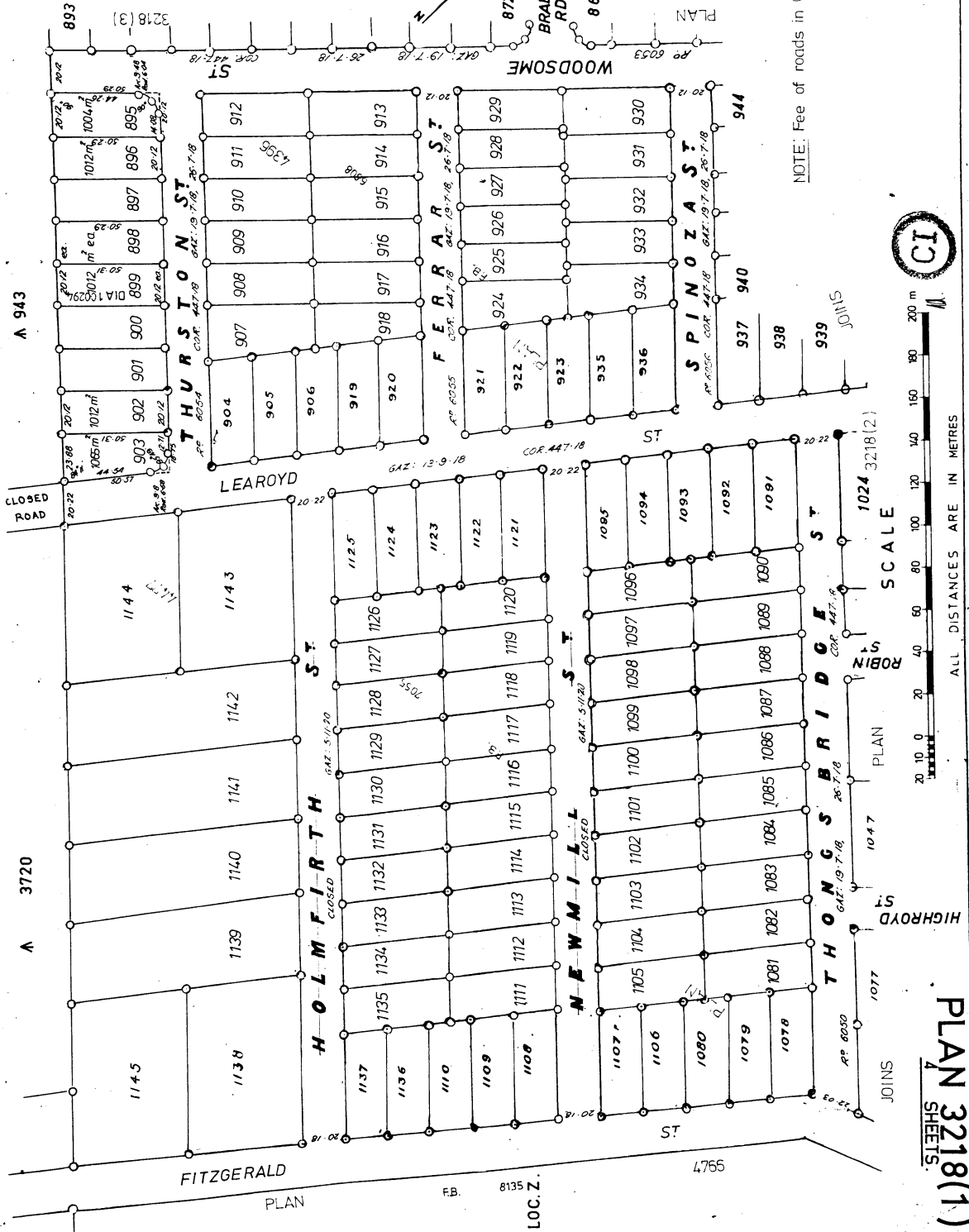
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* 893-7

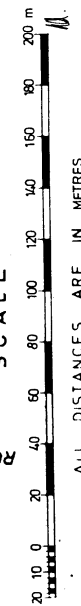
* 1014-792

APPROVED.

9. 10. 11.



NOTE: Fee of roads in CIT 355-53 & ST corners in CIT 493-51



PLAN 3218(1)
SHEETS

PLAN 3218(2)
SHEETS.

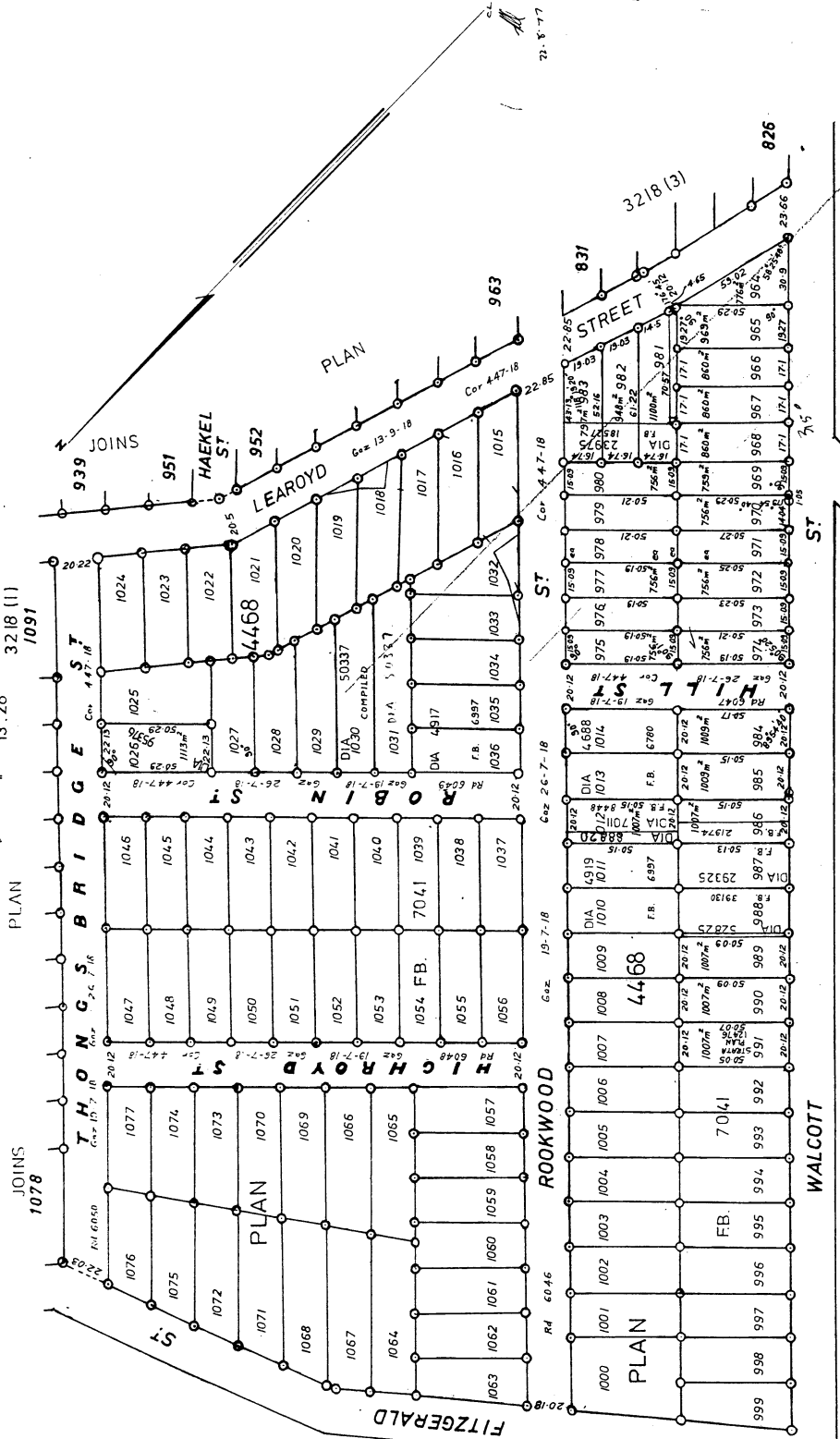
PT OF SWAN LOC.Z.

L.T.O. Cor. 1540 - 11.
FB: 4877 & 6808.
Check Survey FB4928.

APPROVED
9. 10. 11.

INDEX PLANS PERTH 2000 13.27
13.28

NOW C/T 493-51
807-36
893-7
1014-792



PLAN

PLAN

PLAN

PLAN

PLAN

PLAN

PLAN 3218(2)
SHEETS.

SCALE



ALL DISTANCES ARE IN METRES



P 003218 F 02



PLAN 3218(3)
SHEETS

PT OF SWAN LOC.Z.

L.T.O. Cor. 1540 - 11.
FB# 4877 & 6808.

Check Survey F.B.4928.

INDEX PLANS PERTH 2000 13.27

P 003218 F 03



NOTE:- FEE OF ROADS IN C/T 356-53
& STREET CORNERS IN C/T 493-51

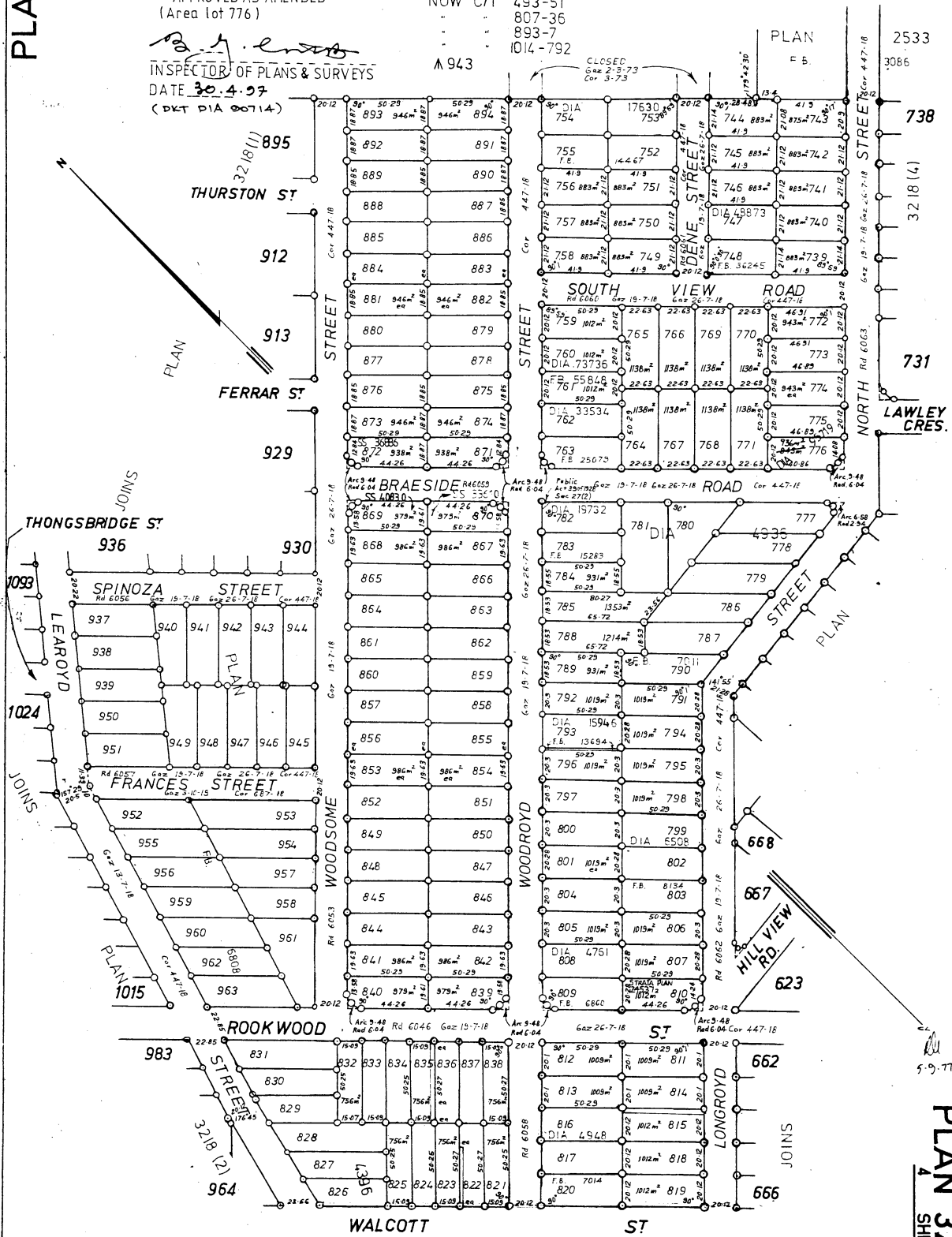
APPROVED
9. 10. 11.

APPROVED AS AMENDED
(Area lot 776)

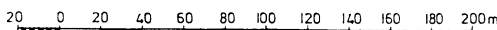
INSPECTOR OF PLANS & SURVEYS
DATE 30.4.97
(DKT DIA 00714)

NOW C/T 493-51
807-36
893-7
1014-792

▲ 943



SCALE



ALL DISTANCES ARE IN METRES



PLAN 3218(3)
SHEETS

PLAN 3218 (4)

PT. OF SWAN LOC. Z

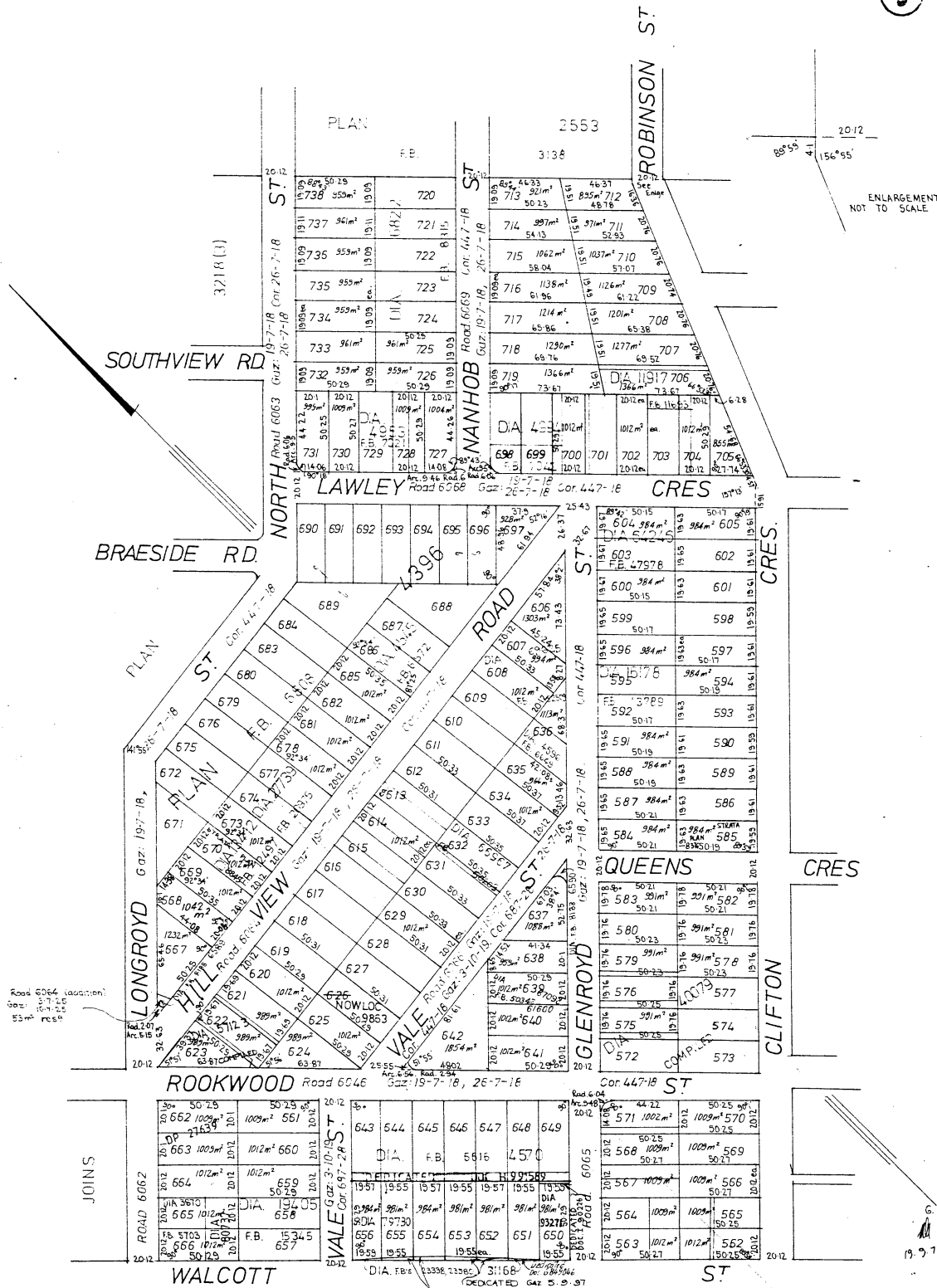
L.T.O. Cor. 15.40-11
FBs 4877 & 6808
Check Survey F.B. 4928
INDEX PLANS PERTH 2000.13-27, 14-27, 14-28
C/T NOW 493-51
807-36
893-7
1014-792

P 003218 F 04



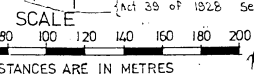
APPROVED
9-10-11

NOTE: FEE OF ROADS IN C/T 356-53 &
ST CORNERS IN C/T 493-51



Road 6064 (location)
Gaz: 19-7-18
53m wide

ENLARGEMENT
NOT TO SCALE



PLAN 3218 (4)

Plan 3218

Lot	Certificate of Title	Lot Status	Part Lot
0	N/A	Retired	
562	N/A	Retired	Yes
563	N/A	Retired	Yes
564	N/A	Retired	Yes
565	N/A	Retired	Yes
566	1548/475	Registered	
567	N/A	Retired	Yes
568	N/A	Retired	Yes
569	1014/143	Registered	
570	1464/784	Registered	
571	N/A	Retired	Yes
575	1282/261	Registered	
576	1164/354	Registered	
578	704/163	Registered	
579	N/A	Retired	Yes
580	1247/181	Registered	
581	2193/676	Registered	
582	1743/568	Registered	
583	SP31785	Strata'd	
584	SP39780	Strata'd	
584	1851/535 (Cancelled)	Strata'd	
585	SP8376	Strata'd	
586	2194/290	Registered	
587	604/66A	Registered	
588	1411/297	Registered	
589	1397/283	Registered	
590	1641/691	Registered	
591	1348/866	Registered	
592	1165/835 (Cancelled)	Retired	
593	1670/370	Registered	
594	1441/701	Registered	
595	1125/252 (Cancelled)	Retired	
596	1381/980	Registered	
597	1920/200	Registered	
598	1727/216	Registered	
599	1942/563	Registered	
600	1790/964	Registered	
601	43/259A	Registered	
602	2086/813	Registered	
605	1936/951	Registered	
609	1776/745	Registered	
610	785/126	Registered	
611	92/92A	Registered	
612	1590/785	Registered	
613	N/A	Retired	Yes

Plan 3218

Lot	Certificate of Title	Lot Status	Part Lot
614	N/A	Retired	Yes
615	N/A	Retired	Yes
616	1239/693	Registered	
617	1374/557	Registered	
618	1477/692	Registered	
619	1751/93	Registered	
620	1633/86	Registered	
621	155/4A	Registered	
624	N/A	Retired	Yes
625	736/107	Registered	
627	1733/781	Registered	
628	1462/743	Registered	
629	149/157A	Registered	
630	789/53	Registered	
631	N/A	Retired	Yes
633	1555/118	Registered	
634	1237/401	Registered	
635	1896/639	Registered	
651	1312/401	Registered	
652	1312/592	Registered	
653	7/118A	Registered	
654	1302/818	Registered	
655	1759/656	Registered	
656	1313/806	Registered	
659	1423/940	Registered	
660	121/141A	Registered	
661	1717/830	Registered	
662	2014/676 (Cancelled)	Retired	
663	1343/222 (Cancelled)	Retired	
664	SP25903	Strata'd	
667	1934/220	Registered	
668	1700/140	Registered	
669	1671/511	Registered	
670	SP8845	Strata'd	
673	1922/224	Registered	
678	764/61	Registered	
681	1865/705	Registered	
682	1767/275	Registered	
685	1253/523	Registered	
697	848/132	Registered	
700	720/142	Registered	
701	N/A	Retired	Yes
702	1721/836	Registered	
703	N/A	Retired	
704	N/A	Retired	Yes

Plan 3218

Lot	Certificate of Title	Lot Status	Part Lot
705	1402/291	Registered	
706	1053/483	Registered	
707	1053/483	Registered	
708	1250/444	Registered	
709	1881/343	Registered	
710	1665/297	Registered	
711	2085/493	Registered	
712	496/171A	Registered	
713	1549/788	Registered	
714	1738/557	Registered	
715	1003/456	Registered	
716	1745/86	Registered	
717	1735/300	Registered	
718	975/161	Registered	
719	1273/239	Registered	
725	1694/297	Registered	
726	1555/141	Registered	
727	744/131	Registered	
728	744/131	Registered	
730	1445/924	Registered	
731	1064/56	Registered	
732	1899/148	Registered	
733	2074/405	Registered	
734	1328/875	Registered	
735	1014/168	Registered	
736	1036/784	Registered	
737	1068/928	Registered	
738	SP33042	Strata'd	
739	883/11	Registered	
740	1228/596	Registered	
741	1117/14	Registered	
742	1117/13	Registered	
743	890/186	Registered	
744	1072/830	Registered	
745	1022/254	Registered	
746	1987/765	Registered	
749	953/60	Registered	
750	1092/861	Registered	
751	1092/860	Registered	
756	1031/460	Registered	
757	1101/685	Registered	
758	1857/434	Registered	
759	1512/500	Registered	
764	1486/391	Registered	
765	920/43	Registered	

Plan 3218

Lot	Certificate of Title	Lot Status	Part Lot
766	1000/937	Registered	
767	1623/484	Registered	
768	496/4A	Registered	
769	1912/23	Registered	
770	2197/82	Registered	
771	1843/470	Registered	
772	1431/974	Registered	
773	1431/975	Registered	
774	1671/920	Registered	
784	1821/412	Registered	
785	909/1	Registered	
788	1862/150	Registered	
789	1257/188	Registered	
791	SP41497	Strata'd	
791	2050/645 (Cancelled)	Strata'd	
792	901/170	Registered	
794	52/16A	Registered	
795	43/71A	Registered	
796	1144/481	Registered	
797	1082/519	Registered	
798	1414/611	Registered	
800	1736/626	Registered	
801	1416/58	Registered	
804	893/88	Registered	
805	1043/47	Registered	
806	1541/575	Registered	
807	1988/26	Registered	
810	SP24537	Strata'd	
811	1431/274	Registered	
812	828/134	Registered	
813	879/189	Registered	
814	2228/599	Registered	
815	N/A	Retired	
818	302/22A	Registered	
819	1696/884	Registered	
821	1358/588	Registered	
822	N/A	Retired	Yes
823	2059/290	Registered	
824	834/68	Registered	
825	1301/219	Registered	
832	733/74	Registered	
833	1018/495	Registered	
834	1554/475	Registered	
835	N/A	Retired	
835	N/A	Retired	Yes

Plan 3218

Lot	Certificate of Title	Lot Status	Part Lot
835	1741/408	Registered	
836	1298/926	Registered	
837	1794/471	Registered	
838	1566/953	Registered	
839	2044/453	Registered	
840	1314/950	Registered	
841	1303/70	Registered	
842	1255/193	Registered	
843	803/179	Registered	
844	1912/169	Registered	
845	1790/505	Registered	
846	1327/869	Registered	
847	841/194	Registered	
848	1468/649	Registered	
849	966/143	Registered	
850	835/40	Registered	
851	1075/533	Registered	
852	1498/712	Registered	
853	1821/372	Registered	
854	1672/2	Registered	
855	850/127	Registered	
856	1792/864	Registered	
857	1943/203	Registered	
858	1263/250	Registered	
859	1375/996	Registered	
860	1051/558	Registered	
861	1005/725	Registered	
862	1496/212	Registered	
863	1037/136	Registered	
864	901/172	Registered	
865	1031/512	Registered	
866	1743/426	Registered	
867	1997/730	Registered	
868	SP35562	Strata'd	
869	SP40830	Strata'd	
869	1756/516 (Cancelled)	Strata'd	
870	SP33610	Strata'd	
871	837/186 (Cancelled)	Strata'd	
871	SP40954	Strata'd	
872	SP36886	Strata'd	
873	SP29085	Strata'd	
874	1072/701	Registered	
875	1072/700	Registered	
876	895/16	Registered	
877	1000/211	Registered	

Plan 3218

Lot	Certificate of Title	Lot Status	Part Lot
878	1431/979	Registered	
879	1747/779	Registered	
880	1668/668	Registered	
881	1309/863	Registered	
882	1658/85	Registered	
883	1649/68	Registered	
884	1015/782	Registered	
885	1028/953	Registered	
886	1065/667	Registered	
887	415/48A	Registered	
888	997/76	Registered	
889	1093/481	Registered	
890	1109/36	Registered	
891	1171/453	Registered	
892	1139/939	Registered	
893	1136/739	Registered	
894	1171/452	Registered	
895	1140/284	Registered	
896	1124/909	Registered	
897	1092/676	Registered	
898	1100/476	Registered	
900	1912/42	Registered	
901	1839/20	Registered	
902	1103/365	Registered	
903	1103/364	Registered	
964	SP76798	Strata'd	
964	1760/338 (Cancelled)	Strata'd	
965	1940/555	Registered	
966	1717/660	Registered	
967	1537/99	Registered	
968	1451/379	Registered	
969	1152/375	Registered	
970	1561/982	Registered	
971	2013/932	Registered	
972	1153/366	Registered	
973	1795/947	Registered	
974	1994/901	Registered	
975	1283/309	Registered	
976	1201/903	Registered	
977	1369/302	Registered	
978	1406/46	Registered	
979	1140/940	Registered	
980	747/93	Registered	
981	1020/877	Registered	
982	1246/513	Registered	

Plan 3218

Lot	Certificate of Title	Lot Status	Part Lot
983	1246/513	Registered	
984	1937/99	Registered	
985	730/11	Registered	
986	730/11	Registered	
989	1485/189	Registered	
990	705/70	Registered	
991	SP12476	Strata'd	
1012	1059/179 (Cancelled)	Retired	
9863	1991/568	Registered	