

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



APPROVED BY
THE REAL ESTATE INSTITUTE
OF WESTERN AUSTRALIA (INC.)
COPYRIGHT © REIWA 2022
FOR USE BY REIWA MEMBERS
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

LENDER/
 MORTGAGE BROKER (NB. If blank, can be any)
 LATEST TIME: 4pm on:
 AMOUNT OF LOAN:
 SIGNATURE OF BUYER

FINANCE CLAUSE IS NOT APPLICABLE

Signature of the Buyer if Finance Clause IS NOT applicable

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

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



APPROVED BY
THE REAL ESTATE INSTITUTE
OF WESTERN AUSTRALIA (INC.)
COPYRIGHT © REIWA 2022
FOR USE BY REIWA MEMBERS
000008471658



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.

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



APPROVED BY
THE REAL ESTATE INSTITUTE
OF WESTERN AUSTRALIA (INC.)
COPYRIGHT © REIWA 2022
FOR USE BY REIWA MEMBERS
000008471658



SPECIAL CONDITIONS - Continued

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

Signature		Date		Signature	
Signature		Date		Signature	

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

Name	Stellar 8 Holdings PTY LTD				
Address					
Suburb		State		Postcode	
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	
Signature		Date		Signature	

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 style="width: 90%;" type="text"/>	<input style="width: 90%;" type="text"/>
Signature		<input style="width: 90%;" type="text"/>
		<input style="width: 90%;" type="text"/>

COPYRIGHT

The copyright of this Contract by Offer and Acceptance is the property of the Real Estate Institute of Western Australia (Inc.) ("REIWA") and neither the form nor any part of it may be used or reproduced by any method whatsoever or incorporated by reference or in any manner whatsoever in any other document without the consent of the REIWA.

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 Stellar8 Holdings Pty Ltd

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

AUSTRALIAN STANDARD PRE-PURCHASE INSPECTION FOR MAJOR STRUCTURAL DEFECTS



APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA (INC.) COPYRIGHT © REIWA 2019 FOR USE BY REIWA MEMBERS 000007519513



ANNEXURE A

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

61 The Boulevarde, Mount Hawthorn WA 6016

NOTE - THIS ANNEXURE ONLY APPLIES TO, AND IS LIMITED TO, MAJOR STRUCTURAL DEFECTS PURSUANT TO APPENDIX "A" OF THE STANDARD AND NOT OTHER DEFECTS, MAINTENANCE OR OTHER SAFETY ISSUES.

1. The Buyer may at their expense obtain a written Report by 4PM on: (a*) / / *complete (a) or (b) **OR**
 (b*) 14 days after acceptance ("Date")

on any Major Structural Defects 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.

2. The Buyer must serve a copy of the Report on the Seller, Seller Agent or Seller Representative before the Date.
3. If the Buyer, and Seller Agent or Seller 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 Major Structural Defects to the Property's Building, the Buyer may at any time within three (3) Business Days after the Date serve a Major Structural Defects Notice on the Seller, Seller Agent or Seller Representative giving the Seller five (5) Business Days to agree to remedy the Major Structural Defects.
5. If the Seller elects in writing to remedy the Major Structural Defects in the Major Structural Defects 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 and (b) the Settlement Date.
6. The Seller must do the Work expeditiously and in good and workmanlike manner through a Builder and provide evidence to the Buyer of completion of the Work.
7. If, prior to the Seller commencing Work, the Seller and Buyer wish to agree and do agree an amount to be paid by the Seller to the Buyer then the 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 to remedy Major Structural Defects within five (5) Business Days from when the Major Structural Defects Notice was served on the Seller, Seller Agent or Seller Representative then:
 - (a) the Buyer may at any time within a further five (5) Business Days after that period ends, 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 "Builder" means a builder registered in Western Australia with appropriate qualifications and using such other appropriately qualified persons, necessary to remedy the matters set out in the Major Structural Defects Notice.
 - 9.2 "Consultant" means an independent inspector qualified and experienced in undertaking pre-purchase property inspections to ascertain Major Structural Defects.
 - 9.3 "Date" means the date inserted or calculated in clause 1. If nothing is inserted in clause 1 then the Date will be five (5) Business Days from the later of (i) the Contract Date; or (ii) the Latest Time for Financial Approval (if any).
 - 9.4 "Major Structural Defects" means a fault or deviation from the intended structural performance of a building element and is a major defect to the building structure of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility, or further deterioration of the building structure. Major Structural Defects does not include any non-structural element, e.g., roof plumbing and roof covering, general gas, water and sanitary plumbing, electrical wiring, partition walls, cabinetry, windows, doors, trims, fencing, minor structures, non-structural damp issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting, tiling etc., general maintenance, or spalling of masonry, fretting of mortar or rusting of primary structural elements.
 - 9.5 "Major Structural Defects Notice" means a Notice in writing from the Buyer to the Seller to provide the Seller with the opportunity to agree to rectify the Major Structural Defects that the Buyer requires to be rectified.
 - 9.6 "Report" means the report performed in accordance with Appendix A of the Standard by a **Registered Builder** ~~Consultant~~. It is not a special purpose report, nor an all-encompassing report dealing with every aspect of the Property. The Report should only be a reasonable attempt to identify Major Structural Defects to the Building structure pursuant to Appendix "A" of the Standard. The presence of defects will only be relevant in this Annexure when the defects are a Major Structural Defect.
 - 9.7 "Standard" means Australian Standard AS 4349-2007 (as amended from time to time) Inspections of buildings Part 1: Pre-purchase Structural Inspection - Residential buildings).
 - 9.8 "Work" means the work required to rectify the Major Structural Defects set out in the Major Structural Defects Notice.
 - 9.9 Words not defined in this Annexure have the same meaning as defined in the Standard or the 2018 General Conditions.

BUYER SIGNATURE

BUYER SIGNATURE

SELLER SIGNATURE

SELLER SIGNATURE

BUYER SIGNATURE

BUYER SIGNATURE

SELLER SIGNATURE

SELLER SIGNATURE

AUSTRALIAN STANDARD PRE-PURCHASE INSPECTION FOR TIMBER PESTS



APPROVED BY
THE REAL ESTATE INSTITUTE
OF WESTERN AUSTRALIA (INC.)
COPYRIGHT © REIWA 2019
FOR USE BY REIWA MEMBERS
000006626711



ANNEXURE B

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

61 The Boulevarde, Mount Hawthorn WA 6016

1. The Buyer may at their expense obtain a non-invasive written Report on any Timber Pest Activity or Damage by:

4PM on **complete one*

/ / OR

14 days after acceptance ("Date")

of the residential building and the located upon the Property ("**Building**").

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 before the 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 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) the Buyer may at any time within a further Five (5) Business Days after that period ends, 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 builder registered in Western Australia with appropriate qualifications and using such other appropriately qualified persons, necessary to Repair any Damage set out in the Timber Pest 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 1. If no date is inserted in clause 1 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 2018 General Conditions.

BUYER SIGNATURE

BUYER SIGNATURE

SELLER SIGNATURE

SELLER SIGNATURE

BUYER SIGNATURE

BUYER SIGNATURE

SELLER SIGNATURE

SELLER SIGNATURE

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1094 251

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 295 ON PLAN 3642

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

STELLAR8 HOLDINGS PTY LTD OF 78 VIKING ROAD DALKEITH WA 6009

(T P064377) REGISTERED 4/3/2022

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

1. P685960 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 24/8/2023.

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: 1094-251 (295/P3642)
PREVIOUS TITLE: 1014-533
PROPERTY STREET ADDRESS: 61 THE BOULEVARDE, MOUNT HAWTHORN.
LOCAL GOVERNMENT AUTHORITY: CITY OF VINCENT

Transfer 6667/1946
Application
From Volume Folio
1014 533

1907/29
240 97 50
2386 5 51

ORIGINAL

INDEXED



REGISTER BOOK.

Vol. 1094 Fol. 251

WESTERN AUSTRALIA.

CT 1094 0251 F

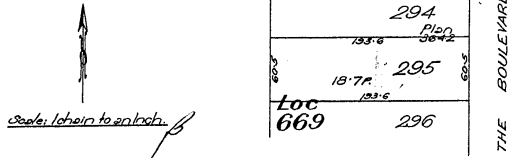


Certificate of Title

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

HAROLD LINHAM, of 61 The Boulevard, Mount Hawthorn, Fitter, is

now the proprietor 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 eighteen and seven tenths perches or thereabouts, being portion of SWAN LOCATION 669 and being Lot 295 on plan 3642.



Dated the twenty-third day of May One thousand nine hundred and forty-six.

Andreas
Registrar of Titles.

Transfer 6668/1946. Transferred to Williams Charles Aiken of 47 The Boulevard, Mount Hawthorn, Accountant. Registered 23rd May 1946 at 11.30 o'clock.

Transfer 17127/1948 Transferred to Edwin Henry Ferber, Transport Driver and Hazel Glenvernon Ferber, his wife, both of 37 Cliveden Street, North Perth, as joint tenants Registered 15th December 1948 at 11 o'clock.

TRANSFER 13051/1950 to Constantine Karalampos bonds of 61, The Boulevard, Mount Hawthorn, Storekeeper. Registered this 21st day of July 1950 at 12 o'clock.

Transfer B119001 to Adeline Maud McHardy of 104A Norman Street North Innaroo, Widows. Registered 18th March 1976 at 10.37 o'clock.

TRANSFER 13010/1951 to Richard Cheetham Farmer and Jessie Marquette Cheetham, his wife both of 61 The Boulevard, Mount Hawthorn, as joint tenants. Registered 28th June 1951 at 11.15 o'clock.

Transfer B572305 to Paul Elizabeth Hawlin of 320 Railway Parade, West Leederville, Nursing Sister. Registered 14th August 1978 at 9.03 o'clock.

Application A697273. On 20-3-1973 Jessie Marquette Cheetham died and thereupon Richard Cheetham became the sole proprietor.
20th July 1973.

For encumbrances and other matters affecting the land see back.

Superseded - Copy for Sketch Only

EASEMENTS AND ENCUMBRANCES REFERRED TO.

~~Instrument stamped 2/3/1948 of Mortgage 2687/1947~~ William Charles Allen to THE COMMISSIONERS OF THE MURAL AND INDUSTRIES BANK OF WESTERN AUSTRALIA Registered 10th April 1947 at 10.20 o/c
W. Stankewich
ASSISTANT REGISTRAR OF TITLES

Discharge 9144/1948 of Mortgage 2687/1947 Registered 15th December 1948 at 11 o/c
D. Johnson
ASSISTANT REGISTRAR OF TITLES

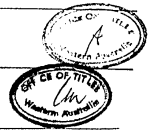
Instrument stamped 2/3/1948 of Mortgage 9852/1948 to Henry Herbert and Hazel Glenarone Herbert to The Union Bank of Australia Limited Registered 15th December 1948 at 11 o/c
D. Johnson
ASSISTANT REGISTRAR OF TITLES

DISCHARGE 0490/1950 of MORTGAGE 9852
Registered this 12 o/c. Date of July 1950 1948
Jablott
Assistant Registrar of Titles

Mortgage B572306 to Perth Building Society. Registered 14th August 1978 at 9.03 o/c

Discharge C711245 of Mortgage B572306. Registered 16th February 1984 at 9.15 o/c.

DISCHARGED



Superseded - Copy for Sketch Only

CT 1094 0251 B



CERTIFICATE OF TITLE.

Vol. Fol.

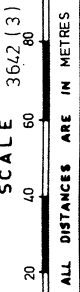
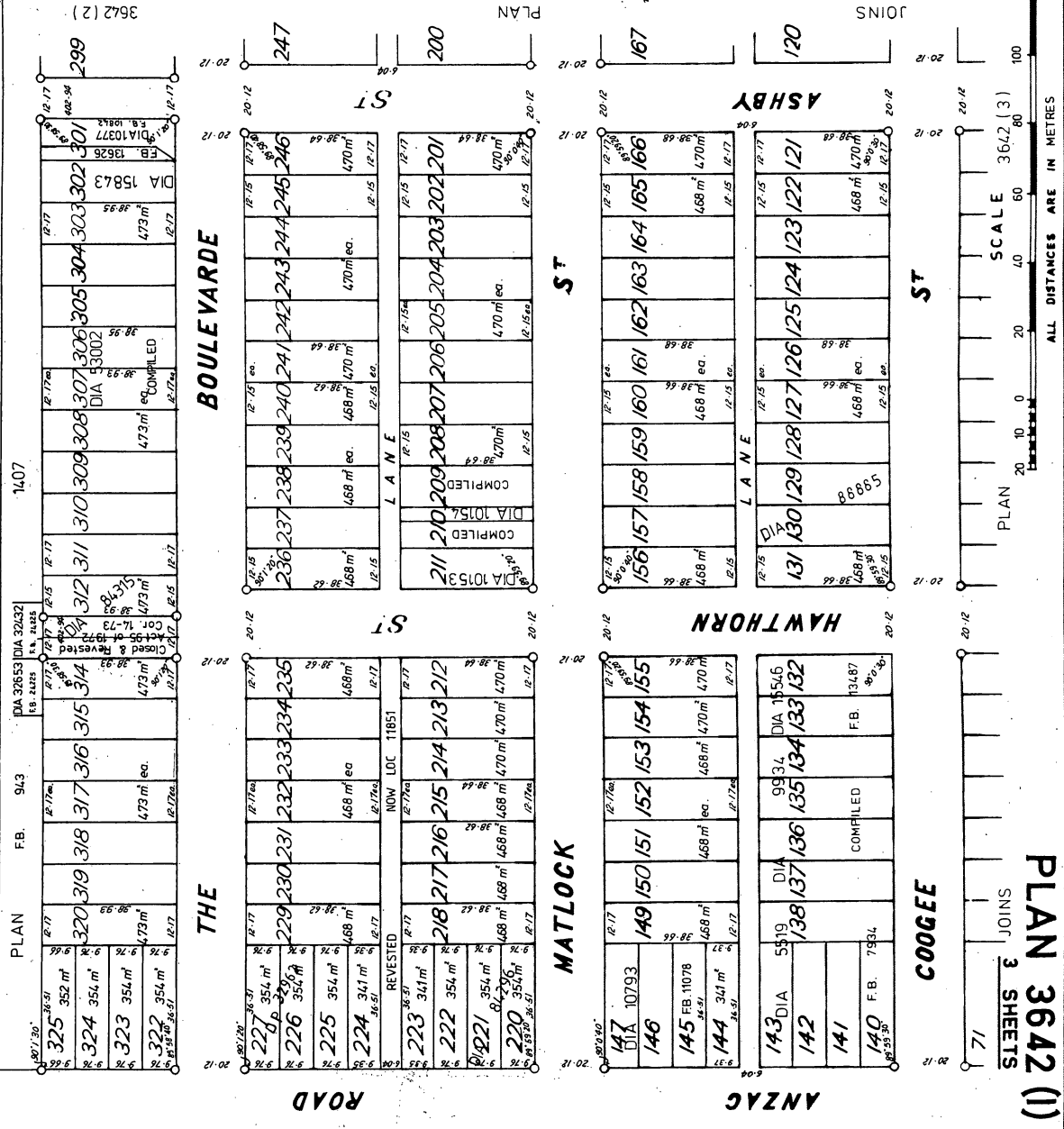
PLAN 3642 (1)

3 SHEETS

SWAN LOC. 669
 CORR. 2405-13
 FB# 5541.5542
 INDEX PLAN PERTH 2000.12.28
 PLAN 125

APPROVED
 3-3-14

P 003642 F 01



SCALE 3642 (3)

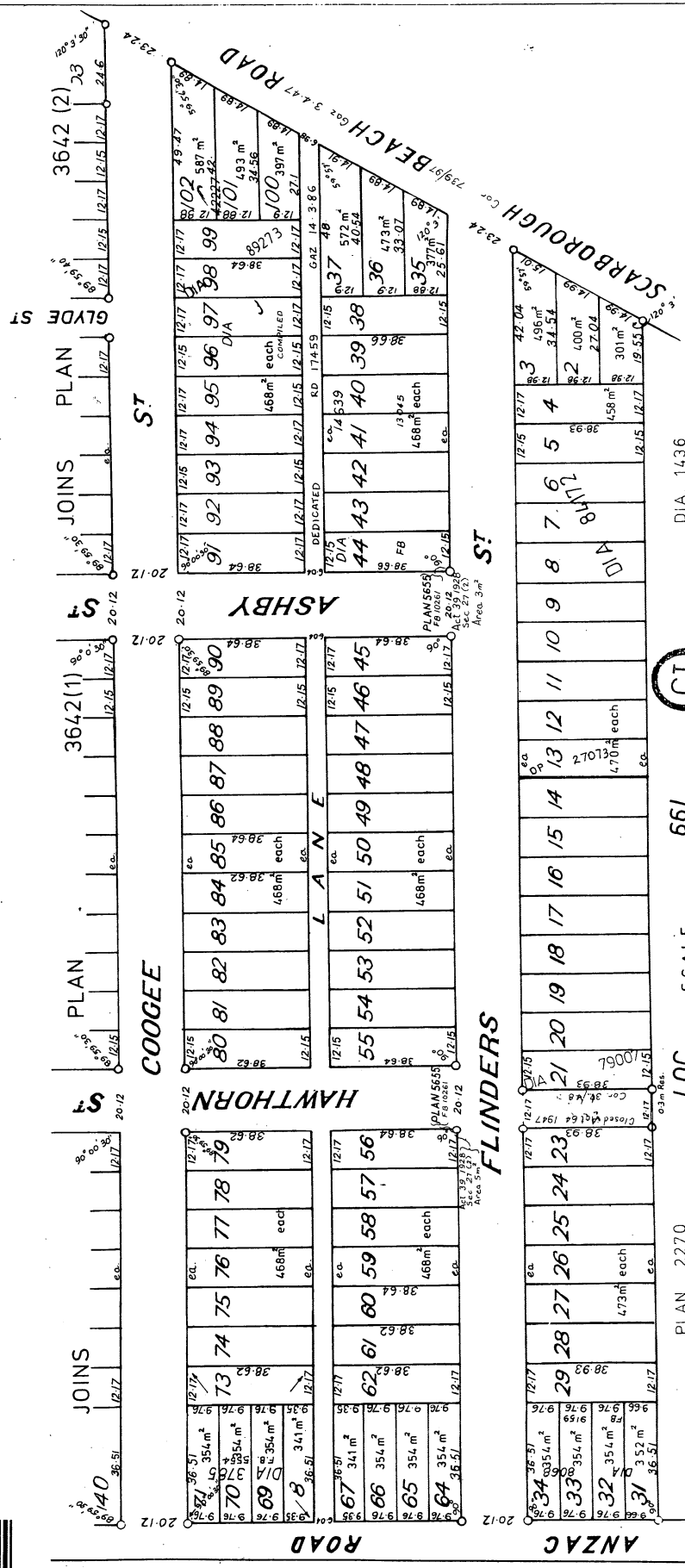
PLAN 3642 (1)
 3 SHEETS

PLAN 3642 (3)
3 SHEETS

SWAN LOC. 669
CORR. 2405-13
FB# 5541, 5542
INDEX PLAN PERTH 2000 12.28
PLAN 125
APPROVED
3 - 3 - 14



A. L.C.
5-9-77



Plan 3642

Lot	Certificate of Title	Lot Status	Part Lot
0	402/94 (Cancelled)	Retired	
1	2910/592	Registered	
1	SP30081 (Cancelled)	Registered	
2	1054/643	Registered	
3	1033/460	Registered	
4	931/107	Registered	
5	1250/965	Registered	
9	748/122	Registered	
10	1553/670	Registered	
11	1043/891	Registered	
12	439/159A	Registered	
13	N/A	Retired	Yes
14	1475/507	Registered	
15	1279/24	Registered	
16	411/93A	Registered	
17	1200/296	Registered	
18	50/103A	Registered	
19	1773/840	Registered	
20	249/184A	Registered	
23	1608/728	Registered	
24	15/58A	Registered	
25	993/61	Registered	
26	292/26A	Registered	
27	22/305A	Registered	
28	1667/153	Registered	
29	1401/428	Registered	
35	1498/58	Registered	
36	1742/7	Registered	
37	1768/373	Registered	
38	1709/482	Registered	
39	1472/449	Registered	
45	1053/229	Registered	
46	1960/883	Registered	
47	1364/100	Registered	
48	1709/882	Registered	
49	767/198	Registered	
50	1251/544	Registered	
51	1781/22	Registered	
52	1046/254	Registered	
53	1823/640	Registered	
54	2018/810	Registered	
55	1073/456	Registered	
56	732/150	Registered	
57	1227/920	Registered	
58	1922/884	Registered	

Plan 3642

Lot	Certificate of Title	Lot Status	Part Lot
59	2027/188	Registered	
60	1495/231	Registered	
61	1994/985	Registered	
62	111/140A	Registered	
64	953/30	Registered	
65	1555/697	Registered	
66	1947/765	Registered	
67	1243/225	Registered	
74	1737/792	Registered	
75	926/115	Registered	
76	1410/962	Registered	
77	1697/584	Registered	
78	1903/819	Registered	
79	1183/893	Registered	
80	1383/525	Registered	
81	1897/742	Registered	
82	1018/820	Registered	
83	1295/532	Registered	
84	1998/108	Registered	
85	1064/399	Registered	
86	1555/16	Registered	
87	1759/867	Registered	
88	1147/535	Registered	
89	1224/475	Registered	
90	1224/476	Registered	
91	1315/251	Registered	
92	1311/934	Registered	
93	1848/1	Registered	
94	1735/858	Registered	
95	902/24	Registered	
98	1630/215	Registered	
99	1768/372	Registered	
100	1159/686	Registered	
103	1489/564	Registered	
109	1630/869	Registered	
110	1725/633	Registered	
111	1938/104	Registered	
112	1665/296	Registered	
113	1740/37	Registered	
115	1006/97	Registered	
116	1127/724	Registered	
117	1191/150	Registered	
118	1896/945	Registered	
119	1738/379	Registered	
120	1000/337	Registered	

Plan 3642

Lot	Certificate of Title	Lot Status	Part Lot
121	1619/649	Registered	
122	1608/665	Registered	
123	1461/696	Registered	
124	839/44	Registered	
125	1440/93	Registered	
126	1495/175	Registered	
127	1996/552	Registered	
128	1510/713	Registered	
131	2127/237	Registered	
144	1918/457	Registered	
149	1236/170	Registered	
150	1209/550	Registered	
151	1182/794	Registered	
152	1183/376	Registered	
153	108/54A	Registered	
154	1164/935	Registered	
155	1148/142	Registered	
156	1210/88	Registered	
157	1120/222	Registered	
158	505/92A	Registered	
159	1834/223	Registered	
160	1842/109	Registered	
161	1264/693	Registered	
162	1258/48	Registered	
163	1031/599	Registered	
164	1157/909	Registered	
165	1683/267	Registered	
166	2099/853	Registered	
167	1128/105	Registered	
168	1128/106	Registered	
169	23/389A	Registered	
170	1059/240	Registered	
171	1206/105	Registered	
172	1218/339	Registered	
174	1227/274	Registered	
175	1148/766	Registered	
176	1227/275	Registered	
177	1563/977	Registered	
178	1632/575	Registered	
179	1632/574	Registered	
180	1632/573	Registered	
183	1734/454	Registered	
184	1383/526	Registered	
185	1919/698	Registered	
186	1929/688	Registered	

Plan 3642

Lot	Certificate of Title	Lot Status	Part Lot
187	1477/885	Registered	
188	611/196	Registered	
189	611/196	Registered	
191	1770/624	Registered	
192	1744/484	Registered	
193	1015/154	Registered	
194	1006/297	Registered	
195	993/13	Registered	
196	817/133	Registered	
197	1890/21	Registered	
198	1033/853	Registered	
199	1261/294	Registered	
200	1017/404	Registered	
201	1857/210	Registered	
202	1046/385	Registered	
203	1037/558	Registered	
204	1043/60	Registered	
205	1721/600	Registered	
206	717/1	Registered	
207	275/102A	Registered	
208	1737/87	Registered	
212	1246/422	Registered	
213	1171/538	Registered	
214	1045/155	Registered	
215	1463/700	Registered	
216	1409/105	Registered	
217	1217/991	Registered	
218	1276/371	Registered	
222	1553/799	Registered	
223	1553/799	Registered	
224	1365/491	Registered	
225	1646/900	Registered	
226	1321/697 (Cancelled)	Retired	
227	1321/698 (Cancelled)	Retired	
229	1327/268	Registered	
230	1558/921	Registered	
231	2043/289	Registered	
232	1066/484	Registered	
233	1061/65	Registered	
234	1565/559	Registered	
235	1050/352	Registered	
236	1272/552	Registered	
237	1112/331	Registered	
238	1112/959	Registered	
239	1071/590	Registered	

Plan 3642

Lot	Certificate of Title	Lot Status	Part Lot
240	2110/108	Registered	
241	985/21	Registered	
242	1053/95	Registered	
243	1053/96	Registered	
244	1053/97	Registered	
245	1743/699	Registered	
246	1053/99	Registered	
247	1743/681	Registered	
248	1761/574	Registered	
249	1895/888	Registered	
250	1685/275	Registered	
251	485/13A	Registered	
252	817/68	Registered	
253	2102/172	Registered	
254	997/24	Registered	
255	1688/299	Registered	
256	1713/693	Registered	
258	1011/32	Registered	
259	1897/67	Registered	
260	1005/818	Registered	
261	1942/991	Registered	
262	1406/944	Registered	
265	2066/813	Registered	
266	1615/847	Registered	
267	1185/331	Registered	
268	1185/331	Registered	
269	1141/499	Registered	
271	1077/529	Registered	
272	1077/529	Registered	
273	679/58	Registered	
274	582/39	Registered	
279	1077/529	Registered	
281	650/11	Registered	
282	1770/513	Registered	
283	1178/973	Registered	
284	1346/260	Registered	
285	1002/200	Registered	
286	1533/900	Registered	
287	1000/503	Registered	
288	1097/623	Registered	
289	1036/557	Registered	
290	1056/240	Registered	
292	1045/761	Registered	
293	1017/79	Registered	
294	1015/119	Registered	

Plan 3642

Lot	Certificate of Title	Lot Status	Part Lot
295	1094/251	Registered	
296	1758/591	Registered	
297	1012/505	Registered	
298	1153/96	Registered	
299	1061/661	Registered	
303	1079/817	Registered	
304	1241/1000	Registered	
305	1186/839	Registered	
308	1043/144	Registered	
309	1043/145	Registered	
310	1043/854	Registered	
311	1045/515	Registered	
314	1492/811 (Cancelled)	Retired	
315	1991/275	Registered	
316	1962/137	Registered	
317	2061/270	Registered	
318	1006/960	Registered	
319	835/6	Registered	
320	835/6	Registered	
324	1746/707	Registered	
325	1746/707	Registered	