

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



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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, Withholding Tax **may** apply to this Contract (see 2018 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: Jones & Co Property Pty Ltd
G4/80 Old Perth Road
BASSENDEAN WA 6054

As Agent for the Seller / Buyer

THE BUYER (FULL NAME AND ADDRESS)

EMAIL: The Buyer consents to Notices being served at:

OFFERS TO PURCHASE (as joint tenants/tenants in common specifying the undivided shares) the Land and Property Chattels set out in the Schedule ("the 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 the Special Conditions.

SCHEDULE

The Property at:

4 Gaunt Street Eden Hill WA 6054

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 BSB: 186-300 ACC: 303592356 REF:

("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

1. Is this Contract concerning the taxable supply of new residential premises or potential residential land as defined in the GST Act? ☐ YES ☐ NO
2. 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).
3. If YES is ticked, then the 'GST Withholding Annexure' should be attached to this Contract.

FINANCE CLAUSE IS APPLICABLE

LENDER

(NB. If blank, can be any Lender)

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

SPECIAL CONDITIONS

- 1: The Buyer and Seller acknowledge annexure A, B & C form part of this contract
- 2: The Seller acknowledges He/She is to provide an electrical safety certificate prior to settlement to support Annexure A
- 3: The Sellers warrants all plumbing, gas & electrical is in working order upon settlement

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 the Lender 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)(i) then the Contract will not come to an end under 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) written Finance Approval has not been obtained or the Finance Application has been rejected; and
- (b) the Buyer gives a Non Approval Notice to the Seller or Seller Agent.

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

If by the Latest Time:

- (a) the Buyer has not given an Approval Notice to the Seller or Seller Agent; and
- (b) the Buyer has not given a Non Approval Notice to the Seller or Seller Agent;
- 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; and
- (b) the Buyer has given an Approval Notice 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: Seller's Right to Terminate

If by the Latest Time the Buyer has not given an Approval Notice or a Non Approval Notice 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 the making of a Finance Application in accordance with Clause 1.1 (a) and of any loan offer made, or any rejection; 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 the information referred to in Clause 1.6(a).

2. Acceptance of this offer will be sufficiently communicated to the Buyer if verbal or written notification is given by the Seller or Seller's Agent to the Buyer that the acceptance has been signed by the Seller.
3. The 2018 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.

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 2018 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 either the amount referred to in the Schedule or any lesser amount of finance referred to in the Finance Application. 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 Notice in writing given by the Buyer or the Lender to the Seller, or Seller Agent to the effect that Finance Approval has been obtained.

Finance Application means an application made by or on behalf of the Buyer to the Lender to lend any monies payable under the Contract.

Finance Approval means:

- (a) a written approval by the Lender of the Finance Application or a written offer to lend or a written notification of an intention to offer to lend made by the Lender; and
 - (b) for the Amount of Loan; and
 - (c) 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:

- (a) the lender nominated in the Schedule; or
- (b) if no lender is nominated in the Schedule, any bank, building society, credit union or other institution which makes loans and in each case carries on business in Australia.

Non Approval Notice means a Notice in writing given by the Buyer or the Lender to the Seller, or Seller Agent to the effect that the Finance Application has been rejected or Finance Approval has not been obtained.

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

Allyce Michelle Ashcroft and Brodie Joseph Nicolas Ashcroft
97 Bluegum Road Beechboro WA 6063

EMAIL: The Seller consents to Notices being served at: Australiasmostwanted2005@hotmail.com

[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. 2018 General Conditions
4. Other **Title & Survey**

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

RECEIPT OF DOCUMENTS

The Seller acknowledges receipt of the following documents:

1. This offer and acceptance
2. 2018 General Conditions
3. Other

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

CONVEYANCER 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

Name		SELLER'S REPRESENTATIVE	
Signature			

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05/20

ANNEXURE (A)

**STATE GOVERNMENT REGULATIONS
SWIMMING POOL/SPA
SMOKE ALARM(S)
RCDs**

This Annexure forms part of the Contract for the Sale of Land and/or Strata Title for the Property at
4 Gaunt Street Eden Hill WA 6054

The Seller represents and warrants to the Buyer that at Settlement:

1.

Swimming Pool/Spa

a)

the swimming pool/spa mechanical and electrical plant and equipment will be in good working order;

b)

the pool/spa safety barriers will comply with the requirements of all Authorities; and

c)

the Buyer will not be required to undertake any works to the pool/spa safety barriers.
2.

Smoke Alarms

a)

the Property will meet the requirements of the deemed-to-satisfy provisions concerning smoke alarms or smoke hazard management under the Building Code applicable at the time of installation; and

b)

each smoke alarm necessary to meet those requirements was installed less than 10 years before the Settlement Date; and

c)

each smoke alarm referred to in paragraph (b) is or will be in working order; and

d)

if a smoke alarm referred to in paragraph (b) was, at the time of its installation, required to be connected to the mains power supply to meet those requirements -

(i)

the alarm is permanently connected to the mains power supply; or

(ii)

if, in relation to the alarm, the use of the battery powered smoke alarm has been approved by the local government authority, the alarm has a 10 year battery life that cannot be removed.
3.

Residual Current Devices

* Delete either 3(a) or 3(b)

a)

(i)

at least two Residual Current Devices (RCDs) are installed to the residential premises.

(ii)

the RCDs protect all power point and lighting final subcircuits to comply with the Electricity Regulations 1947 ("the Regulations"); **OR**

~~b)~~

~~the Seller has received an exemption from Energy Safety (see attached). The exemption has been granted because the residential premises do not have a switchboard or the switchboard does not accommodate two RCDs and an inspector (under the Regulations) has provided a written notice that it is impractical to install two RCDs, but the Seller has installed one RCD to the residential premises.~~

c)

residential premises means premises that constitute or are intended to constitute a place of residence at the Property.
-
- Buyer
-
- Seller
-
- Date
-
- Date
- 05/12100

AUSTRALIAN STANDARD PRE-PURCHASE INSPECTION FOR MAJOR STRUCTURAL DEFECTS



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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

4 Gaunt Street Eden Hill WA 6054

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*) 7 days from 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 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



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ANNEXURE C

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

4 Gaunt Street Eden Hill WA 6054

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

7 days from 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

REGISTER NUMBER

163/P7336DUPLICATE
EDITION**1**

DATE DUPLICATE ISSUED

14/9/2009VOLUME
1270FOLIO
205**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.

REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 163 ON PLAN 7336

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

BRODIE JOSEPH NICOLAS ASHCROFT
ALLYCE MICHELLE ASHCROFT
BOTH OF 4 GAUNT STREET, EDEN HILL
AS JOINT TENANTS

(T M998248) REGISTERED 14/5/2015

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

1. SAVE AND EXCEPT THE RIGHTS TO MINES OF COAL OR OTHER MINERALS
2. *M998249 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 14/5/2015.

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.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
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: 1270-205 (163/P7336)
PREVIOUS TITLE: 1228-957
PROPERTY STREET ADDRESS: 4 GAUNT ST, EDEN HILL.
LOCAL GOVERNMENT AUTHORITY: TOWN OF BASSENDEAN

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING M998249



PLAN 7336(I)

3 SHEETS

APPROVED 12/24

16.9.59

TOTAL AREA 11.5968 ha.

3 SHEETS

PT OF SWAN LOC P

L&S Cor 4364/54

F B# 18188, 18288

PLAN 4504

NOW C/T 1228/957

INDEX PLANS PERTH 2000 18.31

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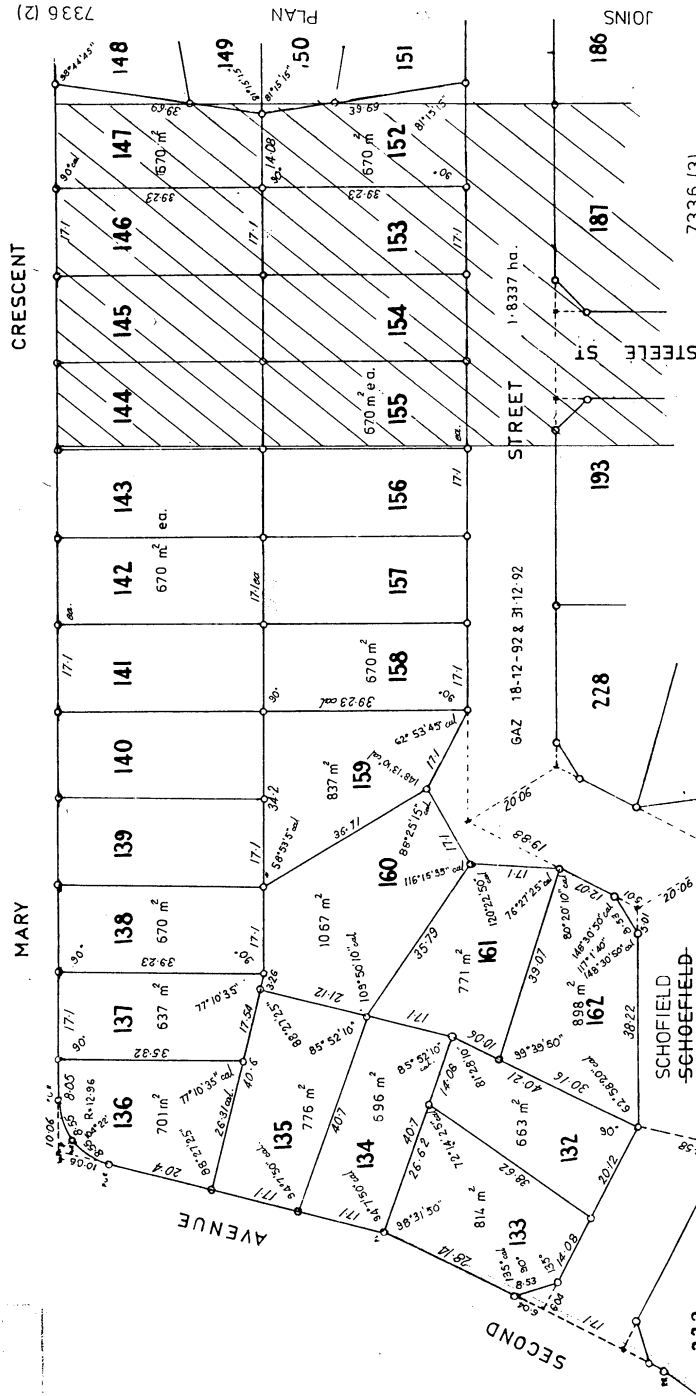
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ROAD DISTRICTS ACT

ALL ROADS WITHIN THE GREEN
BORDER ARE NOW DEDICATED

Save and except the portion
hatched. Subject to
Section 15 of the Public
Works Act. 12/24

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PLAN 7336(I)

3 SHEETS

P 007336 F 01



PLAN 7336(2)

3 SHEETS

APPROVED DAK

16.9.59

TOTAL AREA 11.5968 ha.

3 SHEETS

PT OF SWAN LOC P

L & S Cor 4364/54

F.B. 16188, 18288

PLAN 4504

NOW C/T 1228/957

ROAD DISTRICTS ACT

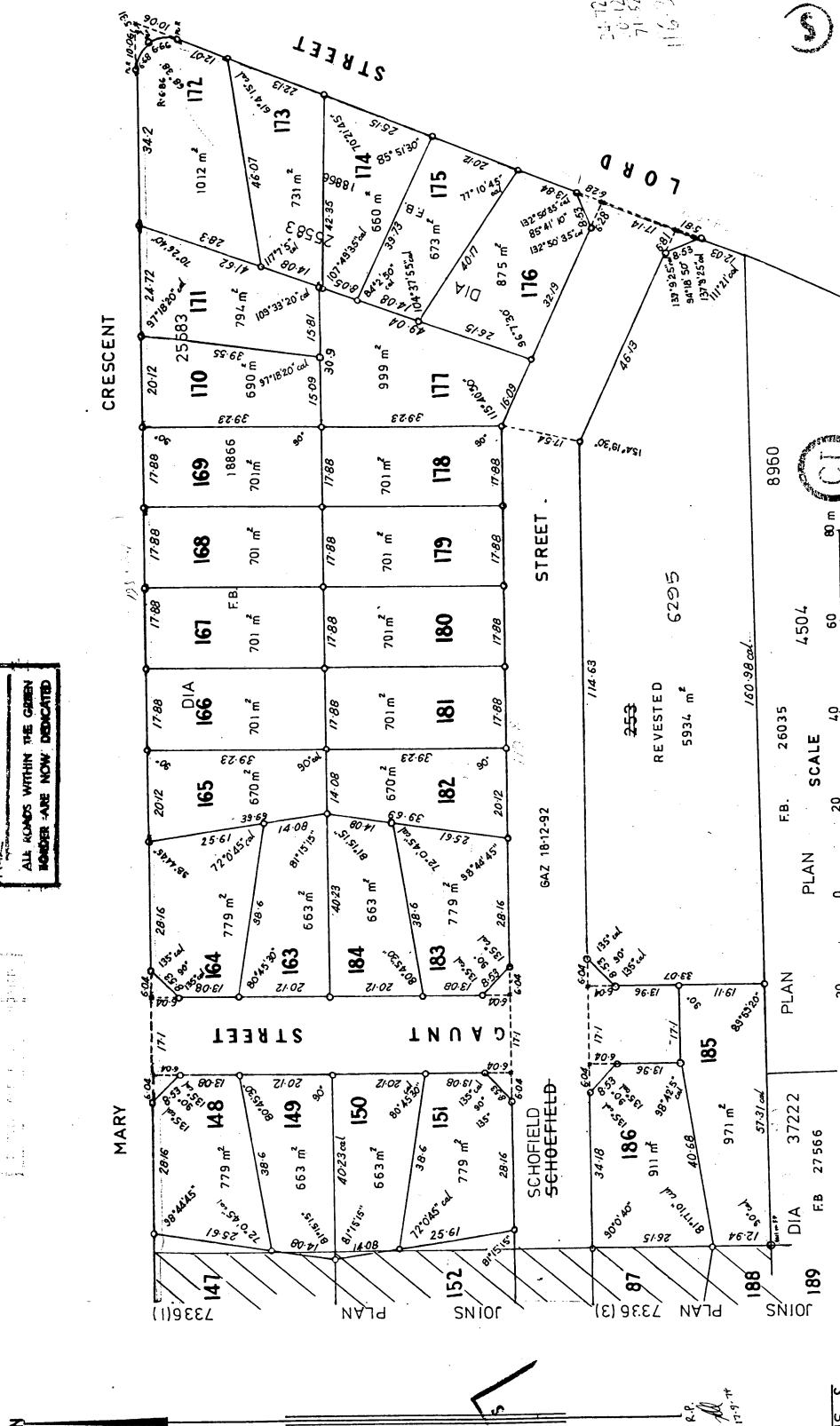
ALL ROADS WITHIN THE GREEN
BORDER ARE NOW DEDICATED

INDEX PLANS

PERTH 2000 19.32

" " 19.31

Save and except the portion
hatched
Subject to
Section 15 of the Public
Works Act. DAK



PLAN 7336(2)

3 SHEETS

P 007336 F 02



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PLAN 7336(3) 3 SHEETS

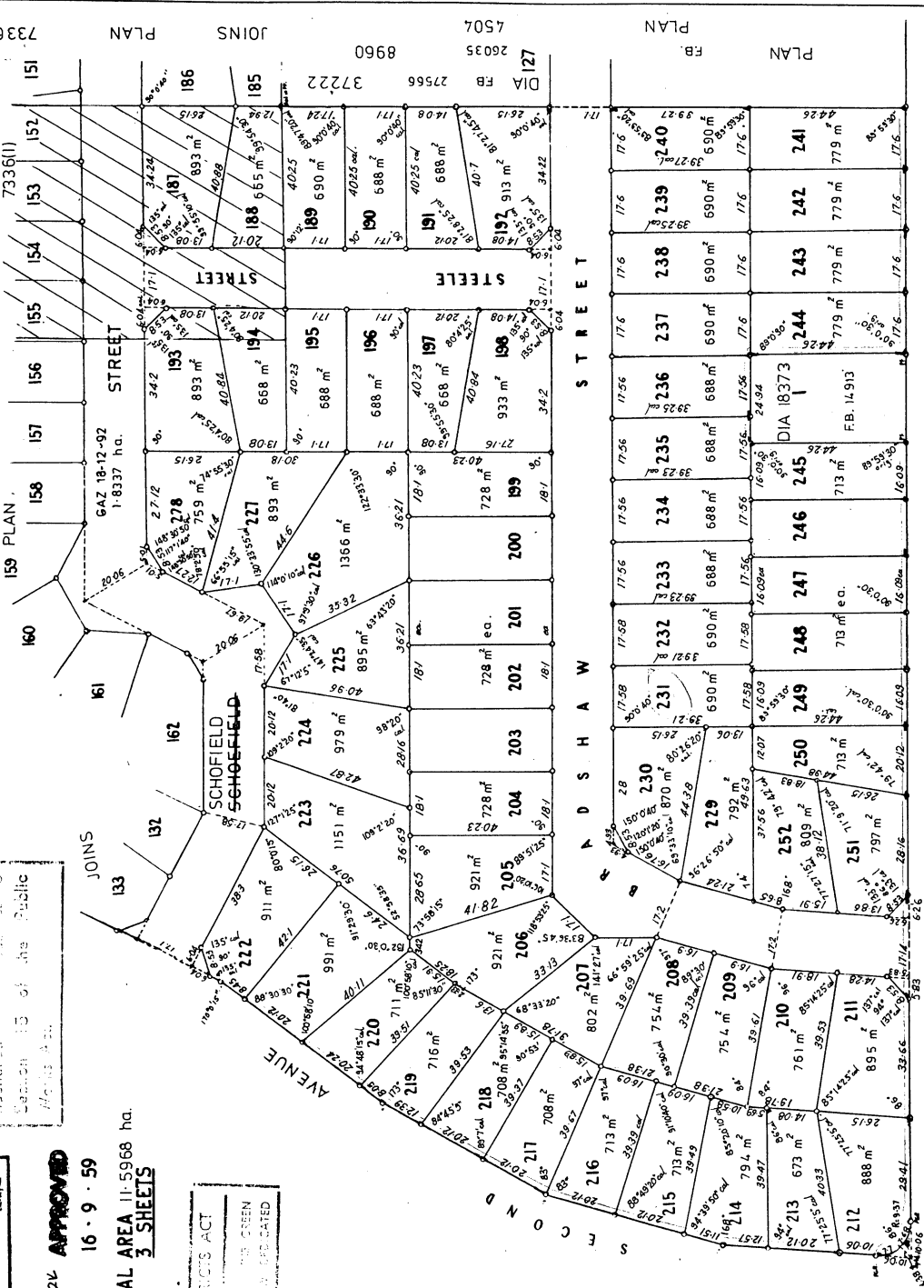
PT OF SWAN LOC P
L & S Cor 4364/54
E 89 18188, 18288
INDEX PLAN 7646
NOW C/T 1228/957
PERTH 2003 18.31
" " 1931

222 **APPROVED**
16.9.59
TOTAL AREA 11.5968 ha.
3 SHEETS

Save and except the portion hatched. Subject to Section 15 of the Public Works Act.

ROAD DISTRICTS ACT
ALL ROADS WITHIN THE GREEN BORDER ARE NOW DEDICATED

ROAD DISTRICTS ACT
THE GREEN BORDER ARE NOW DEDICATED



WESTERN



AUSTRALIA

REGISTER NUMBER

163/P7336DUPLICATE
EDITION**1**

DATE DUPLICATE ISSUED

14/9/2009VOLUME
1270FOLIO
205**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.

REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 163 ON PLAN 7336

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

BRODIE JOSEPH NICOLAS ASHCROFT
ALLYCE MICHELLE ASHCROFT
BOTH OF 4 GAUNT STREET, EDEN HILL
AS JOINT TENANTS

(T M998248) REGISTERED 14/5/2015

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

1. SAVE AND EXCEPT THE RIGHTS TO MINES OF COAL OR OTHER MINERALS
2. *M998249 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 14/5/2015.

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.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
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: 1270-205 (163/P7336)
PREVIOUS TITLE: 1228-957
PROPERTY STREET ADDRESS: 4 GAUNT ST, EDEN HILL.
LOCAL GOVERNMENT AUTHORITY: TOWN OF BASSENDEAN

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING M998249



Plan 7336

Lot	Certificate of Title	Lot Status	Part Lot
132	1605/34	Registered	
133	1894/210 (Cancelled)	Strata'd	
133	SP72902	Strata'd	
134	65/139A	Registered	
135	1484/910	Registered	
136	1277/236	Registered	
137	1269/530	Registered	
138	1270/375	Registered	
139	1286/731	Registered	
140	1269/941	Registered	
141	1632/586	Registered	
142	1292/98	Registered	
143	1268/683	Registered	
144	1289/837	Registered	
145	1632/587	Registered	
146	1244/609	Registered	
147	1237/799	Registered	
148	1284/770	Registered	
149	1271/518	Registered	
150	1928/998	Registered	
151	1567/624 (Cancelled)	Retired	
152	1310/968	Registered	
153	1270/374	Registered	
154	1270/752	Registered	
155	1289/838	Registered	
156	1502/145	Registered	
157	1291/710	Registered	
158	1272/652	Registered	
159	1315/805	Registered	
160	1805/702 (Cancelled)	Strata'd	
160	SP66304	Strata'd	
161	1712/7	Registered	
162	2004/928	Registered	
163	1270/205	Registered	
164	1632/588	Registered	
165	1930/141	Registered	
172	1235/153 (Cancelled)	Strata'd	
172	SP74635	Strata'd	
177	1689/918 (Cancelled)	Strata'd	
177	SP49551	Strata'd	
178	1280/324	Registered	
179	1280/323	Registered	
180	1280/557	Registered	
181	1281/807	Registered	
182	1279/937	Registered	



Plan 7336

Lot	Certificate of Title	Lot Status	Part Lot
183	1632/589	Registered	
184	1500/110	Registered	
185	1632/590	Registered	
186	SP80187	Strata'd	
186	1632/591 (Cancelled)	Strata'd	
187	1632/592	Registered	
188	1561/714	Registered	
189	2059/457	Registered	
190	1279/935	Registered	
191	1644/813	Registered	
192	2040/222 (Cancelled)	Strata'd	
192	SP45096	Strata'd	
193	1632/593	Registered	
194	1272/472	Registered	
195	1310/970	Registered	
196	1310/969	Registered	
197	1676/586	Registered	
198	1632/594 (Cancelled)	Strata'd	
198	SP42539	Strata'd	
199	1270/373	Registered	
200	1268/681	Registered	
201	1268/679	Registered	
202	1967/964	Registered	
203	1268/682	Registered	
204	1269/531	Registered	
205	1277/961	Registered	
206	1273/443	Registered	
207	2001/829	Registered	
208	1273/444	Registered	
209	1632/595	Registered	
210	1270/905	Registered	
211	1262/145	Registered	
212	1282/618 (Cancelled)	Strata'd	
212	SP77010	Strata'd	
213	1285/722	Registered	
214	1288/210	Registered	
215	1310/872	Registered	
216	1310/354	Registered	
217	1285/723	Registered	
218	1304/543	Registered	
219	12/266A	Registered	
220	1287/64	Registered	
221	1286/491 (Cancelled)	Strata'd	
221	SP61424	Strata'd	
222	1650/931	Registered	



Plan 7336

Lot	Certificate of Title	Lot Status	Part Lot
223	1632/596	Registered	
224	1315/970 (Cancelled)	Retired	
225	1267/894	Registered	
226	1632/597	Registered	
227	1268/678	Registered	
228	149/29A	Registered	
229	1268/968	Registered	
230	1267/167	Registered	
231	1925/429	Registered	
232	1496/650	Registered	
233	1269/943	Registered	
234	65/144A	Registered	
235	1632/598	Registered	
236	1298/282	Registered	
237	1270/751	Registered	
238	1270/750	Registered	
239	1311/470	Registered	
240	1632/599	Registered	
241	1270/372	Registered	
242	1270/904	Registered	
243	1270/906	Registered	
244	1632/600	Registered	
245	1269/942	Registered	
246	1289/839	Registered	
247	2051/906	Registered	
248	1270/204	Registered	
249	2113/817 (Cancelled)	Retired	
250	2114/621 (Cancelled)	Retired	
251	1262/681	Registered	
252	1972/91	Registered	
6925	LR3151/141	Registered	

