

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



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000006776845



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:

35 First Avenue , Bassendean

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 Jones & Co Property Pty Ltd REBA Trust Account BSB: 306-089 ACCT: 3775412

("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 & Seller acknowledge annexure A, B & C form part of the contract
2. The Seller acknowledge He/She is to provide an electrical safety certificate prior to settlement to support Annexure A
3. The Seller warrants all plumbing, gas & electrical items are 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

Elina Spina & David Huw Jones	
35 First Avenue , Bassendean	
EMAIL: The Seller consents to Notices being served at: elinaspina@gmail.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
35 First Avenue , Bassendean

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

ANNEXURE **B**

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

35 First Avenue , Bassendean

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*) ("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 PRE-PURCHASE INSPECTION FOR TERMITE 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

35 First Avenue , Bassendean

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

4PM on **complete one*

/ / OR

("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 Termite 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 Termite 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 Termite 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 Termite 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 Termite 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 Termite 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 Termite 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 3660.2-2017, Termite management Part 2: In and around existing buildings and structures.
- 9.10 "Termite Pests" means subterranean and dampwood termites, in the Standard.
- 9.11 "Termite 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 Termite 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

513/P2813DUPLICATE
EDITION**5**

DATE DUPLICATE ISSUED

11/12/2008VOLUME
1922FOLIO
953

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 513 ON PLAN 2813

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

DAVID HUW JONES
IN 16/25 SHARE
ELINA SPINA
IN 9/25 SHARE
BOTH OF 35 FIRST AVENUE, BASSENDEAN
AS TENANTS IN COMMON

(T K784384) REGISTERED 27/11/2008

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

1. EASEMENT BENEFIT - SEE PLAN 2813 (SHEET 2) AND SECTION 167A TLA.

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: 1922-953 (513/P2813)
PREVIOUS TITLE: 1677-589
PROPERTY STREET ADDRESS: 35 FIRST AV, BASSENDEAN.
LOCAL GOVERNMENT AUTHORITY: TOWN OF BASSENDEAN



ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF TITLES

Transfer E798479
Volume 1677 Folio 589

WESTERN



AUSTRALIA

REGISTER BOOK
VOL. FOL.

CT 1922 953



CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

—DIAGRAM 74248—

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 31st January, 1992

REGISTRAR OF TITLES

ESTATE AND LAND REFERRED TO

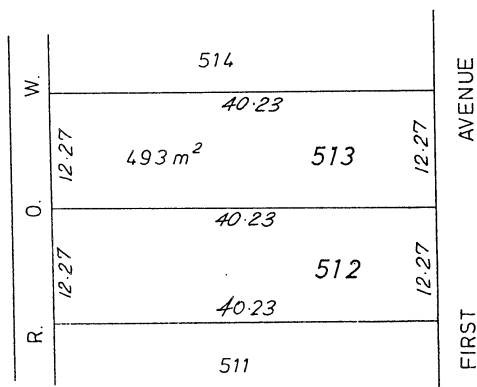
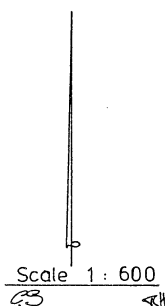
Estate in fee simple in portion of Swan Location Q1 and being Lot 513 on Plan 2813 (Sheet 2), delineated on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

~~Margaret Helen Collins and Helen Wolkow, both of Post Office Box 850, Morley~~

SECOND SCHEDULE (continued overleaf)

NIL

THIRD SCHEDULE

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON







NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

E67590/3/89-20M-L/4664




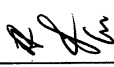

FIRST SCHEDULE (continued)

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

REGISTERED PROPRIETOR	INSTRUMENT		REGISTERED	TIME	SEAL	CERT. OFFICER
	NATURE	NUMBER				
<u>Dennis Murray Hutton of 42 West Road, Bassendean.</u> <u>Marko Marjanovic and Natasa Marjanovic both of 69 First Avenue, Bassendean as joint tenants.</u> <u>The correct address of the registered proprietors is now 35 First Avenue, Bassendean.</u> <u>Gerard Francis Rushe and Maureen Theresa Rushe both of 35 First Avenue, Bassendean, as joint tenants.</u>	Transfer	F822725	7.3.95	10.04		
	Transfer	G191717	31.5.96	13.14		
	By	G966585	2.12.98	8.19		
	Transfer	H266867	1.11.99	13.24		

SECOND SCHEDULE (continued)

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

SECOND SCHEDULE (continued)			NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS											
INSTRUMENT		PARTICULARS	REGISTERED	TIME	SEAL	CERT. OFFICER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	CERT. OFFICER			
NATURE	NUMBER													
Mortgage	F822726	to Adelaide Bank Ltd. to <u>Westpac Banking Corporation.</u> to <u>St. George Bank Ltd.</u>	7.3.95	10.04							CI			
Mortgage	G966585		2.12.98	8.19								Discharged	G191716	31.5.96
Mortgage	H266868		1.11.99	13.24									Discharged	H266866

CERTIFICATE OF TITLE VOL. 1922 FOL. 953

GAZ. 12/8/94pq 4030

PLAN

181

Date: 3-11-09 J.F.

PLAN 2813 (I)

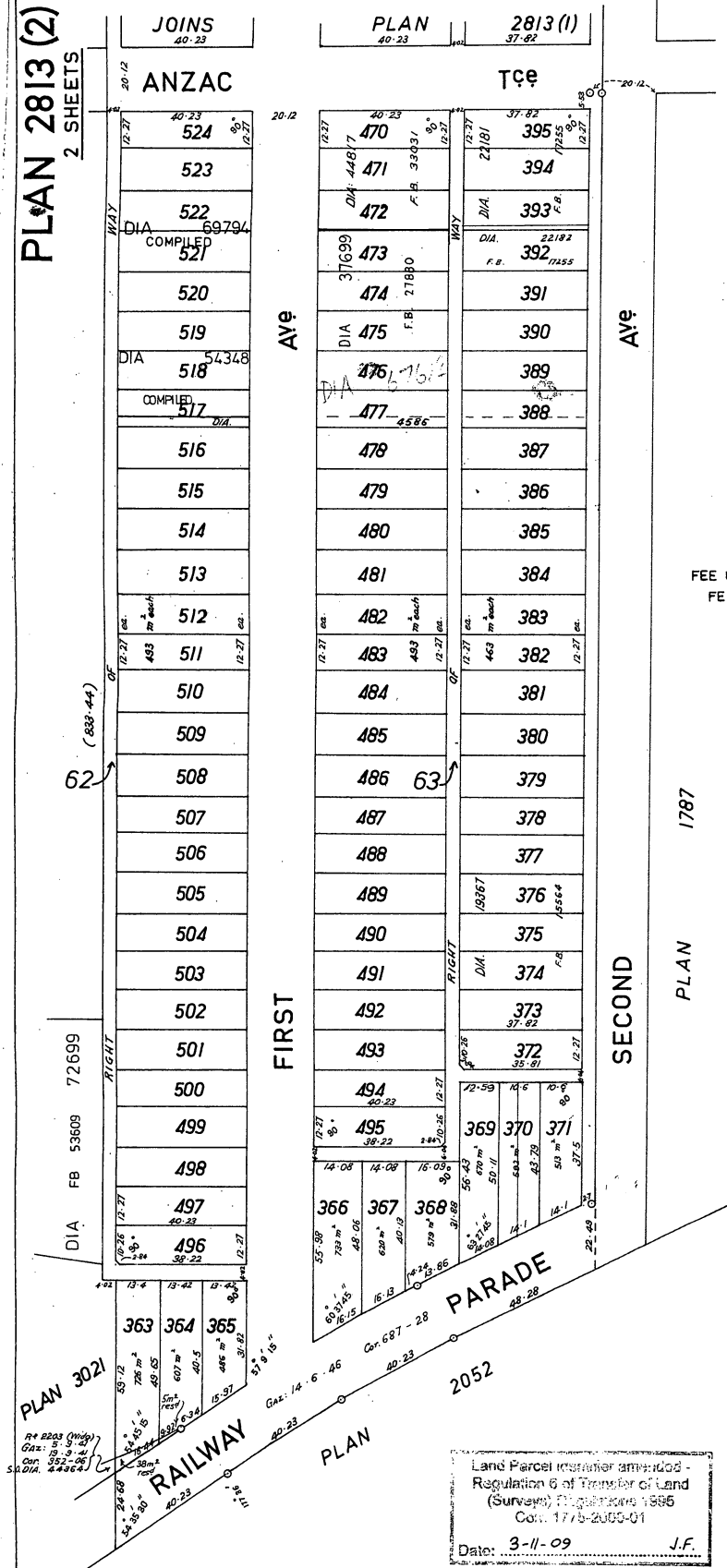
10 0 10 20 30 40 50 60 70 80 90 100

ALL DISTANCES ARE IN METRES





PLAN 2813 (2)
2 SHEETS



PT SWAN LOC Q1

F.B. 3791

INDEX PLAN 2487

C/T 392-25 PERTH 2000 18.31

FEE OF ROADS & C IN 228-41 " " 18.30

FEE OF WAYS NOW 436-88

APPROVED
7 5 07

6.2.13.

PLAN 2813 (2)
2 SHEETS

Plan 2813

Lot	Certificate of Title	Lot Status	Part Lot
0	436/88 (Cancelled)	Retired	
60	436/88 (Cancelled)	Registered	
60	2727/842	Registered	
61	2727/843	Registered	
61	436/88 (Cancelled)	Registered	
62	436/88 (Cancelled)	Registered	
62	2727/844	Registered	
63	2727/845	Registered	
63	436/88 (Cancelled)	Registered	
363	1548/526	Registered	
364	2001/444	Registered	
365	1805/897	Registered	
366	SP77961	Strata'd	
366	49/50A (Cancelled)	Strata'd	
367	28/267A	Registered	
368	106/87A	Registered	
369	2230/542	Registered	
370	1766/9	Registered	
370	N/A	Retired	
370	1773/486 (Cancelled)	Registered	
371	1766/9	Registered	
372	879/185	Registered	
373	950/187	Registered	
377	1743/605	Registered	
378	1345/647	Registered	
379	1345/648	Registered	
380	1345/646	Registered	
381	1296/731	Registered	
382	1363/126	Registered	
383	1371/383	Registered	
384	125/123A	Registered	
385	125/124A	Registered	
386	125/125A	Registered	
387	125/126A	Registered	
388	2752/92	Registered	
388	790/66 (Cancelled)	Registered	
389	125/127A	Registered	
390	125/128A	Registered	
391	1747/856	Registered	
399	1143/101	Registered	
400	1740/19	Registered	
401	1282/164	Registered	
402	1282/164	Registered	
403	1350/539 (Cancelled)	Retired	
404	1350/540 (Cancelled)	Retired	



Plan 2813

Lot	Certificate of Title	Lot Status	Part Lot
405	1954/567	Registered	
406	1147/955	Registered	
407	45/65A	Registered	
408	45/66A	Registered	
409	1896/949 (Cancelled)	Retired	
410	1896/949 (Cancelled)	Retired	
411	2189/143	Registered	
412	2171/489	Registered	
413	1401/745	Registered	
414	1401/745	Registered	
415	2221/992	Registered	
416	2222/143	Registered	
420	56/116A	Registered	
421	1145/63	Registered	
422	1800/772	Registered	
423	1101/511	Registered	
424	734/26	Registered	
425	1168/59	Registered	
426	1706/729	Registered	
427	2004/623	Registered	
428	35/362A	Registered	
429	1165/985	Registered	
430	1168/58	Registered	
431	2082/215	Registered	
432	2082/215	Registered	
433	509/182 (Cancelled)	Retired	
434	509/182 (Cancelled)	Retired	
435	1409/597 (Cancelled)	Retired	
436	1409/598 (Cancelled)	Retired	
437	1306/927 (Cancelled)	Retired	
438	1306/927 (Cancelled)	Retired	
439	1762/474	Registered	
440	1762/475	Registered	
441	1690/494	Registered	
442	1475/438	Registered	
443	1422/565	Registered	
444	1108/245	Registered	
445	242/32A	Registered	
446	1244/454 (Cancelled)	Retired	
447	1244/454 (Cancelled)	Retired	
453	2207/722	Registered	
454	1337/140	Registered	
455	1335/565	Registered	
456	1354/19	Registered	
457	711/110	Registered	



Plan 2813

Lot	Certificate of Title	Lot Status	Part Lot
458	711/110	Registered	
459	1475/428	Registered	
460	1475/429	Registered	
464	489/176A	Registered	
465	489/174A	Registered	
466	489/175A	Registered	
467	1895/995 (Cancelled)	Retired	
468	1895/995 (Cancelled)	Retired	
469	1895/995 (Cancelled)	Retired	
478	1677/583	Registered	
479	1677/584	Registered	
480	1677/585	Registered	
481	1677/586	Registered	
482	1677/587	Registered	
483	1677/588	Registered	
484	2014/25	Registered	
485	1684/286	Registered	
486	1684/285	Registered	
487	2788/990	Registered	
487	478/99 (Cancelled)	Registered	
488	2788/991	Registered	
488	478/99 (Cancelled)	Registered	
489	1066/562	Registered	
490	1069/26	Registered	
491	967/148	Registered	
492	1846/70	Registered	
493	1154/546	Registered	
494	1595/593	Registered	
495	1595/594	Registered	
496	1336/770	Registered	
497	1994/951	Registered	
498	1014/463	Registered	
499	1359/461	Registered	
500	1257/671	Registered	
501	1257/672	Registered	
502	1118/32	Registered	
503	730/16	Registered	
504	2080/718	Registered	
505	732/158	Registered	
506	1425/874	Registered	
507	1425/873	Registered	
508	1425/872	Registered	
509	1425/871	Registered	
510	1425/875	Registered	
511	1425/877	Registered	



Plan 2813

Lot	Certificate of Title	Lot Status	Part Lot
512	1922/952	Registered	
513	1922/953	Registered	
514	1677/590	Registered	
515	1677/591	Registered	
516	1677/592	Registered	
519	1421/852	Registered	
520	1797/683	Registered	
523	1069/281	Registered	
524	1069/281	Registered	
527	1140/774	Registered	
528	1825/374	Registered	
529	1825/375	Registered	
530	1825/376	Registered	
531	1303/873	Registered	
532	14/388A	Registered	
533	1460/823	Registered	
534	1460/821	Registered	
535	1460/822	Registered	
536	1053/386	Registered	
537	483/116A	Registered	
538	483/118A (Cancelled)	Retired	
539	483/118A (Cancelled)	Retired	
540	1151/761	Registered	
541	1165/610	Registered	
542	1665/980	Registered	
543	2122/938	Registered	
544	317/159A	Registered	
545	1067/938	Registered	
547	391/155A	Registered	
548	371/135A	Registered	
549	568/97A	Registered	
550	1908/90	Registered	
551	1631/765	Registered	
552	1123/254	Registered	
553	1123/255	Registered	
554	1279/427	Registered	
555	1949/70	Registered	
556	1926/383	Registered	
557	1438/101	Registered	
558	1438/102	Registered	
559	1122/506	Registered	
560	933/108 (Cancelled)	Retired	
561	933/108 (Cancelled)	Retired	

